

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER DRB21-0733		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 27 Star Island Dr., Miami Beach, FL 33139			
FOLIO NUMBER(S) 02-4204-001-0230			
Property Owner Information			
PROPERTY OWNER NAME Starboard Florida IV, LLC			
ADDRESS 118 N Peters Rd 132		CITY Knoxville	STATE TN
ZIP CODE 37923			
BUSINESS PHONE 865-310-1708	CELL PHONE	EMAIL ADDRESS jj@vicemarine.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS Same		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Request for Design Review Board approval of variance request to allow an elevator bulkhead to exceed the maximum 10' height above roof level, per section 142-105(b)7.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		0 SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		0 SQ. FT.	
Party responsible for project design			
NAME Choeff Levy Fischman		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 8425 Biscayne Blvd., STE. 201		CITY MIAMI	STATE FL ZIPCODE 33138
BUSINESS PHONE 305-434-8338	CELL PHONE	EMAIL ADDRESS rlevy@clfarchitects.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy Slavens		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Ave., Suite 3300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-789-7642	CELL PHONE	EMAIL ADDRESS tracy.slavens@hklaw.com	
NAME Vanessa Madrid		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Ave., Suite 3300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hklaw.com	
NAME Raphael Levy		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other Architect _____	
ADDRESS 8425 Biscayne Blvd., STE. 201		CITY Miami	STATE FL ZIPCODE 331385
BUSINESS PHONE 305-434-8338	CELL PHONE	EMAIL ADDRESS rlevy@clarchitects.com	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property☒ Authorized representative

SIGNATURE

John Jansheski

PRINT NAME

08-23-2021

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLCOUNTY OF Miami Dade

I, John Jansheski, being first duly sworn, depose and certify as follows: (1) I am the Managing Member (print title) of Starboard Florida IV, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 23 day of August, 2021. The foregoing instrument was acknowledged before me by John Jansheski, who has produced Tennessee Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLICMy Commission Expires: 10/21/23**PRINT NAME**

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

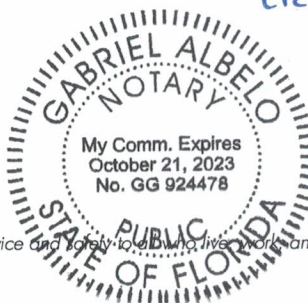
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SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLICMy Commission Expires: 10/21/2023**PRINT NAME**

POWER OF ATTORNEY AFFIDAVIT

STATE OF FL
 COUNTY OF Miami Dade

I, John Jansheski, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens, Vanessa Madrid and Raphael Levy to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

John Jansheski, Managing Member

PRINT NAME (and Title, if applicable)

SIGNATURE

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NOTARY SEAL OR STAMP

My Commission Expires: 10/21/2023



NOTARY PUBLIC

PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

POWER OF ATTORNEY AFFIDAVIT

STATE OF FL

COUNTY OF Miami Dade

I, John Jansheski, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens, Vanessa Madrid & Ralph Levy to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

John Jansheski, Managing Member

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC
Gabriel Albelo
PRINT NAME

My Commission Expires: 10/21/23

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% OF STOCK

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DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

Starboard Florida IV, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

JOHN M. JANSHESKI 2017 TENNESSEE
 INVESTMENT SERV. TRUST DTD 4/12/17
 118 N PETERS RD #132
 KNOXVILLE TN 37923

99%

STARBOARD ADVISORS, LLC
 118 N PETERS RD #132
 KNOXVILLE TN 37923

1%

STARBOARD ADVISORS, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

STARBOARD TN, INC.
 118 N PETERS RD #132
 KNOXVILLE TN 37923

1%

John Jansheski
 400 Alton Rd #3203, Miami Beach FL 33139

99%

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

STARBOARD TN, INC.

NAME OF CORPORATE ENTITY	% OF OWNERSHIP
<div style="text-align: center; padding-bottom: 5px;">NAME AND ADDRESS</div> <div style="padding-bottom: 5px;">John Jansheski</div> <div style="padding-bottom: 5px;">400 Alton Rd #3203, Miami Beach FL 33139</div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	<div style="text-align: center; padding-bottom: 5px;">% OF OWNERSHIP</div> <div style="padding-bottom: 5px;">100%</div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>
<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 5px;">NAME OF CORPORATE ENTITY</div> <div style="display: flex; justify-content: space-between; margin-bottom: 5px;"> <div style="text-align: center; width: 70%; border-bottom: 1px solid black;">NAME AND ADDRESS</div> <div style="text-align: center; width: 30%; border-bottom: 1px solid black;">% OF OWNERSHIP</div> </div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

JOHN M. JANSHESKI 2017 TENNESSEE
INVESTMENT SERV. TRUST DTD 4/12/17

TRUST NAME

NAME AND ADDRESS	% INTEREST
John Jansheski 400 Alton Rd #3203, Miami Beach FL 33139	100%
<hr/>	<hr/>
<hr/>	<hr/>
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COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Tracy Slavens	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7642
Vanessa Madrid	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7453
Raphael Levy	Choeff Levy Fischman, 8425 Biscayne Blvd, Suite 201 Miami, FL 33138	305-434-8338

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF FL
COUNTY OF Miami Dade

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[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP

My Commission Expires: 10/21/2023



[Signature]
NOTARY PUBLIC

Gabriel Albelo
PRINT NAME

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STATE OF FL
COUNTY OF Miami Dade

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NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires: 10/21/2023

Gabriel Albelo
PRINT NAME



Exhibit "A"

Property Address: 27 Star Island Dr. Miami Beach, Florida 33139

Legal Description: Lot 27, of CORRECTED PLAT STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, Page 60, of the Public Records of Miami-Dade County



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/18/2021

Property Information	
Folio:	02-4204-001-0230
Property Address:	27 STAR ISLAND DR Miami Beach, FL 33139-5146
Owner	STARBOARD FLORIDA IV LLC
Mailing Address	118 N PETERS RD 132 KNOXVILLE, TN 37923 USA
PA Primary Zone	2200 ESTATES - 25000 SQFT LOT
Primary Land Use	0102 RESIDENTIAL - SINGLE FAMILY : ADDITIONAL LIVING QUARTERS
Beds / Baths / Half	7 / 12 / 4
Floors	3
Living Units	2
Actual Area	28,834 Sq.Ft
Living Area	19,778 Sq.Ft
Adjusted Area	22,543 Sq.Ft
Lot Size	40,000 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$11,200,000	\$10,400,000	\$11,000,000
Building Value	\$20,097,585	\$19,092,390	\$8,519
XF Value	\$307,570	\$0	\$3,560
Market Value	\$31,605,155	\$29,492,390	\$11,012,079
Assessed Value	\$31,605,155	\$29,492,390	\$11,012,079

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
4 54 42 STAR ISLAND CORR PL PB 31-60 LOT 27 LOT SIZE 100.000 X 400 OR 18536-3414 03 1999 2	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,605,155	\$29,492,390	\$11,012,079
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,605,155	\$29,492,390	\$11,012,079
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,605,155	\$29,492,390	\$11,012,079
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,605,155	\$29,492,390	\$11,012,079

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/02/2011	\$10,750,000	27678-1941	Qual by exam of deed
03/01/1999	\$5,900,000	18536-3414	Deeds that include more than one parcel
07/01/1998	\$0	18187-0015	Sales which are disqualified as a result of examination of the deed
06/01/1976	\$250,000	00000-00000	Sales which are disqualified as a result of examination of the deed

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: