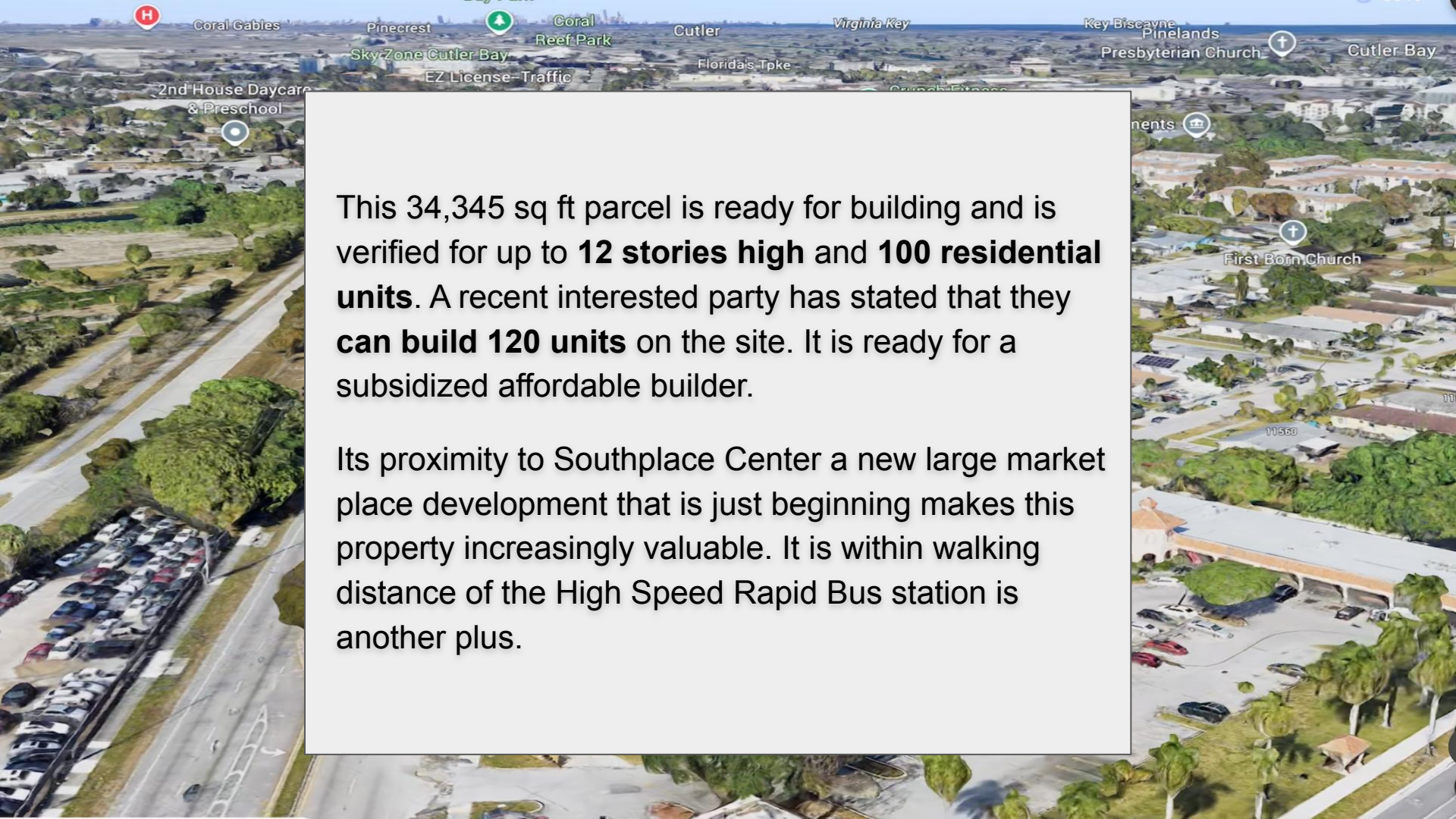




# 21400 South Dixie Highway Property

21435 S Dixie Hwy

Kidz Rainbow Learning Center



This 34,345 sq ft parcel is ready for building and is verified for up to **12 stories high** and **100 residential units**. A recent interested party has stated that they **can build 120 units** on the site. It is ready for a subsidized affordable builder.

Its proximity to Southplace Center a new large market place development that is just beginning makes this property increasingly valuable. It is within walking distance of the High Speed Rapid Bus station is another plus.

Lots 6, 7, 8, 9, 10 and 16

# SKETCH OF SURVEY

PREPARED BY:  
**GUNTER GROUP, INC.**  
 LAND SURVEYING - LAND PLANNING  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 454  
 9350 S.W. 22nd TERRACE  
 MIAMI, FLORIDA 33165  
 (305) 220-0073

## REVISIONS:

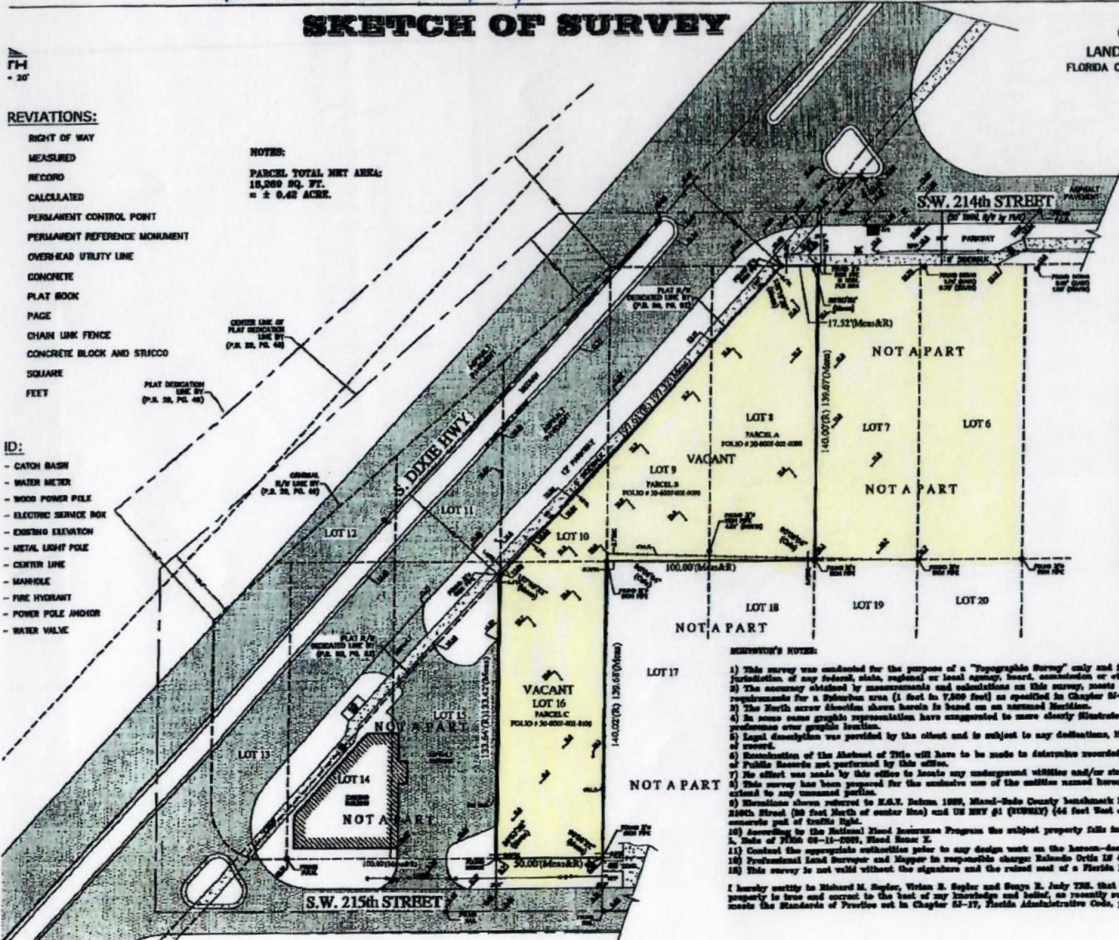
- RIGHT OF WAY
- MEASURED
- RECORD
- CALCULATED
- PERMANENT CONTROL POINT
- PERMANENT REFERENCE MONUMENT
- OVERHEAD UTILITY LINE
- CONCRETE
- PLAT BOOK
- PAGE
- CHAIN LINK FENCE
- CONCRETE BLOCK AND STRUCO
- SQUARE
- FEET

## NOTES:

PARCEL TOTAL NET AREA:  
 16,200 SQ. FT.  
 = 0.368 ACRES.

## ID:

- CATCH BASIN
- WATER METER
- WOOD POWER POLE
- ELECTRIC SERVICE BOX
- EXTERIOR IRRIGATION
- METAL LIGHT POLE
- CENTER LINE
- MANHOLE
- FIRE HYDRANT
- POWER POLE AND/OR
- WATER VALVE



## PROPERTY PLOTT NUMBER:

PARCEL A: 90-0077-000-0000

## LEGAL DESCRIPTION:

Lot 6, of LINDSEY'S ADDITION according to the Plat thereof, as recorded in Plat Book 24, at Page 62, of the Public Records of Miami-Dade County, Florida, L&S that portion delineated to State Hwy as shown on Right of Way Map recorded in Plat Book 24, at Page 28, of the Public Records of Miami-Dade County, Florida.

