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VIA ELECTRONIC DELIVERY

March 6, 2023

Deborah Tackett
Planning & Zoning Manager
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **HPB23-0567** – Application Concerning the Property Located
at 603 East Dilido Drive, Miami Beach, Florida

Dear Deborah:

This law firm represents Marjorie O'Neill-Butler as the trustee of the Marjorie O'Neill-Butler First Amended and Restated Revocable Trust (the "Applicant" or "Marjorie"). We anticipate that the Historic Preservation Board ("HPB") will consider this Application at the May 9, 2023 hearing.

Summary of Application: The Applicant requests that the HPB remove the designation of the Property as an Individually Designated Historic Single-Family Home. The Applicant is requesting the removal of this designation for many reasons. First, in 2007, the Applicant received faulty advice regarding the need to designate her home in order to gain approval for additions to the Property. The Applicant was advised that the value of the additions would exceed the 50% Rule, which they did not. However, that designation was not required for the 2007 additions. Second, the individual historic designation of the Property gave the Applicant the opportunity to seek a Historic Ad Valorem Exemption for the value of the improvements to the proper. However, the Applicant never obtained these tax benefits. Third, the Applicant faces a crushing financial burden as the cost of her husband's medical care threatens to lead her into insolvency. Finally, the additions to the home were designed in a manner that harmed the historic integrity of the home by not being consistent with the design of the original historic home on the Property.

Property Description. The Property is single an existing single-family home. The Property is located on the northeastern quadrant of Dilido Island. See Figure 1, below. The Property is

platted and consists of (1) parcel, Lot 11 of Block 4 of Dilido Island, in Plat Book 8, Page 36, of the Official County Records, along with an 8-foot strip of land contiguous to the easterly boundary of Block 11. See Exhibit A, Plat. The Property is identified by Miami-Dade County Folio No. 02-3232-011-0630. See Exhibit B, Property Appraiser's Summary. The Property is zoned RS-3, Residential Single-Family District ("RS-3").



Figure 1. Aerial.

History of the Home and of Marjorie's Life: The story of Marjorie's life and the life of home is one that can only be recounted together. Over her past 35 years of ownership, the two have become inextricably intertwined. As described in detail below, as Marjorie's life progressed, the home adapted and changed to meet the evolving needs of her and her family.

The home was built in 1935 and designed by Carlos B. Schoeppl, Arnold Southwell and Whittaker. See Composite Exhibit C, Building Card and 1935 Plans. The home was approximately 1,877 square feet in size and was originally designed as a two-story single-family residence with an attached garage and a pool. The dining room, living room, kitchen, and den were located on the first floor and the second floor contained the two bedrooms. The 1935 design was built in the Mediterranean Revival style for Mr. and Mrs. Carl Loy. Marjorie was born in Brooklyn, New York in 1942, just 7 years after the construction of the home. Her family moved to Long Island when she was 8 months old. Marjorie grew up in the Rockville Centre community in Long Island.

In 1955, a new 16'x17' detached structure was built as a guest house along the front of the Property, the garage was converted into a guest room, a new bedroom and laundry room were added to the first floor of the home, and a covered passageway was built on the front of the Property. Additionally, the interior was renovated at this time. While this addition was also designed by Schoeppl, its design did not align with the original architectural features of the main house. The main house was built with rough stucco walls and dominant portioned windows. In comparison, the addition featured smooth stucco walls and small windows. Marjorie was just 13 when this addition occurred to the home, and at the time, she attended Oceanside Junior High School. She was involved in dance and sports, having played volleyball and field hockey.

The next alteration to the home occurred in 1990. Between the 1955 alteration and the 1990 alteration Marjorie's life continued to develop. Marjorie graduated from Portland State University and then New York University, where she studied theatre. In 1969, she married her first husband, the late Mr. Robert O'Neill-Butler. Marjorie and Robert had two sons. The couple opened and operated the Green Mountain Guild theatre in Vermont in 1971 and Marjorie would often act in the plays. In fact, during the theatre's first two seasons, Marjorie shared the stage with Meryl Streep in a play titled *The Voice of the Turtle* See Figure 2, below.



Figure 2. Photograph of Marjorie O'Neill-Butler with Meryl Streep in 1972.

1988 was an important year for the home. This is the year that the life of the house became intertwined with Marjorie's life, and a 35-year relationship between her and the house began. After the passing of Mr. O'Neill, Marjorie met her current husband, Mr. Peter Martin. Ironically, the couple portrayed husband and wife on the theatre stage before beginning to date. Marjorie and Peter relocated to Florida and purchased the Property in September 1988. Marjorie recalls having chosen this Property given its location on Dildo Island, which was less noisy than the islands along the McArthur Causeway. During her first months at the home, Marjorie established a close friendship with her mailman, Arthur King, whose friendship helped her adjust to the home and her new neighborhood.

In 1990, the home was modified to meet the needs of Marjorie and her family. Marjorie and Peter added a new, two-car detached garage on the northwestern corner of the lot, facing the street. The garage was designed by architect Keith Edward Soto. The garage was built because Peter wanted to have a home workshop of his own to practice his hobbies. On April 26, 1997, the home hosted the couple's wedding ceremony under a large tent overlooking the water on the Property's rear lawn. Marjorie has a fond memory of the wedding as many of her out-of-state relatives traveled to the house to attend.

In 2007, Marjorie underwent hip replacement surgery, and so the home was modified again to accommodate her reduced mobility caused by the surgery. Accordingly, in 2007, the home's interior was renovated once more and four additions were made to the home. A new master bedroom with bathroom and closet were built on the ground

floor, so that Marjorie could avoid having to walk upstairs to her bedroom. Further, additions included an enlargement of the kitchen, a two-story covered terrace and balcony, and a concrete deck terrace attached to the new ground floor bedroom, on the rear of the Property. The plans were designed by HR Design, Architecture & Interiors, P.A. In 2006, Marjorie obtained an individual historic designation for the Property because she was incorrectly advised the historic designation was required for approval of the 2007 additions. The historic designation is discussed in further detail below.

During this time, Marjorie and Peter were integrated members of their community. Marjorie served as the President of the Theatre League of South Florida for six years, while Peter served on the Cultural Affairs Board for Miami Beach for three years.

Continuing onto present day, the home serves as a beloved gathering space for Marjorie and her growing family. Marjorie now has five grandchildren, three of whom are triplets. Her grandchildren affectionally call her "Grammy Bear". The kids greatly enjoy use of the pool and dock to jump into the bay behind the home, and are even young environmentalists who help their grandmother scoop trash from out of the bay. See Figure 3. Marjorie fondly remembers celebrating Thanksgiving at the home last year along with her two sons and grandchildren.



Figure 3. Photograph of Marjorie O'Neill-Butler's Son and Grandchildren Cleaning Trash out of Biscayne Bay.

Historic Designation and Historic Ad Valorem Exemption. In early 2006, Marjorie sought historic designation of the home because she was wrongly advised it was required to make the 2007 additions to the home without the need to raise the elevation of the structures on the Property. On May 9, 2006, the Historic Preservation Board approved an Order for HPB File No. 3467 which (1) designated the home as an Individually Designated Historic Single-Family Home; (2) approved a Certificate of Appropriateness for the 2007 additions; and (3) recommended that the Mayor and City Commission approve a Preconstruction Certificate of Appropriateness for Historic Ad Valorem Exemption for the home. See Composite Exhibit D, HPB File No. 3467, and Historic Designation Report. On February 14, 2007, the City Commission approved Resolution No. 2007-26460 which granted the Property the Preconstruction Certificate of Appropriateness for Historic Ad Valorem Exemption. See Composite Exhibit E, Resolution No. 2007-26460, Staff Memorandum.

Personal Hardship of Historic Designation: Unfortunately, Peter suffered a stroke several years ago which led to a steep decline in his health and mental capacity. This time,

however, the burden was too great and the home could not adapt to meet the family's new needs. As such, in order to care for Peter, he was moved into a full-time memory care unit, where he has around the clock medical care. Recently, however, he was moved into hospice care. Marjorie visits him every week and greets him with a chocolate milkshake, his favorite snack.

Nevertheless, the cost of Peter's medical care is a heavy financial burden for the couple. The memory care unit where Peter resides presents Marjorie with a large monthly expense which exceeds the family's fixed-income, consisting of his monthly social security check and a pension from his time spent working as a commercial airline pilot. As a result, this monthly expense has chipped away at Marjorie's hard-earned savings and poses the risk of wiping them out. With her husband living in full-time medical care, Marjorie now resides alone at the house and must handle the upkeep of the Property by herself. Understandably, Marjorie now wants to sell the home to downsize and use that money to continue to pay for her husband's medical care that costs \$4,300 a month. However, the historic designation of the Property has made it much more difficult to sell. Marjorie has no plans to make alterations to the Property, but requests HPB approval of the removal of the historic designation to allow her to more readily sell the home so she does not fall into financial insolvency.

Historic Designation Benefits Were Never Utilized. While Marjorie's application for historic designation was approved, the benefits of designating the home as historic were never utilized. Primarily, after the historic designation, The Building Official determined that Marjorie's planned additions did not meet the threshold requiring her to raise of the elevation of the structures on the Property in order to approve her additions. As such, the primary reason for seeking historic designation of the home was moot. Additionally, pursuant to Resolution 2007-26460, in November 2010 Marjorie entered into a Declaration of Restrictions with the City which granted Marjorie 10 years of the Historic Ad Valorem Exemption for the Property. See Exhibit F, Declaration of Restrictions. However, despite being granted approval, Marjorie never utilized the Historic Ad Valorem Exemption for the approved period of time. Property tax records indicate that the Historic Ad Valorem Exemption was never applied to her Property's tax roll. See Exhibit G, Miami Dade Tax Collector Records for the Property. Therefore, Marjorie never took advantage of any of the benefits that historic designation of the home allowed.

Design of Additions: The 1955, 1990, and 2007 additions to the home were designed in a manner that harmed the historic integrity of the home by not being consistent with the design of the original historic home on the Property. While the 1955 addition was also designed by Schoeppl, the design of the additions did not align with

the original architectural features of the main house. The main house was built with rough stucco walls and dominant portioned windows. In comparison, the addition featured smooth stucco walls and small windows. This addition tended to an apparent aesthetic disconnection with the original house. In similar fashion, subsequent additions did not follow the original design.

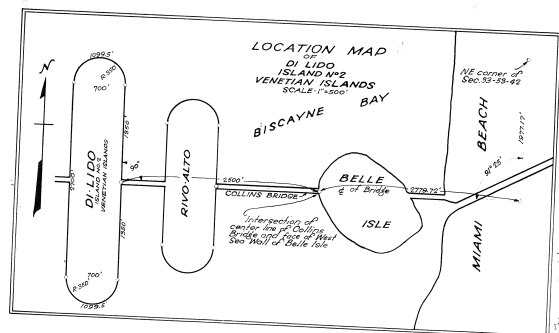
Conclusion. The Applicant requests that the Historic Preservation Board approve the removal of the historic designation of the home as approved by HPB File No. 3467. Here, Marjorie requested the historic designation to take advantage of a development incentive which would have prevented the need to raise the elevation of all the structures on the Property. It was later determined that the requirement to raise the elevation never applied to the Project. Additionally, Marjorie did not utilize the Historic Ad Valorem Exemption during any of the ten years for which it was approved. Marjorie has been a considerate steward of the home and the Property for 36 years. Yet, due to her husband's illness, Marjorie is now forced to sell the home to afford his expensive medical care without extinguishing her life savings that are meant to support her for the rest of her life as well. The removal of the historic designation of the home will allow Marjorie to more readily find potential buyers and sell the home. If you have any questions or comments, please call me at 305-377-6231.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael W. Larkin". The signature is fluid and cursive, with a prominent loop at the end.

Michael W. Larkin

cc: Alejandro Moreno, Esq.



W. C. BLISS, ENGR. JANUARY, 1923
SCALE: 1"=100'

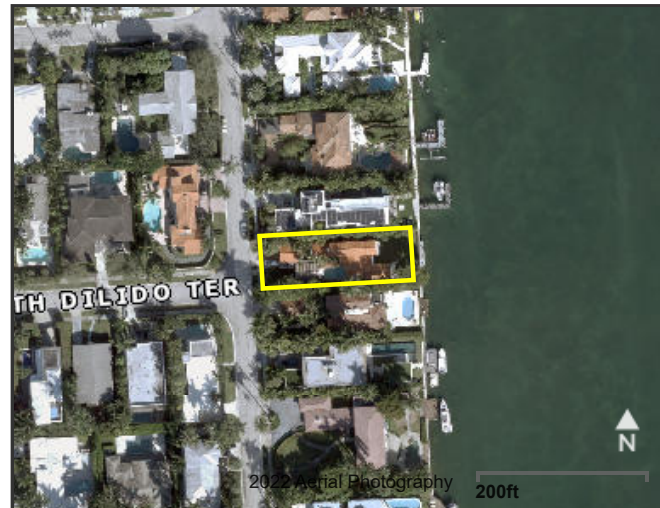


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/13/2023

Property Information	
Folio:	02-3232-011-0630
Property Address:	603 E DI LIDO DR Miami Beach, FL 33139-1237
Owner	MARJORIE O'NEILL-BUTLER TR
Mailing Address	603 E DILIDO DR MIAMI BEACH, FL 33139-1237
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 3 / 2
Floors	2
Living Units	1
Actual Area	4,099 Sq.Ft
Living Area	3,511 Sq.Ft
Adjusted Area	3,308 Sq.Ft
Lot Size	10,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	\$4,882,500	\$3,465,000	\$3,465,000
Building Value	\$518,281	\$378,543	\$382,015
XF Value	\$21,476	\$21,523	\$21,569
Market Value	\$5,422,257	\$3,865,066	\$3,868,584
Assessed Value	\$773,259	\$750,737	\$740,372

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction	\$4,648,998	\$3,114,329	\$3,128,212
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
DI LIDO ISLAND PB 8-36 LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY BLK 4 LOT SIZE 60.000 X 175 OR 17460-1356 1196 4	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$723,259	\$700,737	\$690,372
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$748,259	\$725,737	\$715,372
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$723,259	\$700,737	\$690,372
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$723,259	\$700,737	\$690,372

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/1996	\$0	17460-1356	Sales which are disqualified as a result of examination of the deed
03/01/1996	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1988	\$336,800	13829-0899	Sales which are qualified
07/01/1984	\$245,000	12208-1444	Sales which are qualified

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:

Owner Mr.&Mrs. CARL LOY

Mailing Address

Permit No. 6816

Exhibit C

Lot 11 Block 4

Subdivision D1 Lido Isle

No. 603 Street E. D1 Lido Dr Date Mar. 29-1935

General Contractor B. E. Francisco

9584

Address

3232-11-0630

Architect C. Schoeppel & A. Southwell & Zurwelle & Whittaker

Address

Front 38-10 Depth 48-8

Height 21-0

Stories

Use Pool
Residence & Garage

Type of construction cem blks.

Cost \$ 7,500.00

Foundation conc. pile

Roof Tile

Plumbing Contractor

Orr

permit # 8099

Address

Date Apr. 29-1935

No. fixtures 6

Gas 2.

Rough approved by

Date

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection

O'Neal- permit # 8176 -
Septic tank 1 - (450 gal) Make

Date June 4-1935

Electrical Contractor Hepburn

permit # 5189

Address

Date Apr. 26-1935

No. outlets 36 Heaters

Stoves

Motors 1

Fans

Temporary service

Receptacles 17

Rough approved by

Date

Electrical Contractor

Coleman

permit # 5339

Address

Date June 20-1935

No. fixtures set 10

Final approved by

Date

Date of service

Alterations or repairs # 9327- Alex. Orr, Jr- 4 fixtures- - - - -

Date Aug. 31-1936

PLUMBING PERMIT # 29344 Miami Pioneer Septic Tank Co.: relay 75 ft. drain tile - Feb. 2, 1950

4872 Palmer Roofing Co: Roof Repairs: \$720....June 9, 1954
49433 ADDITION OF BEDROOM & BATH----and Covered Passageway 16' x 27' room: Schoepfle, architect
ESCOT CONSTRUCTION CO., contractor \$ 5 000 December 13, 1955
OK, 51123 All Window Service: Install 1 - 3/4 ton unit and 1 - 1 ton unit \$ 400 Aug. 1, 1956
Plaag 9/26/1956
#54622 Consolidated Builders: 12 x 27'10" Weissmuller Pool (Rectangular)- \$2700 - 10/7/57. Cancelled.
#55065 International Pool Corp: Swimming Pool 13 x 26 - \$1600.00- Nov. 27, 1957.
#25651 7/25/84 Paul C Harrison co - replace windows, doors, paneling, plastering & painting \$7,000.
#25889 9/12/84 Paul C. Harrison Co - sheet rock, install doors, windows as per plans (add 4 doors) \$1,500.
#28200 3/31/86 owner sandblasting/painting, exterior painting only \$3,500.
#31051 - 9-24-87 - Bunnell Foundation - Gunite - \$3,000.00

PLUMBING PERMITS: #37676 Service Plumbing: 1 sewer, 3", 1 water closet, 1 lavatory, 1 bath tub,
OK, Rothman 2/9/1956 1 shower, 1 electric hot water heater December 22, 1955
37814 A.A. Septic Tank Co., Inc: one septic tank, 500 gallons Feb. 7, 1956
OK, Rothman 2/9/1956

#41869 Peoples Gas Co.: 1 gas water heater, 10/1/59

#45764 Serota Plumbing Co.: 1 san. sewer, size 4 - 2/6/67

#61717 8/23/84 Factory Service Co - gas venting for water heater from single wall to double wall vent value \$200.

ELECTRICAL PERMITS: #46454 Emanuel Electric: 3 switch outlets, 5 receptacles, 7 light outlets,
OK, Fidler 2/28/1956 7 fixtures, 1 space heater, 1 water heater outlet
December 28, 1955
OK, Plaag 9/26/1956 48158 Astor Electric Service, Inc: one motor
August 3, 1956

#79589 7/27/84 Bennett Elect - 10 receptacles

#79679 8/31/84 Bennett Elect - 2 light outlets, 5 paddle fans, 1 panel change

#80991 4/16/86 Anderson Elec - 150 serv size in amps, 1 serv repair/meter change

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
9-24-87		Conite	\$ 3,000.00					31051

BUILDING PERMITS: #M8801440 - Residential Air Conditioning - 10kw Central heating, 1-3 1/2 ton
ton A/C central, duct work only, 1 cond. drain - 9-26-88 *OK*

**SINGLE-FAMILY RESIDENCE
603 EAST DILIDO DRIVE**

**HISTORIC STRUCTURE
DESIGNATION REPORT**



PREPARED BY CITY OF MIAMI BEACH PLANNING DEPARTMENT

Jorge G. Gomez, AICP, Director, Planning Department

William H. Cary, Assistant Planning Director

Thomas R. Mooney, AICP, Design and Preservation Manager

Shannon M. Anderton, Senior Planner

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

Randall Robinson, Jr., Chair

Beth Dunlop, Vice Chair

Mitch Novick

Judith Berson-Levinson, Ed.D.

Allan Hall

Jean-Francois Lejeune

Norberto Rosenstein

May 9, 2006

HPB File No. 3476

I. REQUEST

The applicant, Marjorie O'Neill, is requesting that the Historic Preservation Board approve a request for the designation of an existing single-family home that is located at 603 East Dilido Drive as an historic structure.

