

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, www.MIAMI BEACH FL.GOV
305-673-7550

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.

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION

- ☐ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

- ☐ HISTORIC PRESERVATION BOARD
 - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

- ☒ PLANNING BOARD
 - ☒ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER

- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 6372 and 6382 Collins Avenue and 6375 Indian Creek Drive

LEGAL DESCRIPTION: Please see the printouts from the Miami-Dade County Property Appraiser's Office, attached hereto as Composite Exhibit A"

FOLIO NUMBER (S) 02-3211-007-1530, 02-3211-007-1540, and 02-3211-007-2050

FILE NO. _____

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME 6372 LLC

ADDRESS 6372 Collins Avenue, Miami Beach

BUSINESS PHONE (305) 531-5831 CELL PHONE N/A

E-MAIL ADDRESS c/o: Chris.rollins@southbeachgroup.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Same as above

ADDRESS Same as above

BUSINESS PHONE Same as above CELL PHONE Same as above

E-MAIL ADDRESS Same as above

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Monika Entin, Bercow Radell Fernandez & Larkin, PLLC

ADDRESS 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 542-3445

E-MAIL ADDRESS MEntin@BRZoningLaw.com

☒ ATTORNEY:

NAME Gianeli Mestre, Bercow Radell Fernandez & Larkin, PLLC

ADDRESS 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300 CELL PHONE (786) 263-2430

E-MAIL ADDRESS GMestre@BRZoningLaw.com

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____ CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Miguel Fernandez, ONE DD Studio, LLC.

ADDRESS 717 Espanola Way #112, Miami Beach, FL 33139

BUSINESS PHONE (786) 663-2548 CELL PHONE (786) 663-2548

E-MAIL ADDRESS miguel@1ddstudio.com

FILE NO. _____

4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

The Applicant is desirous of obtaining a Conditional Use Permit, pursuant to Section 142-213 and 130-69.5 of the Code, to allow the subject lots to be used as temporary parking lot 24-hours a day. Refer to the plans and the letter of intent for further details.

- 4A IS THERE AN EXISTING BUILDING(S) ON THE SITE ☐ YES ☒ NO
- 4B DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☐ NO
- 4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) N/A SQ. FT.
- 4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). N/A SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- 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 FEE. 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 A PROJECT 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, LANDSCAPE ARCHITECTS, ENGINEERS, 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.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT 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 SERVICES 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 FROM 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: _____

PRINT NAME: Alan Lieberman as the President of PCCO Inc., the Managing Member of
6372, LLC

FILE NO. _____

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

I, N/A, 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 removing 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 PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR
 CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

(Circle one)

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

I, Alan Lieberman, being duly sworn, depose and certify as follows: (1) I am the President of PCCO, Inc., which is the Managing Member (print title) of 6372, 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 or tenant 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

Alan Lieberman as the President of PCCO, Inc., Managing Member of 6372, LLC

Sworn to and subscribed before me this 22nd day of June, 2017. The foregoing instrument was acknowledged before me by Alan Lieberman, President of PCCO, Inc., which is the Managing Member (print title) of 6372, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

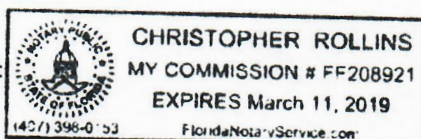
NOTARY PUBLIC

NOTARY SEAL OR STAMP

Christopher Rollins

PRINT NAME

My Commission Expires:



FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

I, Alan Lieberman, being duly sworn, depose and certify as follows: (1) I am the President of PCCO, Inc., which is the Managing Member of the 6372 LLC owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez & Larkin, PLLC to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Alan Lieberman as the President of PCCO, Inc., Managing Member of 6372, LLC

Sworn to and subscribed before me this 22nd day of JUNE, 20 17. The foregoing instrument was acknowledged before me by Alan Lieberman, President of PCCO, Inc., which is the Managing Member (print title) of 6372, LLC, who has produced _____ as identification and/or is personally known to me and who did/did

Christopher Rollins

NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires



CHRISTOPHER ROLLINS

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 contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. 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.*

Not applicable

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 is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. 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.*

6372, LLC- 6372 Collins Avenue, Miami Beach, Florida 33141

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

PCCO, Inc.

