

# City of Miami Springs 36<sup>th</sup> Street District

## Traffic Impact Study



# **City of Miami Springs 36<sup>th</sup> Street District**

## **Traffic Impact Study**

**Prepared by:  
David Plummer & Associates**

**April 2009  
DPA Project #08147**



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## EXECUTIVE SUMMARY

The 36<sup>th</sup> Street District consists of the north side of NW 36<sup>th</sup> Street from Curtiss Parkway to just east of LeJeune Road in Miami Springs, Florida. This area is known as the Airport, Highway, and Marine District. The City of Miami Springs is interested in increasing of maximum allowable Floor Area Ratio (FAR) within this district from 1.0 to 3.0.

The purpose of the study is to determine the effects along NW 36<sup>th</sup> Street with the additional traffic generated as a result of the increase of maximum allowable FAR within this district. The new FAR will be increased through amendments to the City's Comprehensive Land Use Plan.

An assessment of the traffic impacts associated with increasing of maximum allowable FAR from 1.0 to 3.0 within the Airport, Highway, and Marine District was performed. The intersection analysis shows that with signal timing improvements at the intersection of NW 36<sup>th</sup> Street / Curtiss Parkway, all the analyzed intersections will operate within the City's LOS standards of E+50% during existing conditions and when the study area is buildout to the current allowable maximum FAR. However, in order for the analyzed intersections to operate within the city's LOS standard of E+50%, when the FAR is increased to 3.0, the following intersection improvements are needed:

### NW 36<sup>th</sup> Street / LeJeune Road

- NB geometry needs to be reconfigured to 3 left-turn lanes, 4 thru-lanes, and one right-turn lane
- Add one EB thru-lane
- Prohibit WB right turns (WB to NB right turns allowed on S Royal Poinciana Boulevard)
- Signal timing and phasing adjustments

NW 36<sup>th</sup> Street / East Drive

- Add one SB left-turn lane
- Signal timing adjustments

NW 36<sup>th</sup> Street / Curtiss Parkway

- Signal timing adjustments

It should be noted that these improvements may not be feasible due to cost, physical constraints, or right-of-way limitations. Therefore the city should explore other methods to mitigate the traffic impacts associated with increasing the FAR. The city should also consider performing a sensitivity analysis to determine the maximum FAR that could be accommodated without further deterioration of the roadway system.

## 1.0 INTRODUCTION

### 1.1 Project Background

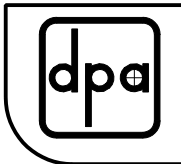
The 36<sup>th</sup> Street District consists of the north side of NW 36<sup>th</sup> Street from Curtiss Parkway to just east of LeJeune Road in Miami Springs, Florida. This area is known as the Airport, Highway, and Marine District. The location map is provided in Exhibit 1. The City of Miami Springs is interested in increasing of maximum allowable Floor Area Ratio (FAR) within this district from 1.0 to 3.0.

### 1.2 Study Objective

The purpose of the study is to determine the effects along NW 36<sup>th</sup> Street with the additional traffic generated as a result of the increase of maximum allowable FAR within this district. The new FAR will be increased through amendments to the City's Comprehensive Land Use Plan



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PROJECT: CITY OF MIAMI SPRINGS  
36 STREET DISTRICT  
TRAFFIC IMPACT STUDY

TITLE: LOCATION MAP

EXHIBIT No. 1



### 1.3 Study Area and Methodology

Intersection capacity analysis was performed for the following intersections:

- NW 36<sup>th</sup> Street / LeJeune Road
- NW 36<sup>th</sup> Street / East Drive
- NW 36<sup>th</sup> Street / Curtiss Parkway

These counts were collected on Tuesday, October 28, 2008 and Thursday, October 30, 2008 from 4:00 PM to 6:00 PM.

The analysis undertaken in this study follows the following methodology:

- Intersection analysis was conducted for the PM peak hour for existing and for the maximum buildout for FAR 1.0 and 3.0.
- Raw traffic counts were adjusted with season factors (for the peak hour period).
- The signal timing and phasing at the study signalized intersections were obtained from Miami-Dade County.
- Project trip generation was based on the Trip Generation manual, Eighth Edition. The city provided the land uses and estimated maximum FAR for the each Land Use within the 36<sup>th</sup> Street District.
- Highway Capacity Software (HCS) based on the 2000 Highway Capacity Manual (HCM) was used for existing and buildout (FAR 1.0 and 3.0) intersection capacity analysis. Net external vehicle trips were used for the intersection capacity analysis.
- Net new external project traffic was assigned to the adjacent street network using the appropriate cardinal distribution from the Metro-Dade Long Range Transportation Plan Update, published by the Metropolitan Planning Organization. Normal traffic patterns were also considered when assigning project trips.

## 2.0 EXISTING CONDITIONS

Data collection for this study included roadway characteristics, intersection traffic counts, signal timing, seasonal adjustment factors. The data collection effort is described in the following sections.

### 2.1 Roadway Characteristics

#### NW 36<sup>th</sup> Street

NW 36<sup>th</sup> Street (SR 948) is a two-way, six-lane, divided arterial roadway that runs east/west and has a posted speed limit of 40 mph. Exclusive turn lanes are provided at a majority of the major intersections. FDOT has jurisdiction over NW 36<sup>th</sup> Street.

#### LeJeune Road

LeJeune Road (SR 953) provides north/south traffic flow throughout Miami-Dade County. Within the study area, LeJeune Road is a two-way, six-lane, divided arterial roadway with a posted speed limit of 40 mph. Exclusive left turn lanes are provided at major intersections. FDOT has jurisdiction over LeJeune Road.

#### East Drive

East Drive is a local roadway that provides north/south access north of NW 36<sup>th</sup> Street. East Drive is a two-way, two-lane, undivided roadway. The speed limit is not posted. The City of Miami Springs has jurisdiction over East Drive.

#### Curtiss Parkway

Curtiss Parkway is a four-lane divided roadway that transverses the city from NW 36<sup>th</sup> Street on the south to the Miami Springs Circle, abutting the City of Hialeah. The posted speed limit is 30 mph. The City of Miami Springs has jurisdiction over Curtiss Parkway.

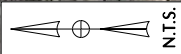
## **2.2 Traffic Counts**

Afternoon peak hour vehicle turning movement counts were collected for the study area. Additionally, the latest weekly volume adjustment factors were obtained from FDOT. A weekly volume adjustment factor of 1.01(for Miami-Dade County North) corresponding to the dates of the counts was used to adjust the raw traffic counts to average season conditions.

The PM peak hour volumes are summarized in Appendix A. Existing turning movement counts at the intersections are shown in Exhibit 2.

## **2.3 Intersection Data**

Existing signal phasing and timing for the intersections of NW 36<sup>th</sup> Street / LeJeune Road (asset number 3023), NW 36<sup>th</sup> Street / East Drive (asset number 3143), and NW 36<sup>th</sup> Street / Curtiss Parkway (asset number 2902) were obtained from Miami-Dade County. This information was used for the signal phasing and timing required for the intersection capacity analysis and can be seen in Appendix A. A field survey was conducted to obtain the intersection lane configurations to be used in the intersection analysis. Exhibit 3 shows the existing lane configurations at the analyzed intersections.



NW 36 ST

LEJEUNE RD

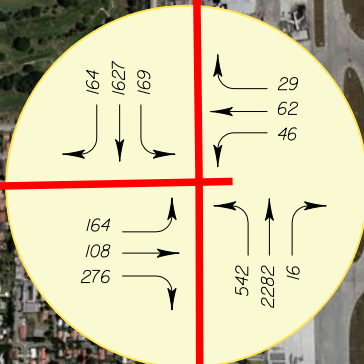
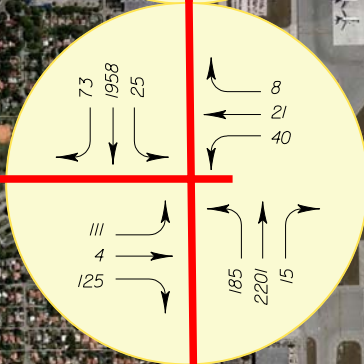
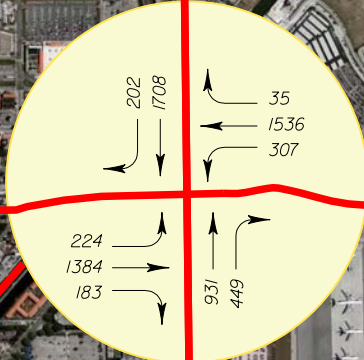
OKEECHOBEE RD

EAST RD

PALMETTO DR

CURTISS PKWY

MIAMI INTERNATIONAL AIRPORT



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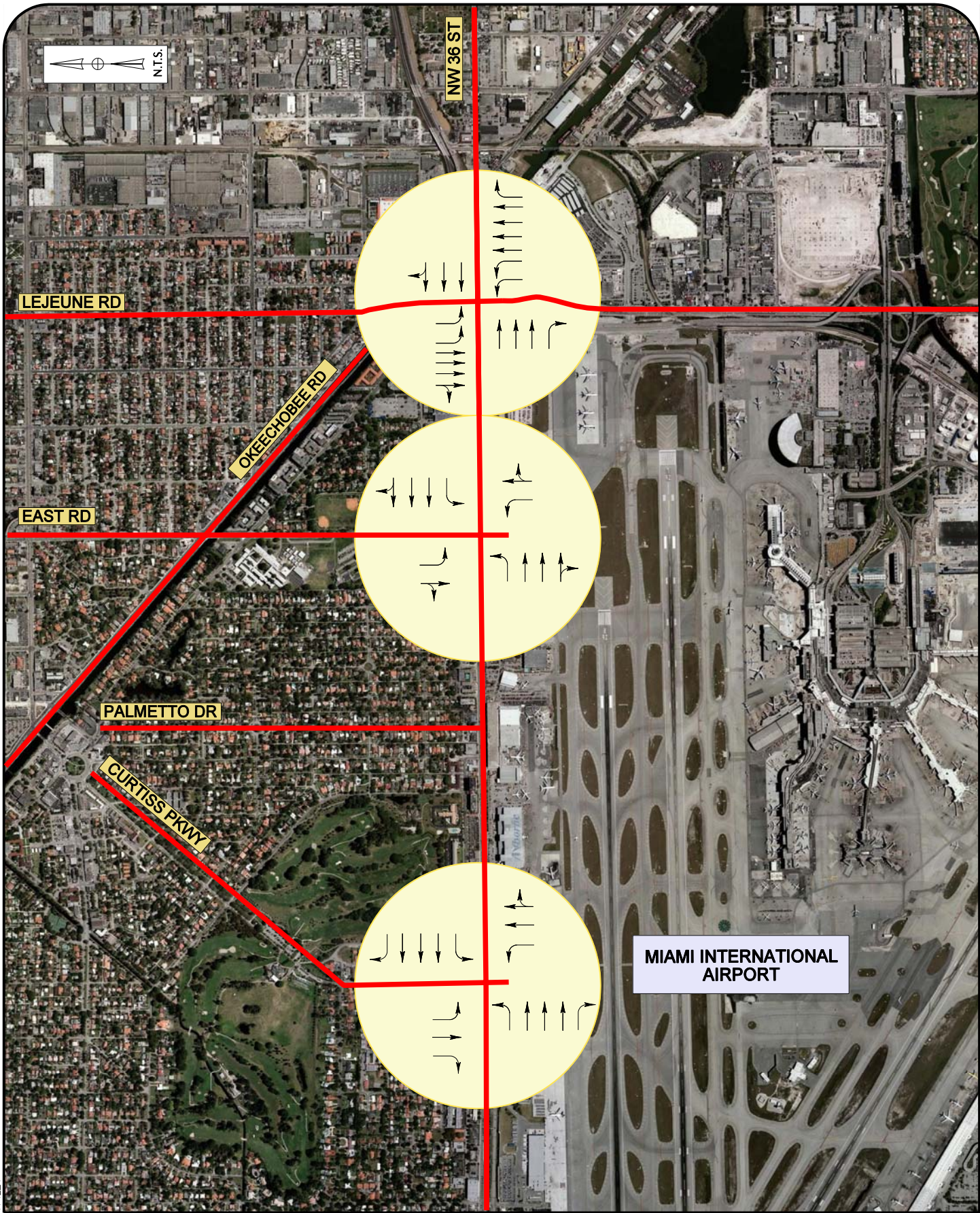


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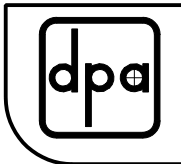
TITLE: EXISTING PM PEAK HOUR  
TRAFFIC VOLUMES

EXHIBIT No.

2



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PROJECT: CITY OF MIAMI SPRINGS  
36 STREET DISTRICT  
TRAFFIC IMPACT STUDY

TITLE: LANE CONFIGURATION

EXHIBIT No. 3

## 2.4 Intersection Capacity Analysis

The Highway Capacity Software (HCS), based on procedures of the *2000 Highway Capacity Manual*, were used to perform intersection capacity analysis at the analyzed intersections. Exhibit 4 shows the resulting LOS for existing PM peak hour conditions. Per the City of Miami Springs Comprehensive Plan (Effective December 24, 1998), the LOS standard for NW 36<sup>th</sup> Street is E+50%. With minor signal timing improvements at the intersection of NW 36<sup>th</sup> Street / Curtiss Parkway, all the analyzed intersections operate within the City's LOS standards of E+50%. Intersection analysis worksheets included in Appendix B.

**Exhibit 4**  
**Existing Intersection LOS Analysis**  
**PM Peak Hour Conditions**

<b>Intersection</b>	<b>Signalized/ Unsignalized</b>	<b>PM Peak Hour Level of Service</b>
NW 36 <sup>th</sup> Street / LeJeune Road	S	E
NW 36 <sup>th</sup> Street / East Drive	S	D
NW 36 <sup>th</sup> Street / Curtiss Parkway	S	E <sup>1</sup>

<sup>1</sup> With minor signal timing improvement.

Source: David Plummer & Associates

## **3.0 FUTURE TRAFFIC CONDITIONS**

### **3.1 FAR Maximum Buildout**

The City of Miami Springs asked the architecture firm of Valle, Valle & Partners (VVP) to determine the FAR 1.0 and 3.0 maximum buildouts for the Airport, Highway, and Marine District. VVP divided the study area into 28 blocks and provided the maximum buildout for FAR 1.0 and FAR 3.0 by block. It should be noted that the maximum buildable FARs were based on retail and office space. Appendix C provides the data prepared by VVP documenting the maximum buildable FAR 1.0 and FAR 3.0 analysis by block.

### **3.2 Study Area Existing Land Uses**

The Miami-Dade County Property Appraisal website was used to obtain the existing land use within the study area. For traffic analysis purposes, these blocks were grouped together by their corresponding Traffic Analysis Zones (TAZ). The blocks were grouped together as follows: Blocks 1-14 (TAZ 696), Blocks 15-21 (TAZ 695), Blocks 22-23 (TAZ 693), and Blocks 27-28 (TAZ 697). A map showing each TAZ grouped by block is provided in Appendix C. It should be noted that blocks 24-26 were omitted from the analysis since they correspond to the Airport Golf District and not the Airport, Highway, and Marine District. Appendix C also provides the Miami-Dade County Property Appraisal documentation for each parcel by TAZ.

### 3.3 Trip Generation

Trip generation for the study area was estimated using the Institute of Transportation Engineers (ITE) Trip Generation manual, Eighth Edition. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site's driveways.

As mentioned earlier, VVP provided the maximum buildable FARs into two land use categories, retail and office space. However, there are more than those two land use categories in the study area. Therefore to simplify the existing land uses trip generation, the existing land uses were grouped into the following six land use categories:

- Retail (Shopping Center) – Land Use 820
- Hotel – Land Use 310
- Multi-Family Residential (Condominium/Townhouse) – Land Use 230
- Single Family Residential – Land Use 210
- Office – Land Use 710
- Warehouse – Land Use 150

The trip generation by TAZ is provided in Exhibits 5 through 8. The existing trips generated were credited to determine the increase in traffic when the study area reaches FAR 1.0 maximum buildout. Similarly, the FAR 1.0 maximum buildable trips were compared to the FAR 3.0 maximum buildable trips to determine the net new trips associated with allowing the FAR to increase from 1.0 to 3.0.



**Exhibit 5  
TAZ 696 (Blocks 1-14)  
Trip Generation Summary**

Existing ITE Land Use Designation <sup>1</sup>	Size/Units	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	140,055 SF	391	407	798
Hotel Land Use 310	292 Rooms	91	82	173
Condominiums/Townhouse Land Use 230	42 DU	20	10	30
Office Land Use 710	443,987 SF	98	478	576
Warehouse Land Use 150	28,095 SF	7	20	27
<b>Total Existing Trips</b>		<b>607</b>	<b>997</b>	<b>1604</b>

FAR 1.0 ITE Land Use Designation <sup>1</sup>	Size/Units <sup>2</sup>	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	559,358 SF	988	1028	2016
Office Land Use 710	898,642 SF	184	901	1085
<b>Total FAR 1.0 Trips</b>		<b>1172</b>	<b>1929</b>	<b>3101</b>

FAR 3.0 ITE Land Use Designation <sup>1</sup>	Size/Units <sup>2</sup>	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	559,358 SF	988	1028	2016
Office Land Use 710	3,650,542 SF	708	3459	4167
<b>Total FAR 3.0 Trips</b>		<b>1696</b>	<b>4487</b>	<b>6183</b>

<sup>1</sup> ITE Trip Generation manual, Eighth Edition.

<sup>2</sup> Proposed FAR 1.0 and 3.0 maximum buildable square footage provided by Valle, Valle & Partners.

### Net New Trips for Maximum Buildout FAR 1.0

Scenario	PM Peak Hour Vehicle Trips		
	In	Out	Total
Total FAR 1.0 Trips	1172	1929	3101
Total Existing Trips	-607	-997	-1604
<b>Net New Trips for Maximum Buildout FAR 1.0</b>	<b>565</b>	<b>932</b>	<b>1497</b>

### Net New Trips for Maximum Buildout FAR 3.0

Scenario	PM Peak Hour Vehicle Trips		
	In	Out	Total
Total FAR 3.0 Trips	1696	4487	6183
Total FAR 1.0 Trips	-1172	-1929	-3101
<b>Net New Trips for Maximum Buildout FAR 3.0</b>	<b>524</b>	<b>2558</b>	<b>3082</b>

**Exhibit 6  
TAZ 695 (Blocks 15-21)  
Trip Generation Summary**

Existing ITE Land Use Designation <sup>1</sup>	Size/Units	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	40,759 SF	171	178	349
Hotel Land Use 310	411 Rooms	127	115	242
Condominiums/Townhouse Land Use 230	21 DU	11	6	17
Single Family Land Use 210	9 DU	8	4	12
Office Land Use 710	94,841 SF	24	118	142
<b>Total Existing Trips</b>		<b>341</b>	<b>421</b>	<b>762</b>

FAR 1.0 ITE Land Use Designation <sup>1</sup>	Size/Units <sup>2</sup>	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	158,650 SF	425	442	867
Office Land Use 710	593,750 SF	126	617	743
<b>Total FAR 1.0 Trips</b>		<b>551</b>	<b>1059</b>	<b>1610</b>

FAR 3.0 ITE Land Use Designation <sup>1</sup>	Size/Units <sup>2</sup>	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	158,650 SF	425	442	867
Office Land Use 710	1,463,150 SF	292	1426	1718
<b>Total FAR 3.0 Trips</b>		<b>717</b>	<b>1868</b>	<b>2585</b>

<sup>1</sup> ITE Trip Generation manual, Eighth Edition.

<sup>2</sup> Proposed FAR 1.0 and 3.0 maximum buildable square footage provided by Valle, Valle & Partners.

### Net New Trips for Maximum Buildout FAR 1.0

Scenario	PM Peak Hour Vehicle Trips		
	In	Out	Total
Total FAR 1.0 Trips	551	1059	1610
Total Existing Trips	-341	-421	-762
<b>Net New Trips for Maximum Buildout FAR 1.0</b>	<b>210</b>	<b>638</b>	<b>848</b>

### Net New Trips for Maximum Buildout FAR 3.0

Scenario	PM Peak Hour Vehicle Trips		
	In	Out	Total
Total FAR 3.0 Trips	717	1868	2585
Total FAR 1.0 Trips	-551	-1059	-1610
<b>Net New Trips for Maximum Buildout FAR 3.0</b>	<b>166</b>	<b>809</b>	<b>975</b>

**Exhibit 7  
TAZ 693 (Blocks 22-23)  
Trip Generation Summary**

Existing ITE Land Use Designation <sup>1</sup>	Size/Units	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	17,191 SF	96	100	196
Hotel Land Use 310	274 Rooms	85	77	162
Office Land Use 710	40,531 SF	10	50	60
Warehouse Land Use 150	80,982 SF	13	39	52
<b>Total Existing Trips</b>		<b>204</b>	<b>266</b>	<b>470</b>

FAR 1.0 ITE Land Use Designation <sup>1</sup>	Size/Units <sup>2</sup>	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	21,280 SF	111	115	226
Office Land Use 710	308,720 SF	72	352	424
<b>Total FAR 1.0 Trips</b>		<b>183</b>	<b>467</b>	<b>650</b>

FAR 3.0 ITE Land Use Designation <sup>1</sup>	Size/Units <sup>2</sup>	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	21,280 SF	111	115	226
Office Land Use 710	998,720 SF	204	994	1198
<b>Total FAR 3.0 Trips</b>		<b>315</b>	<b>1109</b>	<b>1424</b>

<sup>1</sup> ITE Trip Generation manual, Eighth Edition.

<sup>2</sup> Proposed FAR 1.0 and 3.0 maximum buildable square footage provided by Valle, Valle & Partners.

**Net New Trips for Maximum Buildout FAR 1.0**

Scenario	PM Peak Hour Vehicle Trips		
	In	Out	Total
Total FAR 1.0 Trips	183	467	650
Total Existing Trips	-204	-266	-470
<b>Net New Trips for Maximum Buildout FAR 1.0</b>	<b>-21</b>	<b>201</b>	<b>180</b>

**Net New Trips for Maximum Buildout FAR 3.0**

Scenario	PM Peak Hour Vehicle Trips		
	In	Out	Total
Total FAR 3.0 Trips	315	1109	1424
Total FAR 1.0 Trips	-183	-467	-650
<b>Net New Trips for Maximum Buildout FAR 3.0</b>	<b>132</b>	<b>642</b>	<b>774</b>

**Exhibit 8**  
**TAZ 697 (Blocks 27-28)**  
**Trip Generation Summary**

Existing ITE Land Use Designation <sup>1</sup>	Size/Units	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	112,498 SF	337	351	688
Hotel Land Use 310	519 Rooms	161	145	306
<b>Total Existing Trips</b>		<b>498</b>	<b>496</b>	<b>994</b>

FAR 1.0 ITE Land Use Designation <sup>1</sup>	Size/Units <sup>2</sup>	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	21,280 SF	111	115	226
Office Land Use 710	3,998,720 SF	775	3783	4558
<b>Total FAR 1.0 Trips</b>		<b>886</b>	<b>3898</b>	<b>4784</b>

FAR 3.0 ITE Land Use Designation <sup>1</sup>	Size/Units <sup>2</sup>	PM Peak Hour Vehicle Trips		
		In	Out	Total
Retail Land Use 820	21,280 SF	111	115	226
Office Land Use 710	4,478,720 SF	866	4229	5095
<b>Total FAR 3.0 Trips</b>		<b>977</b>	<b>4344</b>	<b>5321</b>

<sup>1</sup> ITE Trip Generation manual, Eighth Edition.

<sup>2</sup> Proposed FAR 1.0 and 3.0 maximum buildable square footage provided by Valle, Valle & Partners.

