

Zoning Letter Report

Vacant, Miami, Florida, 333144

Owner(s): 76 FLAGLER ST LLC

Our File #: 23-1997270

Parcel ID: 30-4002-008-0093

Completed By: Kayla Roberson

Report Compiled on: 5/26/23

Property Appraiser

Miami Dade Property Appraiser - (305) 375-4712



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/26/2023

Property Information	
Folio:	30-4002-008-0093
Property Address:	
Owner	76 FLAGLER ST LLC
Mailing Address	1801 SW 22 ST STE 400 MIAMI, FL 33145 USA
PA Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : 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	5,050 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$277,750	\$277,750	\$277,750
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$277,750	\$277,750	\$277,750
Assessed Value	\$277,750	\$277,750	\$268,862

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction			\$8,888

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

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$277,750	\$277,750	\$268,862
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$277,750	\$277,750	\$277,750
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$277,750	\$277,750	\$268,862

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:



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Property Information

Folio: 30-4002-008-0093

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	BU-1A	6200	Square Ft.	5,050.00	\$277,750

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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Property Information

Folio: 30-4002-008-0093

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	BU-1A	6200	Square Ft.	5,050.00	\$277,750

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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Property Information

Folio: 30-4002-008-0093

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	BU-1A	6200	Square Ft.	5,050.00	\$277,750

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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Property Information

Folio: 30-4002-008-0093

Property Address:

Full Legal Description
2 54 40
CORR PL FLAGAMI 2ND ADD PB 34-15
E50FT OF W110FT OF N101.5FT TR 2
LESS N15FT FOR PALMETTO R/W
AKA LOTS 5&6 LESS N 15'
BLK 2 17/23
LOT SIZE 50.000 X 101
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
03/14/2017	\$215,000	30457-4161	Affiliated parties
05/01/1997	\$250,000	17646-0646	Deeds that include more than one parcel
07/01/1981	\$60,000	11156-1973	Deeds that include more than one parcel
05/01/1975	\$22,000	00000-00000	Sales which are qualified
11/01/1973	\$15,000	00000-00000	Sales which are qualified

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Version:

Zoning Letter

Miami Dade Zoning Department - (305) 375-1806



May 26, 2023

Kayla Roberson
5901 N Honore Ave
Sarasota, FL 34243

**RE: Folio: 30-4002-008-0093
Case # J2023000199**

To whom it concerns:

This is in response to your zoning verification request. Please be advised that the above referenced property is zoned **BU-1A, Limited Business 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 XXV. – BU-1A, Limited Business District**
- Resolution No. Z-39-92
- Declarations of Restrictions ORB 15499 PGS 1654 -1660

Please be advised that 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,

A handwritten signature in cursive script that reads "Brittany N. Clarke".

Brittany N. Clarke
Zoning Analyst I
Development Services Division
Department of Regulatory and Economic Resources