

Memorandum



Date: July 7, 2023

To: Alex Muñoz, Director
Internal Services Department

From: Daniella Levine Cava
Mayor 

Subject: Notice to Review Proposal Received from Bluenest Urban Homes LLC
Location: 1658 NW 1 Street, Miami, FL 33125
Folio No.: 01-4102-006-0250
District 5

Bluenest Urban Homes LLC (Bluenest) submitted an application for the conveyance of a County-owned property located at 1658 NW 1 Street, Miami, Florida 33125 (Property) pursuant to Implementing Order 8-4. Bluenest seeks the conveyance of the Property to build affordable housing under the Public Housing and Community Development Department's Infill Housing Program.

Please commence review of the proposal in accordance with Implementing Order No. 8-4. I look forward to seeing your recommendation addressing Bluenest's request. Please work and coordinate efforts with other County resources, as necessary, to complete this task.

Attachment

c: Eileen Higgins, Commissioner, Commission District 5
Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess M. McCarty, Executive Assistant County Attorney
Office of the Mayor Senior Staff
Yinka Majekodunmi, Commission Auditor

Bluenest Development LLC
5301 Blue Lagoon Drive, Suite 180
Miami, FL 33126
(305) 458-5656
www.bluenestdevelopment.com

May 15, 2023

The Honorable Eileen Higgins
Commissioner, District 5
2100 Coral Way, Suite 400
Miami, FL 33145

Re: Request for conveyance of Vacant Lot

Dear Commissioner Higgins:

This is a formal request to have the following property approved for conveyance to Bluenest Urban Homes LLC, to develop affordable housing to be sold or rented to very low, low, or moderate-income households, whose incomes do not exceed 120% of area median income (AMI).

- 1658 NW 1 St, Miami, FL 33125 Folio 01-4102-006-0250

Experience

Bluenest Urban Homes LLC (“Developer”) is a private Florida limited liability company formed in May 2023 specifically to acquire and develop vacant lots obtained from the County. The 2 principals of Developer own several other entities together that have built ~100 similar homes and have an additional ~200 homes in development. All of Developers homes have been built in the past 5 years, all are in Miami-Dade County and include ~32 homes built under the Miami Dade County Infill Housing Program on lots that Developer put into the program.

Since its inception, Developer, and its’ related entities, has invested a total of ~\$13,000,000 exclusively in vacant residential lots in Miami-Dade County that they have built, or will be building new homes on, and an additional ~\$38,000,000 in construction costs of those new homes.

Principals/Key Personnel

- Salim Chraibi – Mr. Chraibi is a Licensed general and residential contractor in Florida and a Licensed Sales Associate in Florida. Mr. Chraibi has been the driving force behind the Developer’s commitment to high-quality, affordable housing. Mr. Chraibi attended Johnson & Wales University.
- David L. Stein – Mr. Stein is a License Attorney and Real Estate Broker in New York. Mr. Stein was the Principal of Scott-Lawrence, a real estate development and management firm that developed, owned and manages over 250,000 SF of retail, residential and hotel properties. Mr. Stein attended Clark University and Benjamin N. Cardozo School of Law.
- In addition to the 2 principals, the Developer employs 14 other full-time professionals:
 - 2 field superintendents
 - 2 assistant field superintendents
 - 1 construction administrator
 - 1 permit manager

- 1 para-legal
 - 1 sales administrator
 - 4 acquisition professionals
 - 1 data entry professional; and
 - 1 operations manager
- The principles and employees' combined experience allows Developer to acquire, develop, build and sell their projects themselves using key personnel and its' employees. This allows Developer to control timelines and deliver homes on time and on budget. This also limits the need for reliance on outside professionals.
 - Developer uses several different architects for its' projects and will be using CTD Architecture on this project.
 - As stated above, Developer is a licensed general contractor and will build this home themselves.

Costs of construction and operation

- Developer estimates that the cost of construction of this Property will be: ~\$400,000
- Developer uses its' own funds and construction financing to build its properties.
- Developer usually contributes 30% of the total project cost and the construction lender provides the remaining 70%.

Schedule

- Developer anticipates that this home will be built in 2 years or less.
- Our schedule is approximately as follows:
 - Planning, architectural, engineering – 3 months
 - Approvals – 13 Months
 - Construction – 8 months
 - Total – 24 months

In summary, Developer is committed to developing high-quality, affordable housing and has the experience and financial capability to build such housing.

We are available to answer any questions that you may have or to provide any additional information.

Thank you,



Salim Chraïbi
(305) 458-5656
salim@bluenestdevelopment.com



David L. Stein
(917) 612-6300
dstein@scottlawrence.com



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/13/2023

Property Information	
Folio:	01-4102-006-0250
Property Address:	1658 NW 1 ST Miami, FL 33125-5519
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	6107 RESIDENTIAL-MEDIUM RETAIL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	3,830 Sq.Ft
Year Built	0



Assessment Information				
Year	2022	2021	2020	
Land Value	\$229,800	\$191,500	\$191,500	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$229,800	\$191,500	\$191,500	
Assessed Value	\$164,194	\$149,268	\$135,699	

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$65,606	\$42,232	\$55,801
County	Exemption	\$164,194	\$149,268	\$135,699
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
2 54 41 PB 2-46	
LAWRENCE ESTATE LAND COS SUB	
N100FT LOT 8 BLK 65	
LOT SIZE 38.300 X 100	
OR 20710-3821 0802 1	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$164,194	\$149,268	\$135,699
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$229,800	\$191,500	\$191,500
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$164,194	\$149,268	\$135,699
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$164,194	\$149,268	\$135,699
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/07/2014	\$0	29263-1378	Corrective, tax or QCD; min consideration
08/01/2007	\$0	25962-3903	Sales which are disqualified as a result of examination of the deed
07/01/2006	\$365,000	24834-2174	Sales which are qualified
08/01/2004	\$190,000	22568-0302	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

ISD/ Real Estate Development Division
111 NW 1 Street, Suite 2460
Miami, Florida 33128

OWNERSHIP DISCLOSURE AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF FLORIDA)

1) Affiant(s) have read the contents of this Affidavit, have actual knowledge of the facts contained herein, and state that the facts contained herein are true, correct, and complete.

2) Bluenest Urban Development LLC whose address is 5301 Blue Lagoon Dr. #180, Miami, FL 33126, with Federal Tax Identification No. 93-1396091 will be the record owner(s) of the real property more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter called the "Property") being contracted or transacting business with Miami-Dade County. The following is a list of every individual and entity holding an ownership interest in the disclosing entity:

<u>Full Name (Including Middle)</u>	<u>Date of Birth</u>	<u>Address</u>	<u>Interest %</u>
Salim Chraibi	10/31/79		50%
David L. Stein	12/08/66		50%

FURTHER AFFIANT SAYETH NOT.



Witness

Maria Force

Print



Witness

Lorena Morgan

Print

AFFIANT:

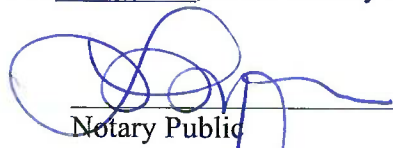
By: 

Date: 5/15/23

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 15th day of May, 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, Salim Chraibi, personally known to me, or proven, by producing the following identification: _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official Seal at Miami Dade, in the County and State aforesaid, on this, the 15th day of May, 2023.

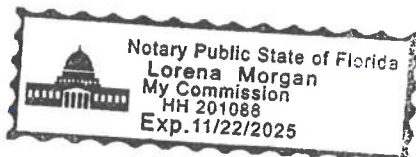
 (SEAL)
Notary Public

Print Name

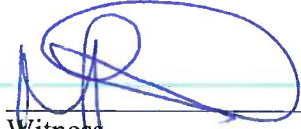
Notary Public, State of Florida

My Commission expires 11/22/25

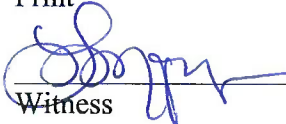
NOTARY SEAL / STAMP



FURTHER AFFIANT SAYETH NOT.


Witness

Maria Ponce
Print


Witness

Lorena Morgan
Print

AFFIANT:

By: 

Date: 5/15/23

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 15th day of May, 2023, before me, an officer duly authorized to administer oaths and ~~take acknowledgments~~, personally appeared, David L. Stein, personally known to me, or proven, by producing the following identification: to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

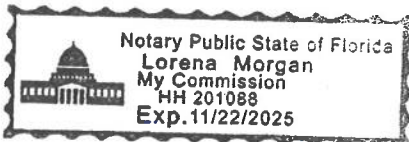
WITNESS my hand and official Seal at Miami Dade, in the County and State aforesaid, on this, the 15th day of May, 2023.


Notary Public (SEAL)

Lorena Morgan
Print Name

NOTARY SEAL / STAMP

Notary Public, State of Florida
My Commission expires 11/22/25

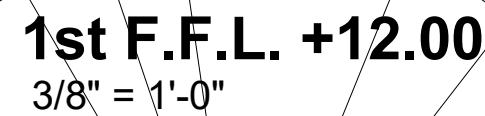
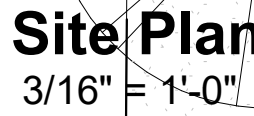


**1658 NW 1 ST,
Miami, FL 33125**

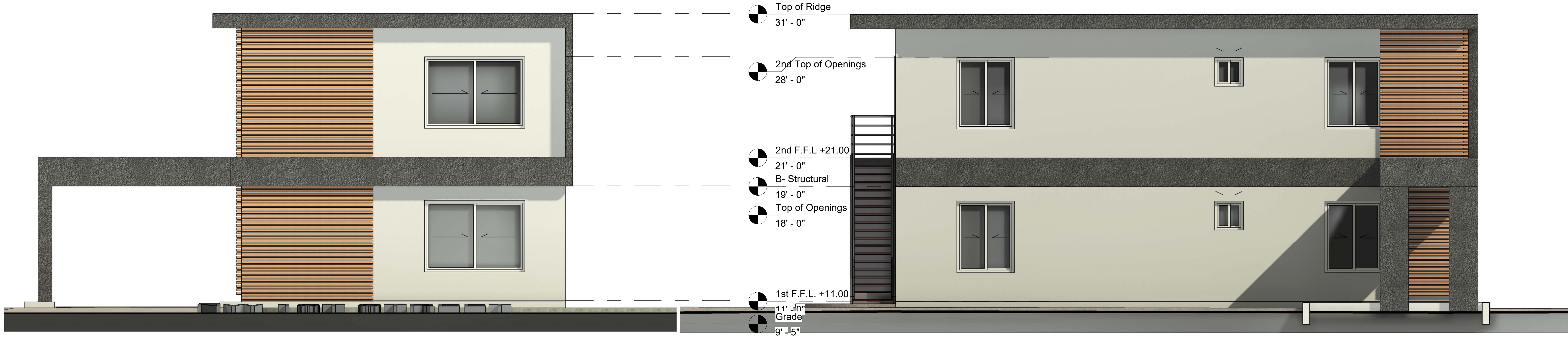
DOSSIER

November 29th, 2022





2 of 6



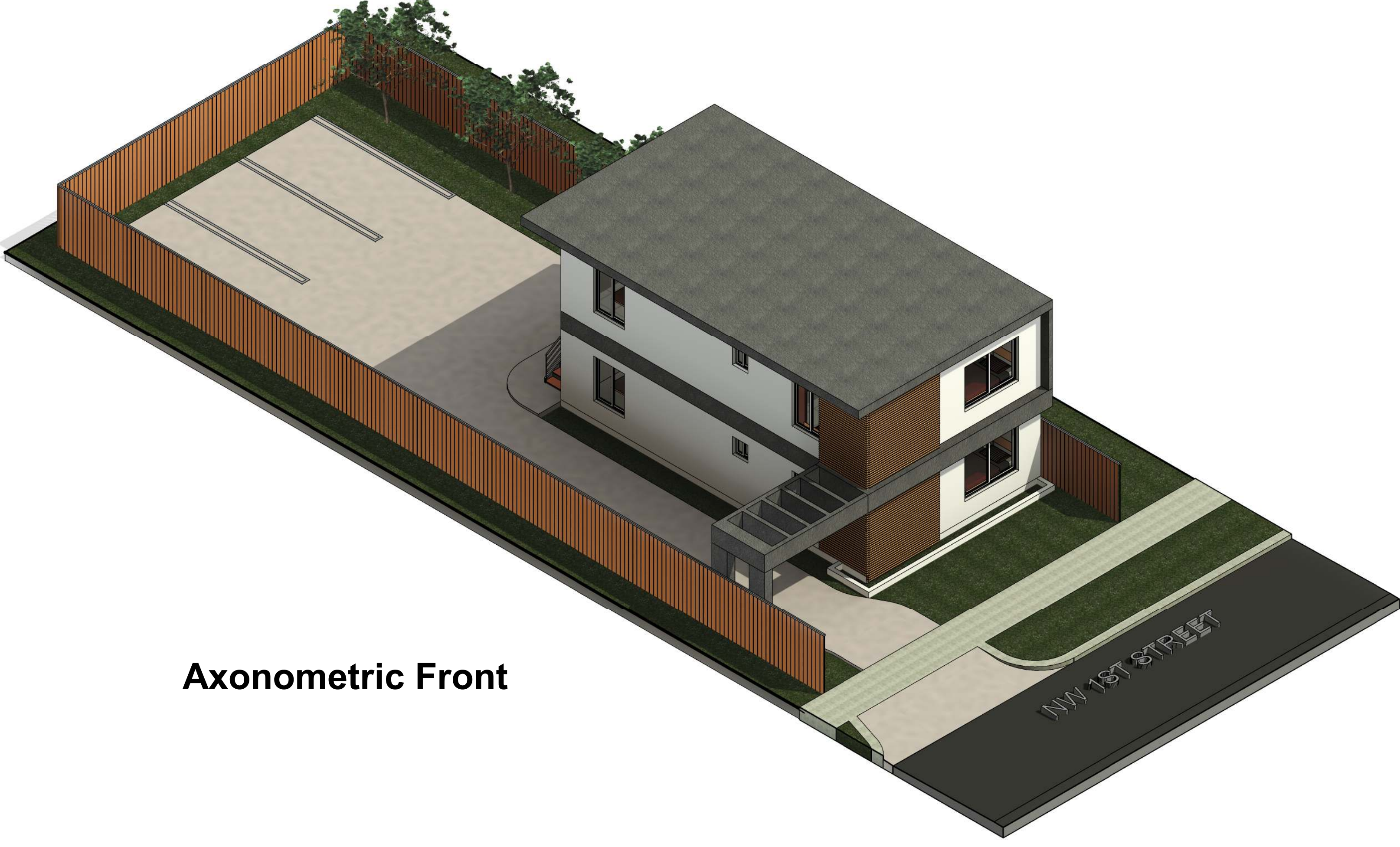
North
1/4" = 1'-0"

East
1/4" = 1'-0"

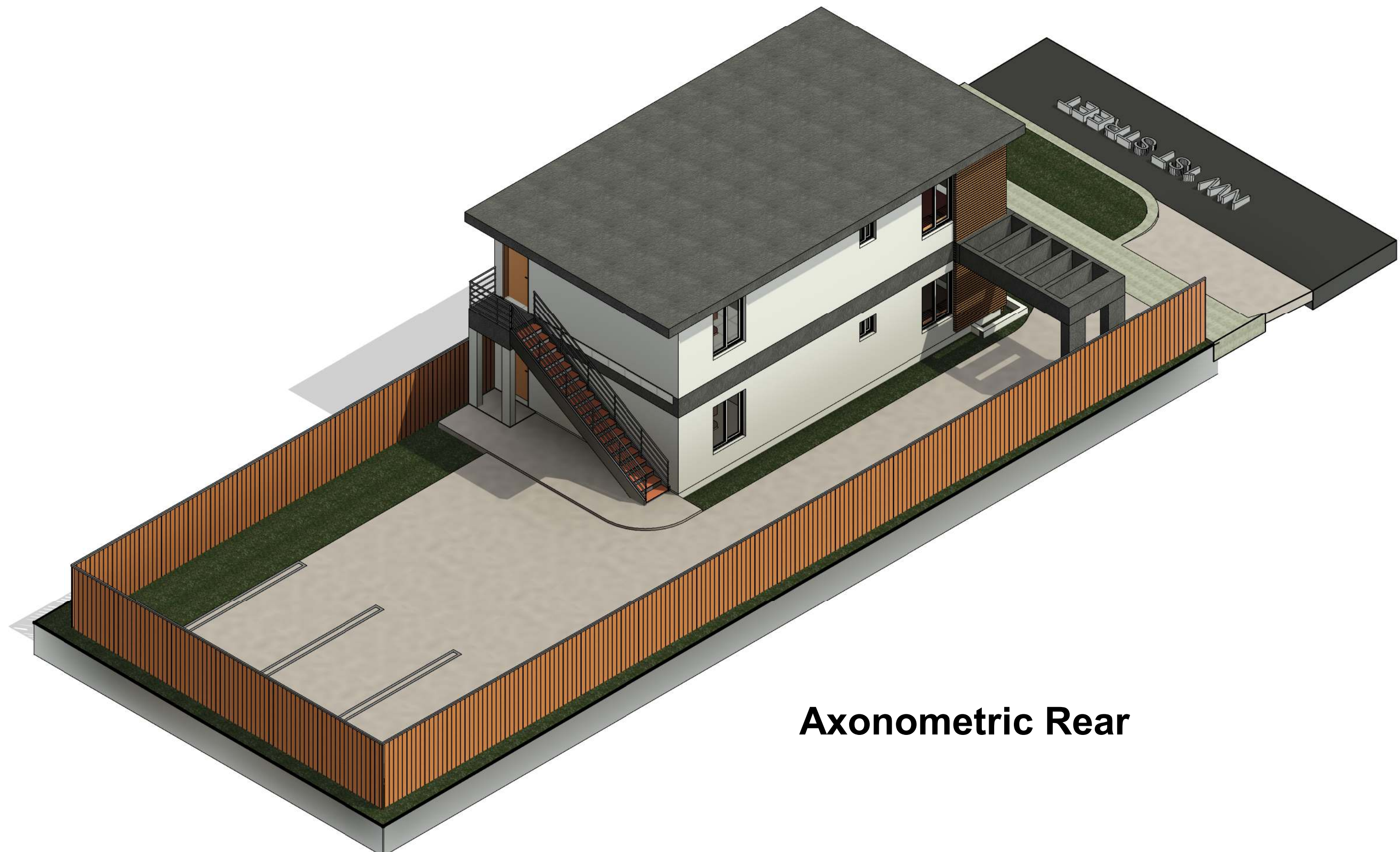


West
1/4" = 1'-0"

South
1/4" = 1'-0"



Axonometric Front



Axonometric Rear

RUBEN JUAN PUJOL
ARCHITECT, P.A. A.I.A.
AR#0010458 N.A.C.A.
AA#26002479
12237 SW 204 TERR
MIAMI, FL 33177
305-988-2155

CONSULTANTS:
NEXTGEN MIAMI
CORP.
14331 SW 120 ST. #114
MIAMI, FL 334186
305-606-2656
info@nexgenmiami.com

Project Title
PROPOSED NEW DUPLEX
Address
1658 NW 1 ST, MIAMI, FL 33125
Client
BLUENESS DEVELOPMENT

This Sheet
**ELEVATIONS &
AXONOMETRIC**
REVISIONS

DESCRIPTION
Project No.
2022-148
Drawn By:
EF
Approved By:
R.P.J.
SEAL

SHEET NO.
A2



RUBEN JUAN PUJOL
ARCHITECT, P.A. A.I.A.
AR#0010458 N.A.C.A.
AA#26002479

12237 SW 204 TERR
MIAMI, FL 33177
305-988-2155

CONSULTANTS:
NEXTGEN MIAMI
CORP.
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MIAMI, FL 334186
305-606-2656
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Project Title
PROPOSED NEW DUPLEX

Address
1658 NW 1 ST, MIAMI, FL 33125

Client
BLUENEST DEVELOPMENT

This Sheet
FLOOR PLAN 3D

REVISIONS

DESCRIPTION

Project No.
2022-148

