

KEON HARDEMON
Board Chair



CLARENCE E. WOODS, III
Executive Director

REQUEST FOR QUALIFICATIONS

RESTAURANT/ENTERTAINMENT VENUE PROGRAMMING

RFQ NUMBER

16-01

ISSUE DATE

January 7, 2016

SUBMISSION DATE AND TIME

February 9, 2016 at 11:00 a.m.

**The Office of the City Clerk
City of Miami
3500 Pan American Drive
Miami, Florida 33133**

DESIGNATED CONTACT

Brian Zeltsman
Director of Architecture and Development
Southeast Overtown/Park West
Community Redevelopment Agency
819 NW 2nd Ave, 3rd Floor
Miami, Florida 33136
Phone: 305-679-6827
Fax: 305-679-6835

Email: Bzeltsman@miamigov.com

Website: <http://www.miamicra.com/seopwcra/pages/procurement.html>

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TABLE OF CONTENTS

Public Notice Pg.3

SECTION 1

Introduction to Request for Qualifications.....Pg. 4

SECTION 2

RFQ Scope of Services.....Pg. 4

SECTION 3

RFQ General Conditions.....Pg. 5

SECTION 4

Instructions for Submitting the Response.....Pg. 8

SECTION 5

Evaluation and Selection Process.....Pg. 11

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PUBLIC NOTICE

SOUTHEAST OVERTOWN / PARK WEST COMMUNITY REDEVELOPMENT AGENCY REQUEST FOR QUALIFICATIONS

RESTAURANT/ENTERTAINMENT VENUE PROGRAMMING

RFQ NO: 16-01

The Southeast Overtown / Park West Community Redevelopment Agency (“CRA”), is seeking responses from qualified developers or individuals interested in leasing commercial space within the Southeast Overtown / Park West Community Redevelopment Area for the purpose of creating a destination entertainment location of the highest quality. Proposed intended uses of the space include, but are not limited to: a high-end restaurant, lounge, cigar bar, sports bar, jazz/blues lounge, or supper club.

Completed Responses must be delivered to the City of Miami’s City Clerk’s Office, 3500 Pan American Drive, Miami, Florida 33133 **no later than 11:00 a.m., on February 9, 2016**. Any Responses received after the above date and time or delivered to a different address or location will not be considered.

RFQ documents may be obtained on or after **January 7, 2016** from the CRA offices at 819 N.W. 2nd Avenue, 3rd Floor, Miami, Florida 33136, or from the CRA webpage: <http://www.miamicra.com/seopwcra/pages/procurement.html>.

The CRA reserves the right to accept any Responses deemed to be in the best interest of the CRA, to waive any minor irregularities, omissions, and/or technicalities in any Responses, or to reject any or all proposals and to re-advertise for new proposals as deemed necessary by the CRA without notice.

For more information please contact the CRA office at (305) 679-6800.

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SECTION 1

1.0 INTRODUCTION TO REQUEST FOR QUALIFICATIONS:

1.1 Invitation

Thank you for your interest in this Request for Qualifications (“RFQ”). The CRA invites responses from qualified developers or individuals interested in leasing commercial space as described below and is seeking qualifications from interested persons. The CRA intends to develop the subject site located at the address listed above as a destination restaurant and entertainment location of the highest quality.

1.2 Property Description

See description below and Exhibit “A” for detailed property description and the floor plans for the building.

Folio: 01-0102-060-1160

Address: 920 N.W. 2nd Avenue, Miami, Florida 33136

Zoning: T6-8-O

Land Use: Commercial/Retail/Entertainment/Cultural Institution

Total Property Size: 7,684 Sq. Ft.

"AS-IS": The property is offered in its "AS IS, WITH ALL FAULTS" condition.

SECTION 2

2.0: RFQ SCOPE OF SERVICES

2.1 Purpose

The proposed intended uses of the space include but are not limited to an high-end restaurant, lounge, cigar bar, sports bar, jazz/blues lounge, and, or supper club. Our goal is to attract a proven restaurant concept that would attract patronage to this entertainment and cultural district of Overtown throughout the day and into the late evening. To that end, the CRA seeks a knowledgeable, experienced, qualified, and capable Proposer(s) with a strong, cohesive team experienced in the restaurant business. The Proposer(s) should not only have a brand name in the restaurant business, but it is required that the Proposer(s) have experience in programming entertainment venues within restaurant/supper club settings. The CRA shall only consider Proposers who have been in an active and operational restaurant business for a minimum period of three (3) years.

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SECTION 3

3.0: RFQ GENERAL CONDITIONS

The following provisions shall be applicable to this RFQ and be made a part of the Proposer's response. These provisions, as well as the contents of the successful proposal, as accepted by the CRA, will become part of any lease awarded as a result of this RFQ.

3.1 Submission of Responses

Sealed written Responses must be received no later than the date, time, and at the location indicated in the Public Notice and on the cover of this RFQ in order to be responsive. Faxed documents are not acceptable. Proposer(s) shall submit one (1) printed original, four (4) printed copies, and one (1) copy submitted electronically on a USB drive storage device, CD, or DVD.

3.2 Submittal Instructions

Careful attention must be given to all requested items contained in this RFQ. Proposer(s) are invited to submit Responses in accordance with the requirements of this RFQ. PLEASE READ THE ENTIRE SOLICITATION BEFORE SUBMITTING A RESPONSE.

