#### Conceptual Stage Relocation Plan

#### Florida Department of Transportation

#### SR 994/SW 200 ST/QUAIL ROOST DR FR W OF SW 137 AVE TO E OF SW 127 AVE

District: FDOT District 6

County: Miami-Dade County

ETDM Number: 14429

Financial Management Number: 445804-1-22-01

Federal-Aid Project Number: N/A

Project Manager: Raul Quintela

March 22, 2024

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated May 26, 2022 and executed by the Federal Highway Administration and FDOT. Submitted pursuant 49 U.S.C. 303.



### CONCEPTUAL STAGE RELOCATION PLAN (DRAFT)

SR 994 / SW 200<sup>th</sup> St / Quail Roost Drive Project Development & Environment Study From West of SW 137<sup>th</sup> Avenue to East of SW 127<sup>th</sup> Avenue Miami-Dade County, Florida

Financial Management Number: 445804-1-22-01
FAP Project Number: Not Assigned
Efficient Transportation Decision-Making Number: 14429

Prepared for: Florida Department of Transportation District 6 1000 NW 111<sup>th</sup> Avenue Miami, Florida 33172 Prepared by:
Glass Land Acquisition
Service Specialists, Inc.

March 22, 2024

#### CONCEPTUAL STAGE RELOCATION PLAN

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#### **EXHIBITS**

- A. Relocation Impact Spreadsheets
- B. Census Information
- C. Residential Listings sales and rentals (single family, condominium, townhouse, mobile homes)
- D. Social Services
- E. Commercial Listings sales and rentals (marine sales, gas station sales, warehouse rentals, retail rentals)
- F. Project Map

#### CONCEPTUAL STAGE RELOCATION PLAN

PLAN AUTHOR(S): Richard R. Glass, Jennifer Rowland and Blanca Guardia

PROJECT NAME: SR 994 / SW 200th Street / Quail Roost Drive

FINANCIAL MANAGEMENT NO.:445804-1-22-01

ETDM NUMBER: 14429 COUNTY: Miami-Dade

PROJECT LIMITS: From West of SW 137 Avenue to East of SW 127 Avenue

#### **NARRATIVE:**

The Florida Department of Transportation (FDOT) identified the need to conduct a Project Development and Environment (PD&E) Study for SR 994 / SW 200<sup>th</sup> Street / Quail Roost Drive. The project is located along SR 994 / SW 200<sup>th</sup> Street locally known as Quail Roost Drive and extends from west of SW 137<sup>th</sup> Avenue (also known as Lindgren Road) to east of SW 127<sup>th</sup> Avenue (also known as Burr Road) in southwest unincorporated Miami-Dade County. The project corridor is approximately 1.67 miles. The project study area is shown in Figure 1-1.

This rural corridor primarily serves residential uses as well as commercial uses and some agricultural land and nurseries. Currently, SR 994 / SW 200<sup>th</sup> Street / Quail Roost is a two-lane roadway from west of SW 137<sup>th</sup> Avenue to west of SW 127<sup>th</sup> Avenue. This roadway project involves the potential widening of Quail Roost Drive up to four lanes from SW 137<sup>th</sup> Avenue to SW 127<sup>th</sup> Avenue. The proposed roadway project improvements include operational enhancements at four existing major intersections (SW 137<sup>th</sup> Avenue, SW 134<sup>th</sup> Avene, SW 132<sup>nd</sup> Avenue and SW 127<sup>th</sup> Avenue), widening / reconstruction of the bridge structure over Black Creek Canal and storm water management facilities. This project also includes a proposed Shared Use Path (SUP) along both sides of the corridor which is intended for pedestrians and bicyclists use. A new traffic signal is also proposed at the intersection of SR 994 / SW 200<sup>th</sup> Street and SW 134<sup>th</sup> Avenue.

The purpose of this project is to address traffic operations and capacity constraints on SR 994 / SW 200<sup>th</sup> Street / Quail Roost Drive from west of SW 137<sup>th</sup> Avenue to east of SW 127<sup>th</sup> Avenue in order to accommodate future travel demands projected as a result of increased population and employment growth along the corridor. Additional project goals are to improve safety conditions, including emergency evacuation and response times as well as enhance mobility options and multimodal access along the corridor.

This Conceptual Stage Relocation Plan provides a summary of projected relocation activities for the Selected Alternative - Preferred Alternative 2. Socioeconomic data and assistance resources available in the project area are also included. The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources are available to all residential and business relocatees without discrimination.

#### SR 994 / SW 200<sup>th</sup> Street / Quail Roost Drive Project Development and Environmental PD&E Study Project Location Map

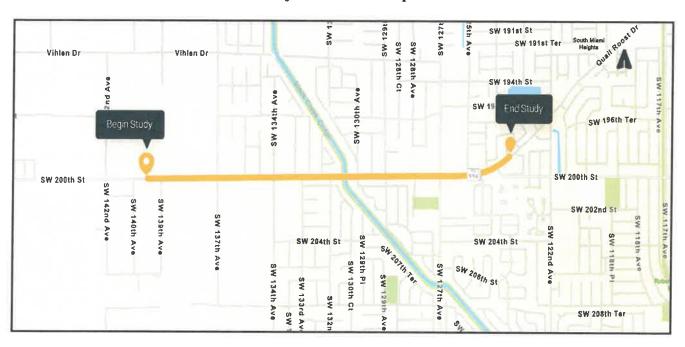


Figure 1-1

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As part of this Conceptual Stage Relocation Plan, Preferred Alternative 2 was studied along SR 994 / SW 200<sup>th</sup> Street / Quail Roost Drive. A summary of potential relocation activities for Preferred Alternative 2 is found below. *Exhibit A* consists of spreadsheets depicting potential relocation impacts for the Preferred Alternative 2. *Exhibit F* consists of aerial maps depicting potential right of way impacts for Preferred Alternative 2.

<u>Preferred Alternative 2: SR 994 / SW 200<sup>th</sup> Street / Quail Roost Drive</u> has eight (8) potential relocations.

#### Preferred Alternative 2: SR 994 / SW 200th Street / Quail Roost Drive

Relocation Summary Table	
Displaced Households:	0
Business Relocations:	0
Landlord Business	0
Sign Relocations:	0
Personal Property Relocations:	8

#### **Residential Relocation:**

Preferred Alternative 2 has no potential residential relocations at this time.

Alternative 2: SR 994 / SW 200th Street / Quail Roost Drive

Residential Relocation Sum	mary Table
Displaced Households	0

#### **Business Relocation:**

Preferred Alternative 2 has no potential business relocations at this time.

Alternative 2: SR 994 / SW 200th Street / Quail Roost Drive

Business Relocation Sum	mary Table
Business Relocations 0	

#### **Landlord Business Relocation:**

Preferred Alternative 2 has no potential landlord business relocations at this time

Alternative 2: SR 994 / SW 200th Street / Quail Roost Drive

Landlord Business Relocation S	ummary Table
Landlord Business Relocations 0	

#### **Sign Relocation:**

Preferred Alternative 2 has no sign relocations at this time. Although, if there were signs affected by the project's right of way impacts, it would be handled as part of the appraisal valuation process.

Alternative 2: SR 994 / SW 200th Street / Quail Roost Drive

Sign Relocation Sur	nmary Table
Sign Relocations	0

#### **Personal Property:**

Preferred Alternative 2 has eight (8) potential personal property relocations. The potential relocation items range from sheds, potted plants to swing sets and other personal items located in residential backyards at Parcels 15, 27, 34, 37, 38, 39, 69 and 82A.

Alternative 2: SR 994 / SW
200th Street / Quail Roost Drive

Personal Property Relocation S	ummary Table
Personal Property Relocations 8	

The following analysis is a result of field observations, as required for the Conceptual Stage Relocation Plan, in accordance with FDOT Right of Way Procedures.

#### 1. **HOUSEHOLDS TO BE DISPLACED:**

Based on our field inspection, no residential households will potentially be displaced in Preferred Alternative 2: SR 994 / SW 200th Street / Quail Roost Drive.

#### Preferred Alternative 2: SR 994 / SW 200th Street / Quail Roost Drive

Parcel	Address	No. of Potential Households Displaced
N/A	N/A	N/A

#### 1A. ESTIMATE OF THE PERCENTAGE OF MINORITY (RACIAL, NATIONAL ORIGIN, AND ETHNIC) HOUSEHOLDS TO BE DISPLACED.

Statistically, 43% of the residents within the Census area (by Zip Code Tabulation Areas: 33177), where households may be displaced are minorities. The U.S. Census Bureau website publication entitled: Race, 2017-2021, can be found in Exhibit B.

#### 1B. ESTIMATE OF THE INCOME RANGE (IN DOLLARS) OF THE AFFECTED **NEIGHBORHOODS OR COMMUNITIES.**

Based on the analysis of the US Census Bureau (by Zip Code Tabulation Areas: 33177), the median household income range for the affected area is \$66,492.00. The U.S. Census Bureau website publication entitled: Income, 2017-2021, can be found in Exhibit B.

#### 1C. ESTIMATE OF THE TENURE (OR AGE) OF THE STRUCTURES THAT ARE BEING DISPLACED.

Although there are no residential households to be displaced, structures along the project corridor range in age from historic to new construction.

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#### ESTIMATE OF THE PERCENTAGE OF ELDERLY HOUSEHOLDS TO BE 1D. DISPLACED.

Statistically, 15.9% of the residents in the Census area (by Zip Code Tabulation Area: 33177) are 65+ years of age. The U.S. Census Bureau website publication entitled: Demographic and Housing, 2017-2021, can be found in *Exhibit B*.

#### ESTIMATE OF THE PERCENTAGE OF HOUSEHOLDS HAVING FIVE OR MORE 1E. **FAMILY MEMBERS.**

Statistically, family size of the households within the Census area (by Zip Code Tabulation Area: 33177) is 3.47 individuals. The U.S. Census Bureau website publication entitled: Households and families, 2017-2021, can be found in *Exhibit B*.

#### 1F. ESTIMATE OF HANDICAPPED OR DISABLED RESIDENTIAL OCCUPANTS FOR WHOM SPECIAL ASSISTANCE SERVICES MAY BE NECESSARY.

Statistically, within the Census area (by Zip Code Tabulation Area: 33177), 24.8% of the residents in the Census area are disabled. The U.S. Census Bureau website publication entitled: Disability Characteristics, 2017-2021, can be found in Exhibit B.

#### ESTIMATE OF OCCUPANCY STATUS - OWNER/TENANT: 1**G**.

Statistically, 25.5% of the residents are tenants in the Census area (by Zip Code Tabulation Area: 33177). The U.S. Census Bureau website publication entitled: Households and families, 2017-2021, can be found in Exhibit B.

#### 2. **COMPARISON OF AVAILABLE HOUSING:**

This is a discussion comparing available (decent, safe, and sanitary) housing in the area with the housing needs of displacees. The comparison should include (a) price ranges, (b) size (number of bedrooms), and (c) occupancy status (owner/tenant).

A review of Preferred Alternative 2 revealed that there are a sufficient number of comparable homes available at the present time both for sale and for rent (see Exhibit C). Given the current active real estate market, units that may be available today will most likely only be available for a short period of time. As relocation activities begin and the needs of households to be relocated are determined, a search for specific replacement units will be performed. At this time, there are no potential residential relocations identified.

Miami is currently one of the least affordable cities in the Country. Miami has a low wage economy and high cost Real Estate. More than half of the households in Miami are considered rent burdened. Residents spend more than a third of their income in rent and Miami has the highest vacancy rates in the Country due to absente owners and large seasonal population.

#### 3. DISCUSSION RESULTS WITH LOCAL OFFICIALS/SOCIAL AGENCIES:

Gannett Fleming, Inc., the PD&E consultant for Florida Department of Transportation, continues to meet with all local government officials. The results of those discussions can be found in Public Involvement Summary Report section of the final PD&E report. Should additional information be required when right of way acquisition and relocation begins, local governmental officials will be re-contacted.

SR 994/SW 200th Street / Quail Roost Drive - Conceptual Stage Relocation Plan

Financial Management No.: 445804-1-22-01

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#### 4. SPECIAL ADVISORY SERVICES:

This is a description of special relocation advisory services that will be necessary for identified unusual conditions or unique problems. This description should identify special cases (e.g., handicapped or disabled displacees, problems of the elderly, racial and ethnic considerations). Additionally, consideration should be given to the availability of governmental and social agencies available to serve these particular needs.

Relocation advisory services are extremely important in order to effectively accomplish relocation goals. Statistically, within the Census area where household(s) will be displaced, 43% are minority, 15.9% are elderly and 24.8% are disabled. Additionally, based on the census data and field observations, we do not estimate any households to exceed five family members.

There are no residences that appear to be potentially displaced at this time. A determination as to whether a residence will have to relocate is based on "street observations" of the aerial depiction of the alignment location and its possible impact as the result of the acquisition.

As detailed in *Exhibit D*, numerous social agencies have been identified. These agencies should be sufficient to address unusual or unique problems.

#### 5. REPLACEMENT HOUSING REMEDY:

This is a discussion of the actions proposed to remedy insufficient replacement housing, including a commitment to housing of last resort, if necessary. Per FDOT procedure 9.6.1, replacement housing of last resort will be used to assure that comparable decent, safe and sanitary housing will be made available to a displaced person when such housing cannot otherwise be provided withing the person's financial means.

Although there are no residences that appear to be potentially displaced at this time, research has revealed there is sufficient housing within the immediate area of Preferred Alternative 2 to provide necessary housing at this time (Please see Exhibit C). If Housing of Last Resort becomes necessary, the solution would be to provide relocation eligibility greater than the current \$7,200.00 maximum for replacement housing benefits for tenants and \$31,000.00 for homeowners.

#### 6. **BUSINESSES TO BE DISPLACED** (number, type and size):

The purpose of this section is to estimate the number, type, and size of businesses to be displaced, including special business characteristics, such as services to specialized clientele, or cultural orientation. The approximate number of employees for each business should be included along with the general impact on the business dislocation(s) on the economy of the community.

There are no businesses that appear to be potentially displaced at this time. A determination as to whether the business will have to relocate is based on "street observations" of the aerial depiction of the alignment location and its possible impact as the result of the acquisition.

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#### **Businesses Displaced:**

The purpose of this section is to estimate the number, type, and size of businesses to be displaced, including special business characteristics, such as services to specialized clientele, or cultural orientation. The approximate number of employees for each business should be included along with the general impact on the business dislocation(s) on the economy of the community.

#### Preferred Alternative 2: SR 994 / SW 200th Street / Quail Roost Drive

N/A N/A N/A
17/11 17/11 17/11

The are no potentially displaced businesses in Preferred Alternative 2 at this time.

#### **6A. AVAILABILITY OF BUSINESS SITES:**

A search consisting of available commercial and industrial replacement sites was conducted within the immediate area in unincorporated Miami-Dade County. The search area was designed to demonstrate an immediate potential source of sufficient available units both for sale and for rent. It is very unlikely that current replacement sites available for sale and for rent will be on the market when the acquisition and relocation phases of this project are initiated. However, we anticipate that other sites in the search area will become available. Exhibit E provides some basic information on available units.

There are no businesses that have the potential to be displaced in Preferred Alternative 2 at this time.

#### **6B.** BUSINESS RELOCATION LIKELIHOOD:

The analysis of whether an individual business will relocate is, at this point, preliminary. In determining the probability of relocation, such factors as the angle of the acquisition through the property, available parking, number and types of businesses on the parcel, were taken into consideration. If a parcel's business use changes, this change could directly impact the need to relocate. When a business displacement was questionable, the business was considered for relocation. Conversely, a parcel that is not targeted for a business displacement may have a change in the business use, which may create the need for additional displacement. Local government codes could influence the numbers of business relocations. For example, will variances or Certificates of Conformity be issued? These questions and other related questions will not be fully answered until the time the project commences.

#### 6C. <u>IMPACTS ON THOSE BUSINESSES REMAINING AND ON THE COMMUNITY:</u>

There are no businesses that have a potential to be displaced at this time. The result of this study concludes that there will not be a potential significant impact to the businesses remaining on the communities surrounding the project.

Should future design changes cause the displacement of businesses, areas along these corridors should have enough business stability to sustain the loss of the business, therefore, impacts on those businesses remaining in the community appear minimal as the area continues to grow. Commercial uses within the limits of this project are an average percentage. Redevelopment along the project limits is likely for the area due to its growing commercial and residential uses.

#### **6D. ESTIMATED INCOME - BUSINESS:**

Potential income of businesses to be relocated along the corridor was analyzed using three (3) categories. Category A was used for businesses that had an annual income up to \$200,000. Category B was used for businesses that had an annual income from \$200,001 to \$500,000. Category C was used for businesses that had an annual income greater than \$500,001. The number of businesses to be potentially relocated by Preferred Alternative 2 are none.

If a parcel contained more than one (1) business to be relocated, the income potential category for each business is indicated, if applicable. If the parcel was residential, vacant land, contained a vacant building, or was a governmental agency or non-profit agency, an "N/A" classification was given. Businesses such as gas stations, selected fast food restaurants, and very large corporations were given an income Category of C.

Category	Annual Income
A	Up to \$200,000
В	\$200,001 to \$500,000
C	Greater than \$500,001

There are no businesses that have a potential to be displaced in Preferred Alternative 2 at this time.

#### **ESTIMATED INCOME - EMPLOYEE:**

For employee income, the following annual income scale was used:

Category	Annual Income
A	\$18,000 - \$22,500
В	\$22,501 - \$28,500
C	\$28,501 - \$36,000
D	\$36,001 - \$50,000
E	Greater than \$50,000

If a business to be relocated contained more than one employee, the average of all employees' income was considered for each business.

If a parcel contained more than one business, the average income per employee per business was considered. Only one classification was reported for each business.

The no businesses to be potentially relocated at this time; therefore, no category is applicable.

#### **6F. SIGN RELOCATION:**

Signs are included as improvement costs contained in the appraisal valuation process.

No on-premise signs were observed to be encroaching into the existing right-of-way during our field inspection. However, any on-premise signs found to be encroaching at the time of the acquisition for the project would need to be removed at the owner's expense.

### 7. <u>DISCUSSION RESULTS WITH LOCAL GOVERNMENTS REGARDING</u> POTENTIAL BUSINESS DISPLACEMENTS:

Gannett Fleming, Inc., the PD&E consultant for the Florida Department of Transportation, continues to meet with all local government officials. The results of those discussions can be found in Public Involvement Summary Report section of the final PD&E report. Should additional information be required when right of way acquisition and relocation begins, local governmental officials will be re-contacted.

#### 8. NON-DISCRIMINATION STATEMENT

The Florida Department of Transportation Guideline Right of Way Procedure enforces Title VI and VIII of the Civil Rights Act of 1968, and amendments, making discriminatory practices in the purchase and rental of housing illegal if based on race, religion, sex, or national origin.

Relocation resources are available to all residential and business displacees without discrimination.

#### 9. POTENTIAL HAZARDOUS WASTE CONCERNS:

The Contamination Screening Evaluation Report concluded the following parcels with right of way impacts have the potential for hazardous waste concerns. The relied upon documentation can be found in the Contamination Screening Evaluation Report.

Parcel	Risk Rating	Address
26	Low Risk	13650 Quail Roost Drive, Miami, FL 33177
27	Low Risk	13400 SW 200 <sup>th</sup> Street, Miami, FL 33177
57	Medium Risk	12720 SW 200 <sup>th</sup> Street, Miami, FL 33177
90	Low Risk	13400 SW 200 <sup>th</sup> Street, Miami, FL 33177

#### 10. PUBLICLY OWNED LANDS:

There are two (2) publicly owned Parcels affected by Preferred Alternative 2. The Parcels are located along SR 994 / SW 200<sup>th</sup> Street on the west side and east side of SW 129<sup>th</sup> Avenue. Both Parcels are vacant strips of land.

ty Parks Recreation & Open Areas
ty Parks Recreation & Open Areas
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Since these proposed governmental acquisitions do not impact any buildings, it appears that the potential for functional replacement does not exist.

