

# MIAMI BEACH

## PLANNING DEPARTMENT

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

<b>Application Information</b>			
FILE NUMBER			
<input checked="" type="radio"/> <b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input checked="" type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> <b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> <b>Planning Board</b> <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <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="radio"/> <b>Historic Preservation Board</b> <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"/> <b>Other:</b>			
<b>Property Information – Please attach Legal Description as “Exhibit A”</b>			
ADDRESS OF PROPERTY			
125 Collins Avenue; 137 Collins Avenue; 141 Collins Avenue; 151 Collins Avenue; 153 Collins Avenue			
FOLIO NUMBER(S)			
02-4203-003-0250; 02-4203-003-0270; 02-4203-003-0280; 02-4203-003-0281; 02-4203-003-0290			
<b>Property Owner Information</b>			
PROPERTY OWNER NAME			
125 Collins, LLC			
ADDRESS		CITY	STATE
PO BOX 190778		Miami Beach	FL
ZIP CODE		33119	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
		bds@lklsg.com	
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME			
125 Collins, LLC			
ADDRESS		CITY	STATE
PO BOX 190778		Miami Beach	FL
ZIP CODE		33119	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
		bds@lklsg.com	
<b>Summary of Request</b>			
PROVIDE A BRIEF SCOPE OF REQUEST			
Appeal to the Board of Adjustment pursuant to Section 118-9(b)(1) of the City Code in connection with the Planning Director's Determination issued on November 15, 2022 for 153 and 157 Collins Avenue, Miami Beach, Florida.			

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
<b>Party responsible for project design</b>			
NAME N/A		<input 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		CITY	STATE      ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Tracy Slavens		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 3800 NE 1st Avenue, Suite 200		CITY Miami	STATE FI      ZIPCODE 33137
BUSINESS PHONE 305-673-2585	CELL PHONE	EMAIL ADDRESS tslavens@lsnlaw.com	
NAME Adele Valencia		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 3800 NE 1st Avenue, Suite 200		CITY Miami	STATE FI      ZIPCODE 33137
BUSINESS PHONE 305-673-2585	CELL PHONE	EMAIL ADDRESS avalencia@lsnlaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE      ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**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".
- 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 forgoing 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**

Brenden D Soucy

**PRINT NAME**

12-12-22

**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: \_\_\_\_\_

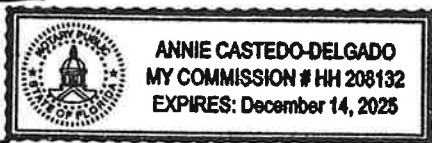
**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Brenden D Soucy, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 125 Collins, 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.

Brenden Soucy**SIGNATURE**

Sworn to and subscribed before me this 12 day of December, 2022. The foregoing instrument was acknowledged before me by Brenden Soucy, 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: 12/14/25Annie Castedo - Delgado**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami-Dade

I, Brenden D Soucy, 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 and Adele Valencia to be my representative before the Board of Adjustment 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.

Brenden Soucy, ManagerBrenden Soucy**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 12 day of December, 2022. The foregoing instrument was acknowledged before me by Brenden Soucy, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Annie Castedo-Delgado**NOTARY PUBLIC**My Commission Expires: 12/14/2025Annie Castedo-Delgado  
**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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
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\_\_\_\_\_

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



**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.

125 Collins, LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

John Marshall

100

\* Brenden D. Soucy - Sole Manager, see attached.

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

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.

N/A

**TRUST NAME**

NAME AND ADDRESS

% INTEREST

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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	3800 NE 1st Ave Suite 200 Miami FL 33137	
Adele Valencia	3800 NE 1st Ave Suite 200 Miami FL 33137	

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 Florida

COUNTY OF Miami-Dade

I, Brenden D Soucy, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (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.

Brenden Soucy

**SIGNATURE**

Sworn to and subscribed before me this 12 day of December, 2022. The foregoing instrument was acknowledged before me by Brenden Soucy, 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: 12/14/2025

Annie Castedo-Delgado

**PRINT NAME**





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/7/2022

Property Information	
Folio:	02-4203-003-0250
Property Address:	125 COLLINS AVE Miami Beach, FL 33139-7206
Owner	125 COLLINS LLC
Mailing Address	PO BOX 190778 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
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	9,750 Sq.Ft
Year Built	0



Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,616,697	\$2,378,816	\$2,162,560
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,383,008	\$4,306,607	\$5,383,508
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,616,697	\$2,378,816	\$2,162,560
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,616,697	\$2,378,816	\$2,162,560

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/09/2022	\$17,840,000	33337-1217	Qual on DOS, multi-parcel sale
02/01/2008	\$0	26246-2390	Sales which are disqualified as a result of examination of the deed
08/01/1999	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1986	\$350,000	13039-2388	Deeds that include more than one parcel

### Assessment Information

Year	2022	2021	2020
Land Value	\$5,362,500	\$4,290,000	\$5,362,500
Building Value	\$0	\$0	\$0
XF Value	\$20,508	\$16,607	\$21,008
Market Value	\$5,383,008	\$4,306,607	\$5,383,508
Assessed Value	\$2,616,697	\$2,378,816	\$2,162,560

### Benefits Information

Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$2,766,311	\$1,927,791	\$3,220,948

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

### Short Legal Description

OCEAN BEACH FLA SUB PB 2-38  
LOT 12 & S1/2 OF LOT 13 BLK 2  
LOT SIZE 9750 SQ FT  
COC 26246-2390 02 2008 5

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Version:

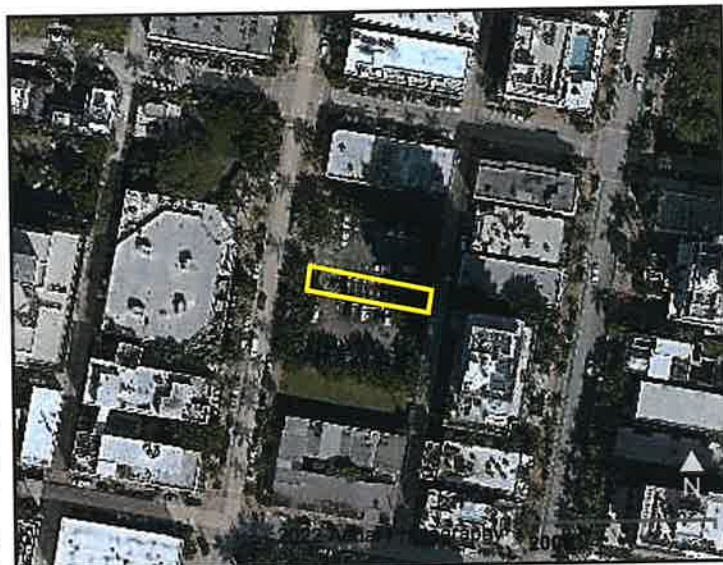


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/7/2022

Property Information	
Folio:	02-4203-003-0270
Property Address:	137 COLLINS AVE Miami Beach, FL 33139-7206
Owner	125 COLLINS LLC
Mailing Address	PO BOX 190778 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
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	3,250 Sq.Ft
Year Built	0



Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$633,331	\$575,756	\$523,415
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,430,000	\$1,315,600	\$1,430,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$633,331	\$575,756	\$523,415
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$633,331	\$575,756	\$523,415

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/09/2022	\$17,840,000	33337-1217	Qual on DOS, multi-parcel sale
07/29/2010	\$700,000	27493-0277	Not exposed to open-market; atypical motivation
02/01/2003	\$875,000	21075-1687	Other disqualified
12/01/2001	\$0	20117-2733	Sales which are disqualified as a result of examination of the deed

Assessment Information			
Year	2022	2021	2020
Land Value	\$1,430,000	\$1,315,600	\$1,430,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,430,000	\$1,315,600	\$1,430,000
Assessed Value	\$633,331	\$575,756	\$523,415

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$796,669	\$739,844	\$906,585
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH FLA SUB PB 2-38 N1/2 LOT 13 BLK 2 LOT SIZE SITE VALUE OR 21075-1687 02 2003 6(2)	

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Version:





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/7/2022

Property Information	
Folio:	02-4203-003-0280
Property Address:	141 COLLINS AVE Miami Beach, FL 33139-7206
Owner	125 COLLINS LLC
Mailing Address	PO BOX 190778 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
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	6,500 Sq.Ft
Year Built	0



