

MEMORANDUM

Agenda Item No. 5(B)

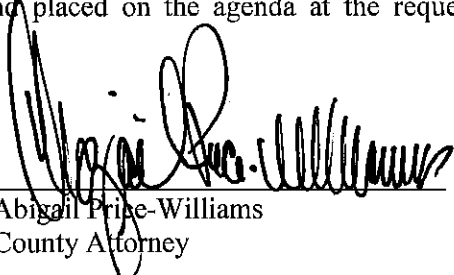
TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: November 8, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution revising the Inventory List of real property, after a public hearing, to include one County-owned property located at 6180 S.W. 63rd Terrace, Miami, Florida (Folio No. 09-4025-009-0010), on such list in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of such property to Miami Association of Realtors, Inc., a 501(c)(6) not-for-profit organization, at a price of \$10.00, for the purpose of developing such property with an affordable shipping container home to be sold to a low-income household; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deed and to ensure that aspects of the Miami-Dade Infill Housing Initiative Program are applied during the development phase of the County property and the sale of the affordable shipping container home to a low-income household; and waiving the requirements of Resolution Nos. R-525-10, R-61-12 and R-145-17 and Implementing Order No. 3-44 related to placement of appropriate County signage that includes the County logo, the name of the district commissioner and the type of housing to be constructed on the County Property

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Xavier L. Suarez.


Abigail Price-Williams
County Attorney

APW/snm



MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: November 8, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(B)

Please note any items checked.

- _____ "3-Day Rule" for committees applicable if raised
- _____ 6 weeks required between first reading and public hearing
- _____ 4 weeks notification to municipal officials required prior to public hearing
- _____ Decreases revenues or increases expenditures without balancing budget
- _____ Budget required
- _____ Statement of fiscal impact required
- _____ Statement of social equity required
- _____ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- _____ No committee review
- _____ Applicable legislation requires more than a majority vote (i.e., 2/3's _____, 3/5's _____, unanimous _____) to approve
- _____ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(B)

11-8-18

RESOLUTION NO. _____

RESOLUTION REVISING THE INVENTORY LIST OF REAL PROPERTY, AFTER A PUBLIC HEARING, TO INCLUDE ONE COUNTY-OWNED PROPERTY LOCATED AT 6180 S.W. 63RD TERRACE, MIAMI, FLORIDA (FOLIO NO. 09-4025-009-0010), ON SUCH LIST IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF SUCH PROPERTY TO MIAMI ASSOCIATION OF REALTORS, INC., A 501(C)(6) NOT-FOR-PROFIT ORGANIZATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTY WITH AN AFFORDABLE SHIPPING CONTAINER HOME TO BE SOLD TO A LOW-INCOME HOUSEHOLD; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE THAT ASPECTS OF THE MIAMI-DADE INFILL HOUSING INITIATIVE PROGRAM ARE APPLIED DURING THE DEVELOPMENT PHASE OF THE COUNTY PROPERTY AND THE SALE OF THE AFFORDABLE SHIPPING CONTAINER HOME TO A LOW-INCOME HOUSEHOLD; AND WAIVING THE REQUIREMENTS OF RESOLUTION NOS. R-525-10, R-61-12 AND R-145-17 AND IMPLEMENTING ORDER NO. 3-44 RELATED TO PLACEMENT OF APPROPRIATE COUNTY SIGNAGE THAT INCLUDES THE COUNTY LOGO, THE NAME OF THE DISTRICT COMMISSIONER AND THE TYPE OF HOUSING TO BE CONSTRUCTED ON THE COUNTY PROPERTY

WHEREAS, Miami Association of REALTORS, Inc. ("Miami Realtors") is a 501(c)(6) not-for-profit organization, which was chartered by the National Association of Realtors in 1920 and is celebrating 98 years of service to realtors, the buying and selling public, and the communities in South Florida; and

WHEREAS, Miami Realtors is comprised of six organizations, including the Residential Association, the Realtors Commercial Alliance, the Broward Council, the Jupiter Tequesta Hobe Sound Council, the Young Professionals Network Council and the award-winning International Council; and

WHEREAS, Miami Realtors represents more than 46,000 real estate professionals in all aspects of real estate sales, marketing, and brokerage; and

WHEREAS, Miami Realtors is the largest local realtor association in the United States and has official partnerships with 178 international organizations worldwide; and

WHEREAS, on August 10, 2018, Miami Realtors submitted an application to the County Commissioner of District 7, a copy of which is attached hereto as Attachment "A," requesting that the County convey to Miami Realtors one County-owned vacant property, which is located in the district and within the boundaries of the South Miami Community Redevelopment Area at 6180 S.W. 63rd Terrace, Miami, Florida (Folio No. 09-4025-009-0010) ("County Property"); and

WHEREAS, the County Property is more fully described in Attachment "B" attached hereto and incorporated herein by reference; and

WHEREAS, Miami Realtors has submitted a proposal, which is more fully described in Attachments "A" and "C" attached hereto and incorporated herein by reference, to develop the County Property with affordable shipping container home to be sold to a low-income household at a price of \$180,000.00; and

WHEREAS, shipping container homes are repurposed shipping containers for residential occupancy, which are eco-friendly; and

WHEREAS, according to an article in the magazine *On Common Ground* titled “Container Homes: Can ‘Upcycling’ Cargo Containers Produce Affordable Housing?” “The Intermodal Steel Building Units Association... estimates the number of surplus containers in the United States to be in the lower tens of thousands; and

WHEREAS, the article further states that “A container home can be finished within a month, while a traditional home of the same size might take several months. The process can be expedited by pre-fabricating the container as much as possible before placing it on site, similar to what is done with modular wood housing. A clear span warehouse with a concrete floor can serve as a fabrication facility, since the empty containers can be handled with forklifts. Transportation of the units to their destination is a matter of trucking....”; and

WHEREAS, the article concludes that “In terms of smart growth options for affordable housing, the primary advantage of containers is that they can be pre-fabricated and sited quickly and cost effectively through savings in labor and maintenance”; and

WHEREAS, according to a June 20, 2017 report in the *Orlando Sentinel*, “Shipping-container houses, shops and workspaces are more common in urban areas of Europe and are beginning to emerge in a few U.S. markets”; and