Drawn By:
EF
Approved By:
R.P.J.

SEAL

SHEET NO.

A3



RUBEN JUAN PUJOL
ARCHITECT, P.A. A.I.A.
AR#0010458 N.A.C.A.
AA#26002479
12237 SW 204 TERR
MIAMI, FL 33177
305-988-2155

CONSULTANTS:
NEXTGEN MIAMI
CORP.
14331 SW 120 ST. #114
MIAMI, FL 334186
305-606-2656
info@nexgenmiami.com

Project Title
PROPOSED NEW DUPLEX

Address
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Client
BLUENEST DEVELOPMENT

This Sheet
RENDERS

REVISIONS

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EF
Approved By:
R.P.J.

SEAL

SHEET NO.

A4



RUBEN JUAN PUJOL
ARCHITECT, P.A. A.I.A.
AR#0010458 N.A.C.A.
AA#26002479
12237 SW 204 TERR
MIAMI, FL 33177
305-988-2155

CONSULTANTS:
NEXTGEN MIAMI
CORP.
14331 SW 120 ST. #114
MIAMI, FL 334186
305-606-2656
info@nexgenmiami.com

Project Title
PROPOSED NEW DUPLEX

Address
1658 NW 1 ST, MIAMI, FL 33125

Client
BLUENEST DEVELOPMENT

This Sheet
RENDERS

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WITHOUT AUTHORIZATION WILL BE PENALIZED

REVISIONS

DESCRIPTION

Project No.
2022-148

Drawn By:
EF
Approved By:
R.P.J.

SEAL

SHEET NO.

A5