**Net New Trips for Maximum Buildout FAR 1.0**

Scenario	PM Peak Hour Vehicle Trips		
	In	Out	Total
Total FAR 1.0 Trips	886	3898	4784
Total Existing Trips	-498	-496	-994
<b>Net New Trips for Maximum Buildout FAR 1.0</b>	<b>388</b>	<b>3402</b>	<b>3790</b>

**Net New Trips for Maximum Buildout FAR 3.0**

Scenario	PM Peak Hour Vehicle Trips		
	In	Out	Total
Total FAR 3.0 Trips	977	4344	5321
Total FAR 1.0 Trips	-886	-3898	-4784
<b>Net New Trips for Maximum Buildout FAR 3.0</b>	<b>91</b>	<b>446</b>	<b>537</b>



### 3.4 Trip Assignment

Traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 696, 695, 693, and 697 are shown in Exhibit 9. The Cardinal Distribution gives a generalized distribution of trips from a TAZ to other parts of Miami-Dade County. For estimating trip distribution for the project traffic, consideration was given to conditions such as the roadway network accessed by the project traffic, roadways available to travel in the desired direction, and attractiveness of traveling on a specific roadway. Project trip assignment by TAZ is shown in Exhibits 10 through 13.

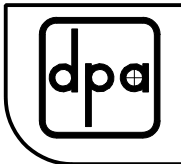
**Exhibit 9**  
**Cardinal Distribution for Study Area**

<b>Direction</b>	<b>TAZ 696 (Blocks 1-14)</b>	<b>TAZ 695 (Blocks 15-21)</b>	<b>TAZ 693 (Blocks 22-23)</b>	<b>TAZ 697 (Blocks 27-28)</b>
NNE	13.82%	10.82%	9.32%	10.00%
ENE	7.04%	9.69%	9.37%	7.53%
ESE	16.44%	17.41%	19.64%	18.87%
SSE	10.94%	12.56%	13.61%	12.72%
SSW	13.65%	9.85%	11.66%	12.37%
WSW	12.79%	10.74%	13.92%	18.82%
WNW	11.75%	10.10%	6.87%	7.83%
NNW	13.57%	18.83%	15.61%	11.86%
Total	100.00%	100.00%	100.00%	100.00%

Source: *Miami Urban Area Transportation Study*



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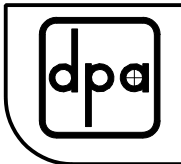
PROJECT: CITY OF MIAMI SPRINGS  
36 STREET DISTRICT  
TRAFFIC IMPACT STUDY

TITLE: TAZ 696 (BLOCKS 1-14)  
TRIP ASSIGNMENT

EXHIBIT No. 10



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PROJECT: CITY OF MIAMI SPRINGS  
36 STREET DISTRICT  
TRAFFIC IMPACT STUDY

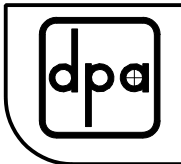
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TRIP ASSIGNMENT

EXHIBIT No. 11



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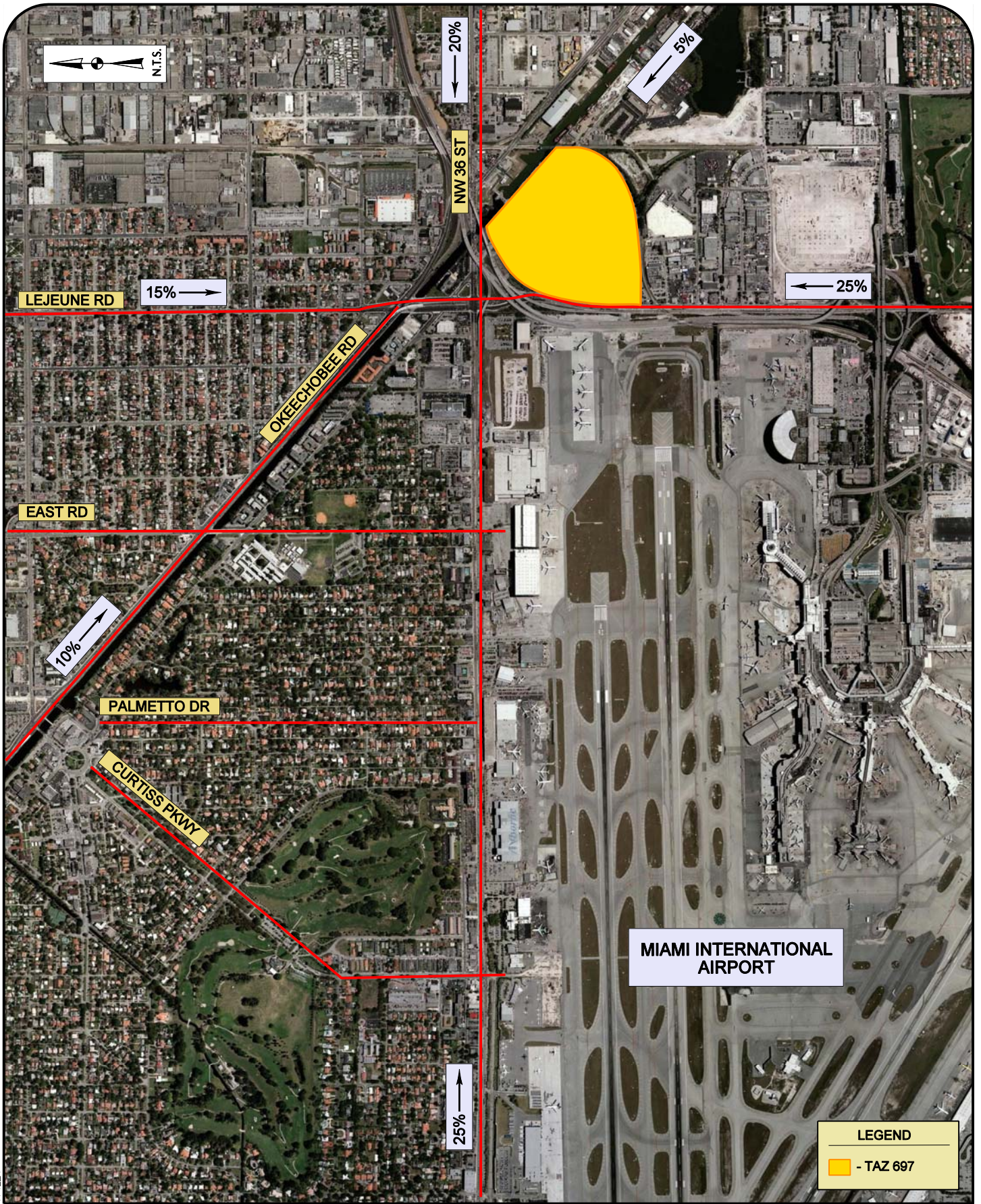
**LEGEND**  
 [Yellow Box] - TAZ 693



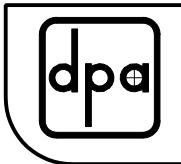
**PROJECT:** CITY OF MIAMI SPRINGS  
 36 STREET DISTRICT  
 TRAFFIC IMPACT STUDY

**TITLE:** TAZ 693 (BLOCKS 22-23)  
 TRIP ASSIGNMENT

**EXHIBIT No.**  
 12



2:03:38 PM 4/6/2009 \$FILE\$



PROJECT: CITY OF MIAMI SPRINGS  
36 STREET DISTRICT  
TRAFFIC IMPACT STUDY

TITLE: TAZ 697 (BLOCKS 27-28)  
TRIP ASSIGNMENT

EXHIBIT No. 13

### 3.5 FAR 1.0 Maximum Buildout Intersection Capacity Analysis

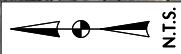
Intersection analysis was performed to determine the traffic impact associated in allowing the study area to be buildout to the current allowable maximum FAR. FAR 1.0 maximum buildout turning movement volumes were obtained by adding the additional trips generated by the FAR 1.0 maximum buildout to existing conditions. Exhibit 14 shows the resulting LOS for PM peak hour conditions for FAR 1.0 maximum buildout conditions. Exhibit 15 shows the projected turning movements for the FAR 1.0 maximum buildout conditions. With minor signal timing improvements at the intersection of NW 36<sup>th</sup> Street / Curtiss Parkway, all the analyzed intersections operate within the City's LOS standards of E+50%. Intersection capacity worksheets are included in Appendix B.

**Exhibit 14**  
**FAR 1.0 Maximum Buildout Intersection LOS Analysis**  
**PM Peak Hour Conditions**

<b>Intersection</b>	<b>Signalized/ Unsignalized</b>	<b>PM Peak Hour Level of Service</b>
NW 36 <sup>th</sup> Street / LeJeune Road	S	E+30%
NW 36 <sup>th</sup> Street / East Drive	S	E+10%
NW 36 <sup>th</sup> Street / Curtiss Parkway	S	E+25% <sup>1</sup>

<sup>1</sup>With minor signal timing improvement.

Source: David Plummer & Associates



NW 36 ST

LEJEUNE RD

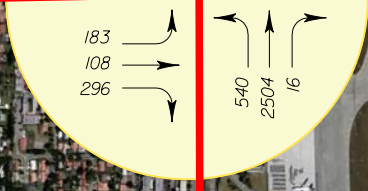
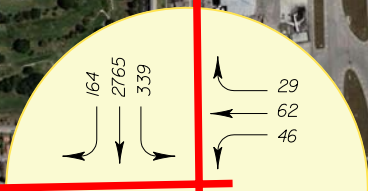
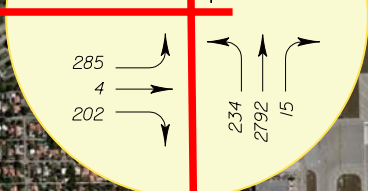
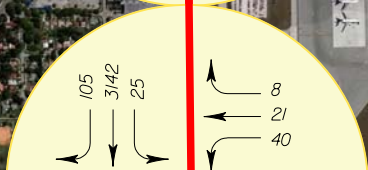
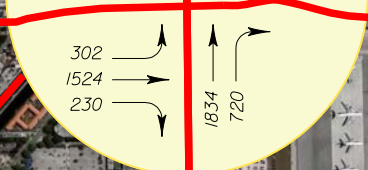
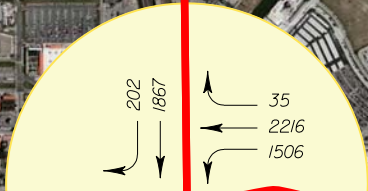
OKEECHOBEE RD

EAST RD

PALMETTO DR

CURTISS PKWY

MIAMI INTERNATIONAL AIRPORT



2:01:47 PM  
4/6/2009  
\$FILE\$



PROJECT: CITY OF MIAMI SPRINGS  
36 STREET DISTRICT  
TRAFFIC IMPACT STUDY

TITLE: FAR 1.0 MAXIMUM BUILDOUT  
TRAFFIC VOLUMES

EXHIBIT No.

15

### **3.6 FAR 3.0 Maximum Buildout Intersection Capacity Analysis**

FAR 3.0 maximum buildout turning movement volumes were obtained by adding the additional trips generated by the FAR 3.0 maximum buildout to the FAR 1.0 maximum buildout volumes. Exhibit 16 shows the resulting LOS for PM peak hour conditions for FAR 3.0 maximum buildout conditions. Exhibit 17 shows the projected turning movements for the FAR 3.0 maximum buildout conditions. Intersection capacity worksheets are included in Appendix B.

In order for the analyzed intersections to operate within the city's LOS standard of E+50%, when the FAR is increased to 3.0, the following intersection improvements are needed:

#### NW 36<sup>th</sup> Street / LeJeune Road

- NB geometry needs to be reconfigured to 3 left-turn lanes, 4 thru-lanes, and one right-turn lane
- Add one EB thru-lane
- Prohibit WB right turns (WB to NB right turns allowed on S Royal Poinciana Boulevard)
- Signal timing and phasing adjustments

#### NW 36<sup>th</sup> Street / East Drive

- Add one SB left-turn lane
- Signal timing adjustments

#### NW 36<sup>th</sup> Street / Curtiss Parkway

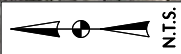
- Signal timing adjustments



**Exhibit 16**  
**FAR 3.0 Buildout Intersection LOS Analysis**  
**PM Peak Hour Conditions**

<b>Intersection</b>	<b>Signalized/ Unsignalized</b>	<b>PM Peak Hour Level of Service w/o improvements</b>	<b>PM Peak Hour Level of Service w/ improvements</b>
NW 36 <sup>th</sup> Street / LeJeune Road	S	E+84%	E+43%
NW 36 <sup>th</sup> Street / East Drive	S	E+98%	E+41%
NW 36 <sup>th</sup> Street / Curtiss Parkway	S	E+74%	E+37%

Source: David Plummer and Associates



NW 36 ST

LEJEUNE RD

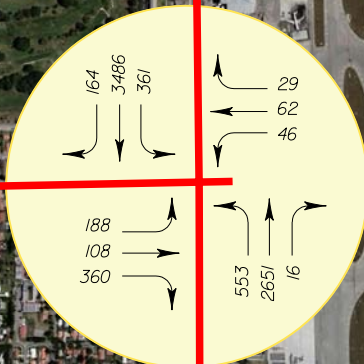
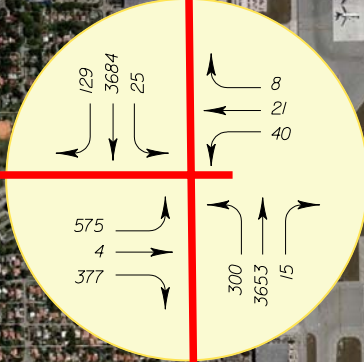
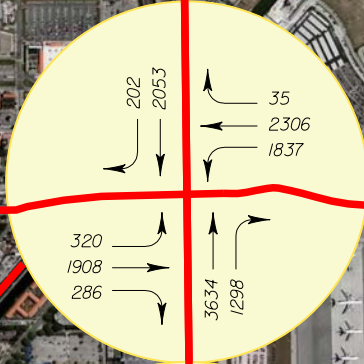
OKEECHOBEE RD

EAST RD

PALMETTO DR

CURTISS PKWY

MIAMI INTERNATIONAL AIRPORT



2:02:10 PM 4/6/2009 \$FILE\$



PROJECT: CITY OF MIAMI SPRINGS  
36 STREET DISTRICT  
TRAFFIC IMPACT STUDY

TITLE: FAR 3.0 MAXIMUM BUILDOUT  
TRAFFIC VOLUMES

EXHIBIT No.

17

## 4.0 CONCLUSIONS

An assessment of the traffic impacts associated with increasing of maximum allowable FAR from 1.0 to 3.0 within the Airport, Highway, and Marine District was performed. The intersection analysis shows that with signal timing improvements at the intersection of NW 36<sup>th</sup> Street / Curtiss Parkway, all the analyzed intersections will operate within the City's LOS standards of E+50% during existing conditions and when the study area is buildout to the current allowable maximum FAR. However, in order for the analyzed intersections to operate within the city's LOS standard of E+50%, when the FAR is increased to 3.0, the following intersection improvements are needed:

### NW 36<sup>th</sup> Street / LeJeune Road

- NB geometry needs to be reconfigured to 3 left-turn lanes, 4 thru-lanes, and one right-turn lane
- Add one EB thru-lane
- Prohibit WB right turns (WB to NB right turns allowed on S Royal Poinciana Boulevard)
- Signal timing and phasing adjustments

### NW 36<sup>th</sup> Street / East Drive

- Add one SB left-turn lane
- Signal timing adjustments

### NW 36<sup>th</sup> Street / Curtiss Parkway

- Signal timing adjustments

It should be noted that these improvements may not be feasible due to cost, physical constraints, or right-of-way limitations. Therefore the city should explore other methods to mitigate the traffic impacts associated with increasing the FAR. The city should also consider performing a

sensitivity analysis to determine the maximum FAR that could be accommodated without further deterioration of the roadway system.

Report.doc

**Appendix A**  
**Data Collection**  
**Traffic Volumes**  
**Signal Timings**

# **Traffic Volumes**

## TURNING MOVEMENT COUNTS

Project Name: 36 Street District  
 Location: NW 36 Street and LeJeune Road  
 Observer: Traffic Survey Specialists, Inc.

Project Number: 08147  
 Count Date: 10/30/2008  
 Day of Week: Thursday

TIME INTERVAL		LeJeune Road								NW 36 Street								GRAND TOTAL
		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	04:15 PM	79	327	8	414	55	331	48	434	2	214	109	325	0	318	19	337	1,510
04:15 PM	04:30 PM	65	368	7	440	54	339	43	436	0	239	107	346	2	366	28	396	1,618
04:30 PM	04:45 PM	76	325	10	411	63	349	60	472	0	229	118	347	1	408	52	461	1,691
04:45 PM	05:00 PM	60	406	14	480	67	352	35	454	0	247	118	365	0	456	61	517	1,816
05:00 PM	05:15 PM	80	391	4	475	53	337	47	437	0	236	126	362	0	430	67	497	1,771
05:15 PM	05:30 PM	74	416	7	497	44	351	38	433	1	257	115	373	2	450	60	512	1,815
05:30 PM	05:45 PM	94	408	10	512	55	333	37	425	0	218	88	306	0	491	54	545	1,788
05:45 PM	06:00 PM	79	400	9	488	52	348	55	455	0	204	109	313	1	463	59	523	1,779

### AVERAGE PM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL		LeJeune Road								NW 36 Street								GRAND TOTAL
		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	06:00 PM	307	1536	35	1,877	224	1384	183	1,791	2	931	449	1,382	3	1708	202	1,913	6,963
PEAK HOUR FACTOR		0.91				0.94				0.92				0.87				0.99

Note: 2007 FDOT Seasonal Weekly Volume Factor = 1.01

### TURNING MOVEMENT COUNTS

Project Name: 36 Street District  
 Location: NW 36 Street and East Drive  
 Observer: Traffic Survey Specialists, Inc.

Project Number: 08147  
 Count Date: 10/28/2008  
 Day of Week: Tuesday

TIME INTERVAL		East Drive								NW 36 Street								GRAND TOTAL
		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	04:15 PM	10	5	2	17	23	0	28	51	34	517	6	557	5	494	16	515	1,140
04:15 PM	04:30 PM	9	3	0	12	41	2	29	72	53	513	6	572	7	456	20	483	1,139
04:30 PM	04:45 PM	9	5	2	16	19	0	38	57	47	519	1	567	6	486	18	510	1,150
04:45 PM	05:00 PM	6	4	2	12	27	3	38	68	42	571	2	615	4	467	17	488	1,183
05:00 PM	05:15 PM	14	7	3	24	22	0	30	52	59	548	1	608	10	486	13	509	1,193
05:15 PM	05:30 PM	14	3	3	20	35	0	36	71	45	611	5	661	7	488	21	516	1,268
05:30 PM	05:45 PM	8	8	0	16	35	2	31	68	47	552	5	604	6	472	18	496	1,184
05:45 PM	06:00 PM	9	7	3	19	18	1	18	37	40	527	4	571	4	529	21	554	1,181

#### PM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL		East Drive								NW 36 Street								GRAND TOTAL
		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	06:00 PM	40	21	8	69	111	4	125	240	185	2201	15	2,401	25	1958	73	2,056	4,766
PEAK HOUR FACTOR		0.71				0.83				0.90				0.92				0.95

Note: 2007 FDOT Seasonal Weekly Volume Factor = 1.01



## TURNING MOVEMENT COUNTS

Project Name: 36 Street District  
 Location: NW 36 Street and Curtiss Parkway  
 Observer: Traffic Survey Specialists, Inc.

Project Number: 08147  
 Count Date: 10/28/2008  
 Day of Week: Tuesday

TIME INTERVAL		Curtiss Parkway								NW 36 Street								GRAND TOTAL
		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	04:15 PM	14	9	9	32	29	30	69	128	121	524	9	654	43	387	41	471	1,285
04:15 PM	04:30 PM	19	9	7	35	30	28	84	142	125	520	3	648	38	410	40	488	1,313
04:30 PM	04:45 PM	15	10	4	29	49	30	66	145	121	520	4	645	40	427	42	509	1,328
04:45 PM	05:00 PM	8	14	13	35	47	26	68	141	139	561	1	701	51	394	24	469	1,346
05:00 PM	05:15 PM	11	14	4	29	36	27	64	127	124	582	3	709	22	426	39	487	1,352
05:15 PM	05:30 PM	5	20	6	31	36	33	61	130	144	635	5	784	48	420	39	507	1,452
05:30 PM	05:45 PM	11	24	7	42	47	25	84	156	149	585	2	736	48	371	56	475	1,409
05:45 PM	06:00 PM	9	22	8	39	51	14	51	116	151	591	5	747	44	387	44	475	1,377

### PM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL		Curtiss Parkway								NW 36 Street								GRAND TOTAL
		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	06:00 PM	46	62	29	137	164	108	276	548	542	2282	16	2,840	169	1627	164	1,960	5,485
PEAK HOUR FACTOR		0.81				0.87				0.90				0.95				0.96

Note: 2007 FDOT Seasonal Weekly Volume Factor = 1.01

NW 36TH STREET & LE JEUNE ROAD  
 MIAMI, FLORIDA  
 COUNTED BY: M. GOMEZ & M. MALONE  
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.  
 624 GARDENIA TERRACE  
 DELRAY BEACH, FLORIDA 33444  
 (561) 272-3255 FAX (561) 272-4381

Site Code : 00080184  
 Start Date: 10/30/08  
 File I.D. : 36STLEJE  
 Page : 1

ALL VEHICLES

Date	LE JEUNE ROAD From North				NW 36TH STREET From East				LE JEUNE ROAD From South				NW 36TH STREET From West				Total
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
10/30/08																	
16:00	1	54	331	48	0	0	318	19	1	78	327	8	1	1	214	109	1510
16:15	2	52	339	43	0	2	366	28	0	65	368	7	0	0	239	107	1618
16:30	6	57	349	60	0	1	408	52	0	76	325	10	0	0	229	118	1691
16:45	2	65	352	35	0	0	456	61	1	59	406	14	0	0	247	118	1816
Hr Total	11	228	1371	186	0	3	1548	160	2	278	1426	39	1	1	929	452	6635
17:00	2	51	337	47	0	0	430	67	1	79	391	4	0	0	236	126	1771
17:15	1	43	351	38	0	2	450	60	0	74	416	7	0	1	257	115	1815
17:30	2	53	333	37	0	0	491	54	0	94	408	10	0	0	218	88	1788
17:45	0	52	348	55	1	0	463	59	1	78	400	9	0	0	204	109	1779
Hr Total	5	199	1369	177	1	2	1834	240	2	325	1615	30	0	1	915	438	7153
*TOTAL*	16	427	2740	363	1	5	3382	400	4	603	3041	69	1	2	1844	890	13788

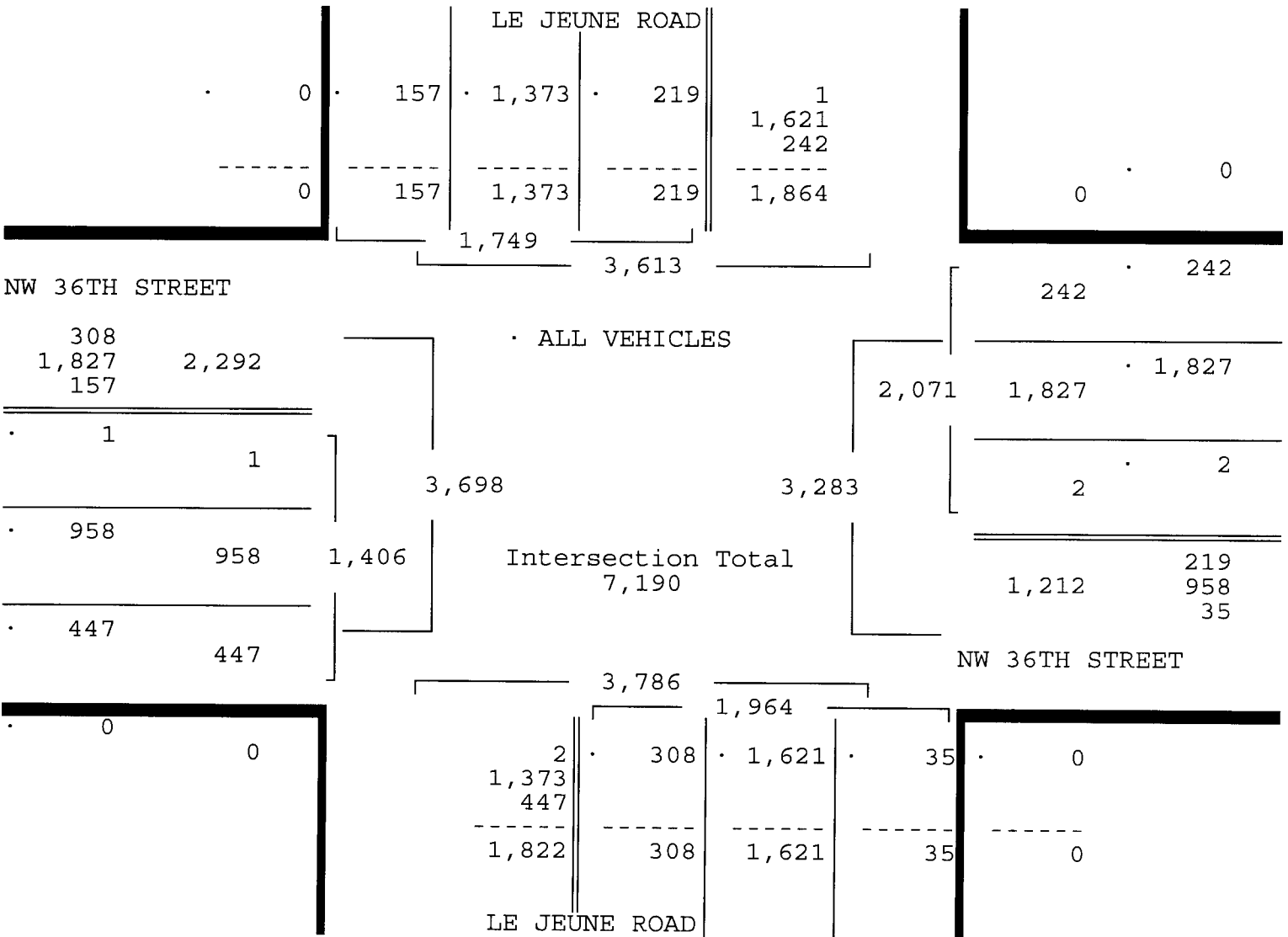
NW 36TH STREET & LE JEUNE ROAD  
 MIAMI, FLORIDA  
 COUNTED BY: M. GOMEZ & M. MALONE  
 SIGNALIZED

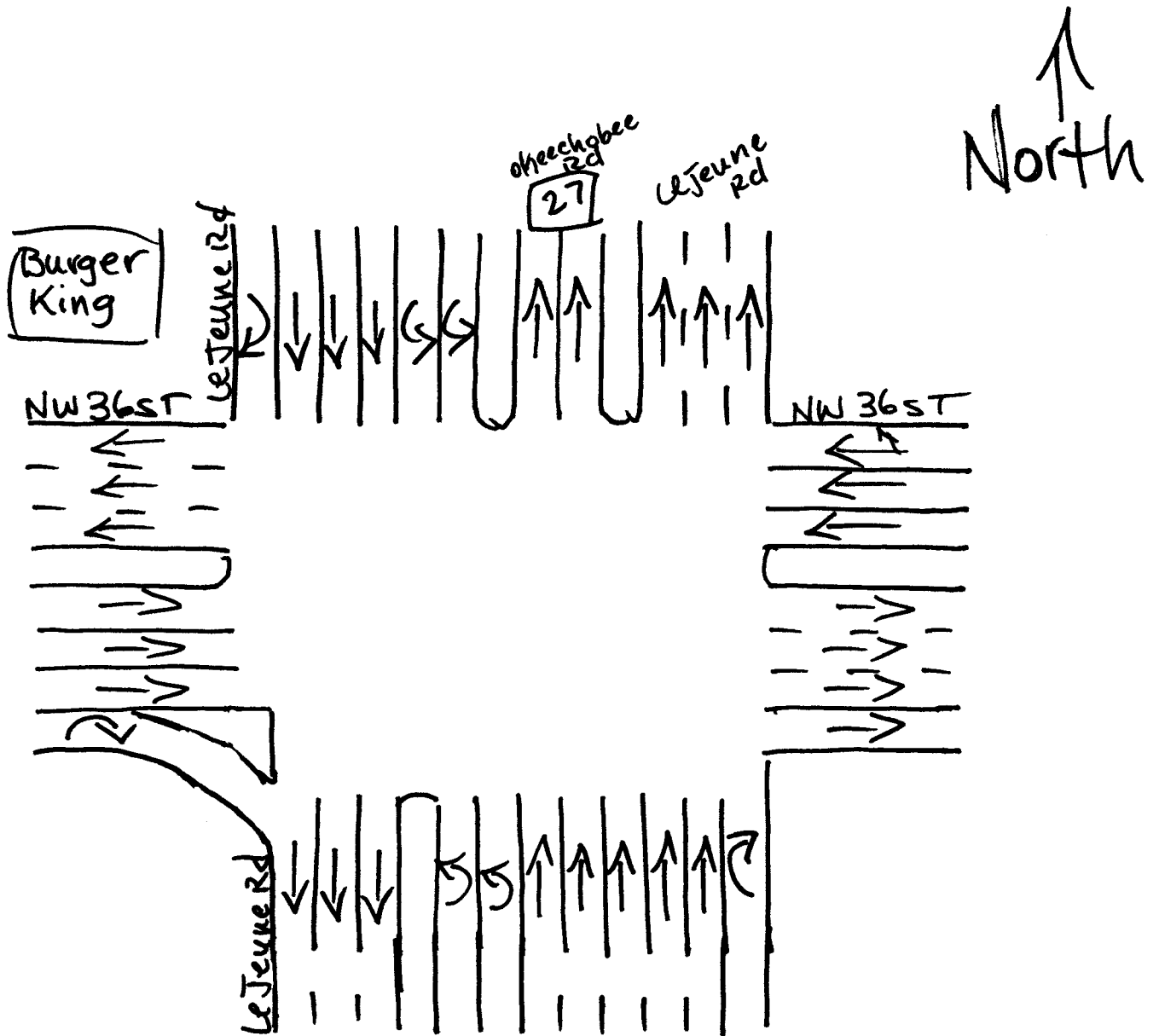
TRAFFIC SURVEY SPECIALISTS, INC.  
 624 GARDENIA TERRACE  
 DELRAY BEACH, FLORIDA 33444  
 (561) 272-3255 FAX (561) 272-4381

Site Code : 00080184  
 Start Date: 10/30/08  
 File I.D. : 36STLEJE  
 Page : 2

ALL VEHICLES

LE JEUNE ROAD					NW 36TH STREET				LE JEUNE ROAD					NW 36TH STREET				Total
From North					From East				From South					From West				
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right		
Date 10/30/08																		
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 10/30/08																		
Peak start 16:45					16:45				16:45					16:45				
Volume	7	212	1373	157	0	2	1827	242	2	306	1621	35	0	1	958	447		
Percent	0%	12%	79%	9%	0%	0%	88%	12%	0%	16%	83%	2%	0%	0%	68%	32%		
Pk total	1749				2071				1964					1406				
Highest	16:45				17:30				17:30					17:15				
Volume	2	65	352	35	0	0	491	54	0	94	408	10	0	1	257	115		
Hi total	454				545				512					373				
PHF	.96				.95				.96					.94				





Hialeah, Florida  
 August 14, 2008  
 drawn by: Luis Palomino  
 signalized

NW 36TH STREET & EAST DRIVE  
 MIAMI, FLORIDA  
 COUNTED BY: DANNY CARDONA  
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.  
 624 GARDENIA TERRACE  
 DELRAY BEACH, FLORIDA 33444  
 (561) 272-3255 FAX (561) 272-4381

Site Code : 00080184  
 Start Date: 10/28/08  
 File I.D. : 36S\_EAST  
 Page : 1

ALL VEHICLES

Date	EAST DRIVE From North				NW 36TH STREET From East				EAST DRIVE From South				NW 36TH STREET From West				Total
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
16:00	0	23	0	28	4	1	494	16	0	10	5	2	1	33	517	6	1140
16:15	0	41	2	29	5	2	456	20	0	9	3	0	1	52	513	6	1139
16:30	0	19	0	38	2	4	486	18	0	9	5	2	1	46	519	1	1150
16:45	0	27	3	38	3	1	467	17	0	6	4	2	0	42	571	2	1183
Hr Total	0	110	5	133	14	8	1903	71	0	34	17	6	3	173	2120	15	4612
17:00	0	22	0	30	5	5	486	13	0	14	7	3	0	59	548	1	1193
17:15	0	35	0	36	1	6	488	21	0	14	3	3	0	45	611	5	1268
17:30	0	35	2	31	3	3	472	18	0	8	8	0	0	47	552	5	1184
17:45	0	18	1	18	1	3	529	21	0	9	7	3	0	40	527	4	1181
Hr Total	0	110	3	115	10	17	1975	73	0	45	25	9	0	191	2238	15	4826
*TOTAL*	0	220	8	248	24	25	3878	144	0	79	42	15	3	364	4358	30	9438

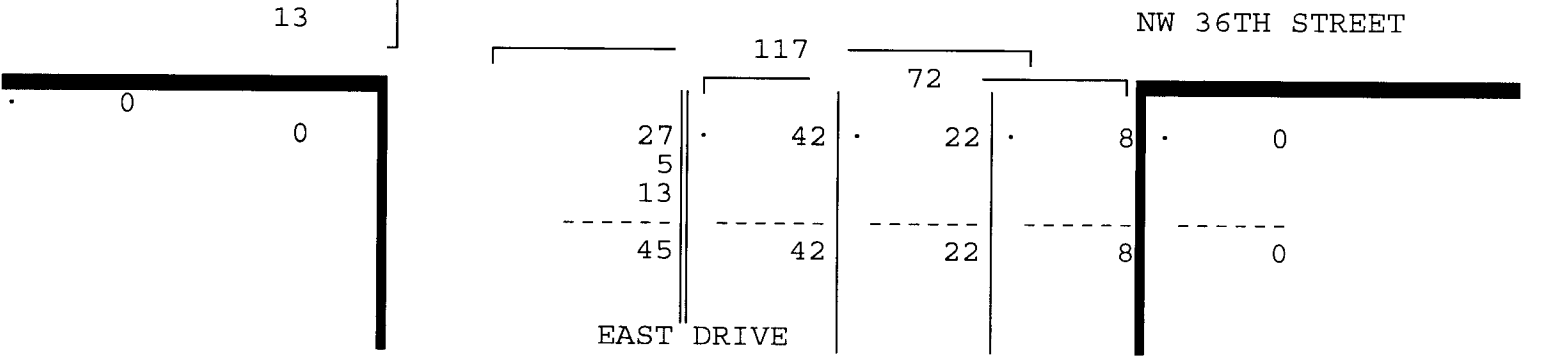
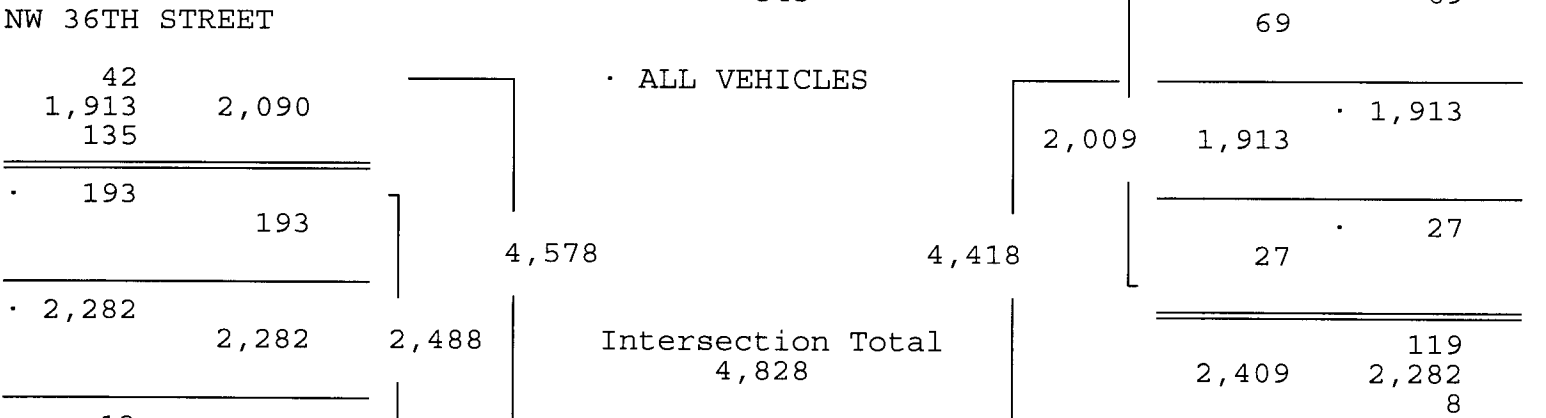
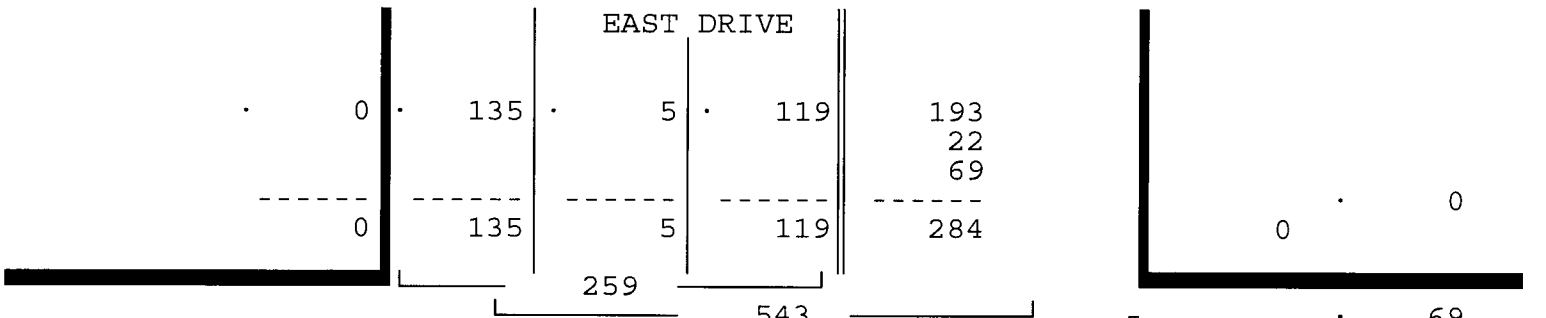
NW 36TH STREET & EAST DRIVE  
 MIAMI, FLORIDA  
 COUNTED BY: DANNY CARDONA  
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.  
 624 GARDENIA TERRACE  
 DELRAY BEACH, FLORIDA 33444  
 (561) 272-3255 FAX (561) 272-4381

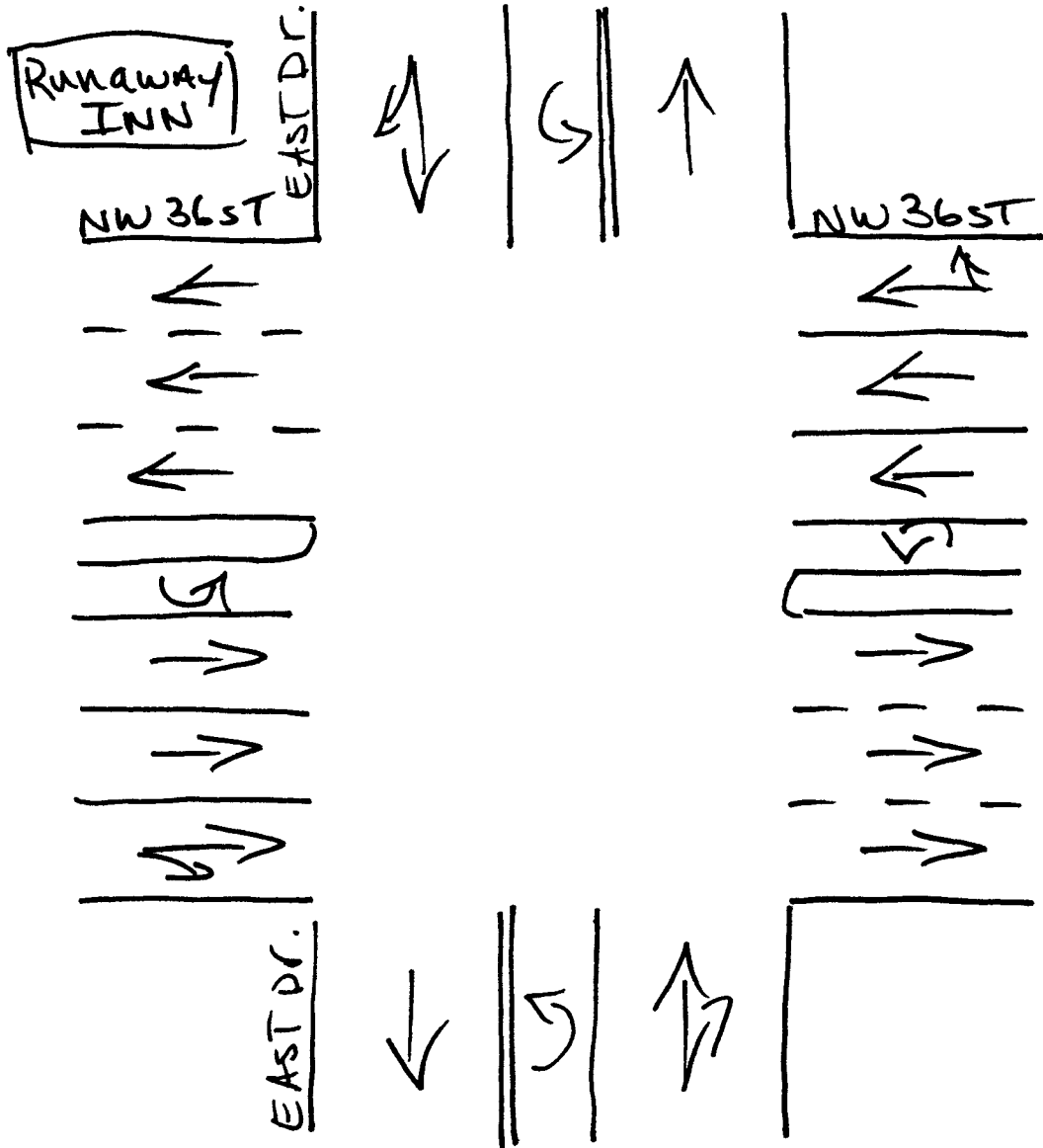
Site Code : 00080184  
 Start Date: 10/28/08  
 File I.D. : 36S\_EAST  
 Page : 2

ALL VEHICLES

Date	EAST DRIVE From North				NW 36TH STREET From East				EAST DRIVE From South				NW 36TH STREET From West				Total
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
10/28/08																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 10/28/08																	
Peak start	16:45				16:45				16:45				16:45				
Volume	0	119	5	135	12	15	1913	69	0	42	22	8	0	193	2282	13	
Percent	0%	46%	2%	52%	1%	1%	95%	3%	0%	58%	31%	11%	0%	8%	92%	1%	
Pk total	259				2009				72				2488				
Highest	17:15				17:15				17:00				17:15				
Volume	0	35	0	36	1	6	488	21	0	14	7	3	0	45	611	5	
Hi total	71				516				24				661				
PHF	.91				.97				.75				.94				



↑  
North



Hialeah, Florida  
August 14, 2008  
drawn by: Luis Palomino  
signalized

NW 36TH STREET & CURTISS PARKWAY  
 AVENTURA, FLORIDA  
 COUNTED BY: S. PALOMINO & A. CHAVEZ  
 SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.  
 624 GARDENIA TERRACE  
 DELRAY BEACH, FLORIDA 33444  
 (561) 272-3255 FAX (561) 272-4381

Site Code : 00080184  
 Start Date: 10/28/08  
 File I.D. : 36ST\_CUR  
 Page : 1

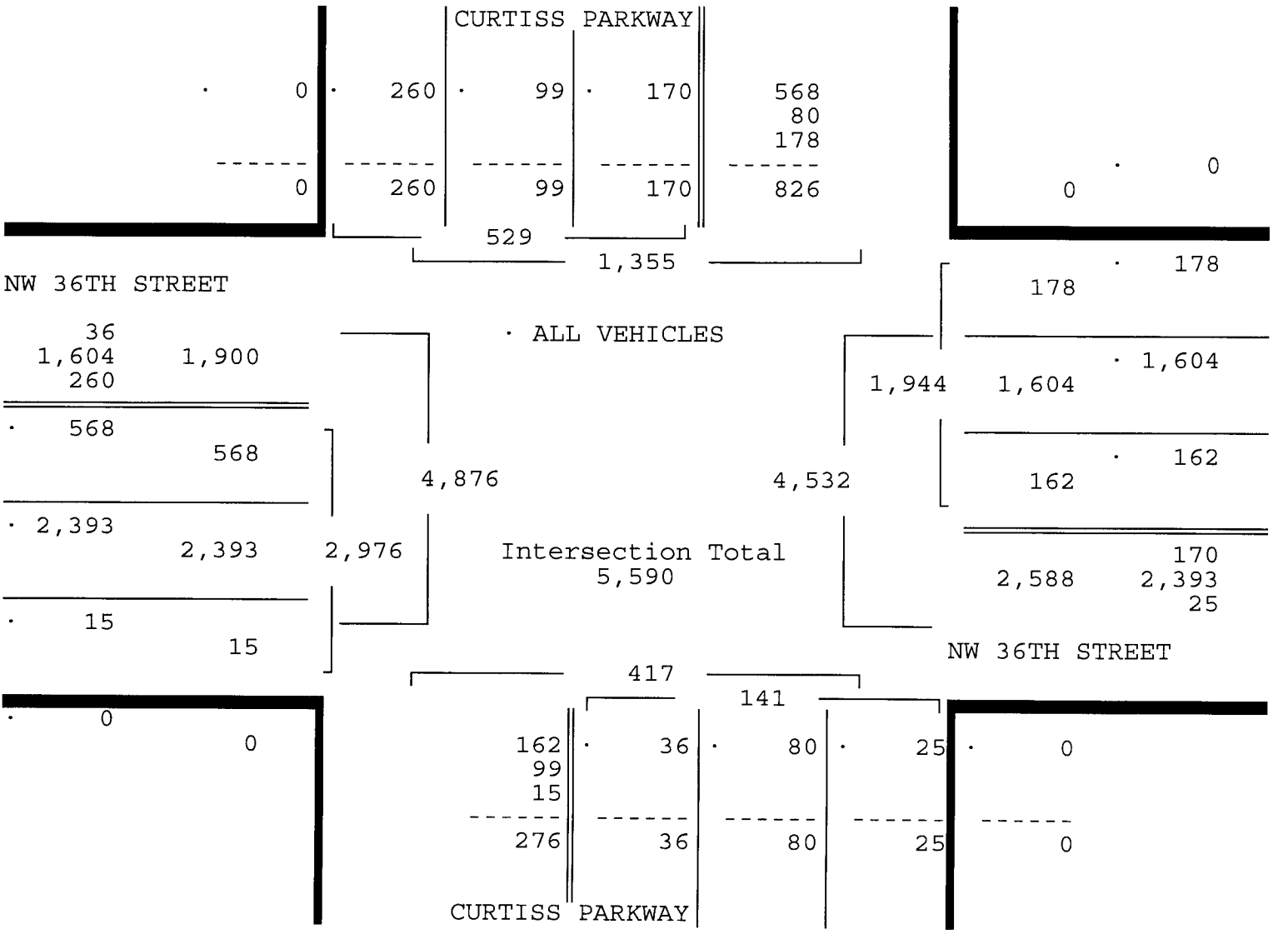
ALL VEHICLES

Date 10/28/08	CURTISS PARKWAY From North				NW 36TH STREET From East				CURTISS PARKWAY From South				NW 36TH STREET From West				Total
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
16:00	2	27	30	69	0	43	387	41	0	14	9	9	1	120	524	9	1285
16:15	2	28	28	84	0	38	410	40	0	19	9	7	2	123	520	3	1313
16:30	6	43	30	66	0	40	427	42	0	15	10	4	0	121	520	4	1328
16:45	5	42	26	68	0	51	394	24	0	8	14	13	3	136	561	1	1346
Hr Total	15	140	114	287	0	172	1618	147	0	56	42	33	6	500	2125	17	5272
17:00	0	36	27	64	0	22	426	39	0	11	14	4	2	122	582	3	1352
17:15	4	32	33	61	1	47	420	39	0	5	20	6	0	144	635	5	1452
17:30	2	45	25	84	0	48	371	56	0	11	24	7	3	146	585	2	1409
17:45	3	48	14	51	0	44	387	44	0	9	22	8	2	149	591	5	1377
Hr Total	9	161	99	260	1	161	1604	178	0	36	80	25	7	561	2393	15	5590
*TOTAL*	24	301	213	547	1	333	3222	325	0	92	122	58	13	1061	4518	32	10862

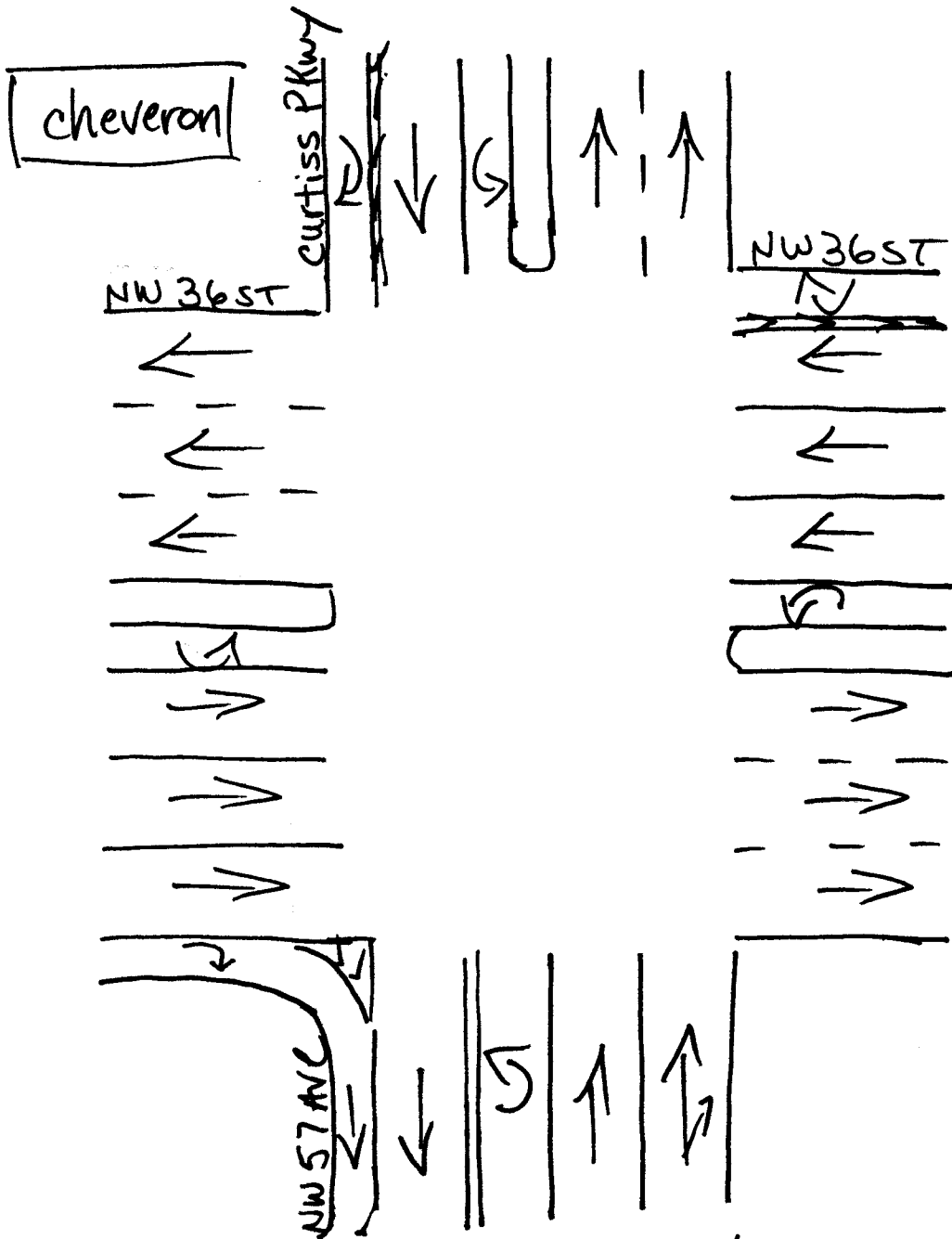


ALL VEHICLES

CURTISS PARKWAY From North				NW 36TH STREET From East				CURTISS PARKWAY From South				NW 36TH STREET From West				Total							
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right								
Date 10/28/08																							
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 10/28/08																							
Peak start 17:00								17:00								17:00							
Volume	9	161	99	260	1	161	1604	178	0	36	80	25	7	561	2393	15							
Percent	2%	30%	19%	49%	0%	8%	83%	9%	0%	26%	57%	18%	0%	19%	80%	1%							
Pk total	529				1944				141				2976										
Highest	17:30				17:15				17:30				17:15										
Volume	2	45	25	84	1	47	420	39	0	11	24	7	0	144	635	5							
Hi total	156				507				42				784										
PHF	.85				.96				.84				.95										



↑  
North



Hialeah, Florida

August 14, 2008

drawn by: Luis Palomino  
Signalized

# Signal Timings

## Signal Timing

PATTERN SCHEDULE FOR 3023 LEJEUNE & NW 36 ST														FOR DAY # 4 (SECTION 11)					
TIME	PT	OFF	NSW	F	Y	R	EW	F	G	Y	R	NSM	Y	R	S	Y	M	CYC	
		MIN:	5	14				31	1			5							
0	22	34	33	14	4	1	4	22	1	4	3	7	4	3					100NITE 0/1
100	23	25	29	14	4	1	4	17	1	4	3	6	4	3					90LATE NIT
530	22	34	33	14	4	1	4	22	1	4	3	7	4	3					100NITE 0/1
615	2	100	27	14	4	1	4	31	16	4	3	9	4	3					120PRE AM P
700	4	98	43	14	4	1	4	31	55	4	3	14	4	3					180AM PEAK
900	6	104	28	14	4	1	4	31	40	4	3	14	4	3					150POST AM
930	8	96	30	14	4	1	4	31	30	4	3	12	4	3					140MID DAY
1145	13	112	32	14	4	1	4	31	37	4	3	13	4	3					150NOON
1400	15	117	27	14	4	1	4	31	69	4	3	16	4	3					180PM PEAK
1845	17	104	41	14	4	1	4	31	29	4	3	12	4	3					150POST PM
1915	18	88	40	14	4	1	4	31	2	4	3	10	4	3					120EARLY EV
2000	19	80	39	14	4	1	4	26	1	4	3	7	4	3					110EVENING
2100	22	34	33	14	4	1	4	22	1	4	3	7	4	3					100NITE 0/1

**Miami-Dade County Traffic Signals**

**Time Of Day Schedule Report for 3143 : East Dr&NW 36 St**



Phase Bank

Last In Service Date:

Phase	Walk			Don't Walk			Min Initial			Veh Ext			Max Limit			Max 2			Yellow	Red
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3		
1 EBL	0	0	0	0	0	0	5	5	5	2	2	2	10	10	10	25	25	25	3	0
2 WBT	0	0	0	0	0	0	16	16	16	1	1	1	45	45	45	0	50	50	4	1
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 NBT	7	7	7	15	15	15	7	7	7	3	3	3	20	20	20	50	50	50	4	1
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 EBT	0	0	0	0	0	0	16	16	16	1	1	1	45	45	45	0	50	50	4	1
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 SBT	7	7	7	15	15	15	7	7	7	3	3	3	20	20	20	50	50	50	4	1

Timing Plan	Cycle	Green Time								Ring Offset	Offset
		1 EBL	2 WBT	3 NBT	4 EBT	5 SBT	6	7	8		
1	110	0	65	0	35	0	65	0	35	0	80
2	110	7	54	0	36	0	64	0	36	0	18
3	130	12	58	0	47	0	73	0	47	0	36
4	130	12	58	0	47	0	73	0	47	0	36
5	110	7	56	0	34	0	66	0	34	0	18
6	80	0	47	0	23	0	47	0	23	0	30
7	130	12	65	0	40	0	80	0	40	0	104
8	80	0	47	0	23	0	47	0	23	0	30
9	80	0	45	0	25	0	45	0	25	0	28
10	130	12	58	0	47	0	73	0	47	0	36
11	130	12	58	0	47	0	73	0	47	0	42
21	70	0	37	0	23	0	37	0	23	0	30
23	70	0	37	0	23	0	37	0	23	0	30



Local Time of Day Function			
<u>Time</u>	<u>Function</u>	<u>Settings *</u>	<u>Day of Week</u>
0000	TOD OUTPUTS	---5---	Su M T W Th F S
0700	TOD OUTPUTS	-----	M T W Th F
2000	TOD OUTPUTS	---5---	M T W Th F

Permitted Phases	
	<u>12345678</u>
Default	12-4-6-8
External Permit 0	-----
External Permit 1	-2-4-6-8
External Permit 2	-2-4-6-8

Local Time of Day Schedule		
<u>Time</u>	<u>Plan</u>	<u>Day of Week</u>
0000	23	Su M T W Th F S
0200	Free	Su M T W Th F S
0530	8	M T W Th F
0625	1	M T W Th F
0630	23	Su S
0700	7	M T W Th F
0730	9	Su S
0905	5	M T W Th F
1030	2	M T W Th F
1330	10	M T W Th F
1500	4	M T W Th F
1515	10	M T W Th F
1630	11	M T W Th F
1815	2	M T W Th F
2000	6	M T W Th F
2200	21	M T W Th F
2200	23	Su S

* Settings
Blank - Plan - Phase Bank 1, Max 1
Blank - FREE - Phase Bank 1, Max 2
1 - Phase Bank 2, Max 1
2 - Phase Bank 2, Max 2
3 - Phase Bank 3, Max 1
4 - Phase Bank 3, Max 2
5 - EXTERNAL PERMIT 1
6 - EXTERNAL PERMIT 2
7 - X-PED OMIT
8 - TBA

**Miami-Dade County Traffic Signals**

**Time Of Day Schedule Report for 2902 : Curtiss Pkwy&NW 36 St**



Phase Bank

Last In Service Date:

Phase	Walk			Don't Walk			Min Initial			Veh Ext			Max Limit			Max 2			Yellow	Red
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3		
1 EBL	0	0	0	0	0	0	5	5	5	3	3	3	10	10	10	40	7	42	3	0
2 WBT	0	0	0	0	0	0	18	18	18	1	1	1	25	25	25	45	18	45	4.3	1.3
3 SBL	0	0	0	0	0	0	5	5	5	2.5	2.5	2.5	8	8	8	20	55	16	3	0
4 NBT	2	2	2	23	23	23	7	7	7	3	3	3	20	20	20	40	15	30	4	1.7
5 WBL	0	0	0	0	0	0	5	5	5	3	3	3	10	10	10	40	7	42	3	0
6 EBT	0	0	0	0	0	0	18	18	18	1	1	1	25	25	25	45	18	45	4.3	1.3
7 NBL	0	0	0	0	0	0	5	5	5	2	2	2	8	8	8	20	55	16	3	0
8 SBT	0	0	0	0	0	0	7	7	7	3	3	3	20	20	20	40	15	30	4	1.7

Timing Plan	Cycle	Green Time								Ring Offset	Offset
		1 EBL	2 WBT	3 SBL	4 NBT	5 WBL	6 EBT	7 NBL	8 SBT		
1	110	17	51	9	15	17	51	7	17	0	82
2	110	16	52	9	15	16	52	7	17	0	4
3	130	29	52	9	22	24	57	9	22	0	86
4	130	32	52	13	15	28	56	9	19	0	82
5	110	16	52	9	15	16	52	7	17	0	4
6	100	10	60	0	15	10	60	0	15	0	22
7	130	20	53	15	24	20	53	7	32	0	106
8	100	10	60	0	15	10	60	0	15	0	22
9	100	10	57	0	18	10	57	0	18	0	98
10	130	32	52	13	15	28	56	9	19	0	82
11	130	32	52	13	15	28	56	9	19	0	82
30	110	7	25	50	10	7	25	50	10	0	0



Local Time of Day Function			
<u>Time</u>	<u>Function</u>	<u>Settings *</u>	<u>Day of Week</u>
0000	TOD OUTPUTS	---5---	Su M T W Th F S
0625	TOD OUTPUTS	-----	M T W Th F
2000	TOD OUTPUTS	---5---	M T W Th F

Permitted Phases	
	<u>12345678</u>
Default	12345678
External Permit 0	-----
External Permit 1	12-456-8
External Permit 2	123456-8

Local Time of Day Schedule		
<u>Time</u>	<u>Plan</u>	<u>Day of Week</u>
0000	Free	Su M T W Th F S
0530	8	M T W Th F
0625	1	M T W Th F
0700	7	M T W Th F
0730	9	Su S
0900	5	M T W Th F
1030	2	M T W Th F
1500	4	M T W Th F
1515	10	M T W Th F
1630	11	M T W Th F
1815	2	M T W Th F
2000	6	M T W Th F
2200	Free	Su M T W Th F S

* Settings
Blank - Plan - Phase Bank 1, Max 1
Blank - FREE - Phase Bank 1, Max 2
1 - Phase Bank 2, Max 1
2 - Phase Bank 2, Max 2
3 - Phase Bank 3, Max 1
4 - Phase Bank 3, Max 2
5 - EXTERNAL PERMIT 1
6 - EXTERNAL PERMIT 2
7 - X-PED OMIT
8 - TBA



**Appendix B**  
**Intersection Capacity Analysis**  
**Worksheets**

## 36 Street District PM Peak Hour

	Existing Traffic 2008 PM Peak	Full Buildout (FAR 1) Volumes	Full Buildout (FAR 3) Volumes
<b>NW 36 Street / LeJeune Road</b>			
NB L	307	1506	1837
NB T	1536	2216	2306
NB R	35	35	35
SB L	224	302	320
SB T	1384	1524	1908
SB R	183	230	286
EB L*	2	2	2
EB T	931	1834	3634
EB R**	449	720	1298
WB L*	3	3	3
WB T	1708	1867	2053
WB R	202	202	202
<b>NW 36 Street / East Drive</b>			
NB L	40	40	40
NB T	21	21	21
NB R	8	8	8
SB L	111	285	575
SB T	4	4	4
SB R	125	202	377
EB L	185	234	300
EB T	2201	2792	3653
EB R	15	15	15
WB L	25	25	25
WB T	1958	3142	3684
WB R	73	105	129
<b>NW 36 Street / Curtiss Parkway</b>			
NB L	46	46	46
NB T	62	62	62
NB R	29	29	29
SB L	164	183	188
SB T	108	108	108
SB R	276	296	360
EB L	542	540	553
EB T	2282	2504	2651
EB R**	16	16	16
WB L	169	339	361
WB T	1627	2765	3486
WB R**	164	164	164

\*Illegal movement.

\*\*Free-flow right turn.

# **Existing Conditions**

Analyst: DPA Inter.: NW 36 St/LeJeune Rd  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: Existing PM Peak Period Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: LeJeune Road

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	3	0	0	3	0	2	5	1	2	3	1
LGConfig	T			TR			L	T	R	L	T	R
Volume	931			1708 202			307	1536	35	224	1384	183
Lane Width	12.0			12.0			12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol				0			4			18		

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left	A		
Thru	A				Thru		A	
Right					Right		A	
Peds					Peds			
WB Left					SB Left	A		
Thru	A				Thru		A	
Right	A				Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	104.0				16.0	41.0		
Yellow	4.0				4.0	4.0		
All Red	3.0				3.0	1.0		

Cycle Length: 180.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS

Eastbound

T 2932 5074 0.32 0.58 19.8 B 19.8 B

Westbound

TR 2885 4994 0.67 0.58 26.8 C 26.8 C

Northbound

L 306 3437 1.01 0.09 136.8 F  
 T 1926 8457 0.81 0.23 68.4 E 79.3 E  
 R 361 1583 0.09 0.23 54.8 D

Southbound

L 306 3437 0.74 0.09 89.1 F  
 T 1156 5074 1.21 0.23 172.0 F 151.2 F  
 R 361 1583 0.46 0.23 60.9 E

Intersection Delay = 74.9 (sec/veh) Intersection LOS = E

Analyst: DPA Inter.: NW 36 St/East Dr  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: Existing PM Peak Period Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: East Drive

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	0	1	3	0	1	1	0	1	1	0
LGConfig	L	TR		L	TR		L	TR		L	TR	
Volume	185	2201	15	25	1958	73	40	21	8	111	4	125
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A	A		NB Left	A		
Thru		A	A		Thru	A		
Right		A	A		Right	A		
Peds					Peds			
WB Left			A		SB Left	A		
Thru			A		Thru	A		
Right			A		Right	A		
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	12.0	58.0			47.0			
Yellow	3.0	4.0			4.0			
All Red	0.0	1.0			1.0			

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	220	1770	0.89	0.58	71.6	E		
TR	2846	5069	0.82	0.56	25.2	C	28.8	C
Westbound								
L	57	128	0.46	0.45	30.7	C		
TR	2252	5047	0.95	0.45	44.3	D	44.1	D
Northbound								
L	434	1201	0.10	0.36	27.6	C		
TR	646	1788	0.05	0.36	27.0	C	27.3	C
Southbound								
L	497	1374	0.24	0.36	29.2	C		
TR	576	1592	0.24	0.36	29.2	C	29.2	C

Intersection Delay = 35.4 (sec/veh) Intersection LOS = D

Analyst: DPA Inter.: NW 36 St/Curtiss Pkwy  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: Existing PM Peak Period w Imp Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: Curtiss Parkway

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	0	1	3	0	1	2	0	1	1	1
LGConfig	L	T		L	T		L	TR		L	T	R
Volume	542	2282		169	1627		46	62	29	164	108	276
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol									0			28

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A	A	
Thru			A		Thru		A	
Right					Right		A	
Peds					Peds			
WB Left		A		A	SB Left	A	A	
Thru				A	Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right		A			WB Right			
Green	32.0	54.0			11.0	15.0		
Yellow	3.0	4.0			3.0	4.0		
All Red	0.0	2.0			0.0	2.0		

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
<b>Eastbound</b>								
L	493	1770	1.15	0.71	128.9	F		
T	2108	5074	1.13	0.42	102.2	F	107.3	F
<b>Westbound</b>								
L	493	1770	0.36	0.71	25.7	C		
T	2108	5074	0.80	0.42	35.7	D	34.8	C
<b>Northbound</b>								
L	280	1770	0.17	0.25	38.5	D		
TR	390	3379	0.24	0.12	52.7	D	47.9	D
<b>Southbound</b>								
L	326	1770	0.52	0.25	42.5	D		
T	215	1863	0.53	0.12	56.5	E	38.4	D
R	645	1583	0.40	0.41	27.7	C		
Intersection Delay = 74.3 (sec/veh)					Intersection LOS = E			

Analyst: DPA Inter.: NW 36 St/Curtiss Pkwy  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: Existing PM Peak Period Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: Curtiss Parkway

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	0	1	3	0	1	2	0	1	1	1
LGConfig	L	T		L	T		L	TR		L	T	R
Volume	542	2282		169	1627		46	62	29	164	108	276
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol									0			28

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A	A	
Thru			A		Thru		A	
Right					Right		A	
Peds					Peds			
WB Left		A		A	SB Left	A	A	
Thru				A	Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right		A			WB Right			
Green		32.0	52.0			13.0	15.0	
Yellow		3.0	4.0			3.0	4.0	
All Red		0.0	2.0			0.0	2.0	

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
<b>Eastbound</b>								
L	493	1770	1.15	0.69	128.8	F		
T	2030	5074	1.17	0.40	121.6	F	123.0	F
<b>Westbound</b>								
L	493	1770	0.36	0.69	25.1	C		
T	2030	5074	0.83	0.40	38.3	D	37.1	D
<b>Northbound</b>								
L	307	1770	0.16	0.26	36.9	D		
TR	390	3379	0.24	0.12	52.7	D	47.4	D
<b>Southbound</b>								
L	353	1770	0.48	0.26	40.3	D		
T	215	1863	0.53	0.12	56.5	E	37.7	D
R	645	1583	0.40	0.41	27.7	C		
Intersection Delay = 83.4 (sec/veh)					Intersection LOS = F (E+64%)			

# **FAR 1 Buildout**



Analyst: DPA Inter.: NW 36 St/LeJeune Rd  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: FAR 1.0 PM Peak Hour Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: LeJeune Road

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	3	0	0	3	0	2	5	1	2	3	1
LGConfig	T			TR			L	T	R	L	T	R
Volume	1834			1867 202			1506	2216	35	302	1524	230
Lane Width	12.0			12.0			12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol				0			4			23		

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left	A		
Thru	A				Thru		A	
Right					Right		A	
Peds					Peds			
WB Left					SB Left	A		
Thru	A				Thru		A	
Right	A				Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	104.0				16.0	41.0		
Yellow	4.0				4.0	4.0		
All Red	3.0				3.0	1.0		

Cycle Length: 180.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
T	2932	5074	0.63	0.58	25.7	C	25.7	C
Westbound								
TR	2889	5000	0.72	0.58	28.5	C	28.5	C
Northbound								
L	306	3437	4.97	0.09	1876	F		
T	1926	8457	1.16	0.23	148.6	F	841.1	F
R	361	1583	0.09	0.23	54.8	D		
Southbound								
L	306	3437	1.00	0.09	132.5	F		
T	1156	5074	1.33	0.23	224.6	F	194.6	F
R	361	1583	0.58	0.23	64.1	E		

Intersection Delay = 377.5 (sec/veh) Intersection LOS = F (E+30%)

Analyst: DPA Inter.: NW 36 St/East Dr  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: FAR 1.0 PM Peak Hour Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: East Drive

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	0	1	3	0	1	1	0	1	1	0
LGConfig	L	TR		L	TR		L	TR		L	TR	
Volume	234	2792	15	25	3142	105	40	21	8	285	4	202
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A		
Thru		A			Thru	A		
Right		A			Right	A		
Peds					Peds			
WB Left			A		SB Left	A		
Thru			A		Thru	A		
Right			A		Right	A		
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	12.0	58.0			47.0			
Yellow	3.0	4.0			4.0			
All Red	0.0	1.0			1.0			

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	220	1770	1.12	0.58	138.7	F		
TR	2847	5070	1.04	0.56	56.2	E	62.6	E
Westbound								
L	57	128	0.46	0.45	30.7	C		
TR	2253	5049	1.52	0.45	271.0	F	269.2	F
Northbound								
L	362	1002	0.12	0.36	27.8	C		
TR	646	1788	0.05	0.36	27.0	C	27.5	C
Southbound								
L	497	1374	0.60	0.36	36.0	D		
TR	574	1588	0.38	0.36	31.1	C	33.9	C

Intersection Delay = 158.5 (sec/veh) Intersection LOS = F (E+10%)

Analyst: DPA Inter.: NW 36 St/Curtiss Pkwy  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: FAR 1.0 PM Peak Hour w Imp Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: Curtiss Parkway

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	0	1	3	0	1	2	0	1	1	1
LGConfig	L	T		L	T		L	TR		L	T	R
Volume	540	2504		339	2765		46	62	29	183	108	296
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol									0			30

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A	A	
Thru			A		Thru		A	
Right					Right		A	
Peds					Peds			
WB Left		A			SB Left	A	A	
Thru			A		Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right		A			WB Right			
Green		35.0	52.0			10.0	15.0	
Yellow		3.0	4.0			3.0	4.0	
All Red		0.0	2.0			0.0	2.0	

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	534	1770	1.05	0.72	95.5	F		
T	2030	5074	1.28	0.40	171.0	F	157.6	F
Westbound								
L	534	1770	0.66	0.72	36.7	D		
T	2030	5074	1.42	0.40	230.4	F	209.2	F
Northbound								
L	266	1770	0.18	0.24	39.3	D		
TR	390	3379	0.24	0.12	52.7	D	48.2	D
Southbound								
L	312	1770	0.61	0.24	47.8	D		
T	215	1863	0.53	0.12	56.5	E	39.1	D
R	682	1583	0.41	0.43	25.9	C		

Intersection Delay = 169.2 (sec/veh) Intersection LOS = F (E+25%)

Analyst: DPA Inter.: NW 36 St/Curtiss Pkwy  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: FAR 1.0 PM Peak Hour Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: Curtiss Parkway

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	0	1	3	0	1	2	0	1	1	1
LGConfig	L	T		L	T		L	TR		L	T	R
Volume	540	2504		339	2765		46	62	29	183	108	296
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol									0			30

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A	A	
Thru			A		Thru		A	
Right					Right		A	
Peds					Peds			
WB Left		A			SB Left	A	A	
Thru			A		Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right		A			WB Right			
Green		32.0	52.0			13.0	15.0	
Yellow		3.0	4.0			3.0	4.0	
All Red		0.0	2.0			0.0	2.0	

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
<b>Eastbound</b>								
L	493	1770	1.14	0.69	128.1	F		
T	2030	5074	1.28	0.40	171.0	F	163.4	F
<b>Westbound</b>								
L	493	1770	0.72	0.69	40.8	D		
T	2030	5074	1.42	0.40	230.4	F	209.7	F
<b>Northbound</b>								
L	307	1770	0.16	0.26	36.9	D		
TR	390	3379	0.24	0.12	52.7	D	47.4	D
<b>Southbound</b>								
L	353	1770	0.54	0.26	41.5	D		
T	215	1863	0.53	0.12	56.5	E	38.0	D
R	645	1583	0.43	0.41	28.1	C		

Intersection Delay = 171.8 (sec/veh) Intersection LOS = F (E+62%)

# **FAR 3 Buildout**

Analyst: DPA Inter.: NW 36 St/LeJeune Rd  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: FAR 3.0 PM Peak Hour w Imp Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: LeJeune Road

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	4	0	0	3	0	3	4	1	2	3	1
LGConfig	T			T			L	T	R	L	T	R
Volume	3634			2053			1837	2306	35	320	1908	286
Lane Width	12.0			12.0			12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol							4			29		

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left	A		
Thru	A				Thru	A		
Right					Right	A		
Peds					Peds			
WB Left					SB Left		A	
Thru	A				Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	95.0				35.0		35.0	
Yellow	4.0				4.0		4.0	
All Red	1.0				1.0		1.0	

Cycle Length: 180.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS

Eastbound

T 3570 6765 1.03 0.53 65.4 E 65.4 E

Westbound

T 2678 5074 0.77 0.53 35.4 D 35.4 D

Northbound

L 937 4820 1.98 0.19 517.7 F  
 T 1315 6765 1.77 0.19 422.6 F 461.8 F  
 R 308 1583 0.10 0.19 59.7 E

Southbound

L 668 3437 0.48 0.19 65.0 E  
 T 987 5074 1.95 0.19 504.8 F 405.1 F  
 R 308 1583 0.84 0.19 88.7 F

Intersection Delay = 262.8 (sec/veh) Intersection LOS = F (E+43%)

Analyst: DPA Inter.: NW 36 St/LeJeune Rd  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: FAR 3.0 PM Peak Hour Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: LeJeune Road

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	3	0	0	3	0	2	5	1	2	3	1
LGConfig	T			TR			L	T	R	L	T	R
Volume	3634			2053 202			1837	2306	35	320	1908	286
Lane Width	12.0			12.0			12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol				0			4			29		

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left	A		
Thru	A				Thru		A	
Right					Right		A	
Peds					Peds			
WB Left					SB Left	A		
Thru		A			Thru		A	
Right		A			Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	104.0				16.0	41.0		
Yellow	4.0				4.0	4.0		
All Red	3.0				3.0	1.0		

Cycle Length: 180.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS

Eastbound

T 2932 5074 1.25 0.58 154.4 F 154.4 F

Westbound

TR 2892 5006 0.79 0.58 31.0 C 31.0 C

Northbound

L 306 3437 6.07 0.09 2368 F  
 T 1926 8457 1.21 0.23 168.8 F 1136 F  
 R 361 1583 0.09 0.23 54.8 D

Southbound

L 306 3437 1.06 0.09 148.8 F  
 T 1156 5074 1.67 0.23 373.5 F 313.2 F  
 R 361 1583 0.72 0.23 71.1 E

Intersection Delay = 490.3 (sec/veh) Intersection LOS = F (E+84%)

Analyst: DPA Inter.: NW 36 St/East Dr  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: FAR 3.0 PM Peak Hour w Imp Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: East Drive

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	0	1	3	0	1	1	0	2	1	0
LGConfig	L	TR		L	TR		L	TR		L	TR	
Volume	300	3653	15	25	3684	129	40	21	8	575	4	377
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A		
Thru		A			Thru	A		
Right		A			Right	A		
Peds					Peds			
WB Left			A		SB Left	A		
Thru			A		Thru	A		
Right			A		Right	A		
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	20.0	65.0			32.0			
Yellow	3.0	4.0			4.0			
All Red	0.0	1.0			1.0			

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	329	1770	0.96	0.69	84.3	F		
TR	3433	5071	1.12	0.68	81.5	F	81.7	F
Westbound								
L	58	115	0.45	0.50	26.4	C		
TR	2524	5048	1.59	0.50	300.1	F	298.3	F
Northbound								
L	67	273	0.63	0.25	60.8	E		
TR	440	1788	0.07	0.25	37.6	D	51.1	D
Southbound								
L	505	2050	1.20	0.25	156.1	F		
TR	390	1586	1.03	0.25	102.0	F	134.5	F

Intersection Delay = 181.3 (sec/veh) Intersection LOS = F (E+41%)



Analyst: DPA Inter.: NW 36 St/East Dr  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: FAR 3.0 PM Peak Hour Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: East Drive

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	0	1	3	0	1	1	0	1	1	0
LGConfig	L	TR		L	TR		L	TR		L	TR	
Volume	300	3653	15	25	3684	129	40	21	8	575	4	377
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A	A		NB Left	A		
Thru		A	A		Thru	A		
Right		A	A		Right	A		
Peds					Peds			
WB Left			A		SB Left	A		
Thru			A		Thru	A		
Right			A		Right	A		
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	12.0	58.0			47.0			
Yellow	3.0	4.0			4.0			
All Red	0.0	1.0			1.0			

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	220	1770	1.44	0.58	263.0	F		
TR	2848	5071	1.36	0.56	190.9	F	196.4	F
Westbound								
L	57	128	0.46	0.45	30.7	C		
TR	2252	5048	1.78	0.45	389.9	F	387.6	F
Northbound								
L	213	588	0.20	0.36	29.0	C		
TR	646	1788	0.05	0.36	27.0	C	28.1	C
Southbound								
L	497	1374	1.22	0.36	156.5	F		
TR	573	1586	0.70	0.36	39.3	D	109.8	F

Intersection Delay = 268.8 (sec/veh) Intersection LOS = F (E+98%)

Analyst: DPA  
 Agency:  
 Date:  
 Period: FAR 3.0 PM Peak Hour w Imp  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street

Inter.: NW 36 St/Curtiss Pkwy  
 Area Type: All other areas  
 Jurisd: Miami Springs, FL  
 Year : 2008  
 N/S St: Curtiss Parkway

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	0	1	3	0	1	2	0	1	1	1
LGConfig	L	T		L	T		L	TR		L	T	R
Volume	553	2651		361	3486		46	62	29	188	108	360
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol									0			36

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A	A	
Thru			A		Thru		A	
Right					Right		A	
Peds					Peds			
WB Left		A		A	SB Left	A	A	
Thru				A	Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right		A			WB Right			
Green		35.0	52.0			10.0	15.0	
Yellow		3.0	4.0			3.0	4.0	
All Red		0.0	2.0			0.0	2.0	

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
<b>Eastbound</b>								
L	534	1770	1.08	0.72	103.3	F		
T	2030	5074	1.36	0.40	204.3	F	186.9	F
<b>Westbound</b>								
L	534	1770	0.70	0.72	38.9	D		
T	2030	5074	1.79	0.40	395.9	F	362.4	F
<b>Northbound</b>								
L	266	1770	0.18	0.24	39.3	D		
TR	390	3379	0.24	0.12	52.7	D	48.2	D
<b>Southbound</b>								
L	312	1770	0.63	0.24	48.5	D		
T	215	1863	0.53	0.12	56.5	E	38.9	D
R	682	1583	0.50	0.43	27.3	C		

Intersection Delay = 259.1 (sec/veh) Intersection LOS = F (E+37%)

Analyst: DPA Inter.: NW 36 St/Curtiss Pkwy  
 Agency: Area Type: All other areas  
 Date: Jurisd: Miami Springs, FL  
 Period: FAR 3.0 PM Peak Hour Year : 2008  
 Project ID: 36 Street District - #08147  
 E/W St: NW 36 Street N/S St: Curtiss Parkway

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	3	0	1	3	0	1	2	0	1	1	1
LGConfig	L	T		L	T		L	TR		L	T	R
Volume	553	2651		361	3486		46	62	29	188	108	360
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol									0			36

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A	A	
Thru			A		Thru		A	
Right					Right		A	
Peds					Peds			
WB Left		A			SB Left	A	A	
Thru			A		Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right		A			WB Right			
Green		32.0	52.0			13.0	15.0	
Yellow		3.0	4.0			3.0	4.0	
All Red		0.0	2.0			0.0	2.0	

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
<b>Eastbound</b>								
L	493	1770	1.17	0.69	138.1	F		
T	2030	5074	1.36	0.40	204.3	F	192.9	F
<b>Westbound</b>								
L	493	1770	0.76	0.69	43.9	D		
T	2030	5074	1.79	0.40	395.9	F	362.9	F
<b>Northbound</b>								
L	307	1770	0.16	0.26	36.9	D		
TR	390	3379	0.24	0.12	52.7	D	47.4	D
<b>Southbound</b>								
L	353	1770	0.56	0.26	41.8	D		
T	215	1863	0.53	0.12	56.5	E	38.1	D
R	645	1583	0.52	0.41	29.8	C		

Intersection Delay = 261.8 (sec/veh) Intersection LOS = F (E+74%)

# **Appendix C**

## **Study Area Documentation**

CITY OF MIAMI SPRINGS NW 36 STREET CORRIDOR STUDY

ANALYSIS	BLOCK NUMBER																														AIRPORT GOLF				ABRAHAM					
	NW 36																																							
	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12a	B12b	B13	B14	B15a	B15b	B16a	B16b	B17a	B17b	B18a	B18b	B19	B20	B21a	B21b	B22	B23	B24	B25	B26a	B26b	B26c	B26d	B27	B28			
COMBINED PARCEL(S) SQ. FT.	38,505	150,605	75,807	18,959	102,337	167,140	118,909	153,885	151,395	166,841	158,263	97,145	62,688	28,721	29,205	61,390	65,550	63,435	63,268	46,150	48,740	47,445	43,686	97,011	126,028	46,860	49,160	174,663	174,668	343,971	166,050	228,000	19,900	132,001	128,462	1,062,002	588,596			
FLOOR AREA RATIO	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
MAX. F.A.R. IN SQ. FT.	38,505	150,605	75,807	18,959	102,337	167,140	118,909	153,885	151,395	166,841	158,263	97,145	62,688	28,721	29,205	61,390	65,550	63,435	63,268	46,150	48,740	47,445	43,686	97,011	126,028	46,860	49,160	174,663	174,668	343,971	166,050	228,000	19,900	132,001	128,462	2,655,005	1,471,490			
*MAX. F.A.R. BUILDABLE	0.26	1.00	0.99	0.26	0.99	0.99	0.98	0.99	0.99	1.00	0.95	1.00	0.99	0.99	0.99	1.00	0.98	0.99	1.00	0.99	0.99	0.99	1.00	0.99	1.00	0.99	0.99	0.94	0.94	0.96	0.99	0.99	0.98	0.97	0.93	2.43	2.45			
RETAIL AT GROUND FLOOR	10,000	65,800	16,472	5,000	35,508	62,529	43,123	61,561	64,371	64,371	56,680	35,613	18,350	10,500	9,480	13,270	13,540	13,270	13,510	9,910	10,470	10,470	10,100	21,730	21,520	10,220	10,640	10,640	10,640	10,640	10,640	10,640	10,640	10,640	10,640	10,640	10,640			
OFFICE FLOOR(S) ABOVE	-	84,200	58,528	-	65,892	102,471	73,877	91,439	85,029	101,829	93,320	61,287	43,450	18,000	19,320	47,930	50,960	49,730	49,490	35,690	37,830	36,330	33,400	74,270	103,880	36,280	37,960	154,360	154,360	319,360	154,360	214,360	8,860	116,860	109,360	2,569,360	1,429,360			
PARKING WITHIN F.A.R.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
EST. MAX. PARKING	34	500	250	17	338	550	390	510	498	554	500	323	206	95	96	204	215	210	210	152	161	156	145	320	418	155	162	550	550	1,100	550	750	65	425	400	8,600	4,800			
*MAX. BUILDABLE SQ. FT.	10,200	150,000	75,000	5,100	101,400	165,000	117,000	153,000	149,400	166,200	150,000	96,900	61,800	28,500	28,800	61,200	64,500	63,000	63,000	45,600	48,300	46,800	43,500	96,000	125,400	46,500	48,600	165,000	165,000	330,000	165,000	225,000	19,500	127,500	120,000	2,580,000	1,440,000			

\*Note: Maximum square feet or floor area ratio buildable taking into consideration all the requirements for permissible uses, lot coverage, transit, parking, mixed-of-uses, building setbacks, and height.

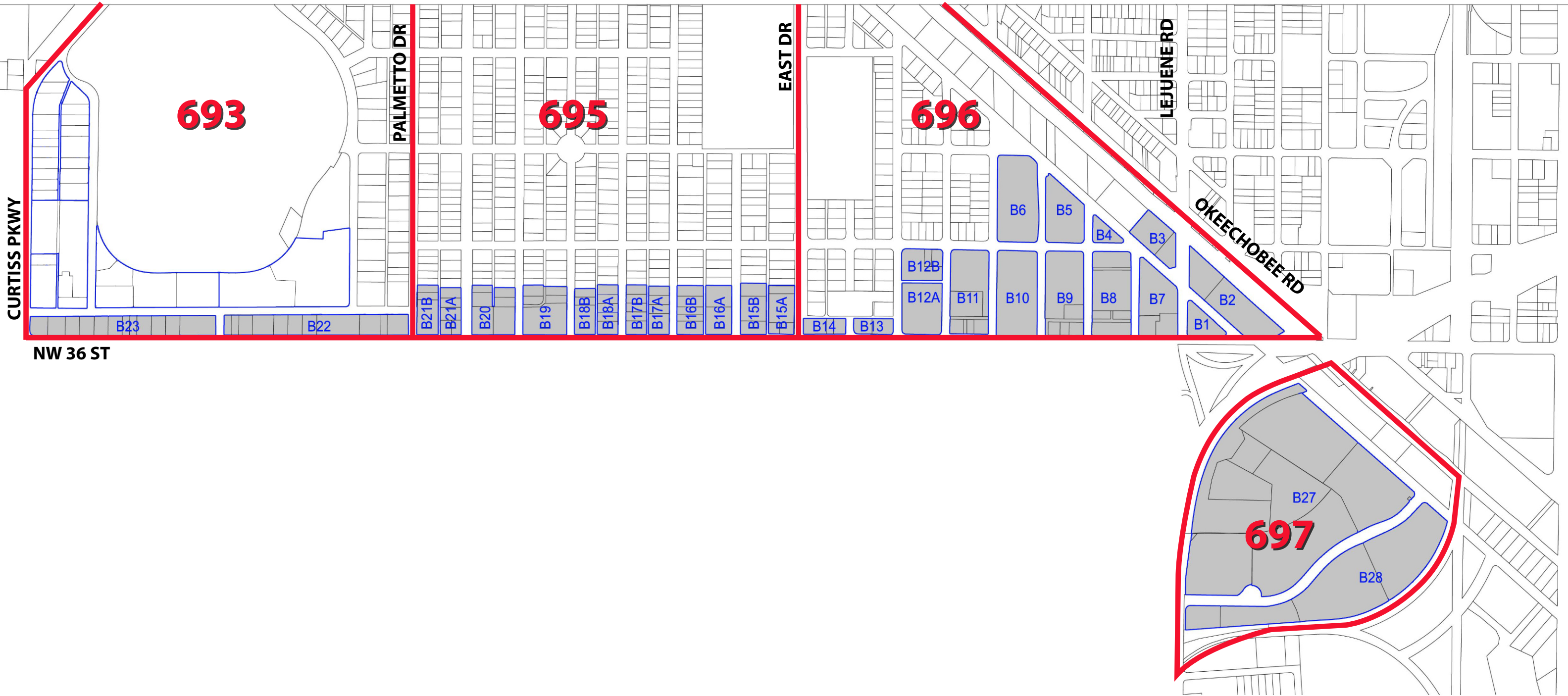
	F.A.R. PERMITTED	F.A.R. BUILDABLE	PERMITTED SQ. FT.	BUILDABLE SQ. FT.	RESIDENTIAL	RETAIL SQ. FT.	OFFICE SQ. FT.
NW 36	1.00	0.94	2,628,459	2,540,700	-	739,288	1,801,112
AIRPORT GOLF	1.00	0.97	1,018,384	987,000	-	63,840	923,160
ABRAHAM	2.50	2.44	4,126,495	4,020,000	-	21,280	3,998,720

ANALYSIS	BLOCK NUMBER																														AIRPORT GOLF				ABRAHAM				
	NW 36																																						
	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12a	B12b	B13	B14	B15a	B15b	B16a	B16b	B17a	B17b	B18a	B18b	B19	B20	B21a	B21b	B22	B23	B24	B25	B26a	B26b	B26c	B26d	B27	B28		
COMBINED PARCEL(S) SQ. FT.	38,505	150,605	75,807	18,959	102,337	167,140	118,909	153,885	151,395	166,841	158,263	97,145	62,688	28,721	29,205	61,390	65,550	63,435	63,268	46,150	48,740	47,445	43,686	97,011	126,028	46,860	49,160	174,663	174,668	343,971	166,050	228,000	19,900	132,001	128,462	1,062,002	588,596		
FLOOR AREA RATIO	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
MAX. F.A.R. IN SQ. FT.	115,515	451,815	227,421	56,877	307,011	501,420	356,727	461,655	454,185	500,523	474,789	291,435	188,064	86,163	87,615	184,170	196,650	190,305	189,804	138,450	146,220	142,335	131,058	291,033	378,084	140,580	147,480	523,989	524,004	1,031,913	498,150	684,000	59,700	396,003	385,386	3,186,006	1,765,788		
*MAX. F.A.R. BUILDABLE	0.26	2.99	2.02	0.26	2.98	2.97	2.99	2.97	2.96	2.99	2.94	2.98	2.97	1.57	1.54	2.01	2.00	2.00	2.00	2.07	2.01	2.07	2.01	2.49	2.38	1.98	2.04	2.92	2.92	2.97	2.98	2.89	2.86	2.84	2.80	2.82	2.55		
RETAIL	10,000	65,800	16,472	5,000	35,508	62,529	43,123	61,561	64,371	64,371	56,680	35,613	18,350	10,500	9,480	13,270	13,540	13,270	13,510	9,910	10,470	10,470	10,100	21,730	21,520	10,220	10,640	10,640	10,640	10,640	10,640	10,640	10,640	10,640	10,640	10,640	10,640	10,640	
OFFICE	-	384,200	136,528	-	269,292	433,671	312,677	395,939	383,829	434,529	408,320	253,887	167,650	34,500	35,520	110,330	117,860	113,330	112,790	85,490	87,630	87,630	77,500	219,770	278,480	82,780	89,560	499,360	499,360	1,009,360	484,360	649,360	46,360	364,360	349,360	2,989,360	1,489,360		
PARKING WITHIN F.A.R.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EST. MAX. PARKING	34	1,500	510	30	1,016	1,654	1,186	1,525	1,494	1,663	1,550	965	620	150	150	412	438	422	421	318	327	327	292	805	1,000	310	334	1,700	1,700	3,400	1,650	2,200	190	1,250	1,200	10,000	5,000		
*MAX. BUILDABLE SQ. FT.	10,200	450,000	153,000	9,000	304,800	496,200	355,800	457,500	448,200	498,900	465,000	289,500	186,000	45,000	45,000	123,600	131,400	126,600	126,300	95,400	98,100	98,100	87,600	241,500	300,000	93,000	100,200	510,000	510,000	1,020,000	495,000	660,000	57,000	375,000	360,000	3,000,000	1,500,000		

\*Note: Maximum square feet or floor area ratio buildable taking into consideration all the requirements for permissible uses, lot coverage, transit, parking, mixed-of-uses, building setbacks, and height.

	F.A.R. PERMITTED	F.A.R. BUILDABLE	PERMITTED SQ. FT.	BUILDABLE SQ. FT.	RESIDENTIAL	RETAIL SQ. FT.	OFFICE SQ. FT.
NW 36	1.00	3.00	7,885,377	6,855,900	-	739,288	6,112,412
AIRPORT GOLF	1.00	3.00	3,055,152	2,967,000	-	63,840	2,903,160
ABRAHAM	2.50	3.00	4,951,794	4,500,000	-	21,280	4,478,720

# MIAMI SPRINGS AIRPORT HIGHWAY MARINE BUSINESS DISTRICT STUDY



**TAZ 696**

**36 Street District  
TAZ 696 Parcels**

Study Block	Folio Number	Property Address	Primary Zone	Land Use	Existing Adjusted Square Footage <sup>1</sup>	MAX FAR Buildable 1.0 <sup>2</sup>		MAX FAR Buildable 3.0 <sup>2</sup>	
						Retail	Office	Retail	Office
1	05-3120-031-0070	4157 NW 36 Street	HRR	Vacant	-	10,000	0	10,000	0
2	05-3120-031-0180	1111 S Royal Poinciana Blvd	HRR	220 Hotel	121,164	65,800	84,200	65,800	384,200
	05-3120-031-0100	1001 S Royal Poinciana Blvd	AR	Office	8,562				
3	05-3120-036-0130	901 S Royal Poinciana Blvd B	CMI	Retail	3,316	16,472	58,528	16,472	136,528
	05-3120-036-0090	901 S Royal Poinciana Blvd	CMI	72 Hotel	39,405				
4	05-3120-036-0140		CMI	Parking Lot	-	5,000	0	5,000	0
5	05-3120-033-0050	700 S Royal Poinciana Blvd	CMI	Office	201,375	35,508	65,892	35,508	269,292
6	05-3120-000-0450	4355 NW 36 Street	SFR	Vacant	-	62,529	102,471	62,529	433,671
7	05-3120-037-0020	4201 NW 36 Street	HRR	Retail	3,045	43,123	73,877	43,123	312,677
	05-3120-037-0010	4211 NW 36 Street	HRR	Retail	3,693				
	05-3120-037-0030	3600 Le Jeune Road	HRR	Retail	24,894				
8	05-3120-036-0150	4299 NW 36 Street	HRR	Office	112,854	61,561	91,439	61,561	395,939
	05-3120-036-0300		Ref Only	-	-				
	05-3120-036-0260		Ref Only	-	-				
	05-3120-036-0270	4291 NW 36 Street	HRR	Office	70,970				
	05-3120-036-0280	1890 Oakwood Drive	HRR	Vacant	-				
9	05-3120-031-0020	4301 NW 36 Street	HRR	Light Manufacturing	10,372	64,371	85,029	64,371	383,829
	05-3120-031-0040	4301 NW 36 Street	HRR	Parking Lot	-				
	05-3120-033-0070	4349 NW 36 Street	C. Dance Hall	Dance Hall	9,095				
	05-3120-031-0010	690 Kenmore Drive	HRR	Warehouse	17,723				
	05-3120-033-0060		HRR	Vacant	-				
10	05-3120-000-0440	4355 NW 36 Street	C. Dance Hall	Dance Hall	70,692	64,371	101,829	64,371	434,529
11	05-3120-034-0690	4401 NW 36 Street	HRR	Mixed Use Comm	1,950	56,680	93,320	56,680	408,320
	05-3120-034-0700	4421 NW 36 Street	HRR	Vacant	-				
	05-3120-034-0710	4427 NW 36 Street	HRR	Retail	1,858				
	05-3120-034-0720	4441 NW 36 Street	HRR	Retail	2,480				
	05-3120-034-0681	691 Lee Drive	CMI	Utility	949				
12a	05-3120-035-0010	4479 NW 36 Street	HRR	Office	49,277	35,613	61,287	35,613	253,887
12b	05-3120-034-0770	611 Forrest Drive	MF	36 MF Apts	25,434	18,350	43,450	18,350	167,650
	05-3120-034-0800	1470 Oakwood Drive	MF	4 MF Apts	1,812				
	05-3120-034-0801	1490 Oakwood Drive	MF	2 MF Apt	3,159				
13	05-3120-030-0150	4501 NW 36 Street	RC	Auto Service Station	1,828	10,500	18,000	10,500	34,500
	05-3120-030-0130	4545 NW 36 Street	RC	Retail	2,612				
14	05-3120-000-0590	4551 NW 36 Street	RC	Retail	3,210	9,480	19,320	9,480	35,520
	05-3120-000-0390	4575 NW 36 Street	RC	Retail	2,058				
	05-3120-000-0400	4591 NW 36 Street	RC	Mixed Use Comm	9,324				

HRR: Highly Restricted Retail

AR: Arterial Business

CMI: Commercial Medium Intensity

SFR: Single Family Residence

MF: Multi Family

RC: Restricted Commercial

<sup>1</sup> Information obtained from Miami-Dade County Property Appraisal Website.

