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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.

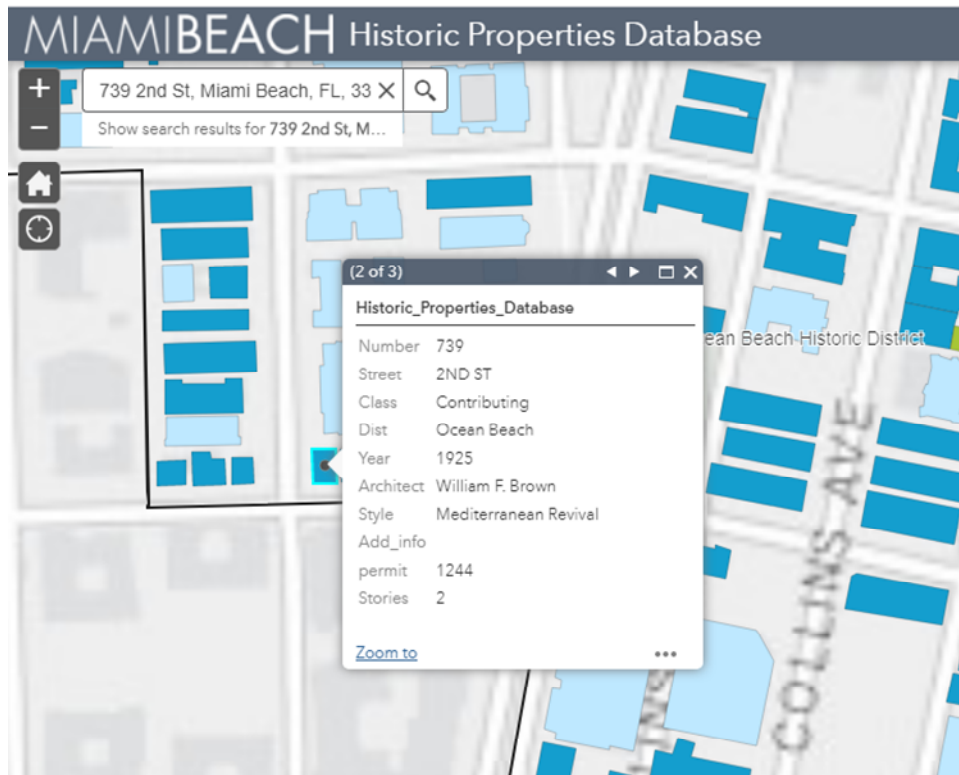


Figure 1, Historic Properties Database Excerpt

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

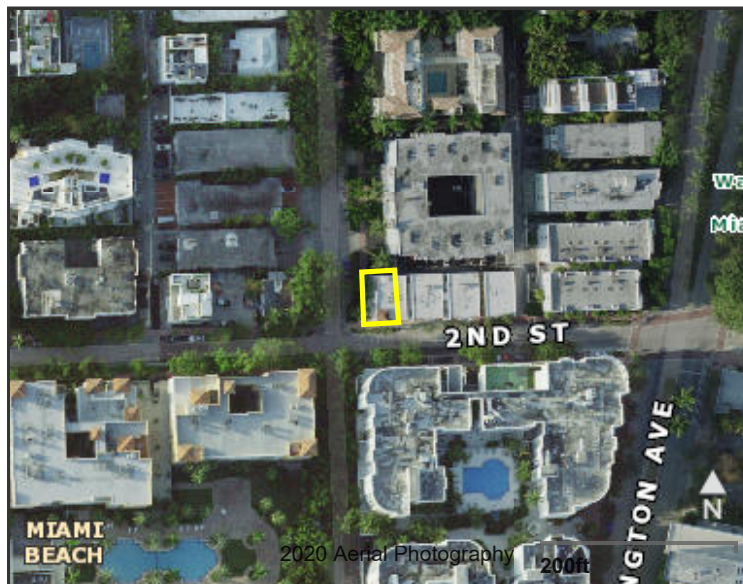


OFFICE OF THE PROPERTY APPRAISER

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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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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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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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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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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Summary Report

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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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