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VIA ELECTRONIC SUBMITTAL

September 29, 2024

Michael Belush, Planning & Design Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **PB24-0715** – Lot Split associated with Lots 1-4 of
Block 10 on the Palm View Subdivision, Miami Beach, FL

Dear Mr. Belush:

This firm represents IRRS 1818 Michigan LLC, 1810 IRRS HOLDINGS LLC, IRRS 1800 MICHIGAN LLC, IRRS LOT 1039 18TH LLC (collectively the "Applicant"), owners of the four (4) platted lots, Lots 1-4, located at the northwest intersection of 18th Street and Michigan Avenue, identified as Block 10 (the "Property") in the City of Miami Beach (the "City").¹ Please consider this letter the Applicant's letter of intent in support of a lot split application to subdivide the Property into four (4) building sites for single-family homes in accordance with the platted lot lines provided on the Palm View Subdivision, recorded in the Official Public Records of Miami-Dade County at Book 6, Page 29. See Exhibit A, Plat.

Property Description. The Property is comprised of two irregular shaped lots abutting the Collins Canal and two rectangular shaped lots fronting 18th Street and Michigan Avenue. See Figure 1 below, Aerial. The Miami-Dade County Property Appraiser identifies the Property with Folio Nos. 02-3234-004-0140, 02-3234-004-0130, 02-3234-004-0120, and 02-3234-004-0150. See

¹ Lot 1 is associated with mailing address 1800 Michigan Avenue, Lot 2 is associated with mailing address 1810 Michigan Avenue, Lot 3 is associated with mailing address 1818 Michigan Avenue, and Lot 4 is a vacant site previously associated with mailing address 1039 18th Street.

Composite Exhibit B, Property Appraiser Summary Report. The Property is located in the RS-4 Single Family Residential District and the Palm View Historic District.

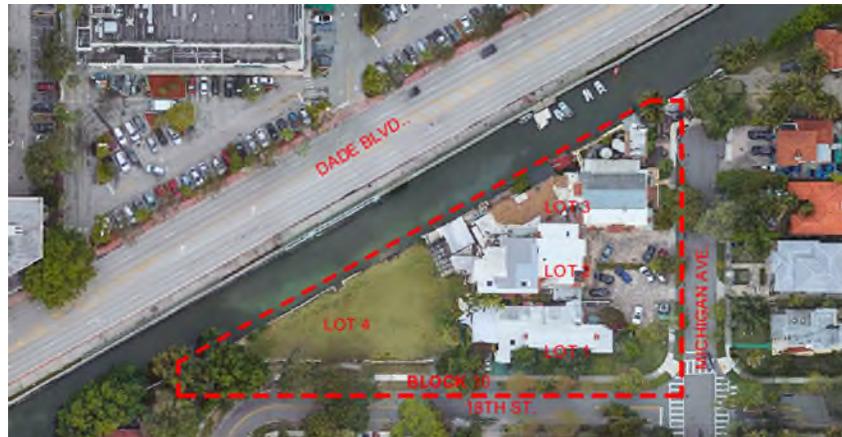


Figure 1, Aerial

Lots 2 and 3 had numerous building code violations and unsafe structure violations. Daily, police were called to the site to remove homeless from attempting to break in and enter the structures. After many months of attempting to secure the Property, the terrible condition led to an emergency demolition order of the existing structures. Lot 1 is also in the process of being secured and, depending on the structural integrity, partially or totally demolished. Prior to the recent demolition of the structures on Lots 2 and 3, there were several additions and improvements that crossed lot lines. Also, Lots 1 and 2 shared a driveway. Therefore, based on a strict interpretation of the Resiliency Code, the Property was unintentionally formed into one building site, and Lot Split approval is necessary prior to a Certificate of Appropriateness for a new home on any of the four Lots.

Lot Split Request. Section 2.5.4.1 of the Resiliency Code provides that wherever there may exist a main permitted structure and any accessory/auxiliary building or structure, or any other improvement on one or more platted lots or portions thereof, such lots thereafter constitute only one building site. A permit cannot be issued for the construction of more than one main permitted structure on the site unless the site is approved for the division or lot split by the Planning Board. Even if the main permitted structure is demolished, whether voluntarily, involuntarily, by destruction or disaster, a permit cannot be issued for construction of more than one main permitted structure on the building site, unless the site is approved for the division or lot split by the Planning Board. Although Lot 4 is vacant and the structures on Lot 2 and 3 have been demolished, the improvements crossed the platted lots. Therefore, a Lot Split approval from the

Planning Board is required prior to the Historic Preservation Board's approval of Certificates of Appropriateness for new homes.

The Applicant's intent is to return the Property into four (4) lots, consistent with the Plat. The dimensions of the resulting lots will be consistent with the City's land development regulations, resulting in lots that will be more compatible with the properties within the surrounding area. The average lot size for the single-family lots south of the Collins Canal and north of 17th Street, on the west and east sides of Michigan Avenue and Lenox Avenue is approximately 8,182 square feet. Approval of the Lot Split will result in four (4) single-family lots that are 7,950 square feet ("Lot 1"), 7,850 square feet ("Lot 2"), 9,743 square feet in size ("Lot 3"), and 12,062 square feet in size ("Lot 4"). Therefore, this Lot Split results in lots that are comparable in size to the existing neighborhood context and exceeds the minimum required lot size of the RS-4, Single-Family Residential District.

Review Criteria. According to Section 2.5.4.2 of the Resiliency Code, the Planning Board shall apply the following criteria to the review of any lot split application:

(a) Whether the lots that would be created are divided in such a manner that they are in compliance with the regulations of these land development regulations.

The Property will be divided in such a manner that is consistent with the platted lot lines and exceeds the minimum requirements of the applicable land development regulations for RS-4 zoned properties. Section 7.2.2.3 of the Resiliency Code provides that the minimum required lot area is 6,000 square feet. The proposed resulting lots will be greater than the minimum required at approximately 7,950, 7,850, 9,743, and 12,062 square feet in size. Section 7.2.2.3 of the Resiliency Code also provides that the minimum lot width is fifty (50) feet, which the proposed lots will exceed.

(b) Whether the building site that would be created would be equal to or larger than the majority of the existing building sites, or the most common existing lot size, and of the same character as the surrounding area.

The resulting building sites will be consistent with the existing building sites and of the same character as the surrounding area. Specifically, of the surrounding lots with single-family homes analyzed, the average lot size is 8,182 square feet, which is less than or comparable to the proposed lots.

(c) Whether the scale of any proposed new construction is compatible with the as-built character of the surrounding area, or creates adverse impacts on the surrounding area; and if so, how the adverse impacts will be mitigated. To determine whether this criterion is satisfied, the applicant shall submit massing and scale studies reflecting structures and uses that would be permitted under the land development regulations as a result of the proposed lot split, even if the applicant presently has no specific plans for construction.

The scale of the proposed homes will be compatible with the as-built character of the surrounding area. In fact, if the Property, as four (4) platted lots were to be redeveloped as a single site, a significantly larger home could be constructed that would be incompatible with the surrounding area. This area also includes some duplex and multi-family uses. The Applicant is proposing four (4) single-family homes, which is more consistent with the original intent of the Palm View Historic District, as well as the purpose of the RS-4, single-family residential district to provide development opportunities for and to enhance the desirability and quality of existing and new single family residential development.

The Applicant has included detailed architectural drawings for two (2) of the proposed new homes with the application materials. The detailed architectural drawings show that the structures, with the need for some Variances and Waivers due to specific hardships and practical difficulties, would be permitted under the current land development regulations. The hardships and practical difficulties for development in this case include the extreme triangular shapes of Lots 3 and 4, long canal frontage, and multiple design elements that are intended to honor the prior, contributing structures.

(d) Whether the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land development regulations, and how the resulting nonconformities will be mitigated.

Lots 2, 3, and 4 are currently vacant sites, ripe for development of beautiful new single-family homes consistent with the intent and architectural styles of the historic district. The remaining structure on Lot 1 has been boarded up and is under review for feasibility of partial or total demolition. Therefore, the building sites that would be created by the Lot Split will not result in existing structures becoming nonconforming with regards to Lots 2, 3, and 4. Any resulting nonconformities with regards to Lot 1 will be mitigated through review of a

Certificate of Appropriateness studied and approved by the Historic Preservation Board.

(e) Whether the building site that would be created would be free of encroachments from abutting buildable sites.

The intent of this Lot Split is to create four (4) building sites, consistent with the platted lot lines, that are free of encroachments from the abutting building sites.