3.3 Award of a Lease Agreement or Sale and Purchase Agreement

The CRA reserves the right to negotiate a Lease Agreement or a Sales and Purchase Agreement, collectively called ("Agreement") with the Successful Proposer(s) for the property located at 920 N.W. 2nd Avenue, Miami, Florida 33136, to be approved by the CRA Board of Commissioners, based upon the qualification requirements reflected herein. The CRA reserves the right to execute or not execute, as applicable, any Agreement with the Successful Proposer(s) when it is determined to be in the CRA's best interests.

3.4 Additional Information or Clarification

Request for additional information or clarifications must be made in writing to the CRA at the location listed on the cover page of this RFQ. Proposer(s) may also fax or email their requests for additional information or clarifications. Facsimiles must have a cover sheet that includes the Proposer(s) name and the RFQ number.

3.5 Changes / Alterations

The Proposer(s) may change or withdraw a Response at any time prior to the Response Submission Deadline. All changes or withdrawals shall be in writing. Oral / verbal changes, modifications, or withdrawals will not be recognized and will be disregarded. Written modifications will not be accepted after the Response Submission Deadline. Proposer(s) shall not assign or otherwise transfer their Response to another individual or entity.

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3.6 Sub-consultants

A Sub-consultant is an individual or firm contracted by the Proposer or Proposer's firm to assist in the performance of services required under this RFQ. A sub-consultant shall be paid through Proposer or Proposer's firm and not paid directly by the CRA. Sub-consultants are allowed by the CRA in the performance of the services delineated within this RFQ. The Proposer must clearly reflect in its Response the major Sub-consultants to be utilized in the performance of required services. The CRA retains the right to accept or reject any Sub-consultant proposed in the Response of Successful Proposer(s) or proposed prior to Agreement execution. Any and all liabilities regarding the use of a Sub-consultant must be maintained in good standing and approved by the CRA throughout the duration of the Agreement. Neither the Successful Proposer(s) nor any of its Sub-consultants are considered to be employees or agents of the CRA. Failure to list all major Sub-consultants and provide the required information may disqualify any proposed Sub-consultants from performing work under this RFQ.

Proposer(s) shall include in their Response the requested Sub-consultants information and include all relevant information and include all relevant information required of the Proposer(s).

Proposer(s) are expressly prohibited from substituting Sub-consultants contained in the Response. Such substitution, for any reason, after receipt of the Response, and prior to award by the CRA, shall result in disqualification of the Response from further consideration for award.

3.7 Discrepancies, Errors, and Omissions

Any discrepancies, errors, or ambiguities in the RFQ should be immediately reported in writing to the CRA. Should it be necessary, the CRA will issue an addendum clarifying such conflicts or ambiguities.

3.8 Disqualification

The CRA reserves the right to disqualify Responses before or after the submission date, upon evidence of collusion with intent to defraud or other illegal practices on the part of the Proposer(s).

Any Response submitted by a Proposer(s) who is in arrears, e.g., money owed or otherwise in debt by failing to deliver goods or services to the CRA (including any agency or department of the City of Miami) or where the CRA has an open claim against a Proposer(s) for monies owed the CRA at the time of Proposal submission, will be disqualified and shall not be considered for award.

Any Proposer(s) who submits in its Response any information that is determined by the CRA, in its sole opinion, to be substantially inaccurate, misleading, exaggerated, or incorrect, shall be disqualified from consideration the Agreement.

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3.9 Acceptance / Rejection

The CRA reserves the right to accept or reject any or all Responses or to select the Proposer(s) that, in the opinion of the CRA, is/are in its best interest(s). The CRA also reserves the right to reject any Proposer(s) who has previously failed to properly perform under the terms and conditions of a contract, to deliver on time any contracts with the CRA, and who is not in a position to perform the requirements defined in this RFQ. Further, the CRA may waive informalities, technicalities, minor irregularities, and /or request new Responses for the services specified in this RFQ and may, at its discretion, withdraw and or re-advertise the RFQ.

3.10 Proposer(s) Expenditures

The Proposer(s) understand and agree that any expenditure they make in preparation and submittal of Responses or in the performance of any services requested by the CRA in connection with the Responses to this RFQ are exclusively at the expense of the Proposer(s). The CRA shall not pay or reimburse any expenditure or any other expense incurred by any Proposer(s) in preparation of a Response and/or anticipation of a contract award and/or to maintain the approved status of the Successful Proposer(s) if an Agreement is awarded, and/or administrative or judicial proceedings resulting from the solicitation process.

3.11 Legal Requirements

This RFQ is subject to all applicable federal, state, and local laws, codes, ordinances, rules, and regulations that in any manner affect any all of the services covered herein. Lack of knowledge by the Proposer shall in no way be cause for relief from responsibility.

3.12 Public Records

Proposer(s) understand that the public shall have access, at all reasonable times, to all documents and information pertaining to CRA contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the CRA and the public to all documents subject to disclosure under applicable law. Proposer's failure or refusal to comply with the provision of this section shall result in the immediate cancellation of the Agreement (if awarded) by the CRA.

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SECTION 4

4.0: SUBMISSION PROCESS

Proposer(s) shall submit one (1) printed original, four (4) printed copies, and one (1) copy submitted electronically on a USB drive storage device, CD or DVD. Said proposal must be submitted in a labeled and sealed envelope and delivered to the following address:

CITY OF MIAMI
The Office of the City Clerk
3500 Pan American Drive
Miami, Florida 33133

Responses must be **clearly marked on the outside of the package referencing:**

RFQ NO. 16-01 – RESTAURANT/ENTERTAINMENT VENUE PROGRAMMING

Responses are due no later than February 9, 2016 at 11:00 a.m. Submissions will not be accepted at the CRA's office, or any other location. Responses received after the date and time stated in the RFQ will not be accepted and shall be returned unopened to the Proposer(s).

4.1 Submittal Format

Responses are to be prepared and submitted in the following format. All submittals must be on 8 1/2" x 11" paper, neatly typed on one side only, with normal margins, and spacing. Hand written responses will not be accepted.

1. Cover Page

Show the Proposer(s) name, address, telephone number, name of contact person, date, and the proposal name and RFQ number.

2. Table of Contents

Include a clear identification of the material by section and by page number.

3. Letter of Transmittal

Provide a letter which provides a brief history of the Proposer's entity, summarizes the key points of the response, and is signed by an officer or employee of the respondents firm who is authorized to commit the firm's resources to the Scope of Services described herein. Please limit your transmittal letter to two (2) pages.



4. Development Concept

Describe in detail how you propose to develop the designated commercial space into a high end restaurant, lounge, cigar bar, sports bar, jazz/blues lounge, and/or supper club. With specificity, describe the proposed end use of the property, including any benefits to the community concerning or related to your proposed concept.

5. Strategic & Management Approach

Describe your management approach for your proposed concept. This description should consist of the following, but not limited to:

- Restaurant management policies and customer service structure, including employee recruitment and training.
- The estimated number of full time and part time jobs to be created.
- Clear explanation on how the development would attract patronage to the entertainment and cultural district of Overtown.
- Proposed menu for the restaurant food/beverage and any associated merchandise being proposed, which includes non-alcoholic and alcoholic beverages
- Proposed entertainment component and management policies associated with the entertainment venue.

6. Financials

Submit proof of your financial capacity to successfully complete your proposed project concept. Please include your most recent reviewed financial statements including an audited balance sheet and income statement prepared by an independent Certified Public Accountant (“CPA”) in accordance with generally accepted accounting principles for the previous two (2) complete fiscal years, including disclosures and cash flow statements. Also, include a certified letter from a CPA confirming that the Proposer has owned and operated an active and operational restaurant business for at least three (3) years of the last seven (7) years.

If you are submitting your Response as an individual, please include bank statements for at least the last (6) months.

7. Current Developments & Comparable Projects

List of current related or relevant projects where the Proposer is either the owner and, or partner. Proposer must demonstrate that they have successfully completed a minimum of two (2) comparable projects as lead or master developer. Please list the financial structure of each project including, but not limited to the public and private contributions. Include photographs of the developments discussed herein and other developments completed within the past three (3) years, which are relevant to the scope, and scale of this project.

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8. Qualifications and Experience

Specify the number of years the Proposer(s) has been in the relevant businesses as described above in the development concept. Identify the Proposer(s) qualifications to perform the services sought this RFQ, including resumes of key members of the proposed development team.

9. Disclosures

Disclosure of any potential conflicts of interest that could be relevant to this project in any manner.

Disclosure of whether the developer or any officer, director or owner thereof has had judgments entered against him within the past ten years for the breach of contracts for governmental or nongovernmental construction or development.

Disclosure of whether the developer has been in substantial noncompliance with the terms and conditions of prior construction contracts with a public body without good cause.

Disclosure of whether any officer, director, owner, project manager, procurement manager or chief financial official thereof has been convicted within the past ten (10) years of a crime related to governmental or nongovernmental construction or contracting, including, but not limited to, a violation of the State of Florida Construction Rules, or any substantially similar law of the United States or another state.

Disclosure of whether any officer, director or owner thereof is currently debarred pursuant to an established debarment procedure from bidding or contracting by any public body, agency of another state or agency of the federal government.

10. References

Three (3) references of which at least one (1) shall be from a financial institution and the others preferably developmental references, all to include addresses, telephone numbers, and relationships to the Proposer(s).

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SECTION 5.0
5.0: EVALUATION / SELECTION PROCESS

Upon receipt of proposals, a selection committee to review the proposals and render recommendation shall be convened by the Executive Director. The selection committee shall be comprised of at least three (3) members, one of which must be an employee or agent of the CRA. Said members shall not have any interest in any of the proposals received and considered. Additionally, the identity of members of the selection committee shall remain undisclosed and confidential until such time the committee convenes to review the proposals. Such confidentiality is imposed to ensure selection committee members are not contacted by proposers in an effort to influence the member's consideration. Contact by a proposer of a committee member for the purpose of influencing the member's consideration shall result in the proposer being automatically disqualified from participating in the competitive process.

The selection committee members shall rank the proposals considered. Within five (5) business days, the chairperson of the committee shall issue a written memorandum to the Executive Director reflecting the committee's rankings along with the individual members' scores.

The CRA's Board of Commissioners shall have the final decision-making authority concerning the selection of a successful proposal for the disposition of CRA-owned real property or interest therein. The Board's consideration shall be made at a public meeting, as required by Section 286.011, Florida Statutes.

The factors outlined below shall be applied to all eligible proposals. All references will be subject to appropriate evaluation.

EVALUATION CRITERIA	POINT VALUE
Qualifications & Experience of Proposer(s)	30
Proposed Development Concept & Financial Feasibility	30
Strategic & Management Approach	30
References	10
TOTAL POINTS	100

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All available information on the referenced property may be obtained from the CRA at 819 N.W. 2nd Avenue, Miami, Florida 33136. For further information, please contact Brian Zeltsman, CRA Director of Architecture and Development, at (305) 679-6827 or bzeltsman@miamigov.com. All interested parties are encouraged to inspect the property.

EXHIBIT "A"

Property Description and Floor Plan

The office of David L'Anglais & Associates, Inc. is solely an Interior Design firm only and in NO way is attempting to imply that it is an architecture or structural engineering firm. All plans are done in strict compliance with F.S. 481.3111. This office is not liable for any work done outside the scope of work outlined in these plans.

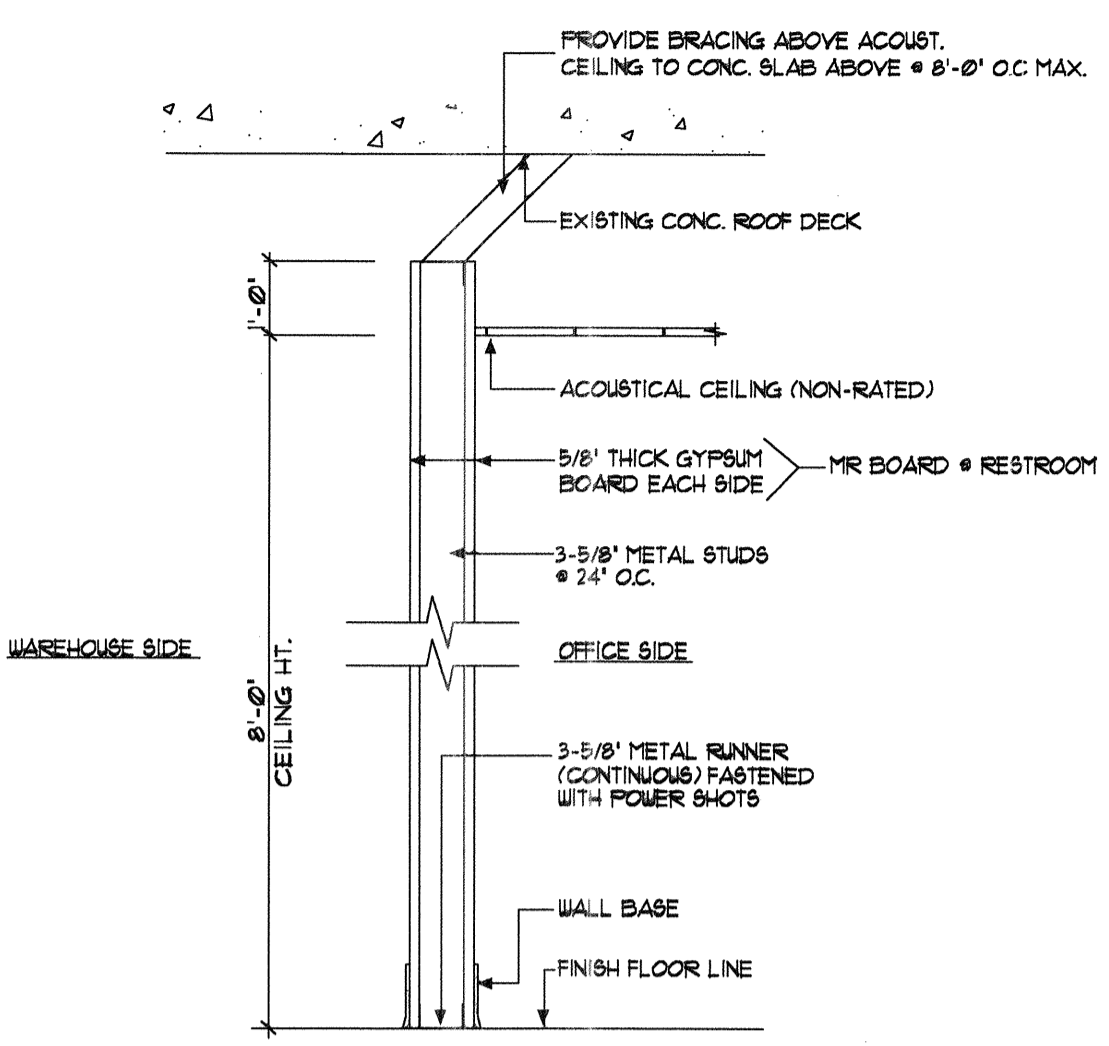
DAVID L'ANGLAIS AND ASSOCIATES
 SPACE PLANNING AND INTERIOR DESIGN
 LIC. NO. 4141 NCIDQ CERT. 151253
 4460 N.W. 4TH COURT
 PLANTATION, FLORIDA
 (754) 306-8811

