



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

SUMMARY SHEET

1. **Name:** Golden Glades Property
2. **Owner:** City of Miami Gardens
3. **Street Address:** 17650 NW 2nd Avenue, Miami Gardens, Florida 33169
4. **Folios:** 34-2112-000-0060; 34-2112-000-0080; 34-2112-000-0171
5. **Area:** 668,359 square feet or 15.3434 acres
6. **Price:** \$9.3M Net
7. **Access:**
 - East/West
SR 826/ Palmetto Expressway
 - North/South
 - Interstate -95
 - U.S. 441/ NW 2 Ave/ SR 7
 - Florida's Turnpike/ SR 91
8. **Miami Gardens Zoning District Classification:** PCD Planned Commercial Development
9. **Miami Gardens Future Land Use Designation:** Commerce
10. **Road Frontages:**
 - NW 7th Avenue Extension frontage: 771.48 feet
 - NW 7th Avenue frontage: 330.21 feet
11. **Annual Average Daily Traffic (AADT)**
 - NW 7th Avenue Extension = 43,000 trips
 - U.S. 441/ NW 2nd Avenue/ SR7 = 58,000 trips
 - SR 826/Palmetto Expressway = 145,500 trips
 - Florida's Turnpike = 70,700 trips
 - Golden Glades Interchange = 23,000 trips
 - Interstate 95 = 171,000
12. **Flood Zone:** X (Areas determined to be outside the 500 year flood plain.)
13. **Flood Insurance Rate Map (FIRM) Panel Number:** 12086C0137L
14. **Miami Gardens Community Rating System (CRS) Rating:** 6 (on a scale of 1 to 10)
15. **Water and Sewer Service Provider:** City of North Miami Beach
16. **Federal Enterprise Zone Program:** Included
17. **Phase 1 Environmental Analysis:** Clean
18. **Contact:** Cameron Benson, City Manager, 305-622-8005, cbenson@miamigardens-fl.gov