(f) Whether the proposed lot split adversely affects architecturally significant or historic homes, and if so, how the adverse effects will be mitigated. The board shall have the authority to require the full or partial retention of structures constructed prior to 1942 and determined by the planning director or designee to be architecturally significant under subsection 142-108(a).

The Applicant proposes to construct exquisitely designed, two-story residences that are significantly inspired by the contributing structures. Prior to demolition, the Applicant studied and documented what was left of the contributing structures and conducted extensive building record research. Important factors in the Palm View Historic District, such as massing, roof shape, rhythm of openings, and placement on the lot, have been deeply considered for the proposed new homes. The future development of the lots satisfies the applicable criteria for new construction in a local historic district. The design, scale, and massing of the new homes will more closely comply with the Palm View Historic District and remains sensitive to and compatible with the surrounding area. Variances that will be required relate to the special conditions that prevent strict compliance with the Code. Specifically, the variances will relate to the extreme triangular shape of the lots, multiple frontages, long side setback facing a canal, and the Applicant's goal to reimagine some of the iconic features of the prior contributing homes. The encroachments will be the minimum necessary to make reasonable use of the Property.

(g) The structure and site complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

The proposed replacement homes will fully comply with sea level rise and resiliency review as summarized below.

Sea Level Rise and Resiliency Criteria. Approval of the Lot Split will permit redevelopment of the four Lots with four, new single-family homes. Each new home will advance the sea level rise and resiliency criteria in Section 7.1.2.4 of the Resiliency Code as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

New windows will be hurricane proof impact windows.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible, passive cooling systems.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

All landscaping will be Florida friendly and resilient.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The Applicant will proactively address sea level rise projections.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The new single-family homes will be adaptable to the raising of the abutting public canal, streets, and adjacent land in the future.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Future development of the Property will be entirely new construction located well-above base flood elevation.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

No habitable space will be located below base flood elevation.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement or porous pavement materials will be utilized where any new pavement is proposed.

12. The design of each project shall minimize the potential for heat island effects on-site.

Redevelopment of the Property will strategically minimize the potential for heat island effects on site. The new homes will incorporate passive design strategies, such as shading devices and natural ventilation, and significantly increases the vegetation on the Property.

Conclusion. Granting this Lot Split application will allow the development of beautifully designed, single-family homes that will add much more value and safety to the surrounding neighborhood. The Applicant is concurrently processing the Certificate of Appropriateness request for Lots 1 and 2, and the new homes are sensitive to the unique aesthetic character of the area and respectful to the early origins of the Palm View Historic District. A strict interpretation of the Resiliency Code first requires approval of the Lot Split before the Applicant can proceed with returning the Property to the original platted lots and introducing new single-family homes. The new homes will address the

balance between authentic style of architecture of the and the current living standards for the neighborhood.

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Michael Larkin

Attachments

cc: Emily K. Balter, Esq.

EXHIBIT A

KNOW ALL MEN BY THESE PRESENTS, That the Alton Beach Realty Company, a corporation duly organized and existing under the laws of the State of Florida, hereby files this map of the property to be known as PALM VIEW Subdivision same being a subdivision of a part of Section Thirty-four (34), Township Fifty-three (53) South, Range Forty-two (42) East. IN WITNESS WHEREOF the said The Alton Beach Realty Company has caused its name to be signed by its President and its corporate seal to be affixed hereto by its Secretary this 8th day of April, A.D. 1920.

THE ALTON BEACH REALTY COMPANY.

By Carl G. Fisher
President.

