



**Mayor's Land Use Group  
Site Evaluation Criteria Form**

Review No.: Site #1  
 Folio Number: 34-2108-007-0011  
 Address: NW 183 St. & 37 Ave.  
 Municipality: City of Miami Gardens

Description: Lot size 217,364 SF (4.9 acres) zoning RU-1, AV \$237,470, 6 Lots.

	1 Poor	2 Fair	3 Good	Remarks
1. Land use/current			3	
2. Zoning/current		2		Re-zoning re'qd. (90 days)
3. Land appraisal			3	Not available. (\$1,899/u)
4. Transportation			3	
5. Schools			3	
6. Open space/play space		2		Play space within 1mile.
7. Commercial and neighborhood services			3	
8. Hospital/medical			3	
9. Employment Centers			3	
10. Neighborhood context		2		Busy intersection/treatment plan.
11. Infrastructure availability			3	W + S adjacent.
12. Legal/deed/platting restrictions			3	
13. Environmental issues		2		Contaminated site.
14. Market potential			3	
15. Concurency			3	
<b>SUBTOTAL</b>		8	33	
<b>MAX</b>	15	30	45	Poor (15-25) Fair (26-36) Good (37-45)
<b>TOTAL</b>	<b>41</b>			

**Remarks:** Exist prop for 125 town homes/good.  
 Recommendation: Proceed.  
 Project suitability: TH or MF  
 Project type: Town homes or multi-family.  
 Land banking: \_\_\_\_\_  
 Development Restrictions: City of Miami Gardens 25/DU/AC re-zoning/contaminated site./Mitgatable/play space not adjacent./Treatment plant adjacent. - buffer.  
Consider retail as part of project.

Signed: \_\_\_\_\_ date: 9/13/06  
 Mayor's Land Use Group

Attach: Dept. lot review comments; property information sheets:



**Mayor's Land Use Group  
Site Evaluation Criteria Form**

Review No.: Site #2  
 Folio Number: 30-1131-001-0030  
 Address: 206 St. & 47 Ave NW  
 Municipality: Unincorporated

Description: Lot Size 8,065,787 SF/185 AC Zoning 14.1 ind/LT.manuf (actual zoning A/U)

	1 Poor	2 Fair	3 Good	Remarks
1. Land use/current		2		Land use change req'd.
2. Zoning/current		2		Re-zoning required.
3. Land appraisal		2		TBD.
4. Transportation		2		<del>Road</del> <i>park &amp; ride</i> planned.
5. Schools			3	Existing and proposed.
6. Open space/play space		2		Planned park site adj.
7. Commercial and neighborhood services			3	
8. Hospital/medical			3	
9. Employment Centers			3	
10. Neighborhood context	1			Adjacent large trailer park.
11. Infrastructure availability		2		
12. Legal/deed/platting restrictions			3	
13. Environmental issues	1			Garbage dump to north.
14. Market potential		2		Can improve.
15. Concurency	1			No roads planned for int access.
<b>SUBTOTAL</b>	<b>3</b>	<b>14</b>	<b>15</b>	
<b>MAX</b>	<b>15</b>	<b>30</b>	<b>45</b>	Poor (15-25) Fair (26-36) Good (37-45)

**TOTAL**

32

Will require substantial pre-project and after project support.

**Remarks:** Will require substantial effort. Not enough critical activity

Recommendation: More information req'd and coordination w/ county agencies.

Project suitability: Rowhouse 158/U FS, 244/U MF 375 Total Units: 777/U (more input)

Project type: As above.

Land banking: Place this property on a land bank status.

Development Restrictions: Road access.  
Zoning, land use changes.

Garbage dump adjacent.

Market potential is fair.