II. DESIGNATION PROCESS

The process of designation for historic structures is delineated in Section 118-591(g) in the Land Development Regulations of the City Code. An outline of this process is provided below:

Step One: An application for the individual designation of a single-family home as an historic structure is submitted by the property owner to the Planning Department for recommendation to the Historic Preservation Board. The Board will make a determination as to whether the single-family home may be designated as an historic structure based upon the requirements and criteria of Section 118-592 in the Land Development Regulations of the City Code.

Step Two: Upon receipt of a completed application package, the Planning Department prepares a Designation Report that will be presented to the Historic Preservation Board at a regularly scheduled meeting. The Designation Report is an historical and architectural analysis of the proposed historic structure.

Step Three: The Designation Report is presented to the Historic Preservation Board at a public hearing. If the Board finds that the proposed single-family designation application meets the criteria set forth in Section 118-592 of the Land Development Regulations in the City Code, it may formally adopt the single-family home as a local historic structure. No public hearing is required before the Planning Board or City Commission. Upon the designation of a single-family home as an historic structure, the structure is subject to the Certificate of Appropriateness requirements of Article X of the Land Development Regulations in the City Code, with the exception of the interior areas of the structure as they are not subject to such regulations.

III. RELATION TO ORDINANCE CRITERIA

1. In accordance with Section 118-592 in the Land Development Regulations of the City Code, eligibility for designation is determined on the basis of compliance with the listed criteria set forth below.
 - (a) The Historic Preservation Board shall have the authority to recommend that properties be designated as historic buildings, historic structures, historic improvements, historic landscape features, historic interiors (architecturally significant public portions only), historic sites or historic districts if they are significant in the historical, architectural, cultural, aesthetic or archeological heritage of the city, the county, state or nation. Such properties shall possess an integrity of location, design, setting, materials, workmanship, feeling or association and meet at least one (1) of the following criteria:
 - (1) Association with events that have made a significant contribution to the history of the city, the county, state or nation;

- (2) Association with the lives of persons significant in the city's past history;
 - (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;
 - (4) Possesses high artistic values;
 - (5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;
 - (6) Have yielded, or are likely to yield information important in pre-history or history;
 - (7) Be listed in the National Register of Historic Places;
 - (8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.
- (b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.
2. The single-family home that is located at 603 East Dilido Drive is eligible for designation as an historic structure as it complies with the criteria as specified in Section 118-592 in the Land Development Regulations of the City Code outlined above.
- (a) Staff finds the proposed historic site to be eligible for historic designation and in conformance with the designation criteria for the following reasons:
- (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;

Built in 1935 and designed by Carlos Schoeppl, the subject home is a generally good reflection of the Mediterranean Revival style of architecture, which was the style of choice from the first major land development period in Miami Beach. Some of its significant architectural features that are reflective of the Mediterranean Revival style include: rough stucco wall surfaces, multiple clay barrel tile roofs and smaller proportioned window openings.
 - (5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;

The architect of the single-family home located at 603 East Dilido Drive, Carlos Schoeppl, is considered a master architect of historic single family homes in Miami Beach

- (b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.

The subject home has been inappropriately altered, but still maintains a reasonable degree of its architectural integrity, as the original scale, massing and height of the structure has been substantially preserved. Restoration and appropriate renovation can be successfully completed of this Mediterranean Revival home by careful analysis of on-site conditions and available historic documentation.

IV. DESCRIPTION OF BOUNDARIES

The subject property is located at 603 East Dilido Drive or, more specifically, at Lot 11, in Block 4, of the Dilido Island Subdivision, according to the Plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida. Said lands located, lying, and being in the City of Miami Beach, County of Miami-Dade, Florida.

V. PRESENT OWNER

The present owner of the subject property is Marjorie O'Neil-Butler.

VI. PRESENT USE

The original and current use of the subject property is single-family residential.

VII. PRESENT ZONING DISTRICT

The subject property is located in the RS-3 or Residential Single-Family Zoning District.

VIII. HISTORICAL AND ARCHITECTURAL BACKGROUND

Single-Family Home at 603 East Dilido Drive

Designed by Carlos Schoeppl, the single-family home located at 603 East Dilido Drive was constructed in 1935 for Mr. and Mrs. Carl Loy at a cost of \$7,500.00.

The subject home is a good example of the Mediterranean Revival style of architecture. The main 2-story structure has a roughly L-shaped plan, and the original design likely had more delicate proportions than what currently exists. The main section of the home has a significant set back from the front property line and a one-story garage structure is located in front of it

Characteristic of the Mediterranean Revival style of architecture, the distinctive residence has rough stucco wall surfaces, multiple clay barrel tile roofs, and smaller proportioned windows.

The subject home maintains a reasonable degree of its architectural integrity, but has had some significant modifications, as indicated hereto:

- A one-story garage structure at the front of the property was built in 1994.
- A covered walkway structure was constructed in 1955; such structure was redesigned in 1994 to connect the one-story garage to the main home.

- The original garage at the front of the main building was converted to a bedroom in 1955.
- A one-story guest house, with a bathroom, designed by Scheoppl, was constructed at the front of the property in 1955.
- A covered entry was constructed at the main entrance to the 2-story home.
- A kitchen addition was constructed on the north side of the property.
- A wood deck and balcony was added to the east elevation of the home.

Mediterranean Revival (late 1910s to 1930s)

Mediterranean Revival architecture was the "style of choice" for the first major land development period in Miami Beach. Designed to evoke the romanticism of Mediterranean resort architecture, it combined Italian, Moorish, North African, and Southern Spanish themes. This style was found to be an appropriate and commercially appealing image for the new Floridian seaside resort. It was a style that was simultaneously being used expansively in California and other areas of similar climate.

During the late 1910s through the 1930s, the Mediterranean Revival style was applied to hotels, apartment buildings, commercial structures, and single-family residences. Its architectural vocabulary was characterized by low-pitched terra cotta and historic Cuban barrel tile roofs, scrolled or tile capped parapet walls, wooden rafter tails, sculptural chimney tops, rough stucco wall surfaces, decorative bas relief panels or cartouches, terra cotta tiled floors of various patterns, arched masonry openings, decorative vents, twisted columns, decorative window grilles and balcony railings of wrought iron or wood, heavy wood paneled entrance doors, and articulated door surrounds (sometimes utilizing Spanish Baroque decorative motifs and Classical elements). Feature detailing was occasionally executed in keystone or patterned ceramic tile.

Application of the architectural vocabulary in Miami Beach ranged from sparing to modestly exuberant, and building massing varied from a simple rectangular form to stepped massing with recessed wall planes, multi-level roofs, tower-like corner features, covered loggias, and projecting balconies. Wooden casement or double-hung windows of several configurations provided additional detail to the facades.

IX. PLANNING DEPARTMENT RECOMMENDATIONS

1. **Criteria for Designation:** Based upon the evidence presented and the historical and architectural significance of the single-family home located at 603 East Dilido Drive, and in accordance with Chapter 118, Article X, Division 4, of the Land Development Regulations of the City Code, the staff of the City of Miami Beach Planning Department recommends that the Historic Preservation Board adopt the subject property as a local historic structure.
2. **Site Boundaries:** The Planning Department recommends that the boundaries of the historic structure consist of the subject property at Lot 11, in Block 4, of the Dilido Island subdivision, according to the Plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida.
3. **Areas Subject to Review:** The Planning Department recommends that the proposed historic structure shall be subject to Section 118-591(g) of the Land Development Regulations of the City Code.

4. **Review Guidelines:** The Planning Department recommends that a decision on an application for a Certificate of Appropriateness shall be based upon Section 118-591(g) of the Land Development Regulations of the City Code.

JGG:WHC:TRM

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HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: May 9, 2006

FILE NO: 3476

PROPERTY: 603 East Dilido Drive

LEGAL: Lot 11, in Block 4, of the Dilido Island Subdivision, according to the Plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story home, and the construction of a new 2-story addition, and two (2) new single story additions at the rear of the property.



CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT, CITY OF MIAMI BEACH

[Signature] 5/16/06
(Signature of Planning Director or Designee) (Date)

Personally known to me or Produced ID: 5/16/06

[Signature]
(Signature of Notary Public)

Notary Public, State of Florida at Large

Printed Name: CHARLES A. TAFT

My Commission Expires: (Seal)

This document contains 5 pages.

ORDER

The applicant, Marjorie O'Neill, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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

- A. The subject structure is designated individually as an historic structure.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code, is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code, and is not consistent with Certificate of Appropriateness for Demolition Criteria 8 & 9 in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

[Handwritten signature]

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. Security bars shall not be permitted on windows or doors.
 - b. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
 - c. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required.
 - d. Any roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be approved by staff.
 - e. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. All exterior walkways and driveways shall consist of decorative pavers, set in sand or other decorative material, subject to the review and approval of staff.
 - b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - c. Prior to the issuance of a Certificate of Occupancy, the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
3. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
 - a. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
 - b. Mill/resurface asphalt in rear alley along property, if applicable.



- c. Provide underground utility service connections and on-site transformer location, if necessary.
 - d. Provide back-flow prevention devices on all water services.
 - e. Provide on-site, self-contained storm water drainage for the proposed development.
 - f. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
 - g. Payment of City utility impact fees for water meters/services.
 - h. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - i. Right-of-way permit must be obtained from Public Works.
 - j. All right-of-way encroachments must be removed.
 - k. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
4. A drawn plan and written procedure for the proposed demolition shall be prepared and submitted by a Professional Structural Engineer, registered in the State of Florida, which fully ensures the protection of the public safety, as well as the protection of the existing structure on the subject site and all existing structures adjacent to the subject site during the course of demolition.
5. The Certificate of Appropriateness for Demolition shall only remain in effect for the period of time that there is an active Certificate of Appropriateness for the associated new construction on the subject property.
6. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
7. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.



IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-7, inclusive) hereof, to which the applicant has agreed.

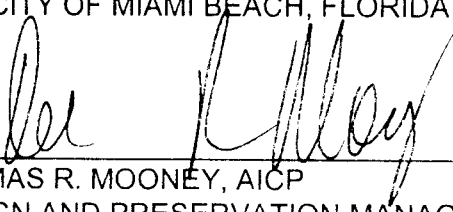
No building permit may be issued unless and until all conditions of approval as set forth herein have been met. The issuance of a Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including zoning approval. If adequate handicapped access is not provided, this approval does not mean that such handicapped access is not required or that the Board supports an applicant's effort to seek waivers relating to handicapped accessibility requirements.

When requesting a building permit, three (3) sets of plans approved by the Board, modified in accordance with the above conditions, as well as annotated floor plans which clearly delineate the Floor Area Ratio (FAR) calculations for the project, shall be submitted to the Planning Department. If all of the above-specified conditions are satisfactorily addressed, the plans will be reviewed for building permit approval. Two (2) sets will be returned to you for submission for a building permit and one (1) set will be retained for the Historic Preservation Board's file.

If the Full Building Permit is not issued within eighteen (18) months of the meeting date at which this Certificate of Appropriateness was granted and construction does not commence and continue in accordance with the requirements of the applicable Building Code, the Certificate of Appropriateness will expire and become null and void, unless the applicant, prior to expiration of such period, makes application to the Board for an extension of time; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this **Order** shall subject the Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 15 day of May, 2006.


HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
THOMAS R. MOONEY, AICP
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR



COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 15TH day of MAY 2006 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.


 Charles A Taft
 My Commission DD233174
 Expires July 17, 2007

NOTARY PUBLIC CHARLES A. T.
Miami-Dade County, Florida
My commission expires: _____

Approved As To Form:

Legal Department: Held (5-12-06)

Filed with the Clerk of the Historic Preservation Board on 5/16/08 (ent)

AM

RESOLUTION NO. 2007-26460

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, RECOMMENDING APPROVAL OF A PRECONSTRUCTION APPLICATION FOR HISTORIC AD VALOREM TAX EXEMPTION FOR A SINGLE-FAMILY PROPERTY AT 603 EAST DILIDO DRIVE, AND AUTHORIZING THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S OFFICE TO GRANT SAID TAX EXEMPTION FOR THE CITY'S PORTION OF AD VALOREM PROPERTY TAXES FOR QUALIFYING IMPROVEMENTS TO THE SUBJECT PROPERTY FOLLOWING SUBSTANTIAL COMPLETION OF THE PROJECT AND COMPLIANCE WITH CERTAIN CONDITIONS.

WHEREAS, the Mayor and City Commission have deemed it in the best interest and welfare of the City of Miami Beach ("City") to provide financial incentives for the retention and rehabilitation of architecturally and historically significant single-family homes in Miami Beach; and

WHEREAS, on December 8, 2004, the Miami Beach City Commission adopted Ordinance No. 2004-3469 that authorizes an exemption for the City's portion of ad valorem taxes if qualifying improvements are made to historically designated single-family homes; and

WHEREAS, Marjorie O'Neil Butler, the owner of real property located at 603 East Dilido Drive (Lot 11, in Block 4, of the Dilido Island subdivision, according to the Plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida), submitted requests to the City's Planning Department for the following: a) designation of the property as an historic structure, b) a Certificate of Appropriateness, and c) an Historic Ad Valorem Tax Exemption for the subject property; and

WHEREAS, on May 9, 2006, the City's Historic Preservation Board held a public hearing and voted to approve the individual designation of the single-family residence at 3156 Royal Palm Avenue as an historic structure [**Exhibit "A"**]; and

WHEREAS, on May 9, 2006, the City's Historic Preservation Board reviewed and approved a Certificate of Appropriateness for the proposed improvements to the subject single-family property [**Exhibit "B"**]; and

WHEREAS, on May 9, 2006, the Historic Preservation Board voted in favor of recommending that the Mayor and City Commission approve a Preconstruction Application for Historic Ad Valorem Tax Exemption for qualifying improvements to the historically designated single-family property 603 East Dilido Drive [**Exhibit "C"**]; and

WHEREAS, the Historic Preservation Board has certified that the subject single-family property for which an exemption is requested is eligible and satisfies Section 118-602(a) of the Miami Beach City Code; and

WHEREAS, the Historic Preservation Board has determined that the improvements to the subject single-family property are consistent with the Secretary of the Interior's Standards for

Rehabilitation and the Certificate of Appropriateness criteria in Section 118-564 of the Miami Beach City Code, in accordance with Section 118-602(b); and

WHEREAS, the City's Planning Department has recommended that this request for a tax exemption for the subject single-family property be granted, subject to all of the conditions set forth herein.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that a Preconstruction Application for Historic Ad Valorem Tax Exemption for the subject single-family property at 603 East Dilido Drive be approved, subject to the following conditions:

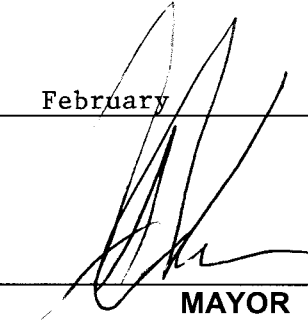
1. Scope of Tax Exemption. The exemption shall apply to one hundred (100) percent of the assessed value of all qualifying improvements to the single-family property that result from restoration, renovation, rehabilitation, and/or compatible additions. The exemption applies only to taxes levied by the City of Miami Beach. The exemption does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to the Miami Beach City Code or the Florida Constitution. The exemption does not apply to personal property or to properties located within a community redevelopment area. The Miami-Dade County Property Appraiser's Office will make the final determination of whether an improvement qualifies for an exemption.
2. Approved Qualifying Improvements. The qualifying improvements to the subject single-family property delineated below may be considered to be eligible for the tax exemption, as submitted to and approved by the City's Historic Preservation Board.
 - A. Exterior Architectural Features
 1. Construction of a new entry to the main historic home.
 2. Replace existing awning windows with more historically accurate casement windows.
 3. The construction of a new master bedroom suite.
 4. Construction of a new 2-level exterior porch.
 5. Reconstruction of the kitchen in order to comport with the existing building envelope.
3. Duration of Tax Exemption. The exemption shall take effect on the January 1st following substantial completion of the improvements. The exemption shall remain in effect for ten (10) years. The duration of ten (10) years shall continue regardless of any change in the authority of the City of Miami Beach to grant such exemptions or any changes in ownership of the property.
4. Required Covenant. The property owner shall enter into a covenant with the City of Miami Beach for the term for which the exemption is granted. The covenant shall be form approved by the City Attorney and shall require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. Before the effective date of the exemption, the owner of the

property shall have the covenant recorded in the official records of Miami-Dade County, Florida. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. Violation of the covenant shall result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3).

5. Building Permit Plans and Construction. Building permit plans shall be consistent with the Certificate of Appropriateness approved administratively by the Planning Department. Said plans must also accurately reflect all improvements approved by the Historic Preservation Board and City Commission in the Preconstruction Application and architectural drawings for the single-family property. All work on site must be in accordance with the building permit plans.
6. Amendments. All proposed amendments to the approved application and permit plans must be reviewed and approved prior to the completion of the improvements. Minor amendments to permit plans may be approved by the Planning Department provided such amendments are consistent with the Secretary of the Interior's Standards for Rehabilitation and the Certificate of Appropriateness criteria in Section 118-564 of the Miami Beach City Code. Major amendments to the approved plans, as determined by the Planning Department, must be reviewed and approved by the Historic Preservation Board.
7. Completion of Work. The applicant must complete all work shown in the building permit plans within two (2) years following the date of approval by the City Commission. An application for tax exemption shall be automatically revoked if the property owner has not submitted a final request for Review of Completed Work within two (2) years following the date of approval by the City Commission. The Historic Preservation Board may extend the time for substantial completion of an improvement for a period not to exceed two (2) years, or such lesser time as may be prescribed by the Board.
8. Review of Completed Work. The applicant shall submit a request for Review of Completed Work to the Planning Department no less than 30 calendar days prior to the effective date of expiration of approval by the City Commission, as may be extended by the Historic Preservation Board. The Planning Department shall conduct a review to determine whether or not the completed improvements are in compliance with the work approved by the City Commission, including any approved amendments. If the Planning Department determines that the work is in compliance, the final request for Review of Completed Work shall be approved and issued in writing to the applicant. If the Planning Department determines that the work as completed is not in compliance, the applicant will be advised in writing that the final request for Review of Completed Work has been denied. A written summary of the reasons for the determination will be provided, including recommendations concerning the changes to the proposed work necessary to bring it into compliance. The applicant may file an appeal of the decision of the Planning Department within 15 days of such decision. The appeal shall be in writing and shall be to the Historic Preservation Board and shall set forth the factual and legal bases for the appeal.

9. Notice of Approval to the Property Appraiser. Upon the receipt of a certified copy of the recorded restrictive covenant, the Planning Department shall transmit a copy of the approved request for Review of Completed Work, the exemption covenant, and the resolution of the City Commission approving the final application and authorizing the tax exemption to the Miami-Dade County Property Appraiser's Office. Final verification of substantial completion of the improvements shall be determined by the Miami-Dade County Property Appraiser's Office. If final verification of substantial completion and approval are given by the Miami-Dade County Property Appraiser's Office, the exemption shall take effect on the January 1st following substantial completion of the improvements.

PASSED and **ADOPTED** this 14 day of February, 2007.



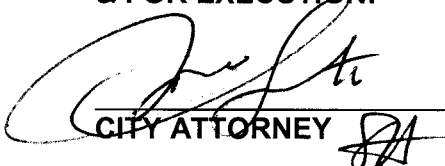
MAYOR
David Dermer

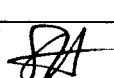
ATTEST:



CITY CLERK
Robert Parcher

**APPROVED AS TO FORM & LANGUAGE
& FOR EXECUTION:**



CITY ATTORNEY 

2/20/07

DATE

Condensed Title:

Resolution: Approval of a Preconstruction Application for Historic Ad Valorem Tax Exemption for the Single-Family Property at 603 East Dilido Drive.

