

BOARD APPLICATION CHECKLIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five (5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

Property address: 739 2nd Street Board: HPB Date: 10/23/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL		
To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	✓
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓

Property address: 739 2nd Street Board: HPB Date: 10/23/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	
p	Proposed Section Drawings	
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	✓
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	

Property address: 739 2nd Street Board: HPB Date: 10/23/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	

Property address: 739 2nd Street Board: HPB Date: 10/23/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
Other		
Other		
Other		

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

Property address: 739 2nd Street Board: HPB Date: 10/23/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER)		
Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	
	PAPER FINAL SUBMITTAL:	✓
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)

Emily K. Balter

Applicant or Designee's Name



Applicant or Designee's Signature

10/23/2020

Date



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 HPB20-0439		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 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 checked="" 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 739 2nd Street			
FOLIO NUMBER(S) 02-4203-314-0010, 02-4203-314-0020, 02-4203-314-0030, 02-4203-314-0040, 02-4203-314-0050, 02-4203-314-0060			
Property Owner Information			
PROPERTY OWNER NAME All Corners Condominium Association, Inc.			
ADDRESS 739 2nd Street		CITY Miami Beach	STATE FL
BUSINESS PHONE (305) 300-3477		CELL PHONE	EMAIL ADDRESS arian@teamsobe.com
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST The Applicant is proposing to convert the existing, historic multi-family building to a transient use, which requires a variance of the minimum permitted unit size. See attached Letter of Intent for additional details.			

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.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Francilis Domond		<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 2020 Ponce De Leon Boulevard		CITY Coral Gables	STATE FL
		ZIPCODE 33134	
BUSINESS PHONE (305)444-5545	CELL PHONE	EMAIL ADDRESS info@dnbdesigngroup.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael Marrero		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305)374-5300	CELL PHONE	EMAIL ADDRESS mmarrero@brzoninglaw.com	
NAME Emily K. Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305)374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME N/A		<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:

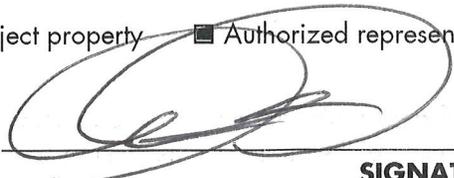
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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".
- 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 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:

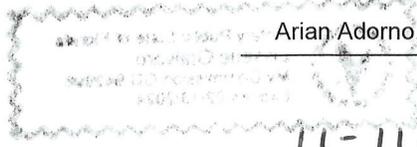
Owner of the subject property Authorized representative



SIGNATURE

Arian Adorno, as Treasurer

PRINT NAME



11-11-20

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF N/A

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 FLORIDA

COUNTY OF MIAMI-DADE

I, Arian Adorno, being first duly sworn, depose and certify as follows: (1) I am the Treasurer (print title) of All Corners Condominium Association, Inc. (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 11 day of November, 2020. The foregoing instrument was acknowledged before me by Arian Adorno, 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: _____

Lissette Ojalvaro
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

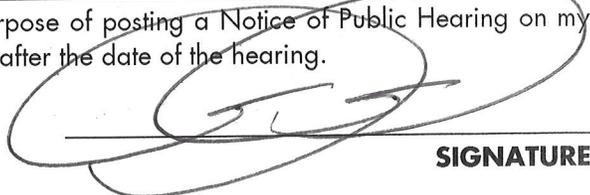
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Arian Adorno, on behalf of All Corners Condominium Association, Inc., 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 Michael Marrero and Emily Balter to be my representative before the Historic Preservation 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.

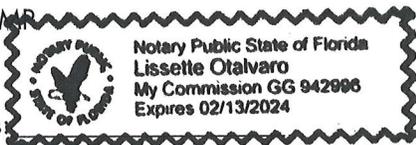
Arian Adorno, Treasurer

PRINT NAME (and Title, if applicable)

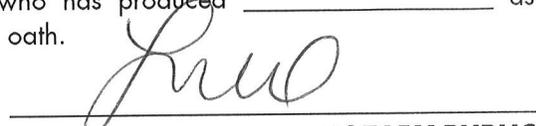

SIGNATURE

Sworn to and subscribed before me this 11 day of November, 2020. The foregoing instrument was acknowledged before me by Arian Adorno, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires


NOTARY PUBLIC
Lissette Ojalvaro
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.