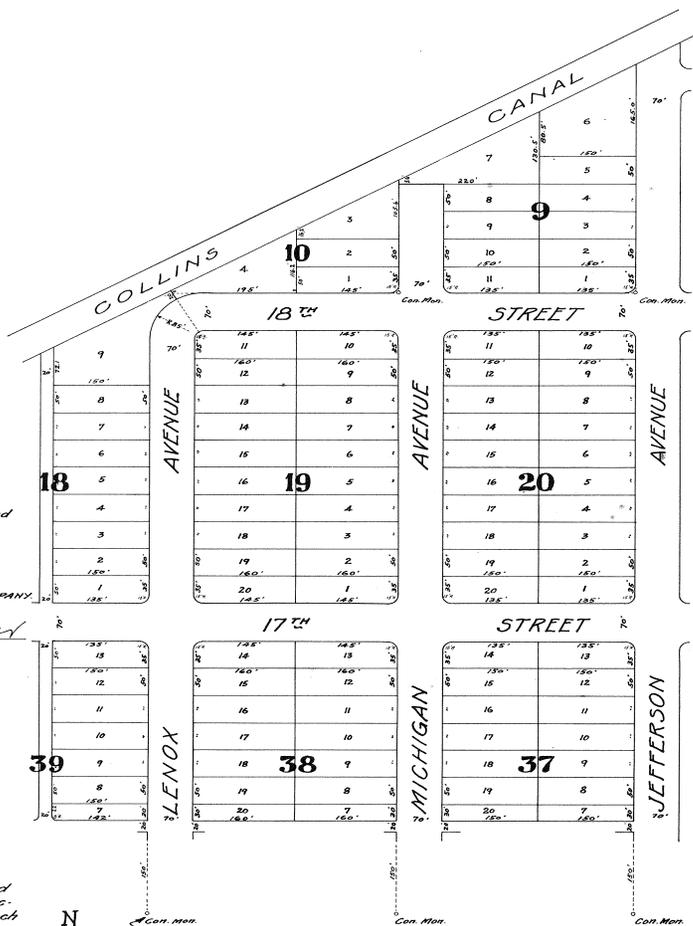
Attest Frank O. Van Deren
Secretary.

State of Florida:
County of Dade: I hereby certify that on this day of April, A.D. 1920 before me personally appeared Carl G. Fisher and Frank O. Van Deren, President and Secretary, respectively, of The Alton Beach Realty Company, a corporation under the laws of the State of Florida, to me known to be the persons described and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers and that they affixed thereto the official seal of the said corporation and the said instrument is the act and deed of said corporation.

Witness my hand and official seal of Miami Beach, Dade County, Florida, this 8th day of April, A.D. 1920.

W. A. Roscoe
Notary Public
State of Florida at large.

My commission expires March 22, 1921.



Can. Men.
590 feet East and 270 feet
North of the S.W. Cor. of Sec. 34,
Twp. 53 S., Rg. 42 E.

PALM VIEW SUBDIVISION

OF
THE ALTON BEACH REALTY COMPANY
A PART OF SECTION THIRTY-FOUR,
TOWNSHIP FIFTY-THREE SOUTH,
RANGE FORTY-TWO EAST.
MIAMI BEACH, FLORIDA
W.E. BROWN - ENGR.

SCALE: 1"=100' APRIL 8, 1920

6-29
April 26 2024
29
J.B. McElroy
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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 09/08/2024

PROPERTY INFORMATION	
Folio	02-3234-004-0120
Property Address	1800 MICHIGAN AVE MIAMI BEACH, FL 33139-2395
Owner	IRRS 1800 MICHIGAN LLC
Mailing Address	145 ALMERIA AVE CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	5 / 5 / 0
Floors	2
Living Units	3
Actual Area	4,092 Sq.Ft
Living Area	4,092 Sq.Ft
Adjusted Area	3,620 Sq.Ft
Lot Size	8,000 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,480,000	\$1,280,000	\$1,048,000
Building Value	\$34,240	\$30,250	\$25,731
Extra Feature Value	\$310	\$250	\$318
Market Value	\$1,514,550	\$1,310,500	\$1,074,049
Assessed Value	\$1,102,939	\$1,002,672	\$911,520

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$411,611	\$307,828	\$162,529

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

SHORT LEGAL DESCRIPTION
34 53 42
PALM VIEW SUB PB 6-29
LOT 1 BLK 10
LOT SIZE 50.000 X 160
OR 12886-1401 0586 1

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,102,939	\$1,002,672	\$911,520
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,514,550	\$1,310,500	\$1,074,049
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,102,939	\$1,002,672	\$911,520
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,102,939	\$1,002,672	\$911,520

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/20/2020	\$100	32077-1970	Corrective, tax or QCD; min consideration
05/01/1986	\$100,000	12886-1401	Sales which are qualified

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Summary Report

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PROPERTY INFORMATION	
Folio	02-3234-004-0130
Property Address	1810 MICHIGAN AVE MIAMI BEACH, FL 33139-2419
Owner	1810 IRRS HOLDINGS LLC
Mailing Address	145 ALMERIA AVE CORAL GABLES, FL 33180
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	4 / 4 / 0
Floors	2
Living Units	4
Actual Area	7,571 Sq.Ft
Living Area	7,571 Sq.Ft
Adjusted Area	6,580 Sq.Ft
Lot Size	8,000 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,480,000	\$1,320,000	\$1,048,000
Building Value	\$529,062	\$471,500	\$467,867
Extra Feature Value	\$4,038	\$3,500	\$4,113
Market Value	\$2,013,100	\$1,795,000	\$1,519,980
Assessed Value	\$2,013,100	\$1,114,050	\$1,020,817

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction		\$318,567	\$253,603
Non-Homestead Cap	Assessment Reduction		\$362,383	\$245,560
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000

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

SHORT LEGAL DESCRIPTION
34 53 42
PALM VIEW SUB PB 6-29
LOT 2 LESS W6FT OF S25FT ETC AS
DESC IN DB 873-69 & 1428-224
BLK 10

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$2,013,100	\$1,064,050	\$970,817
SCHOOL BOARD			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$2,013,100	\$1,451,433	\$1,241,377
CITY			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$2,013,100	\$1,064,050	\$970,817
REGIONAL			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$2,013,100	\$1,064,050	\$970,817

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/21/2023	\$100	33853-1556	Corrective, tax or QCD; min consideration
07/21/2023	\$100	33853-1553	Corrective, tax or QCD; min consideration
07/08/2021	\$100	32648-2154	Corrective, tax or QCD; min consideration
04/08/2021	\$100	32460-2510	Corrective, tax or QCD; min consideration

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Summary Report

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PROPERTY INFORMATION	
Folio	02-3234-004-0140
Property Address	1818 MICHIGAN AVE MIAMI BEACH, FL 33139-2430
Owner	IRRS 1818 MICHIGAN LLC
Mailing Address	145 ALMERIA AVE CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	9 / 7 / 0
Floors	2
Living Units	7
Actual Area	
Living Area	
Adjusted Area	6,389 Sq.Ft
Lot Size	9,873 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,826,505	\$1,678,500	\$1,293,363
Building Value	\$37,136	\$35,000	\$424,783
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,863,641	\$1,713,500	\$1,718,146
Assessed Value	\$1,670,311	\$1,518,465	\$1,380,423

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$193,330	\$195,035	\$337,723

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

SHORT LEGAL DESCRIPTION
34 53 42
PALM VIEW SUB PB 6-29
LOT 3 LESS BEG SW COR TH N18.2FT
NE ALG CANAL 9FT SE 25.83FT SW
20.45FT TO POB BLK 10



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,670,311	\$1,518,465	\$1,380,423
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,863,641	\$1,713,500	\$1,718,146
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,670,311	\$1,518,465	\$1,380,423
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,670,311	\$1,518,465	\$1,380,423

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/08/2021	\$100	32648-2151	Corrective, tax or QCD; min consideration
08/20/2020	\$100	32077-2040	Corrective, tax or QCD; min consideration
06/01/1994	\$0	16457-0707	Sales which are disqualified as a result of examination of the deed
02/01/1988	\$0	13614-2644	Sales which are disqualified as a result of examination of the deed

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Summary Report

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PROPERTY INFORMATION	
Folio	02-3234-004-0150
Property Address	0 , FL
Owner	IRRS LOT 1039 18TH LLC
Mailing Address	145 ALMERIA AVE CORAL GABLES, FL 33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
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	11,310 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,569,262	\$1,333,873	\$1,131,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,569,262	\$1,333,873	\$1,131,000
Assessed Value	\$1,241,922	\$1,129,020	\$1,026,382

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$327,340	\$204,853	\$104,618

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

SHORT LEGAL DESCRIPTION
34 53 42
PALM VIEW SUB PB 6-29
LOT 4 & W6FT OF S25FT LOT 2
LESS BEG SW COR LOT 2 BLK 10 AS
DESC IN DB 1565-173

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,241,922	\$1,129,020	\$1,026,382
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,569,262	\$1,333,873	\$1,131,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,241,922	\$1,129,020	\$1,026,382
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,241,922	\$1,129,020	\$1,026,382

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/08/2021	\$100	32648-2151	Corrective, tax or QCD; min consideration
08/20/2020	\$100	32077-4268	Corrective, tax or QCD; min consideration
09/01/1993	\$165,000	16073-2604	Sales which are qualified
12/01/1977	\$1	09896-2479	Sales which are disqualified as a result of examination of the deed

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