#### 11. PHOTOGRAPHS:

The following photograph represents parcel(s) which will involve potential personal property relocation:



Personal Property Relocation – Parcel 15 19975 SW 131<sup>st</sup> Court, Miami, FL 33177



Personal Property Relocation – Parcel 27 13400 SW 200<sup>th</sup> Street, Miami, FL 33177

The following photograph represents parcel(s) which will involve potential personal property relocation:



Personal Property Relocation – Parcel 34 13217 SW 200<sup>th</sup> Terrace, Miami, FL 33177



Personal Property Relocation – Parcel 37 13181 SW 200<sup>th</sup> Terrace, Miami, FL 33177

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The following photograph represents parcel(s) which will involve potential personal property relocation:



Personal Property Relocation – Parcel 38 13171 SW 200<sup>th</sup> Terrace, Miami, FL 33177



Personal Property Relocation – Parcel 39 20000 SW 130<sup>th</sup> Avenue, Miami, FL 33177

The following photograph represents parcel(s) which will involve potential personal property relocation:



Personal Property Relocation – Parcel 69 12478 SW 199<sup>th</sup> Terrace, Miami, FL 33177



Personal Property Relocation – Parcel 82A 12425 SW 200<sup>th</sup> Terrace, Miami, FL 33177

#### 12. CONCLUSION:

This project is located in southwest unincorporated Miami-Dade County. The PD&E Study area extends along SR 994 / SW 200th Street locally known as Quail Roost Drive from west of SW 137th Avenue to east of SW 127th Avenue. The project corridor is approximately 1.67 miles.

Preferred Alternative 2 is the selected alternative. The alternative proposes one additional lane in each direction for a total of up to for lanes from SW 137<sup>th</sup> Avenue to SW 127<sup>th</sup> Avenue along SR 994. This alternative also proposes a Shared Use Path (SUP) along both sides of the corridor for pedestrians and bicyclists. In addition, a new traffic signal is proposed at the intersection of SR 994 / SW 200<sup>th</sup> Street and SW 134<sup>th</sup> Avenue. Right of Way impacts will occur as a result of the Selected Alternative.

The roadway capacity will provide opportunity for enhanced traffic operations and traffic constraints along SR 994 / SW 200<sup>th</sup> Street / Quail Roost Drive from west of SW 137<sup>th</sup> Avenue to east of SW 127<sup>th</sup> Avenue and improved safety conditions while providing a multimodal and pedestrian / bicyclist friendly corridor for the neighborhood.

Currently, the majority of SR 994 / SW 200<sup>th</sup> Street / Quail Roost Drive corridor is comprised of primarily residential uses as well as commercial uses and some agricultural land and nurseries. The types of commercial properties include large and small businesses such as retail, places of worship, convenience / service station and a financial institution.

Based on field observations and secondary sources, a summary of the findings of this Conceptual Stage Relocation Plan is as follows:

Preferred Alternative 2: SR 994 / SW 200th Street / Quail Roost Drive has 8 potential relocations.

Preferred Alternative 2: SR 994 / SW 200th Street / Quail Roost Drive

Relocation Summary Ta	ble
Displaced Households:	0
Business Relocations:	0
Landlord Business	0
Sign Relocations:	0
Personal Property Relocations:	8

In reference to the residential portion of this Conceptual Stage Relocation Plan, Preferred Alternative 2 potentially displaces no (0) household, no (0) businesses, eight (8) personal properties and no (0) landlord businesses. Statistically, within the study area, 43% of the residents are minorities, 24.8% of the residents, are disabled, 15.9% of the residents in the study area are 65+ years of age, household size in the study area is 3.47 individuals, 25.5% of the residents are tenants and the median income of residents is \$66,492.00 per year. A review of the study area revealed that there are a sufficient number of comparable homes available at the present time both for sale and for rent. There are also numerous social service agencies available to assist residential displacees including, but not limited to: The United Way, Aging and Disability Resource Centers of Miami-Dade County among others. However, there are no potential residential relocations at this time.

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In reference to the business portion of this Conceptual Stage Relocation Plan, there are no businesses that appear to be potentially displaced at this time. Should future design changes cause the displacement of additional businesses, a review of the study area revealed that there are a sufficient number of replacement sites for displaced businesses. The results of this study conclude that there is no potential significant impact to the businesses remaining and on the communities surrounding the project. There are numerous agencies available to provide assistance and resources to displaced businesses, if applicable, in Miami-Dade County and various Chambers of Commerce.

## Exhibit A

### Relocation Impacts on SR 994 / SW 200th Street / Quail Roost Drive FDOT Financial Management No.: 445804-1-22-01 March 2024

CSRP Parcel No.	Description	Folio No.	Concept Plan Sheet No.	Preferred Alternative 2
15	Personal Property: Playhouse/Playground and Pool Items	30-6902-029-0170		(1) Personal Property
27	Personal Property: Potted Plants	30-6911-000-0030		(1) Personal Property
34	Personal Property: Shed	30-6911-009-0120		(1) Personal Property
37	Personal Property: Shed	30-6911-004-0700		(1) Personal Property
38	Personal Property: Shed, Playground and Trampoline	30-6911-004-0690		(1) Personal Property
39	Personal Property: Concrete Picnic Table and other items	30-6911-004-0030		(1) Personal Property
69	Personal Property: Shed	30-6901-041-0480		(1) Personal Property
82A	Personal Property: Shed	30-6912-037-0010		(1) Personal Property
		Total Reside	ntial Relocation	0
			ness Relocation	0
	Total	Personal Property ar		8
		Total Landlord Busi	ness Relocation	0
		Total Relo	cation Impacts	8

# Exhibit B

#### **ACS DEMOGRAPHIC AND HOUSING ESTIMATES**



DATA NOTES	
TABLE ID:	IDP05
SURVEY/PROGRAM:	American Community Survey
/INTAGE:	2021
	ACSDP5Y2021
DATASET:	
PRODUCT:	ACS 5-Year Estimates Data Profiles
JNIVERSE:	None
-TP URL:	None
API URL:	https://api.census.gov/data/2021/acs/acs5/profile
JSER SELECTIONS	
GEOS	ZCTA5 33177
3103	2010 33171
EXCLUDED COLUMNS	None
ADDITED CILTEDS	None
APPLIED FILTERS	None
APPLIED SORTS	None
PIVOT & GROUPING	
PIVOT COLUMNS	None
PIVOT MODE	Off
ROW GROUPS	None
ALUE COLUMNS	None
ABLE NOTES	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for
	the nation, states, counties, cities, and towns and estimates of housing units for states and counties.  Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the
	American Community Survey website in the Technical Documentation section.  Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.
	Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates
	Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represent in these tables.
	For more information on understanding Hispanic origin and race data, please see the America Counts: Stories Behind the Numbers article entitled, 2020 Census Illuminates Racial and Ethnic Composition of the Country, issued August 2021.
	The Hispanic origin and race codes were updated in 2020. For more information on the Hispanic origin and race code changes, please visit the American Community Survey Technical Documentation website.

Table: ACSDP5Y2021.DP05

The 2017-2021 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities. Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median-The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").\*\* The margin of error could not be computed because there were an insufficient number of sample observations.\*\*\* The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.\*\*\*\* A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

**COLUMN NOTES** 

None

			1		1	
	Total		With a disa	ability	Percent wi	th a disability
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin o Error
Total civilian noninstitutionalized						
population	55,840	±3,017	6,481	±991	11.6%	±1.5
SEX						
Male	27,708	±1,420	2,849	±603	10.3%	±2.0
Female	28,132	±1,924	3,632	±581	12.9%	±1.8
RACE AND HISPANIC OR LATINO ORIGIN						
White alone	31,780	±2,023	3,115	±564	9.8%	±1.5
Black or African American alone	6.571	±1,201	726	±174	11.0%	±3.0
American Indian and Alaska	0,0.1					
Native alone	81	±107	20	±55	24.7%	±66.9
Asian alone	854	±337	21	±33	2.5%	±3.7
Native Hawaiian and Other	034	1337		250	2.070	
Pacific Islander alone	25	±51	0	±34	0.0%	±71.7
	-	±1,016	572	±316	15.5%	±7.2
Some other race alone Two or more races	3,683	±2,504	2,027	±796	15.8%	±4.8
	12,846	12,304	2,027	1750	13.0%	14.0
White alone, not Hispanic or	5 004	14.470	F17	1104	10.2%	±3.9
Latino	5,084	±1,179	517	±194	10.2%	(13.5
Hispanic or Latino (of any race)	42,741	±2,881	5,192	±1,012	12.1%	±2.0
AGE			_		0.004	1.05
Under 5 years	2,406	±475	8	±12	0.3%	±0.5
5 to 17 years	9,149	±1,594	1,002	±757	11.0%	±7.2
18 to 34 years	12,149	±874	343	±138	2.8%	±1.1
35 to 64 years	23,250	±1,386	2,173	±387	9.3%	±1.6
65 to 74 years	5,351	±932	1,227	±356	22.9%	±6.9
75 years and over	3,535	±578	1,728	±387	48.9%	±7.7
DISABILITY TYPE BY DETAILED AGE						
With a hearing difficulty	(X)	(X)	1,126	±282	2.0%	±0.5
Population under 18 years	11,555	±1,668	13	±20	0.1%	±0.2
Population under 5 years	2,406	±475	0	±34	0.0%	±2.0
Population 5 to 17 years	9,149	±1,594	13	±20	0.1%	±0.2
Population 18 to 64 years	35,399	±1,582	420	±178	1.2%	±0.5
Population 18 to 34 years	12,149	±874	99	±73	0.8%	±0.6
Population 35 to 64 years	23,250	±1,386	321	±155	1.4%	±0.7
Population 65 years and over	8.886	±1,097	693	±244	7.8%	±2.5
Population 65 to 74 years	5,351	±932	185	±84	3.5%	±1.5
Population 75 years and			T			
over	3,535	±578	508	±223	14.4%	±5.6
With a vision difficulty	(X)	(X)	1,049	±304	1.9%	±0.6
Population under 18 years	11,555	±1,668	129	±93	1.1%	±0.8
Population under 5 years	2,406	±475	8	±12	0.3%	±0.5
Population 5 to 17 years	9,149	±1,594	121	±95	1.3%	±1.1
	35,399	±1,594 ±1,582	386	±166	1.1%	±0.5
Population 18 to 64 years		±874	6	±156	0.0%	±0.1
Population 18 to 34 years	12,149	-			-	±0.1
Population 35 to 64 years	23,250	±1,386	380	±162	1.6%	
Population 65 years and over	8,886	±1,097	534	±219	6.0%	±2.5
Population 65 to 74 years	5,351	±932	175	±98	3.3%	±2.0
Population 75 years and						
over	3,535	±578	359	±193	10.2%	±5.0
With a cognitive difficulty	(X)	(X)	3,253	±922	6.1%	±1.5

	ZCTA5 331	77				
	Total		With a disa	ability	Percent wi	th a disability
Labei	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population under 18 years	9,149	±1,594	937	±769	10.2%	±7.4
Population 18 to 64 years	35,399	±1,582	1,215	±261	3.4%	±0.7
Population 18 to 34 years	12,149	±874	242	±123	2.0%	±1.0
Population 35 to 64 years	23,250	±1,386	973	±245	4.2%	±1.0
Population 65 years and over	8,886	±1,097	1,101	±260	12.4%	±3.2
Population 65 to 74 years	5,351	±932	367	±159	6.9%	±3.1
Population 75 years and over	3,535	±578	734	±225	20.8%	±5.5
With an ambulatory difficulty	(X)	(X)	3,555	±548	6.7%	±1.0
Population under 18 years	9,149	±1,594	114	±77	1.2%	±0.8
Population 18 to 64 years	35,399	±1,582	1,325	±297	3.7%	±0.8
Population 18 to 34 years	12,149	±874	75	±54	0.6%	±0.5
Population 35 to 64 years	23,250	±1,386	1,250	±285	5.4%	±1.1
Population 65 years and over	8,886	±1,097	2,116	±408	23.8%	±4.5
Population 65 to 74 years	5,351	±932	700	±214	13.1%	±4.3
Population 75 years and						
over	3,535	±578	1,416	±372	40.1%	±7.7
With a self-care difficulty	(X)	(X)	1,316	±329	2.5%	±0.6
Population under 18 years	9,149	±1,594	90	±56	1.0%	±0.6
Population 18 to 64 years	35,399	±1,582	407	±148	1.1%	±0.4
Population 18 to 34 years	12,149	±874	60	±49	0.5%	±0.4
Population 35 to 64 years	23,250	±1,386	347	±136	1.5%	±0.6
Population 65 years and over	8,886	±1,097	819	±271	9.2%	±3.0
Population 65 to 74 years	5,351	±932	228	±162	4.3%	±3.0
Population 75 years and over	3,535	±578	591	±247	16.7%	±6.3
With an independent living difficulty	(X)	(X)	2,488	±491	5.6%	±1.1
Population 18 to 64 years	35,399	±1,582	811	±209	2.3%	±0.6
Population 18 to 34 years	12,149	±874	134	±85	1.1%	±0.7
Population 35 to 64 years	23,250	±1,386	677	±192	2.9%	±0.8
Population 65 years and over	8,886	±1,097	1,677	±414	18.9%	±4.4
Population 65 to 74 years	5,351	±932	629	±328	11.8%	±6.0
Population 75 years and over	3,535	±578	1.048	±283	29.6%	±6.3

	ZCTA5 331	177									
	Total			Married-couple family household		Male householder, no spouse present, family		Female householder, no spouse present, family		Nonfamily household	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin o	
HOUSEHOLDS											
Total households	16,052	±717	8,870	±671	1,241	±333	3,329	±555	2,612	±359	
Average household size	3.47	±0.11	3.99	±0.15	3.68	±0.57	3.70	±0.34	1.32	±0.08	
FAMILIES											
Total families	13,440	±742	8,870	±671	1,241	±333	3,329	±555	(X)	(X)	
Average family size	3.76	±0.12	3.95	±0.14	3.26	±0.54	3.45	±0.34	(X)	(X)	
AGE OF OWN CHILDREN											
Households with own children of the householder under 18 years	5,458	±689	3,487	±490	516	±243	1,455	±463	(X)	(X)	
Under 6 years only	16.6%	±4.6	16.7%	±6.0	18.2%	±14.9	15.7%	±7.6	(X)	(X)	
Under 6 years and 6 to 17 years	15.1%	±5.5	19.2%	±7.6	3.7%	±6.4	9.5%	±8.7	(X)	(x)	
6 to 17 years only	68.3%	±7.2	64.1%	±9.1	78.1%	±16.8	74.8%	±12.1	(X)	(X)	
Total households	16,052	±717	8,870	±671	1,241	±333	3,329	±555	2,612	±359	
SELECTED HOUSEHOLDS BY TYPE											
Households with one or more people under 18 years	39.1%	±3.2	45.4%	±4.1	48.7%	±13.0	48.5%	±9.5	1.3%	±1.0	
Households with one or more people 60 years and over	47.5%	±3.3	,48.5%	±4.7	,42.1%	±12.2	49.0%	±7.5	44.8%	±8.7	
Households with one or more people 65 year and over	36.2%	±3.3	(X)	(x)	(x)	(X)	(X)	(X)	33.3%	±8.4	
Householder living alone	12.4%	±2.1	(X)	(X)	(X)	(X)	(X)	(X)	76.3%	±6.6	
65 years and over	4.4%	±1.3	(X)	(X)	(X)	(X)	(X)	(X)	27.0%	±7.0	
UNITS IN STRUCTURE					l.						
1-unit structures	88.5%	±1.9	90.2%	±3.0	92.7%	±7.2	87.9%	±4.6	81.1%	±5.3	
2-or-more-unit structures	10.7%	±1.5	8.3%	±2.3	7.3%	±7.2	12.1%	±4.6	18.9%	±5.3	
Mobile homes and all other types of units	0.8%	±0.8	1.5%	±1.4	0.0%	±3.8	0.0%	±1.4	0.0%	±1.8	
HOUSING TENURE											
Owner-occupied housing units	74.5%	±3.1	79.9%	±3.7	86.3%	±10.1	65.8%	±6.6	61.6%	±8.3	
Renter-occupied housing units	25.5%	±3.1	20.1%	±3.7	13.7%	±10.1	34.2%	±6.6	38.4%	±8.3	

	ZCTA5 33177								
	Households		Families		Married-couple families		Nonfamily households		
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin o	
Total	16,052	±717	13,440	±742	8,870	±671	2,612	±359	
Less than \$10,000	5.5%	±2.1	3.5%	±1.5	1.2%	±1.1	18.5%	±8.9	
\$10,000 to \$14,999	3.2%	±1.0	2.4%	±1.0	1.7%	±1.2	8.8%	±4.3	
\$15,000 to \$24,999	9.1%	±1.9	9.6%	±2.1	7.4%	±2.6	13.3%	±6.0	
\$25,000 to \$34,999	9.3%	±2.1	9.1%	±2.1	5.3%	±1.9	12.1%	±5.3	
\$35,000 to \$49,999	10.5%	±2.0	11.6%	±2.5	10.7%	±3.2	10.3%	±4.1	
\$50,000 to \$74,999	20.0%	±3.2	19.6%	±3.1	18.6%	±3.1	16.3%	±6.5	
\$75,000 to \$99,999	14.8%	±2.6	14.9%	±2.7	17.9%	±3.3	11.2%	±4.8	
\$100,000 to \$149,999	18.0%	±2.9	19.2%	±3.0	24.4%	±4.3	6.5%	±3.5	
\$150,000 to \$199,999	4.9%	±1.2	5.0%	±1.3	6.1%	±1.8	1.8%	±1.9	
\$200,000 or more	4.5%	±1.3	5.1%	±1.5	6.7%	±2.1	1.2%	±1.1	
Median income (dollars)	66,492	±4,792	68,755	±3,675	80,884	±7,651	33,635	±5,488	
Mean income (dollars)	79,001	±4,831	82,690	±5,262	N	N	45,784	±6,143	
PERCENT ALLOCATED									
Household income in the past 12 months	51.5%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
Family income in the past 12 months	(X)	(X)	53.3%	(X)	(X)	(X)	(X)	(X)	
Nonfamily income in the past 12 months	(x)	(X)	(X)	(X)	(X)	(X)	36.9%	(X)	

	ZCTA5 33177					
Label	Estimate	Margin of Error				
Total:	57,167	±2,984				
White alone	32,613	±2,025				
Black or African American alone	6,832	±1,213				
American Indian and Alaska Native alone	81	±107				
Asian alone	854	±337				
Native Hawaiian and Other Pacific Islander alone	25	±51				
Some other race alone	3,820	±1,022				
Two or more races:	12,942	±2,502				
Two races including Some other race	12,187	±2,437				
Two races excluding Some other						
race, and three or more races	755	±476				

# Exhibit C

Miami 13162 SW 191st Ter CP: \$5,000

MLS#: <u>A11437257</u>

Status: Active

Subdivision: ¤VALENCIA ACRES

Bedrooms: 4 Full Baths: 3 SqFt Liv Area: ×3,140 Half Baths: 1

Year Built: 2006

Front Exposure:

Garage: 3 Carport:

Water Frontage:

Waterfront: No

Cooling: Central Cooling, Electric Cooling
Sold Price: Closing Dt:

Executive style home with three car garage, granite counter tops, freshly painted inside and out, new appliances and large family room. Located in an X flood area close to major arteries to get to turnpike and West Kendall. Brand new wall oven to be delivered by Septem 3.

Interior Feat: First Floor Entry, Cooking Island, French Doors, Laundry Tub, Pantry

**Exterior Feat:** 

Fence, High Impact Doors, Patio, Room For Pool

Amenities:

Lot Desc: 1/4 To Less Than 1/2 Acre Lot

**Directions:** 





**Front of Structure** 

Front of Structure

**Front of Structure** 

Bathroom



Bathroom

**Bathroom** 

**Bathroom** 

**Bathroom** 

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#### Accessibility Issues?

13612 SW 184th Ln CP: \$3,900 Miami

A11523714 MLS#:

Active Status:

**\*CAPLE FARMS NORTH Subdivision: Full Baths:** 2 **Bedrooms:** 4 **Half Baths:** SqFt Liv Area: 2,000

2022/Resale Year Built:

Front Exposure: North

0 Garage: Carport:

Water Frontage: Waterfront:

No

Cooling: Central Cooling

**Sold Price:** Closing Dt:

Beautiful house for rent in a quiet neighborhood. Open floor plan with a marvelous kitchen and island, granite counters and stainless steel appliances. Fenced patio with an aluminum terrace and concrete pad backyard perfect for outdoor dining, grilling and relaxing. Large master suite with two walk-in closets. Internet is included in the price of the rent. Garage and inlaws apartment are not included.

First Floor Entry **Interior Feat:** 

**Exterior Feat:** Fence, Hurricane Shutters, Patio

Amenities:

Less Than 1/4 Acre Lot Lot Desc:

Directions: PLEASE USE YOUR GPS, WAZE, GOOGLE MAPS



Front of Structure



Living Room





Kitchen



**Patio** 



**Patio** 





Bathroom - 1/2 bath- fi... Bathroom - 1/2 bath- fi

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#### **Accessibility Issues?**

Miami 13355 SW 197th Ter #0 CP: \$4,600

MLS#: A11512697

Status: Active

Subdivision: ×LEON ESTATES

**Bedrooms:** 4 **Full Baths:** 3 **SqFt Liv Area:** 2,958 **Half Baths:** 0

Year Built:

Front Exposure: South

Garage: 2 Carport:

Water Frontage: No

Cooling: Central Cooling

Sold Price: Closing Dt:

Welcome to your dream home! This stunning single-family home boasts 4 bedrooms, 3 bathrooms, and a spacious 2-car garage. The modern kitchen features elegant counters and top-of-the-line stainless steel appliances, perfect for culinary enthusiasts. Enjoy the sleek tile flooring throughout the house, giving it a contemporary touch. With brand new construction, you'll be the first to call this house a home. The open floor plan creates a seamless flow, ideal for entertaining guests. The master suite offers a private oasis, while an additional master bedroom provides flexibility. Say goodbye to HOA fees and restrictions, as this property offers the freedom you desire. Don't miss this incredible opportunity to live in luxury and comfort in Emerald Cove

Interior Feat: First Floor Entry, Closet Cabinetry, Cooking Island

Exterior Feat: Open Porch

Amenities: Lot Desc:

#### **Directions:**





Kitchen



Other



Kitchen



Other



Other



Bathroom



Other

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#### Accessibility Issues?

Miami 19975 SW 131st Ct #0 **CP**: \$7,500

MLS#: A11525982

Status: Active

Subdivision: \*BRIGHT HOMES

Bedrooms: 4 Full Baths: 3
SqFt Liv Area: ×2,571 Half Baths: 0

Year Built: 2020

Front Exposure:

Garage: 2 Carport:

Water Frontage: No

Cooling: Ceiling Fans, Electric Cooling

Sold Price: Closing Dt:

FOR RENT, this smart and spacious 4 Bedroom, 3 Bath property sits on a peaceful and quiet Cul-de-sac and has been completely finished by a talented interior designer. This beautiful, bright, spacious home was built in 2020 features an open kitchen concept custom cabinet, and stainless-steel appliances. All bedrooms are very ample, and the master suite is absolutely incredible, offering an extra-large walk-in closet. Enjoy entertaining family and friends in your back yard which features a brand new, heated, saltwater pool, with a travertine pool deck. Additional features include brand new impact windows and doors, a three-car garage so you never get wet on a rainy day, and a fully fenced yard with professional landscaping including multiple fruit trees!!

**Interior Feat:** 

**Exterior Feat:** Deck, Fence, High Impact Doors, Open Porch, Patio

Amenities: Lot Desc:

#### **Directions:**





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#### **Accessibility Issues?**

Miami

21046 SW 133rd Ct #21046

CP: \$9,500

MLS#:

A11500675

Status:

Garage:

Active

Subdivision:

**\*BONITA GRAND ESTATES SOUT** 

Bedrooms:

5 **Full Baths:** 4 x3,598 **Half Baths:** 1

SqFt Liv Area: Year Built:

2014/Resale

Front Exposure:

2

Carport:

Water Frontage: Waterfront:

. No

Cooling:

Ceiling Fans, Central Cooling

**Sold Price:** 

Closing Dt:

WELCOME TO THIS MAGNIFICENT AND SPACIOUS SINGLE FAMILY HOME WITH 5 BEDROOMS AND 4.5 BATHOOMS. HERE ARE SOME OF THE MANY FEATUES THIS HOME OFFERS: , IMPACT WINDOWS/DOORS, EAT IN KITCHEN, IN-LAWS/CARE TAKER ROOM WITH IT'S OWN PRIVATE ENTRANCE, SPA LIKE FEATURES WITH IT'S BEAUTIFL LANDSCAPED PROPERTY SURROUNDING THE JACUZZI/POOL, ROOM FOR RV/BOAT AND OTHER TOYS TO NAME A FEW. THIS HOME FEATURES PLENTOF ROOM FOR ALL TO ENJOY. HOME WAS RECENTLY PAINTED INTERIOR/EXTERIOR/ROOF.. THIS HOME IS ALSO AVAILABLE FOR SALE!!!!

Interior Feat:

First Floor Entry

**Exterior Feat:** 

Awnings, Fence, Fruit Trees, High Impact Doors

Amenities: Lot Desc:

#### **Directions:**



Front of Structure



Yard

**Entry** 



**Living Room** 



**Dining Area** 



**Living Room** 



Kitchen

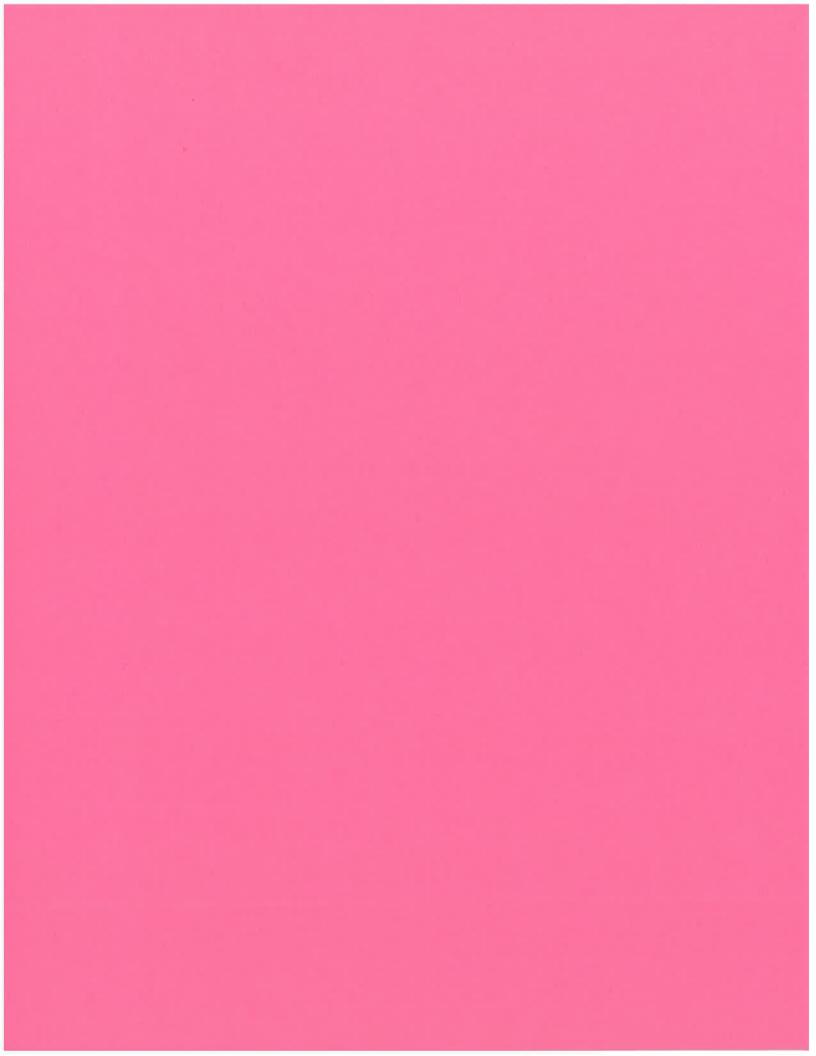
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#### Accessibility Issues?



Miami 12942 SW 208th Ln CP: \$690,000

MLS#: <u>A11514237</u>

Status: Active

Subdivision: ×HIANLIN REEF NORTH

Bedrooms: 3 Full Baths: 2 SqFt Liv Area: ×1,472 Half Baths: 0

SqFt Adjusted: ×1,782

Bld Ar/Src:

Year Built: 2003/Effective Year Built

Front Exposure: South

Garage: 2 Carport:

Water Frontage: Waterfront: N

Cooling: Central Cooling, Electric Cooling, Other

REO: No Short Sale: No Sold Price: Closing Dt:

Coming to see this huge property with 15500 square foot yard, 3 bedroom and two bathrooms a huge kitchen and a patio party area, it's locate in excellent cutler bay neighborhood.HAVE ANOTHER KITCHEN AND BATHROOM OUTSIDE IN

**DOM: 61** 

NACKYARD AREA.

Bedroom Desc: At Least 1 Bedroom Ground Level, Entry Level, Primary Bath Tub

Mst Bathroom:

Interior Feat: First Floor Entry

**Exterior Feat:** Exterior Lighting, Fence, Hurricane Shutters

Lot SF: 15,624
Pool: No
Type of Assoc: None

Assoc Fees: Assoc Fee Paid Per: Tax Year: 2024 Tax Amount: \$2,754



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#### Accessibility Issues?

Miami 20174 SW 131st Ct CP: \$740,000

MLS#: <u>A11504665</u>

Status: Active

Subdivision: xMED SOUTH

Bedrooms: 4 Full Baths: 2 SqFt Liv Area: ×1,674 Half Baths: 0

SqFt Adjusted: ×1,946

Bld Ar/Src:

Year Built: 1999/New Construction

Front Exposure: East

Garage: 2 Carport:

Water Frontage:
Waterfront: No

Cooling: Central Cooling, Electric Cooling

REO: No Short Sale: No Sold Price: Closing Dt:

This Open and spacious 4/2 single family, one story home is located in a highly desirable community and School District. Two car garage with a recently renovated driveway, New Stainless Steel appliances, Roof replaced 3 years ago. Wood floors, Pool and plenty of space to entertain. No HOA.

Bedroom Desc: None, Primary Bath Shower

Mst Bathroom:

Interior Feat: First Floor Entry, Closet Cabinetry, Other Interior Features

Exterior Feat: Hurricane Shutters, Other

**Lot SF:** 7,500

Pool: Yes/Below Ground Pool

Type of Assoc: None

Assoc Fees: Assoc Fee Paid Per: Tax Year: 2023 Tax Amount: \$2,771

#### **Directions:**









**DOM: 83** 

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#### Accessibility Issues?

Miami 13000 SW 193rd St **CP:** \$849,900

MLS#: <u>A11492875</u>

Status: Active

Subdivision:¤RENAISSANCE RANCHESBedrooms:4Full Baths:3SqFt Liv Area:¤2,042Half Baths:0

SqFt Adjusted: ×2,319

Bld Ar/Src:

Year Built: 2005/New Construction

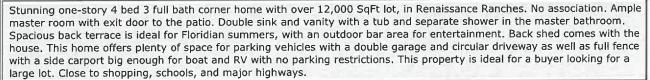
Front Exposure: North

Garage: 1 Carport: 0

Water Frontage: Waterfront: No

Cooling: Central Cooling, Electric Cooling

REO: No Short Sale: No Sold Price: Closing Dt:



**DOM:** 57

Bedroom Desc: Entry Level
Mst Bathroom: Tub Only
Interior Feat: First Floor Entry

Exterior Feat: Awnings, Fruit Trees, Shed

Lot SF: 12,646
Pool: No
Type of Assoc: None
Assoc Fees: \$0

Assoc Fees: \$0 Assoc Fee Paid Per: Tax Year: 2023 Tax Amount: \$4,999

**Directions:** via FL-874 S Get on FL-826 S in Westchester from Coral Wy, Take FL-874 S and Ronald Reagan Tpke to SW 184th St/Eureka Dr. Take exit 13 from Ronald Reagan Tpke, Follow SW 184th St/Eureka Dr and SW 132nd Ave to SW 193rd St, destination will be on the right





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#### **Accessibility Issues?**

Miami 20178 SW 129th Ct **CP:** \$889,900

MLS#: <u>A11518747</u>

Status: Active

Subdivision: ¤COUNTRYSIDE

Bedrooms: 5 Full Baths: 3
SqFt Liv Area: ×2,598 Half Baths: 1

SqFt Adjusted: ×2,772

Bld Ar/Src:

Year Built: 2004/Resale Front Exposure: North East

Garage: 2 Carport: 2

Water Frontage: 90

Waterfront: Yes/Canal Front

Cooling: Ceiling Fans, Central Cooling

REO: No Short Sale: No Sold Price: Closing Dt:

Tropical oasis in South Miami Heights! Upon entering this impressive home you will be greeted by high ceilings, beautiful arched doorways, and spacious living areas. Natural light floods into the large kitchen which also has the perfect view of the

arched doorways, and spacious living areas. Natural light floods into the large kitchen which also has the perfect view of the pool area. Outside you will find an expansive pool and courtyard perfect for entertaining, gatherings, and enjoying sunsets. 5 bedrooms, 3 full bathrooms, 1 half bathroom, and a 2-car garage. This home is well equipped with plenty of parking, and an additional gated area for your boat or RV. Located conveniently next to the turnpike and US 1 giving you direct access to all that Miami has to offer. Don't miss this opportunity to own your own private paradise. Chandeliers not included in the sale.

**DOM: 52** 

Bedroom Desc: At Least 1 Bedroom Ground Level, Primary Bath Shower, Primary Bedroom Ground Level,

Primary Bedroom Upstairs

Mst Bathroom: 2 Primary Bathrooms, Separate Tub & Shower

Interior Feat: First Floor Entry, Bar, Built-Ins, Closet Cabinetry, Chandelier To Be Replaced, Volume Ceilings,

Walk-In Closets

Exterior Feat: Awnings, Exterior Lighting, Extra Building/Shed, Fence, Hurricane Shutters, Open Porch, Patio,

Shed
Lot SF: 9,268
Pool: Yes/Other

Type of Assoc: None

Assoc Fees:
Tax Year: 2022 Assoc Fee Paid Per:
Tax Amount: \$4,506

**Directions:** 





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#### **Accessibility Issues?**

13280 SW 192nd St CP: \$925,000 Miami

MLS#: A11478383

Status: Active

Subdivision: 2 56 391 ac m/l

**Full Baths:** 3 Bedrooms: 0 ×1,680 **Half Baths:** SqFt Liv Area:

SqFt Adjusted: ×1,940

Bld Ar/Src:

Year Built: 1971/Resale

Front Exposure: North

0 Carport: Garage:

Water Frontage: Waterfront: No

Cooling: Central Cooling

Short Sale: No REO: Closing Dt: Sold Price:

ENJOY A QUIET AND BEAUTIFUL NEIGHBORHOOD SURROUNDED BY LARGE ESTATES. THIS HOME IS SITTING ON OVER 1 ACRE OF LAND. PROPERTY FEATURES 4 BD / 3 BTH WITH AND IN-LAW QUARTERS WITH MANY UPGRADES WHICH INCLUDES A METAL ROOF, IMPACT WINDOWS AND DOORS AND A NEW A/C. GORGEOUS SPACIOUS DRIVEWAY WITH 2 ELECTRIC GATES FOR PRIVACY AND TO CONVENIENTLY ENTERING AND EXITING THE PROPERTY. THE BACKYARD IS FULL OF FRUIT TREES AND SPACIOUS ENOUGH TO BUILD A POOL, PARK YOUR BOAT AND RV AND IT IS FULLY FENCED. THIS IS TRULY A UNIQUE HOME WITH LOTS OF POTENTIAL FOR ANY FAMILY TO GET CREATIVE AND ENJOYS TO ENTERTAIN.

**DOM:** 136

Primary Bedroom Ground Level **Bedroom Desc:** 

Mst Bathroom:

Interior Feat:

First Floor Entry

Fence, Fruit Trees, High Impact Doors, Exterior Lighting, Room For Pool, Shed Exterior Feat:

Lot SF: 47,960 Pool: No

Type of Assoc: None

Assoc Fees:

Assoc Fee Paid Per: 2022

Tax Amount: \$5,472

**Directions:** 

Tax Year:



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#### **Accessibility Issues?**

Miami 13260 SW 208th St **CP:** \$1,000,000

MLS#: <u>F10405153</u>

Status: Active

Subdivision: Bonita Grand Estates

Bedrooms: 5 Full Baths: 3 SqFt Liv Area: 2,837 Half Baths: 0

SqFt Adjusted: Bld Ar/Src:

Year Built: 2013/Resale

Front Exposure: North

Garage: 3 Carport:

Water Frontage: Waterfront: No

Cooling: Ceiling Fans, Central Cooling

REO: No Short Sale:
Sold Price: Closing Dt: DOM: 147

Contemporary sophistication defines this stunning home featuring an open and spacious layout with abundant natural light and high ceilings. The kitchen stands as a focal point for culinary endeavors and social gatherings, featuring ample counter space and a central island. Enjoy the convenience of having a bedroom & bathroom downstairs, perfect for guests or even a private home office. On the 2nd floor, the primary suite beckons with its en-suite bathroom featuring double vanities, walk-in shower, soaking tub and large walk-in closet with built in organizers. 3 generously sized bedrooms and another bathroom round out the 2nd floor. Step outside into your very own tropical paradise with a beautiful backyard pool, outdoor kitchen & tiki hut creating the perfect space for entertaining.

Bedroom Desc: At Least 1 Bedroom Ground Level, Primary Bedroom Upstairs

Mst Bathroom: Dual Sinks, Separate Tub & Shower

Interior Feat: First Floor Entry, Cooking Island, French Doors, Laundry Tub, Pantry, Volume Ceilings, Walk-In

Closets

Exterior Feat: Built-In Grill, Exterior Lighting, Extra Building/Shed, Fence, High Impact Doors, Hurricane

Shutters, Patio

**Lot SF:** 15,007

Pool: Yes/Below Ground Pool, Equipment Stays, Heated, Private Pool

Type of Assoc: None

Assoc Fees: Assoc Fee Paid Per: Tax Year: 2022 Tax Amount: \$7,067

**Directions:** 





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#### **Accessibility Issues?**

CP: \$1,040,000 19963 SW 129th Ct Miami

4

0

A11549712 MLS#:

Status: Active

**\*RENAISSANCE RANCHES** Subdivision: **Full Baths:** Bedrooms: ×2,612

SqFt Adjusted: ×3,069

Bld Ar/Src:

SqFt Liv Area:

Year Built: 2005/Resale Front Exposure: North

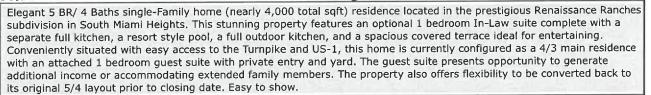
Garage: Carport:

Water Frontage: Waterfront:

Cooling: Central Cooling

Short Sale: No REO: Closing Dt: Sold Price:

**Half Baths:** 



DOM: 1

At Least 1 Bedroom Ground Level, Primary Bedroom Upstairs, Sitting Area - Primary Bedroom **Bedroom Desc:** 

Mst Bathroom:

First Floor Entry, Pantry, Vaulted Ceilings, Walk-In Closets Interior Feat: **Exterior Feat:** Built-In Grill, Hurricane Shutters, Open Balcony, Patio

Lot SF: 14,179

Yes/Below Ground Pool Pool:

Type of Assoc: None

Assoc Fee Paid Per: Assoc Fees: Tax Amount: \$7,601 Tax Year: 2023

#### **Directions:**



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#### **Accessibility Issues?**

Miami 18964 SW 135th Ave CP: \$1,190,000

MLS#: <u>A11491662</u> Status: Active

Subdivision: ¤VILHEN DRIVE ESTATES

Bedrooms: 4 Full Baths: 3

SqFt Liv Area: ¤2,688 Half Baths: 1

SqFt Adjusted: ×3,124

Bld Ar/Src:

Year Built: 2019/Resale

Front Exposure: East

Garage: 2 Carport:

Water Frontage: Waterfront: No

Cooling: Central Cooling

REO: No Short Sale: No Sold Price: Closing Dt: DOM: 104

GREAT LOCATION AND OVERSIZED CORNER LOT. This astonishing single family home is really one of the kind with a corner lot of 14,338 Sq.Ft, new Pool and SOLAR PANELS. It is a fairly new house that features 4 spacious bedrooms, 3 full baths and 1 half bath. It also has an office space next to the kitchen that can be used as a 5th room. It is a very modern construction with ring incorporated system, smart home system, impact windows, new built-in pantry in the kitchen for extra storage and so many personal touches were added to this 2019 house. The big backyard area offers lots of space for boats, RV and entertainment with family and friends. DONT MISS THE OPPORTUNITY TO CALL THIS BEAUTIFUL HOUSE, HOME. NO HOA!

Bedroom Desc: At Least 1 Bedroom Ground Level, Entry Level

Mst Bathroom:

Interior Feat: First Floor Entry, Closet Cabinetry, French Doors, Other Interior Features, Pantry, Walk-In

Closets

Exterior Feat: Fence, High Impact Doors, Exterior Lighting, Other, Patio

Lot SF: 14,338

Pool: Yes/Below Ground Pool

Type of Assoc: None

Assoc Fees: Assoc Fee Paid Per: Tax Year: 2023 Tax Amount: \$11,858

Directions: GPS





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#### **Accessibility Issues?**

Miami 21046 SW 133rd Ct **CP**: \$1,199,000

MLS#: A11445880

Status: Active

Subdivision: ¤BONITA GRAND ESTATES SOUT Bedrooms: 5 Full Baths: 4 SqFt Liv Area: ¤3,598 Half Baths: 1

SqFt Adjusted: x3,760

Bld Ar/Src:

Year Built: 2014/Resale Front Exposure: South

Garage: 3 Carport:

Water Frontage: Waterfront: No

Cooling: Ceiling Fans, Central Cooling

REO: No Short Sale: No Sold Price: Closing Dt:

WELCOME TO THIS MAGNIFICENT AND SPACIOUS SINGLE FAMILY HOME WITH 5 BEDROOMS AND 4.5 BATHOOMS. HERE ARE SOME OF THE MANY FEATURES THIS HOME OFFERS: , IMPACT WINDOWS/DOORS, EAT IN KITCHEN, IN-LAWS/CARE TAKER ROOM WITH IT'S OWN PRIVATE ENTRANCE, SPA LIKE FEATURES WITH IT'S BEAUTIFL LANDSCAPED PROPERTY

**DOM:** 188

SURROUNDING THE JACUZZI/POOL, ROOM FOR RV/BOAT AND OTHER TOYS TO NAME A FEW. THIS HOME FEATURES PLENTOF ROOM FOR ALL TO ENJOY. HOME WAS RECENTLY PAINTED INTERIOR/EXTERIOR/ROOF

Bedroom Desc: At Least 1 Bedroom Ground Level

Mst Bathroom:

Interior Feat: First Floor Entry

Exterior Feat: Fence, High Impact Doors, Exterior Lighting

Lot SF: 15,205

**Pool:** Yes/Below Ground Pool, Equipment Stays, Pool Bath

Type of Assoc: None

Assoc Fees: Assoc Fee Paid Per: Tax Year: 2022 Tax Amount: \$12,282

#### **Directions:**



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#### **Accessibility Issues?**

13375 SW 197 Terrace CP: \$1,199,990 Miami

MLS#: A11476788

Status: Active

Subdivision: **LEON ESTATES** 

Bedrooms: 4 **Full Baths:** SqFt Liv Area: **Half Baths:** 1

SaFt Adjusted:

4,015/Developer Bid Ar/Src: 2023/New Construction Year Built:

Front Exposure: North

Garage: Carport:

Water Frontage: Waterfront:

Central Cooling Cooling:

Short Sale: No REO: No Sold Price: Closing Dt:

Brand New Construction and Move-In Ready! 2 Story 4 Bedroom 4 Bath 2 Car Garage with covered terrace. Porcelain tiles and state of the art kitchen with stainless steel appliances. Move-in Ready!

At Least 1 Bedroom Ground Level, Entry Level Bedroom Desc:

Mst Bathroom:

Interior Feat: First Floor Entry

**Exterior Feat:** Other

Lot SF:

Pool: No Type of Assoc: None

**Assoc Fee Paid Per:** Assoc Fees: Tax Amount: \$0 Tax Year: 2023

**Directions:** 

No Picture Available

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**DOM:** 139





19080 SW 133rd Ct CP: \$1,249,900 Miami

MLS#: A11508202

Status: Active

Subdivision: **×VALENCIA ACRES** 

5 **Full Baths:** Bedrooms: SqFt Liv Area: ×2,838 Half Baths:

×3,257 SqFt Adjusted:

Bld Ar/Src:

Year Built: 2022/Resale

Front Exposure: East

Garage: Carport:

Water Frontage: 110

Yes/Canal Front, Canal Width 1-80 Feet Waterfront:

Cooling: Central Cooling

Short Sale: No REO: No Closing Dt: **Sold Price:** 

From the sold-out Galiano Point Hawthorne Collection for sale is this TURNKEY 5/4.5 room 2022 WATERFRONT single family SMART HOME with NO HOA fees in a quiet, family-oriented neighborhood near excellent schools. Room for a pool! Owners must relocate but made many upgrades including privacy fencing, patio pavers, custom window treatments, water softening system, and a pergola. This spacious home sits in a CUL-DE-SAC on a 15K sq. foot lot with direct access to the BLACK CREEK

**DOM: 42** 

TRAIL which you can take to Larry & Penny Thompson Park going north or to Black Point Marina going south. Loads of natural lighting! Enjoy spectacular sunsets from your west-facing back yard. Appreciate the conveniences of urban city life in this A++ home where you can easily switch gears to the serenity of nature.

At Least 1 Bedroom Ground Level, Primary Bath Shower, Primary Bath Tub

Mst Bathroom:

First Floor Entry, Other Interior Features, Walk-In Closets Interior Feat:

**Hurricane Shutters Exterior Feat:** 

Lot SF: 12,535 Pool: No Type of Assoc: None

Assoc Fees:

Assoc Fee Paid Per: Tax Amount: \$8,693 Tax Year: 2023

Directions: Take Turkpike to Eureka Dr./Quail Roost Dr. and stay right. Make a right on 184 St. Make a left on 134 ave. Make a left on 190 St. Make a right on 133 Ave. Make a right on 190 Terr. Make left on 133 Ct.





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#### **Accessibility Issues?**

Miami 12916 SW 196th St CP: \$1,300,000

MLS#: A11531309

Status: Active

Subdivision:×RENAISSANCE RANCHESBedrooms:5Full Baths:4SqFt Liv Area:×2,612Half Baths:0

SqFt Adjusted: ×2,647

Bld Ar/Src:

Year Built: 2006/Resale

Front Exposure: North

Garage: 2 Carport:

Water Frontage: Waterfront: No

Cooling: Central Cooling, Electric Cooling

REO: No Short Sale: No Sold Price: Closing Dt:

Beautiful Tropical Estate in a great and quiet area in Miami-Dade. This spectacular home sits on a 12500 sq ft lot, and boasts 5 bedrooms, 4 baths, very nice updated kitchen. Over sized master bedroom with walk-in closet, separate shower to the tub. Two car garage, spacious back yard with fruit trees. Close to supermarkets, excellent elementary and middle charter schools. This is for ever home to rise your family. Don't miss this opportunity. You are invited the Open House this Tuesday 02/27 11:00 to 5:00pm

**DOM:** 33

**Bedroom Desc:** Entry Level, Primary Bedroom Upstairs

Mst Bathroom:

Interior Feat: First Floor Entry, French Doors, Roman Tub, Walk-In Closets Exterior Feat: Fence, Fruit Trees, Hurricane Shutters, Open Balcony

Lot SF: 12,500 Pool: No Type of Assoc: None

Assoc Fees: Assoc Fee Paid Per: Tax Year: 2006 Tax Amount: \$8,250

#### **Directions:**





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#### **Accessibility Issues?**

Miami 19765 SW 130th Ave CP: \$1,300,000

MLS#: A11499635

Status: Active

Subdivision:×RENAISSANCE RANCHESBedrooms:5Full Baths:4SqFt Liv Area:×2,612Half Baths:0

SqFt Adjusted: ×2,751

Bld Ar/Src:

Year Built: 2005/Resale

Front Exposure: West

Garage: 2 Carport:

Water Frontage: Waterfront: No.

Cooling: Ceiling Fans, Central Cooling

REO: No Short Sale: No Sold Price: Closing Dt: DOM: 93

Beautiful Newly Painted 5 Bedroom 4 Bath Two Story Estate w/2 Car Garage. Featuring a circular Paved Driveway, New Stainless Steel Appliances, Granite Countertops, a New Washer/Dryer, New 1.5hp Pool Pump, and 36 Tesla Solar Panels that bring down the electric bill tremendously. Brand New A/C with 10yrs warranty. Security cameras included. Custom Entry Doors from Argentina, Impact Windows & Shutters. Enjoy a Beautiful Backyard with a pool and jacuzzi and Fruit Trees, Mango, Avocado, Lychee, and Coconut—ample Space for a Boat/RV. No Association!

Bedroom Desc: Entry Level, Primary Bedroom Upstairs

Mst Bathroom:

Interior Feat: First Floor Entry

Exterior Feat: Exterior Lighting, Fence, Fruit Trees, High Impact Doors, Hurricane Shutters, Open Balcony,

Patio 16,497

Pool: Yes/Below Ground Pool

Type of Assoc: None

Assoc Fees: Assoc Fee Paid Per: Tax Year: 2023 Tax Amount: \$8,168

#### **Directions:**

Lot SF:









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#### **Accessibility Issues?**

Miami 19058 SW 133rd Ave CP: \$1,325,000

MLS#: <u>A11531323</u>

Status: Active

Subdivision: xVALENCIA ACRES

Bedrooms: 4 Full Baths: 3 SqFt Liv Area: ×2,412 Half Baths: 0

SqFt Adjusted: ×2,816

Bld Ar/Src:

Year Built: 2022/Resale Front Exposure: South West

Garage: 2 Carport:

Water Frontage: Waterfront: No

Cooling: Central Cooling, Electric Cooling

REO: No Short Sale: No Sold Price: Closing Dt:

Make a splash with this pool home with a well-appointed yard! Come enjoy Luxurious living in VALENCIA ACRES, the prime development in Miami. This 4/3 beauty displays the attractiveness of contemporary architecture. The location is just a short drive to shopping and dining options, schools, and parks/open spaces. Step from the Welcome mat into an interior embrace that includes an open layout, natural light and stylish fixtures both, neutral deco. Savor culinary promise in the roomy, stylish kitchen, with natural light, premium appliances, quartz counters, and an attractive island layout. Attached two-car garage. The circular driveway means no backing up. Exteriors include an inviting patio, pool, jetted hot tub, and a breezy back porch. Also: Pergola. This one checks your "must have" boxes.

**DOM: 34** 

Bedroom Desc: Other, Primary Bath Shower, Primary Bath Tub, Primary Bedroom Ground Level

Mst Bathroom:

Interior Feat: First Floor Entry, Closet Cabinetry, Cooking Island, Other Interior Features, Vaulted Ceilings,

Walk-In Closets

Exterior Feat: Barbeque, Built-In Grill, Fence, Other

**Lot SF:** 12,548

**Pool:** Yes/Below Ground Pool, Equipment Stays

Type of Assoc: None

Assoc Fees: \$0 Assoc Fee Paid Per: Tax Year: 2023 Tax Amount: \$12,180

#### **Directions:**



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#### **Accessibility Issues?**

13164 SW 190th Ln CP: \$1,359,000 Miami

MLS#: A11459888

Active Status:

**×VALENCIA ACRES** Subdivision:

Bedrooms: 5 Full Baths: 0 SqFt Liv Area: ×3,363 **Half Baths:** 

SqFt Adjusted: ×4,091

Bld Ar/Src:

Year Built: 2007/Resale

Front Exposure: North

Garage: Carport: 2

Water Frontage: Waterfront:

Central Cooling Cooling:

Short Sale: No REO: No Closing Dt: **Sold Price:** 

Incredible opportunity to make this tropical retreat your home. Located in Valencia Acres, sitting on a 16,000 sq. fts lot featuring 5 spacious bedrooms and 4 full bathrooms, large car garage, high ceilings, covered terrace with fire pit and two recently built pergolas. Perfect for entertaining and family gatherings. If you love quietness and relaxation, this home is for you. Make it yours now.

**DOM:** 168

At Least 1 Bedroom Ground Level, Primary Bath Shower, Primary Bath Tub, Primary Bedroom **Bedroom Desc:** 

Combination Tub & Shower, Dual Sinks, Shower Only, Separate Tub & Shower, Whirlpool/Spa Mst Bathroom:

Interior Feat: First Floor Entry **Exterior Feat:** Fence

Lot SF: 16,062

Yes/Below Ground Pool Pool:

Type of Assoc: None Assoc Fees: \$0

Assoc Fee Paid Per: 2022 **Tax Amount:** \$6,700 Tax Year:

Directions: Please use GPS.





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#### **Accessibility Issues?**

Miami 13430 SW 192nd St CP: \$1,495,000

MLS#: A11520188

Status: Active

Subdivision: ¤KRISTINA ESTATES

Bedrooms: 4 Full Baths: 3

SqFt Liv Area: ¤2,654 Half Baths: 0

SqFt Adjusted: ×3,198

Bld Ar/Src:

Year Built: 2007/Resale Front Exposure: North East

Garage: 2 Carport: 2

Water Frontage:
Waterfront: No

Cooling: Central Cooling

REO: No Short Sale: No Sold Price: Closing Dt: DOM: 51

"Welcome to this spacious 4-bedroom, 3-bathroom home that offers both comfort and style. With its generous living spaces, including a well-appointed kitchen, elegant dining area, and cozy living room, this home is perfect for gatherings and relaxation. The master bedroom suite boasts a private en-suite bathroom, while the additional bedrooms provide ample space for family, guests, or a home office. Enjoy outdoor living in the beautifully landscaped backyard, complete with a patio for entertainment. Conveniently located near Shops, Restaurants, in a highly desirable area in Miami-Dade, this home combines modern convenience with a warm and inviting atmosphere.

Bedroom Desc: Entry Level, Primary Bath Shower, Primary Bedroom Ground Level, Sitting Area - Primary

Bedroom

Mst Bathroom: Bidet, Dual Sinks, Whirlpool/Spa

Interior Feat: First Floor Entry, Built-Ins, Closet Cabinetry, Cooking Island, Custom Mirrors, Foyer Entry,

French Doors, Other Interior Features, Pantry, Walk-In Closets

Exterior Feat: Barbeque, Built-In Grill, Deck, Fence, Fruit Trees, High Impact Doors, Exterior Lighting,

Outdoor Shower

**Lot SF:** 20,615

Pool: Yes/Below Ground Pool, Concrete, Pool Bath

Type of Assoc: None

Assoc Fees: Assoc Fee Paid Per: Tax Year: 2023 Tax Amount: \$4,221

#### **Directions:**



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#### Accessibility Issues?

Miami 19289 SW 132nd Path \$1,650,000

A11489455 MLS#:

Status: Active.

**\*CAPLE FARMS SOUTH** Subdivision: 5

**Full Baths:** 5 Bedrooms: ×3,380 **Half Baths:** SqFt Liv Area:

SqFt Adjusted: ×3,605

Bld Ar/Src:

2021/New Construction Year Built:

Front Exposure: South

Garage: 3

Carport:

Water Frontage: Waterfront:

Central Cooling Cooling:

Short Sale: No REO: No Closing Dt: Sold Price:

This beautiful residence features 5 bedrooms and 4.5 bathrooms, formal living and dining rooms a beautiful kitchen and cabana bathroom, new stainless steel appliances. Also has a water filter and softener system throughout the house. Extra large pool with salt water system big backyard come and see this gem.

**DOM:** 114

**Bedroom Desc:** At Least 1 Bedroom Ground Level

Mst Bathroom:

Interior Feat: First Floor Entry, Walk-In Closets

**Exterior Feat:** Other 19,218 Lot SF:

Yes/Below Ground Pool Pool:

Type of Assoc: None

**Assoc Fees:** 

**Assoc Fee Paid Per:** 2023 Tax Amount: \$15,865 Tax Year:

**Directions:** 





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#### **Accessibility Issues?**

Miami 19301 SW 135th Ct **CP**: \$2,200,000

MLS#: <u>A11548689</u>
Status: Active

Subdivision: ¤KRISTINA ESTATES
Bedrooms: 5 Full Baths: 4
SqFt Liv Area: ¤4,137 Half Baths: 1

SqFt Adjusted: ×4,775

Bld Ar/Src:

Year Built: 2022/Resale

Front Exposure: West

Garage: 2 Carport:

Water Frontage: Waterfront: No

Cooling: Central Cooling, Electric Cooling

REO: No Short Sale: No Sold Price: Closing Dt:

This Spectacular 4,775 Sq. Ft home built in 2022 has 5 bedrooms, 4.5 bathrooms, and a 2-car garage located in a quiet, family-friendly neighborhood near great schools and has NO HOA fees. The high ceilings and large impact windows & doors create a natural clarity in the house, showcasing its top of the line finishes. With a cozy pool and large patio, family and guests are sure to enjoy. Complete with a modern kitchen that has two islands, two sinks, stainless steel appliances, quartz countertops, large cabinets to the ceiling and an open concept living room. The beautifully designed bedrooms are spacious and complete with their own bathrooms. The master suite has a view of the pool, modern & spacious master bathroom, large closets and much more!! Make this house your home Today !!!

Bedroom Desc: Other, Primary Bath Shower, Primary Bath Tub, Primary Bedroom Ground Level

Mst Bathroom: Bidet, Dual Sinks, Separate Tub & Shower

Interior Feat: First Floor Entry, Built-Ins, Closet Cabinetry, Cooking Island, Foyer Entry, Pantry, Walk-In

Closets

Exterior Feat: Fence, High Impact Doors, Patio

**Lot SF:** 20,269

Pool: Yes/Below Ground Pool

Type of Assoc: None

Assoc Fees: Assoc Fee Paid Per: Tax Year: 2023 Tax Amount: \$22,001

#### **Directions:**











**DOM:** 6

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#### Accessibility Issues?

14025 SW 208th St CP: \$2,499,000 Miami

2

0

MLS#: A11374723

Status: Active

Subdivision: Unincorporated Dade County Bedrooms: 4 **Full Baths:** Half Baths:

×4,296 SqFt Liv Area: SqFt Adjusted: ×3,839

Bld Ar/Src:

Year Built: 1979/Unknown

Front Exposure: South

Garage: Carport:

Water Frontage: Waterfront:

Cooling: Central Cooling

REO: No

Short Sale: No Closing Dt: Sold Price:

MOTIVATED! NEGOTIABLE! Unique Self-Sustainable Fenced Compound For Sale in a Private Street. This Amazing Modern/Rustic 4/2+Guess Cottage totaling a 5/3 w/approximately 5,000SF on 5 Manicured Acre in Redlands. MasterBed w/Private Bthrm/Shower, 18FT Vaulted Ceiling Thru-out the Great-Room, Exotic & Unique Western Red, Norwegian Wood Ceiling & Walls, Brand New Brava Roof Tile, Open Kitchen to Entertainment rm, Beautiful Working Fireplace Covered from NC Cherry Stone Wood. 300+ Lychee trees, 24 Variety of Fruit Trees, 2Wells 50FT Deep. This Home has an indispensable quality of having nature surround you from every room creating the perfect essence of it is serene & tranquil surrounding & nature habitat. Come & see this home to realize it's true beauty & uniqueness for its quality are many.

**DOM: 329** 

At Least 1 Bedroom Ground Level, Primary Bath Tub, Primary Bedroom Ground Level, Studio Bedroom Desc:

Dual Sinks, Separate Tub & Shower, Tub Only Mst Bathroom:

Interior Feat: First Floor Entry, Closet Cabinetry, Cooking Island, Fireplace, French Doors, Pantry, Chandelier

To Be Replaced, Roman Tub, Vaulted Ceilings, Walk-In Closets

Extra Building/Shed, Fence, Fruit Trees, High Impact Doors, Exterior Lighting, Patio, Room For **Exterior Feat:** 

Pool, Shed

Lot SF: 206,474 Pool: No

Type of Assoc: None Assoc Fees:

Assoc Fee Paid Per: Tax Amount: \$5,372 Tax Year: 2022

Directions: Right of 137 Ave and 200 Street.