<sup>2</sup> Maximum buildable square footage provided by Valle, Valle & Partners.

Existing	
Retail	140,055 SF
Hotel	292 Rooms
Multi Family	42 Dwelling Units
Single Family	0 Dwelling Units
Office	443,987 SF
Warehouse	28,095 SF

	FAR 1	FAR 3
Retail	559,358	559,358
Office	898,642	3,650,542



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Miami-Dade County, Florida

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**Property Information Map**



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Close

**Summary Details:**

Folio No.:	<a href="#">05-3120-031-0070</a>
Property:	4157 NW 36 ST
Mailing Address:	STATE OF FLORIDA D O T 1000 NW 111 AVE MIAMI FL 33172-5800

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	38,505 SQ FT
Year Built:	0
Legal Description:	EDGEWATER PARK PB 17-72 LOTS 1 THRU 11 LESS W5FT OF LOTS 1 & 11 & LESS S10FT OF LOTS 2 THRU 11 & 15FT ALLEY LYG BETWEEN CLOSED PER ORD-799-92

**Sale Information:**

Sale O/R:	15380-533
Sale Date:	2/1992
Sale Amount:	\$1,000,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,347,675	\$1,347,675
Building Value:	\$0	\$0
Market Value:	\$1,347,675	\$1,347,675
Assessed Value:	\$1,347,675	\$1,347,675

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$1,347,675/\$0	\$1,347,675/\$0
County:	\$1,347,675/\$0	\$1,347,675/\$0
City:	\$1,347,675/\$0	\$1,347,675/\$0
School Board:	\$1,347,675/\$0	\$1,347,675/\$0

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Miami-Dade County, Florida



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**Property Information Map**



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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3120-031-0180</a>
Property:	1111 S ROYAL POINCIANA BLVD
Mailing Address:	DORIAN VON BEYER CALLEN & CHARLOTTE CALLEN 111 W FORTUNE ST TAMPA FL 33602-

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0021 HOTEL
Beds/Baths:	220/220
Floors:	9
Living Units:	220
Adj Sq Footage:	121,164
Lot Size:	2 ACRES
Year Built:	1966
Legal Description:	EDGEWATER PARK PB 17-72 LOTS 30 THRU 36 & LOTS 37 THRU 41 LESS S10FT & LOTS 42 THRU 46 LESS S10FT & LESS PORT OF LOTS 45 & 46 LYG IN E-W EXPWY BLK 8 LOT SIZE 104930 SQUARE FT

**Sale Information:**

Sale O/R:	
Sale Date:	5/1989
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$2,938,040	\$2,308,460
Building Value:	\$10,691,540	\$9,391,540
Market Value:	\$13,629,580	\$11,700,000
Assessed Value:	\$13,629,580	\$11,700,000

**Taxable Value Information:**

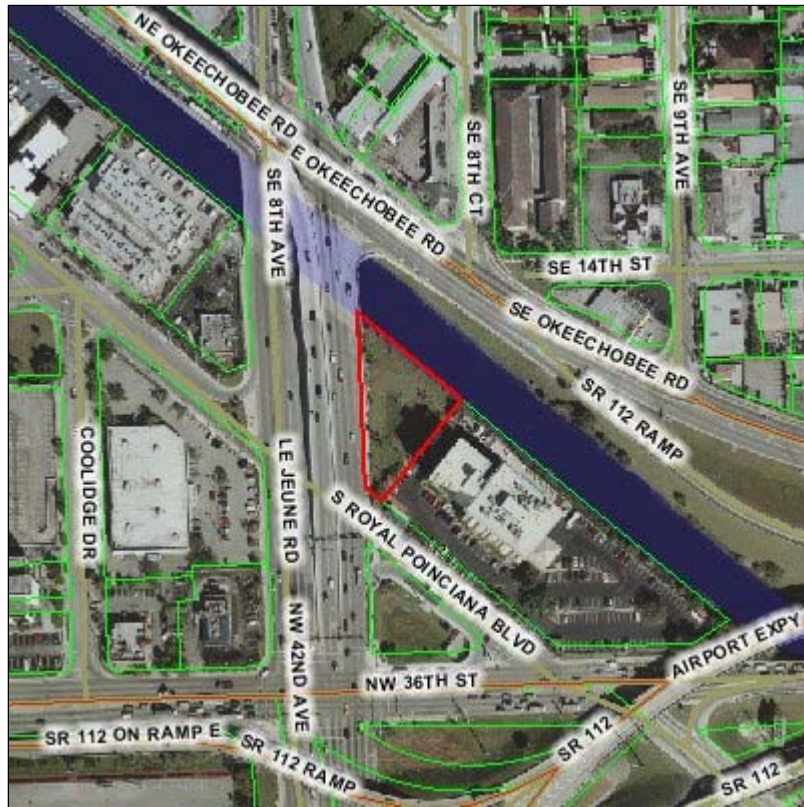
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$13,629,580	\$0/ \$11,700,000
County:	\$0/ \$13,629,580	\$0/ \$11,700,000
City:	\$0/ \$13,629,580	\$0/ \$11,700,000
School Board:	\$0/ \$13,629,580	\$0/ \$11,700,000

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Miami-Dade County, Florida

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**Property Information Map**



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0 131 ft

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3120-031-0100</a>
Property:	1001 S ROYAL POINCIANA BLVD
Mailing Address:	STATE OF FLORIDA D O T 1000 NW 111 AVE MIAMI FL 33172-5800

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0099 STATE OF FLORIDA
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	8,562
Lot Size:	45,675 SQ FT
Year Built:	1996
Legal Description:	20 53 41 EDGEWATER PARK PB 17-72 LOTS 23 THRU 27 E OF C/L OF SEC LESS PORT LYG IN R/W & LOTS 28 & 29 BLK 8 LOT SIZE IRREGULAR

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,278,900	\$1,278,900
Building Value:	\$463,357	\$463,357
Market Value:	\$1,742,257	\$1,742,257
Assessed Value:	\$1,742,257	\$1,742,257

**Taxable Value Information:**

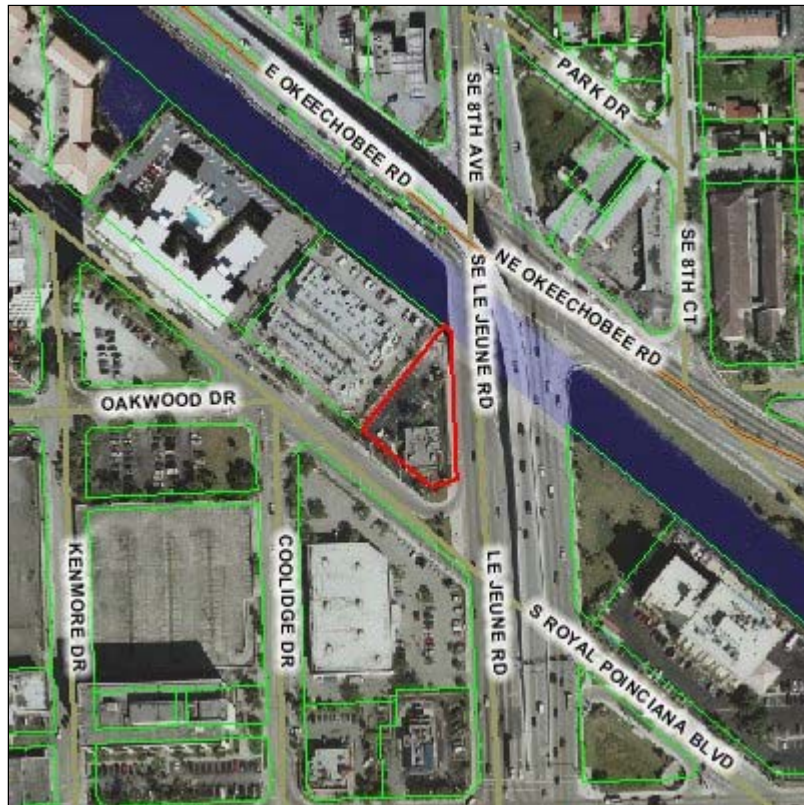
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$1,742,257/ \$0	\$1,742,257/ \$0
County:	\$1,742,257/ \$0	\$1,742,257/ \$0
City:	\$1,742,257/ \$0	\$1,742,257/ \$0
School Board:	\$1,742,257/ \$0	\$1,742,257/ \$0

**My Home**  
Miami-Dade County, Florida



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**Property Information Map**



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0  125 ft

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3120-036-0130</a>
Property:	901 S ROYAL POINCIAN BLVD B
Mailing Address:	3700 NW 42 AVE LLC 1385 NW 15 ST MIAMI FL 33125-

**Property Information:**

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	3,316
Lot Size:	23,417 SQ FT
Year Built:	1995
Legal Description:	EDGEWATER PARK MANOR PB 48-30 SELY41.86FT OF LOT 13 & LOT 14 LESS PORT LYG IN R/W LOT SIZE 23417 SQ FT F/A/U 05-3120-036-0090

**Sale Information:**

Sale O/R:	22658-1739
Sale Date:	9/2004
Sale Amount:	\$795,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$515,174	\$515,174
Building Value:	\$263,979	\$263,979
Market Value:	\$779,153	\$779,153
Assessed Value:	\$779,153	\$779,153

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$779,153	\$0/\$779,153
County:	\$0/\$779,153	\$0/\$779,153
City:	\$0/\$779,153	\$0/\$779,153
School Board:	\$0/\$779,153	\$0/\$779,153

**My Home**  
Miami-Dade County, Florida



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**Property Information Map**



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0 131 ft

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3120-036-0090</a>
Property:	901 S ROYAL POINCIANA BLVD
Mailing Address:	ALFERCA MIAMI LLC 8786 NW 18 TERR MIAMI FL 33172-2620

**Property Information:**

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0021 HOTEL
Beds/Baths:	0/0
Floors:	3
Living Units:	0
Adj Sq Footage:	39,405
Lot Size:	52,390 SQ FT
Year Built:	2007
Legal Description:	20 53 41 EDGEWATER PARK MANOR PB 48-30 SELY30FT OF LOT 8 & LOTS 9 THRU 12 & NWLY8.14FT OF LOT 13 BLK 1 LOT SIZE 52390 SQ FT OR 19066-4237 0400 1

**Sale Information:**

Sale O/R:	19066-4237
Sale Date:	4/2000
Sale Amount:	\$2,450,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,466,920	\$1,466,920
Building Value:	\$3,123,036	\$0
Market Value:	\$4,589,956	\$1,466,920
Assessed Value:	\$4,589,956	\$1,466,920

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$4,589,956	\$0/ \$1,466,920
County:	\$0/ \$4,589,956	\$0/ \$1,466,920
City:	\$0/ \$4,589,956	\$0/ \$1,466,920
School Board:	\$0/ \$4,589,956	\$0/ \$1,466,920

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**Summary Details:**

Folio No.:	<a href="#">05-3120-036-0140</a>
Property:	
Mailing Address:	AIRPORT FINANCIAL CENTER INC 328 CRANDON BOULEVARD #221-C MIAMI FL 33149-1331

**Property Information:**

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	18,959 SQ FT
Year Built:	0
Legal Description:	20 53 41 EDGEWATER PARK MANOR PB 48-30 ALL BLK 2 LOT SIZE 18959 SQUARE FEET OR 19256-0599 0800 2 (2)

**Sale Information:**

Sale O/R:	19256-0599
Sale Date:	8/2000
Sale Amount:	\$9,500,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$663,565	\$625,647
Building Value:	\$3,861	\$3,861
Market Value:	\$667,426	\$629,508
Assessed Value:	\$667,426	\$629,508

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$667,426	\$0/\$629,508
County:	\$0/\$667,426	\$0/\$629,508
City:	\$0/\$667,426	\$0/\$629,508
School Board:	\$0/\$667,426	\$0/\$629,508

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**Summary Details:**

Folio No.:	<a href="#">05-3120-033-0050</a>
Property:	700 S ROYAL POINCIANA BLVD
Mailing Address:	AIRPORT FINANCIAL CENTER INC 328 CRANDON BOULEVARD #221-C MIAMI FL 33149-1331

**Property Information:**

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	10
Living Units:	0
Adj Sq Footage:	201,375
Lot Size:	2 ACRES
Year Built:	1987
Legal Description:	EDGEWATER PARK REV PL PB 31-76 TR D & THAT STRIP OF LAND LYG WLY OF TR D & ELY OF SHERIDAN DR DESC AS THAT PORT OF TR 11 & TR 11-A OF PB 28-82 & THAT PORT OF LOT 14 BLK 11 OF PB 17-72

**Sale Information:**

Sale O/R:	19256-0599
Sale Date:	8/2000
Sale Amount:	\$9,500,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$2,558,425	\$2,558,425
Building Value:	\$7,341,575	\$7,007,075
Market Value:	\$9,900,000	\$9,565,500
Assessed Value:	\$9,900,000	\$9,565,500

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$9,900,000	\$0/ \$9,565,500
County:	\$0/ \$9,900,000	\$0/ \$9,565,500
City:	\$0/ \$9,900,000	\$0/ \$9,565,500
School Board:	\$0/ \$9,900,000	\$0/ \$9,565,500

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**Summary Details:**

Folio No.:	<a href="#">05-3120-000-0450</a>
Property:	4355 NW 36 ST
Mailing Address:	MIAMI DADE COUNTY GSA-R/E MGMT - AVIATION 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

**Property Information:**

Primary Zone:	0400 SINGLE FAMILY RESIDENCE
CLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	4 ACRES
Year Built:	0
Legal Description:	20 53 41 3.85 AC M/L THAT PART OF THE W375FT OF W1/2 OF E1/2 OF SW1/4 SEC 20 FORMERLY DESC AS BLK 12 OF EDGEWATER PARK PER PB 17-72 LOT SIZE IRREGULAR

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,826,544	\$1,826,544
Building Value:	\$218,293	\$218,293
Market Value:	\$2,044,837	\$2,044,837
Assessed Value:	\$2,044,837	\$2,044,837

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$2,044,837/ \$0	\$2,044,837/ \$0
County:	\$2,044,837/ \$0	\$2,044,837/ \$0
City:	\$2,044,837/ \$0	\$2,044,837/ \$0
School Board:	\$2,044,837/ \$0	\$2,044,837/ \$0



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**Summary Details:**

Folio No.:	<a href="#">05-3120-037-0020</a>
Property:	4201 NW 36 ST
Mailing Address:	BURGER KING CORP #4214
Address:	ATTN: PROPERTY TAX ACCOUNTANT P O BOX 020783 MIAMI FL 33102-

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	3,045
Lot Size:	24,415 SQ FT
Year Built:	1984
Legal Description:	EDGEWATER PARK MANOR PB 52-68 REV BLK 4 E6.55FT OF LOT 5 & ALL LOTS 6 THRU 13 BLK 4 LESS COMM SE COR OF SW1/4 OF SEC TH N 02 DEG W 71.03FT S 87 DEG W 35FT FOR POB TH S 02 DEG E .56FT SWLY AD

**Sale Information:**

Sale O/R:	12205-1167
Sale Date:	7/1984
Sale Amount:	\$565,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,098,675	\$1,098,675
Building Value:	\$325,177	\$281,325
Market Value:	\$1,423,852	\$1,380,000
Assessed Value:	\$1,423,852	\$1,380,000

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,423,852	\$0/ \$1,380,000
County:	\$0/ \$1,423,852	\$0/ \$1,380,000
City:	\$0/ \$1,423,852	\$0/ \$1,380,000
School Board:	\$0/ \$1,423,852	\$0/ \$1,380,000

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**Summary Details:**

Folio No.:	<a href="#">05-3120-037-0010</a>
Property:	4211 NW 36 ST
Mailing Address:	MILIA HAZIN & ASIA HAZIN ATTN: TERRY HOOK 968 JAMES ST SYRACUSE NY 11320-3

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	3,693
Lot Size:	17,573 SQ FT
Year Built:	1993
Legal Description:	20 53 41 EDGEWATER PARK MANOR REV BLK 4 PB 52-68 W18.45FT OF LOT 5 & ALL LOTS 1 THRU 4 & S1/2 OF LOT 24 BLK 4 LOT SIZE 17573 SQ FT

**Sale Information:**

Sale O/R:	25769-1542
Sale Date:	6/2007
Sale Amount:	\$2,351,200

**Assessment Information:**

Year:	2008	2007
Land Value:	\$790,785	\$790,785
Building Value:	\$772,810	\$772,810
Market Value:	\$1,563,595	\$1,563,595
Assessed Value:	\$1,563,595	\$1,563,595

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,563,595	\$0/ \$1,563,595
County:	\$0/ \$1,563,595	\$0/ \$1,563,595
City:	\$0/ \$1,563,595	\$0/ \$1,563,595
School Board:	\$0/ \$1,563,595	\$0/ \$1,563,595

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**Summary Details:**

Folio No.:	<a href="#">05-3120-037-0030</a>
Property:	3600 LE JEUNE RD
Mailing Address:	OLP MIAMI SPRINGS LLC 60 CUTTER MILL RD #303 GREAT NECK NY 11021-

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	24,894
Lot Size:	76,921 SQ FT
Year Built:	1993
Legal Description:	20 53 41 EDGEWATER PARK MANOR REV BLK 4 PB 52-68 LOTS 14 THRU 23 & N1/2 OF LOT 24 BLK 4 LOT SIZE 76921 SQ FT

**Sale Information:**

Sale O/R:	26593-1467
Sale Date:	9/2008
Sale Amount:	\$6,198,213

**Assessment Information:**

Year:	2008	2007
Land Value:	\$2,307,630	\$2,307,630
Building Value:	\$1,554,810	\$1,554,810
Market Value:	\$3,862,440	\$3,862,440
Assessed Value:	\$3,862,440	\$3,862,440

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$3,862,440	\$0/ \$3,862,440
County:	\$0/ \$3,862,440	\$0/ \$3,862,440
City:	\$0/ \$3,862,440	\$0/ \$3,862,440
School Board:	\$0/ \$3,862,440	\$0/ \$3,862,440

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**Summary Details:**

Folio No.:	<a href="#">05-3120-036-0150</a>
Property:	4299 NW 36 ST
Mailing Address:	4299 MIA SPRINGS LLC C/O STEPHEN H SMITH 8725 NW 18 TERR #105 MIAMI FL 33172-2629

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	5
Living Units:	0
Adj Sq Footage:	112,854
Lot Size:	43,355 SQ FT
Year Built:	1974
Legal Description:	20 53 41 EDGEWATER PARK MANOR PB 48-30 LOTS 1 TO 11 INC BLK 3 & LOTS 1 & 2 PB 49-44 FKA LOTS 12 & 27 BLK 3 PB 48-30 & S1/2 OF ALLEY

**Sale Information:**

Sale O/R:	23274-2084
Sale Date:	3/2005
Sale Amount:	\$5,450,200

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,950,975	\$1,755,878
Building Value:	\$5,049,025	\$4,544,123
Market Value:	\$7,000,000	\$6,300,001
Assessed Value:	\$7,000,000	\$6,300,001

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$7,000,000	\$0/ \$6,300,001
County:	\$0/ \$7,000,000	\$0/ \$6,300,001
City:	\$0/ \$7,000,000	\$0/ \$6,300,001
School Board:	\$0/ \$7,000,000	\$0/ \$6,300,001

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**Property Information Map**



**Summary Details:**

Folio No.:	<a href="#">05-3120-036-0300</a>
Property:	
Mailing Address:	REFERENCE ONLY

**Property Information:**

Primary Zone:	
CLUC:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	0
Year Built:	0
Legal Description:	EDGEWATER PARK MANOR PB 48-30 LOT 27 BLK 3 NOW EDGEWATER PARK MANOR PER PB 49-44

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

INFORMATION NOT AVAILABLE
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**Property Information Map**



**Summary Details:**

Folio No.:	05-3120-036-0260
Property:	
Mailing Address:	REFERENCE ONLY
Address:	

**Property Information:**

Primary Zone:	
CLUC:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	0
Year Built:	0
Legal Description:	EDGEWATER PARK MANOR PB 48-30 LOT 12 BLK 3 NOW EDGEWATER PARK MANOR PER PB 49-44

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

INFORMATION NOT AVAILABLE
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**Summary Details:**

Folio No.:	<a href="#">05-3120-036-0270</a>
Property:	4291 NW 36 ST
Mailing Address:	ROBERT AXOLROD TRS & ROBERT ADER
	100 SE 2ND ST SUITE #3550 MIAMI FL 33131-2112

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	70,970
Lot Size:	79,926 SQ FT
Year Built:	1975
Legal Description:	EDGEWATER PARK MANOR PB 48-30 LOTS 13 TO 17 & LOTS 22 TO 26 BLK 3 LOT SIZE IRREGULAR OR 18395- 4568 1198 4 (2)

**Sale Information:**

Sale O/R:	25744-3931
Sale Date:	6/2007
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$2,397,780	\$2,397,780
Building Value:	\$188,920	\$188,920
Market Value:	\$2,586,700	\$2,586,700
Assessed Value:	\$2,586,700	\$2,586,700

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$2,586,700	\$0/ \$2,586,700
County:	\$0/ \$2,586,700	\$0/ \$2,586,700
City:	\$0/ \$2,586,700	\$0/ \$2,586,700
School Board:	\$0/ \$2,586,700	\$0/ \$2,586,700

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**Summary Details:**

Folio No.:	<a href="#">05-3120-036-0280</a>
Property:	1890 OAKWOOD DR
Mailing Address:	ROBERT AXELROD TRS & ROBERT ADER
	100 SE 2ND ST SUITE # 3550 MIAMI FL 33131-2112

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	30,604 SQ FT
Year Built:	0
Legal Description:	20 53 41 EDGEWATER PARK MANOR PB 48-30 LOTS 18 TO 21 INC BLK 3 LOT SIZE 273.250 X 112 OR 18395-4568 1198 4 (2) COC 25744-3935 06 2007 5

**Sale Information:**

Sale O/R:	25744-3935
Sale Date:	6/2007
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,071,140	\$1,071,140
Building Value:	\$0	\$0
Market Value:	\$1,071,140	\$1,071,140
Assessed Value:	\$1,071,140	\$1,071,140

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,071,140	\$0/ \$1,071,140
County:	\$0/ \$1,071,140	\$0/ \$1,071,140
City:	\$0/ \$1,071,140	\$0/ \$1,071,140
School Board:	\$0/ \$1,071,140	\$0/ \$1,071,140



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**Summary Details:**

Folio No.:	<a href="#">05-3120-031-0020</a>
Property:	4301 NW 36 ST
Mailing Address:	JAMES H INGLIS & M I SPENCE 4301 NW 36 ST MIAMI SPRINGS FL 33166-7302

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0032 LIGHT MANUFACTURING
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	10,372
Lot Size:	10,421 SQ FT
Year Built:	1947
Legal Description:	EDGEWATER PARK PB 17-72 LOTS 13-14 & 16 LESS S10FT BLK 4 & TRACT 15 PB 31-76 EDGEWATER PARK REV LOT SIZE 99.25 X 105.00 OR 12024-332 & 335 1283 5