## PROPERTY PLOTT NUMBER:

PARCEL B: 90-0077-000-0000

## LEGAL DESCRIPTION:

Lot 9, of LINDSEY'S ADDITION according to the Plat thereof, as recorded in Plat Book 24, at Page 62, of the Public Records of Miami-Dade County, Florida, L&S that portion delineated to State Hwy as shown on Right of Way Map recorded in Plat Book 24, at Page 28, of the Public Records of Miami-Dade County, Florida.

## PROPERTY PLOTT NUMBER:

PARCEL C: 90-0077-000-0100

## LEGAL DESCRIPTION:

All of Lot 19 and Lot 2, of LINDSEY'S ADDITION according to the Plat thereof, as recorded in Plat Book 24, at Page 62, of the Public Records of Miami-Dade County, Florida, L&S that portion delineated to State Hwy as shown on Right of Way Map recorded in Plat Book 24, at Page 28, of the Public Records of Miami-Dade County, Florida.

## PREP:

Richard M. Sepler, Brian R. Sepler and Doug Judy T&E

## REVISIONS' NOTES:

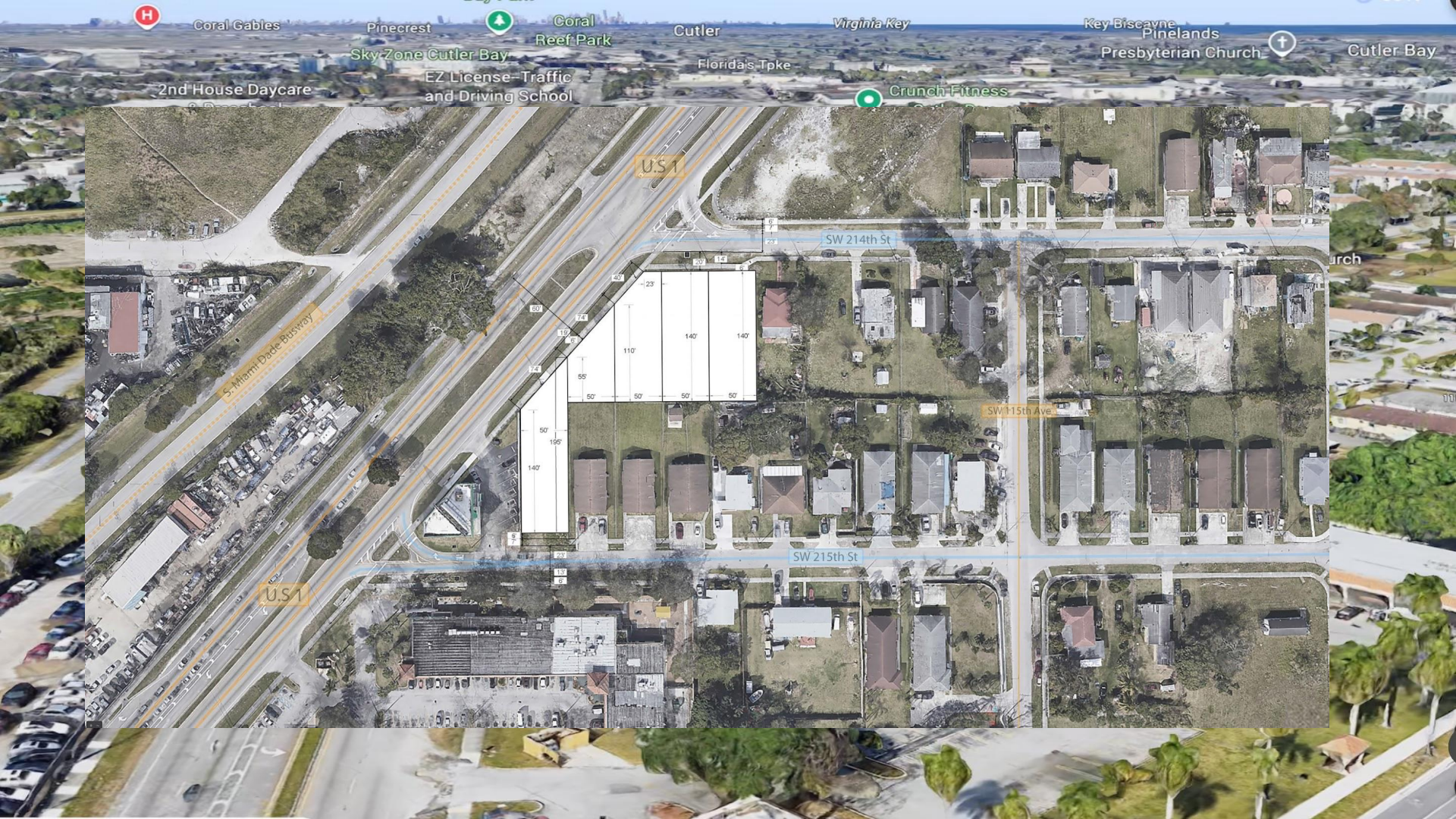
- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, notes and records the Standards of Practice requirements for a Suburban area (1 foot in 7500 feet) as specified in Chapter 55-17, Florida Administrative Code.
- 3) The North arrow direction shown herein is based on an assumed Meridian.
- 4) In some cases graphic representation has been exaggerated to more clearly illustrate a particular area whose dimensions shall have no connection with graphic scale.
- 5) Legal descriptions were provided by the client and is subject to any delineations, modifications, corrections, reservations or easement of record.
- 6) Delineations of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property, use of Public Records not performed by this office.
- 7) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property or to determine their location for the exclusive use of the utilities named herein only and the certificates herein do not extend to any unshown utilities.
- 8) Delineations shown reference to S&S, Johns 1999, Miami-Dade County benchmark No. 5-26, elevation 1236 feet located at R.V. 210th Street (50 feet North of center line) and US BENT #1 (T&E) (44 feet East of center line); PE nail and brass washer in concrete pad of utility right.
- 9) According to the National Land Information Program the subject property falls in Community Map 12065A, Parcel No. 0054, Staff S. Side of 170th 09-11-2001, Road Home 2.
- 10) Confined the certificate authorities prior to any design work on the herein-delineated parcel for Building and Housing Information.
- 11) Professional Land Surveyor and Mapper in responsible charge: Eduardo Ortiz LP 4218, State of Florida.
- 12) Professional Land Surveyor and Mapper in responsible charge: Richard M. Sepler and Brian R. Sepler.
- 13) This survey is not valid without the signatures and the related seal of a Florida Land Surveyor and Mapper.

I hereby certify that Richard M. Sepler, Brian R. Sepler and Doug Judy T&E, that the Sketch of Topographic Survey of the above property to be and correct to the best of my knowledge and belief, as recently surveyed and plotted under my direction, also is made the Standards of Practice set in Chapter 55-17, Florida Administrative Code, pursuant to Section 471.067 Florida Statutes.

Date: 11-29-2018  
 Job No.: 18-01099  
 Sketch No.: 21488

Eduardo Ortiz LP 4218  
 Professional Land Surveyor  
 & Mapper, State of Florida.





Coral Gables

Pinecrest

Coral Reef Park

Cutler

Virginia Key

Key Biscayne  
Pinelands

Cutler Bay

Sky Zone Cutler Bay

Florida's Tpke

Presbyterian Church

2nd House Daycare

EZ License Traffic  
and Driving School

Crunch Fitness

US1

SW 214th St

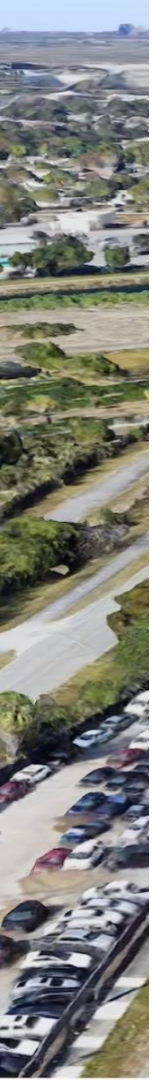
5-Miami Dade Busway

SW 115th Ave

US1

SW 215th St





🔍 **Downtown Miami, Miami, FL** ✕

Recent searches

🕒 **Downtown Miami, Miami, FL**

More recent searches

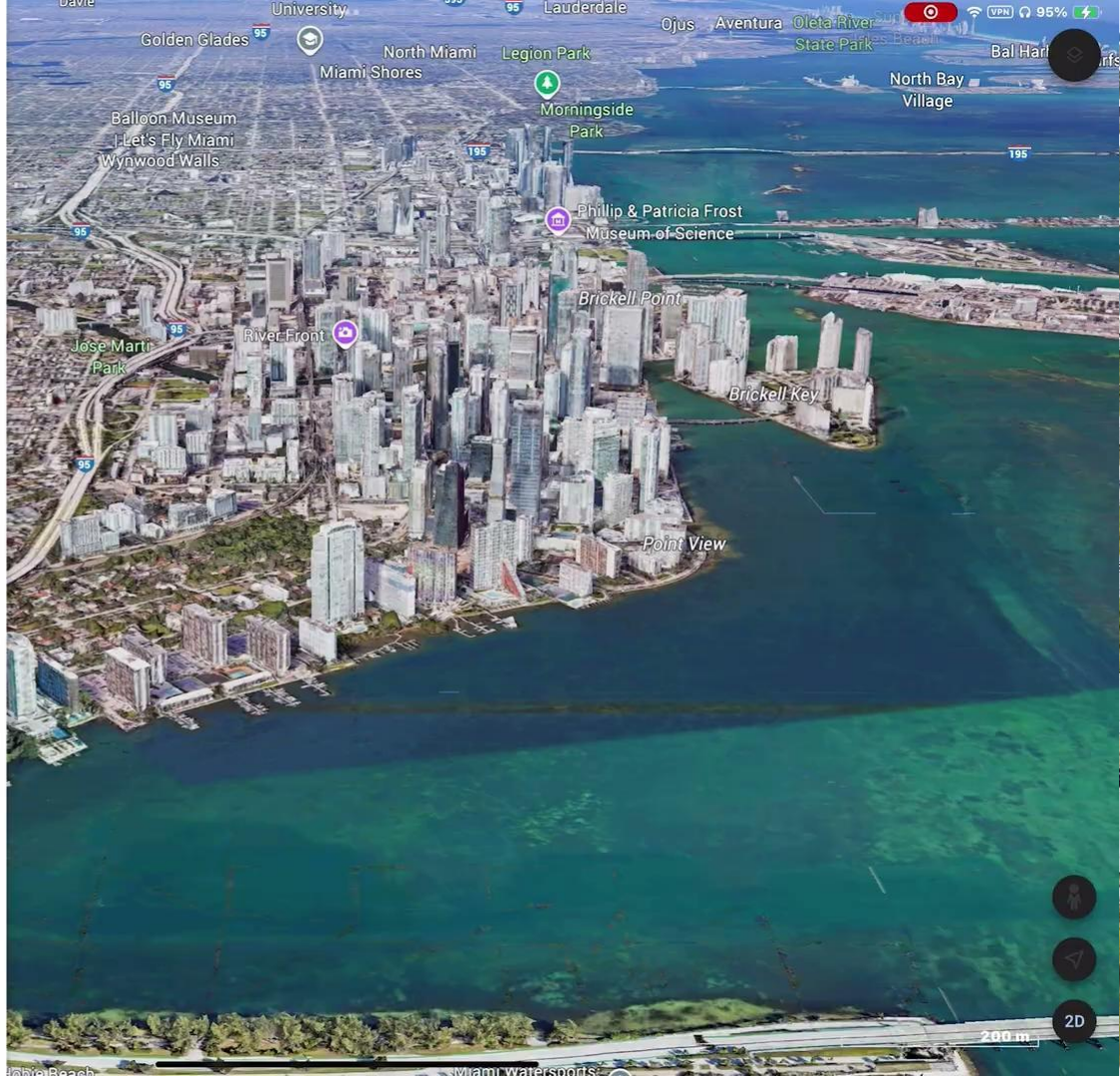
Places

📍 **Downtown Miami, Miami, Florida**

📍 **Flow Miami, Northeast 1st Avenue, Downtown Miami, Miami, FL**  
Apartment complex in Miami, Florida

📍 **Flagler On The River, Downtown Miami, Miami, FL**  
Building in Miami, Florida

🎲 I'm feeling lucky



# Property & R.O.W. Area

## Property Areas:

The square footages listed on Miami Property Appraiser add up to 32,185 SF.

Folios:

- 30-6007-002-0100 - 8,050 SF
- 30-6007-002-0090 - 3,800 SF
- 30-6007-002-0080 - 6,335 SF
- 30-6007-002-0070 - 7,000 SF
- 30-6007-002-0060 - 7,000 SF

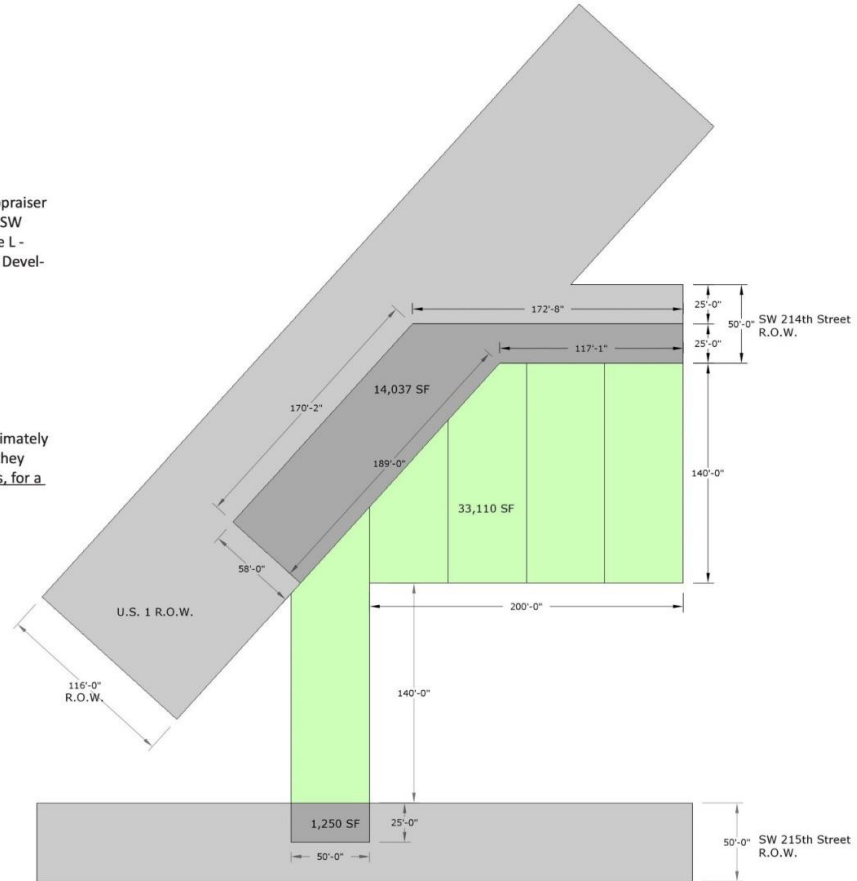
The dimensions on the survey are not legible, but a base has been created based off the Property Appraiser information. The ROW to the north, SW 214th Street is estimated at 50', the same as to the south at SW 215th Street. The ROW to the west U.S. 1 South Dixie Highway is 116' based on the diagram in Article L - Goulds Community Urban Center District, 22-284-95 Building Placement and Design and Street Type Development Parameters, Paragraph C.

## Right of Way Estimated Area:

$$14,037 + 1,250 = 15,287$$

98 Units

The provided verification states the subject "lots and their adjoining rights-of-way resulted in approximately 45,185 square feet of buildable area, which yielded approximately 93 residential units." This means they estimate 13,000 SF of R.O.W area, 2,287 SF less than we found. This results in five (5) additional units, for a maximum of 98 units based on ninety (90) units per acre.

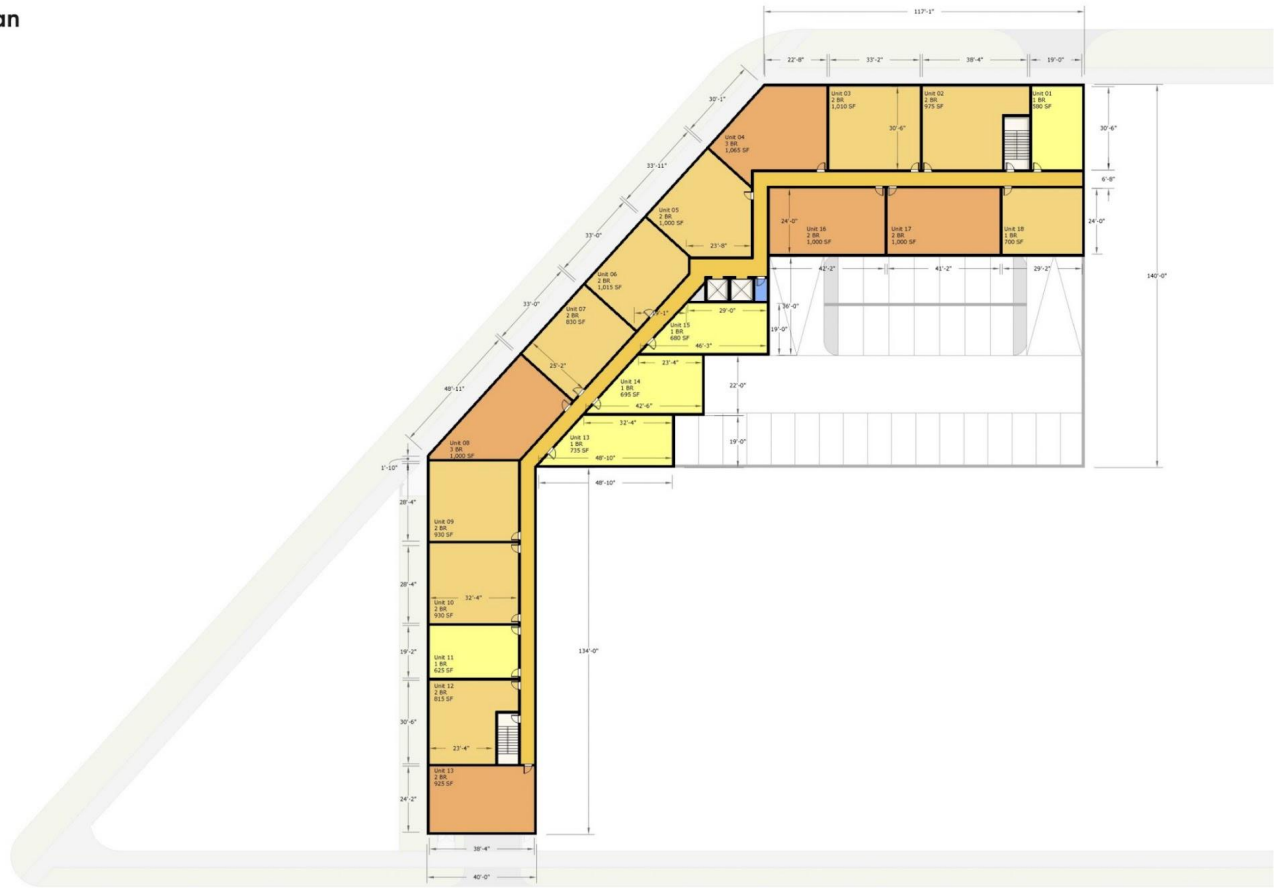






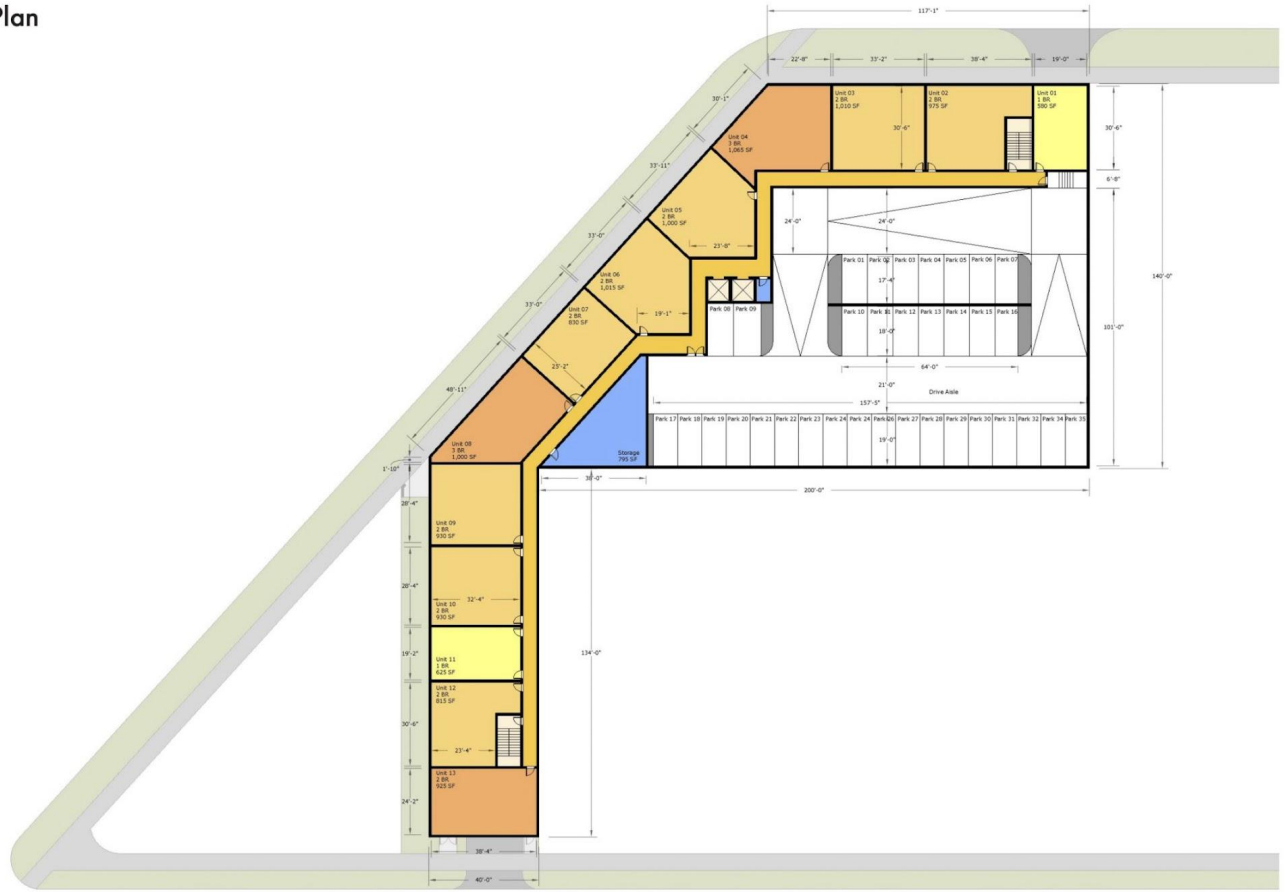
# Development Option 02 - Structured Parking

## Fifth, Sixth, & Seventh Floor Plan



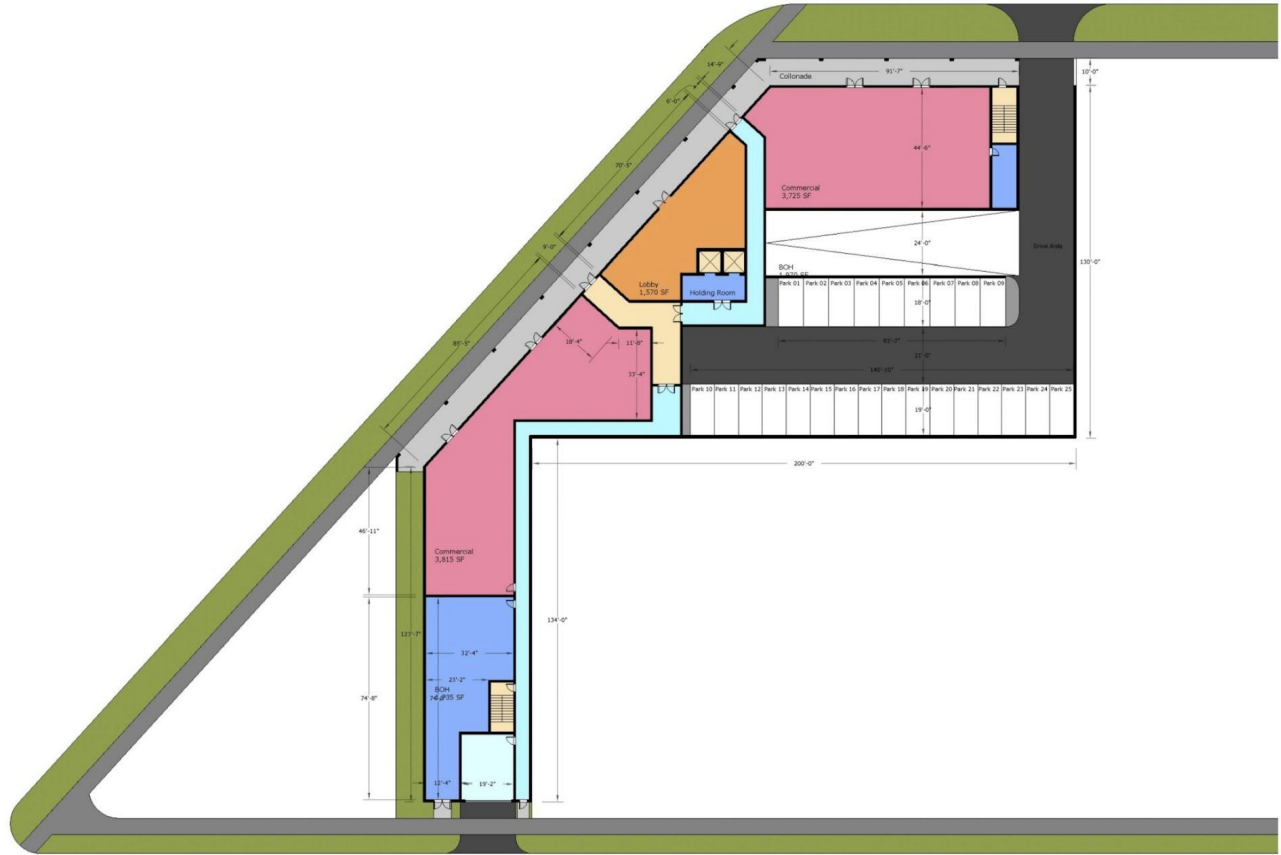
# Development Option 02 - Structured Parking

## Second, Third, & Fourth Floor Plan



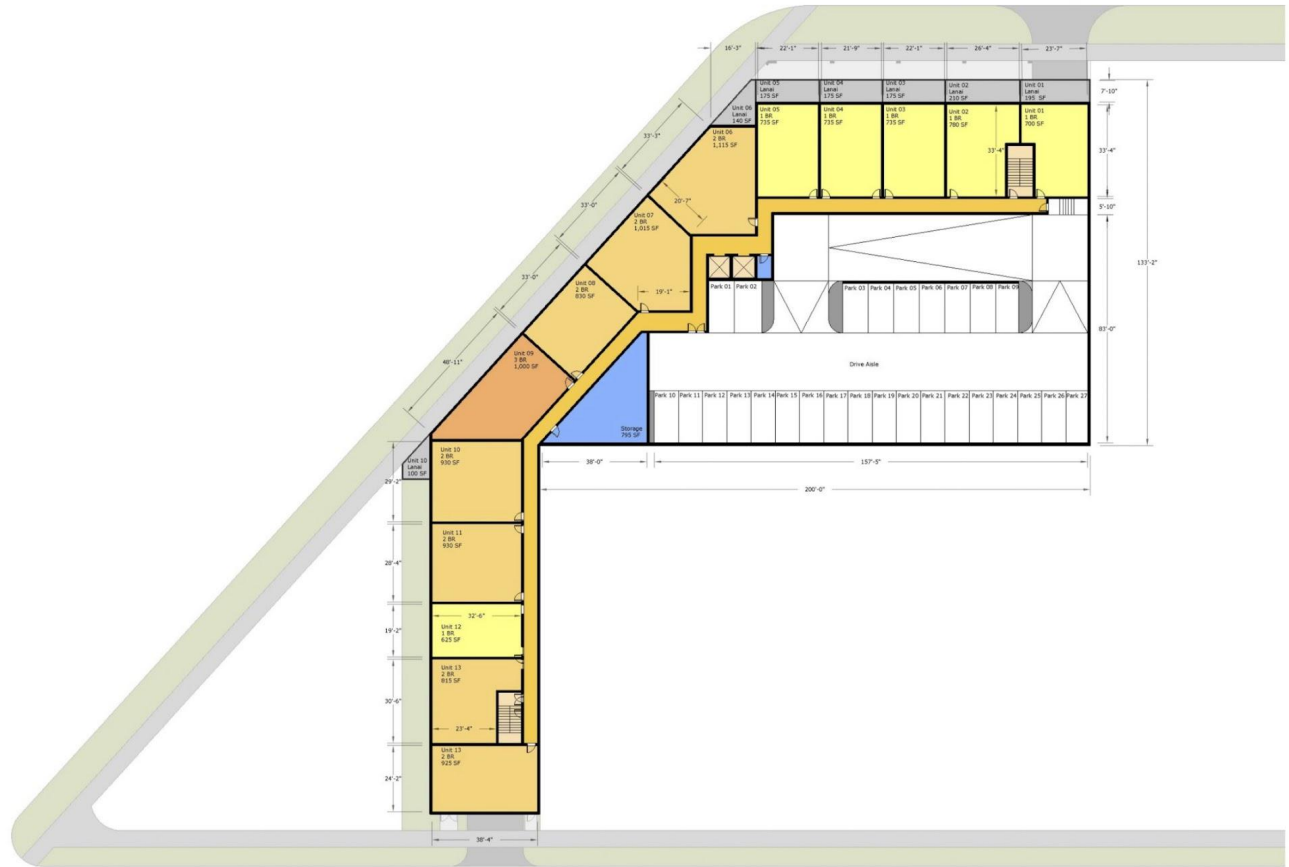
# Development Option 03 - Wrap Parking

## Ground Floor Plan



# Development Option 03 - Wrap Parking

## Second Floor Plan







Coral Gables

2nd House Daycare & Preschool



**Department of Regulatory and Economic Resources**

Development Services Division  
111 NW 1st Street • Suite 1110  
Miami, Florida 33128-1902  
T 305-375-1806  
www.miamidade.gov/economy

August 2, 2024

Richard M. Sepler  
2997 Day Avenue  
Miami, FL 33133

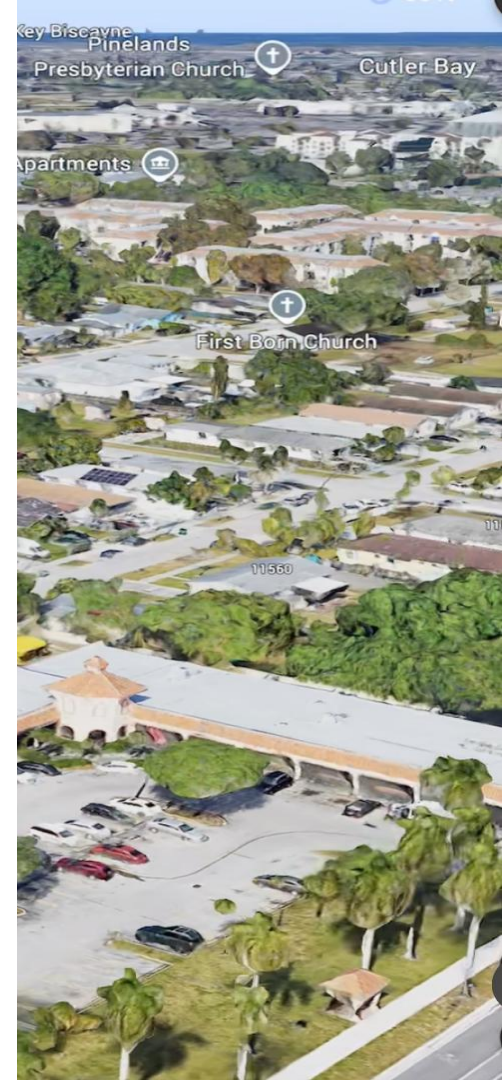
**RE: Folios: 30-6007-002-0100; 30-6007-002-0090; 30-6007-002-0080; 30-6007-002-0070; and 30-6007-002-0060  
Case # J2024000380**

Dear Mr. Sepler:

This zoning verification letter responds to questions regarding five lots referenced by folios 30-6007-002-0100, 30-6007-002-0090, 30-6007-002-0080, 30-6007-002-0070, and 30-6007-002-0060 located in the Goulds Community Urban Center District (GCUC). The property is designated as Business and Office on the 2030-2040 CDMP Future Land Use Plan Map. Notwithstanding, the land use designation, the CDMP goals, objectives, policies, and interpretative text for Urban Centers apply to the subject properties. Be advised that intensities and densities assigned to properties within the urban center boundaries are based on the CDMP's Urban Center text and policies, which guide development in the urban center. Your request seeks confirmation of the highest permissible and minimum parking spaces for properties in close proximity to a Rapid Transit Bus Station and whether said parking may be contained on site as surface parking.

The four lots with folios ending in 0100, 0090, 0080, and 0070 have a Center Subdistrict MC (Mixed-Use Corridor) land use category and the lot with the folio ending in 0060 has a Center Subdistrict RM (Residential Modified) land use category. The MC category allows multi-family, retail and the mixing of the two and RM allows multi-family development. Be advised that multi-family development in the MC category exceeding 50 residential units must provide 10 sq. ft. of retail for every developed unit. The retail requirement does not apply to the RM land use category. If the lots are combined to develop multi-family, only the residential units resulting from the MC density calculation are used to come up with the retail area requirement. Development in the Center Subdistrict permits a maximum density of 90 units per acre in buildings having a minimum of 2 stories and a maximum of 12 stories. When calculating the total number of units to be developed, half of the adjoining right(s)-of-way area is included. Be further advised that a survey is needed to provide you with an accurate approximation of the number of developable units for the subject lots. An approximation on the number of units was made by using information from the Property Appraiser's and the County's GIS maps and its measuring tools. In this regard, all lots and their adjoining rights-of-way resulted in approximately 45,185 square feet of buildable area, which yielded approximately 93 residential units. However, the ultimate number of units constructed will also depend on urban center regulations, such as open space, parking requirements, and setbacks, among others, as well as required regulations from agencies responsible for the site plan review. Please be advised that the Department is not responsible for the accuracy of the unit calculation contained in this letter, it is recommended the owner seek the advice of a professional to obtain the correct unit count.

Section 33-284.86(F) provides the minimum parking requirements for properties near a Rapid Transit Bus Station. Be advised that pursuant to Section 33-284.86(F)(3) parking reductions are available for developments meeting certain criteria such as specific use, location, and parcel requirements. In this regard, a development may be eligible for parking reductions provided the property meets the criteria listed in Section 33-284.86(F)(3). A development program is required to determine the minimum required parking; therefore, you are encouraged to engage a professional to determine the parking requirements including



Key Biscayne  
Pinelands

Presbyterian Church

Cutler Bay

Apartments

First Born Church

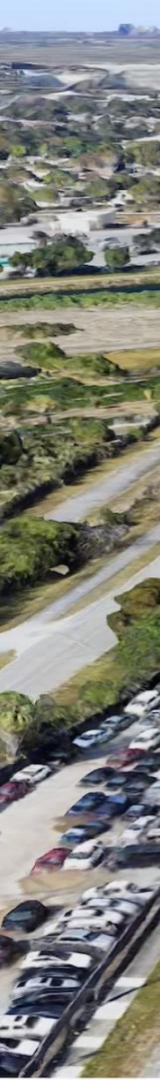
11550

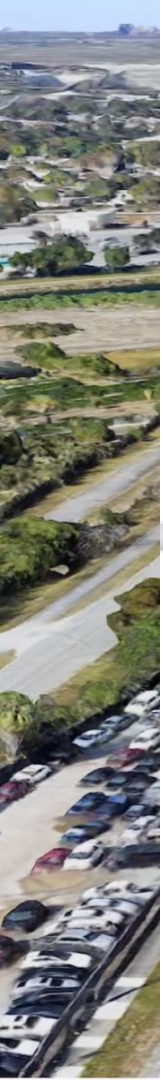
**RE: Folios: 30-6007-002-0100; 30-6007-002-0090; 30-6007-002-0080; 30-6007-002-0070;  
and 30-6007-002-0060  
Case # J2024000380**

Dear Mr. Sepler:


This zoning verification letter responds to questions regarding five lots referenced by folios 30-6007-002-0100, 30-6007-002-0090, 30-6007-002-0080, 30-6007-002-0070, and 30-6007-002-0060 located in the Goulds Community Urban Center District (GCUC). The property is designated as Business and Office on the 2030-2040 CDMP Future Land Use Plan Map. Notwithstanding, the land use designation, the CDMP goals, objectives, policies, and interpretative text for Urban Centers apply to the subject properties. Be advised that intensities and densities assigned to properties within the urban center boundaries are based on the CDMP's Urban Center text and policies, which guide development in the urban center. Your request seeks confirmation of the highest permissible and minimum parking spaces for properties in close proximity to a Rapid Transit Bus Station and whether said parking may be contained on site as surface parking.

The four lots with folios ending in 0100, 0090, 0080, and 0070 have a Center Subdistrict MC (Mixed-Use Corridor) land use category and the lot with the folio ending in 0060 has a Center Subdistrict RM (Residential Modified) land use category. The MC category allows multi-family, retail and the mixing of the two and RM allows multi-family development. Be advised that multi-family development in the MC category exceeding 50 residential units must provide 10 sq. ft. of retail for every developed unit. The retail requirement does not apply to the RM land use category. If the lots are combined to develop multi-family, only the residential units resulting from the MC density calculation are used to come up with the retail area requirement. Development in the Center Subdistrict permits a maximum density of 90 units per acre in buildings having a minimum of 2 stories and a maximum of 12 stories. When calculating the total number of units to be developed, half of the adjoining right(s)-of-way area is included. Be further advised that a survey is needed to provide you with an accurate approximation of the number of developable units for the subject lots. An approximation on the number of units was made by using information from the Property Appraiser's and the County's GIS maps and its measuring tools. In this regard, all lots and their adjoining rights-of-way resulted in approximately 45,185 square feet of buildable area, which yielded approximately 93 residential units. However, the ultimate number of units constructed will also depend on urban center regulations, such as open space, parking requirements, and setbacks, among others, as well as required regulations from agencies responsible for the site plan review. Please be advised that the Department is not responsible for the accuracy of the unit calculation contained in this letter, it is recommended the owner seek the advice of a professional to obtain the correct unit count.





Section 33-284.86(F) provides the minimum parking requirements for properties near a Rapid Transit Bus Station. Be advised that pursuant to Section 33-284.86(F)(3) parking reductions are available for developments meeting certain criteria such as specific use, location, and parcel requirements. In this regard, a development may be eligible for parking reductions provided the property meets the criteria listed in Section 33-284.86(F)(3). A development program is required to determine the minimum required parking; therefore, you are encouraged to engage a professional to determine the parking requirements including parking reductions. Furthermore, be advised that a development shall comply with Section 33-285 *Building Placement Standards* including parking.



Cutler Bay  
rch

Case # J2024000380  
Page 2

Enclosed are the applicable Zoning Code sections pertaining to your zoning district designation. In addition, 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 XXXIII(L) – Goulds Community Urban Center District (GCUC)
- Article XXXIII(K) – Standard Urban Center District Regulations
- Chapter 18A – Miami-Dade County Landscape Ordinance

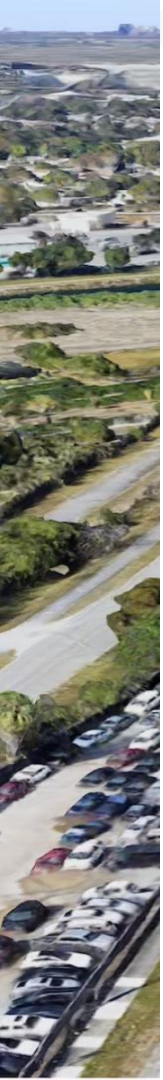
Please be advised that this letter does not verify building code compliance and does not certify conformance/nonconformance of existing uses or structures. Building permit issuance will be subject to compliance with all code requirements and concurrency approval. This letter is based on the Miami-Dade 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,



Lluvia Resendiz  
Principal Planner  
Development Services Division  
Department of Regulatory and Economic Resources





Coral Gables

Pine

Sky 2

2nd House Daycare  
& Preschool

**EXHIBIT "A"**

**Legal Description of Real Property**

Attached please find Sketch of Survey identifying the following:

**Folio No.: 30-6007-002-0060**

Lot 6 of LENARDS ADDITION, according to the Plat Book 29, Page 49, of the Public Records of Miami-Dade County, FL

**Folio No.: 30-6007-002-0070**

Lot 7 of LENARDS ADDITION, according to the Plat Book 29, Page 49, of the Public Records of Miami-Dade County, FL

**Folio No.: 30-6007-002-0080**

Lot 8, LENARDS ADDITION, according to the Plat thereof, recorded in Plat Book 29, at Page 49, of the Public Records of Miami-Dade County, Florida less the Right-of-Way of State Road No. 5 a/k/a US 1. See attached Summary Report from the Office of the Miami-Dade Property Appraiser as to Lot 8.

**Folio No.: 30-6007-002-0090**

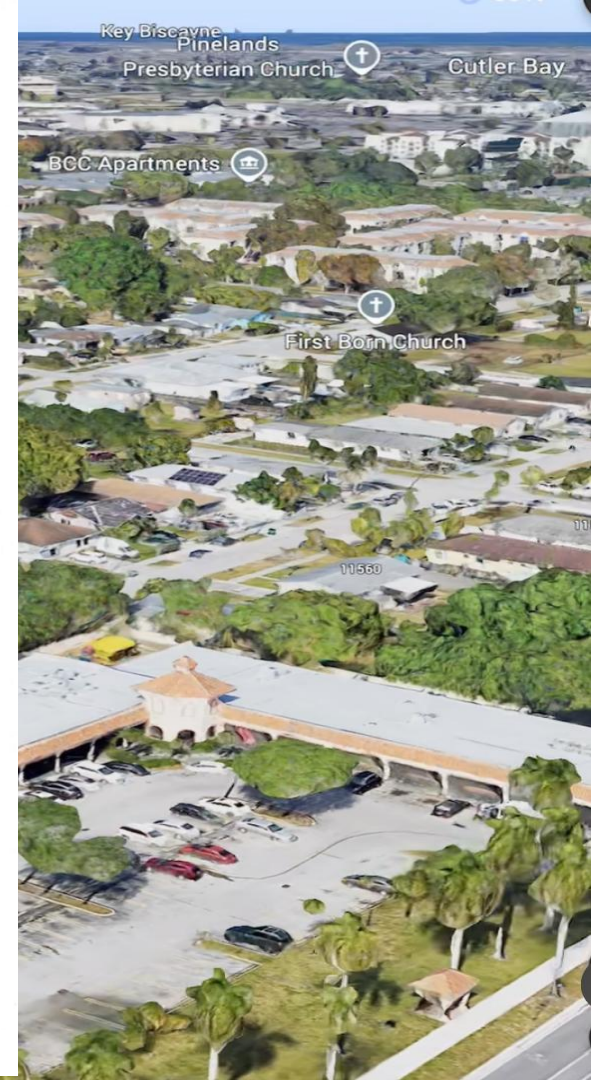
Lot 9, of LENARD'S ADDITION, according to the Plat thereof, as recorded in Plat Book 29, at Page 49, of the Public Records of Dade County, Florida; LESS a strip of land for the Right-of-Way of State Road No. 5 (formerly State Road 4-A) having a uniform width of 50 feet, as measured at right angles and lying Southeasterly of and immediately adjacent to the South-easterly Right-of-Way line of former state Road 4-A, according to the amended plat thereof, as recorded in Plat Book 36, at Page 53, of the Public Records of Dade County, Florida