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#### **Accessibility Issues?**

13841 SW 192nd St CP: \$2,800,000 Miami

MLS#: A11202414

Status:

Active

Subdivision: **\*TROPICO A SUB** 

Bedrooms: **Full Baths:** 0 SqFt Liv Area: ×3,663 **Half Baths:** 

SqFt Adjusted: ×3,663

Bld Ar/Src:

1997/Resale Year Built: Front Exposure: South

Carport: Garage:

Water Frontage: Waterfront:

Ceiling Fans, Central Cooling Cooling:

Short Sale: No REO: Sold Price: Closing Dt:

**DOM:** 674 LUXURY ESTATE WITH POOL NORTH OF REDLAND, IMPACT WINDOWS AND DOORS , 5.05 ACRE INCOME PRODUCING

PROPERTY WITH MANGO AND AVOCADO TREES, PARTY PAVILLION, LARGE PALM TREES THROUGHOUT, COMPLETELY FENCED.

A MUST SEE GEM!

**Bedroom Desc:** 

Entry Level, Primary Bedroom Ground Level

Mst Bathroom:

Interior Feat: First Floor Entry, Walk-In Closets Fruit Trees, Exterior Lighting **Exterior Feat:** 

Lot SF: 219,978

Yes/Below Ground Pool Pool:

Type of Assoc: None

Assoc Fees:

**Assoc Fee Paid Per:** 2021 **Tax Amount: \$6,268** 

Tax Year:



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## Accessibility Issues?

Miami 20571 SW 140th Ave CP: \$3,050,000

MLS#: <u>A11439087</u>

Status: Active

Subdivision: Redlands

Bedrooms: 4 Full Baths: 4 SqFt Liv Area: ×4,752 Half Baths: 1

SqFt Adjusted: ×6,782

Bld Ar/Src:

Year Built: 2003/New Construction

Front Exposure: West

Garage: 3 Carport: 10

Water Frontage:
Waterfront: No

Cooling: Ceiling Fans, Central Cooling, Electric Cooling

REO: No Short Sale: No

Sold Price: Closing Dt: DOM: 208

Elegance meets functionality in this 4BR/4.5BA custom gated oasis in the Redlands. This meticulously crafted residence boasts 4,752 SqFt of luxury living space on an expansive 10-acre lot (445.313 SqFt). Also available for sale with just 5 Acres (221,633 SqFt) for \$2.425M, A11438963. Feat. a 3-car garage, covered car porch with circular driveway, an inviting pool oasis with jacuzzi, complemented by a screened outdoor terrace feat. wood ceilings & cooling fans. Crafted like a fortress, the house has solid poured concrete walls, impact windows/doors, a 4-foot concrete foundation & gas generator. Energy efficiency is guaranteed by premium insulation throughout. Revel in the landscaped grounds with sprinkler system, water well, & mature fruit trees. Your dream sanctuary awaits!

Bedroom Desc: At Least 1 Bedroom Ground Level, Entry Level

Mst Bathroom:

Interior Feat: First Floor Entry, Built-Ins, Closet Cabinetry, Foyer Entry, French Doors, Volume Ceilings, Walk-

In Closets

Exterior Feat: Built-In Grill, Fence, Fruit Trees, High Impact Doors, Exterior Lighting, Open Porch, Screened

Porch

Lot SF: 445,313

Pool: Yes/Below Ground Pool, Equipment Stays, Pool Bath

Type of Assoc: None

Assoc Fees: Assoc Fee Paid Per: Tax Year: 2023 Tax Amount: \$14,184

Directions: Please enter via 140 Ave and SW 200 St. Property is located at the end of the street.



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#### Accessibility Issues?

# Exhibit D

# **Community Resource Centers**

Share: **f** 

## Residents are encouraged to apply online for services.

Miami-Dade County Community Resource Centers offer a variety of social services to economically disadvantaged individuals and families interested in achieving self-sufficiency.

All locations are open Monday through Friday from 8 a.m. to 5 p.m., except on county observed holidays.

Services vary at each of the 13 Community Resource Centers. See the list of services below for locations where they are provided.

#### **List of Services**

- Adult Day Care (/global/service.page?Mduid\_service=ser1540584052855785)
- Citizenship and Immigration Assistance (/global/initiatives/citizenship/home.page)
- Computer Training (/global/service.page?Mduid\_service=ser1540910346527348)
- Disability Services for People Living Independently (DSAIL) (/global/service.page? Mduid\_service=ser1542233574645619)
- Domestic Violence Assistance (/global/service.page? Mduid\_service=ser1502483183449106)
- Elderly Care Planning (/global/service.page?Mduid\_service=ser1541187307866445)
- Farmworker Employment Training (/global/service.page? Mduid\_service=ser1540914292805296)
- Head Start / Early Head Start (/global/service.page? Mduid\_service=ser1504282688394513)
- Nome Beautification (/global/service.page?Mduid\_service=ser1504270685998883)

- Home Care Assistance for Elderly Residents with Disabilities (/global/service.page? Mduid\_service=ser1540580907924775)
- Home Rehabilitation Programs (/global/service.page? Mduid\_service=ser1541188139420804)
- Home Weatherization Assistance (/global/service.page? Mduid\_service=ser1541190292258414)
- Light Bill Assistance (/global/service.page?Mduid\_service=ser1504204216164378).
- Meals for the Elderly (/global/service.page?Mduid\_service=ser1542231822683771).
- Paint and Hurricane Shutters (/global/service.page? Mduid\_service=ser1540930045726202)
- Psychology Internship (/global/service.page?Mduid\_service=ser1541187897962907).
- Rental Assistance for the Homeless or Evicted (/global/service.page? Mduid\_service=ser1497555806798351)
- Residential Construction Mitigation Program (/global/service.page? Mduid\_service=ser1541438535801741)
- Senior Volunteer Programs (/global/service.page? Mduid\_service=ser1541187726972194)
- Specialized Senior Centers (/global/service.page? Mduid\_service=ser1541435829002760)
- Substance Abuse Treatment Programs (/global/service.page? Mduid\_service=ser1542234441253341)
- Tax Preparation Assistance (/global/service.page? Mduid\_service=ser1549466323226302)
- Veteran Services Programs (/global/service.page? Mduid\_service=ser1541189005378737)
- Youth Employment Services (/global/service.page? Mduid\_service=ser1541523194760649)

#### **Additional Services**

Citizen Involvement and Participation
Allows residents of 16 targeted neighborhoods (represented by <a href="Community-Advisory-Committees">Community-Advisory-Community-Advisory-Committees</a> (/global/government/committees/community-advisory-Committees.page)) to become more empowered as stakeholders in their communities. Structured activities and coordinated initiatives are implemented to promote and foster community improvement and revitalization in neighborhoods where low-income citizens reside. With a focus on community empowerment through maximum feasible participation,

citizens receive support and training, to enhance their roles as advocates for their communities. CAHSD uses a community "grassroots approach," which encompasses a team oriented strategy..

**Available at:** Acción, Coconut Grove, Culmer, Edison, Hialeah, Liberty City, Miami Beach, Miami Gardens, Perrine and Wynwood

Employment Preparation and Training Offered to residents seeking employment. Workshops include: resume and cover letter writing, mock interviews, dress for success and workplace etiquette.

Available at: All Community Resource Centers

Family Development

Targeted families are provided with a family support system designed to identify, reduce and remove social barriers, and promote economic independence and self-sufficiency within five years.

Available at: All Community Resource Service Centers

- Share Your Heart (Farm Share) Food Distribution

  Available at: Reverend Dr. Edward T. Graham, Joseph Caleb/Liberty City,

  Hialeah, Culmer, Edison, South Beach, Perrine, Wynwood, Naranja and Florida

  City
- Dob Development Assistance
  Provided to residents who are employed or under employed. Services include:
  job referral and job placement assistance. CAHSD maintains a relationship
  with the One Stop Centers and other providers in the employment industry.

  Available at: All Community Resource Centers
- Vouth Success Program
  It is an afterschool program, designed to create positive experiences in a positive environment for youth and young adults ages 15-22. Core components include: Academic Support, Civic Engagement, Social Emotional Learning and Family Engagement. Program benefits include: leadership development, homework assistance, college and career preparation, community engagement opportunities and field trips. The program is funded by the <a href="Children' Trust">Children' Trust (https://www.thechildrenstrust.org/)</a>.

Email Addresses for	Community	y Resource Cen	iters	
Was this page helpful?	Yes	No		

Available at: Naranja Community Resource Center

# **LOCATIONS AND HOURS**

Accion Community Resource Center	
Culmer Community Resource Center	
Edison Community Resource Center	
Florida City/Homestead Community Resource Center	
Frankie Shannon Rolle Community Resource Center	
VIEW ALL LOCATIONS	

# COMMUNITY ACTION AND HUMAN SERVICES

(/GLOBAL/SOCIALSERVICES/HOME.PAGE)

<u>Sonia Grice, Director (/global/government/biographies/community-action-and-human-services.page)</u>

# **Overtown Transit Village North**

701 NW 1st Court, 10th Floor Miami, FL 33136 786-469-4600 (tel:786-469-4600)

<u>Contact Us (/global/socialservices/contact.page)</u> <u>Request Public Records (/global/publicrecords/search.page)</u>

- f (https://www.facebook.com/CAHSDconnect)
- (https://www.instagram.com/CAHSDconnect/)



# **Community Action and Human Services**

Share: **f** 

Empowering families, individuals and communities through the provision of comprehensive social services.

# **Top Services**

Qualifying Miami-Dade families can apply for free Head Start / Early Head Start child services.

HEAD START / EARLY HEAD START
(/GLOBAL/SERVICE.PAGE?
MDUID\_SERVICE=SER1504282688394513)

Victims of domestic violence can receive assistance through a wide range of intervention and prevention services.

DOMESTIC VIOLENCE ASSISTANCE
(/GLOBAL/SERVICE.PAGE?
MDUID\_SERVICE=SER1502483183449106)

The Mortgage Relief Program (MRP) provides assistance to Miami-Dade County homeowners who are experiencing hardship.

MORTGAGE RELIEF PROGRAM
(/GLOBAL/SERVICE.PAGE?
MDUID\_SERVICE=SER166861447049056)

Thirteen Community Resource Centers offer a variety of social services to economically disadvantaged individuals and families.

COMMUNITY RESOURCE CENTERS
(/GLOBAL/SERVICE.PAGE?
MDUID\_SERVICE=SER1542309305236810)

The Office of New Americans (ONA) leads, supports, and manages a range of programs for Miami-Dade's immigrant communities.

OFFICE OF NEW AMERICANS
(/GLOBAL/INITIATIVES/CITIZENSHIP/HOMI



# **Senior Volunteer Programs**

Share: f

Persons 55 years of age and older can help maintain an active lifestyle while helping residents in our community in meaningful ways through participation in the Foster Grandparents Program, the Retired and Senior Volunteer Program and the Senior Companion Program.

## **Foster Grandparent Program**

The Foster Grandparent Program is part of the AmeriCorps Seniors, a network of National and Community service programs that supports the engagement of nearly 500,000 Americans age 55 and older in service to meet critical needs in education and social engagement for children in need.

The Foster Grandparent Program connects Senior Volunteers age 55 and older with children with exceptional needs, helping to guide these students to higher academic achievement. AmeriCorps Seniors volunteers report better health and longevity having served in their community.

# Benefits:

- Health and Wellness
- Self-Improvement
- Stipend
- Community Connection
- New Skills
- Transportation reimbursement

# Retired and Senior Volunteer Program (RSVP)

The Retired and Senior Volunteer Program (RSVP) offers individuals 55 and older an opportunity to utilize their unique abilities, expertise, and life experiences to enhance and support the well-being of others. RSVP is a national organization sponsored by AmeriCorps Seniors a federal agency, and locally by Miami Dade County Community Action and Human Services Department (CAHSD). Partnerships are with non-profit organizations and Health Care Agencies.

Volunteers can help make a difference in community-based programs, congregate meal sites, hospitals, and hospice units. The RSVP volunteers choose how they would like to serve and give back to their community. The volunteer may commit to from a few hours to 40 hours per week depending on the project chosen. RSVP volunteers are not paid any wage or stipend but may receive reimbursement for transportation.

## **Benefits Retired and Senior Volunteers receive:**

- Insurance coverage
- Transportation reimbursement
- Meals
- Information and referrals
- Annual Recognition and gifts
- Training

#### Volunteer Partners:

- Allapattah Community Service Center
- Baptist Hospital of Miami
- Ourley's House of Style Hope Relief Food Bank
- Department of Veteran Affairs
- Little Havana Nutritional and Activities Center
- Miami International Airport

Senior Lift Center, Inc.

# **Senior Companion Program**

Persons age 55 and older on a low income can volunteer part-time by helping other seniors less able than themselves with their daily activities.

The goal is to provide friendship, education, provision of community resources and regular visits to prevent or reduce the need for institutional care.

Volunteers will receive:

- Hourly stipend
- Transportation allowance
- Training
- Casework services
- Information and referrals

Participation does not affect Social Security benefits, food stamps or government housing.

Thanks to the efforts of Senior Companions, many older adults are able to avoid living in an elderly care center.

# **Seniors Who Serve - Volunteer Awards Program**

The Seniors Who Serve Volunteer Award Program honors elderly residents annually for exceptional volunteer service in Miami-Dade County. To be considered for the award, nominees must have demonstrated volunteerism within any of the following categories:

- Education/Mentoring
- Health Care
- Intergenerational Service

- Arts, Music & Entertainment
- Public Service

For more information, visit: <u>Seniors Who Serve Awards page</u> (<a href="https://miamidade.gov/global/socialservices/seniors-who-serve-awards.page">https://miamidade.gov/global/socialservices/seniors-who-serve-awards.page</a>)

# **Related Documents**

- Foster Grandparent Application English

  (https://www.miamidade.gov/socialservices/library/forms/senior-volunteer-application.pdf)
- Foster Grandparent Application Español (https://www.miamidade.gov/socialservices/library/forms/senior-volunteer-application-spanish.pdf)
- Foster Grandparent Application Creole

  (https://www.miamidade.gov/socialservices/library/forms/senior-volunteer-application-creole.pdf)
- Retired and Senior Volunteer Program English (https://www.miamidade.gov/socialservices/library/forms/rsvp-application.pdf)
- Retired and Senior Volunteer Program Español (https://www.miamidade.gov/socialservices/library/forms/rsvp-application-spanish.pdf)

# **ADA Disclaimer**

To request materials in an accessible format, or if you require special accommodations, please contact our ADA Coordinator:

Ameiyt Morales <u>ameiyt.morales@miamidade.gov (mailto:ameiyt.morales@miamidade.gov)</u> 786-469-4609 (tel:+786-469-4609)

# PHONE NUMBER(S)

**Foster Grandparent Program** 786-469-4844 or 786-469-4845

**Retired and Senior Volunteer Program** 786-469-4843

**Senior Companion Program** 786-469-4843

# **LOCATIONS AND HOURS**

Overtown Transit Village North

# COMMUNITY ACTION AND HUMAN SERVICES (/GLOBAL/SOCIALSERVICES/HOME.PAGE)

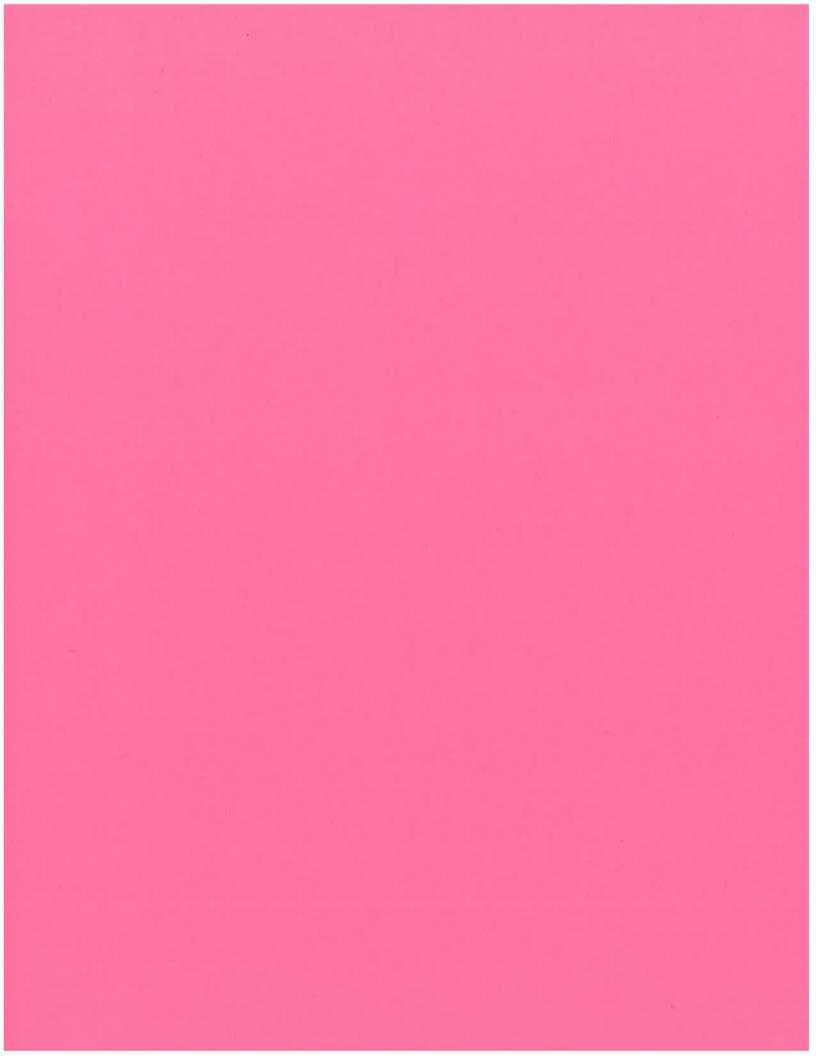
<u>Sonia Grice, Director (/global/government/biographies/community-action-and-human-services.page)</u>

# **Overtown Transit Village North**

701 NW 1st Court, 10th Floor Miami, FL 33136 786-469-4600 (tel:786-469-4600)

<u>Contact Us (/global/socialservices/contact.page)</u> <u>Request Public Records (/global/publicrecords/search.page)</u>

- f (https://www.facebook.com/CAHSDconnect)
- (https://www.instagram.com/CAHSDconnect/)



# Office of Housing Advocacy

The Office of Housing Advocacy helps address issues of affordable housing and landlord and tenant rights with a focus on providing resources.

#### LEARN MORE ABOUT THE OFFICE OF HOUSING ADVOCACY

## **Home Assistance**

# **Weatherization Assistance**

Program (WAP) (/global/service.page?

Mduid\_service=ser1541190292258414)

# Rental and Other Assistance for the Homeless or Facing

Eviction (/global/service.page?

Mduid\_service=ser1497555806798351).

#### **Home Beautification**

(/global/service.page?
Mduid\_service=ser1504270685998883)

# **Home Rehabilitation Programs**

(/global/service.page? Mduid\_service=ser1541188139420804)

# **Paint and Hurricane Shutters**

(/global/service.page? Mduid\_service=ser1540930045726202)

# Residential Construction Mitigation Program

(/global/service.page? Mduid\_service=ser1541438535801741)

VIEW MORE SERVICES >> (HTTPS://WWW.MIAMIDADE.GOV/GLOBAL/NAVIGATION/SERVICE-INDEX.PAGE?ORGANIZATION=ORG1462991414985875)

# **Light Bill Assistance**

Households experiencing financial difficulty may be eligible to apply for help to pay the light bill.

READ ABOUT LIGHT BILL ASSISTANCE (/GLOBAL/SERVICE.PAGE?