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

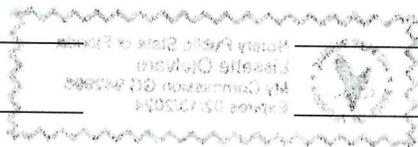
In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

**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.

All Corners Condominium Association, Inc.

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B, Board of Directors	



N/A

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.

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
<u>Michael Marrero</u>	<u>200 S. Biscayne Blvd., Suite 850</u>	<u>(305)374-5300</u>
<u>Emily K. Balter</u>	<u>200 S. Biscayne Blvd., Suite 850</u>	<u>(305)374-5300</u>
<u>Francilis Domond</u>	<u>2020 Ponce De Leon Boulevard, Ste 1103</u>	<u>(305)444-5545</u>

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

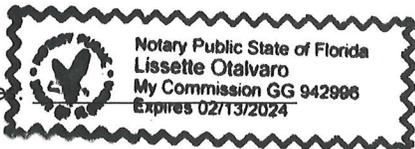
COUNTY OF MIAMI DADE

Arian Adorno, on behalf of All Corners I, Condominium Association, Inc., 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.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 11 day of November, 2020. The foregoing instrument was acknowledged before me by Arian Adorno, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires

[Signature]
NOTARY PUBLIC
Lissette Ojalvaro
PRINT NAME

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

<hr/>	<hr/>



Exhibit A, Legal Description

THE WEST 33.45 FEET OF LOT 9, BLOCK 54, OCEAN
BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE
81 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

**EXHIBIT B, All Corners Condominium Association Inc.
Board of Directors**

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

ALL CORNERS CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N06000003510
FEI/EIN Number 20-4670371
Date Filed 03/30/2006
Effective Date 03/29/2006
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 11/10/2020

Principal Address

739 2ND STREET
MIAMI BEACH, FL 33139

Changed: 03/11/2012

Mailing Address

87-18 JAMAICA AVE
DMVSTOP
WOODHAVEN, NY 11421

Changed: 11/10/2020

Registered Agent Name & Address

ADORNO, ETIENNE DAVID
739 2ND STREET
4
MIAMI, FL 33139

Name Changed: 11/10/2020

Address Changed: 04/22/2009

Officer/Director Detail**Name & Address**

Title PRESIDENT

ADORNO, ETIENNE DAVID

87-18 JAMAICA AVE
 DMVSTOP
 WOODHAVEN, NY 11421

Title Treasurer

ADORNO, ARIAN ROBERTO
 227 1ST ST
 SUITE 2
 MIAMI BEACH, FL 33139

Title Secretary

ADORNO, JOSE INES
 227 1 Street Suite #2
 Miami Beach, FL 33139

Annual Reports

Report Year	Filed Date
2018	03/02/2018
2019	01/12/2019
2020	11/10/2020

Document Images

11/10/2020 -- REINSTATEMENT	View image in PDF format
01/12/2019 -- ANNUAL REPORT	View image in PDF format
03/02/2018 -- ANNUAL REPORT	View image in PDF format
01/14/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
05/02/2015 -- ANNUAL REPORT	View image in PDF format
02/05/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
03/11/2012 -- ANNUAL REPORT	View image in PDF format
03/19/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
03/27/2008 -- REINSTATEMENT	View image in PDF format
03/30/2006 -- Domestic Non-Profit	View image in PDF format



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

www.brzoninglaw.com

305.377.6238 office

305.377.6222 fax

mmarrero@brzoninglaw.com

DATE: February 5, 2021

VIA ELECTRONIC SUBMITTAL

Deborah Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33131

Re: HPB20-0439 – Certificate of Appropriateness and Variance
for the Property Located at 739 2nd Street, Miami Beach, Florida

