

## Zoning Letter Report

Vacant, Miami, Florida, 333144

**Owner(s):** 76 FLAGLER ST LLC

**Our File #:** 23-1997272

**Parcel ID:** 30-4002-008-0140

**Completed By:** Kayla Roberson

**Report Compiled on:** 5/16/23

# Property Appraiser

Miami Dade Property Appraiser - (305) 375-4712



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 5/16/2023

Property Information	
Folio:	30-4002-008-0140
Property Address:	
Owner	76 FLAGLER ST LLC
Mailing Address	1801 SW 22 ST STE 400 MIAMI, FL 33145 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$296,725	\$296,725	\$247,423
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$296,725	\$296,725	\$247,423
Assessed Value	\$292,862	\$266,239	\$242,036

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$3,863	\$30,486	\$5,387

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

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$292,862	\$266,239	\$242,036
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$296,725	\$296,725	\$247,423
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$292,862	\$266,239	\$242,036

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/16/2023

**Property Information**

Folio: 30-4002-008-0140

Property Address:

## Roll Year **2022** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	100.00	\$296,725

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/16/2023

## Property Information

Folio: 30-4002-008-0140

Property Address:

## Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	100.00	\$296,725

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/16/2023

**Property Information**

Folio: 30-4002-008-0140

Property Address:

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	100.00	\$247,423

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/16/2023

## Property Information

Folio: 30-4002-008-0140

Property Address:

Full Legal Description
2 54 40 .25 AC
CORR PL FLAGAMI 2ND ADD PB 34-15
S100FT OF N201.5FT OF E110FT
OF TR 2-SAME AS LOTS 45 TO 48
INC PB 17-23 BLK 2
LOT SIZE 100.000 X 110
OR 17646-0646 0597 2 (3)

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/19/2017	\$100	30579-3183	Corrective, tax or QCD; min consideration
05/09/2017	\$1,000,000	30531-3966	Qual on DOS, multi-parcel sale
05/01/1997	\$250,000	17646-0646	Deeds that include more than one parcel
08/01/1975	\$55,000	00000-00000	Sales which are qualified

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Version:

# Zoning Letter

Miami Dade Zoning Department - (305) 375-1806



Department of Regulatory and Economic Resources  
Development Services Division  
111 NW 1<sup>st</sup> Street • Suite 1110  
Miami, Florida 33128-1902  
T 305-375-1806  
[www.miamidade.gov/economy](http://www.miamidade.gov/economy)

May 16, 2023

Kayla Roberson  
5901 N Honorn Avenue  
Sarasota FL 34243

**RE: Folio: 30-4002-008-0140  
Case # J2023000202**

Dear Ms., Roberson:

This is in response to your zoning verification request. Please be advised that the above referenced property is zoned **RU-2 (Two-Family Residential District)**.

Enclosed is the applicable Zoning Code section pertaining to your zoning district designation. In addition, also enclosed (if applicable) are any zoning Resolutions or Declaration of Restrictions (covenants) that pertain to your property and may affect the development of your site. Please be advised that there may be additional restrictions that are not shown in this letter that may be found in the public records of Miami-Dade County. Based on our available records, the following attached documents apply to your property and may affect future development of the site.

- Article XV. - **RU-2 (Two-Family Residential District)**

Please be advised that this letter does not verify building code compliance and does not certify conformance/nonconformance of existing uses or structures, concurrency or other applicable development regulations. Building permit issuance will be subject to compliance with applicable resolution approvals and all code requirements and concurrency approval. This letter is based on the Miami-Dade County Zoning Code in effect on the date of this letter. This determination shall not or may not be applicable in the event a land development regulation at the municipal, state or federal level is amended in a manner that conflicts with or supersedes the regulations upon which this letter is based.

For information regarding zoning and building code violations, please contact the Office of Neighborhood Compliance at (786) 315-2552. Should you need additional zoning information, please contact this office at (305) 375-1806.

Sincerely,

*Adrian Hunter Lott*

Adrian Hunter Lott  
Zoning Services Plans Processor  
Development Services Division  
Department of Regulatory and Economic Resources

## ARTICLE XV. - RU-2, TWO-FAMILY RESIDENTIAL DISTRICT

*Footnotes:*

--- (19) ---

**Cross reference**— *Height of fences, walls and hedges in RU Districts, § 33-11; location of swimming pools in RU-2 Districts, § 33-20(c); maximum setback for principal residential buildings in RU-2 Districts, § 33-45.*

## Sec. 33-201. - Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed or structurally altered for any purpose in an RU-2 District which is designed, arranged, or intended to be used or occupied for any purpose, unless otherwise provided for, excepting for one or more of the following uses:

- (1) Every use permitted in RU-1, RU-1M(a) and RU-1M(b) Districts.
  - (1.1) Workforce housing units in compliance with the provisions of Article XIIA of this Code.
  - (2) On lots meeting the requirements for two-family use, every use as a duplex or two-family residence, including two private garages.
    - (a) Where a single building is erected for separate families, the building shall have the appearance of a single-family dwelling house.
    - (b) Where two separate buildings are erected to house separate families on a single lot, one shall be placed to the rear of the other and not side by side within the minimum lot width required herein.
  - (3) Every use as a secondary or subordinate single-family residence or one-family garage apartment on the rear portion of a lot where there is only one (1) single-family residence on the front portion of said lot.