**Folio No.: 30-6007-002-0100 (includes 2 parcels/lots)**

All of that portion of Lot 10, of LENARDS ADDITION, according to the Plat thereof, as recorded in Plat Book 29, at Page 49, of the Public Records of Dade County, Florida; which lies South and East of the Right-of-Way of State Road No. 4-A, according to the Plat thereof, recorded in Plat Book 36, at Page 1, of the Public Records of Dade County, Florida, said state road now known as State Road No. 5, according to the Plat thereof, recorded in Plat Book 50, at Page 89, of the Public Records of Dade County, Florida

AND

Lot 16, of LENARD'S ADDITION, according to the Plat thereof, as recorded in Plat Book 29, at Page 49, of the Public Records of Dade County, Florida a/k/a Folio No.: 30-6007-002-0100



Key Biscayne  
Pinelands

Presbyterian Church

Cutler Bay

BCC Apartments

First Born Church

11550



Coral Gables

2nd House Daycare  
& Preschool



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	30-6007-002-0060
Property Address:	
Owner	RICHARD M SEPLER TRS RICHARD M SEPLER AND VIVIAN SEPLER JOINT REVOC LIVING TR AUTERNUM LOTS LLC
Mailing Address	2997 DAY AVE MIAMI, FL 33133 USA
PA Primary Zone	3160 UC CENTER - RESIDENTIAL MODIFIED (RM) 2 MAX HT
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	7,000 Sq.Ft
Year Built	0



Assessment Information				
Year	2022	2021	2020	
Land Value	\$91,000	\$84,000	\$52,500	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$91,000	\$84,000	\$52,500	
Assessed Value	\$91,000	\$22,546	\$20,497	

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$61,454	\$32,003

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

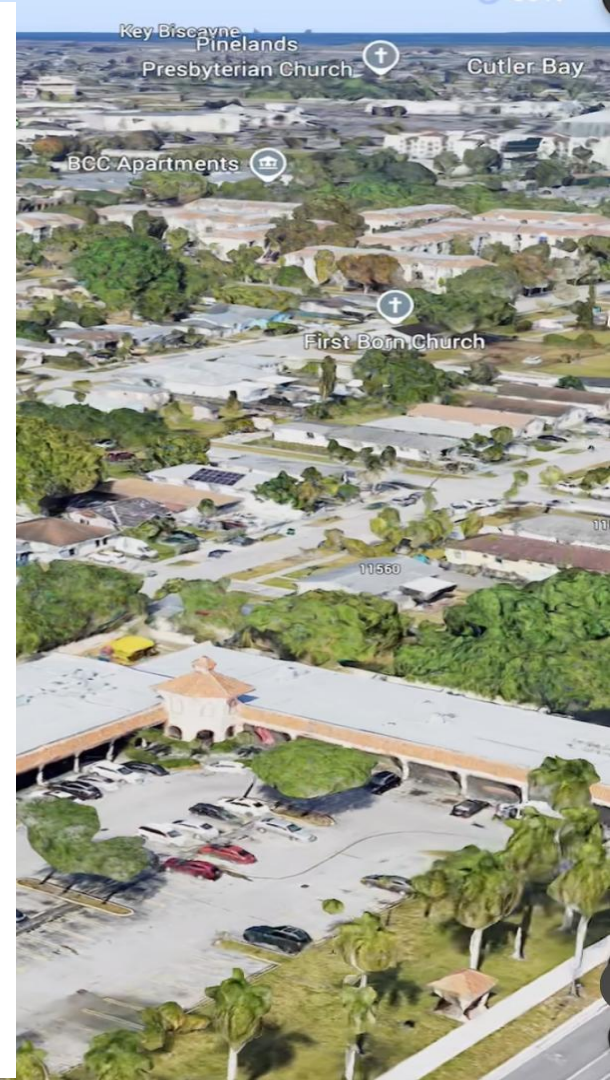
Short Legal Description	
LENARDS ADDITION PB 29-49	
LOT 6	
LOT SIZE 50.000 X 140	
OR 12734-2531 1285 1	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,000	\$22,546	\$20,497
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,000	\$84,000	\$52,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,000	\$22,546	\$20,497

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/25/2022	\$100	33012-1923	Corrective, tax or QCD; min consideration
01/25/2022	\$100	33012-1921	Corrective, tax or QCD; min consideration
09/08/2021	\$300,000	32750-0222	Qual on DOS, multi-parcel sale
12/01/1985	\$6,500	99999-9999	Other disqualified

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:



Key Biscayne  
Pinelands

Presbyterian Church

Cutler Bay

BCC Apartments

First Born Church

11550



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	30-6007-002-0070
Property Address:	
Owner:	RICHARD M SEPLER TRS RICHARD M SEPLER AND VIVIAN SEPLER JOINT REVOC LIVING TR AUTERNUM LOTS LLC
Mailing Address:	2997 DAY AVE MIAMI, FL 33133 USA
PA Primary Zone:	6061 UC CENTER - MIXED USE CORRIDOR (MC) 4 MAX HT
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:	7,000 Sq.Ft
Year Built:	0



Assessment Information				
Year	2022	2021	2020	
Land Value	\$112,000	\$112,000	\$112,000	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$112,000	\$112,000	\$112,000	
Assessed Value	\$112,000	\$22,546	\$20,497	

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$89,454	\$91,503

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

Short Legal Description	
LENARDS ADDITION PB 29-49 LOT 7 LOT SIZE 50,000 X 140 OR 12734-2532 1285 1	

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:

### Taxable Value Information

	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$112,000	\$22,546	\$20,497

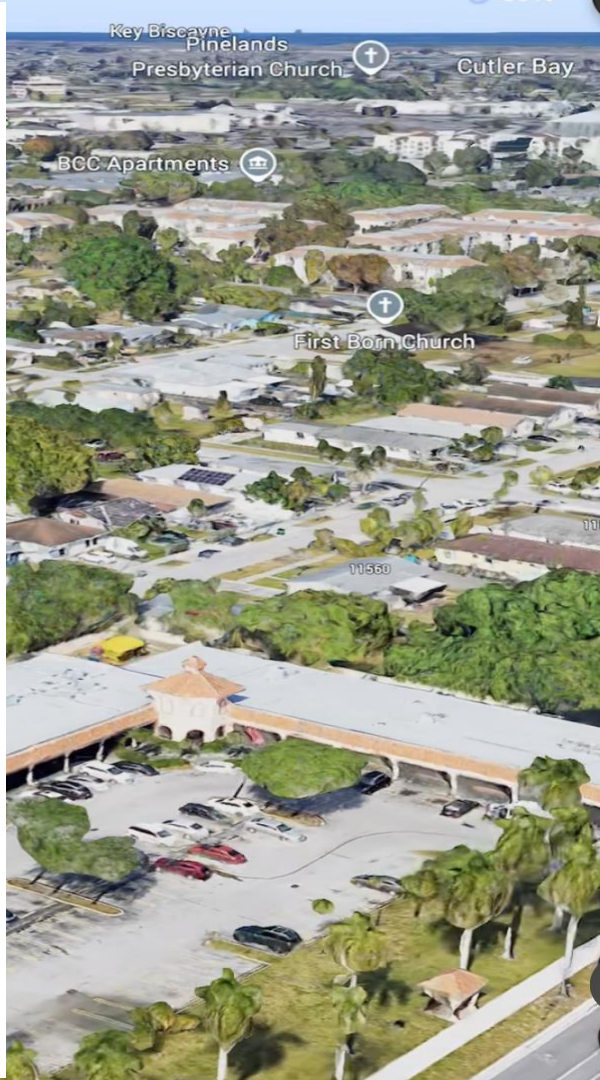
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$112,000	\$112,000	\$112,000

City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$112,000	\$22,546	\$20,497

### Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
01/25/2022	\$100	33012-1923	Corrective, tax or QCD; min consideration
01/25/2022	\$100	33012-1921	Corrective, tax or QCD; min consideration
09/08/2021	\$300,000	32750-0222	Qual on DOS, multi-parcel sale
12/01/1985	\$5,000	12734-2532	Sales which are qualified





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	30-6007-002-0080
Property Address:	
Owner	RICHARD M SEPLER TRS RICHARD M SEPLER AND VIVIAN SEPLER JOINT REVOCABLE LIVING TR AUTERNUM LOTS LLC
Mailing Address	2997 DAY AVENUE MIAMI, FL 33133 USA
PA Primary Zone	6061 UC CENTER - MIXED USE CORRIDOR (MC) 4 MAX HT
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	6,335 Sq.Ft
Year Built	0