Dear Ms. Tackett:

This law firm represents All Corners Condominium Association, Inc. (the "Applicant"), owner of the property located at 739 2nd Street (the "Property") in the City of Miami Beach (the "City"). The Applicant proposes to renovate and preserve the existing two-story, contributing, 6-unit condominium building to an apartment-hotel. Please allow this letter to serve as a revised letter of intent in connection with a request to the Historic Preservation Board ("HPB") for a Certificate of Appropriateness and associated Variance of the minimum permitted unit size.

Description of Property. The Property is located at the northeast corner of the intersection of Meridian Avenue and 2nd Street, with frontage on 2nd Street. The Miami-Dade County Property Appraiser's Office identifies each condominium unit with separate Folio Nos. 02-4203-314-0010, 02-4203-314-0020, 02-4203-314-0030, 02-4203-314-0040, 02-4203-314-0050, 02-4203-314-0060. See Composite Exhibit A, Property Appraiser Summary Reports. The existing unit sizes range from approximately 270 square feet to 548 square feet.

The Property is located within the R-PS2, Medium Density Residential Performance Standard District. In the R-PS2 district, apartment-hotels are permitted as of right and consistent with the surrounding uses. Pursuant to the Miami Beach Historic Properties Database, the Property is classified as contributing within the Ocean Beach Local Historic District. See Figure 1 below, Historic Properties Database Excerpt.

The immediate surrounding area is a mix of multi-story and large-scale condominiums and apartment-hotels. Immediately south of the Property is the Cosmopolitan Residences, and the Property is walking distance to the parks and small retail and commercial uses along Washington Avenue.

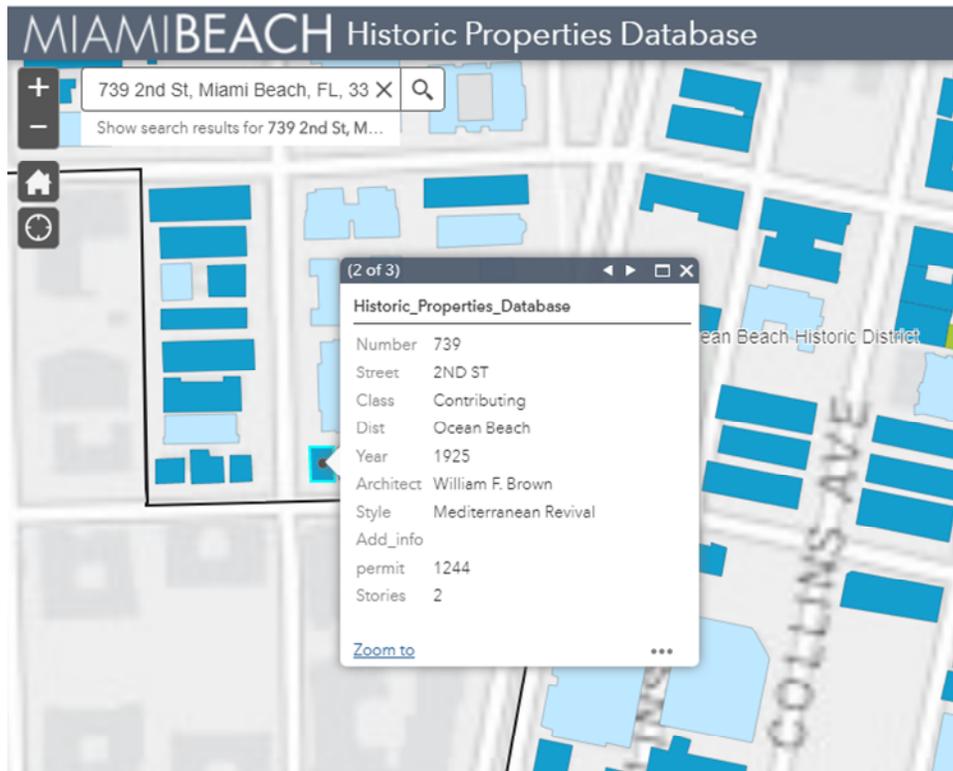


Figure 1, Historic Properties Database Excerpt

Existing Structure. In 1925, architect William F. Brown designed the Property, and three (3) structures to the east, as modest two-story apartment buildings. As is typical of the architect's style and the time period, the buildings were designed in the Mediterranean Revival style of architecture. The structure features a flat clay barrel tile roof with sloped corner element. Additionally, the original microfilm on file with the City Building Department shows the variation of window sizes and shapes with smaller arches on the second floor of the front façade, which still exist today.

Development Program. The Applicant's goal is to make small renovates to the historic building, update the front door, restore the muttuns at some of the existing windows, remove in-unit stovetops, and introduce a small receptionist counter for guest on the second floor (the "Project"). One (1) of the six (6) condominium units will remain non-transient for required resident supervision. The Applicant believes that these efforts are essential to restore the historic structure and ensure a viable apartment-hotel use. The Applicant is proposing minor interior demolition and

only cosmetic updates to the exterior. There will be no food or beverage services on site nor any activation of the rooftop.

Compliance with Certificate of Appropriateness Criteria. The proposed use and minor renovations are compatible with the surrounding area, which contains much larger residential buildings, as well as a mix of uses along Washington Avenue. Preserving this structure and introducing the more transient use will ensure the viability of the building for years to come.

Variance Request. The Project substantially complies with the Performance Standard District regulations of the City Code of Ordinances (the "Code"). The requested variance is necessary to preserve the historic buildings and incorporate the apartment-hotel use. In order to fully realize its renovations, and due to the Property's confining characteristics, the Applicant requests the following:

1. A Variance of Code Section 142-1105(d)(1) to permit four (4) of the six (6) apartment units less than 335 square feet in size.

Satisfaction of Hardship Criteria. The Variances requested satisfy the hardship criteria pursuant to Section 118-353(d) of the City Code, as follows:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

There are special conditions and circumstances that exist which are peculiar to the land and uses, such as the historic preservation of the contributing structure. The Property was constructed in 1925 and contains nonconforming unit sizes. The Applicant is seeking to preserve and rehabilitate the structure for a modern use consistent with modern trends. In order to convert the building to an apartment-hotel, while preserving the historic characteristics, would require drastic reconfiguration.

The existing structure is located at a prominent intersection with two historic elevations. Any changes made to the interior to increase the rooms sizes would alter the placement of exterior windows and irreparably harm the historic structure. The layout and frontages are unique to this structure and not applicable to other lands or buildings.

2. The special conditions and circumstances do not result from the action of the applicant;

The Variance requested is due to the existing conditions of the units, and location of the Property. The special circumstances, in this case, do not result from the actions of the Applicant. Rather, the Applicant's intent is to preserve this modest building. The existing building is a

contributing structure in a local historic district with minimal existing setbacks. The site has two frontages with classic Mediterranean Revival elements that should be preserved. The Applicant is proposing to keep the existing structure and unit layouts, and delicately incorporate the transient use. The Applicant's goal is to make the apartment-hotel use viable with necessary updates, and keep the quaint character of the structure and street.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

The Code allows other similarly situated property owners, renovating historic properties, to seek similar variances to introduce new uses and accommodate sensitive development. The Variance ensure that the Project can retain and highlight the existing structure, and the transient use is successful. It is not special privileges, but rather necessary for the preservation of the Property and guest experiences. The Code permits other similarly situated property owners to make similar requests to accommodate preservations and change of uses to historic sites. Therefore, granting of the variance in this case will not confer any special privilege on the Applicant.

4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

A literal interpretation of the provisions of the land development regulations would deprive the Applicant rights enjoyed by other properties in the same zoning district. The Variance is necessary to preserve the existing setbacks and elevations. Strict compliance with the land development regulations would be an unnecessary and undue hardship on the Applicant to reconfigure the internal layout of the building and possibly lose two units, which are being preserved. The renovations and use are consistent with the character of the neighborhood. The requested Variance will allow economic investment into one of few existing gems in the South of Fifth Neighborhood without any introduction of nuisances.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure

The goal of the renovation is to save as much of the existing facades and introduce a small receptionist desk, as required by the Code. The nonconforming unit sizes is directly related to the special conditions that requires and incentivizes preservation of contributing structures in local historic districts, but prevents strict compliance with the Code requirements for unit sizes. Reconfiguration of the existing floor plans would require significant modification of the contributing structures, which the Applicant is preserving. The requested Variance is required in order to

introduce the receptionist desk to make the proposed use viable, while minimizing the impact to the historic character of the structure to the greatest extent possible.

6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

The Variance will facilitate preservation and utilization of the historic structure. Granting of the Variance will be in harmony with the general intent and purpose of these land development regulations, and preservation of structures with historical significance in local historic districts. The proposed minor interior renovation to add a central reception desk and new use are intended to serve the guests and residents in the area. The Project modernizes the use and entrance, and substantially retains the existing structures; and therefore, benefits the public welfare and historic district.

7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

Granting the Variance is consistent with the Comprehensive Plan and permitted by the R-PS2 regulations. The performance standards allow greater flexibility, and incentives for certain amenities, encouraging more flexible and innovative design and development, in accordance with the goals and objectives of the City's comprehensive plan. The Applicant is proposing an innovative interior design that preserves the two frontages, introduces a small receptionist desk, and ensures the viability of the structure.

Practical Difficulty. The innovative design does the most possible to provide a functional and viable apartment-hotel project that preserves many of the contributing structure's original characteristics, such as the muttons on the existing windows. In order to preserve the existing building, with original Mediterranean Revival design features on the façades, and introduce a reception desk, the Applicant is left with a confined, existing area for the units. Strict compliance with the land development regulations would contradict the historic preservation intent and goals of the Code, and prevent modernized use of this site.

Sea Level Rise and Resiliency Criteria. The Project advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code, as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan for any proposed demolition will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

Any new windows proposed will be hurricane proof impact windows.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible, passive cooling systems.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Any new landscaping provided will be Florida-friendly and resilient.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

Sea level rise projections are being considered.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

This project involves renovation and preservation of a historic site.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

This is a renovation of a historic site. The existing ground floor areas will be, where feasible and appropriate, elevated.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

Wet or dry flood proofing systems will be provided where habitable space is located below BFE.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials and/or porous pavement materials will be utilized.

12. The design of each project shall minimize the potential for heat island effects on-site.

The Applicant is proposing to preserve the existing modest structure.

Conclusion. The Applicant's goal is to preserve this modest Mediterranean Revival structure and introduce an apartment-hotel use. Granting of this Certificate of Appropriateness, with associated Variance, is in harmony with the intent and purpose of the City's Comprehensive Plan and Land Development Regulations and will enhance the local historic district.

Based on these reasons, the Applicant respectfully request your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please contact me at (305) 377-6238.

Sincerely,



Michael J. Marrero

Enclosures

CC: Emily K. Balter



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/16/2020

Property Information	
Folio:	02-4203-314-0010
Property Address:	739 2 ST UNIT: 1 Miami Beach, FL 33139-7060
Owner	ETIENNE D ADORNO
Mailing Address	87 18 JAMAICA AVE WOODHAVEN, NY 11421 USA
PA Primary Zone	3002 MULTI-FAMILY
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	1 / 1 / 1
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	530 Sq.Ft
Adjusted Area	530 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1925



Assessment Information			
Year	2020	2019	2018
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$154,000	\$247,000	\$214,998
Assessed Value	\$154,000	\$247,000	\$214,998

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
ALL CORNERS CONDO UNIT 1 UNDIV 22.92% INT IN COMMON ELEMENTS OFF REC 24438-1203

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$154,000	\$247,000	\$214,998
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$154,000	\$247,000	\$214,998
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$154,000	\$247,000	\$214,998
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$154,000	\$247,000	\$214,998

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/30/2020	\$300,000	31805-0448	Qual by exam of deed
10/31/2018	\$315,000	31213-2495	Qual by exam of deed
12/22/2016	\$272,500	30363-3534	Qual by exam of deed

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Version:

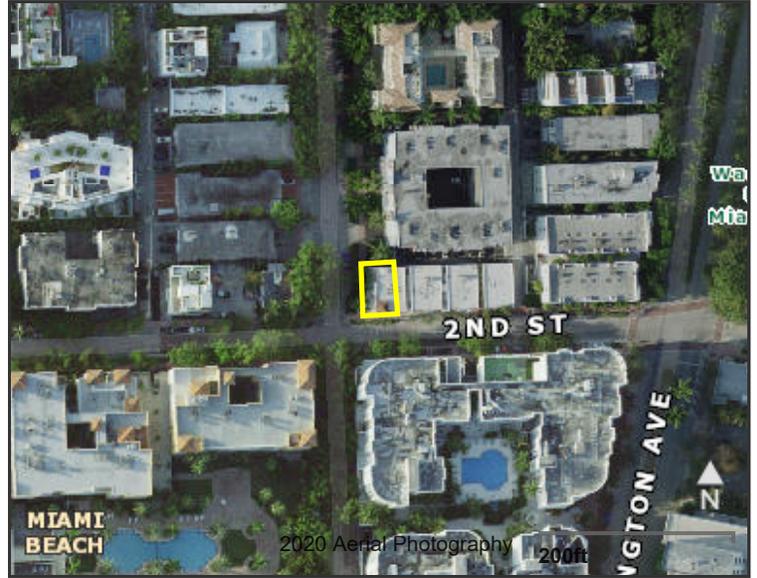


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/16/2020

Property Information	
Folio:	02-4203-314-0020
Property Address:	739 2 ST UNIT: 2 Miami Beach, FL 33139-7060
Owner	739 2 ST APT 2 LLC
Mailing Address	739 2 ST 2 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3002 MULTI-FAMILY
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	0 / 1 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	281 Sq.Ft
Adjusted Area	281 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1925



Assessment Information				
Year	2020	2019	2018	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$103,118	\$117,180	\$109,998	
Assessed Value	\$103,118	\$95,095	\$86,450	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$22,085	\$23,548

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

Short Legal Description
ALL CORNERS CONDO
UNIT 2
UNDIV 12.17%
INT IN COMMON ELEMENTS
OFF REC 24438-1203

Taxable Value Information				
	2020	2019	2018	
County				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$103,118	\$95,095	\$86,450	
School Board				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$103,118	\$117,180	\$109,998	
City				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$103,118	\$95,095	\$86,450	
Regional				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$103,118	\$95,095	\$86,450	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/03/2019	\$150,000	31397-2183	Qual by exam of deed
06/01/2006	\$135,000	24690-2235	Sales which are qualified

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Summary Report

Generated On : 11/16/2020

Property Information	
Folio:	02-4203-314-0030
Property Address:	739 2 ST UNIT: 3 Miami Beach, FL 33139-7060
Owner	MIRIAM COLON
Mailing Address	739 2ND ST APT 3 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3002 MULTI-FAMILY
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	1 / 1 / 1
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	622 Sq.Ft
Adjusted Area	622 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1925



Assessment Information			
Year	2020	2019	2018
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$172,900	\$247,000	\$214,998
Assessed Value	\$172,900	\$204,400	\$185,819

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$42,600	\$29,179

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

Short Legal Description
ALL CORNERS CONDO
UNIT 3
UNDIV 26.90%
INT IN COMMON ELEMENTS
OFF REC 24438-1203

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$172,900	\$204,400	\$185,819
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$172,900	\$247,000	\$214,998
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$172,900	\$204,400	\$185,819
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$172,900	\$204,400	\$185,819

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/24/2014	\$180,000	29373-4689	Qual by exam of deed
12/01/2006	\$270,000	25275-1143	Sales which are qualified

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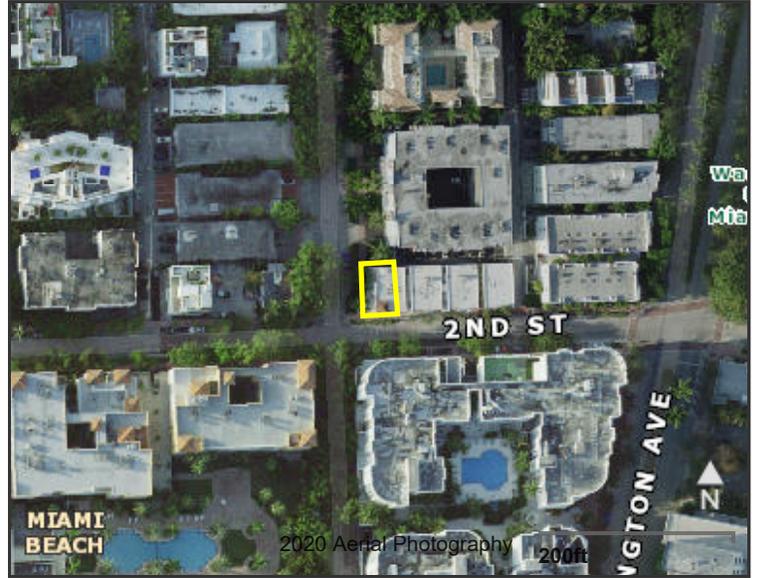


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/16/2020

Property Information	
Folio:	02-4203-314-0040
Property Address:	739 2 ST UNIT: 4 Miami Beach, FL 33139-7060
Owner	739 2ST APT 4 LLC
Mailing Address	739 2 ST # 4 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3002 MULTI-FAMILY
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	0 / 1 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	289 Sq.Ft
Adjusted Area	289 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1925



Assessment Information			
Year	2020	2019	2018
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$105,462	\$117,180	\$109,998
Assessed Value	\$105,462	\$95,095	\$86,450

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$22,085	\$23,548

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

Short Legal Description
ALL CORNERS CONDO
UNIT 4
UNDIV 12.40%
INT IN COMMON ELEMENTS
OFF REC 24438-1203

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$105,462	\$95,095	\$86,450
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$105,462	\$117,180	\$109,998
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$105,462	\$95,095	\$86,450
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$105,462	\$95,095	\$86,450

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/02/2019	\$150,000	31395-3188	Qual by exam of deed
05/01/2006	\$140,000	24589-4781	Sales which are qualified

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Version:

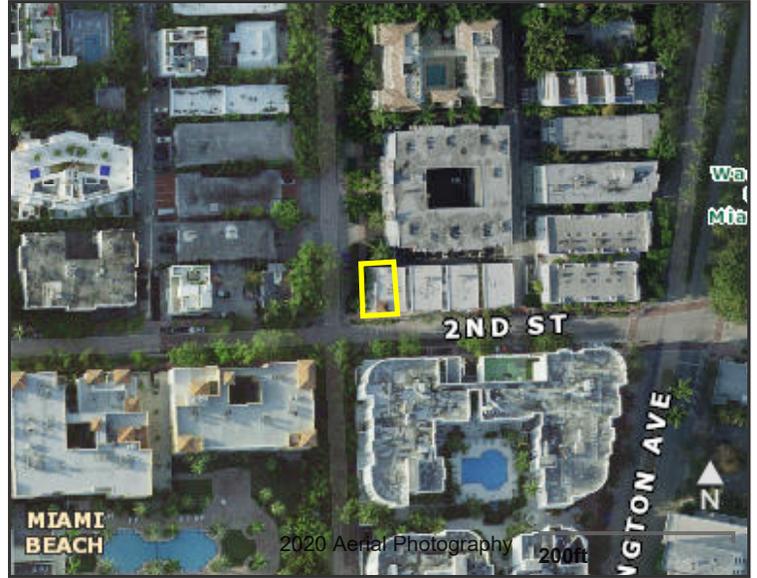


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/16/2020

Property Information	
Folio:	02-4203-314-0050
Property Address:	739 2 ST UNIT: 6 Miami Beach, FL 33139-7060
Owner	JOSE ADORNO
Mailing Address	739 2 ST APT #6 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3002 MULTI-FAMILY
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	0 / 1 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	277 Sq.Ft
Adjusted Area	277 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1925



