



CITY OF MIAMI GARDENS

NW 27th AVENUE 40 ACRE PROPERTY

SUMMARY SHEET

1. **Name:** NW 27th Avenue 40 Acres
2. **Owner:** City of Miami Gardens
3. **Street Address:** E side of NW 27th Avenue and NW 191st Street, Miami Gardens, Florida
4. **Folio and Area:** 34-2103-001-0715, 2.22 Acres; 34-2103-001-0710, 37.69 Acres
5. **Price:** \$ TBD
6. **Access:**
 - East/West
 - SR 854/NW 199th Street/Honey Hill Drive/Dan Marino Boulevard
 - SR 860/NW 183rd Street/Miami Gardens Drive
 - North/South
 - NW 27th Avenue/SR 817
7. **Miami Gardens Zoning District Classification:** PCD Planned Corridor Development; R-50, Multiple Family; R-25, Multiple Family; R-1, Single Family
8. **Miami Gardens Future Land Use Designation:** Commerce
9. **Development of Regional Impact:** South Dolphin DRI (Proposed to be removed from DRI in 2013)
10. **Road Frontages:**
 - NW 27th Avenue/SR 817 frontage: 400 feet approx.
 - NW 191st Street frontage: 220 feet approx.
11. **Annual Average Daily Traffic (AADT)**
 - NW 27th Avenue North of SR 860/NW 183rd Street/Miami Gardens DR = 54,000 trips
 - SR 860/NW 183rd Street/Miami Gardens DR East of NW 27th Avenue = 38,500 trips
 - SR 860/NW 183rd Street/Miami Gardens DR West of NW 27th Avenue = 29,000 trips
12. **Flood Zone:** X (Other Areas. Areas of 0.2% annual chance flood; areas of 1% annual chance flood)
13. **Flood Insurance Rate Map (FIRM) Panel Number:** 12086C0128L
14. **Miami Gardens Community Rating System (CRS) Rating:** 6 (on a scale of 1 to 10)
15. **Water and Sewer Service Provider:** City of North Miami Beach
16. **Federal Enterprise Zone Program:** Included
17. **Brownfield Area:** The City designated the entire site is designated as a brownfield which offers many potential tax and job incentives.
18. **Phase 1 Environmental Analysis:** Clean
19. **Contacts:** Cameron Benson, City Manager, 305-622-8005, cbenson@miamigardens-fl.gov
20. **Status/Notes:** Site was recently removed from the Dolphin Center South Development of Regional Impact (and Miami-Dade County's DRI jurisdiction) per City initiative. It is now free and clear to develop, rezone, subdivide, site plan, etc., within the City's jurisdiction.

City's NW 27th Avenue Property



NW 27th Avenue Properties
Owners and Acreages

MAP #	OWNER	ACRES
1,2	WAL MART STORES EAST LP	31.70
3	HOME DEPOT	14.39
4	PLAYA PLAZA LLC, OUTPARCEL A	4.13
5	PLAYA PLAZA LLC, OUTPARCEL B	
6	PLAYA PLAZA LLC, OUTPARCEL C	
7	MIAMI GARDENS	39.91
8	MIAMI GARDENS	
9	C E LAND	7.00
	Total	97.13

Looking Northeast at Traffic Signal at NW 27th Avenue and NW 191 Street
Dolphin (Sunlife) Stadium and WalMart in Background



Streetside: Click to access interactive picture and map:

<http://www.bing.com/maps/?v=2&cp=25.947607~-80.245485&lvl=16&dir=0&sty=x~lat~25.947607~lon~-80.245485~alt~-23.13~z~30~h~38~p~-0.8~pid~5082&app=5082&FORM=LMLTCC>

Also, click to access related City site data:

<http://www.miamigardens-fl.gov/properties.html>