



BERKOW
RADELL
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TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6231 office

305.377.6222 fax

mlarkin@brzoninglaw.com

VIA ELECTRONIC MAIL

November 7, 2022

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

Re: PB22-0551 - Letter of Intent for Modifications to PB17-0091
fka File No 1609 for Property Located at 2000 Collins Avenue,
Miami Beach, Florida

Dear Tom:

This law firm represents Regal 2000 Collins Retail Holdings LLC, RDS Boulan LLC, 237 Parking LLC and 237 20th Street Garage LLC (collectively, the "Applicants") with regard to the property located at 237 20th Street, 220 21st Street, and 2000-2038 Collins Avenue (collectively, the "Property") in the City of Miami Beach, Florida ("City"). The Applicants are the owners of the Property. Please let the following serve as the required letter of intent for requests to modify a previously issued Conditional Use Permit (PB17-0091 fka File No 1609) to (1) change the name of the owner/operator of the Property from MC GA Collins Realty, LLC to Regal 2000 Collins Retail Holdings LLC, RDS Boulan LLC, 237 Parking LLC and 237 20th Street Garage LLC, pursuant to Section 118, Article IV of the Code of Ordinances (the "Code"), and (2) change the requirements modify ownership of PB17-0091 fka File No 1609. See Exhibit A, PB17-0091 fka File No 1609.

Property Description. The Property is a non-contributing unified development site located along Collins Avenue between 21st Street to the north and 20th Street to the south. The Property consists of three (3) parcels identified by Miami-Dade County Folio Nos. 02-3226-001-0060, 02-3226-001-0090 and 02-3226-001-0065. See Exhibit B, Property Appraiser Summaries. The Property is located in the Museum local Historic District and Architectural District and is zoned CD-3, Commercial High Intensity District ("CD-

3”), a zoning district allowing a wide range of commercial uses, including hotel use as a main permitted use. See Figure 1, below.



Figure 1

Currently, the Property operates as The Boulan South Beach, which includes hotel units and condominium units. The ground floor of the Property contains a variety of commercial uses including retail and restaurant. The southwest portion of the Property contains a six-floor parking garage (“Garage”).

Property History. In 1926, the Property contained a filling station and garage at the corner of 20th Street and Collins Avenue. In 1937, the garage became S.A. Ryan Motors, and an automobile showroom was added next door. This building was called the Lincoln – Ford – Zephyr, and was originally designed by August Geiger in the Art Deco style. In 1945, John E. Petersen remodeled the showroom to become Pomeroy’s Restaurant, and again, in 1950 by Igor Polevistky, to become Postwar Modern style. By 1955, Pomeroy’s was gone and the building was remodeled several more times and, in 1974, became La Rumba. The filling station was later replaced by the Blackamoor night club designed as a two-story cube by Albert Anis. In 1948, it became the 5 O’Clock Club, and later Déjà vu and SoBe Showgirls. On the northeast corner of the Property was Fan & Bill’s Restaurant, built in 1936 and designed by Igor Polevitsky. This building was remodeled in 1952 by Jack Fishman to become Wolfie’s Sandwich Shop. Fan & Bill’s relocated to a new building on 21st Street in 1950, designed by Robert Swarthburg. This building later became Chandler’s of New York, and then the Cheetah Club.

Prior Approvals. The Property has been subject to the following Historic Preservation Board (“HPB”) and Board of Adjustment (“BOA”) approvals, outlined in Table 1, below.

Year	File No.	Application
1997	ZBA File No. 2582	A waiver from front and side yard setback requirements.
2001	HPB File No. 1260	Initial approval of Wolfie's renovation project.
2001	ZBA File No. 2775	Approval to stack valet parking three vehicles deep in parking garage.
2002	HPB File No. 1331	Extension of parking deck and construction of residential and retail units along street fronts.
2003	ZBA File No. 2932	A variance from height and setback requirements.
2003	HPB File No. 1336	C.O.A. to partially demolish, alter and modify six existing structures.

Table 1

The Property has been subject to numerous Planning Board ("PB") approvals, including:

February 2001 – Just Around the Corner, LLC was granted a CUP (PB File No. 1493), for a multi-level parking garage with retail on the ground floor.