Assessment Information			
Year	2020	2019	2018
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$101,984	\$117,900	\$113,988
Assessed Value	\$101,984	\$108,369	\$98,518

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$9,531	\$15,470

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

Short Legal Description
ALL CORNERS CONDO
UNIT 6
UNDIV 11.96%
INT IN COMMON ELEMENTS
OFF REC 24438-1203

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,984	\$108,369	\$98,518
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,984	\$117,900	\$113,988
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,984	\$108,369	\$98,518
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,984	\$108,369	\$98,518

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/23/2013	\$60,000	28688-2740	Forced sale; under duress; foreclosure prevention
06/01/2007	\$190,000	25740-1825	Sales which are qualified
09/01/2006	\$140,000	24924-4198	Sales which are qualified

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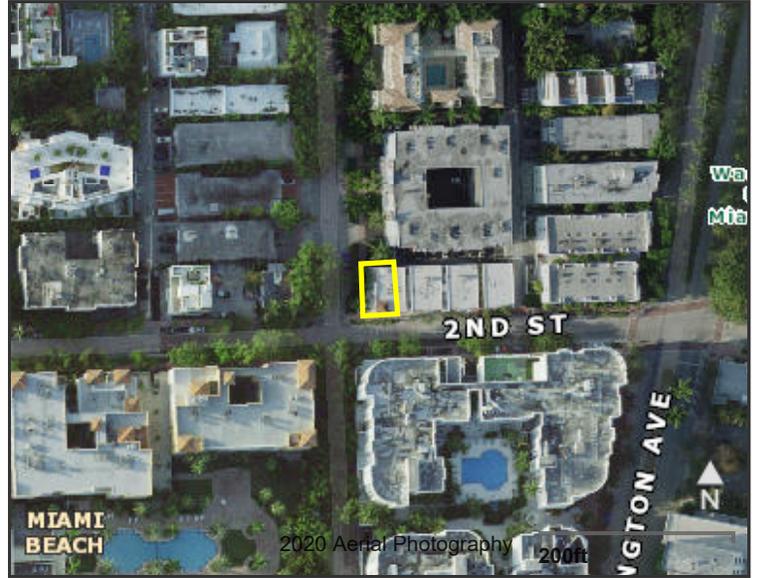


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/16/2020

Property Information	
Folio:	02-4203-314-0050
Property Address:	739 2 ST UNIT: 6 Miami Beach, FL 33139-7060
Owner	JOSE ADORNO
Mailing Address	739 2 ST APT #6 MIAMI BEACH, FL 33139 USA
PA Primary Zone	3002 MULTI-FAMILY
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	0 / 1 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	277 Sq.Ft
Adjusted Area	277 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1925



Assessment Information			
Year	2020	2019	2018
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$101,984	\$117,900	\$113,988
Assessed Value	\$101,984	\$108,369	\$98,518

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$9,531	\$15,470

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

Short Legal Description
ALL CORNERS CONDO
UNIT 6
UNDIV 11.96%
INT IN COMMON ELEMENTS
OFF REC 24438-1203

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,984	\$108,369	\$98,518
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,984	\$117,900	\$113,988
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,984	\$108,369	\$98,518
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,984	\$108,369	\$98,518

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/23/2013	\$60,000	28688-2740	Forced sale; under duress; foreclosure prevention
06/01/2007	\$190,000	25740-1825	Sales which are qualified
09/01/2006	\$140,000	24924-4198	Sales which are qualified

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