BUILDING RENOVATION for:
 920 N.W. 2ND AVENUE
 MIAMI, FLORIDA

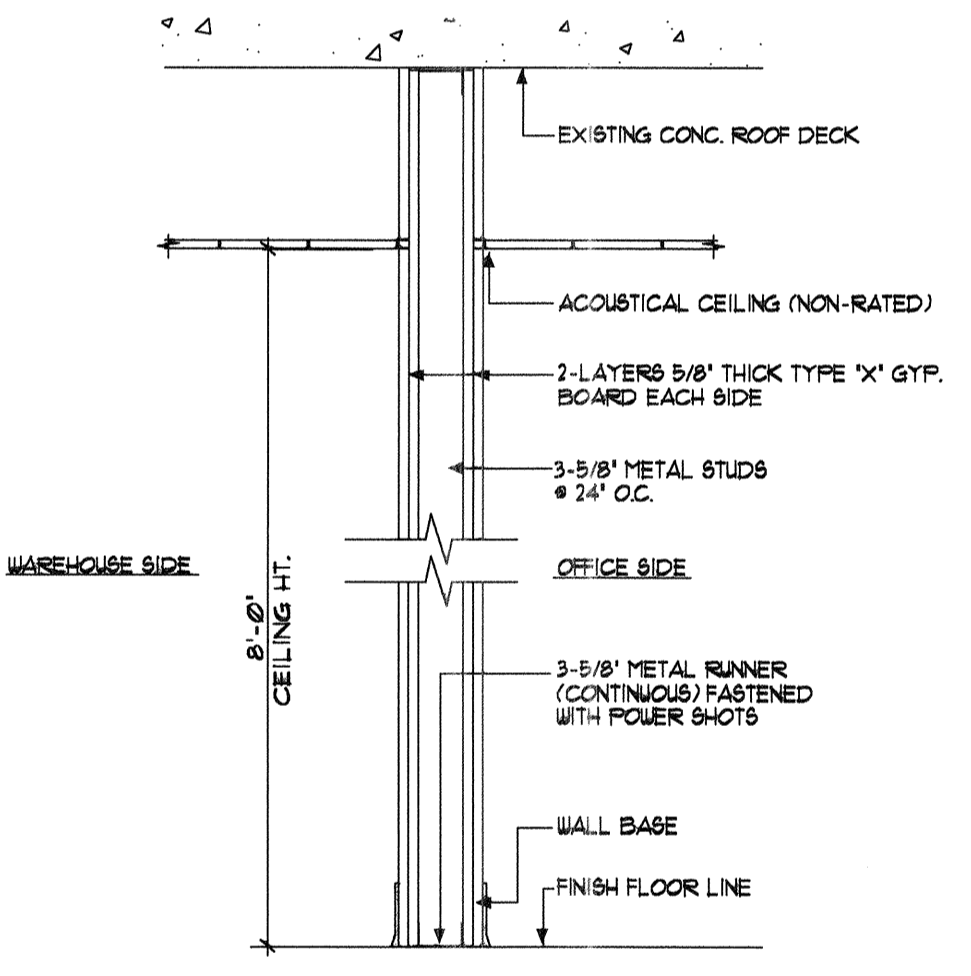
JOB NO. 2014-
 DATE: 11/24/14
 DRAWN BY: D.L.

REVISIONS	DATE

DWG. NO.

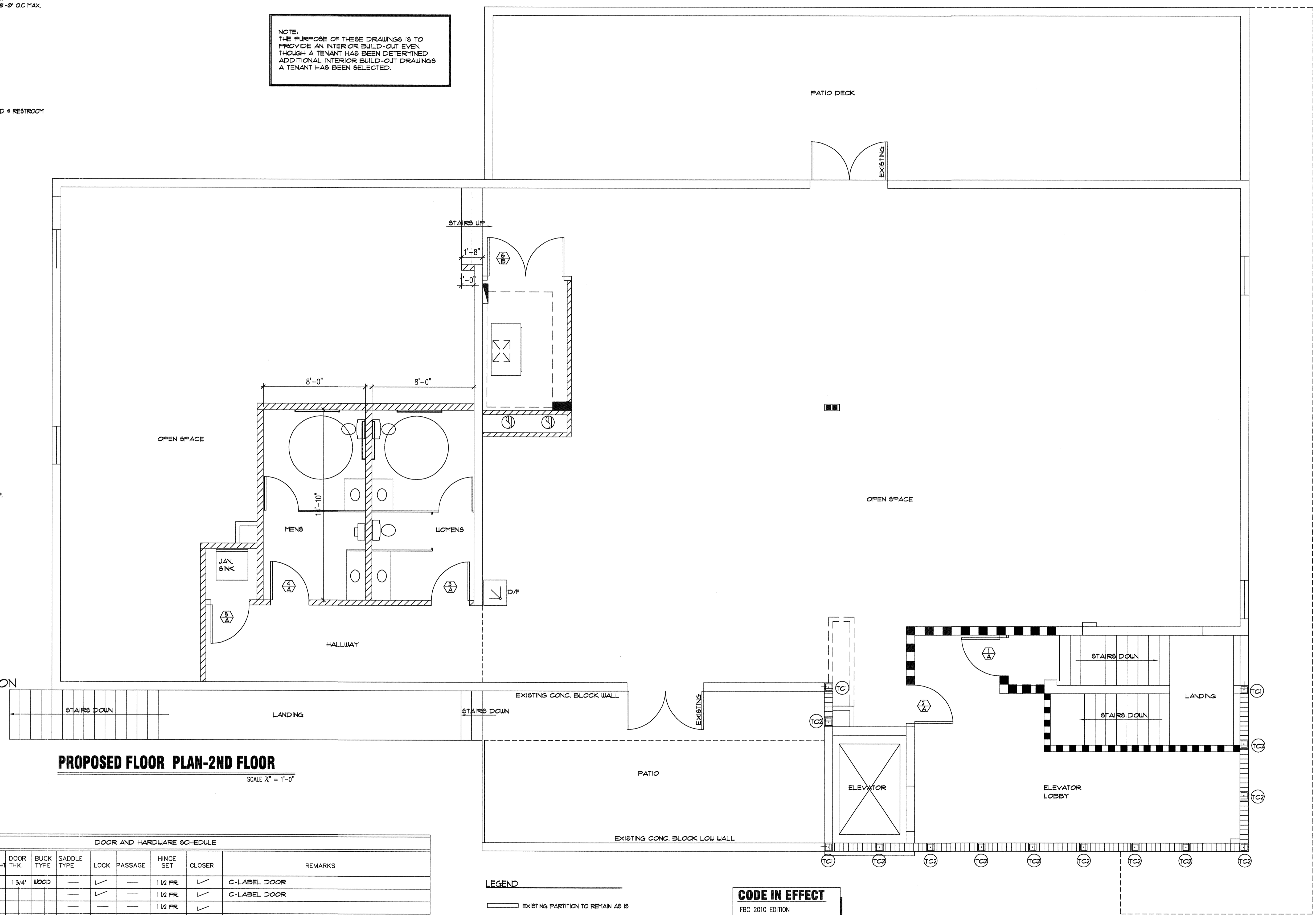


NEW INTERIOR PARTITION
 NON-LOAD BEARING
 SCALE: N.T.S.