Key Intended Outcome Supported:

Retention and rehabilitation of a locally designated historic single-family property.

Issue:

The Administration is requesting that the Mayor and City Commission consider the proposed resolution, which would approve a Preconstruction Application for Historic Ad Valorem Tax Exemption for a single-family property located at 603 East Dilido Drive.

Item Summary/Recommendation:

Adopt the proposed resolution.

Advisory Board Recommendation:

On May 9, 2006 the Historic Preservation Board approved the individual designation of the single-family residence at 603 East Dilido Drive as an historic structure.

On May 9, 2006, the Historic Preservation Board approved a Certificate of Appropriateness for the proposed improvements to the subject single-family property.

On May 9, 2006, the Historic Preservation Board voted in favor of recommending that the Mayor and City Commission approve a Preconstruction Application for Historic Ad Valorem Tax Exemption for the single-family property at 603 East Dilido Drive.

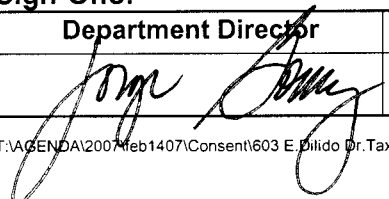
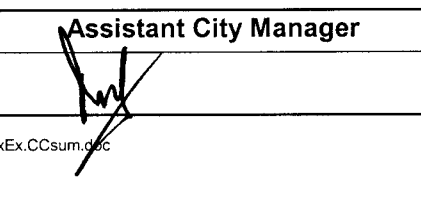
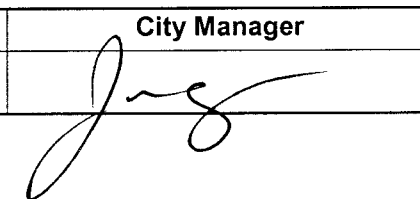
Financial Information:

Source of Funds:	Amount	Account	Approved
	1		
	2		
	3		
	4		
	Total		
	Financial Impact Summary:		

City Clerk's Office Legislative Tracking:

Thomas R. Mooney, Design & Preservation Manager; Debbie Tackett, Senior Planner.

Sign-Offs:

Department Director	Assistant City Manager	City Manager
		

T:\AGENDA\2007\Feb1407\Consent\603 E. Dilido Dr. TaxEx.CCsum.doc





MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor David Dermer and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: February 14, 2007

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, RECOMMENDING APPROVAL OF A PRECONSTRUCTION APPLICATION FOR HISTORIC AD VALOREM TAX EXEMPTION FOR A SINGLE-FAMILY PROPERTY AT 603 E. DILIDO DRIVE, AND AUTHORIZING THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S OFFICE TO GRANT SAID TAX EXEMPTION FOR THE CITY'S PORTION OF AD VALOREM PROPERTY TAXES FOR QUALIFYING IMPROVEMENTS TO THE SUBJECT PROPERTY FOLLOWING SUBSTANTIAL COMPLETION OF THE PROJECT AND COMPLIANCE WITH CERTAIN CONDITIONS.**

ADMINISTRATION RECOMMENDATION

The Administration is requesting that the Mayor and City Commission adopt the proposed resolution, thereby approving a Preconstruction Application for Historic Ad Valorem Tax Exemption for a single-family property located at 603 E. Dilido Drive.

HISTORIC SINGLE-FAMILY AD VALOREM TAX EXEMPTION

On December 8, 2004, the City of Miami Beach enacted legislation that authorizes an exemption for its portion of ad valorem taxes for improvements to historically designated single-family homes (Sections 118-600 to 118-612 of the Miami Beach City Code). This legislation allows for the City's portion of property taxes to be "frozen" at the rate they were assessed before qualifying improvements are made to an historic single-family home for a period of ten (10) years. The "freezing" is accomplished by removing from the assessment the incremental value added by the qualifying improvements. Only the incremental value of the qualifying improvements shall be "frozen" for the ten year period.

Qualifying improvements are the result of restoration, renovation, rehabilitation and/or compatible additions to an historic single-family property. In order for an improvement to qualify for an exemption, the improvement must be determined by the Historic Preservation Board and City Commission to be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code. However, the Miami-Dade County Property Appraiser's Office will make the final determination of whether an improvement qualifies for an exemption.

The application for Historic Ad Valorem Tax Exemption is a two step process. The "Part 1 – Preconstruction Application" is normally submitted to the Planning Department prior to any construction or demolition for an eligible single-family property. The "Part 2 – Review of

Completed Work” is submitted to the Planning Department upon substantial completion of the project.

Upon submittal of a completed Part 1 - Preconstruction Application, the Planning Department will schedule the request for approval of Historic Ad Valorem Tax Exemption from the Historic Preservation Board at their next regularly scheduled meeting. The Board will review and make a recommendation to the City Commission to grant or deny an application for tax exemption.

The Planning Department will transmit the request for approval of Historic Ad Valorem Tax Exemption, together with the Part 1 – Preconstruction Application and the recommendations of the Historic Preservation Board and staff, for final consideration by the City Commission at a regularly scheduled meeting. A majority vote of the City Commission is required to approve an application for tax exemption.

For final approval of an Historic Ad Valorem Tax Exemption, the applicant must submit to the Planning Department the Part 2 – Review of Completed Work upon substantial completion of the project. A review will be conducted by Planning Department staff to determine whether or not the completed improvements are in compliance with the work approved by the City Commission in the Part 1 - Preconstruction Application. To qualify for a tax exemption, the property owner is required to enter into a covenant or agreement with the City guaranteeing that the character of the property and its qualifying improvements will be maintained during the period that the exemption is granted.

LEGAL DESCRIPTION

The subject single-family property is located at 603 E. Dilido Drive or, more specifically, at Lot 11, in Block 4, of the Dilido Island subdivision, according to the Plat thereof, as recorded in Plat Book 8, at Page 36, of the Public Records of Miami-Dade County, Florida. Said lands located, lying, and being in the City of Miami Beach, County of Miami-Dade, Florida.

EXISTING STRUCTURE

Designed by Carlos Schoeppl, the single-family home located at 603 East Dilido Drive was constructed in 1935 for Mr. and Mrs. Carl Loy at a cost of \$7,500.00. The subject home is a good example of the Mediterranean Revival style of architecture. Characteristic of the Mediterranean Revival style of architecture, the distinctive residence has rough stucco wall surfaces, multiple clay barrel tile roofs, and smaller proportioned windows.

The main 2-story structure has a roughly L-shaped plan, and the original design likely had more delicate proportions than what currently exists. The main section of the home has a significant set back from the front property line and a one-story garage structure is located in front of it. Together all of these architectural features contribute to the special character and architectural significance of this residence.

BACKGROUND

At its May 9, 2006, meeting, the Historic Preservation Board is scheduled to consider a request by the property owner for approval of the individual designation of the single-family property at 603 East Dilido Drive as an historic structure. If the subject property is adopted as an historic structure, the Board is also scheduled to consider a request for approval of a

Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing home and the construction of a new 1-story, main home addition.

SCOPE OF PROJECT

In brief, the project includes improvements to the historic residence and site; however, the Historic Preservation Board may require additional restorative improvements to the historic home. All qualifying improvements for both the historic home and proposed additions shall be consistent with the Final Order of the Historic Preservation Board. Below is a summary of the improvements proposed by the applicant:

A. Exterior Architectural Features

1. Construction of a new entry to the main home historic home.
2. Replace existing awning windows with more historically accurate casement windows.
3. The construction of a new master bedroom suite.
4. Construction of a new 2-level exterior porch.
5. Reconstruction of the kitchen in order to comport with the existing building envelope.

B. Interior Architectural Features

(The interior improvements indicated below are not considered to be qualifying for the tax exemption.)

1. Installation of new floor finishes on the first floor and circular stairway of the existing home.

C. Landscape Features

(The landscape and site improvements indicated below are not considered to be qualifying for the tax exemption.)

1. Removal of the existing driveway and installation of a new, wider driveway in the same location facing West 57th Street.
2. Installation of a new swimming pool and patio at the rear of the property.
3. Introduction of new landscaping within the existing trees and plant materials on the property.

FISCAL IMPACT

According to the applicant, the estimated cost of the entire project for the subject single-family property is \$300,000; and of this figure, the value of the proposed qualifying improvements is \$100,000. The project commencement date was August 1, 2006 and the estimated project completion date is August 1, 2007.

Please note that the revenue implication calculation provided below is a rough approximation. It assumes that the City's millage rate, the building market value, as well as the building class and grade value will remain the same. It is also based solely on the estimated value of the new additions and not to any repairs to the historic residence.

The Miami-Dade County Property Appraiser's Office determined in 2006 that the subject property had an adjusted square footage of 2,831 and a building value of \$367,402. The Property Appraiser's Office advised that the subject property has an effective building value per adjusted square foot of \$130, which is based upon its building class and grade. According to the applicant, the square footage of the qualifying building additions for the site is 575. The estimated value of the proposed increase in square footage would be \$57,070. The most recent millage rate for the City of Miami Beach is 7.37 as of 2006. Assuming there is no change in millage rate over the ten year period in which the exemption is granted, the applicant will save annually approximately \$550 from Miami Beach's portion of property taxes. Again, this calculation is a rough estimate of the revenue implication to the City due to many variables.

ANALYSIS

The applicant is to be commended for a well conceived project that retains the historic integrity of the 1931 single-family home. While certain original elements had to be removed in order to construct the new additions, this historic home maintains a high degree of its architectural integrity, as evidenced by the original architectural drawings and an historic postcard, and appears to be in good condition. The building's exterior retains most of its original features, details and materials. Minor modifications to the residence include the enclosure of the original garage in 1968, the remodeling and interior expansion of the original kitchen into the former chauffeur's room in 1988, as well as the replacement of its windows with an architecturally compatible design to the original around 2003. Although a building permit was issued in 1964 for a one-story living room addition on the home's south and east elevations facing the rear yard, it does not appear that it was ever constructed.

