



CITY OF MIAMI GARDENS

MIAMI GARDENS DRIVE/NW 27TH AVENUE PROPERTY

SUMMARY SHEET

1. **Name:** Miami Gardens Drive/NW 27th Avenue Property f/k/a Spirit of Christ Center and Ministries, Inc.
2. **Owner:** City of Miami Gardens
3. **Street Address:** 2775 NW 183rd Street, Miami Gardens, Florida 33056
4. **Folios:** 34-2104-001-0570; 34-2104-001-0580
5. **Area:** 4.66 acres
6. **Building:** recently demolished
7. **Price:** \$ 4M Net
8. **Access:**
 - East/West
NW Miami Gardens Drive/ NW 183rd Street/SR 860

 - North/South
 - NW 27th Avenue/SR 817
9. **Miami Gardens Zoning District Classification:** PCD Planned Commercial Development with Town Center Overlay Zone
10. **Miami Gardens Future Land Use Designation:** Commerce
11. **Road Frontages:**
 - NW Miami Gardens Drive/NW 183rd Street frontage: 327.80 feet approx.
12. **Annual Average Daily Traffic (AADT)**
 - NW Miami Gardens Drive/NW 183rd Street West of NW 27th Avenue= 29,000 trips
 - NW Miami Gardens Drive/NW 183rd Street East of NW 27th Avenue= 38,500 trips
 - NW 27th Avenue North of NW 183rd Street = 54,000 trips
 - NW 27th Avenue South of NW 183rd Street = 50,500 trips
13. **Flood Zone:** X (Areas determined to be outside the 500 year flood plain.)
14. **Flood Insurance Rate Map (FIRM) Panel Number:** 12086C0137L
15. **Miami Gardens Community Rating System (CRS) Rating:** 6 (on a scale of 1 to 10)
16. **Water and Sewer Service Provider:** Water Service provider: Miami-Dade Water and Sewer Department (WASD); Sewer Service provider: City of North Miami Beach
17. **Transportation Concurrency Management Area (TCMA):** TCMA Area # 2
18. **Federal Brownfield Area:** Carol City Area- Area ID: BF 139902000; Federal Code: 025
19. **Federal Enterprise Zone:** Not Included
20. **Phase 1 Environmental Analysis:** Clean
21. **Contacts:** Cameron Benson, City Manager, 305-622-8005, cbenson@miamigardens-fl.gov