WHEREAS, the shipping container homes are emerging in states such as Florida, New York, California, Idaho, and Nevada; and

WHEREAS, locally, there are several shipping container homes that are either completed or in the planning stages in Miami-Dade County; and

WHEREAS, although Miami Realtors is not an expert in development and construction of homes, they have created a development team, which includes Cobo Construction and Little River Box Company; and

WHEREAS, Cobo Construction is based in Miami and has participated in a wide range of projects from affordable housing to large-scale institutional projects in Miami, Colombia and Nigeria over the last 17 years; and

WHEREAS, Little River Box Company specializes in container design, specification, fabrication and fit-out construction and has gained worldwide recognition after constructing the only container restaurant in South Florida, Charcoal Garden Bar + Grill in Wynwood Yard; and

WHEREAS, Miami Realtors has advised the District Commissioner that development of the County Property with a shipping container home will serve as a pilot project, and, if successful, will serve as a model for other similar projects in Miami-Dade County; and

WHEREAS, Miami Realtors has also advised the District Commissioner that they have received a grant in the amount of \$80,000.00 from the National Association of REALTORS for the construction of the shipping container home and that Miami Realtors will provide additional funding; and

WHEREAS, Miami Realtors has also advised the District Commissioner that they have commitments from at least two financial institutions to finance the mortgage on the home and have already received approval from the City of South Miami of their zoning and structural plans; and

WHEREAS, Miami Realtors has also advised the District Commissioner that the South Miami Community Redevelopment Agency and the Miami Realtors have also committed to assist the future homebuyer with down payment assistance; and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department previously announced the availability of the County Property to all County departments and determined there was no interest in the County Property; and

WHEREAS, in accordance with Resolution Nos. R-376-11 and R-333-15, background information concerning the County Property is attached hereto in Attachment "D," and incorporated herein by reference; and

WHEREAS, this Board has reviewed the information in Attachment "D," and this Board is satisfied; and

WHEREAS, section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real County Property that is appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body; and

WHEREAS, on May 19, 2015, this Board adopted Resolution No. R-450-15, which declared the County Property, among others, as surplus; and

WHEREAS, Resolution No. R-450-15 did not add the County Property to the County's inventory list of affordable housing sites as required by section 125.379(1), Florida Statutes; and

WHEREAS, this Board desires to add the County Property to the County's inventory list of affordable housing sites in accordance with section 125.379(1), Florida Statutes; and

WHEREAS, the County Property will be conveyed to Miami Realtors, subject to a reverter, on the condition that Miami Realtors develops the County Property with an affordable shipping container home to be sold to a low-income household at a price of \$180,000.00 within two years of the effective date of the conveyance of the County Property, unless such time is extended at the discretion of this Board, and such other terms contained in the County Deed; and

WHEREAS, although current Miami-Dade Infill Housing Initiative Program (“Infill Housing Program”) does not permit the construction of shipping container homes, this Board wishes to ensure that many aspects of the Infill Housing Program are applied to the development of the County Property; and

WHEREAS, accordingly, this Board wishes to direct the County Mayor or the County Mayor’s designee, in their sole discretion, to ensure that they identify and apply aspects of the Infill Housing Program during the development phase of the County Property and the sale of the affordable shipping container home to a low-income household; and

WHEREAS, this Board has a longstanding policy that requires each County department and each person or entity receiving support from the County to ensure that such County support is acknowledged through the placement of the County’s logo on materials or signage pertaining to the project that has received County support; and

WHEREAS, this Board has codified this policy through its adoption of a series of resolutions, including but not limited to Resolution Nos. R-525-10, R-61-12 and R-145-17, as well the approval of Implementing Order No. 3-44 related to the Infill Housing Program; and

WHEREAS, the District Commissioner and Miami Relators have requested the waiver of the requirements of R-525-10, R-61-12 and R-145-17 and Implementing Order No. 3-44 as they relate to the placement of appropriate County signage in light of the unique nature of the project contemplated by Miami Realtors; and

WHEREAS, therefore, this Board wishes to waive the requirements of Resolution Nos. R-525-10, R-61-12 and R-145-17 and Implementing Order No. 3-44 related to placement of appropriate County signage that includes the County logo, the name of the district commissioner and the type of housing to be constructed on the County Property,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board, after a public hearing, revises the County's Affordable Housing Inventory List to include one County property, which is located at 6180 S.W. 63rd Terrace, Miami, Florida (Folio No. 09-4025-009-0010) ("County Property") in accordance with section 125.379(1), Florida Statutes.

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the County Property to Miami Realtors for a price of \$10.00, for the purpose of developing such County Property with an affordable shipping container home to be sold to a low-income household at a price of \$180,000.00. For purposes of this resolution, the term "low income household" shall mean a household whose income is at 80 percent of area median income as published by the United States Department of Housing and Urban Development for Miami-Dade County.

Section 4. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to take all actions necessary to effectuate the conveyance of the County Property, including the execution of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment "E."

Section 5. This Board further authorizes the County Mayor or the County Mayor's designee to take all actions necessary to exercise any and all rights set forth in the County Deed, including but not limited to exercising the County's option to enforce its reversionary interest after conducting all due diligence, including but not limited to title searches and environmental reviews. In the event the County Mayor or the County Mayor's designee should exercise the County's

reversionary interest, then the County Mayor or the County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Record of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County Mayor or the County Mayor's designee to receive on behalf of the County from Miami Realtors, after conducting all due diligence, including but not limited to title searches and environmental reviews, a deed which conveys the County Property back to the County in the event Miami Realtors is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from Miami Realtors, the County Mayor or the County Mayor's designee shall record such deed in the Public Records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the development of the County Property with the shipping container home described herein shall be subject to this Board's approval.

Section 6. This Board waives the requirements of Resolution Nos. R-525-10, R-61-12 and R-145-17 and Implementing Order No. 3-44 related to placement of appropriate County signage that includes the County logo, the name of the district commissioner and the type of housing to be constructed on the County Property.