It is very important that the current owners have chosen to preserve and expand this historic home, rather than to demolish and replace it. The proposed new additions are well within the scale and massing of the existing home and the surrounding single-family neighborhood. The new construction is in keeping with the architectural vocabulary of the original structure and does not overwhelm the site. The historically significant home is an asset to the neighborhood.

JMG:TH:JGG:WHC:TRM:DT



This instrument was prepared by:

Name: Deborah Tackett
Address: 1700 Convention Center Drive
Miami Beach, FL 33139

CFN 2010R0793031
OR Bk 27499 Pgs 3149 - 3152 (4pgs)
RECORDED 11/23/2010 14:02:13
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land described in Exhibit "A," attached hereto and incorporated herein by this reference ("Property") with address of 603 East Dilido Drive, Miami Beach, Florida, and

WHEREAS, the City Commission of the City of Miami Beach has established a Historic Ad Valorem Tax Exemption ("Exemption") for architecturally and historically significant single family homes in the City of Miami Beach in order to promote their preservation and protection, and

WHEREAS, the Owner submitted requests to the City's Planning Department for the following: a) designation of the property as a historic structure, b) a Certificate of Appropriateness for Demolition and Design, and c) a temporary waiver of the City's portion of the ad valorem taxes relating to improvements to the historic structure ("Tax Exemption"), and

WHEREAS, on May 9, 2006, the City's Historic Preservation Board held a public hearing and voted unanimously to approve the individual designation of the Property as a historic structure, and

WHEREAS, at the same public hearing, the City's Historic Preservation Board reviewed and unanimously granted a Certificate of Appropriateness for Demolition and Design, subject to certain conditions indicated in the Final Order of the Board, and

WHEREAS, on May 9, 2006, the Historic Preservation Board reviewed and voted unanimously in favor of recommending to the Mayor and City Commission that they approve the foregoing described Tax Exemption for qualifying improvements to the historic structure, and

WHEREAS, on February 14, 2007, the City Commission held a public hearing and approved the Tax Exemption by adopting Resolution No.2007-26460, and

Section-Township-Range: 33-53-42
Folio number: 02-3232-011-0630

(Space reserved for Clerk)

IN ORDER TO ASSURE the **City of Miami Beach** that the representations made by the owner during consideration of Resolution No.2007-26460 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Alterations to the Residence of O'Neil-Butler," as prepared by HR Design, Architecture & Interiors, P.A., consisting of 14 sheets dated February 28, 2006.
- (2) That the historic and architectural character of the Property and the improvements which qualified the Property for the Tax Exemption will be maintained over the period for which the Tax Exemption was granted.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of the City of Miami Beach and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the City of Miami Beach.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of ten (10) years from the date this Declaration is recorded

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the City Commission or the Historic Preservation Board of the City of Miami Beach, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the City of Miami Beach Planning Department, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in



(Space reserved for Clerk)

charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Sole Remedy for the City of Miami Beach. In the event the terms of this Declaration are not being complied with, the City of Miami Beach, as its sole remedy, may demand payment from the Owner of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the Exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), until such time as this Declaration is complied with.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the City of Miami Beach shall be entitled to revoke any approval predicated upon the invalidated portion.

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner. This Declaration shall become effective immediately upon recordation.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

Declaration of Restrictions
Page 4

(Space reserved for Clerk)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

for [Signature]
City Attorney

8-6-10

Date

City Planning Director

Date

ACKNOWLEDGMENT INDIVIDUAL

Signed, witnessed, executed and acknowledged on this _____ day of _____,

WITNESSES:

[Signature]
Signature

Armando Hernandez
Print Name

[Signature]
Signature

David Argote
Print Name

[Signature]
Individual Signature

Marjorie O'Neill-Butler
Print Name

Address:

603 E. Dilido Dr
Miami Beach, FL 33139

STATE OF Florida

COUNTY OF Miami-Dade

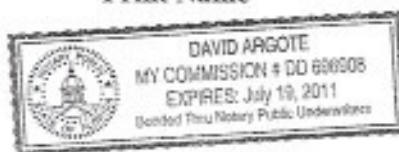
The foregoing instrument was acknowledged before me by Marjorie O'Neill-Butler, who is personally known to me or has produced FLDL# 054155041230, as identification.

Witness my signature and official seal this 22 day of November, 2010, in the County, State aforesaid.


[Signature]
Notary Public

David Argote
Print Name

My Commission Expires: 7/19/2011



Section-Township-Range: 33-53-42
Folio number: 02-3232-011-0630



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Real Estate Account #02-3232-011-0630


Owner:


MARJORIE O'NEILL-BUTLER TR

Situs:

603 E DILIDO DR
Miami Beach 33139-1237

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2013 Annual Bill

MIAMI-DADE OFFICE OF THE TAX COLLECTOR			Notice of Ad Valorem Taxes and Non-ad Valorem Assessments	
BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2013 Annual Bill	—	0200	\$0.00	<div>PAID</div> <div> Print (PDF)</div>

If paid by:

Nov 30, 2013

Please pay:

\$0.00

Combined taxes and assessments: \$12,631.20

Make checks payable to:
Miami-Dade Office of the Tax Collector
(in U.S. funds drawn on U.S. banks)
Amount due May be Subject to Change Without Notice
Mail payments to:
200 NW 2nd Avenue, Miami, FL 33128

 [Apply for the 2023 installment payment plan](#)

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	7.64400	\$661,294.00	\$25,000.00	\$636,294.00	\$4,863.83
School Board Debt Service	0.33300	\$661,294.00	\$25,000.00	\$636,294.00	\$211.89
State And Other					
Florida Inland Navigation Dist	0.03450	\$661,294.00	\$50,000.00	\$611,294.00	\$21.09
South Florida Water Mgmt Dist	0.35230	\$661,294.00	\$50,000.00	\$611,294.00	\$215.36
Everglades Construction Proj	0.05870	\$661,294.00	\$50,000.00	\$611,294.00	\$35.88
Childrens Trust Authority	0.50000	\$661,294.00	\$50,000.00	\$611,294.00	\$305.65
Miami-Dade County					
County Wide Operating	4.70350	\$661,294.00	\$50,000.00	\$611,294.00	\$2,875.22
Total Ad Valorem Taxes	20.33680				\$12,631.20


TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
County Wide Debt Service	0.42200	\$661,294.00	\$50,000.00	\$611,294.00	\$257.97
Library District	0.17250	\$661,294.00	\$50,000.00	\$611,294.00	\$105.45
Municipal Governing Board					
Miami Beach Operating	5.86340	\$661,294.00	\$50,000.00	\$611,294.00	\$3,584.26
Miami Beach Debt Service	0.25290	\$661,294.00	\$50,000.00	\$611,294.00	\$154.60
Total Ad Valorem Taxes	20.33680				\$12,631.20

Non-Ad Valorem Assessments


LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	MARJORIE O'NEILL-BUTLER TR	Account	02-3232-011-0630	Assessed value:	\$661,294
Situs:	603 E DILIDO DR Miami Beach 33139-1237	Millage code	0200 - MIAMI BEACH	School assessed value:	\$661,294
		Millage rate	20.33680		
2013 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$12,631.20	DI LIDO ISLAND PB 8-36 LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY BLK ... View More		Range:	42E
Non-ad valorem:	\$0.00			Township:	53S
Total Discountable:	\$12,631.20			Section:	32
Total tax:	\$12,631.20			Block:	30
				Use code:	0101
EXEMPTIONS					
ADDL HOMESTEAD	\$25,000				
HOMESTEAD	\$25,000				
Miami-Dade Office of the Tax Collector 200 NW 2nd Avenue, Miami, FL 33128					



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Real Estate Account #02-3232-011-0630

Owner:
MARJORIE O'NEILL-BUTLER TR

Situs:
603 E DI LIDO DR
Miami Beach 33139-1237

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2014 Annual Bill

MIAMI-DADE OFFICE OF THE TAX COLLECTOR			Notice of Ad Valorem Taxes and Non-ad Valorem Assessments	
BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2014 Annual Bill	—	0200	\$0.00	<div>PAID</div> <div> Print (PDF)</div>

If paid by:

Please pay:

Nov 30, 2014

\$0.00

Combined taxes and assessments: \$12,820.73

Make checks payable to:
Miami-Dade Office of the Tax Collector
(in U.S. funds drawn on U.S. banks)
Amount due May be Subject to Change Without Notice
Mail payments to:
200 NW 2nd Avenue, Miami, FL 33128

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Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	7.77500	\$671,213.00	\$25,000.00	\$646,213.00	\$5,024.31
School Board Debt Service	0.19900	\$671,213.00	\$25,000.00	\$646,213.00	\$128.60
State And Other					
Florida Inland Navigation Dist	0.03450	\$671,213.00	\$50,000.00	\$621,213.00	\$21.43
South Florida Water Mgmt Dist	0.15770	\$671,213.00	\$50,000.00	\$621,213.00	\$97.97
Okeechobee Basin	0.17170	\$671,213.00	\$50,000.00	\$621,213.00	\$106.66
Everglades Construction Proj	0.05480	\$671,213.00	\$50,000.00	\$621,213.00	\$34.04
Childrens Trust Authority	0.50000	\$671,213.00	\$50,000.00	\$621,213.00	\$310.61
Miami-Dade County					
Total Ad Valorem Taxes	20.31730				\$12,820.73

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
County Wide Operating	4.66690	\$671,213.00	\$50,000.00	\$621,213.00	\$2,899.14
County Wide Debt Service	0.45000	\$671,213.00	\$50,000.00	\$621,213.00	\$279.55
Library District	0.28400	\$671,213.00	\$50,000.00	\$621,213.00	\$176.42
Municipal Governing Board					
Miami Beach Operating	5.79420	\$671,213.00	\$50,000.00	\$621,213.00	\$3,599.43
Miami Beach Debt Service	0.22950	\$671,213.00	\$50,000.00	\$621,213.00	\$142.57
Total Ad Valorem Taxes	20.31730				\$12,820.73


Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		


Parcel Details

Owner:	MARJORIE O'NEILL-BUTLER TR	Account	02-3232-011-0630	Assessed value:	\$671,213
Situs:	603 E DI LIDO DR Miami Beach 33139-1237	Millage code	0200 - MIAMI BEACH	School assessed value:	\$671,213
		Millage rate	20.31730		
2014 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$12,820.73	DI LIDO ISLAND PB 8-36 LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY BLK ... View More		Range:	42E
Non-ad valorem:	\$0.00			Township:	53S
Total Discountable:	\$12,820.73			Section:	32
Total tax:	\$12,820.73			Block:	30
				Use code:	0101
EXEMPTIONS					
ADDL HOMESTEAD	\$25,000				
HOMESTEAD	\$25,000				

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Real Estate Account #02-3232-011-0630

Owner:
MARJORIE O'NEILL-BUTLER TR

Situs:
603 E DI LIDO DR
Miami Beach 33139-1237

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2015 Annual Bill

MIAMI-DADE OFFICE OF THE TAX COLLECTOR			Notice of Ad Valorem Taxes and Non-ad Valorem Assessments	
BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2015 Annual Bill	—	0200	\$0.00	PAID  Print (PDF)

If paid by:

Nov 30, 2015

Please pay:

\$0.00

Combined taxes and assessments: \$12,604.34

Make checks payable to:
Miami-Dade Office of the Tax Collector
(in U.S. funds drawn on U.S. banks)
Amount due May be Subject to Change Without Notice
Mail payments to:
200 NW 2nd Avenue, Miami, FL 33128

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Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	7.41300	\$676,582.00	\$25,000.00	\$651,582.00	\$4,830.18
School Board Debt Service	0.19900	\$676,582.00	\$25,000.00	\$651,582.00	\$129.66
State And Other					
Florida Inland Navigation Dist	0.03200	\$676,582.00	\$50,000.00	\$626,582.00	\$20.05
South Florida Water Mgmt Dist	0.14590	\$676,582.00	\$50,000.00	\$626,582.00	\$91.42
Okeechobee Basin	0.15860	\$676,582.00	\$50,000.00	\$626,582.00	\$99.38
Everglades Construction Proj	0.05060	\$676,582.00	\$50,000.00	\$626,582.00	\$31.71
Childrens Trust Authority	0.50000	\$676,582.00	\$50,000.00	\$626,582.00	\$313.29
Miami-Dade County					
Total Ad Valorem Taxes	19.81230				\$12,604.34

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
County Wide Operating	4.66690	\$676,582.00	\$50,000.00	\$626,582.00	\$2,924.20
County Wide Debt Service	0.45000	\$676,582.00	\$50,000.00	\$626,582.00	\$281.96
Library District	0.28400	\$676,582.00	\$50,000.00	\$626,582.00	\$177.95
Municipal Governing Board					
Miami Beach Operating	5.70920	\$676,582.00	\$50,000.00	\$626,582.00	\$3,577.28
Miami Beach Debt Service	0.20310	\$676,582.00	\$50,000.00	\$626,582.00	\$127.26
Total Ad Valorem Taxes	19.81230				\$12,604.34


Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		


Parcel Details

Owner:	MARJORIE O'NEILL-BUTLER TR	Account	02-3232-011-0630	Assessed value:	\$676,582
Situs:	603 E DI LIDO DR Miami Beach 33139-1237	Millage code	0200 - MIAMI BEACH	School assessed value:	\$676,582
		Millage rate	19.81230		
2015 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$12,604.34	DI LIDO ISLAND PB 8-36 LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY BLK 4 LOT SIZE 60.000 X 17 ... View More		Range:	42E
Non-ad valorem:	\$0.00			Township:	53S
Total Discountable:	\$12,604.34			Section:	32
Total tax:	\$12,604.34			Block:	30
EXEMPTIONS				Use code:	0101
ADDL HOMESTEAD	\$25,000				
HOMESTEAD	\$25,000				

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Real Estate Account #02-3232-011-0630


Owner:


MARJORIE O'NEILL-BUTLER TR

Situs:

603 E DI LIDO DR
Miami Beach 33139-1237


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2016 Annual Bill

MIAMI-DADE OFFICE OF THE TAX COLLECTOR			Notice of Ad Valorem Taxes and Non-ad Valorem Assessments	
BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2016 Annual Bill	—	0200	\$0.00	<div>PAID</div> <div> Print (PDF)</div>

If paid by:	Nov 30, 2016
Please pay:	\$0.00

Combined taxes and assessments: \$12,446.03

Make checks payable to:
Miami-Dade Office of the Tax Collector
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Amount due May be Subject to Change Without Notice
Mail payments to:
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Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	7.13800	\$681,318.00	\$25,000.00	\$656,318.00	\$4,684.80
School Board Debt Service	0.18400	\$681,318.00	\$25,000.00	\$656,318.00	\$120.76
State And Other					
Florida Inland Navigation Dist	0.03200	\$681,318.00	\$50,000.00	\$631,318.00	\$20.20
South Florida Water Mgmt Dist	0.13590	\$681,318.00	\$50,000.00	\$631,318.00	\$85.80
Okeechobee Basin	0.14770	\$681,318.00	\$50,000.00	\$631,318.00	\$93.25
Everglades Construction Proj	0.04710	\$681,318.00	\$50,000.00	\$631,318.00	\$29.74
Childrens Trust Authority	0.50000	\$681,318.00	\$50,000.00	\$631,318.00	\$315.66
Miami-Dade County					
Total Ad Valorem Taxes	19.42440				\$12,446.03

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
County Wide Operating	4.66690	\$681,318.00	\$50,000.00	\$631,318.00	\$2,946.30
County Wide Debt Service	0.40000	\$681,318.00	\$50,000.00	\$631,318.00	\$252.53
Library District	0.28400	\$681,318.00	\$50,000.00	\$631,318.00	\$179.29
Municipal Governing Board					
Miami Beach Operating	5.70920	\$681,318.00	\$50,000.00	\$631,318.00	\$3,604.32
Miami Beach Debt Service	0.17960	\$681,318.00	\$50,000.00	\$631,318.00	\$113.38
Total Ad Valorem Taxes	19.42440				\$12,446.03


Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		


Parcel Details

Owner:	MARJORIE O'NEILL-BUTLER TR	Account	02-3232-011-0630	Assessed value:	\$681,318
Situs:	603 E DI LIDO DR Miami Beach 33139-1237	Millage code	0200 - MIAMI BEACH	School assessed value:	\$681,318
		Millage rate	19.42440		
2016 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$12,446.03	DI LIDO ISLAND PB 8-36 LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY BLK 4 LOT SIZE 60.000 X 17 ... View More		Range:	42E
Non-ad valorem:	\$0.00			Township:	53S
Total Discountable:	\$12,446.03			Section:	32
Total tax:	\$12,446.03			Block:	30
EXEMPTIONS				Use code:	0101
ADDL HOMESTEAD	\$25,000				
HOMESTEAD	\$25,000				

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Owner:


MARJORIE O'NEILL-BUTLER TR

Situs:

603 E DI LIDO DR
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2017 Annual Bill

MIAMI-DADE OFFICE OF THE TAX COLLECTOR			Notice of Ad Valorem Taxes and Non-ad Valorem Assessments	
BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2017 Annual Bill	—	0200	\$0.00	<div>PAID</div> <div> Print (PDF)</div>

If paid by:

Dec 13, 2017

Please pay:

\$0.00

Combined taxes and assessments: \$12,469.49

Make checks payable to:
Miami-Dade Office of the Tax Collector
(in U.S. funds drawn on U.S. banks)
Amount due May be Subject to Change Without Notice
Mail payments to:
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Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	6.77400	\$695,625.00	\$25,000.00	\$670,625.00	\$4,542.82
School Board Debt Service	0.22000	\$695,625.00	\$25,000.00	\$670,625.00	\$147.54
State And Other					
Florida Inland Navigation Dist	0.03200	\$695,625.00	\$50,000.00	\$645,625.00	\$20.66
South Florida Water Mgmt Dist	0.12750	\$695,625.00	\$50,000.00	\$645,625.00	\$82.32
Okeechobee Basin	0.13840	\$695,625.00	\$50,000.00	\$645,625.00	\$89.35
Everglades Construction Proj	0.04410	\$695,625.00	\$50,000.00	\$645,625.00	\$28.47
Childrens Trust Authority	0.46730	\$695,625.00	\$50,000.00	\$645,625.00	\$301.70
Miami-Dade County					
Total Ad Valorem Taxes	19.04300				\$12,469.49

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
County Wide Operating	4.66690	\$695,625.00	\$50,000.00	\$645,625.00	\$3,013.07
County Wide Debt Service	0.40000	\$695,625.00	\$50,000.00	\$645,625.00	\$258.25
Library District	0.28400	\$695,625.00	\$50,000.00	\$645,625.00	\$183.36
Municipal Governing Board					
Miami Beach Operating	5.72240	\$695,625.00	\$50,000.00	\$645,625.00	\$3,694.52
Miami Beach Debt Service	0.16640	\$695,625.00	\$50,000.00	\$645,625.00	\$107.43
Total Ad Valorem Taxes	19.04300				\$12,469.49


Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		


Parcel Details

Owner:	MARJORIE O'NEILL-BUTLER TR	Account	02-3232-011-0630	Assessed value:	\$695,625
Situs:	603 E DI LIDO DR Miami Beach 33139-1237	Millage code	0200 - MIAMI BEACH	School assessed value:	\$695,625
		Millage rate	19.04300		
2017 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$12,469.49	DI LIDO ISLAND PB 8-36 LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY BLK 4 LOT SIZE 60.000 X 17 ... View More		Range:	42E
Non-ad valorem:	\$0.00			Township:	53S
Total Discountable:	\$12,469.49			Section:	32
Total tax:	\$12,469.49			Block:	30
EXEMPTIONS				Use code:	0101
ADDL HOMESTEAD	\$25,000				
HOMESTEAD	\$25,000				