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$468,945	\$468,945
Building Value:	\$227,157	\$216,324
Market Value:	\$696,102	\$685,269
Assessed Value:	\$696,102	\$685,269

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$0/\$696,102	\$0/\$685,269
County:	\$0/\$696,102	\$0/\$685,269
City:	\$0/\$696,102	\$0/\$685,269
School Board:	\$0/\$696,102	\$0/\$685,269

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**Summary Details:**

Folio No.:	<a href="#">05-3120-031-0040</a>
Property:	4301 NW 36 ST
Mailing Address:	AERO HARDWARE & SUPPLY INC 4301 NW 36 ST MIAMI SPRINGS FL 33166-7302

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	7,875 SQ FT
Year Built:	0
Legal Description:	EDGEWATER PARK PB 17-72 LOTS 17 TO 19 INC LESS S10FT BLK 4 LOT SIZE 75.000 X 105

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$354,375	\$354,375
Building Value:	\$37,735	\$37,735
Market Value:	\$392,110	\$392,110
Assessed Value:	\$392,110	\$392,110

**Taxable Value Information:**

Year:	2008	2007
Appplied Exemption/Taxable Value:		
Regional:	\$0/\$392,110	\$0/\$392,110
County:	\$0/\$392,110	\$0/\$392,110
City:	\$0/\$392,110	\$0/\$392,110
School Board:	\$0/\$392,110	\$0/\$392,110

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**Summary Details:**

Folio No.:	<a href="#">05-3120-033-0070</a>
Property:	4349 NW 36 ST
Mailing Address:	LOCAL LODGE 368 & 1126 INT'L ASSC OF MACHINISTS & AEROSPACE WORKERS 691 SHERIDAN DR MIAMI SPGS FL 33166-7320

**Property Information:**

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0055 BENEVOLENT
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	9,095
Lot Size:	9,311 SQ FT
Year Built:	1953
Legal Description:	EDGEWATER PARK REV PL PB 31-76 TRS 21 & 22 & LOT 20 LESS S10FT BLK 4 EDGEWATER PK PB 17- 72 LOT SIZE 88,680 X 105 OR 18722-0209 0799 4

**Sale Information:**

Sale O/R:	
Sale Date:	7/1999
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$418,995	\$418,995
Building Value:	\$399,804	\$399,804
Market Value:	\$818,799	\$818,799
Assessed Value:	\$818,799	\$818,799

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$818,799/\$0	\$818,799/\$0
County:	\$818,799/\$0	\$818,799/\$0
City:	\$818,799/\$0	\$818,799/\$0
School Board:	\$818,799/\$0	\$818,799/\$0

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**Summary Details:**

Folio No.:	<a href="#">05-3120-031-0010</a>
Property:	690 KENMORE DR
Mailing Address:	J H INGLIS & M I SPENCE 4301 NW 36 ST MIAMI SPRINGS FL 33166-7302

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0037 WAREHOUSE OR STORAGE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	17,723
Lot Size:	13,800 SQ FT
Year Built:	1954
Legal Description:	EDGEWATER PARK PB 17-72 LOTS 11 & 12 BLK 4 LOT SIZE 100.000 X 138 OR 12024-335 1283 5

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$483,000	\$483,000
Building Value:	\$435,898	\$413,352
Market Value:	\$918,898	\$896,352
Assessed Value:	\$918,898	\$896,352

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$918,898	\$0/\$896,352
County:	\$0/\$918,898	\$0/\$896,352
City:	\$0/\$918,898	\$0/\$896,352
School Board:	\$0/\$918,898	\$0/\$896,352

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**Summary Details:**

Folio No.:	<a href="#">05-3120-033-0060</a>
Property:	
Mailing Address:	MIAMI DADE COUNTY AVIATION DEPARTMENT PO BOX 592075 MIAMI FL 33159-2075

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	3 ACRES
Year Built:	0
Legal Description:	20 53 41 2.61 AC EDGEWATER PARK REV PL PB 31-76 TRE/FKA LOTS 1 TO 10 & 24 TO 30 BLK 4 PB 17-72 PER DB 3043-234 LOT SIZE IRREGULAR OR 15437-2602 0192 4

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$3,079,664	\$2,749,700
Building Value:	\$0	\$0
Market Value:	\$3,079,664	\$2,749,700
Assessed Value:	\$3,079,664	\$2,749,700

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$3,079,664/ \$0	\$2,749,700/ \$0
County:	\$3,079,664/ \$0	\$2,749,700/ \$0
City:	\$3,079,664/ \$0	\$2,749,700/ \$0
School Board:	\$3,079,664/ \$0	\$2,749,700/ \$0

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**Summary Details:**

Folio No.:	<a href="#">05-3120-000-0440</a>
Property:	4355 NW 36 ST
Mailing Address:	MIAMI DADE COUNTY AVIATION DEPARTMENT PO BOX 592075 MIAMI FL 33159-2075

**Property Information:**

Primary Zone:	6000 COMMERCIAL: DANCE HALLS
CLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	70,692
Lot Size:	4 ACRES
Year Built:	1999
Legal Description:	20 53 41 3.9 AC M/L S670FT OF W375FT OF W1/2 OF E1/2 OF SW1/4 LESS STS LOT SIZE IRREGULAR OR 15437- 2600 0192 3

**Sale Information:**

Sale O/R:	
Sale Date:	1/1992
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$5,005,230	\$5,005,230
Building Value:	\$6,559,388	\$6,559,388
Market Value:	\$11,564,618	\$11,564,618
Assessed Value:	\$11,564,618	\$11,564,618

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$11,564,618/ \$0	\$11,564,618/ \$0
County:	\$11,564,618/ \$0	\$11,564,618/ \$0
City:	\$11,564,618/ \$0	\$11,564,618/ \$0
School Board:	\$11,564,618/ \$0	\$11,564,618/ \$0

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**Summary Details:**

Folio No.:	<a href="#">05-3120-034-0690</a>
Property:	4401 NW 36 ST
Mailing Address:	NORMA & LISSETTE SANCHEZ
	9133 SW 6 ST MIAMI FL 33174-2349

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0019 COMMERCIAL-MIXED USE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,950
Lot Size:	10,287 SQ FT
Year Built:	1948
Legal Description:	AMD PL OF AMD PL OF EDGEWATER PK LOTS 13 TO 16 LESS S10FT FOR RD BLK 6 PB 34-90 LOT SIZE 10287 SQUARE FEET OR 18897-0372 1299 4

**Sale Information:**

Sale O/R:	
Sale Date:	12/1999
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$462,915	\$462,915
Building Value:	\$62,263	\$62,263
Market Value:	\$525,178	\$525,178
Assessed Value:	\$525,178	\$525,178

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$525,178	\$0/\$525,178
County:	\$0/\$525,178	\$0/\$525,178
City:	\$0/\$525,178	\$0/\$525,178
School Board:	\$0/\$525,178	\$0/\$525,178

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**Summary Details:**

Folio No.:	<a href="#">05-3120-034-0700</a>
Property:	4421 NW 36 ST
Mailing Address:	LIZMIKE INC 3045 SW 78 AVE MIAMI FL 33155-2622

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,250 SQ FT
Year Built:	0
Legal Description:	20 53 41 PB 34-90 AMD PL OF AMD PL OF EDGEWATER PK LOTS 17 & 18 LESS S10FT FOR RD BLK 6 LOT SIZE 50.000 X 105 COC 25849-3662 08 2007 6 (2)

**Sale Information:**

Sale O/R:	25849-3662
Sale Date:	8/2007
Sale Amount:	\$725,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$236,250	\$236,250
Building Value:	\$0	\$0
Market Value:	\$236,250	\$236,250
Assessed Value:	\$236,250	\$236,250

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$236,250	\$0/\$236,250
County:	\$0/\$236,250	\$0/\$236,250
City:	\$0/\$236,250	\$0/\$236,250
School Board:	\$0/\$236,250	\$0/\$236,250



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**Summary Details:**

Folio No.:	<a href="#">05-3120-034-0710</a>
Property:	4427 NW 36 ST
Mailing Address:	LIZMIKE INC 3045 SW 78 AVE MIAMI FL 33155-2622

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,858
Lot Size:	2,625 SQ FT
Year Built:	1956
Legal Description:	20 53 41 PB 34-90 AMD PL OF AMD PL OF EDGEWATER PK LOT 19 LESS S10FT FOR RD BLK 6 LOT SIZE 25.000 X 105 COC 25849-3662 08 2007 6 (2)

**Sale Information:**

Sale O/R:	25849-3662
Sale Date:	8/2007
Sale Amount:	\$725,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$118,125	\$118,125
Building Value:	\$80,992	\$80,992
Market Value:	\$199,117	\$199,117
Assessed Value:	\$199,117	\$199,117

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$199,117	\$0/\$199,117
County:	\$0/\$199,117	\$0/\$199,117
City:	\$0/\$199,117	\$0/\$199,117
School Board:	\$0/\$199,117	\$0/\$199,117

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**Summary Details:**

Folio No.:	<a href="#">05-3120-034-0720</a>
Property:	4441 NW 36 ST
Mailing Address:	LO HON CORPORATION 601 SOUTH DR MIAMI SPRINGS FL 33166-5949

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	2,480
Lot Size:	10,395 SQ FT
Year Built:	1964
Legal Description:	AMD PL OF AMD PL OF EDGEWATER PK PB 34-90 LOTS 20 THRU 23 INCL LESS S10FT FOR ST THEREOF BLK 6 LOT SIZE 99,000 X 105 OR 16222-2820 0194 1

**Sale Information:**

Sale O/R:	16222-2820
Sale Date:	1/1994
Sale Amount:	\$210,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$467,775	\$467,775
Building Value:	\$143,480	\$143,480
Market Value:	\$611,255	\$611,255
Assessed Value:	\$611,255	\$611,255

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$611,255	\$0/\$611,255
County:	\$0/\$611,255	\$0/\$611,255
City:	\$0/\$611,255	\$0/\$611,255
School Board:	\$0/\$611,255	\$0/\$611,255

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**Summary Details:**

Folio No.:	<a href="#">05-3120-034-0681</a>
Property:	691 LEE DR
Mailing Address:	FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT PO BOX 14000 JUNO BEACH FL 33408-

**Property Information:**

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0063 UTILITY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	949
Lot Size:	41,125 SQ FT
Year Built:	1952
Legal Description:	AMD PL OF AMD PL OF EDGEWATER PK PB 34- 90 W100FT OF S1/2 LOT 9 & W100FT OF LOTS 10-11-12 & ALL LOTS 24-25-26 & S1/2 LOT 27 BLK 6 LOT SIZE 175.000 X 235

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,439,375	\$1,439,375
Building Value:	\$87,931	\$87,931
Market Value:	\$1,527,306	\$1,527,306
Assessed Value:	\$1,527,306	\$1,527,306

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,527,306	\$0/ \$1,527,306
County:	\$0/ \$1,527,306	\$0/ \$1,527,306
City:	\$0/ \$1,527,306	\$0/ \$1,527,306
School Board:	\$0/ \$1,527,306	\$0/ \$1,527,306

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**Summary Details:**

Folio No.:	<a href="#">05-3120-034-0680</a>
Property:	
Mailing Address:	MIAMI DADE COUNTY AVIATION DEPARTMENT PO BOX 592075 MIAMI FL 33159-2075

**Property Information:**

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2 ACRES
Year Built:	0
Legal Description:	AMD PL OF AMD PL OF EDGEWATER PK PB 34- 90 LOTS 1 TO 8 INC & N1/2 LOT 9 & E38.25FT OF S1/2 LOT 9 & E38.25FT LOTS 10-11- 12 & N1/2 LOT 27 & LOTS 28 TO 30 INC BLK 6

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$2,657,430	\$2,657,430
Building Value:	\$93,365	\$93,365
Market Value:	\$2,750,795	\$2,750,795
Assessed Value:	\$2,750,795	\$2,750,795

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$2,750,795/ \$0	\$2,750,795/ \$0
County:	\$2,750,795/ \$0	\$2,750,795/ \$0
City:	\$2,750,795/ \$0	\$2,750,795/ \$0
School Board:	\$2,750,795/ \$0	\$2,750,795/ \$0

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**Summary Details:**

Folio No.:	<a href="#">05-3120-035-0010</a>
Property:	4479 NW 36 ST
Mailing Address:	BISCAY HOLDINGS LTD 7225 NW 25 ST #110 MIAMI FL 33122-1708

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	49,277
Lot Size:	2 ACRES
Year Built:	1955
Legal Description:	20 53 41 2.23 M/L AEROTEL PB 58-52 TRACT A LOT SIZE IRREGULAR OR 19350-0353/19361-0925 1100 5

**Sale Information:**

Sale O/R:	18300-1044
Sale Date:	10/1998
Sale Amount:	\$2,200,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$2,914,350	\$2,622,915
Building Value:	\$757,100	\$757,100
Market Value:	\$3,671,450	\$3,380,015
Assessed Value:	\$3,671,450	\$3,380,015

**Taxable Value Information:**

Year:	2008	2007
Applied Exemption/Taxable Value:		
Regional:	\$0/ \$3,671,450	\$0/ \$3,380,015
County:	\$0/ \$3,671,450	\$0/ \$3,380,015
City:	\$0/ \$3,671,450	\$0/ \$3,380,015
School Board:	\$0/ \$3,671,450	\$0/ \$3,380,015

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**Summary Details:**

Folio No.:	<a href="#">05-3120-034-0770</a>
Property:	611 FORREST DR
Mailing Address:	ORSI SPRINGS CONDOMINIUM LLC
	13209 SW 10 LN MIAMI FL 33184-1919

**Property Information:**

Primary Zone:	3702 MULTI-FAMILY
CLUC:	0003 MULTIFAMILY-APARTMENTS
Beds/Baths:	36/36
Floors:	2
Living Units:	36
Adj Sq Footage:	25,434
Lot Size:	48,313 SQ FT
Year Built:	1965
Legal Description:	AMD PL OF AMD PL OF EDGEWATER PK PB 34-90 LOTS 1-2-3-6-7-29 & 30 BLK 7 LOT SIZE IRREGULAR OR 15103-2668 0791 1 COC 25242-4049 11 2006 1

**Sale Information:**

Sale O/R:	25242-4049
Sale Date:	11/2006
Sale Amount:	\$4,700,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,062,815	\$1,062,815
Building Value:	\$2,697,185	\$2,697,185
Market Value:	\$3,760,000	\$3,760,000
Assessed Value:	\$3,760,000	\$3,760,000

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$3,760,000	\$0/ \$3,760,000
County:	\$0/ \$3,760,000	\$0/ \$3,760,000
City:	\$0/ \$3,760,000	\$0/ \$3,760,000
School Board:	\$0/ \$3,760,000	\$0/ \$3,760,000

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**Summary Details:**

Folio No.:	<a href="#">05-3120-034-0800</a>
Property:	1470 OAKWOOD DR
Mailing Address:	JOSE L SANCHEZ & W ESTELA
	1110 STARLING AVE MIAMI SPRINGS FL 33166-3147

**Property Information:**

Primary Zone:	3702 MULTI-FAMILY
CLUC:	0003 MULTIFAMILY-APARTMENTS
Beds/Baths:	4/4
Floors:	1
Living Units:	4
Adj Sq Footage:	1,812
Lot Size:	6,250 SQ FT
Year Built:	1958
Legal Description:	20 53 41 PB 34-90 AMD PL OF AMD PL OF EDGEWATER PK LOT 4 X 125 OR 13661-2811 0488 1

**Sale Information:**

Sale O/R:	13661-2811
Sale Date:	4/1988
Sale Amount:	\$98,700

**Assessment Information:**

Year:	2008	2007
Land Value:	\$150,000	\$150,000
Building Value:	\$85,489	\$85,489
Market Value:	\$235,489	\$235,489
Assessed Value:	\$235,489	\$235,489

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$235,489	\$0/\$235,489
County:	\$0/\$235,489	\$0/\$235,489
City:	\$0/\$235,489	\$0/\$235,489
School Board:	\$0/\$235,489	\$0/\$235,489

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**Summary Details:**

Folio No.:	<a href="#">05-3120-034-0801</a>
Property:	1490 OAKWOOD DR
Mailing Address:	MELBA A DAGNESSES 750 PLOVER AVE MIAMI SPRINGS FL 33016-

**Property Information:**

Primary Zone:	3702 MULTI-FAMILY
CLUC:	0002 MULTIFAMILY-DUPLEX
Beds/Baths:	1/1
Floors:	2
Living Units:	2
Adj Sq Footage:	3,159
Lot Size:	8,125 SQ FT
Year Built:	1946
Legal Description:	20 53 41 PB 34-90 AMD PL OF AMD PL OF EDGEWATER PK LOT 5 BLK 7 LOT SIZE IRREGULAR OR 20531- 0261 04/2001 4 COC 26514-2480 07 2008 5

**Sale Information:**

Sale O/R:	23285-0772
Sale Date:	4/2005
Sale Amount:	\$477,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$195,000	\$195,000
Building Value:	\$238,988	\$238,988
Market Value:	\$433,988	\$433,988
Assessed Value:	\$433,988	\$433,988

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$433,988	\$0/\$433,988
County:	\$0/\$433,988	\$0/\$433,988
City:	\$0/\$433,988	\$0/\$433,988
School Board:	\$0/\$433,988	\$0/\$433,988



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**Summary Details:**

Folio No.:	<a href="#">05-3120-030-0150</a>
Property:	4501 NW 36 ST
Mailing Address:	JESUS VERDECIA &W MARIA
	4501 NW 36 ST MIAMI SPRINGS FL 33166-6129

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0026 SERVICE STATION- AUTOMOTIVE
Beds/Baths:	0/2
Floors:	1
Living Units:	0
Adj Sq Footage:	1,828
Lot Size:	15,694 SQ FT
Year Built:	1962
Legal Description:	FOUST SUB PB 46-31 LOTS 6 TO 11 INC BLK 2 LOT SIZE 149.470 X 105 OR 16489-1505 THRU 1511 0794 1

**Sale Information:**

Sale O/R:	16489-1511
Sale Date:	7/1994
Sale Amount:	\$250,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$706,230	\$706,230
Building Value:	\$71,911	\$71,911
Market Value:	\$778,141	\$778,141
Assessed Value:	\$778,141	\$778,141

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$778,141	\$0/\$778,141
County:	\$0/\$778,141	\$0/\$778,141
City:	\$0/\$778,141	\$0/\$778,141
School Board:	\$0/\$778,141	\$0/\$778,141

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**Summary Details:**

Folio No.:	<a href="#">05-3120-030-0130</a>
Property:	4545 NW 36 ST
Mailing Address:	MARGARET V FOUST & DIANE FOUST & ET AL 13865 S DIXIE HWY MIAMI FL 33176-7221

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	2,612
Lot Size:	13,027 SQ FT
Year Built:	1966
Legal Description:	FOUST SUB PB 46-31 LOTS 1 THRU 5 BLK 2 LOT SIZE 124.070 X 105 OR 17510-1993 0197 4

**Sale Information:**

Sale O/R:	
Sale Date:	1/1997
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$586,215	\$586,215
Building Value:	\$157,208	\$63,785
Market Value:	\$743,423	\$650,000
Assessed Value:	\$743,423	\$650,000

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$743,423	\$0/\$650,000
County:	\$0/\$743,423	\$0/\$650,000
City:	\$0/\$743,423	\$0/\$650,000
School Board:	\$0/\$743,423	\$0/\$650,000

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**Property Information Map**



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0  129 ft

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3120-000-0590</a>
Property:	4551 NW 36 ST
Mailing Address:	WILLIAM H BEHEL (TR) 26140 HICKORY BLVD #803 BONITA SPRINGS FL 34134-3731

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	3,210
Lot Size:	6,825 SQ FT
Year Built:	1956
Legal Description:	20 53 41 .17 AC BEG 238.49FTE & 35FTN OF SW COR OF SEC E65FT TH N115FT W 65FT S115FT TO POB LESS ST LOT SIZE 65.000 X 105 OR 15711-3869 1092 5

**Sale Information:**

Sale O/R:	
Sale Date:	10/1992
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$307,125	\$307,125
Building Value:	\$133,626	\$133,626
Market Value:	\$440,751	\$440,751
Assessed Value:	\$440,751	\$440,751

**Taxable Value Information:**

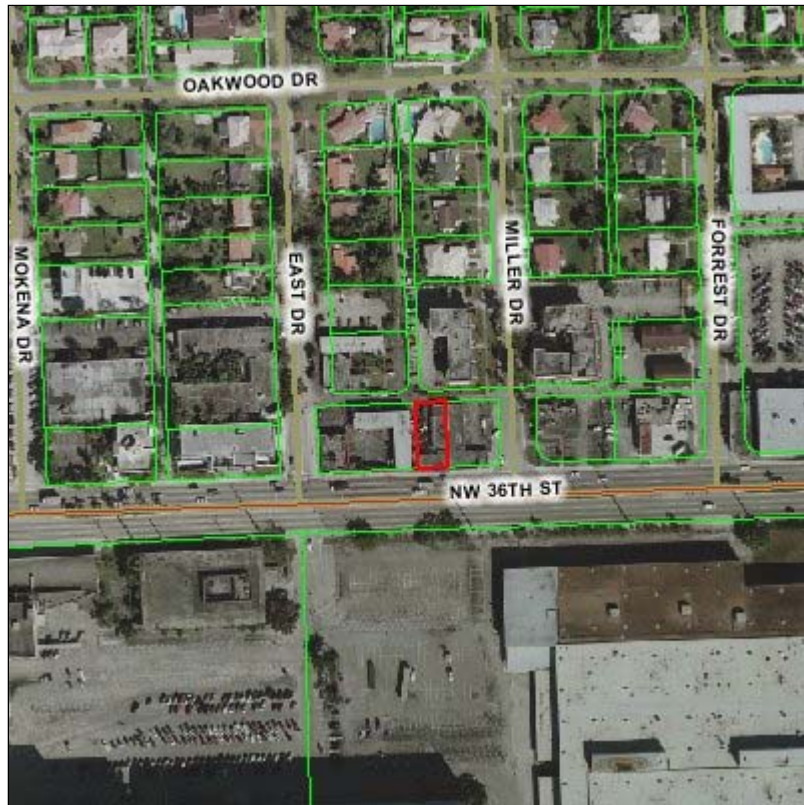
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$440,751	\$0/\$440,751
County:	\$0/\$440,751	\$0/\$440,751
City:	\$0/\$440,751	\$0/\$440,751
School Board:	\$0/\$440,751	\$0/\$440,751

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3120-000-0390</a>
Property:	4575 NW 36 ST
Mailing Address:	WILLIAM H BEHEL (TR) 26140 HICKORY BLVD #803 BONITA SPRINGS FL 34134-3731

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	2,058
Lot Size:	5,635 SQ FT
Year Built:	1955
Legal Description:	20 53 41 .13 AC BEG 189.49FTE & 45FTN OF SW COR OF SEC E49FT N115FT W49FT S115FT TO POB PR ADD 4575 NW 36 ST LOT SIZE 49.000 X 115

**Sale Information:**

Sale O/R:	
Sale Date:	2/1971
Sale Amount:	\$60,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$253,575	\$253,575
Building Value:	\$83,847	\$83,847
Market Value:	\$337,422	\$337,422
Assessed Value:	\$337,422	\$337,422

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$337,422	\$0/\$337,422
County:	\$0/\$337,422	\$0/\$337,422
City:	\$0/\$337,422	\$0/\$337,422
School Board:	\$0/\$337,422	\$0/\$337,422

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**Summary Details:**

Folio No.:	<a href="#">05-3120-000-0400</a>
Property:	4591 NW 36 ST
Mailing Address:	SEGUNDO SABINA INC 8241 SW 11 TERR MIAMI FL 33144-4319

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0019 COMMERCIAL-MIXED USE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	9,324
Lot Size:	16,746 SQ FT
Year Built:	1949
Legal Description:	20-53-41 .384 AC BEG 30FTE & 45FT N OF SW COR OF SEC E159.49FT TH N105FT W159.49FT S105FT TO POB LOT SIZE 159.490 X 105 OR 17304-0385 0896 1