Section 7. This Board directs the County Mayor or the County Mayor's designee to appoint staff to monitor compliance with the terms of the conveyance. This Board directs the County Mayor or the County Mayor's designee to ensure that the County staff who are appointed to monitor compliance with the terms of the conveyance identify and apply, in their sole discretion, applicable requirements of the Infill Housing Program during the development phase of the County Property and the sale of the affordable shipping container home to a low-income household.

Section 8. This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Xavier L. Suarez. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Esteban L. Bovo, Jr., Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Daniella Levine Cava	Jose "Pepe" Diaz
Sally A. Heyman	Eileen Higgins
Barbara J. Jordan	Joe A. Martinez
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared this resolution duly passed and adopted this 8th day of November, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith



ATTACHMENT "A"

MIAMI
CORAL GABLES
NORTHWESTERN DADE
WEST BROWARD - SAWGRASS
EAST BROWARD - DCOTA
JTHS - JUPITER

August 10, 2018

The Honorable Xavier L. Suarez
Miami-Dade County Commissioner, District 7
Stephen P. Clark Center
111 NW 1st Street, Ste. 220
Miami, Florida 33128

Dear Commissioner Suarez,

"Are shipping containers a viable and affordable solution for housing in South Florida?"

1. Miami-Dade County has an abundance of excess shipping containers from Port Miami;
2. Container homes and tiny houses are a popular and growing trend across the country; and,
3. Miami-Dade County has a shortage of units to house its expanding population.

Based on these facts, the MIAMI Association of REALTORS® proposed the idea of constructing a container home prototype to demonstrate to the community that containers are readily available, can be repurposed into housing, elevated for flooding, and financed for ownership. We applied to the National Association of REALTORS® and were successful in securing a grant to test our theory.

With preliminary funding secured, we began looking for a home for our container. Sec. 125.379, F.S., requires all Florida counties to "prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing." In January, we requested a list of surplus lands from the county and began the process of identifying a parcel. We selected one based on its high visibility and modest space of 3,200 sq. ft. It's located in South Miami on a corner lot. This parcel is also located next to a modular home under construction, which we feel is aesthetically in accordance with our proposal.

At the end of March, we met with city officials to confirm that our project would meet the city's zoning code and that we would not need a variance. Last week, we received confirmation that we may proceed. At this time, we are officially requesting for the county to transfer the vacant lot located in the northeast corner of SW 64 Street and SW 62nd Avenue in South Miami (Folio #: 09-4025-009-0010) to Miami Association of REALTORS®, so that we may proceed.

For this project, our development team consist of Cobo Construction and Little River Box Company. Cobo Construction is based in Miami, Florida and has participated in a wide range of projects from affordable housing to large-scale institutional projects in Miami, Colombia and Nigeria over the last 17 years. Little River Box Company specializes in container design, specification, fabrication and fit-out construction. Although container construction is a new concept, Little River Box Company gained worldwide recognition after constructing the only container restaurant in South Florida, Charcoal Garden Bar + Grill in Wynwood Yard. To see



MIAMI
CORAL GABLES
NORTHWESTERN DADE
WEST BROWARD - SAWGRASS
EAST BROWARD - DCOTA
JTHS - JUPITER

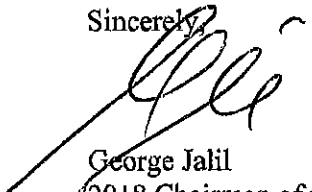
details for completed projects, visit www.coboconstruction.com and www.littleriverboxcompany.com.

The MIAMI Association of REALTORS® was chartered by the National Association of Realtors in 1920 and is celebrating 98 years of service to Realtors, the buying and selling public, and the communities in South Florida. Comprised of six organizations, the Residential Association, the Realtors Commercial Alliance, the Broward Council, the Jupiter Tequesta Hobe Sound (JTHS-MIAMI) Council, the Young Professionals Network (YPN) Council and the award-winning International Council, it represents more than 46,000 real estate professionals in all aspects of real estate sales, marketing, and brokerage. It is the largest local Realtor association in the U.S., and has official partnerships with 178 international organizations worldwide. MIAMI's official website is www.MiamiRealtors.com

Enclosed please find the survey, site plan, and supporting documentation on the not-for-profit.

Our intent is for The MIAMI Association of REALTORS to receive the property in accordance with Sec. 125.379, F.S. and sell the improved property to an income qualified buyer with an affordable housing restrictive covenant for homebuyers, similar to the guidelines under the county's infill program.

Sincerely,


George Jalil
2018 Chairman of the Board
MIAMI Association of REALTORS®

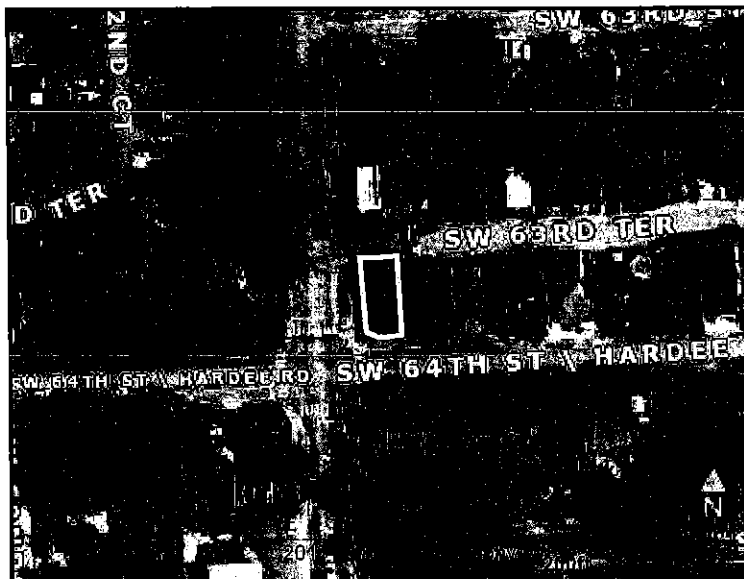


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/12/2018

Property Information	
Folio:	09-4025-009-0010
Property Address:	6180 SW 63 TER South Miami, FL 33143-0000
Owner	MIAMI-DADE COUNTY ISD REAL ESTATE MANAGEMENT
Mailing Address	111 NW 1 ST STE 2400 MIAMI, FL 33128-1924
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	3,200 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$70,400	\$67,200	\$51,200
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$70,400	\$67,200	\$51,200
Assessed Value	\$30,921	\$28,110	\$25,555