100%

8101 Harding Avenue

Miami Beach, Florida 33141

PCCO, Inc. 8101 Harding Avenue, Miami Beach, Florida 33141

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Alan Lieberman, President

50%

19955 NE 38th Court, Unit 2904

Aventura, FL 33180

Nathan Lieberman, Vice President

50%

1680 Meridian Ave, Unit 102

Miami Beach, FL 33139

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST**

2. TRUSTEE

If the property that is the subject of this 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.*

Not applicable

TRUST NAME

NAME AND ADDRESS

% OF INTEREST

NOTE: Notarized signature required on page 9

FILE NO. _____

3. 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 #
a. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6237</u>
b. <u>Gianeli Mestre</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6234</u>

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

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY 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, Alan Lieberman, being duly sworn, depose and certify as follows: (1) I am the President of PCCO, Inc., which is the Managing Member of the 6372, LLC, the applicant; and (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

Alan Lieberman as the President of PCCO, Inc., Managing Member of 6372, LLC

Sworn to and subscribed before me this 22nd day of June, 2017. The foregoing instrument was acknowledged before me by Alan Lieberman, President of PCCO, Inc., which is the Managing Member (print title) of 6372, LLC, who has produced _____ as identification and/or is personally known to me and who did/did

Christopher Rollins

NOTARY PUBLIC

NOTARY SEAL OR STAMP



My Commission Expires:

CHRISTOPHER ROLLINS

PRINT NAME

FILE NO. _____



OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 6/13/2017

Property Information	
Folio:	02-3211-007-1530
Property Address:	6372 COLLINS AVE Miami Beach, FL 33141-4622
Owner	6372 LLC
Mailing Address	PO BOX 414198 MIAMI BEACH, FL 33140 USA
PA Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	1066 VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
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	7,123 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$1,282,140	\$1,282,140	\$854,760
Building Value	\$0	\$0	\$0
XF Value	\$6,303	\$6,315	\$5,978
Market Value	\$1,288,443	\$1,288,455	\$860,738
Assessed Value	\$843,081	\$766,438	\$696,762

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$445,362	\$522,017	\$163,976
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
11 53 42	
2ND OCEAN FRONT SUB PB 28-28	
LOT 5 BLK 7	
LOT SIZE 60.370 X 118	
OR 15543-3149 0692 2 (2)	

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$843,081	\$766,438	\$696,762
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,288,443	\$1,288,455	\$860,738
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$843,081	\$766,438	\$696,762
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$843,081	\$766,438	\$696,762

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/02/2017	\$5,500,000	30414-4507	Qual on DOS, multi-parcel sale
11/05/2012	\$2,100,000	28405-1706	Qual on DOS, multi-parcel sale
03/01/2004	\$0	22159-3931	Sales which are disqualified as a result of examination of the deed
02/01/2004	\$0	22084-0820	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:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/13/2017

Property Information	
Folio:	02-3211-007-1540
Property Address:	6382 COLLINS AVE Miami Beach, FL 33141-4622
Owner	6372 LLC
Mailing Address	PO BOX 414198 MIAMI BEACH, FL 33140 USA
PA Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	1066 VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
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	7,140 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$1,285,200	\$1,285,200	\$856,800
Building Value	\$0	\$0	\$0
XF Value	\$7,778	\$7,803	\$7,227
Market Value	\$1,292,978	\$1,293,003	\$864,027
Assessed Value	\$846,931	\$769,938	\$699,944

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$446,047	\$523,065	\$164,083
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
11 53 42	
2ND OCEAN FRONT SUB PB 28-28	
LOT 6 BLK 7	
LOT SIZE 60.000 X 119	
OR 15543-3149 0692 2 (2)	

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$846,931	\$769,938	\$699,944
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,292,978	\$1,293,003	\$864,027
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$846,931	\$769,938	\$699,944
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$846,931	\$769,938	\$699,944

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/02/2017	\$5,500,000	30414-4507	Qual on DOS, multi-parcel sale
11/05/2012	\$2,100,000	28405-1706	Qual on DOS, multi-parcel sale
03/01/2004	\$0	22159-3931	Sales which are disqualified as a result of examination of the deed
02/01/2004	\$0	22084-0820	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 : 6/13/2017

Property Information	
Folio:	02-3211-007-2050
Property Address:	6375 INDIAN CREEK DR Miami Beach, FL 33141-5842
Owner	6372 LLC
Mailing Address	PO BOX 414198 MIAMI BEACH, FL 33140 USA
PA Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
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	6,150 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,045,500	\$676,500	\$676,500
Building Value	\$0	\$0	\$187,760
XF Value	\$0	\$0	\$0
Market Value	\$1,045,500	\$676,500	\$864,260
Assessed Value	\$531,998	\$483,635	\$561,698

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$513,502	\$192,865	\$302,562
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
2ND OCEAN FRONT SUB PB 28-28 LOT 60 LESS W LY 15FT BLK 7 LOT SIZE 60.450 X 101.75 OR 10091 339 0778 1 COC 25233-1593 12 2006 3	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$531,998	\$483,635	\$561,698
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,045,500	\$676,500	\$864,260
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$531,998	\$483,635	\$561,698
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$531,998	\$483,635	\$561,698

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/02/2017	\$5,500,000	30414-4507	Qual on DOS, multi-parcel sale
11/05/2012	\$900,000	28405-1709	Qual by exam of deed
12/01/2006	\$0	25233-1593	Sales which are disqualified as a result of examination of the deed
01/01/2004	\$875,000	22020-4347	Sales which are qualified

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Version: