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VIA ELECTRONIC FILING

December 23, 2020

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

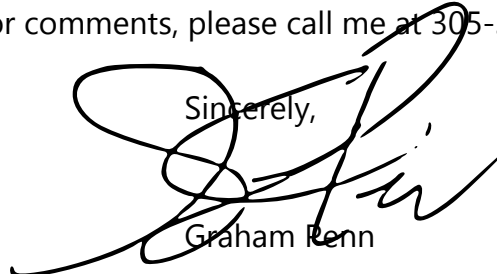
Re: Reduction in Residential Density for School Review Purposes
– 2901-11 Indian Creek Drive.

Dear Tom:

This firm represents 29 ICD, LLC (the "Owner"), the successor in interest to the original applicant and owner of the property located at 2901-2911 Indian Creek Drive, Miami Beach, Florida (the "Property"). Please see attached the records of the Miami-Dade Property Appraiser, which reflect that the existing buildings on the Property include thirty-two (32) residential units. The new development proposal contemplates twenty-two (22) residential units. As the proposed redevelopment will not result in the development of additional residential density on the Property, we believe that no public school concurrency review is warranted.

The Owner is excited to bring this new development to a property that has been ignored for too long. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,



Graham Penn

Enclosures



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/23/2020

Property Information	
Folio:	02-3226-001-1180
Property Address:	2901 INDIAN CREEK DR Miami Beach, FL 33140-4162
Owner	29 ICD LLC
Mailing Address	2922 AVENUE R BROOKLYN, NY 11229 USA
PA Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	15 / 15 / 0
Floors	2
Living Units	15
Actual Area	11,812 Sq.Ft
Living Area	11,812 Sq.Ft
Adjusted Area	9,129 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1962



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,350,000	\$1,135,500	\$1,135,500
Building Value	\$4,474	\$4,195	\$4,195
XF Value	\$0	\$0	\$0
Market Value	\$1,354,474	\$1,139,695	\$1,139,695
Assessed Value	\$1,242,114	\$1,139,695	\$1,139,695

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$112,360		

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

Short Legal Description	
23-26-27-34 53 42 M B IMPROVEMENT CO SUB PB 5-7 LOT 17 BLK 12 LOT SIZE 7500 SQ FT M/L OR 23426-3783 05/2005 6 (7)	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,242,114	\$1,139,695	\$1,139,695
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,354,474	\$1,139,695	\$1,139,695
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,242,114	\$1,139,695	\$1,139,695
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,242,114	\$1,139,695	\$1,139,695

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/17/2017	\$7,750,000	30388-4285	Qual on DOS, multi-parcel sale
10/17/2014	\$5,650,000	29365-1757	Qual on DOS, multi-parcel sale
07/03/2013	\$1,200,000	28717-1314	Qual on DOS, multi-parcel sale
06/30/2010	\$57,500,000	27342-2807	Qual on DOS, multi-parcel sale

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:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/23/2020

Property Information	
Folio:	02-3226-001-1170
Property Address:	2911 INDIAN CREEK DR Miami Beach, FL 33140-4135
Owner	29 ICD LLC
Mailing Address	2922 AVENUE R BROOKLYN, NY 11229 USA
PA Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	16 / 16 / 0
Floors	2
Living Units	16
Actual Area	7,622 Sq.Ft
Living Area	7,622 Sq.Ft
Adjusted Area	6,814 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,350,000	\$1,136,000	\$1,136,000
Building Value	\$10,000	\$10,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$1,360,000	\$1,146,000	\$1,146,000
Assessed Value	\$1,237,500	\$1,146,000	\$1,146,000

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$122,500		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
M B IMPROVEMENT CO SUB PB 5-7 LOT 16 & BLK 12 LOT SIZE 7500 SQ FT M/L OR 23426-3783 05/2005 6 (7)

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,237,500	\$1,146,000	\$1,146,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,360,000	\$1,146,000	\$1,146,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,237,500	\$1,146,000	\$1,146,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,237,500	\$1,146,000	\$1,146,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/17/2017	\$7,750,000	30388-4285	Qual on DOS, multi-parcel sale
10/17/2014	\$5,650,000	29365-1757	Qual on DOS, multi-parcel sale
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