*will acquire  
 governmental facility  
 (GF) process. 4 to show.*

Signed: \_\_\_\_\_

Mayor's Land Use Group

date: 9/13/06

Attach: Dept. lot review comments; property information sheets:



**Mayor's Land Use Group  
Site Evaluation Criteria Form**

Review No.: Site #3  
 Folio Number: 01-3135-000-0162  
 Address: 1165 NW 11 St.  
 Municipality: City of Miami

Description: Urban site, zoning is G-I proposed R-U (150/U per acre MF)

	1 Poor	2 Fair	3 Good	Remarks
1. Land use/current		2		Urban site.
2. Zoning/current		2		Re-zoning to R-4 req'd.
3. Land appraisal		2		TBD.
4. Transportation			3	
5. Schools			3	
6. Open space/play space		2		
7. Commercial and neighborhood services			3	
8. Hospital/medical			3	
9. Employment Centers			3	
10. Neighborhood context		2		Urban, adjacent to x-way.
11. Infrastructure availability			3	
12. Legal/deed/platting restrictions			3	
13. Environmental issues		2		Adj. to X-way.
14. Market potential			3	
15. Concurency			3	
<b>SUBTOTAL</b>		12	27	
<b>MAX</b>	15	30	45	Poor (15-25) Fair (26-36) Good (37-45)
<b>TOTAL</b>		<b>39</b>		<i>good.</i>

**Remarks:** Good potential if well sited, adjacent to x-way.  
 Recommendation: Proceed.  
 Project suitability: MF  
 Project type: TH or MF.  
 Land banking: \_\_\_\_\_  
 Development Restrictions: Provide play space  
Provide buffer from x-way  
Orient away from x-way

Signed: \_\_\_\_\_ date: 9/13/06  
 Mayor's Land Use Group  
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**Mayor's Land Use Group  
Site Evaluation Criteria Form**

Review No.: Site #4  
 Folio Number: 01-3133-006-0900  
 Address: 2929 NW 17 St.  
 Municipality: City of Miami

Description: Lot size 167,397 SF office zoning (MF permitted).

	1 Poor	2 Fair	3 Good	Remarks
1. Land use/current			3	
2. Zoning/current			3	Zoning/office = R-4 = 150/U/A
3. Land appraisal			3	AV \$3,122,242
4. Transportation			3	
5. Schools			3	
6. Open space/play space		2		
7. Commercial and neighborhood services			3	
8. Hospital/medical			3	
9. Employment Centers			3	
10. Neighborhood context			3	
11. Infrastructure availability			3	Sewer ext req'd.
12. Legal/deed/platting restrictions			3	
13. Environmental issues		2		Exist struct. Asbestos/lead.
14. Market potential			3	
15. Concurency			3	
SUBTOTAL		4	39	
MAX	15	30	45	Poor (15-25) Fair (26-36) Good (37-45)

**TOTAL** 43

**Remarks:** Quiet neighborhood.  
**Recommendation:** Proceed.  
**Project suitability:** MF.  
**Project type:** MF.  
**Land banking:** \_\_\_\_\_  
**Development Restrictions:** Provide play area and buffer to industrial.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signed: \_\_\_\_\_ date: 9/13/06  
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**Mayor's Land Use Group  
Site Evaluation Criteria Form**

Review No.: Site #5, #6  
 Folio Number: 33-5033-000-0040  
and 0050.  
 Address: SW 168 and 170 St. and  
88 Ave.  
 Municipality: Village of Palmetto  
Bay

*B. 69a*

Description: Two (5) acre sites = 10 acres. Village does not want affordable housing zoning AU (agriculture) Village wants 15,000 SF Lots.

	1 Poor	2 Fair	3 Good	Remarks
1. Land use/current	1			Requires change of CDMP.
2. Zoning/current	1		3	Requires rezoning, Village opposes.
3. Land appraisal			3	AV \$1,236,000
4. Transportation			3	
5. Schools			3	
6. Open space/play space			3	
7. Commercial and neighborhood services			3	
8. Hospital/medical			3	
9. Employment Centers			3	
10. Neighborhood context		2		SF, 15,000 SF Lots, Exist homes \$500K
11. Infrastructure availability			3	Septic Tank.
12. Legal/deed/platting restrictions			3	
13. Environmental issues		2		Evacuation zone.
14. Market potential	1			Sell property to village.
15. Concurency			3	
<b>SUBTOTAL</b>	<b>3</b>	<b>4</b>	<b>30</b>	
<b>MAX</b>	<b>15</b>	<b>30</b>	<b>45</b>	Poor (15-25) Fair (26-36) Good (37-45)

**TOTAL**

**37**

**High score, poor political + market potential.**

**Remarks:** High score, poor political potential, sell to Village of Palmetto Bay.

Recommendation: ~~Sell to Village.~~ *place property in open market + place funds in land trust.*

Project suitability: High and SF

Project type: High and SF

Land banking: \_\_\_\_\_

Development Restrictions: Political issues with developing of affordable housing on site.

Signed: \_\_\_\_\_

Mayor's Land Use Group

date: 9/13/06

Attach: Dept. lot review comments; property information sheets:

DRAFT

**CHISHOLM**  
ARCHITECTS

**Mayor's Land Use Group**  
**Site Evaluation Criteria Form**

Review No.: Site #1  
Folio Number: 34-2108-007-0011  
Address: NW 183 St / 37 Avenue  
Municipality: City of Mia Gardens

Description: 217,364 S.F. (4.99 AC) +/-  
Commission District #1 Barbara Jordan

	1 Poor	2 Fair	3 Good	Remarks	
1. Land use/current		✓		RU-1 Vacant land	AE
2. Zoning/current		✓		Rezone required - 90 days	CK
3. Land appraisal			✓	237,475 assessed value 2005 tax rate	
4. Transportation			✓	1/4 mi bus - 95 FLYER to downtown	ES/
5. Schools			✓	Elem/Middle SR + adult education	FAI
6. Open space/play space		✓		1 1/2 miles NOKYH GLADE PARK	
7. Commercial and neighborhood services			✓	Child care/day care 3 mi	
8. Hospital/medical			✓	Fire Sta 1 mile / Library + 1 mi	
9. Employment Centers			✓	Parkway Sen'l East 3 mile	line
10. Neighborhood context			✓	Carroll City One Stop Career Ctr - 1/2 mile	
11. Infrastructure availability			✓	MOB-800 Section 8 HSIS - w/condo dev.	WASD of
12. Legal/deed/platting restrictions			✓	Public Water/Sewer about the site	Treatment 2
13. Environmental issues		✓		No deed restrictions - Re-zoning 90 days + 1	
14. Market potential			✓	Soil contamination cited. Removal Reg.	Water/sew extension if public use
15. Concurrence			✓	Tremendous for Resid. Development - Meets concurrence as of 8/25/2006 but is contingent on dev. order/permitt	ent n.
SUBTOTAL					
MAX	15	30	45	Poor (15-25) Fair (26-36) Good (37-45)	
TOTAL		40		Good	

Remarks: Request for City of Mia Cd. No Section 8 (per Mayor Gibson)  
 Recommendation: Positive Site for development  
 Project suitability: good  
 Project type: multi-family town homes, S/Family - Home Ownership  
 Land banking: No  
 Development Restrictions: Re-zoned - Contamination issue - WASD & sewer if subdivide

Signed: Karen Leigh Harrison date: 9-13-06  
 Mayor's Land Use Group

DRAFT

# CHISHOLM ARCHITECTS

## Mayor's Land Use Group Site Evaluation Criteria Form

Review No.: Site #3  
Folio Number: 01-3135-000-0162  
Address: 1105 NW 11 STREET  
Municipality: City of Miami