#### **Senior Services**

# Meals for the Elderly

(/global/service\_page?
Mduid\_service=ser1542231822683771)

# Adult Day Care (/global/service.page? Mduid\_service=ser1540584052855785)

# Home Care Assistance for Elderly Residents with

**Disabilities** (/global/service.page? Mduid\_service=ser1540580907924775)

## **Senior Volunteer Programs**

(/global/service.page? Mduid\_service=ser1541187726972194)

# **Elderly Care Planning**

(/global/service.page? Mduid\_service=ser1541187307866445)

## Office of Neighborhood Safety

The Office of Neighborhood Safety brings together residents, community stakeholders and County representatives to solve public safety and quality of life issues by engaging directly with historically disenfranchised communities to ensure they help to guide decision-making and deliver innovative solutions.

LEARN MORE ABOUT THE OFFICE OF NEIGHBORHOOD SAFETY

#### **More Services**

## **Summer Food Service Program**

(/global/service.page?
Mduid\_service=ser1643994357751941)

## **Substance Abuse Treatment**

Programs (/global/service.page? Mduid\_service=ser1542234441253341)

## **Veteran Services Programs**

(/global/service.page? Mduid\_service=ser1541189005378737)

# <u>Disability Services for People</u> <u>Living Independently (DSAIL)</u>

(/global/service.page? Mduid\_service=ser1542233574645619)

# **Computer Training**

(/global/service.page? Mduid\_service=ser1540910346527348)

# **Farmworker Employment**

Training (/global/service.page?
Mduid\_service=ser1540914292805296)

# Psychology Internship

(/global/service.page? Mduid\_service=ser1541187897962907)

# Youth Education, Training and Employment Services

(/global/service.page? Mduid\_service=ser1541523194760649)

#### **Nutritional Calendar**

(/global/socialservices/community-actionnutritional-calendar.page)

#### **Boards**

# **Community Action Agency**

**Board** (/global/government/boards/community-action-agency.page)

# Community Advisory Committees

(/global/government/committees/communityadvisory-committees.page)

# **Calendar of Meetings**

(/global/calendar/community-action.page)

# **News & Social Media**

Subscribe to our RSS Feed (/global/rss-news.page)

## Scholarship applications for high school seniors

(/global/news-item.page?Mduid\_news=news1707164512554459)

Miami-Dade County's Office of Neighborhood Safety is awarding 75 \$2,500 scholarships to be paid directly to colleges or universities on behalf of the scholarship recipients. Application Deadline has been extended to April 1, 2024

# Apply to be a provider for the Summer Food Service

Program (/global/news-item.page?Mduid\_news=news1553185195598702)

Providers will offer free nutritious meals to children and youth enrolled in summer programs.

# <u>Early Head Start / Head Start program accepting</u> <u>applications (/global/news-item.page?Mduid\_news=news1514899459820467)</u>

Early Head Start / Head Start is free and provides comprehensive child development services to low-income children and families in Miami-Dade County.

VIEW NEWS RELEASES ≫ (/GLOBAL/NAVIGATION/PRINDEX.PAGE? ORGANIZATION=ORG1462991414985875)

#### **About Us**

We provide comprehensive social services to individuals and families over the course of the full lifetime spectrum, from before birth to the elderly. Services are designed and coordinated to address and relieve hardships associated with poverty. The service delivery model is strongly client-centered and comprised of many direct services to meet the needs of the entire family.

Our major goals are to end homelessness; stabilize home occupancy; minimize hunger; reduce the need for institutionalization of the elderly; improve access to abuse prevention, intervention and support services; ensure that all individuals 18 years and older (including foster care and juvenile youths) are work ready; ensure that all children are school ready through the Head Start/Early Head Start program; and increase the self-sufficiency of vulnerable residents and special populations.

- 2016 Annual Report (https://www.miamidade.gov/socialservices/library/reports/2016annual-report.pdf)
- 2017 Annual Report
  (https://www.miamidade.gov/socialservices/library/reports/2017-annual-report.pdf)
- 2018 Annual Report (https://www.miamidade.gov/socialservices/library/reports/2018annual-report.pdf)

#### **CONTACT US**

#### **COMMUNITY ACTION AND**

#### **HUMAN SERVICES**

#### (/GLOBAL/SOCIALSERVICES/HOME.P/

Sonia Grice
Director
(/global/government/biographies/com/action-and-human-services.page)

# Overtown Transit Village North

701 NW 1st Court, 10th Floor Miami, FL 33136 786-469-4600 (tel:786-469-4600)

Contact Us (/global/socialservices/contact.page) Request Public Records (/global/publicrecords/search.page)

- 2019-2020 Annual Report (https://miamidade.gov/socialservices/library/reports/2019-2020-Annual-Report.pdf)
- 2021 Annual Report
  (https://miamidade.gov/socialservices/library/reports/2021-annual-report.pdf)
- 2022 Annual Report (https://miamidade.gov/socialservices/library/reports/2022annual-report.pdf)

#### **Title VI Compliance**

The Community Action and Human Services Department complies with all Title VI rules and regulations.

- <u>Title VI Notice</u> (<u>https://www.miamidade.gov/socialservices/library/title-vi-notice-to-the-public.pdf</u>)
- Title VI Complaint Procedures

  (https://www.miamidade.gov/socialservices/library/title-vicomplaint-procedures.pdf)
- Title VI Complaint Form (https://www.miamidade.gov/socialservices/library/title-vicomplaint-form.pdf)

Was this page helpful? Yes No

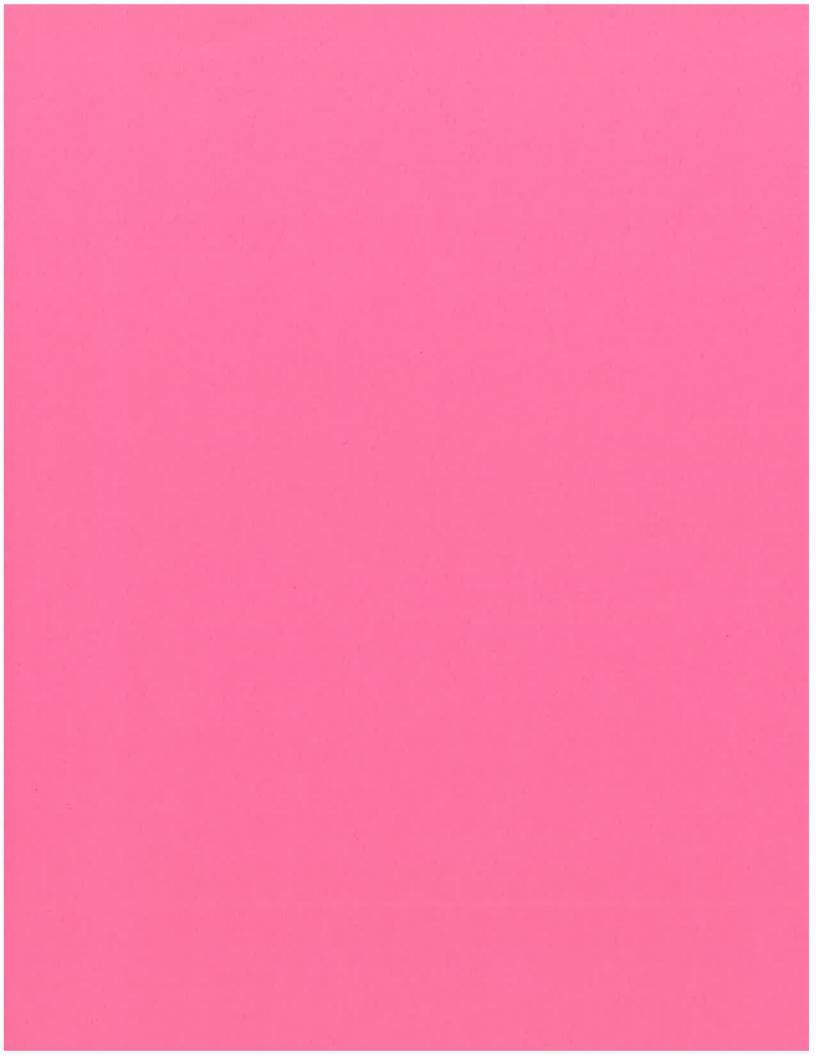
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(https://www.facebook.com/CAHSDco



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(https://www.instagram.com/CAHSDcc



<u>Home (/global/home.page)</u> > <u>Office of Housing Advocacy</u> (<u>https://www.miamidade.gov/global/service.page?Mduid\_service=ser1652192015243613)</u> > Office of Housing Advocacy

# **Office of Housing Advocacy**

Share: **f** 

# **Important Message:**

The Office of Housing Advocacy (OHA) has been monitoring changes to the Florida Statutes resulting from the 2022-2023 Florida Legislative Session that affects landlord/tenant relationships, including the below. While these changes became effective July 1, 2023, OHA is in the process of updating the below information to ensure compliance with Florida law. Please check back for any forthcoming revision(s).

- Security Deposits: House Bill 133 (2023) (https://flsenate.gov/Session/Bill/2023/133) - The Florida Senate
- Residential Tenancies: House Bill 1417 (2023) (https://flsenate.gov/Session/Bill/2023/1417) - The Florida Senate

The Office of Housing Advocacy (OHA) acts as a clearinghouse and coordinator to address issues of affordable housing and landlord and tenant rights with a focus on assisting families and individuals' efforts to obtain housing related resources. OHA collaborates with County departments, developers, nonprofits and other community stakeholders to formulate policies and initiatives that will expand affordable housing and prevent resident displacements. The Office consists of a director, a tenant advocate and a housing advocate.

The <u>Tenant's Bill of Rights ordinance (https://www.miamidade.gov/govaction/matter.asp?matter=221055&file=false&fileAnalysis=false&yearFolder=Y2022)</u> was passed by the Board of County Commissioners on May 3, 2022 to assist renters with safe, stable and affordable rental housing, and served to formalize Miami-Dade County's Office of Housing Advocacy.

The Housing Advocacy hotline, 786-469-4545, is available Monday through Friday from 8 a.m to 5 p.m., and closed on weekends and County holidays.

<u>Register (https://prod.caseworthy.com/miamidadecounty\_prod.portalnew)</u> to submit inquiries and complaints online.

The Notice of Tenant Rights is **now** available under the resources for Landlords.

Tenant Toolkit	
Landlord Toolkit	
Frequently Asked Questions	
OHA Specific Legal Disclaimer	
Was this page helpful? Yes No	

#### **ONLINE OPTIONS**

REGISTER TO SUBMIT INQUIRIES AND COMPLAINTS ONLINE (HTTPS://PROD.CASEWORTHY.COM/MIAMIDADECOUNTY\_PROD.PORTALNEW)

# PHONE NUMBER(S)

**Housing Advocacy Hotline** 786-469-4545

# **EMAIL / MAIL**

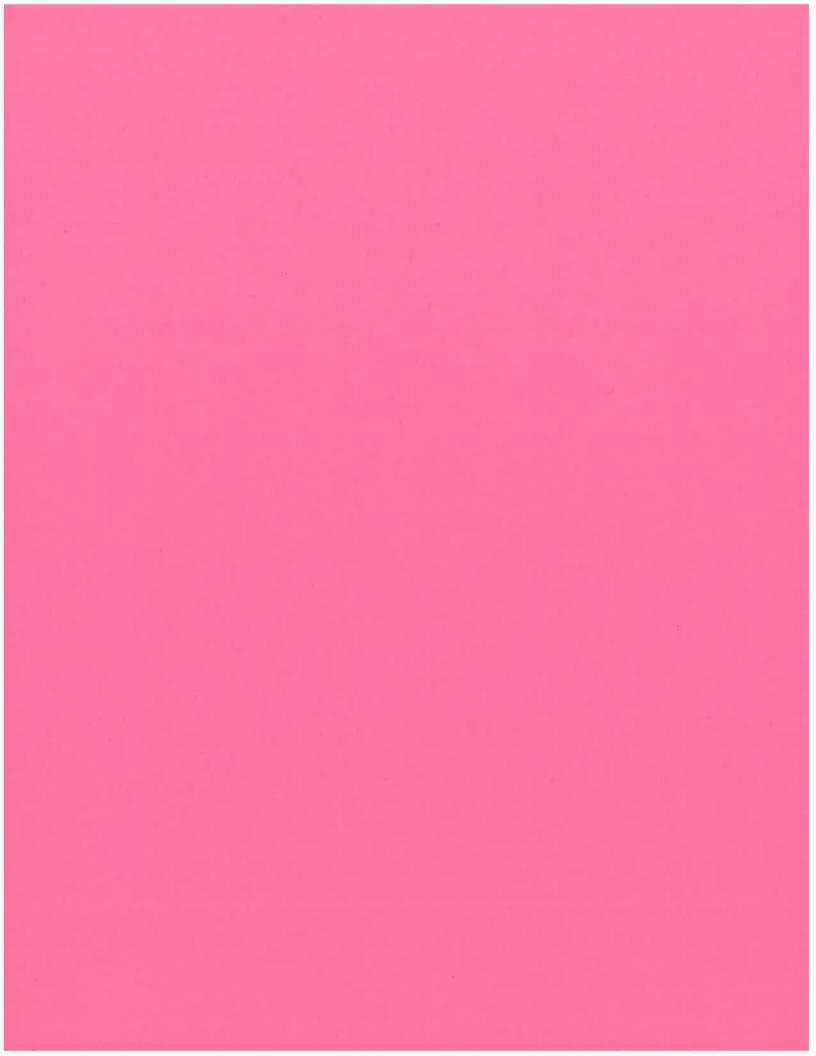
OFFICE OF HOUSING ADVOCACY
(HTTPS://WWW.MIAMIDADE.GOV/GLOBAL/SERVICE.PAGE?
MDUID\_SERVICE=SER1652192015243613)
Delores Holley, Director

# **Community Action & Human Services (Main Office)**

701 NW 1st Court, Miami, FL 33136

786-469-4545 (tel:786-469-4545) | housingadvocacy@miamidade.gov (mailto:housingadvocacy@miamidade.gov)

Request Public Records (/global/publicrecords/search.page).



#### **Public Housing and Community Development**

Share: f

Housing and Section 8 (/global/service.page? Mduid\_service=ser1544119346614848)

There is a single online application available only during an open registration period.

LEARN MORE (/GLOBAL/SERVICE.PAGE? MDUID\_SERVICE=SER1544119346614848)

Public Housing Loan (/global/service.page? Mduid\_service=ser1517521039381580)

Pay your First Time Homebuyer loan online by Credit Card and e-Check payments.

PAY YOUR LOAN (/GLOBAL/SERVICE.PAGE? MDUID\_SERVICE=SER1517521039381580)

Public Housing Rent (/global/service.page? Mduid\_service=ser1517330074050901)

Pay your rent online. It is safe, quick and convenient.

PAY YOUR RENT (/GLOBAL/SERVICE.PAGE? MDUID\_SERVICE=SER1517330074050901)

Housing Program Fraud (/global/service.page? Mduid\_service=ser1513003482305544)

Report fraud online, in person or by phone. Reports are confidential and you may choose to remain anonymous.

REPORT NOW (/GLOBAL/SERVICE.PAGE? MDUID\_SERVICE=SER1513003482305544)

VIEW MORE HOUSING SERVICES >> (/GLOBAL/NAVIGATION/SERVICE-INDEX.PAGE?ORGANIZATION=ORG1462997550009645)

#### **Public Housing**

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities.

The Department of Housing and Urban Development administers Federal aid and Miami-Dade Public Housing and Community Development manages the housing for low-income residents at rents they can afford.

**Public Housing Developments** 

(/global/housing/public-housing-developments.page)

**Reasonable Accommodation** 

(/global/housing/reasonable-accommodation.page)

Rental Assistance Demonstration Program

(/global/housing/rental-assistance-demonstration-program.page)

Smoke-Free Development (/global/housing/smokefree.page)

#### Section 8 / Housing Choice Voucher Program

The housing choice voucher program provides assistance on behalf of very low-income families, the elderly, and the disabled. Participants find their own housing in the private market and are not limited to units located in subsidized housing projects.

Miami-Dade Public Housing and Community Development receive federal funds from the U.S. Department of Housing and Urban Development to administer the voucher program.

#### **Housing Choice Voucher Program**

(/global/service.page?Mduid\_service=ser1544821240699928)

#### **Moderate Rehabilitation Rental Program**

(/global/housing/section-8-moderate-rehabilitation.page)

Partner Portal (/global/housing/section-8-partner-portal.page)

#### **Single Room Occupancy Program**

(/global/housing/section-8-single-room.page)

#### **Own Your Future**

If you're a homebuyer looking for a manageable mortgage, this new program may make it possible for you to buy the home you want right now.

AFFORDABLE HOMEOWNERSHIP PROGRAM (/GLOBAL/HOUSING/AFFORDABLE-HOMEOWNERSHIP-PROGRAM.PAGE)

DOWN PAYMENT ASSISTANCE (/GLOBAL/HOUSING/DOWNPAYMENT-ASSISTANCE.PAGE)

INFILL HOUSING HOMEBUYER (/GLOBAL/HOUSING/INFILL-HOUSING-HOMEBUYERS.PAGE)

#### **Funding Sources**

**Community Development Block Grant** 

Program (/global/housing/block-grant.page)

HOME Program (/global/housing/home-program.page)

**Emergency Solutions Grant (ESG)** 

(/global/housing/emergency-solutions-grants-program.page)

**Documentary Stamp Surtax Program** 

(/global/housing/surtax.page)

State Housing Initiatives Partnership

(SHIP) Program (/global/housing/ship-program.page)

Request for Applications, Proposals and Qualifications (/global/housing/requests.page)

**Development** 

#### **County Owned Mixed Income Properties**

Infill Housing Developer (/global/housing/infill-

(/qlobal/housing/county-owned-mixed-use-properties\_page) housing-developers.page)

Liberty City Rising (/global/housing/liberty-city-liberty-square.page)

Section 3 (/global/service.page? Mduid\_service=ser1544481860331218)

#### Workforce Housing Development Program

(/global/service.page?Mduid\_service=ser1574441912240231).

#### **Housing Affordability Tracker**

(/global/housing/housing-affordability-tracker.page)

#### **News & Events**

Subscribe to our RSS Feed (/global/rss-news.page)

#### Condo owners facing special assessments can apply for assistance

(/global/news-item.page?Mduid\_news=news1670451029961427)

Qualifying owners can get up to \$50,000 in assistance to pay for specials assessments.

#### Unique opportunity for local artists to receive affordable housing and

workspace (/global/news-item.page?Mduid\_news=news1669907790639193)

Miami-Dade County's Public Housing and Community Development (PHCD) will offer the nation's first "Artist-in-Residence" program in one of the nation's oldest public housing developments.

#### **About Us**

We manage more than 8,000 public housing apartments and provide financial help through the federal Section 8 program to more than 18,000 families.

**CONTACT US** 

Our support services include assisted living facilities for the elderly and selfsufficiency programs for our tenants.

We rely on federal and state grant programs to fund our programs. We work closely with the U.S. Department of Housing and Urban Development's (HUD) on our public housing and, with the State of Florida, the development of affordable housing.