Assessment Information				
Year	2022	2021	2020	
Land Value	\$101,360	\$101,360	\$101,360	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$101,360	\$101,360	\$101,360	
Assessed Value	\$101,360	\$16,105	\$14,641	

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$85,255	\$86,719

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

Short Legal Description
LENARDS ADDITION PB 29-49 LOT 8 LESS ST RD 5 LOT SIZE IRREGULAR OR 18645-3213 0499 4 (4)

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,360	\$16,105	\$14,641
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,360	\$101,360	\$101,360
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$101,360	\$16,105	\$14,641

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/10/2021	\$100	32820-4778	Corrective, tax or QCD; min consideration
09/10/2021	\$100	32820-4775	Corrective, tax or QCD; min consideration
10/16/2020	\$100	32177-0624	Corrective, tax or QCD; min consideration
09/10/2008	\$10	26584-3682	Sales which are disqualified as a result of examination of the deed

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Version:





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	30-8007-002-0090
Property Address:	
Owner	RICHARD M SEPLER TRS RICHARD M SEPLER AND VIVIAN SEPLER JOINT REVOCABLE LIVING TR AUTERNUM LOTS LLC
Mailing Address	2997 DAY AVENUE MIAMI, FL 33133 USA
PA Primary Zone	6061 UC CENTER - MIXED USE CORRIDOR (MC) 4 MAX HT
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	3,800 Sq.Ft
Year Built	0



Assessment Information				
Year	2022	2021	2020	
Land Value	\$60,800	\$60,800	\$60,800	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$60,800	\$60,800	\$60,800	
Assessed Value	\$60,800	\$8,052	\$7,320	

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$52,748	\$53,480

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

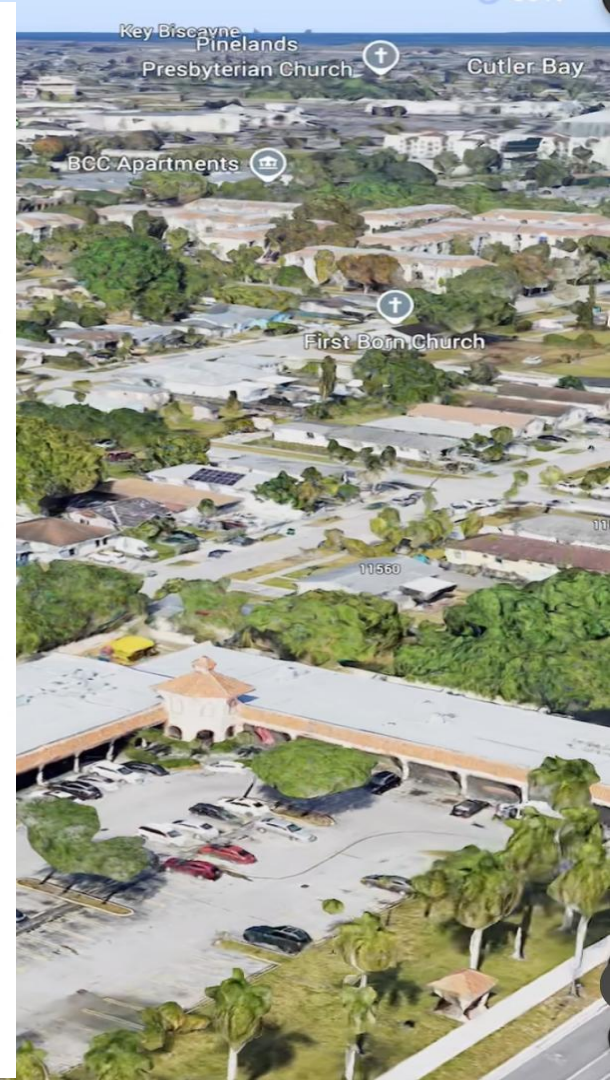
Short Legal Description	
7 58 40 LENARDS ADDITION PB 29-49 LOT 9 LESS STATE RD 5 LOT SIZE 50,000 X 76 OR 18845-3213 0499 4 (4)	

Taxable Value Information				
	2022	2021	2020	
County				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$60,800	\$8,052	\$7,320	
School Board				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$60,800	\$60,800	\$60,800	
City				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
Regional				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$60,800	\$8,052	\$7,320	

Sales Information				
Previous Sale	Price	OR Book-Page	Qualification Description	
09/10/2021	\$100	32820-4775	Corrective, tax or QCD; min consideration	
09/09/2021	\$100	32820-4778	Corrective, tax or QCD; min consideration	
10/18/2020	\$100	32177-0624	Corrective, tax or QCD; min consideration	
09/10/2008	\$10	26584-3682	Sales which are disqualified as a result of examination of the deed	

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Version:





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/20/2023

Property Information	
Folio:	30-6007-002-0100
Property Address:	
Owner:	RICHARD M SEPLER TRS RICHARD M SEPLER AND VIVIAN SEPLER JOINT REVOCABLE LIVING TR AUTERNUM LOTS LLC
Mailing Address:	2997 DAY AVENUE MIAMI, FL 33133 USA
PA Primary Zone:	6061 UC CENTER - MIXED USE CORRIDOR (MC) 4 MAX HT
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:	8,050 Sq.Ft
Year Built:	0



Assessment Information				
Year	2022	2021	2020	
Land Value	\$128,800	\$128,800	\$128,800	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$128,800	\$128,800	\$128,800	
Assessed Value	\$128,800	\$21,389	\$19,445	

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction		\$107,411	\$109,355

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

Short Legal Description	
LENARDS ADDITION PB 29-49 LOTS 10 & 16 LESS ST RD 5 LOT SIZE 50,000 X 161 OR 18645-3213 0499 4 (4)	

### Taxable Value Information

	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$128,800	\$21,389	\$19,445

### School Board

Exemption Value	\$0	\$0	\$0
Taxable Value	\$128,800	\$128,800	\$128,800

City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

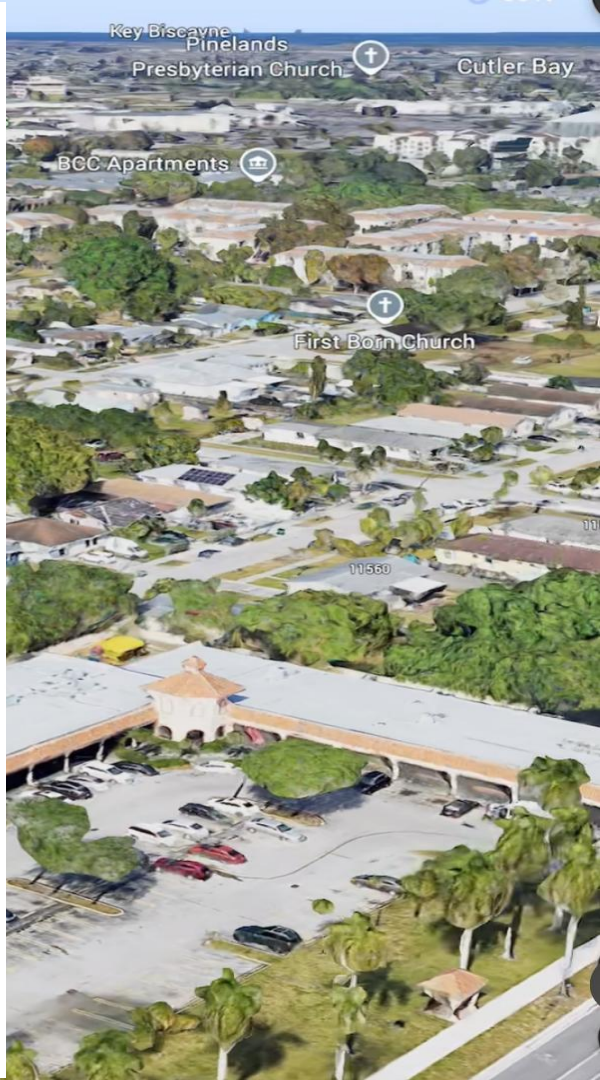
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$128,800	\$21,389	\$19,445

### Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
09/10/2021	\$100	32820-4778	Corrective, tax or QCD; min consideration
09/09/2021	\$100	32820-4775	Corrective, tax or QCD; min consideration
10/16/2020	\$100	32177-0624	Corrective, tax or QCD; min consideration
09/10/2008	\$10	26584-3682	Sales which are disqualified as a result of examination of the deed

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Coral Gables

Pinecrest

Coral Reef Park

Cutler

Virginia Key

Key Biscayne  
Pinelands

Presbyterian Church

Cutler Bay

2nd House Daycare  
& Preschool

Sky Zone Cutler Bay

EZ License Traffic  
and Driving School

Florida's Tpke

Crunch Fitness  
Cutler Bay

BCC Apartments

First Born Church

2143 S Dixie Hwy

Contact:  
Richard Sepler  
rmsepler@gmail.com  
305.610.4260

Kidz Rainbow  
Learning Center