April 2003 – Just Around the Corner, LLC and POP Development, LLC requested a substantial amendment to the existing CUP (PB File No. 1493) with a new PB File No. 1609 which was approved by the Planning Board (PB File No. 1609 superseded the previous order). The substantial amendment consisted of an extension of the valet parking garage located at 237 20th Street and introducing a residential component above ground level commercial spaces facing Collins Avenue and 21st Street.

June 2004 – Just Around the Corner, LLC and POP Development, LLC applied for a Modified CUP (MCUP) File No. 1609 and were approved. The modification included the following language: Condition #3 *"Dance halls, bars or any kind of neighborhood impact establishment shall only be permitted along Collins Avenue. Any entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for conditional use approval as agreed by the applicant."*


July 2007 – A new applicant, Park Place Development, LLC request a modification to the MCUP to, among other things, create two (2) new restaurant spaces, which was approved by the PB.

February 2012 – Park Place Development, LLC requested a modification to the MCUP to add a lounge use on 20th Street. The MCUP retained the previous condition, but reworded and moved to condition #11 *"Any additional dance hall, bar, or entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning*

Board for conditional use approval as agreed by the applicant, and shall only be permitted, if permitted, along Collins Avenue or 20th Street.”

February 2012 – Ocean First Group, LLC received a separate CUP for a neighborhood impact establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons (under File No. 2042).

July 2015 – Zilkatur, LLC requested a modification of File No. 2042 for a change of ownership for a neighborhood impact establishment.

July 2019 – MC GA Collins Realty, LLC requested a modification to PB17-0091 fka File No 1609 for a change of ownership for a neighborhood impact establishment 

Requests. The Applicants respectfully request a modification to PB17-0091 fka File No 1609 to (1) change the name of the owner/operator for the Property from MC GA Collins Realty, LLC to Regal 2000 Collins Retail Holdings LLC, RDS Boulan LLC, 237 Parking LLC and 237 20th Street Garage LLC, pursuant to Section 118, Article IV of the Code (the “Request”), and (2) modify the requirements to change ownership of PB17-0091 fka File No 1609. Condition #2 of the Modified Conditional Use Permit, issued on April 25, 2017, requires the review by the Planning Board as a modification to the Conditional Use Permit whenever there is a change of ownership of the Property. There are no operational changes proposed and will comply with all of the conditions in PB17-0091 fka File No 1609.

Consistent with the above requirement, the Applicant respectfully submits the enclosed application requesting the Planning Board’s review of the change in ownership from MC GA Collins Realty, LLC to Regal 2000 Collins Retail Holdings LLC, RDS Boulan LLC, 237 Parking LLC and 237 20th Street Garage LLC. Specifically, the Applicants request the following:

Condition 2:

FROM: This Conditional Use Permit is issued to MC GA Collins Realty, LLC as owners of the property described herein. Any change of ownership, including 50% or greater for each entity, shall require review by the Planning Board as a modification to this Conditional Use Permit.

TO: This Conditional Use Permit is issued to MC GA Collins Realty, LLC Regal 2000 Collins Retail Holdings LLC, RDS Boulan LLC, 237 Parking LLC and 237 20th Street Garage LLC as owners of the property described herein. Any change of ownership, including 50% or greater for each entity, shall require review by the Planning Board as a modification to this Conditional Use Permit the new owner to submit an affidavit, approved by City, to the Miami Beach Planning Department

transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Business Tax Receipt. Said affidavit shall be recorded in the Public records of Miami-Dade County prior to the issuance of a City Business Tax Receipt or Certificate of Use.

Condition 11:

FROM: Notwithstanding condition No. 11 above, MC GA Collins Realty, LLC shall be enabled to allocate, divide or subdivide the commercial spaces within the property for different uses and re-allocate parking spaces according to need without having to amend the Permit every time one of these re-allocations, divisions or sub-divisions of spaces takes place, as long as it is not one of the uses specified in the Permit that require Planning Board approval.

TO: Notwithstanding condition No. ~~11~~ 10 above, ~~MC GA Collins Realty, LLC~~ Regal 2000 Collins Retail Holdings LLC, RDS Boulan LLC, 237 Parking LLC and 237 20th Street Garage LLC shall be enabled to allocate, divide or subdivide the commercial spaces within the property for different uses and re-allocate parking spaces according to need without having to amend the Permit every time one of these re-allocations, divisions or sub-divisions of spaces takes place, as long as it is not one of the uses specified in the Permit that require Planning Board approval.

Conclusion. We respectfully request your recommendation of approval of the Request. Please contact me on my direct line at (305) 377-6231 should you have any questions or concerns.

Sincerely,



Michael W. Larkin

Attachments

cc:

David Butter

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 2000 Collins Avenue: including 205-237 20th Street; 221 20th Street; 220 21st Street; 2008-2038 Collins Avenue.

FILE NO. PB 17-0091 fka File No. 1609

IN RE: The applicant, MC GA Collins Realty, LLC, requested a modification to a previously modified conditional use permit. Specifically, the applicants requested change the name of the owner, pursuant to Section 118, Article IV of the City Code.

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 6 and 8 of Block C of Amended map of Ocean Front property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: April 25, 2017

MODIFIED CONDITIONAL USE PERMIT

The applicant, MC GA Collins Realty, LLC filed an application with the Planning Director pursuant to City Code for a Modification to an existing Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CD-3 - Commercial, High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Substantial Modification to a previously approved Conditional Use Permit as requested and set forth above, be GRANTED

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subject to the following conditions to which the applicant has agreed: (Strikethrough signifies deletions; Underlining signifies new language)

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the Business Tax Receipts (BTR) for any new alcoholic beverage establishment. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to ~~Parc Place Development, LLC and Just Around the Corner, LLC~~ MC GA Collins Realty, LLC as owners of the property described herein. Any change of ownership, including 50% or greater for each entity, shall require review by the Planning Board as a modification to this Conditional Use Permit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
5. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application to modify the previously approved Conditional Use Permit which includes Neighborhood Impact Establishments.
6. An operation plan for each alcoholic beverage establishment shall be submitted to Planning Department staff for review and approval prior to the issuance of a Certificate of Occupancy, Certificate of Completion or Business Tax Receipt, whichever occurs first.
7. Security personnel and other restaurant staff shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
8. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
9. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to the applicant obtaining a building permit, and any other fair share cost before the Certificate of Occupancy for the proposed restaurants.
10. Any additional dance hall, stand-alone bar, or entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for a separate conditional use approval as agreed by the applicant.

11. Notwithstanding condition No. 11 above, ~~Parc Place Development, LLC and Just Around the Corner, LLC~~ MC GA Collins Realty, LLC shall be enabled to allocate, divide or sub-divide the commercial spaces within the property for different uses and re-allocate parking spaces according to need without having to amend the Permit every time one of these re-allocations, divisions or sub-divisions of spaces takes place, as long as it is not one of the uses specified in the Permit that require Planning Board approval. Any re-allocation, division or subdivision of the commercial spaces shall be limited to the number of parking spaces provided within the garage and shall be submitted to Planning Department staff for review and re-certification that enough parking spaces remain available for all uses within the building. The total number of restaurant seats for the entire property shall not exceed 592.
12. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in Area #5 (the open courtyard), and shall not be audible in the adjacent properties or in the residential units of the project, and in no instance shall the low-volume background music be permitted past midnight. Area #5 shall in no circumstance operate as a bar, nightclub, discotheque, or dance hall.
14. Sound shall be contained within the courtyard and shall not create a disturbance to the adjacent property.
15. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in any of Area #4, #5, or #6. The additional requirements in Condition No. 42 13 shall also apply to Area #5.
16. Should any of the remaining commercial/retail spaces be aggregated to create a larger alcoholic beverage establishment, such establishment shall be limited to the number of parking spaces provided within the garage. In this case, the applicant shall return to the Planning Board to evaluate impact of the larger venue and address issues such as, but not limited to the number of seats, the kind of operation, potential noise, etc. This review shall be a modification to the Conditional Use Permit and shall be properly advertised for a public hearing.
17. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
18. The applicant shall continue to offer a \$5.00 discounted rate for two hours, for parking tickets validated by any of the cultural venues in the immediate area (Bass Museum, Miami City Ballet, and Public Library) for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
19. The required parking spaces for the residential and commercial uses on site shall be reserved in the garage to service such uses and shall not be used by valet operators to service off-site uses.

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20. The parking garage approved included in this Conditional Use Permit shall be valet only; self-parking is prohibited. The excess parking spaces generated by this project shall remain available by valet service to the general public on a first-come, first-serve basis for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
21. The operator of the parking garage shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, playing of radios or any kind of audio system (including by the valet attendants), automobile horns, and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
22. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, the Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load of the accessory uses proposed for the project should there be valid complaints (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise.
23. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
24. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
25. This modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County within a reasonable time after receipt at the expense of the applicant. No building permit, certificate of use, certificate of occupancy, certificate of completion or business tax receipt shall be issued until this requirement has been satisfied.
26. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
27. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

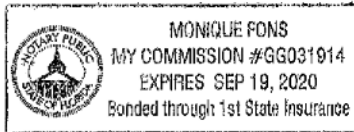
Dated this 3rd day of MAY, 2017.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, AICP
Chief of Planning and Zoning
For the Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3rd day of MAY, 2017, by Michael Belush, Chief of Planning and Zoning for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



{NOTARIAL SEAL}

Monique Fons
Notary:
Print Name MONIQUE FONS
Notary Public, State of Florida
My Commission Expires: 9/19/2020
Commission Number:

Approved As To Form:
Legal Department (Spe Arbut) 5/3/17

FILED WITH THE CLERK OF THE PLANNING BOARD ON 05/03/2017 (MB)

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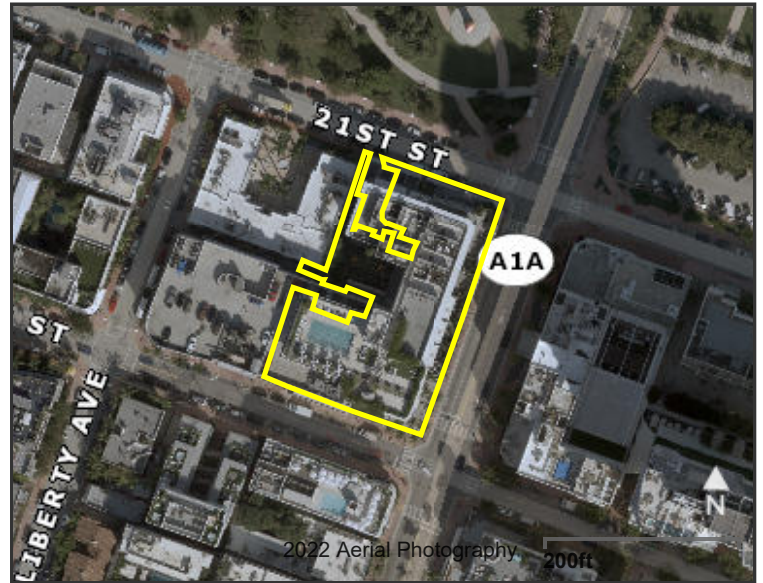


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/18/2022

Property Information	
Folio:	02-3226-001-0060
Property Address:	2000 COLLINS AVE Miami Beach, FL 33139-1914
Owner	REGAL 2000 COLLINS RETAIL C/O REGAL ACQUISITIONS HOLDINGS LLC
Mailing Address	295 5 AVE 1012 NEW YORK, NY 10016 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1229 MIXED USE- STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	10
Actual Area	73,257 Sq.Ft
Living Area	73,257 Sq.Ft
Adjusted Area	72,755 Sq.Ft
Lot Size	8,177 Sq.Ft
Year Built	2010



Assessment Information			
Year	2022	2021	2020
Land Value	\$3,270,800	\$3,270,800	\$3,270,800
Building Value	\$24,454,200	\$11,029,200	\$11,029,200
XF Value	\$0	\$0	\$0
Market Value	\$27,725,000	\$14,300,000	\$14,300,000
Assessed Value	\$27,725,000	\$14,300,000	\$14,300,000

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 1 THRU 4 & E25.5FT OF LOT 6
BLK C LESS A PORT DESC IN CONDO
DECL OR 27626-3375 NAU 02 3234 221
K/A BOULAN SOUTH BEACH CONDO