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$39,479	\$39,090	\$25,645
County	Exemption	\$30,921	\$28,110	\$25,555
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$30,921	\$28,110	\$25,555
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$70,400	\$67,200	\$51,200
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$30,921	\$28,110	\$25,555
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$30,921	\$28,110	\$25,555
Taxable Value	\$0	\$0	\$0

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/12/2018

Property Information

Folio: 09-4025-009-0010

Property Address: 6180 SW 63 TER

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4,RS-5	0100	Square Ft.	3,200.00	\$70,400

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/12/2018

Property Information

Folio: 09-4025-009-0010

Property Address: 6180 SW 63 TER

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4,RS-5	0100	Square Ft.	3,200.00	\$67,200

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/12/2018

Property Information

Folio: 09-4025-009-0010

Property Address: 6180 SW 63 TER South Miami, FL 33143-0000

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-4,RS-5	0100	Square Ft.	3,200.00	\$51,200

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/12/2018

Property Information

Folio: 09-4025-009-0010

Property Address: 6180 SW 63 TER

Full Legal Description

PINES PB 13-2

LOTS 1 & 2 LESS S10FT & W10FT

FOR R/W BLK 1

LOT SIZE 40.00 X 80.00

OR 10216-818 1178 3

Sales Information

Previous Sale

Price

OR Book-Page

Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

19

MIAMI REALTORS® Container Home Prototype

The residents of Miami-Dade County need more housing options in areas that are ideally located closer to work & mass transit. Container homes are a viable, trendy solution with many inherent benefits. MIAMI REALTORS® and our coalition partners are proposing to build a prototype to identify any challenges to container-home building & homeownership in our market and to demonstrate to the community that container-homes can be cost-effective, functional and aesthetically pleasing.



South Miami Container Home

STEP-BY-STEP PROCESS TO BUILDING A CONTAINER HOME

Step 1: Identify lot parameters: zoning needed, min. size needed, set-backs, restrictions, cost, etc.

Step 2: Identify project scope & choose floor plan (i.e., prototype is 1-bedroom compact model)

Step 3: Determine budget using info below.

Step 4: Determine financing options.

Step 5: Identify Build Team: architect, contractor, full-service container fabricator, etc.

Step 6: Hire architect for feasibility.

Step 7: Purchase lot.

Step 8: Hire architect for construction drawings; begin permit process.

Step 9: After permit approval...retain container fabricator and contractor.

Step 10: Utility connections, home delivery, landscaping, COMPLETION.

Miami-Dade County Surplus Land

Folio No. 09-4025-009-0010

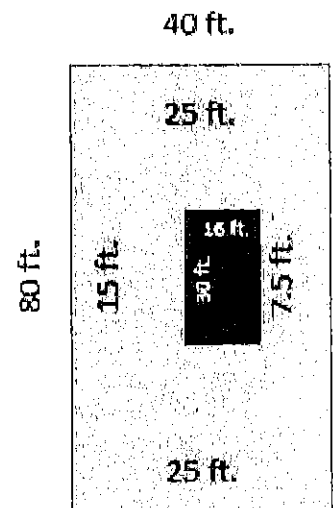
SOUTH MIAMI CODE - SECTION 20-3.5E
 DIMENSIONAL REQUIREMENTS
 SINGLE-FAMILY RESIDENTIAL DISTRICTS - ONE-STORY

Min. Lot Size		RS-1	RS-2	RS-3	RS-4	RS-5
Net Area (sq. ft.)		40,000	15,000	10,000	6,000	6,000
Frontage (ft.)		125	100	75	60	50
Min. Yard Setbacks (ft.)						
Front		50	35	25	25	25
Rear		25	25	25	25	25
Side (Interior) ^a		12.5	10	7.5	7.5 ^b	7.5 ^b
Side (Street)		25	20	20	15	15
Max. Building Height						
Feet		25	25	25	25	25
Max. Building Coverage (%)	First floor	20	30	30	30	30
Max. Impervious Coverage (%)		30	40	40	45	45

PROPOSED LOT: 6180 SW 63 TERRACE

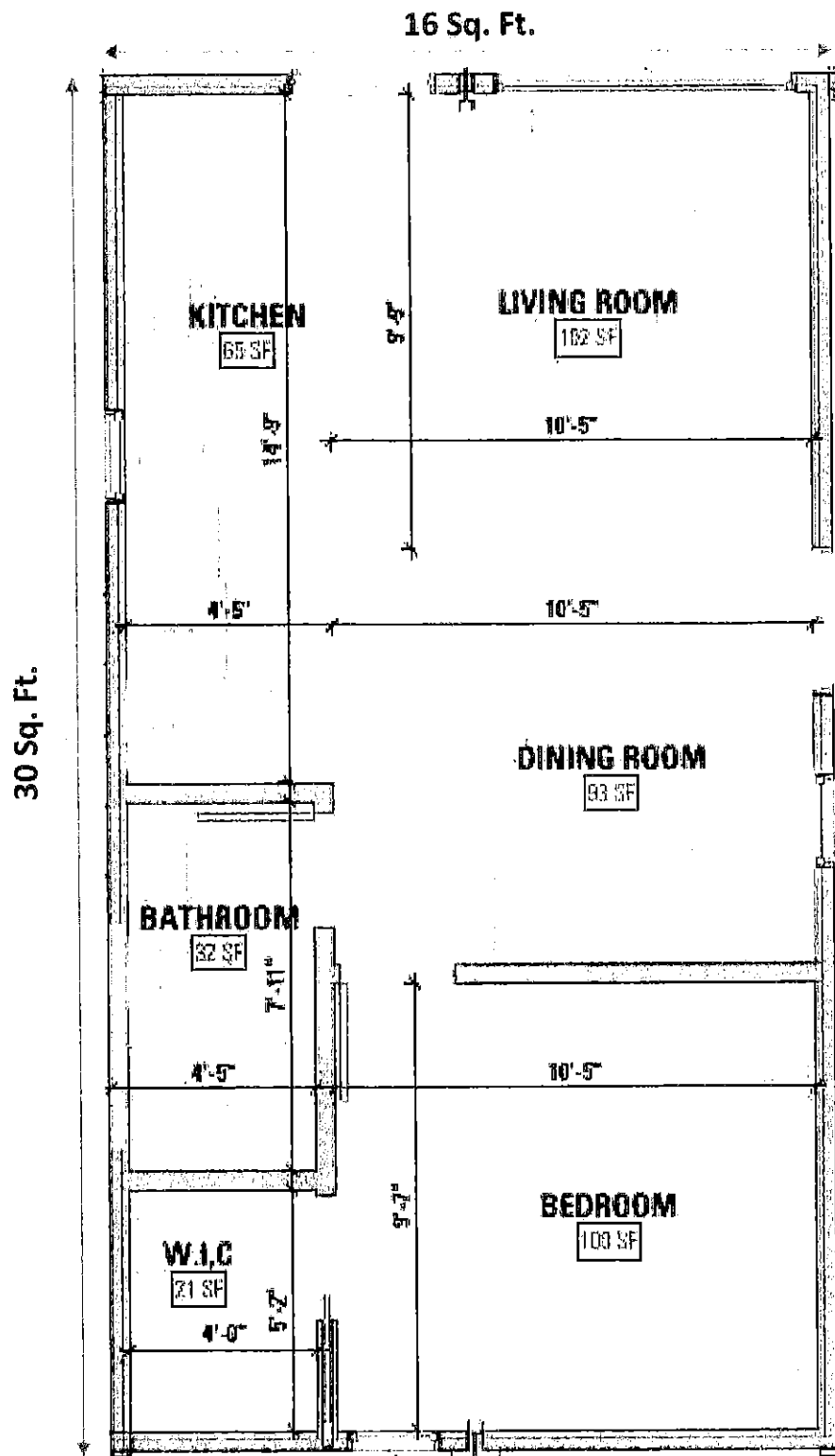


LOT SIZE, SETBACKS & PLACEMENT OF HOME



3,200 Sq. Ft. Lot
480 Sq. Ft. Home

1 Bed/1 Bath Floor Plan with Interior Dimensions



Total = 480 Sq. Ft.

	ORIGINAL	REVISED	PAID
Architect Feasibility	\$ 1,200		
Professional Fees	\$ 5,000		
Construction Documents	\$ 8,000		
Architect		\$ 3,500	\$3,500
Landscape Architect		\$ 4,500	\$2,500
Structure Engineer		\$ 4,000	\$2,000
Mechanical Engineer (MEP)		\$ 3,000	\$3,000
Boundary Survey		\$350	\$350
Elevation Survey		\$275	\$275
Planning & Zoning Application		\$750	\$750
10 Sets of Plans for P&Z Board		\$214	\$214
Land Acquisition	\$ 51,200	Potentially Donated (Appraised Value: \$37,000)	
Deed Transfer		\$ 10	
Conveyance Fee		\$ 2,500	
Permit & Impact Fee		\$ 7,000	
Private Provider Inspections & Plan Review		\$ 5,000	
Used High Cube Standard 40 ft. Containers	\$11,600	\$12,000	
Full Service LRBC Fab	\$ 58,000	\$ 58,000	
Containers Insulation			
HVAC			
Window, Wall, Doors			
Paint			
Bathroom			
Kitchen			
Furniture			
Utilities			
Trim & Millwork			
Roof			
Flooring			
Lighting			
Contractor			
Foundation	\$5,000	\$ 10,000	
Utilities to Site & Connections			
Civil - Curb Cut		\$ 1,800	
Electrical	\$1,500	\$ 2,000	
Plumbing	\$1,500	\$ 2,000	
HVAC		\$ 1,800	
Transport & Crane	\$400	\$ 2,000	
Landscape		\$ 5,000	
Driveway & Deck		\$ 5,000	
Fence		\$ 3,000	
Total Construction	\$ 143,400	\$ 133,699	\$ 12,589
With Land Costs		\$170,699	

What Can the Buyer Afford?

Income Limits effective 04/01/2018			
Family Size	Extremely Low (30% of Median)	Very Low (50% of Median)	Low (80% of Median)
1	\$16,550	\$27,550	\$44,100
2	\$18,900	\$31,500	\$50,400

Target AMI:	80% AMI
Max. Income for 1:	\$44,100
Gross Monthly Income	\$3,675
31% Front-End DTI Ratio	\$1,139

Sales Price	\$180,000		\$180,000	
Down Payment	20%	\$36,000	5%	\$9,000
Interest Rate	4.75%		4.75%	
Principal & Interest	\$751		\$892	
Property Taxes	\$300	\$3,600	\$300	\$3,600
Insurance	\$100	\$1,200	\$100	\$1,200
Private Mort. Ins.			\$108	\$1,296
Monthly Payment	\$1,151		\$1,400	

Market Comps

MLS#	Address	Subdivision/Complex	List Price	Closed	Beds	Bath	Sq Ft	Type	Year	Lot
	6180 SW 63 Terr.	None			1	1	480	Single	2018	3,200
A10440990	6851 SW 78 Terr.	None	\$370,000		1	1	684	Single	1924	5,000
A10312761	6133 SW 63 Terr.	Pines	\$299,110		2	2	807	Single	1934	4,500
A10404201	5783 SW 72 St. #5783	The Residences at Sunset	\$217,990		1	1	438	Condo	1998	
A10351822	5715 SW 72 St. #5715	The Residences at Sunset	\$205,000		0	1	402	Condo	1998	
A10449380	6001 SW 70 St. #138	Valencia in South Miami	\$199,333		1	1	522	Condo	2004	
A10318782	5791 Sunset Dr. #5791	Residences at Sunset	\$169,900		0	1	369	Condo	1998	
A10368170	7901 SW 64 Ave. #12	Hideaway Condo	\$116,000		1	1	451	Condo	1962	
A10353340	5789 SW 72 St. #	The Residences at Sunset	\$180,000	\$177,500	0	1	469	Condo	1998	
A10242237	6001 SW 70 St. #519	Valencia Condominium	\$199,000	\$177,500	1	1	522	Condo	2004	

Coalition Partners & Vendors	Services Provided
MIAMI REALTORS® & National Association of REALTORS® (NAR)	Financial Sponsor via Grant
Jack H. Levine with Levine Realty, Inc.	REALTOR® Member – Team Leader
Miami-Dade County	Potential Land Acquisition Partner
Little River Box Company	Full Service Container Design & Offsite Fabrication Partner
Fausto E. Rivas, FRAP Studio	Architectural Partner
3TCI, Inc.	Boundary & Elevation Surveys
Youssef Hachem Consulting Engineering	Structural Engineer
Johnson, Avedano, Lopez, Rodriguez & Walewski Engineering Group, Inc.	Mechanical Engineer
Home Ownership Matters for Everyone, Inc. (H.O.M.E.)	Non-Profit & CLT for the Deed Restricted Property
South Miami Community Redevelopment Agency (SMCRA)	Selection of Income Qualified Buyer

Statement as to Code Compliance & Work Secured

Container homes are built to meet the standards of the South Florida building code. On March 30, 2017, we met with the City of South Miami's city manager to ensure that the city would be open to such a unique concept and to ask about any potential issues with such a project. After meeting with planning and zoning staff, we decided to modify two high-cube 40-foot containers into 30 feet, so that we will be in compliance with the city's minimum set back requirement. This modification will cost approximately \$15,000 and the home will lose 160 sq. ft. of interior space, but we were very concern about the time it would take to receive a variance from the city. As you can see, it has taken over 10 months to receive final approval from the city's planning & zoning board, a.k.a. South Miami's Environmental Review & Preservation Board (ERPB). We are currently working with the building department to secure the proper permits. We have already presented this project before the South Miami city commissioners on August 15, 2017, and it was very well received.

South Miami's Permitting Process Timeline & Status

- **March 30, 2017** - Initial meeting with city manager to discuss concept for the project.
- **April 6, 2017** - Met with the planning & zoning team to discuss the permissibility of the project. Boundary survey was requested.
- **April 19, 2017** – Boundary survey was completed and sent to the city.
- **April 26, 2017** – Received clearance to proceed from MDC's DOT & Public Works re ROW.
- **May 11, 2017** – Followed up with the city manager with the boundary survey.
- **June 11, 2017** – Submitted site plan, which was rejected.
- **June 30, 2017** – Submitted revised site plan.
- **July 17, 2017** – Emailed staff asking for an update and received a call back to discuss.
- **July 28, 2017** – Submitted plat book info to the city to show this parcel was platted in 1925 and therefore allowable under 20-4.8D – non-conforming lots of record.
- **August 4, 2017** – Received a call from staff to present the concept before the city commission. Submitted a summary of concept and NAR's white paper.
- **August 15, 2017** – Presented the project before the city commission, which was very well received.
- **August 17, 2017** – Received clear instructions on how to proceed from staff.
- **October 12, 2017** – Met with planning & zoning team again. Address was assigned by city staff and sent to property appraiser's office for review.

- **October 17, 2017** – Received preliminary approval from South Miami’s Environmental Review and Preservation Board (ERPB). Although not required by code, it was highly recommended that we hire a landscaping architect.
- **October 18, 2017** – 6180 SW 63 Terrace was assigned as per the county’s IT Dept. – GIS.
- **December 7, 2017** – Landscaping plans were received and revisions made.
- **December 13, 2017** – Landscaping plans were finalized.
- **December 20, 2017** – Plans were submitted to staff for review.
- **January 9, 2018** – Emailed staff to follow-up on plan review. Received email that we could proceed.
- **January 15, 2018** – City lost the plans that were delivered by courier.
- **January 18, 2018** – City found the plans. We on the agenda for Feb. 6th.
- **February 1, 2018** – Staff called to say they were pulling the item from the agenda because of discrepancies.
- **February 7, 2018** – Architect met with staff to once again make changes to the plans.
- **February 12, 2018** – Received approval from staff to be on the agenda for Feb. 20th.
- **February 20, 2018** – Received final approval from ERPB.

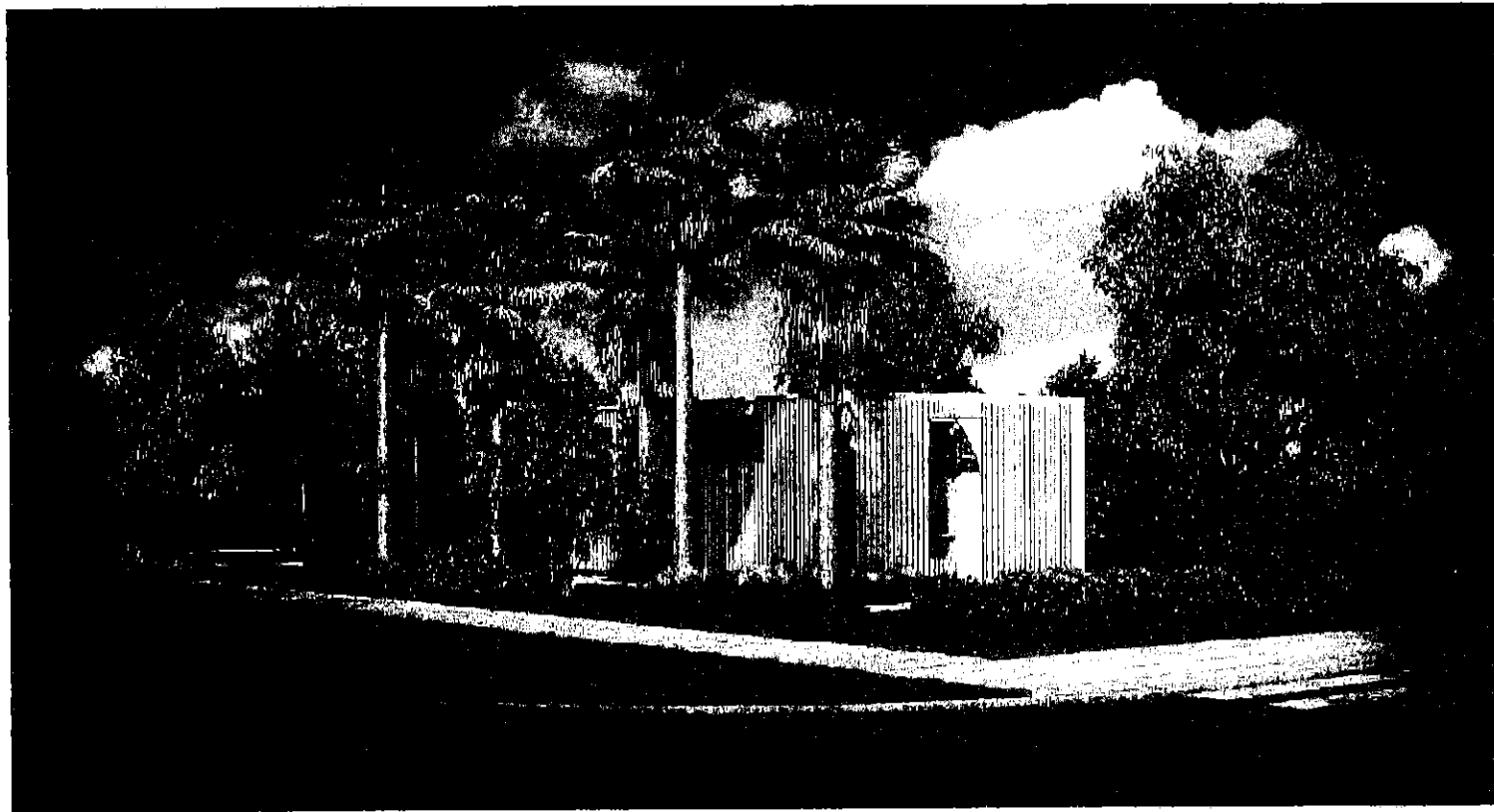
Statement of Benefit to the Community

The purpose of funding this shipping container home prototype is to study the affordability of the concept, identify the hurdles, and outline a path to ownership for future buyers (if viable).

MIAMI REALTORS® is working with South Miami’s Community Redevelopment Authority (SMCRA) to identify a local income qualified buyer from the area. SMCRA is also actively working to identify other parcels of non-conforming land that could be used for more container home projects, if this one proves to be a success. The mayor has discussed proposing an affordable housing overlay zone, so that current non-conforming lots could be developed, possibly without a variance, saving future buyers time and money. All of these conversations started from the idea of a container home prototype.

Statement of Association’s Goals

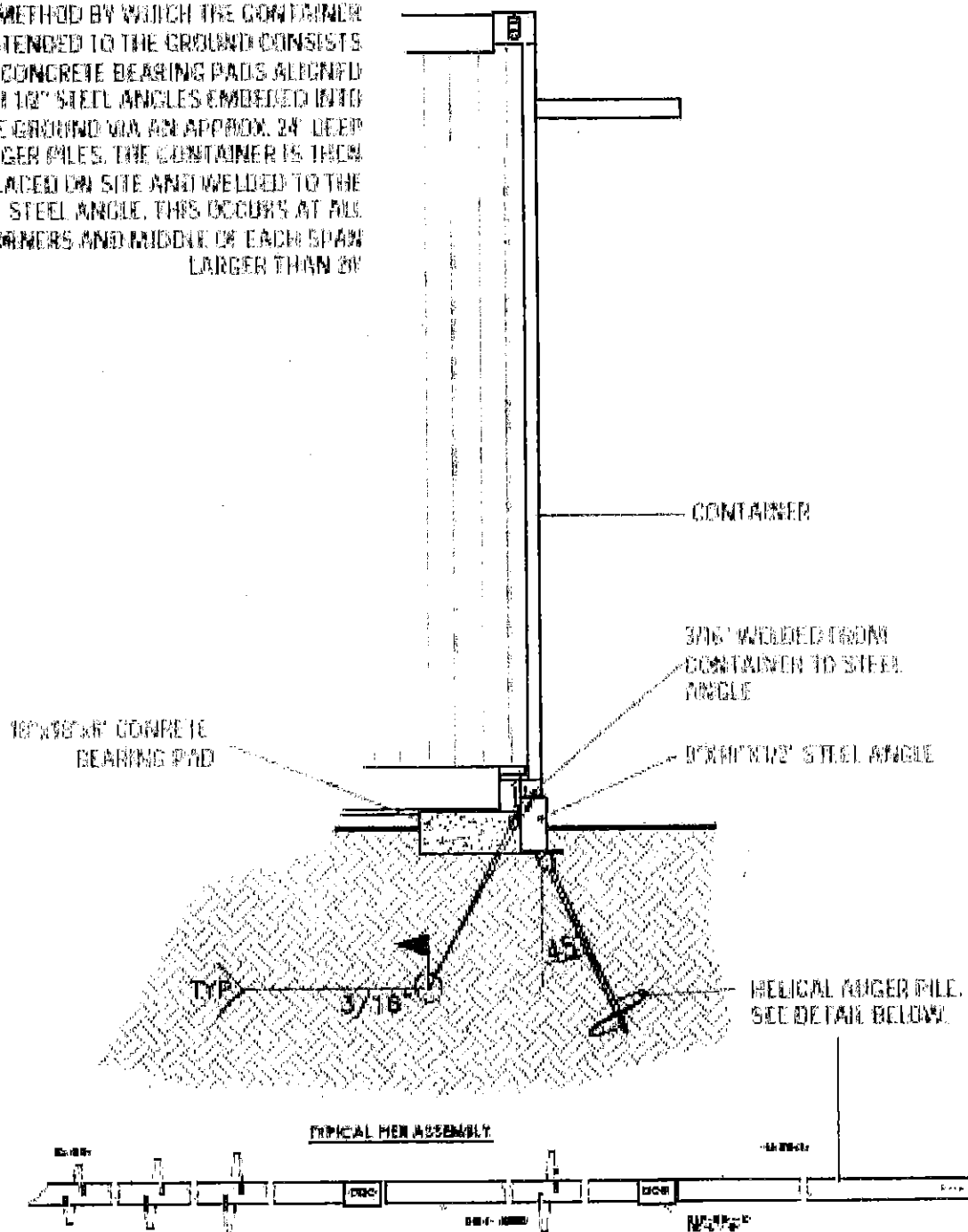
1. Demonstrate that shipping containers can be a viable affordable housing alternative;
2. Outline a path to ownership for individuals who are thinking of building container homes for themselves or loved ones;
3. Detect any hurdles from beginning to completion and any barriers that hinder the affordability;
4. Identify any issues with financing a container home; and,
5. Explore the option of registering the property in a community land trust (CLT).