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Owner:
MARJORIE O'NEILL-BUTLER TR

Situs:
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Miami Beach 33139-1237

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2018 Annual Bill

MIAMI-DADE OFFICE OF THE TAX COLLECTOR			Notice of Ad Valorem Taxes and Non-ad Valorem Assessments	
BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2018 Annual Bill	—	0200	\$0.00	<div>PAID</div> <div> Print (PDF)</div>

If paid by:	Nov 30, 2018
Please pay:	\$0.00

Combined taxes and assessments: \$12,583.47

Make checks payable to:
Miami-Dade Office of the Tax Collector
(in U.S. funds drawn on U.S. banks)
Amount due May be Subject to Change Without Notice
Mail payments to:
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Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	6.50400	\$710,233.00	\$25,000.00	\$685,233.00	\$4,456.75
School Board Debt Service	0.22900	\$710,233.00	\$25,000.00	\$685,233.00	\$156.92
State And Other					
Florida Inland Navigation Dist	0.03200	\$710,233.00	\$50,000.00	\$660,233.00	\$21.13
South Florida Water Mgmt Dist	0.12090	\$710,233.00	\$50,000.00	\$660,233.00	\$79.82
Okeechobee Basin	0.13100	\$710,233.00	\$50,000.00	\$660,233.00	\$86.49
Everglades Construction Proj	0.04170	\$710,233.00	\$50,000.00	\$660,233.00	\$27.53
Childrens Trust Authority	0.44150	\$710,233.00	\$50,000.00	\$660,233.00	\$291.49
Miami-Dade County					
Total Ad Valorem Taxes	18.80420				\$12,583.47

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
County Wide Operating	4.66690	\$710,233.00	\$50,000.00	\$660,233.00	\$3,081.24
County Wide Debt Service	0.46440	\$710,233.00	\$50,000.00	\$660,233.00	\$306.61
Library District	0.28400	\$710,233.00	\$50,000.00	\$660,233.00	\$187.51
Municipal Governing Board					
Miami Beach Operating	5.72880	\$710,233.00	\$50,000.00	\$660,233.00	\$3,782.34
Miami Beach Debt Service	0.16000	\$710,233.00	\$50,000.00	\$660,233.00	\$105.64
Total Ad Valorem Taxes	18.80420				\$12,583.47

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	MARJORIE O'NEILL-BUTLER TR
Situs:	603 E DI LIDO DR Miami Beach 33139-1237

Account	02-3232-011-0630
Millage code	0200 - MIAMI BEACH
Millage rate	18.80420

Assessed value:	\$710,233
School assessed value:	\$710,233


2018 TAX AMOUNTS	
Ad valorem:	\$12,583.47
Non-ad valorem:	\$0.00
Total Discountable:	\$12,583.47
Total tax:	\$12,583.47

LEGAL DESCRIPTION	
DI LIDO ISLAND PB 8-36 LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY BLK 4 LOT SIZE 60.000 X 17 ...	
View More	


LOCATION	
Range:	42E
Township:	53S
Section:	32
Block:	30
Use code:	0101

EXEMPTIONS	
ADDL HOMESTEAD	\$25,000
HOMESTEAD	\$25,000

Miami-Dade Office of the Tax Collector
200 NW 2nd Avenue, Miami, FL 33128



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Real Estate Account #02-3232-011-0630


Owner:


MARJORIE O'NEILL-BUTLER TR

Situs:

603 E DI LIDO DR
Miami Beach 33139-1237

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2019 Annual Bill

MIAMI-DADE OFFICE OF THE TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2019 Annual Bill	—	0200	\$0.00	<div>PAID</div> <div> Print (PDF)</div>

If paid by:	Dec 31, 2019
Please pay:	\$0.00

Combined taxes and assessments: \$13,234.51

Make checks payable to:
Miami-Dade Office of the Tax Collector
(in U.S. funds drawn on U.S. banks)
Amount due May be Subject to Change Without Notice
Mail payments to:
200 NW 2nd Avenue, Miami, FL 33128

 [Apply for the 2023 installment payment plan](#)

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	7.02500	\$723,727.00	\$25,000.00	\$698,727.00	\$4,908.55
School Board Debt Service	0.12300	\$723,727.00	\$25,000.00	\$698,727.00	\$85.94
State And Other					
Florida Inland Navigation Dist	0.03200	\$723,727.00	\$50,000.00	\$673,727.00	\$21.56
South Florida Water Mgmt Dist	0.11520	\$723,727.00	\$50,000.00	\$673,727.00	\$77.61
Okeechobee Basin	0.12460	\$723,727.00	\$50,000.00	\$673,727.00	\$83.95
Everglades Construction Proj	0.03970	\$723,727.00	\$50,000.00	\$673,727.00	\$26.75
Childrens Trust Authority	0.46800	\$723,727.00	\$50,000.00	\$673,727.00	\$315.30
Miami-Dade County					
Total Ad Valorem Taxes	19.37850				\$13,234.51

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
County Wide Operating	4.66690	\$723,727.00	\$50,000.00	\$673,727.00	\$3,144.22
County Wide Debt Service	0.47800	\$723,727.00	\$50,000.00	\$673,727.00	\$322.04
Library District	0.28400	\$723,727.00	\$50,000.00	\$673,727.00	\$191.34
Municipal Governing Board					
Miami Beach Operating	5.72880	\$723,727.00	\$50,000.00	\$673,727.00	\$3,859.65
Miami Beach Debt Service	0.29330	\$723,727.00	\$50,000.00	\$673,727.00	\$197.60
Total Ad Valorem Taxes	19.37850				\$13,234.51

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	MARJORIE O'NEILL-BUTLER TR
Situs:	603 E DI LIDO DR Miami Beach 33139-1237

Account	02-3232-011-0630
Millage code	0200 - MIAMI BEACH
Millage rate	19.37850

Assessed value:	\$723,727
School assessed value:	\$723,727


2019 TAX AMOUNTS	
Ad valorem:	\$13,234.51
Non-ad valorem:	\$0.00
Total Discountable:	\$13,234.51
Total tax:	\$13,234.51

LEGAL DESCRIPTION	
DI LIDO ISLAND PB 8-36 LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY BLK 4 LOT SIZE 60.000 X 17 ...	
View More	


LOCATION	
Range:	42E
Township:	53S
Section:	32
Block:	30
Use code:	0101

EXEMPTIONS	
ADDL HOMESTEAD	\$25,000
HOMESTEAD	\$25,000

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Real Estate Account #02-3232-011-0630


Owner:


MARJORIE O'NEILL-BUTLER TR

Situs:

603 E DI LIDO DR
Miami Beach 33139-1237


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2020 Annual Bill

MIAMI-DADE OFFICE OF THE TAX COLLECTOR			Notice of Ad Valorem Taxes and Non-ad Valorem Assessments	
BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2020 Annual Bill	—	0200	\$0.00	<div>PAID</div> <div> Print (PDF)</div>

If paid by:	Nov 30, 2020
Please pay:	\$0.00

Combined taxes and assessments: \$13,543.55

Make checks payable to:
Miami-Dade Office of the Tax Collector
(in U.S. funds drawn on U.S. banks)
Amount due May be Subject to Change Without Notice
Mail payments to:
200 NW 2nd Avenue, Miami, FL 33128

 [Apply for the 2023 installment payment plan](#)

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	6.18600	\$740,372.00	\$25,000.00	\$715,372.00	\$4,425.29
School Board Debt Service	0.19300	\$740,372.00	\$25,000.00	\$715,372.00	\$138.07
Voted School Operating	0.75000	\$740,372.00	\$25,000.00	\$715,372.00	\$536.53
State And Other					
Florida Inland Navigation Dist	0.03200	\$740,372.00	\$50,000.00	\$690,372.00	\$22.09
South Florida Water Mgmt Dist	0.11030	\$740,372.00	\$50,000.00	\$690,372.00	\$76.15
Okeechobee Basin	0.11920	\$740,372.00	\$50,000.00	\$690,372.00	\$82.29
Everglades Construction Proj	0.03800	\$740,372.00	\$50,000.00	\$690,372.00	\$26.23
Childrens Trust Authority	0.45070	\$740,372.00	\$50,000.00	\$690,372.00	\$311.15
Total Ad Valorem Taxes	19.35960				\$13,543.55

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade County					
County Wide Operating	4.66690	\$740,372.00	\$50,000.00	\$690,372.00	\$3,221.90
County Wide Debt Service	0.47800	\$740,372.00	\$50,000.00	\$690,372.00	\$330.00
Library District	0.28400	\$740,372.00	\$50,000.00	\$690,372.00	\$196.07
Municipal Governing Board					
Miami Beach Operating	5.72880	\$740,372.00	\$50,000.00	\$690,372.00	\$3,955.00
Miami Beach Debt Service	0.32270	\$740,372.00	\$50,000.00	\$690,372.00	\$222.78
Total Ad Valorem Taxes	19.35960				\$13,543.55

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	MARJORIE O'NEILL-BUTLER TR	Account	02-3232-011-0630	Assessed value:	\$740,372
Situs:	603 E DI LIDO DR Miami Beach 33139-1237	Millage code	0200 - MIAMI BEACH	School assessed value:	\$740,372
		Millage rate	19.35960		
2020 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$13,543.55	DI LIDO ISLAND PB 8-36 LOT 11 & 8FT STRIP CONTIG TO SAME ON BAY BLK 4 LOT SIZE 60.000 X 17 ... View More		Range:	42E
Non-ad valorem:	\$0.00			Township:	53S
Total Discountable:	\$13,543.55			Section:	32
Total tax:	\$13,543.55			Block:	30
				Use code:	0101
EXEMPTIONS					
ADDL HOMESTEAD	\$25,000				
HOMESTEAD	\$25,000				

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