#### PUBLIC HOUSING AND COMMUNITY

#### DEVELOPMENT

#### (/GLOBAL/HOUSING/HOME.PAGE)

Alex R. Ballina
<u>Director</u>
(/global/government/biographies/public-housing\_page)

#### Overtown Transit Village North

701 NW 1st Court, 16th Floor Miami, FL 33136 786-469-4100 (tel:786-469-4100) | phcdwebmaster@miamidade.gov (mailto:phcdwebmaster@miamidade.gov)

Contact Us (/global/housing/contactpublic-housing-and-communitydevelopment.page) Request Public Records (/global/publicrecords/search.page)

#### **More Topics**

# Policies, Procedures and Plans

- Notices
  (/global/housing/notices.page)
- Policies and Plans
  (/global/housing/policies-andplans.page)
- Policies and Procedures (/global/housing/policiesprocedures.page)

#### Resources

- Affordable Housing

  Resources
  ((global/housing/affordable-housing-resources.page)
- Fair Market Rents
  (/global/housing/fairmarket-rents.page)
- Financial Statements
  (/global/housing/financialstatements.page)
- Housing Advisory Board (/global/housing/affordablehousing-advisoryboard.page)
- Housing Summit Presentations (/global/housing/housingsummit-presentations.page)
- Income Limits (/global/housing/incomelimits.page)
- Trust Fund Board
  (/global/housing/affordable-housing-trust-fund-board.page)

#### **Get Involved**

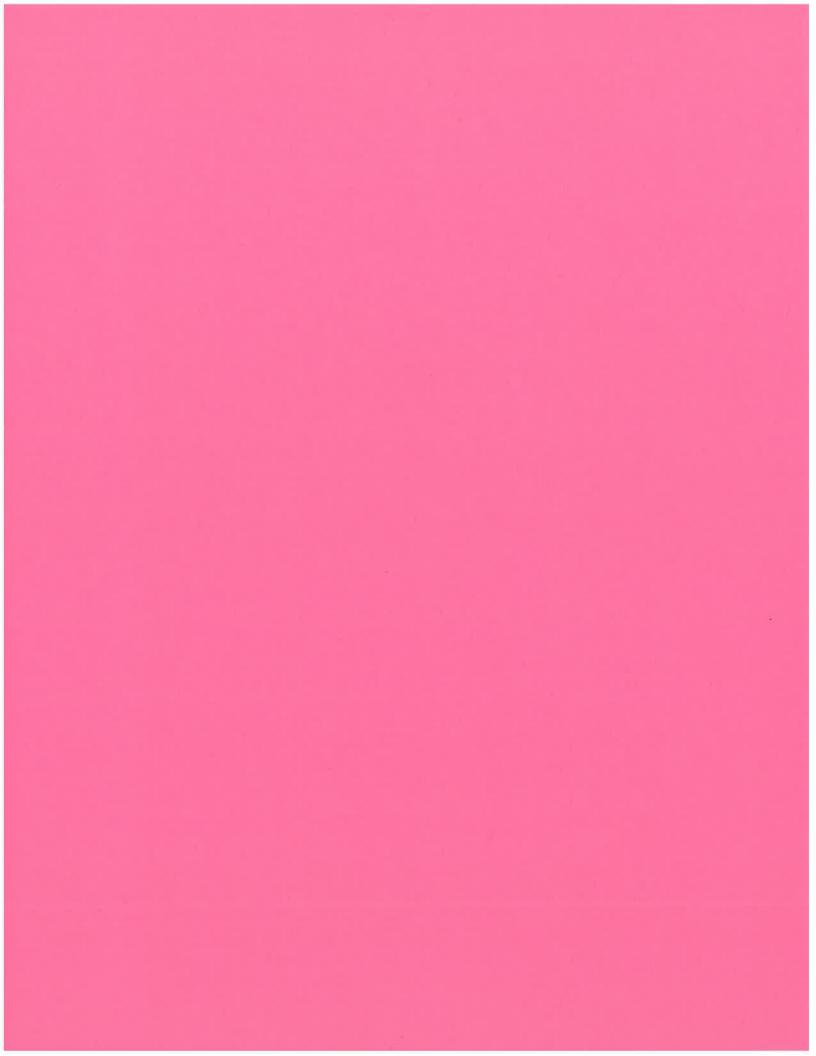
- Oalendar (/global/calendar/public-housing.page)
- Citizen Participation (/global/housing/citizen-participation.pε
- Join our Mailing List

  (https://miamidadecountycommunitydevelopment.wufoo.cor
- Resident Council (/global/housing/resident-council.page)

Was this page helpful?

Yes

No



<u>Home (/global/home.page)</u> > <u>Public Housing and Community Development</u> (<u>/global/housing/home.page)</u> > First-Time Homebuyer Program

# **Apply for low-cost mortgage**

Share: **f** 

First-time homebuyers can get a below-market mortgage rate. This program works with lenders to create a special package of first, second and, if necessary, third mortgages to finance a home you can afford.

The type of home you buy can be a single-family detached home, townhouse, condominium, twin-homes or studio.

Properties purchased under the program must be located in an approved Countyfunded development.

- The property must be in an area designated for residential housing.
- 1 It must be occupied by the mortgagors as their principal residence.
- It must have an expected economic life of not less than 30 years.
- You cannot rent the property.

After you have obtained an executed sales contract, the developer will provide you with contact information for an appointment with one of our finance advisors.

Eligibility & Requirements

How to Qualify

**Program Guidelines and Approved Lenders** 

# **Related Documents**

- Homebuyer Education and Counseling Services
  (http://www.miamidade.gov/housing/library/guidelines/infill/homebuyer-counseling-services-agency-list.pdf)
- Program Guidelines
  (http://www.miamidade.gov/housing/library/guidelines/affordable-housing-and-homeownership-program-guidelines.pdf)
- <u>Currently Approved Lenders</u> (<u>http://www.miamidade.gov/housing/library/reports/mdc-phcd-homebuyer-program-approved-bank-lenders.pdf</u>)

Was this page helpful?

Yes

No

#### **LOCATIONS AND HOURS**

Overtown Transit Village North

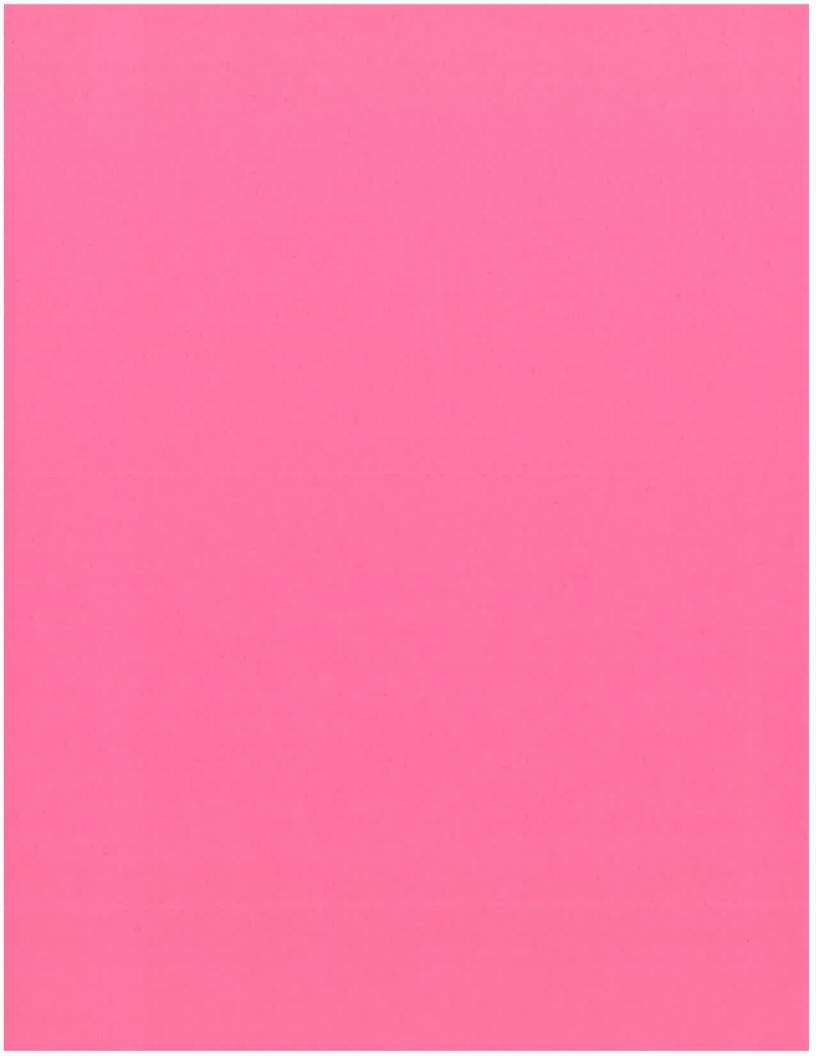
## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT (/GLOBAL/HOUSING/HOME.PAGE)

Alex R. Ballina, Director (/global/government/biographies/public-housing.page)

# Overtown Transit Village North

701 NW 1st Court,
16th Floor
Miami, FL 33136
786-469-4100 (tel:786-469-4100) | phcdwebmaster@miamidade.gov
(mailto:phcdwebmaster@miamidade.gov)

<u>Contact Us (/global/housing/contact-public-housing-and-community-development.page)</u>
<u>Request Public Records (/global/publicrecords/search.page)</u>



# $\frac{Home\ (\slashed{global/home.page}) > Public\ Housing\ \&\ Community\ Development}{(\slashed{global/housing/home.page})} > Emergency\ Rental\ Assistance\ Program$

# **Emergency Rental Assistance Program 2.4 (ERAP 2.4)**

Share: **f** 

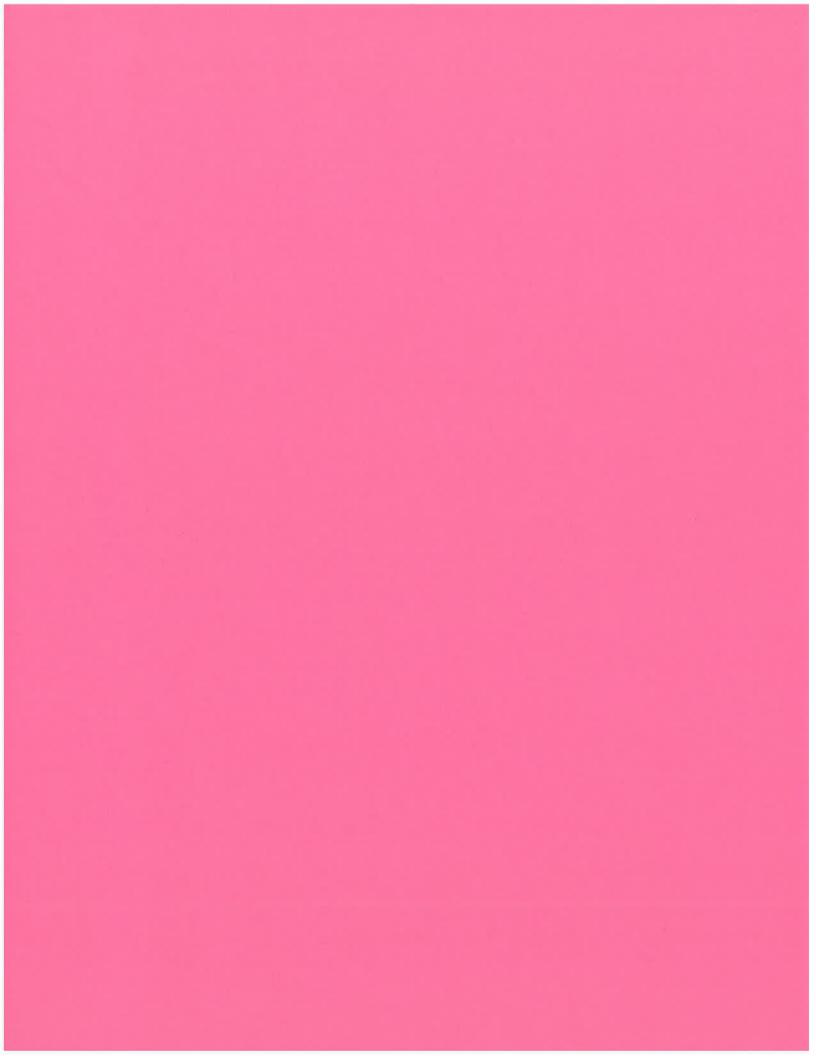
The Emergency Rental Assistance Program was designed to assist families with direct emergency rental assistance and avoid involuntary displacement.

The Emergency Rental Assistance Program (ERAP) is now closed.

Residents in need of housing assistance can contact the Miami-Dade County Office of Housing Advocacy (https://www.miamidade.gov/global/service.page?

Mduid\_service=ser1652192015243613) through the Housing Advocacy Hotline at 786-469-4545 or by emailing housingadvocacy@miamidade.gov (mailto:housingadvocacy@miamidade.gov).

Was this page helpful? Yes No



Home (/global/home.page) > Your Government (/global/navigation/agency-directory.page) > Office of the Mayor (/global/government/mayor/home.page) > United Way

# Miami-Dade County's United Way Campaign

Share:

United Way strives to better the community by encouraging children to dream big and reach their potential in and out of school, empowering families and individuals to become financially stable and economically independent and improving people's health.

By supporting the United Way, you are furthering the mission of our organization to build the community by helping people care for one another. We are here for our neighbors and each other-bus drivers, fire fighters, sanitation workers, police, librarians, parks and recreation personnel always ready to provide a helping hand.

#### COVID-19 Resources

The novel Coronavirus 2019 (COVID-19) outbreak is now a major international pandemic affecting all our lives. United Way is proactively monitoring and aggregating information and resources that are available to help Miami-Dade community members during this economic and public health crisis.

OVID-19 Resource Center (https://unitedwaymiami.org/coronavirusresources/)

#### What we do

The world has changed. Our need have not. For over 95 years, through hurricanes, economic depressions, and now a pandemic, United Way of Miami-Dade has been an enduring force in changing lives and creating a positive impact in our community. Our community of volunteers and advocates are more committed than ever to working with us to build a stronger Miami. It is through education, financial stability and health that we effect change-transforming vulnerability into empowerment, poverty into opportunity and despair into hope.

(/global/initiatives/unitedway/education.page)

The foundation of it all, a good education leads to a better job with better pay.

EDUCATION
(/GLOBAL/INITIATIVES/UNITEDWAY/EDUCA)

(/global/initiatives/unitedway/health.page)

Good health allows children to learn better, adults to increase their income and older adults to remain independent.

HEALTH (/GLOBAL/INITIATIVES/UNITEDWAY/HEALTH

(/global/initiatives/unitedway/financialstability.page)

Helping individuals and families pave a path to financial independence.

FINANCIAL STABILITY
(/GLOBAL/INITIATIVES/UNITEDWAY/FINANC
STABILITY.PAGE)

#### **Get Involved**



# Take the Pledge

(https://portal.unitedwaymiami.org/crm/Start.jsp? accountNumber=1636)



#### **Attend an Event**

(https://unitedwaymiami.org/events/)



## **Share your Story**

(https://miamidadecounty.co1.qualtrics.com/jfe/form/SV\_b1rH2u1uK02nTQV)

# **Success Stories**

Meet Marcella

**Meet Filiberto** 

**Meet Dearrie** 

Caught off-guard by her husband's sudden death when she was just five months pregnant, Marcella had to look for work and rebuild her life for her and her daughter. It's that very drive – and Marcella's infectious smile – that has put them on the path to greatness, thanks to United Way.

His life for the past decade has been difficult. He has spent his retirement with no time for relaxation, as he went from being a full-time caretaker to his ailing wife to helping his son Rey raise two young grandchildren. After serving in the military for 12 years, every day as a civilian was difficult for Dearrie – and still is. She struggled juggling her five children, pursuing a nursing degree and making ends meet – until she learned about our United Way.

#### **About Us**

# We fight for a stronger Miami. We fight for you.

By fighting to build a stronger Miami, we're keeping our most vulnerable families from being swept into a recurring cycle of poverty. Here are just a few of the programs and services that bring lasting change to our neighbors in need:

**United Way Center for Excellence in Early Education:** An internationally recognized demonstration school dedicated to elevating the quality of early care and education in Miami and beyond.

United Way Center for Financial Stability: Two one-stop centers that provide working individuals and families with a full range of services and support—from financial coaching to free tax preparation and benefits enrollment to employment assistance and credit counseling.

**FamilyWize:** A national prescription drug discount program for our community that can save enrollees an average of \$23 per prescription.

**Mission United:** United Way's newest initiative helps empower veterans and their families by connecting them to essential services and employment opportunities.

Was this page helpful? Yes

No

#### **CONTACT US**

#### **UNITED WAY**

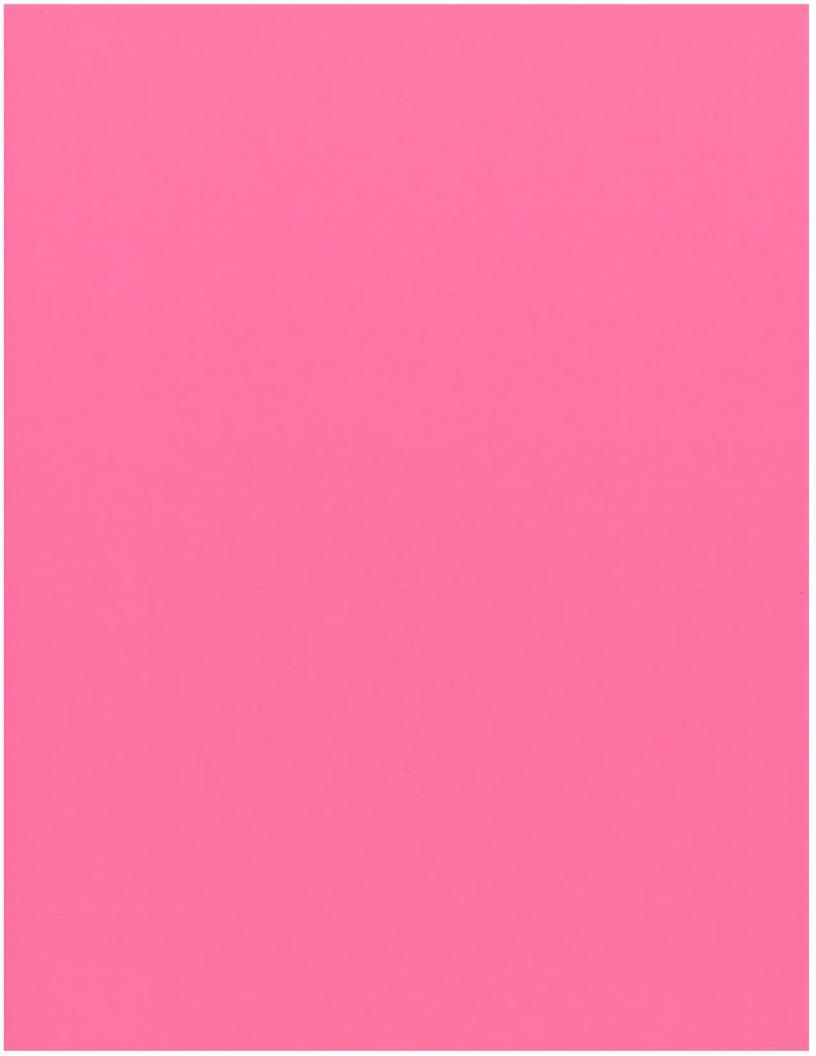
(/GLOBAL/INITIATIVES/UNITEDWAY/HC JD Patterson Chief Public Safety Officer

Stephen P. Clark Center 111 NW 1st Street, 29th Floor Miami, FL 33128 305-375-5141 (tel:305-375-5141)

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(https://www.facebook.com/UnitedWay

(https://twitter.com/unitedwaymiami)





#### About The Chamber

The Greater Miami Chamber of Commerce is the Champion for the Greater Miami Business Community and a civic engine that fuels the advancement of our great city. Founded in 1907 as the Miami Board of Trade, today's Chamber boasts representing more than 400,000 member company employees and is heralded for its legacy of leadership in economic development, and its unwavering commitment to improving the Miami-Dade community.

We understand that Miami's private sector is the most imaginative and powerful resource the city has to getting things done that positively impact our businesses and our lifestyles. By coming together, we involve some of this community's best and brightest in addressing current challenges and in implementing programs that position the region for future success through new Miami business and young professional mentorship. To carry out our mission, we focus on six primary areas: Governmental Affairs, Industry Growth, International Business, Leadership Programs, Marketing, Membership & Strategic Revenue Growth, and Urban/Community Growth.

With the current environment of COVID-19, The Chamber has restructured to provide our members access to valuable economic support through grants and loans that are available. We are working with Career Source on their Layoff Aversion Program, assisting our members with the application process. We have developed the GMCC Cares program that assists our members with applications for many government grants and loans as well as the GMCC Unites program that brings black owned small business owners in to the Chamber through a mentorship with one of our larger member companies.

Supporting the Greater Miami Chamber's efforts is the South Florida Progress Foundation, a not-for-profit arm that invests in programs and activities designed to improve the quality of life in Miami-Dade. Additionally, members are invited and encouraged to participate in special committees, educational seminars and conferences, member-to-member programs, new business development trips, advertising and sponsorship opportunities, networking receptions, young professional mentorship and special events – totaling more than 150 events each year.