### Assessment Information

Year	2022	2021	2020
Land Value	\$3,575,000	\$2,860,000	\$3,575,000
Building Value	\$0	\$0	\$0
XF Value	\$16,621	\$13,459	\$17,027
Market Value	\$3,591,621	\$2,873,459	\$3,592,027
Assessed Value	\$1,751,451	\$1,592,229	\$1,447,481

### Taxable Value Information

	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,751,451	\$1,592,229	\$1,447,481
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,591,621	\$2,873,459	\$3,592,027
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,751,451	\$1,592,229	\$1,447,481
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,751,451	\$1,592,229	\$1,447,481

### Benefits Information

Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$1,840,170	\$1,281,230	\$2,144,546

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

### Short Legal Description

3 54 42  
OCEAN BEACH FLA SUB PB 2-38  
LOT 14 BLK 2  
LOT SIZE SITE VALUE  
COC 26246-2390 02 2008 5

### Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
08/09/2022	\$17,840,000	33337-1217	Qual on DOS, multi-parcel sale
02/01/2008	\$0	26246-2390	Sales which are disqualified as a result of examination of the deed
08/01/1999	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1986	\$350,000	13039-2388	Deeds that include more than one parcel

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/7/2022

Property Information	
Folio:	02-4203-003-0281
Property Address:	151 COLLINS AVE Miami Beach, FL 33139-7206
Owner	125 COLLINS LLC
Mailing Address	PO BOX 190778 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
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	3,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$1,430,000	\$1,315,600	\$1,430,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,430,000	\$1,315,600	\$1,430,000
Assessed Value	\$633,331	\$575,756	\$523,415

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$796,669	\$739,844	\$906,585
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
3 54 42 OCEAN BEACH FLA SUB PB 2-38 S1/2 LOT 15 BLK 2 LOT SIZE SITE VALUE OR 20175-1687 02 2003 6(2)	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$633,331	\$575,756	\$523,415
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,430,000	\$1,315,600	\$1,430,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$633,331	\$575,756	\$523,415
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$633,331	\$575,756	\$523,415

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/09/2022	\$17,840,000	33337-1217	Qual on DOS, multi-parcel sale
07/29/2010	\$700,000	27493-0277	Not exposed to open-market; atypical motivation
02/01/2003	\$875,000	21075-1687	Other disqualified
12/01/2001	\$0	20117-2733	Sales which are disqualified as a result of examination of the deed

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Version:





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 12/7/2022

Property Information	
Folio:	02-4203-003-0290
Property Address:	153 COLLINS AVE Miami Beach, FL 33139-7206
Owner	125 COLLINS LLC
Mailing Address	PO BOX 190778 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3003 MULTI-FAMILY
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
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	3,250 Sq.Ft
Year Built	0



Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,433,103	\$581,509	\$528,645
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,433,103	\$1,433,103	\$1,433,103
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,433,103	\$581,509	\$528,645
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,433,103	\$581,509	\$528,645

Assessment Information			
Year	2022	2021	2020
Land Value	\$1,430,000	\$1,430,000	\$1,430,000
Building Value	\$0	\$0	\$0
XF Value	\$3,103	\$3,103	\$3,103
Market Value	\$1,433,103	\$1,433,103	\$1,433,103
Assessed Value	\$1,433,103	\$581,509	\$528,645

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$851,594	\$904,458
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH FLA SUB PB 2-38 N1/2 LOT 15 BLK 2 LOT SIZE SITE VALUE	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/09/2022	\$2,160,000	33337-1219	Qual by exam of deed
02/15/2021	\$100	32428-4562	Corrective, tax or QCD; min consideration
08/01/1999	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1986	\$350,000	13039-2388	Deeds that include more than one parcel

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## Detail by Entity Name

Florida Limited Liability Company  
125 COLLINS, LLC

### Filing Information

Document Number	L22000259565
FEI/EIN Number	NONE
Date Filed	06/07/2022
Effective Date	06/06/2022
State	FL
Status	ACTIVE

### Principal Address

125 COLLINS AVENUE  
MIAMI BEACH, FL 33139

### Mailing Address

PO BOX 190778  
MIAMI BEACH, FL 33119

### Registered Agent Name & Address

GROSSMAN, STUART I  
100 SE 2ND STREET  
SUITE 3600  
MIAMI, FL 33131

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SOUCY, BRENDEN D  
100 SE 2ND STREET  
MIAMI, FL 33131

### Annual Reports

**No Annual Reports Filed**

### Document Images

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