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,725,000	\$14,300,000	\$14,300,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,725,000	\$14,300,000	\$14,300,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,725,000	\$14,300,000	\$14,300,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,725,000	\$14,300,000	\$14,300,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/04/2021	\$34,000,000	32512-0347	Qual by exam of deed
09/21/2016	\$33,520,100	30241-0532	Qual by exam of deed
08/01/2002	\$5,000,000	20602-4284	Other disqualified
03/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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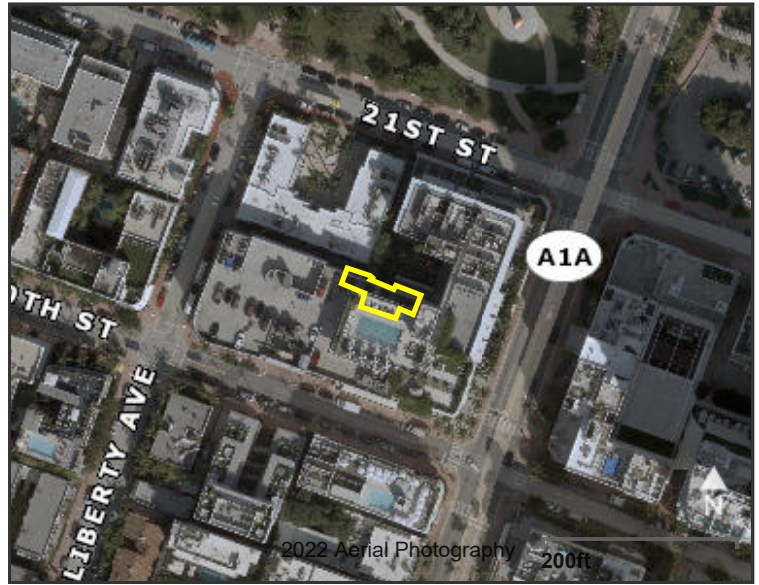


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/18/2022

Property Information	
Folio:	02-3226-001-0065
Property Address:	220 21 ST Miami Beach, FL 33139-
Owner	RDS BOULAN LLC
Mailing Address	38 W 32 ST STE 603 NEW YORK, NY 10001 USA
PA Primary Zone	0000
Primary Land Use	1117 STORE : COMMERCIAL - TOTAL VALUE
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,336 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2010



Assessment Information			
Year	2022	2021	2020
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,474,000	\$1,133,000	\$1,050,000
Assessed Value	\$1,243,686	\$1,130,624	\$1,027,840

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$230,314	\$2,376	\$22,160

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

Short Legal Description
MIAMI BEACH IMP CO SUB PB 5-7
A PORT OF LOTS 2 & 4 BLK C DESC
AS COM AT NW COR OF LOT 4 S19
DEG W 10.19FT FOR POB S70 DEG E
1.97FT S19 DEG W 3.51FT S70 DEG

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,243,686	\$1,130,624	\$1,027,840
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,474,000	\$1,133,000	\$1,050,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,243,686	\$1,130,624	\$1,027,840
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,243,686	\$1,130,624	\$1,027,840

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/30/2022	\$2,141,700	33273-2919	Qual by exam of deed
02/24/2016	\$100	30241-0481	Corrective, tax or QCD; min consideration
02/24/2016	\$2,900,000	29979-0954	Affiliated parties

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/18/2022

Property Information	
Folio:	02-3226-001-0090
Property Address:	237 20 ST Miami Beach, FL 33139-1905
Owner	237 PARKING LLC 237 20TH STREET GARAGE LLC
Mailing Address	237 20 ST MIAMI BEACH, FL 33139 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	5
Living Units	0
Actual Area	65,424 Sq.Ft
Living Area	65,424 Sq.Ft
Adjusted Area	63,991 Sq.Ft
Lot Size	15,625 Sq.Ft
Year Built	2002



Assessment Information			
Year	2022	2021	2020
Land Value	\$4,687,500	\$4,687,500	\$4,687,500
Building Value	\$11,812,500	\$3,609,878	\$3,652,853
XF Value	\$0	\$148,733	\$150,504
Market Value	\$16,500,000	\$8,446,111	\$8,490,857
Assessed Value	\$9,290,722	\$8,446,111	\$8,490,857

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$7,209,278		

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 MIAMI BEACH IMP CO SUB PB 5-7 LOT 8 & W50FT LOT 6 BLK C LOT SIZE 125.000 X 125 OR 19579-1855 0201 1

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,290,722	\$8,446,111	\$8,490,857
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$16,500,000	\$8,446,111	\$8,490,857
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,290,722	\$8,446,111	\$8,490,857
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,290,722	\$8,446,111	\$8,490,857

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/14/2022	\$19,600,000	33108-0016	Qual by exam of deed
09/21/2016	\$22,780,000	30241-0537	Transfer where the sale price is verified to be part of a package or bulk sale.
02/01/2001	\$2,750,000	19579-1855	Sales which are qualified
06/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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