Securing Container to the Ground

According to the Engineering Report

THE METHOD BY WHICH THE CONTAINER IS FASTENED TO THE GROUND CONSISTS OF A CONCRETE BEARING PADS ALIGNED WITH 1/2" STEEL ANGLES EMBEDDED INTO THE GROUND VIA AN APPROX. 24" DEEP AUGER PILE. THE CONTAINER IS THEN PLACED ON SITE AND WELDED TO THE STEEL ANGLE. THIS OCCURS AT ALL CORNERS AND MIDDLE OF EACH SPAN LARGER THAN 20'



HEAD SECTION					
1/2" x 1/2"	2"	3"	1"	1"	2"
1/2" x 1/2"	1"	1"	1"	1"	1"

ANCHOR W/ SECTION			
1/2" x 1/2"	2"	3"	1"
1/2" x 1/2"	1"		
1/2" x 1/2"	1"		
1/2" x 1/2"	1"	1"	1"

COMPLETED PROJECT EXAMPLE

2 x 40ft - Shipping Container Home, - Sarah House Project, - Glendale, Salt Lake City, Utah



The Sarah House Project

is a mostly one-man effort to build a small home out of two 8 by 40-foot shipping containers. The house is 672 square feet. The estimated cost of the project, including the land, is \$108,000 - \$115,000. The Crossroads Urban Center will eventually sell the home to a low-income single or couple.



<http://homeinabox.blogspot.com/2012/06/sarah-house-salt-lake-city-utah.html>

Attachment "D"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15

Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Comm District	2018 Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type
09-4025-009-0010	\$1,382.38	3,200	7	\$70,400.00	PINES PB 13-2 LOTS 1 & 2 LESS S10FT & W10FT FOR R/W BLK 1	RS-4,RS-5	\$140.00	6180 SW 63 TER	14-Aug-14	YES R-450-15 5/19/15	FINAL JUDGMENT 11/9/1978

30

ATTACHMENT "E"

Instrument prepared by and returned to:
Terrence A. Smith
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this ____ day of _____, 2018 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **MIAMI ASSOCIATION OF REALTORS, INC.**, A 501(c)(6) not-for-profit organization (hereinafter "Miami Realtors"), whose address is 700 S. Royal Poinciana Boulevard, Suite 400, Miami, Florida 33166, its successors and assigns.

WITNESSETH that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by Miami Realtors, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Miami Realtors, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

As legally described in Exhibit "A" attached hereto and made a part hereof

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Property shall be developed by Miami Realtors with affordable shipping container home ("Dwelling Unit") and maintained as permanent affordable housing in accordance with Section 125.379, Florida Statutes. Miami Realtors shall sell such Dwelling Unit to a qualified homebuyer whose income range is established at 80% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by such qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Property shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the Miami-Dade Board of County Commissioners finding it necessary to extend the

timeframe in which Miami Realtors must complete the Dwelling Unit. In order for such waiver by the County to be effective, it shall:

- a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Miami Realtors must complete the Dwelling Unit. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
3. That the Dwelling Unit developed on the Property shall be sold to a qualified household, but under no circumstances shall the sales price of the home exceed One Hundred Eighty Thousand and 00/100 (\$180,000.00). In the event Miami Realtors fails to sell the home to a qualified household or sells the Dwelling Unit above One Hundred Eighty Thousand and 00/100 (\$180,000.00) and Miami Realtors, upon written notification from the County, fails to cure such default, then title to the subject Property shall revert to the County, at the option of the County, as set forth in paragraph 9 of this Deed, and by such reverter to the County, Miami Realtors shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
 4. That if the Property is located within the HOPE VI Target Area ("Target Area"), Miami Realtors shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal of the Dwelling Unit to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for Miami Realtors to notify these residents of the availability of homeownership opportunities.
 5. That Miami Realtors shall not assign or transfer its interest in the Property or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
 6. Miami Realtors shall require that the qualified household purchasing the Dwelling Unit execute and record simultaneously with the deed of conveyance from Miami Realtors to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home,

which is the date the deed is recorded transferring title from Miami Realtors to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

7. That Miami Realtors shall pay real estate taxes and assessments on the Property or any part thereof when due. Miami Realtors shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Miami Realtors may encumber the Property with:
 - a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
 - b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
 - c) Any mortgage(s) in favor of any lender that may go into default, lis penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the "successors heirs and assigns" of the burdened land owner.
8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

9. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth in paragraph 1 herein by Miami Realtors, or if Miami Realtors fails to construct the Dwelling Unit described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if Miami Realtors ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, Miami Realtors shall correct or cure the default/violation within thirty (30) days of notification of the default by the County as determined in the sole discretion of the County. If Miami Realtors fails to remedy the default within thirty (30) days, title to the subject Property shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, Miami Realtors shall immediately deed such Property back to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by Miami Realtors. The County retains a reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish Miami Realtors with an appropriate instrument acknowledging satisfaction with all Deed restrictions listed above. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Esteban L. Bovo Jr., Chairman

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -18 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2018.

IN WITNESS WHEREOF, the representative of MIAMI ASSOCIATION OF REALTORS, INC., A 501(c)(6) not-for-profit organization, has caused this document to be executed, by, their respective and duly authorized representative on this _____ day of _____ 2018, and it is hereby approved and accepted.

Danielle Blake
Witness/Attest

Lyndee H. Fdez.
Witness/Attest

By: Teresa Long Kinney
Name: Teresa Kinney
Title: CEO

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____ 2018, by _____, as _____ of MIAMI ASSOCIATION OF REALTORS, INC., A 501(c)(6) not-for-profit organization, and s/he () has produced _____ as identification or () is personally known to me.

(SEAL)



E Brown

Eureka Brown

Notary of- State of FLORIDA

Commission Number: FF 914491

EXHIBIT A

Folio	Legal Description
09-4025-009-0010	PINES PB 13-2 LOTS 1 & 2 LESS S10FT & W10FT FOR R/W BLK 1