Description: 65,661 s.f. (1.51 AC)  
Comm District #3 - Audrey Edmondson

	1 Poor	2 Fair	3 Good	Remarks
1. Land use/current			✓	O/RU-4 - vacant (PK Lot.)
2. Zoning/current			✓	Rezoned dependent upon Dev. Plan
3. Land appraisal			✓	Assessed Value \$785,052 2005 TAX Roll
4. Transportation			✓	Rail/BUS w/in walking Dist. = 836 adjacent
5. Schools			✓	9 Public School 1 mile - 2 Elem High Vocational
6. Open space/play space	✓	✓		Open space 1 mile west (Pocket Park)
7. Commercial and neighborhood services			✓	childcare @ 1/2 mile - MUN FR
8. Hospital/medical			✓	MDC Police Fire 3 miles - Civic CTR
9. Employment Centers			✓	9 Hosp. JACKSON/Cedars + VA
10. Neighborhood context		✓	✓	LITTLE HAWANA one stop career CTR
11. Infrastructure availability			✓	Condos, Hospitals, Offices High Rise
12. Legal/deed/platting restrictions			✓	Water main 1/2 butler side GRAVITY sewer abouts site
13. Environmental issues			✓	No deed Restrictions
14. Market potential			✓	Tremendous For Residential Dev/ mixed use
15. Concurency			✓	meets Requirements
SUBTOTAL				
MAX	15	30	45	Poor (15-25) Fair (26-36) Good (37-45)
TOTAL		43	39	good

Remarks: Transitional neighborhood gentrification - contact Tony Perez  
 Recommendation: great site for affordable housing OR place on market  
 Project suitability: great - Proceed w/ RFP  
 Project type: Mixed Use - Retail (comm) + Residential  
 Land banking: NO  
 Development Restrictions: UNKNOWN

Signed: Karen V. Leigh / Doranna / Clad date: 9-13-06  
 Mayor's Land Use Group

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**Mayor's Land Use Group  
Site Evaluation Criteria Form**

Review No.: Site #4  
Folio Number: #01-3133-806-0900  
Address: 2929 NW 17 Street  
Municipality: City of Miami

Description: 167,397 S.F. (3.84 AC) +  
Comm. Dist. #5 BRUNO BARREIRO

	1 Poor	2 Fair	3 Good	Remarks
1. Land use/current			✓	O/R4 - Bldg on site (former DHS office)
2. Zoning/current			✓	O/R4 provides 150 DUA PER ACRE
3. Land appraisal			✓	\$3,123,242 assessed Tax Roll 2005
4. Transportation			✓	2 Bus Routes 1/4 mi; 5 Bus Routes W/N 1/2 mile
5. Schools			✓	24 Pub Schools W/N 2 mile
6. Open space/play space			✓	Grassland Park 1/2 W; Pocket Park 1/2 mi East
7. Commercial and neighborhood services			✓	Childcare 1/3 W/N 1 mile - Midc Police + Fire 1 mile Library 1.4 mile N; mun. Farm 1 mile
8. Hospital/medical			✓	7 Hospital Clinics W/N 2 miles
9. Employment Centers			✓	Like Havana Career Ctr   State of FLA
10. Neighborhood context			✓	85% Residential - 15% Industrial
11. Infrastructure availability			✓	water main about site - stormy sewer
12. Legal/deed/platting restrictions			✓	O/R4 150 UNITS PER ACRE   No replat. required
13. Environmental issues			✓	if developed sewer extension maybe required
14. Market potential			✓	Very good for mixed use
15. Concurency			✓	meets requirements
SUBTOTAL				
MAX	15	30	45	Poor (15-25) Fair (26-36) Good (37-45)

TOTAL 45 good

Remarks: Quiet residential area; 85% Residential - 15% Industrial  
 Recommendation: Great site for housing  
 Project suitability: Residential  
 Project type: Multi family / townhomes - Home ownership  
 Land banking: No  
 Development Restrictions: Unknown

Signed: Karen V. Leigh Shanna date: 9-13-06  
 Mayor's Land Use Group

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