(Ord. No. 57-19, § 9(A), 10-22-57; Ord. No. 95-135, § 9, 7-25-95; Ord. No. 07-05, § 3, 1-25-07; Ord. No. 08-51, § 1, 5-6-08; Ord. No. 19-50, § 5, 6-4-19)

## Sec. 33-201.1. - Subdivision of RU-2 lots.

Duplex uses which comply with the minimum standards of Chapter 33 of the Zoning Code for such uses in the RU-2 District and other districts where duplex uses are permitted may be subdivided so as to create one (1) lot for each dwelling unit, provided that the following conditions are met:

- (1) Each individual lot must be subdivided in accordance with Chapter 28 of the Code of Miami-Dade County.
- (2)

Lot frontage. Each individual lot shall have a minimum frontage of thirty-seven and five-tenths (37.5) feet at the front property line and at the required twenty-five-foot front setback line.

- (3) Lot area. Each individual lot shall have a minimum area of three thousand seven hundred fifty (3,750) square feet.
- (4) Lot coverage. For each individual lot, the percentage of lot covered by structures shall not exceed thirty (30) percent.
- (5) Parking. For each individual lot, a minimum of two (2) parking spaces per lot shall be provided.
- (6) Height. The maximum height shall be thirty-five (35) feet and two (2) stories.

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(7) Setbacks. Building setbacks, as applied to lot lines prior to lot division in accordance with this section, shall be as follows:

	<i>Front</i>	<i>Rear</i>	<i>Between Units</i>	<i>Interior Side</i>	<i>Side Street</i>
Duplex structure	25'	25'	0'	7.5'	15'
Accessory building	75'	5'	10'	7.5'	20'
			(0' between accessory buildings on different lots if provided in homeowner's documents)		
Two single-family structures (front to back), rear unit	50'	5'	10'	7.5'	20'

\_\_\_\_\_

- (8) Utilities and services. Each individual unit shall be independently served by separate heating, air conditioning, sewer, water, electric power, gas, and other facility and utility services, wherever such utilities and services are provided, and no individual unit shall be in any way dependent upon such services or utility lines located within another unit.
- (9) Walls. The individual units in a fee-simple duplex arrangement shall be separated by a party wall meeting all requirements of the South Florida Building Code. Where units are offset from one (1) another and a common party wall is used, the wall may be placed equidistant on each side of the lot line not exceeding the length of the offset.

(10)

Maintenance of lot and structure. Provisions shall be made to assure that the structures and grounds in a development of this type are maintained in a satisfactory manner, without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall include methods to ensure the consistency and compatibility of the maintenance of all structures, parking areas, common walls, fences, and grounds. If necessary, said instrument shall include four-foot wall-maintenance easement provisions. The instrument incorporating such provisions shall be approved by the Department and shall be recorded in the public records of Miami-Dade County at the time of the subdivision. A unity of title or other similar agreement or covenant must be filed on a form approved by the Department at the time of subdivision of the property in accordance with the provisions of this section; said instrument may be released by the Director upon assurance that the construction of the duplex structure(s) will proceed in accordance with the provisions of this section. Building permits will only be issued for both duplex units. Construction on each unit in the duplex must proceed concurrently.

- (11) No appeal rights. Individual unit owners may not appeal any development matters via the administrative variance process or to appropriate hearing boards if written agreement on building alterations, additions, etc., cannot be reached with the abutting unit owner. If agreement is reached, normal regulations pursuant to permits, public hearings, etc. must be adhered to. No variances from this subsection may be applied for or granted.
- (12) Duplex lots that do not have seventy-five (75) feet of frontage and/or seven thousand five hundred (7,500) square feet of area, but are legally grandfathered or otherwise approved, may be subdivided in accordance with the provisions herein, provided that:
  - (a) Each lot in a subdivided pair shall have equal frontage at the front property line and at the required twenty-five-foot front setback line, except as follows: On corner lots, the corner lot in a subdivided pair may have up to fifty-five (55) percent of the frontage of the original lot prior to its subdivision. The other lot in this subdivided pair must have a minimum of forty-five (45) percent of the frontage of the lot.
  - (b) Each lot in a subdivided pair shall have equal lot area, except as follows: On corner lots, the corner lot in a subdivided pair may have up to fifty-five (55) percent of the area of the original lot prior to its subdivision. The other lot in this subdivided pair must have a minimum of forty-five (45) percent of the area of the original lot.
  - (c) Building setbacks, as applied to lot lines prior to lot division in accordance with this section, shall be as enumerated in Section 33-201.1(7) above, except that interior side setbacks shall be a minimum of five (5) feet.

(Ord. No. 83-13, § 1, 3-15-83; Ord. No. 95-215, § 1, 12-5-95)

Sec. 33-202. - Uses prohibited.

The use of any lot in a subdivision platted and recorded prior to the adoption of this chapter for more than a one-family residence is prohibited where the area of the lot is smaller than specified in Section 33-7.

(Ord. No. 57-19, § 9(B), 10-22-57)