NEW 1-HR. FIRE RATED PARTITION
 NON-LOAD BEARING
 SCALE: N.T.S.

NOTE:
 THE PURPOSE OF THESE DRAWINGS IS TO PROVIDE AN INTERIOR BUILD-OUT EVEN THOUGH A TENANT HAS BEEN DETERMINED. ADDITIONAL INTERIOR BUILD-OUT DRAWINGS A TENANT HAS BEEN SELECTED.



PROPOSED FLOOR PLAN-2ND FLOOR
 SCALE: 1/8" = 1'-0"

DOOR AND HARDWARE SCHEDULE												
DOOR NO.	DOOR TYPE	SWING	NOM. WIDTH	NOM. HEIGHT	DOOR THK.	BUCK TYPE	SADDLE TYPE	LOCK	PASSAGE	HINGE SET	CLOSER	REMARKS
1	A	LHR	3'-0"	6'-8"	1 3/4"	WOOD	---	---	---	1 1/2 PR.	---	C-LABEL DOOR
2	A	LHR	3'-0"	6'-8"	1 3/4"	---	---	---	---	1 1/2 PR.	---	C-LABEL DOOR
3	A	LH	3'-0"	6'-8"	1 3/4"	---	---	---	---	1 1/2 PR.	---	---
4	A	RH	3'-0"	6'-8"	1 3/4"	---	---	---	---	1 1/2 PR.	---	---
5	A	RH	3'-0"	6'-8"	1 3/4"	---	---	---	---	1 1/2 PR.	---	---
6	B	PAIR	72 1/2"	6'-8"	1 3/4"	---	---	---	---	3 PR.	---	---

- LEGEND
- EXISTING PARTITION TO REMAIN AS IS
 - NEW NON-LOAD BEARING INTERIOR PARTITION SEE SECTION OF PARTITION
 - NEW CONCRETE BLOCK WALL SEE SECTION OF PARTITION
 - NEW 1-HOUR FIRE RATED PARTITION SEE SECTION OF PARTITION

CODE IN EFFECT
 FBC 2010 EDITION

- LEGEND
- (TC1) 8' X 8' W/2-#5 BARS 4 #5 DOUELS @ 12" O.C. INTO EXIST. WALLS
 - (TC2) 1 #5 VERT. FILL IN CELL W/ CONC.

J. James F. Biagi P.E.
 Consulting Engineer
 1915 NE 45th Street suite 107
 Ft. Lauderdale, FL 33308
 Phone: (954) 776-8004
 Florida #37467

The office of David L'Anglais & Assoc., Inc. is solely an Interior Design firm only and is NOT responsible for structural engineering. All plans are done in strict compliance with F.S. 481.2131. This office is not liable for any work done outside the scope of work outlined in these plans.

DAVID L'ANGLAIS AND ASSOCIATES
SPACE PLANNING AND INTERIOR DESIGN
LIC. NO. 4141 NCIDQ CERT. 151253
4460 N.W. 4TH COURT
PLANTATION, FLORIDA
(754) 906-8811

BUILDING RENOVATION FOR:
920 N.W. 2ND AVENUE
MIAMI, FLORIDA

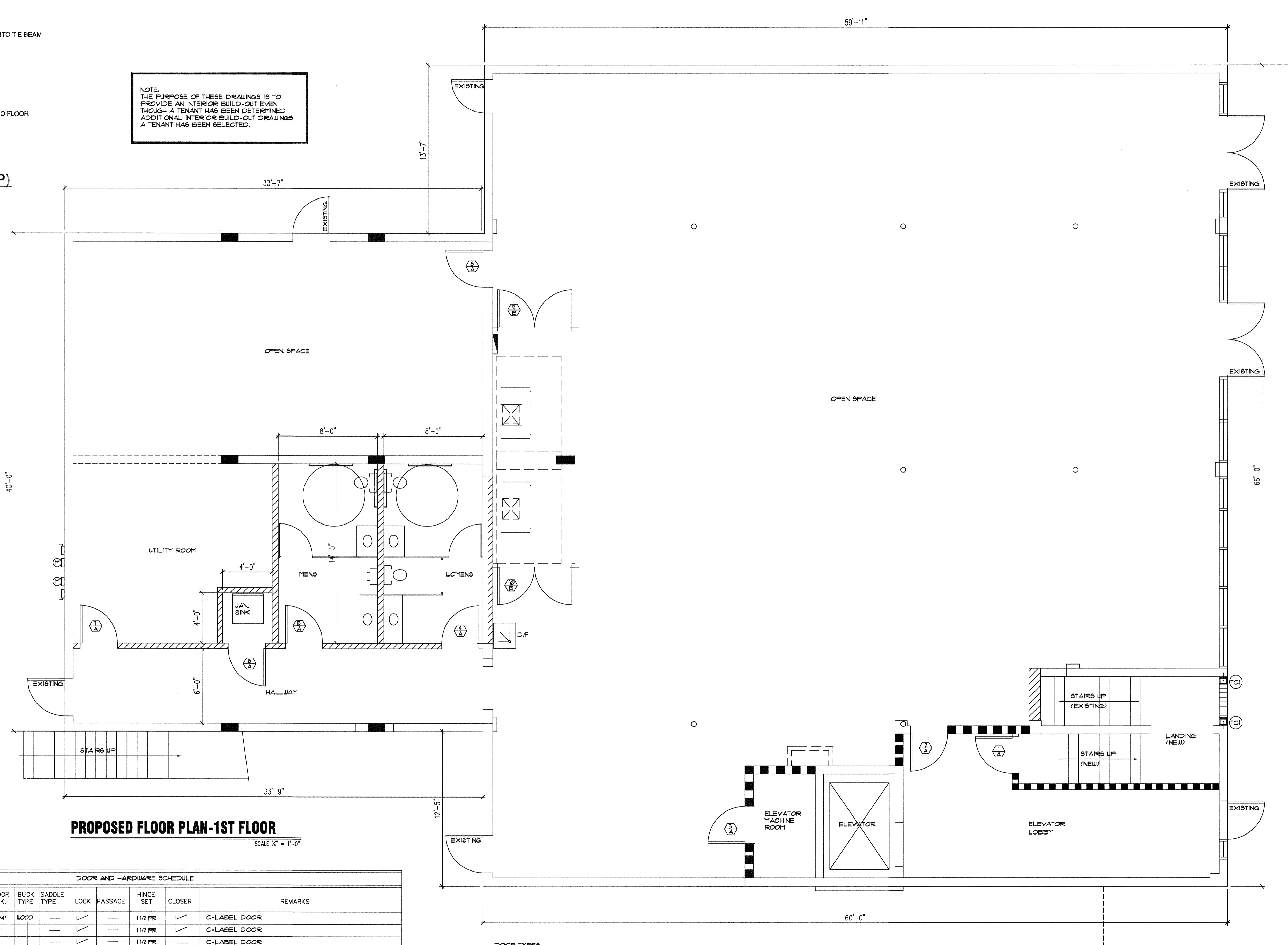
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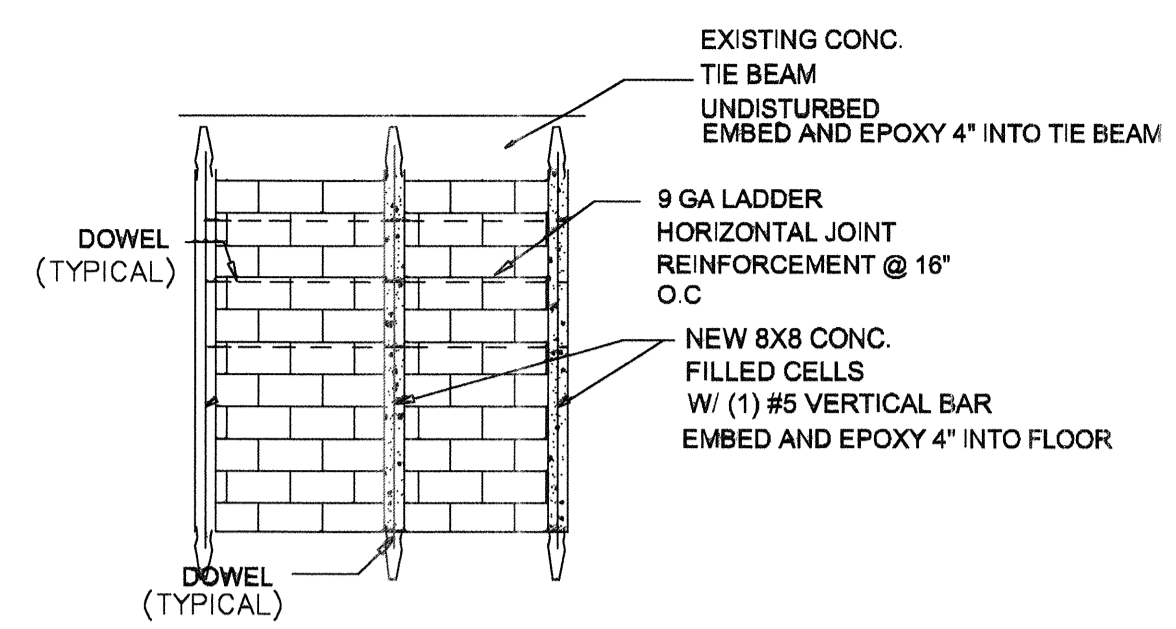
DWG. NO.

A-1

J. James F. Biagi P.E.
Consulting Engineer
1915 NE 43rd Street suite 107
Ft. Lauderdale, FL 33308
Phone: (954) 776-8004
Florida #37467



NOTE:
THE PURPOSE OF THESE DRAWINGS IS TO
PROVIDE AN INTERIOR BUILD-OUT EVEN
THOUGH A TENANT HAS BEEN DETERMINED.
ADDITIONAL INTERIOR BUILD-OUT DRAWINGS
A TENANT HAS BEEN SELECTED.



OPENING BLOCK INFILL DETAIL (TYP)
N.T.S.

CODE IN EFFECT
FBC 2010 EDITION

LEGEND
 (TC) 8' X 8' W/2-#5 BARS & #5 DOVELS @ 12' O.C. INTO EXIST. WALLS
 (TC) 1 #5 VERT. FILL IN CELL W/ CONC.

NOTE: EXISTING EXPOSED CONC. BLOCK WALLS TO BE FURRED-OUT W/ 1/2" FURRING STRIPS AND 5/8" GYP. BOARD.

- FINISH NOTES**
1. ALL WALLS SHALL BE PAINTED WHITE U.O.N.
 2. BASE THRU-OUT SHALL BE RUBBER.
 3. FLOOR THRU-OUT SHALL BE RECEIVE TILE.
 4. FLOOR @ RESTROOM SHALL BE 8' X 8' TILE.
 5. WALLS @ RESTROOM SHALL BE 4' X 4' TILE TO 66" AFF.

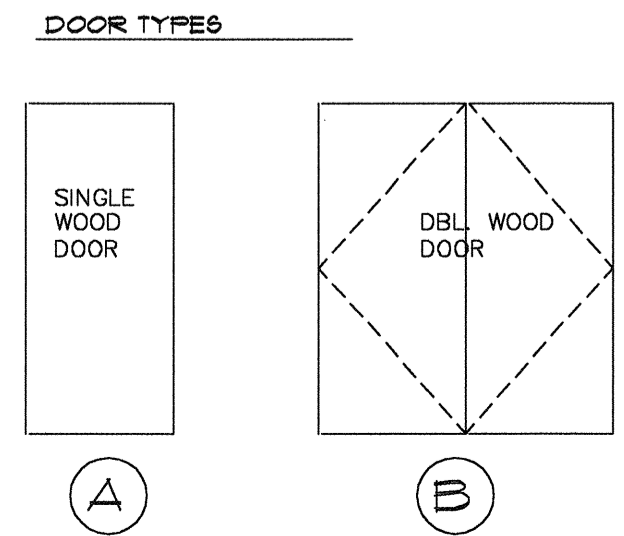
- DOOR & HARDWARE SPECIFICATIONS**
1. ALL DOOR LOCKS AND LATCHES SHALL BE: SCHLAGE CYLINDRICAL W/ LEVER HANDLES (OR EQUAL)
 2. ALL HINGES SHALL BE: 4 1/2" X 4 1/2" BUTT HINGES (MCKINNEY OR EQUAL)
 3. ALL DOORS SHALL BE PAINT GRADE WOOD DOORS

- GENERAL NOTES**
1. MAINTAIN INTEGRITY OF FIRE ENVELOPE DURING CONSTRUCTION AND DEMOLITION.
 2. THESE PLANS AND SPECS COMPLY WITH F.B.C. 2010 EDITION.
 3. ALL INTERIOR FINISHES SHALL HAVE A CLASS-A FLAME SPREAD RATING.

LEGEND
 (TC) 8' X 8' W/2-#5 BARS & #5 DOVELS @ 12' O.C. INTO EXIST. WALLS
 (TC) 1 #5 VERT. FILL IN CELL W/ CONC.

PROPOSED FLOOR PLAN-1ST FLOOR
SCALE 1/4" = 1'-0"

DOOR AND HARDWARE SCHEDULE												
DOOR NO.	DOOR TYPE	SWING	NOM. WIDTH	NOM. HEIGHT	DOOR THK.	BUCK TYPE	SADDLE TYPE	LOCK	PASSAGE	HINGE SET	CLOSER	REMARKS
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7	A	RH	3'-0"	6'-8"	1 3/4"	WOOD	---	---	---	1 1/2 PR	---	
8	A	LH	3'-0"	6'-8"	1 3/4"	WOOD	---	---	---	1 1/2 PR	---	
9	B	PAIR	(2)3'-0"	6'-8"	1 3/4"	WOOD	---	---	---	3 PR	---	
10	B	PAIR	(2)3'-0"	6'-8"	1 3/4"	WOOD	---	---	---	3 PR	---	



LEGEND

- EXISTING PARTITION TO REMAIN AS IS
- NEW NON-LOAD BEARING INTERIOR PARTITION SEE SECTION OF PARTITION
- NEW CONCRETE BLOCK WALL
- NEW 1-HOUR FIRE RATED PARTITION SEE SECTION OF PARTITION



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/13/2015

Property Information	
Folio:	01-0102-060-1160
Property Address:	920 NW 2 AVE Miami, FL 33136-3411
Owner	SOUTHEAST OVERTOWN PARK W COMM REDEVELOPMENT AGENCY
Mailing Address	819 NW 2ND AVE 3RD FLOOR MIAMI, FL 33136 USA
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	8940 MUNICIPAL : MUNICIPAL
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,684 Sq.Ft
Lot Size	7,218 Sq.Ft
Year Built	1954



Assessment Information			
Year	2015	2014	2013
Land Value	\$360,900	\$158,796	\$158,796
Building Value	\$72,278	\$69,601	\$35,000
XF Value	\$4,455	\$4,455	\$0
Market Value	\$437,633	\$232,852	\$193,796
Assessed Value	\$234,492	\$213,175	\$193,796

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$203,141	\$19,677	
Municipal	Exemption	\$234,492	\$213,175	\$193,796

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
P W WHITES RESUB OF BLK 26 NORTH
PB B-34
LOTS 25 & 32 & N15.62FT OF LOT
33
LOT SIZE 65.620 X 110

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$234,492	\$213,175	\$193,796
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$437,633	\$232,852	\$193,796
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$234,492	\$213,175	\$193,796
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$234,492	\$213,175	\$193,796
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/31/2012	\$150,000	28424-1457	Not exposed to open-market; atypical motivation
04/27/2012	\$100	28220-0014	Financial inst or "In Lieu of Forclosure" stated
03/01/2008	\$325,000	26277-2234	Other disqualified
12/01/2007	\$0	26178-4678	Sales which are disqualified as a result of examination of the deed

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