The Greater Miami Chamber of Commerce succeeds because Miami's finest business leaders get involved. Join us and let's work together to grow our companies and improve the community we call home. It's for good business and it's good everyone.

#### Mission

To grow, improve and protect the Greater Miami Business Community by advocating, educating and convening.

#### Vision

To be the champion for the Greater Miami Business Community in times of prosperity and hardship.

TOP INVESTORS









# Greater Miami Chamber of Commerce

The Greater Miami Chamber of Commerce is the proud champion for the Greater Miami Business Community and a civic engine that fuels the advancement of The Magic City. Founded in 1907 as the Miami Board of Trade, today's Chamber boasts representing more than 400,000-member company employees and is heralded for its legacy of leadership in economic development, and its unwavering commitment to improving the Miami-Dade community.

#### Join The Chamber

The Greater Miami Chamber of Commerce succeeds because Miami's business leaders get involved. Join us and let's work together to grow our companies and improve the community we call home.

JOIN TODAY

#### Member Directory

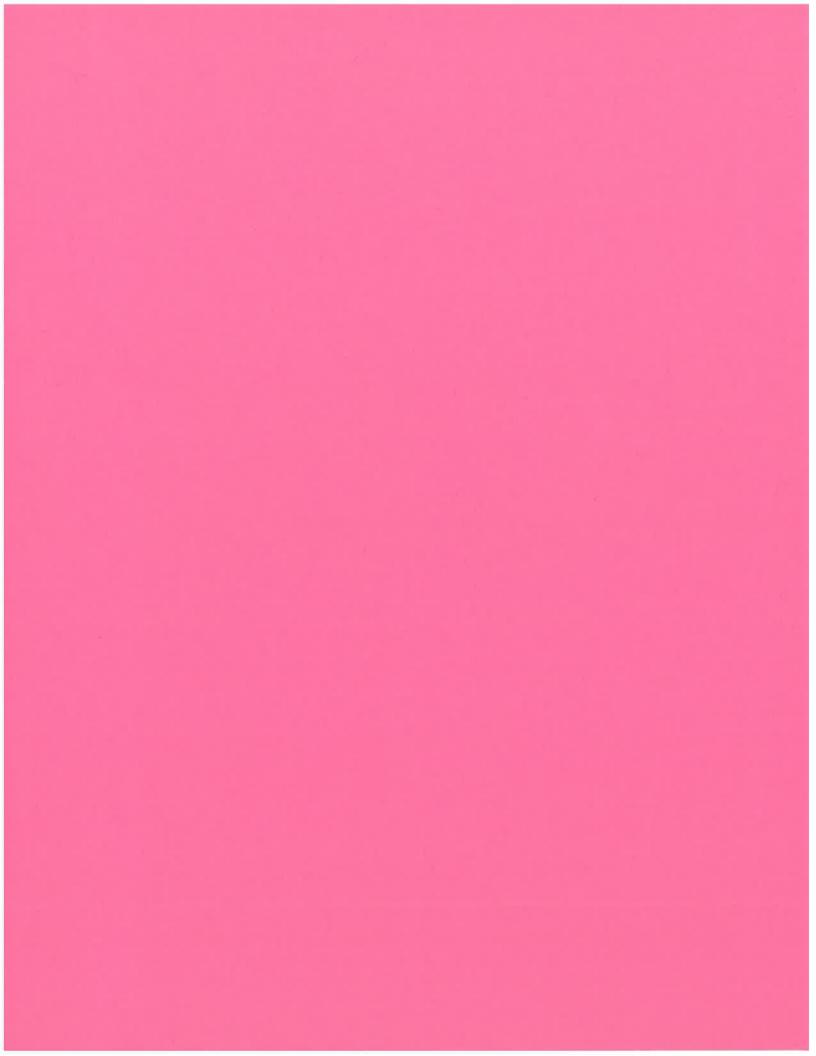
Find a Greater Miami Chamber of Commerce member that can help make your business more successful. Use the Keyword search, Categories drop down or just browse the quick links to find by industry.

VIEW DIRECTORY

#### Committee Leadership

Members of the Greater Miami Chamber of Commerce activate their involvement by participating in committees that allow them to make a difference in the community, their businesses, and the South Florida marketplace.

**GET INVOLVED** 



<u>Home (/global/home.page)</u> / <u>Economic Advocacy Trust</u> (<u>//global/government/trusts/economicadvocacy/home.page)</u> / Apply for a Small Business Grant

# **Apply for a Small Business Grant**

April 10, 2020 — <u>Economic Advocacy Trust</u> (/global/government/trusts/economicadvocacy/home.page)

Share: **f** 

#### **Small Business**

Join the Miami-Dade Economic Advocacy Trust (MDEAT) for the Small Business Capitalization Program Information Sessions on growing Miami-Dade County's small business community in Targeted Urban Areas (TUAs) and Corridors. Small Business Grants valued at \$2,500 each will be awarded through a competitive application process to eligible businesses located in Targeted Urban Areas.

Your business must be in a <u>TUA or TUA Corridor</u> (<a href="https://www.miamidade.gov/global/government/trusts/economicadvocacy/targeted-urban-areas.page">https://www.miamidade.gov/global/government/trusts/economicadvocacy/targeted-urban-areas.page</a>) to qualify for the grant. To search and confirm your location, visit the <u>TUA Grant Qualifier (https://mdc.maps.arcgis.com/apps/webappviewer/index.html?</u>
<a href="https://mdc.maps.arcgis.com/apps/webappviewer/index.html?">https://mdc.maps.arcgis.com/apps/webappviewer/index.html?</a>
id=cf389278a2bc4db097a6cb7a8b87c74f).

If the browser opens to the "Welcome to Miami-Dade County's GIS" page, click on the "Continue" button on bottom right corner; otherwise go directly to upper-right corner of page and select the larger dollar sign (\$) on the blue bar. Next, input your business address in the search bar and hit enter. Then select the "Biz Incentives" button. Finally, select Targeted Urban Area and Targeted Urban Area Corridor from the Biz Incentives list and the results will appear in the drop-down box.

Learn about the following:

- Low-interest loan programs to leverage funds for growth
- Other ways to access capital in response to COVID-19
- Strategies to promote your company to expand market share
- Resources for technical assistance and ways to avoid IRS

Miami-Dade Economic Advocacy Trust 111 NW 1st Street, Suite 2032 Miami, FL 33128 Interested and eligible small businesses must apply no later than Monday, May 11. For more information, call 305-375-5661.

DO	WNI	OAD	APPL	ICAT	ION	->>
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#### **RELATED NEWS**

<u>Teen Court seeks adult and youth volunteers (/global/news-item.page?</u>
<u>Mduid\_news=news1550254435146115)</u>

<u>Apply for Homebuyer Assistance (/global/news-item.page?</u>
<u>Mduid\_news=news1634068565265964)</u>

Was this page helpful?

Yes

Νo

# Exhibit E

Miami 23095 S Dixie Hwy CP: \$1,500,000

MLS#: <u>A11514335</u>

Status: Active

**Building Type:** Other Type, Store/Warehouse

Combination

Type: Mixed Use Style: Mixed Use

# Units: # Stories: 1

Year Built: 1956/Resale

**Lot Size:** 7600

**Prop Sqft:** 7600 **DOM:** 61

# Of Acres: Parking:

Road Description: Waterfront: No

Sold Price: Closing Dt:

This distinctive opportunity with a highly lucrative view offers approximately 110 feet of frontage directly viewing US-1/ S Dixie Hwy, with over 40,000 Annual Average Daily Traffic (AADT), a Lot size of approximately 20,000 SF, and a building size of approximately 2,295 SF. This center is adjacent to several high-density housing developments and other infrastructure which continues to deliver new construction homes to meet the high demand of the skyrocketing population growth.

\*\*\*\*This sale only includes Lot and Building\*\*\*\*

Construction: Concrete Block Construction

Roof Description: Tenant Pays: Comm Area Main: Location:

Tax Year: Tax Amount: \$2,711





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#### **Accessibility Issues?**

Miami 11440 SW 214th St CP: \$1,300,000

MLS#: A11529959

Status: Active

Building Type: Church, Residential-Multi-Family

Type: Mixed Use

Style:

# Units: # Stories:

**Year Built:** 1953 **Lot Size:** 21,780

**Prop Sqft:** 21780 **DOM:** 36

# Of Acres: Parking:

Road Description: Waterfront:

Sold Price: Closing Dt:

Located at 11440 SW 214th St, Miami, FL 33189, this half-acre property presents a unique development opportunity. Currently hosting a 1500 sqft church, the site offers versatile potential for various uses, appealing to developers looking to tap into Miami's dynamic market. Its proximity, just 2 minutes from the US-1 main highway, adds to its accessibility and attractiveness. The area, surrounded by diverse housing options, is ideal for those aiming to develop a project that benefits from both a strategic location and a vibrant community setting.

Construction: Roof Description: Tenant Pays: Comm Area Main: Location:

Tax Year: Tax Amount: \$146



Aerial View Aerial View Aerial View Aerial View



**Aerial View** 

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#### Accessibility Issues?

Miami 19875 SW 127th Ave CP: \$3,300,000

MLS#: A11549548

Status: Active
Building Type: Automotive
Type: Special Purpose

Style:

# Units: # Stories:

**Year Built:** 1954 **Lot Size:** 43124

**Prop Sqft:** 43124 **DOM:** 2

# Of Acres: Parking:

Road Description:

Waterfront: Sold Price:

Closing Dt:

Homestead Acre Development Site right off Sw 200th St, property feature an acre of BU-1A zoned land which allows most commercial uses including Car Wash, Automotive, Gas Station and more. Surrounded by major national retailers like Advance auto parts, Publix & Walgreens. Homestead is home to several attractions, including the Homestead-Miami Speedway, which hosts NASCAR and other racing events. The city is also close to Everglades National Park, Biscayne National Park, and the Florida Keys.

Construction:
Roof Description:
Tenant Pays:
Comm Area Main:
Location:

Tax Year: Tax Amount: \$16,590

**Directions:** 



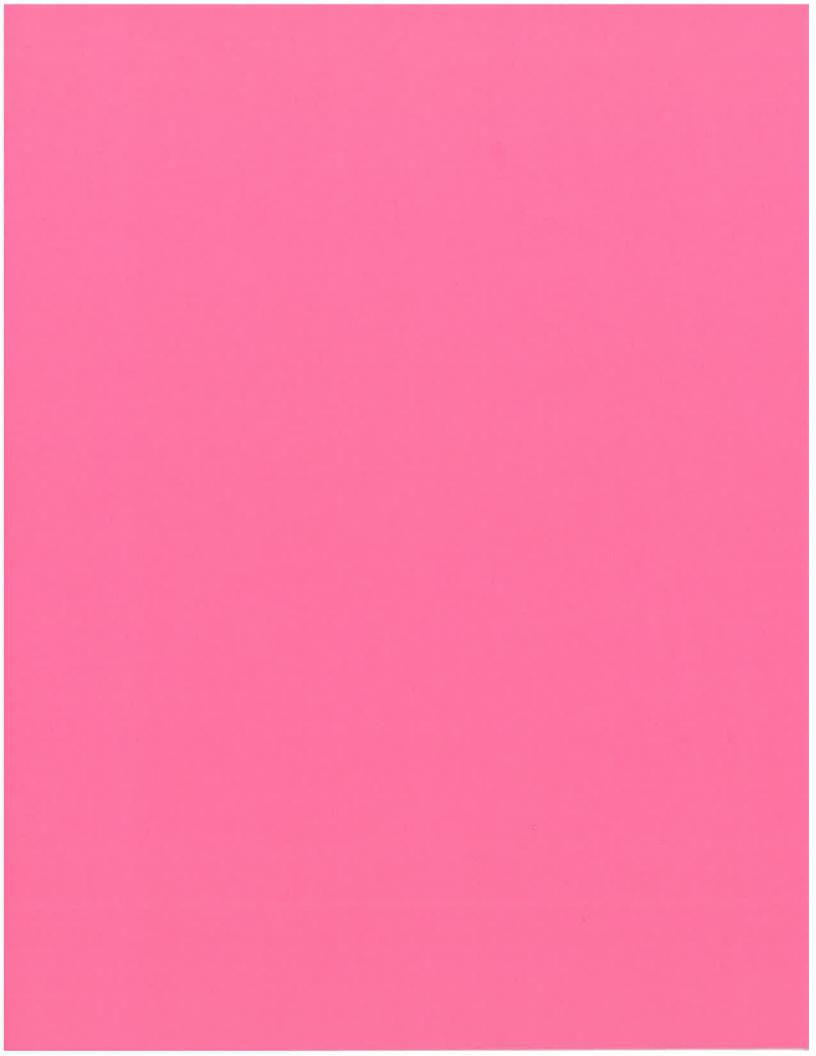
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#### **Accessibility Issues?**



CP: \$7,500 11301 SW 208th Dr Miami

MLS#: A11462099

Status: Active

**Building Type:** Automotive, Free Standing

Type: Industrial

Style:

# Stories: # Units:

1968 Year Built: 10000

Lot Size: Prop Sqft: 10000 DOM:

# Of Acres: Parking:

**Road Description:** Waterfront: **Sold Price:** 

**Closing Dt:** 

165

This is a unique and very hard to find fenced property with ample yard space that can fit several vehicles. There is also a free standing building combining warehouse and office. Best of all the zoning allows several uses including the difficult to find like auto repair, body shop. The ideal setting for any business that needs to have their vehicles, equipment and office in the same place. Even better, you can also rent additional space on the adjacent lot (see attached survey)

**Construction: Roof Description:** 

Common Area Maintenance, Real Estate Tax, Sales Tax, Water **Tenant Pays:** 

Comm Area Main:

Location:

Tax Year: **Tax Amount: \$2,890** 





Other



Laundry



Community

Other



Garage

Other

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#### **Accessibility Issues?**

203 SW US 1 CP: \$48 Cutler Bay

A11212962 MLS#:

Status: Active

Free Standing, Retail Space **Building Type:** 

Type: Style: Mixed Use

DOM:

# Units:

# Stories:

Year Built:

30000 Lot Size:

**Prop Sqft:** 

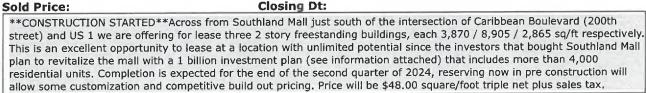
# Of Acres:

Parking: **Road Description:** 

Waterfront:

Closing Dt:

659



Construction: **Roof Description: Tenant Pays:** Comm Area Main: Location:

Tax Year:

Tax Amount:

#### **Directions:**





Office

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#### **Accessibility Issues?**

Miami 11890 SW 220th St **CP**: \$40

MLS#: A11433868

**Status:** Active

**Building Type:** Retail Space, Shopping Center

Type:

Mixed Use

Style:

# Units: # Stories:

Year Built:

**Lot Size:** 7320

**Prop Sqft:** 7320 **DOM:** 214

# Of Acres:

Parking: Electric Vehicle Charging Station

**Road Description:** 

Waterfront: Sold Price:

Closing Dt:

One story 2140 sq.ft Freestanding building, on 220 st with visibility from US1, very good place to operate you successful business, high count traffic, construction starting soon, reserving now in preconstruction will allow some customization, price will be 45 usd/sq.f triple net plus sale tax.

Construction: CBS Construction, Under Construction

Roof Description: Tenant Pays: Comm Area Main:

Location: In Residential Area, Shopping Center Tax Year: Tax Amount: \$1,282



Front of Structure

Floor Plan

Other

Other



Fence Yard

Community



Community

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#### **Accessibility Issues?**

Miami 11045 SW 216th St #3 CP: \$35

MLS#: <u>A10918206</u>
Status: Active

Building Type: Retail Space, Shopping Center

Type: Retail

Style: Commercial Lease
# Units: 17 # Stories: 1
Year Built: 2020/New Construction

**Lot Size:** 57666

**Prop Sqft:** 57666 **DOM:** 1,296

# Of Acres: 1.320 Parking: 90

Road Description: Divided, Four Lane

Waterfront: No

Sold Price: Closing Dt:

\$35 PSF, quoted.

Construction: Concrete Block Construction

Roof Description: Tenant Pays: Comm Area Main:

Location: Corner Lot, Shopping Center
Tax Year: Tax Amount: \$14,635

Directions: • Highly visible location with excellent ingress & egress on SW 216th Street and SW 112 Avenue.





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#### **Accessibility Issues?**

Miami 11601 SW 216 CP: \$29

151

MLS#: A11459293

Status: Active

**Building Type:** Retail Space

Type:

Retail

Style:

# Units: # Stories: 1

Year Built: 1985

**Lot Size:** 117967

Prop Sqft: 117967 DOM:

# Of Acres:

Parking: Common Parking

Road Description: Waterfront:

Sold Price: Closing Dt:

+/- 858 SF, Retail space immediately available for lease on signaled intersection of US-1 and SW 216 Street in Cutler Bay. Excellent visibility to heavy a daily traffic if 40,000 cars per day. The shopping Center is anchored by Church's Chicken outparcel restaurant, offers ample parking with approximately 4 spaces per 1,000 SF, in close proximity to the Florida Turnpike at Southland Mall.

Construction:
Roof Description:
Tenant Pays:
Comm Area Main:
Location:

Tax Year: Tax Amount: \$55,181

**Directions:** 



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#### **Accessibility Issues?**

11000 SW 184th St #7 CP: \$26 Miami

A11524026 MLS#: Status: Active

**Building Type:** 

Retail Space, Shopping Center

Type: Retail

Style: Commercial Lease # Units: # Stories: 1

2004 Year Built: Lot Size: 111,100

45 **Prop Sqft:** 111214 DOM:

# Of Acres:

Parking: 120

**Road Description:** Waterfront:

/Canal Front

Closing Dt: **Sold Price:** 

Prime location, facing Eureka Drive and Turnpike on high traffic SW 184 St in Cutler Bay. Strategically positioned across from WAVA and adjacent to the NAPA store, Race Track, and Shell gas station, this property offers a space suitable for a variety of business uses, including medical offices, retail outlets, and restaurants. The last business in this location was a Juice Place and before that Subway with a drive-through. The shopping center provides plenty of parking spaces. The unit is currently vacant and ready for immediate occupancy. This is an exceptional opportunity for your business to thrive in a high-traffic, well-connected location.

**Construction: Roof Description:** 

A/C & Heating Maintenance, Common Area Maintenance, Exterior Maintenance, Real Estate **Tenant Pays:** 

Tax, Trash Removal, Water

Comm Area Main: Exterior Electric, Outside Insurance, Management Fees, Exterior Maintenance, Real Estate

Tax, Sales Tax

Location:

Tax Amount: \$81,315 Tax Year:



**Aerial View Aerial View Aerial View Aerial View** 

**Aerial View Aerial View Aerial View Aerial View** 

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#### **Accessibility Issues?**

Miami 11000 SW 184th St #4 CP: \$26

MLS#: <u>A11454957</u>
Status: Active

Building Type: Retail Space, Shopping Center

Type: Retail

Style: Commercial Lease # Units: 7 # Stories: 1

**Year Built:** 2004 **Lot Size:** 111,100

**Prop Sqft:** 111214 **DOM:** 182

# Of Acres:

Parking: 120 Road Description:

Waterfront: /Canal Front

Sold Price: Closing Dt:

Prime location, facing Eureka Drive and Turnpike on high traffic SW 184 St in Cutler Bay. Strategically positioned across from WAVA and adjacent to the NAPA store, Race Track, and Shell gas station, this property offers a space suitable for a variety of business uses, including medical offices, retail outlets, and restaurants. The last business in this location was a Juice Place and prior to that Subway with a drive-through. The shopping center provides plenty of parking spaces. The unit is currently vacant and ready for immediate occupancy. This is an exceptional opportunity for your business to thrive in a high-traffic, well-connected location.

Construction: Roof Description:

Tenant Pays: A/C & Heating Maintenance, Common Area Maintenance, Exterior Maintenance, Real Estate

Tax, Trash Removal, Water

Comm Area Main:

Location:

Tax Year: Tax Amount: \$81,315





Aerial View Aerial View Aerial View Aerial View Aerial View

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#### Accessibility Issues?

# Exhibit F