**Sale Information:**

Sale O/R:	17304-0385
Sale Date:	8/1996
Sale Amount:	\$750,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$753,570	\$753,570
Building Value:	\$377,824	\$377,824
Market Value:	\$1,131,394	\$1,131,394
Assessed Value:	\$1,131,394	\$1,131,394

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,131,394	\$0/ \$1,131,394
County:	\$0/ \$1,131,394	\$0/ \$1,131,394
City:	\$0/ \$1,131,394	\$0/ \$1,131,394
School Board:	\$0/ \$1,131,394	\$0/ \$1,131,394

**TAZ 695**

**36 Street District  
TAZ 695 Parcels**

Study Block	Folio Number	Property Address	Primary Zone	Land Use	Existing Adjusted Square Footage <sup>1</sup>	MAX FAR Buildable 1.0 <sup>2</sup>		MAX FAR Buildable 3.0 <sup>2</sup>	
						Retail	Office	Retail	Office
15a	05-3119-010-4040	4601 NW 36 Street	RC	Office	13,571	13,270	47,930	13,270	110,330
	05-3119-013-3880	656 East Drive	RC	104 Hotel	29,416				
	05-3119-010-4070	640 East Drive	RC	Single Family	1,211				
15b	05-3119-013-3930	4649 NW 36 Street	RC	Office	5,844	13,540	50,960	13,540	117,860
	05-3119-013-3960	665 Mokena Drive	RC	Office	27,893				
	05-3119-013-3940	641 Mokena Drive	RC	Office	2,024				
16a	05-3119-013-4010	4767 NW 36 Street	RC	28 Hotel	11,958	13,270	49,730	13,270	113,330
	05-3119-010-4120	648 Mokena Drive	RC	34 Motel	10,619				
16b	05-3119-013-4100	4749 NW 36 Street	RC	81 Hotel	21,441	13,510	49,490	13,510	112,790
	05-3119-013-4090	4767 NW 36 Street	RC	Vacant	-				
	05-3119-010-4110	665 Minola Drive	RC	21 Multi Family	7,665				
	05-3119-013-4070	657 Minola Drive	RC	Single Family	1,079				
17a	05-3119-013-4080	641 Minola Drive	RC	Single Family	1,041	9,910	35,690	9,910	85,490
	05-3119-010-4190	4801 NW 36 Street	RC	Mixed Use Comm	1,572				
	05-3119-010-4180	664 Minola Drive	RC	Office	1,483				
	05-3119-010-4170	656 Minola Drive	RC	Office	1,288				
17b	05-3119-010-4160	640 Minola Drive	RC	Office	1,369	10,470	37,830	10,470	87,630
	05-3119-013-4190	4849 NW 36 Street	RC	Retail	9,925				
	05-3119-013-4180	673 La Villa Drive	RC	Office	943				
	05-3119-013-4170	665 La Villa Drive	RC	Office	971				
	05-3119-010-4200	649 La Villa Drive	RC	Office	889				
18a	05-3119-010-4210	641 La Villa Drive	RC	Single Family	928	10,470	36,330	10,470	87,630
	05-3119-010-4260	4909 NW 36 Street	RC	Entertainment	5,938				
	05-3119-013-4200		RC	Vacant	-				
	05-3119-013-4220	664 La Villa Drive	RC	Office	1,465				
	05-3119-013-4230	648 La Villa Drive	RC	Single Family	991				
18b	05-3119-013-4210	640 La Villa Drive	RC	Single Family	1,000	10,100	33,400	10,100	77,500
	05-3119-010-4270	4999 NW 36 Street	RC	Retail	2,678				
	05-3119-013-4290	657 De Soto Drive	RC	Office	1,364				
19	05-3119-013-4300	641 De Soto Drive	RC	Office	1,186	21,730	74,270	21,730	219,770
	05-3119-014-0010	5055 NW 36 Street	HRR	164 Hotel	50,936				
	05-3119-013-4360	648 De Soto Drive	RC	Parking Lot	-				
	05-3119-013-4350	640 De Soto Drive	RC	Parking Lot	-				
	05-3119-021-0020	5055 NW 36 Street	RC	Parking Lot	-				
20	05-3119-010-4320	641 De Soto Drive	RC	Parking Lot	-	21,520	103,880	21,520	278,480
	05-3119-013-4470	5111 NW 36 Street	RC	Vacant	-				
	05-3119-013-4490	5175 NW 36 Street	RC	Retail	4,197				
	05-3119-013-4460	656 De Leon Drive	RC	Single Family	1,373				
	05-3119-013-4450		RC	Vacant	-				
21a	05-3119-013-4500	657 South Drive	RC	Office	1,640	10,220	36,280	10,220	82,780
	05-3119-010-4380	657 South Drive	RC	Vacant	-				
	05-3119-013-4520	5209 NW 36 Street	RC	Mixed Use Comm	6,624				
	05-3119-013-4530	5245 NW 36 Street	RC	Mixed Use Res	9,825				
	05-3119-013-4510	664 South Drive	RC	Parking Lot	-				
21b	05-3119-010-4450	656 South Drive	RC	Office	1,977	10,640	37,960	10,640	89,560
	05-3119-013-4540	648 South Drive	RC	Single Family	1,659				
	05-3119-010-4460	5275 NW 36 Street	RC	Office	29,566				
	05-3119-010-4510	649 Palmetto Drive	RC	Office	1,368				
	05-3119-010-4520	641 Palmetto Drive	RC	Single Family	1,493				

RC: Restricted Commercial  
HRR: Highly Restricted Retail

<sup>1</sup> Information obtained from Miami-Dade County Property Appraisal Website.  
<sup>2</sup> Maximum buildable square footage provided by Valle, Valle & Partners.

Existing	
Retail	40,759 SF
Hotel	411 Rooms
Multi Family	21 Dwelling Units
Single Family	9 Dwelling Units
Office	94,841 SF
Warehouse	0 SF
<b>Total</b>	<b>135,600 SF</b>

	FAR 1	FAR 3
Retail	158,650	158,650
Office	593,750	1,463,150

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**Property Information Map**



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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4040</a>
Property:	4601 NW 36 ST
Mailing Address:	REIMS 4601 LLC P O BOX 6481 SURFSIDE FL 33154-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	13,571
Lot Size:	15,640 SQ FT
Year Built:	2001
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 13 LESS S15FT BLK 131 & TR A BLK 131 OF PB 34-40 LOT SIZE 184.000 X 85 OR 25067-4349 1006 4

**Sale Information:**

Sale O/R:	14605-2034
Sale Date:	5/1990
Sale Amount:	\$226,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$703,800	\$703,800
Building Value:	\$1,433,243	\$716,622
Market Value:	\$2,137,043	\$1,420,422
Assessed Value:	\$2,137,043	\$1,420,422

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$2,137,043	\$0/ \$1,420,422
County:	\$0/ \$2,137,043	\$0/ \$1,420,422
City:	\$0/ \$2,137,043	\$0/ \$1,420,422
School Board:	\$0/ \$2,137,043	\$0/ \$1,420,422



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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-013-3880</a>
Property:	656 EAST DR
Mailing Address:	RUNWAY PARTNERS LLC 656 EAST DR MIAMI SPRINGS FL 33166-6112

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0021 HOTEL
Beds/Baths:	104/113
Floors:	2
Living Units:	104
Adj Sq Footage:	29,416
Lot Size:	36,600 SQ FT
Year Built:	1950
Legal Description:	19 53 41 CC ESTS SEC 2 REV PL PB 34-40 TR B BLK 131 & LOT 15 BLK 131 PER PB 10-79 LOT SIZE IRREGULAR OR 10978-596 0181 1

**Sale Information:**

Sale O/R:	10978-0596
Sale Date:	1/1981
Sale Amount:	\$1,800,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,281,000	\$1,281,000
Building Value:	\$1,031,210	\$1,031,210
Market Value:	\$2,312,210	\$2,312,210
Assessed Value:	\$2,312,210	\$2,312,210

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$2,312,210	\$0/ \$2,312,210
County:	\$0/ \$2,312,210	\$0/ \$2,312,210
City:	\$0/ \$2,312,210	\$0/ \$2,312,210
School Board:	\$0/ \$2,312,210	\$0/ \$2,312,210

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4070</a>
Property:	640 EAST DR
Mailing Address:	ROBERT WONG & JENNIFER & CHAN-WA LO & W HELEN 640 EAST DR MIAMI SPRINGS FL 33166-6112

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,211
Lot Size:	9,150 SQ FT
Year Built:	1926
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 19 BLK 131 LOT SIZE 50.000 X 183 OR 13818-0724 0988 1

**Sale Information:**

Sale O/R:	13818-0724
Sale Date:	9/1988
Sale Amount:	\$89,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$320,250	\$320,250
Building Value:	\$10,000	\$10,000
Market Value:	\$330,250	\$330,250
Assessed Value:	\$330,250	\$330,250

**Exemption Information:**

Year:	2008	2007
Homestead:	\$25,000	\$0
2nd Homestead:	YES	NO
Senior:	\$50,000	\$0

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$50,000/ \$280,250	\$0/\$330,250
County:	\$100,000/ \$230,250	\$0/\$330,250
City:	\$75,000/ \$255,250	\$0/\$330,250
School Board:	\$25,000/ \$305,250	\$0/\$330,250

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-3930</a>
Property:	4649 NW 36 ST
Mailing Address:	DELTAMEX CANADA USA INC PO BOX 6084 SURFSIDE FL 33154-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	5,844
Lot Size:	17,356 SQ FT
Year Built:	1985
Legal Description:	19 53 41 .40 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL N95.12FT OF S110.12FT OF TR D LESS EXTERNAL AREA IN SW COR HAVING 25FT RADIUS BLK 131 LOT SIZE 17356 SQUARE FEET

**Sale Information:**

Sale O/R:	16188-1475
Sale Date:	12/1993
Sale Amount:	\$895,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$781,020	\$637,266
Building Value:	\$531,534	\$531,534
Market Value:	\$1,312,554	\$1,168,800
Assessed Value:	\$1,312,554	\$1,168,800

**Taxable Value Information:**

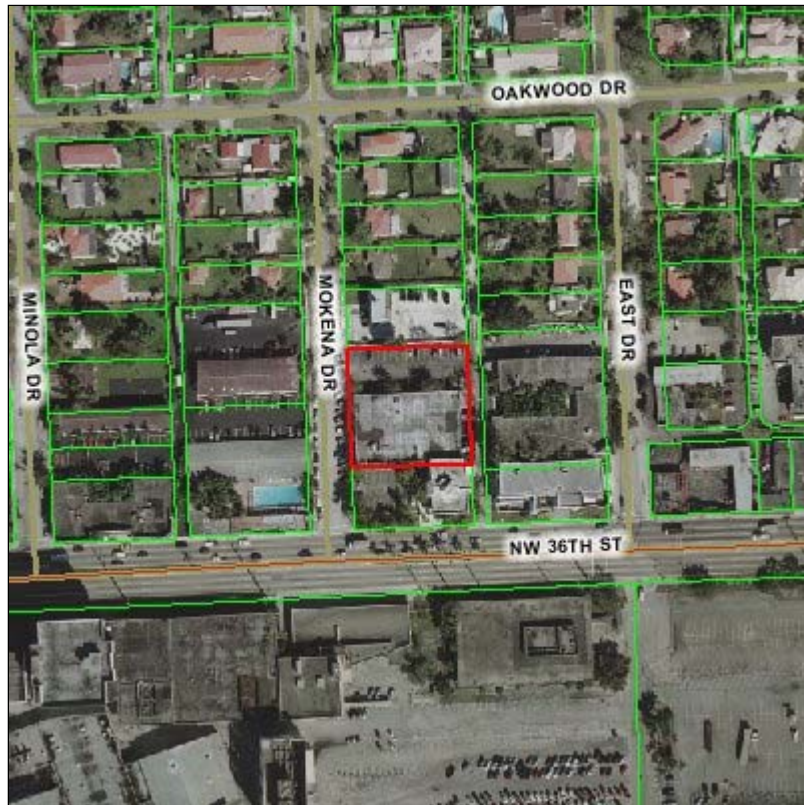
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,312,554	\$0/ \$1,168,800
County:	\$0/ \$1,312,554	\$0/ \$1,168,800
City:	\$0/ \$1,312,554	\$0/ \$1,168,800
School Board:	\$0/ \$1,312,554	\$0/ \$1,168,800

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-3960</a>
Property:	665 MOKENA DR
Mailing Address:	ROBERT RAMOS & W CARMEN M
	665 MOKENA DR SUITE 204 MIAMI SPRINGS FL 33166-6181

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	27,893
Lot Size:	32,090 SQ FT
Year Built:	1950
Legal Description:	19 53 41 .73 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S175FT OF N450FT OF TR D BLK 131 OR 16846-0401 0695 6

**Sale Information:**

Sale O/R:	16846-0401
Sale Date:	6/1995
Sale Amount:	\$1,150,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,123,150	\$920,000
Building Value:	\$1,346,018	\$1,345,000
Market Value:	\$2,469,168	\$2,265,000
Assessed Value:	\$2,469,168	\$2,265,000

**Taxable Value Information:**

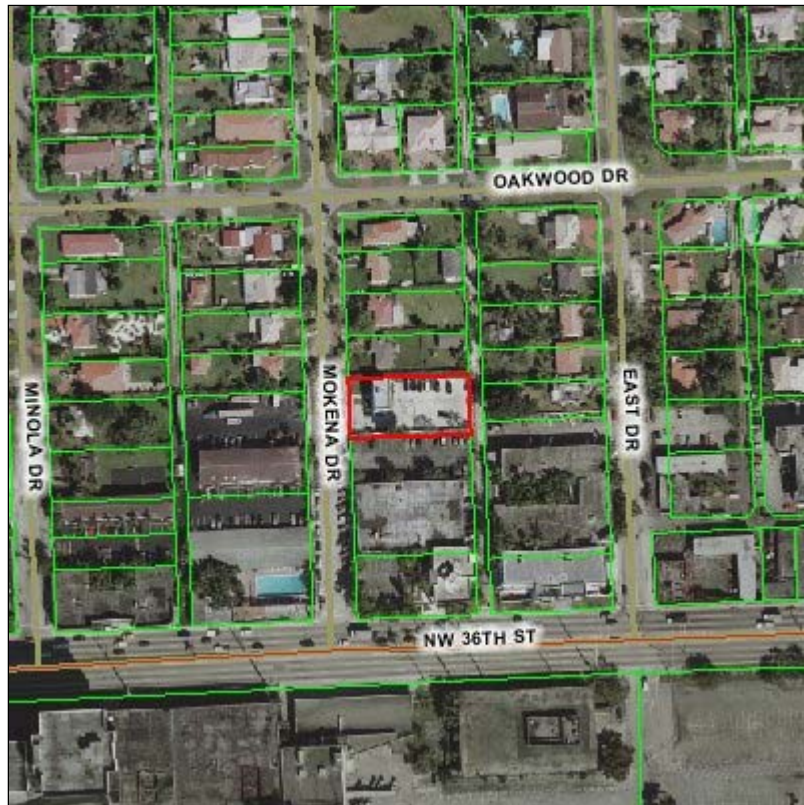
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$2,469,168	\$0/ \$2,265,000
County:	\$0/ \$2,469,168	\$0/ \$2,265,000
City:	\$0/ \$2,469,168	\$0/ \$2,265,000
School Board:	\$0/ \$2,469,168	\$0/ \$2,265,000

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-3940</a>
Property:	641 MOKENA DR
Mailing Address:	RICHARD BENNETTI LLC 555 NE 15 ST #18A MIAMI FL 33132-1404

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	2,024
Lot Size:	16,104 SQ FT
Year Built:	2007
Legal Description:	19 53 41 .37 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S88FT OF N275FT TR D BLK 131 LOT SIZE 88,000 X 183 OR 13724-0978 0688 4 COC 22846-2211 11 2004 1

**Sale Information:**

Sale O/R:	22846-2211
Sale Date:	11/2004
Sale Amount:	\$482,500

**Assessment Information:**

Year:	2008	2007
Land Value:	\$563,640	\$563,640
Building Value:	\$159,876	\$6,160
Market Value:	\$723,516	\$569,800
Assessed Value:	\$723,516	\$569,800

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$723,516	\$0/\$569,800
County:	\$0/\$723,516	\$0/\$569,800
City:	\$0/\$723,516	\$0/\$569,800
School Board:	\$0/\$723,516	\$0/\$569,800

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4010</a>
Property:	4767 NW 36 ST
Mailing Address:	PAUL PFEFFER & W ETI JOSEPH MARIN & W JEANETTE 4767 NW 36 ST MIAMI SPRINGS FL 33166-6106

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0021 HOTEL
Beds/Baths:	28/28
Floors:	1
Living Units:	28
Adj Sq Footage:	11,958
Lot Size:	35,855 SQ FT
Year Built:	1952
Legal Description:	19 53 41 .82 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL TR A LESS S15FT BLK 132 /AKA LOTS 13 TO 16 INC LESS S15FT THEREOF BLK 132 PER PB 10-79/ LOT SIZE 183.870 X 195

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,613,475	\$1,450,000
Building Value:	\$497,586	\$450,000
Market Value:	\$2,111,061	\$1,900,000
Assessed Value:	\$2,111,061	\$1,900,000

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$2,111,061	\$0/ \$1,900,000
County:	\$0/ \$2,111,061	\$0/ \$1,900,000
City:	\$0/ \$2,111,061	\$0/ \$1,900,000
School Board:	\$0/ \$2,111,061	\$0/ \$1,900,000

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4120</a>
Property:	648 MOKENA DR
Mailing Address:	PAUL PFEFFER & W ETI & JOSEPH MARIN & W JEANETTE 4767 NW 36 ST MIAMI SPRINGS FL 33166-6106

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0022 MOTEL
Beds/Baths:	34/34
Floors:	2
Living Units:	34
Adj Sq Footage:	10,619
Lot Size:	27,580 SQ FT
Year Built:	1964
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 17 TO 19 INC BLK 132 LOT SIZE 27580 SQUARE FEET OR 9922-0058

**Sale Information:**

Sale O/R:	09922-0058
Sale Date:	1/1978
Sale Amount:	\$1,850,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$965,300	\$900,000
Building Value:	\$515,522	\$450,000
Market Value:	\$1,480,822	\$1,350,000
Assessed Value:	\$1,480,822	\$1,350,000

**Taxable Value Information:**

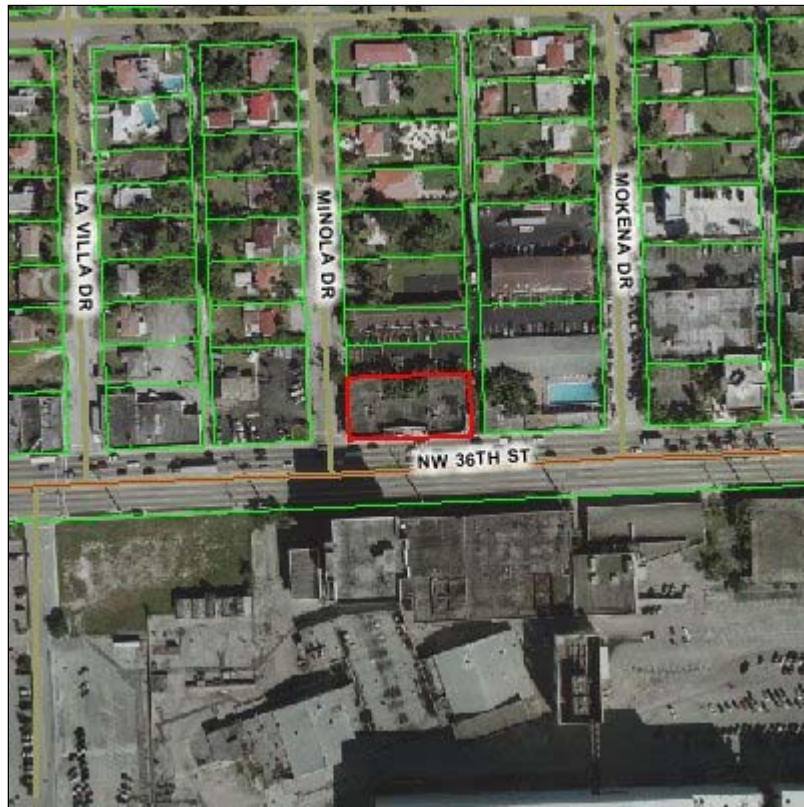
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,480,822	\$0/ \$1,350,000
County:	\$0/ \$1,480,822	\$0/ \$1,350,000
City:	\$0/ \$1,480,822	\$0/ \$1,350,000
School Board:	\$0/ \$1,480,822	\$0/ \$1,350,000

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4100</a>
Property:	4749 NW 36 ST
Mailing Address:	PAUL PFEFFER & W ETI JOSEPH MARIN & W JEANETTE 4767 NW 36 ST MIAMI SPRINGS FL 33166-6106

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0021 HOTEL
Beds/Baths:	81/81
Floors:	2
Living Units:	81
Adj Sq Footage:	21,441
Lot Size:	17,468 SQ FT
Year Built:	1952
Legal Description:	19 53 41 .44 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S110.34FT TR E BLK 132 LOT SIZE 183.870 X 95 OR 15564-0618 0692 4 (2)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$786,060	\$700,000
Building Value:	\$1,256,073	\$1,130,000
Market Value:	\$2,042,133	\$1,830,000
Assessed Value:	\$2,042,133	\$1,830,000

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$2,042,133	\$0/ \$1,830,000
County:	\$0/ \$2,042,133	\$0/ \$1,830,000
City:	\$0/ \$2,042,133	\$0/ \$1,830,000
School Board:	\$0/ \$2,042,133	\$0/ \$1,830,000

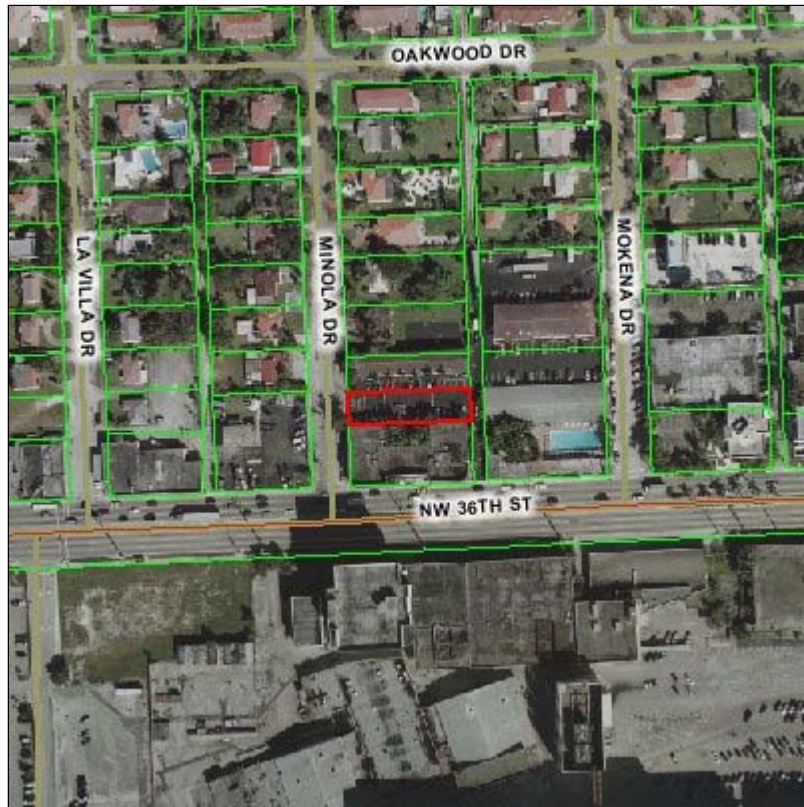


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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4090</a>
Property:	4767 NW 36 ST
Mailing Address:	PAUL PFEFFER & W ETI JOSEPH MARIN & W JEANETTE 4767 NW 36 ST MIAMI FL 33166-6106

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0021 HOTEL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	9,150 SQ FT
Year Built:	0
Legal Description:	19 53 41 .19 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL N50FT TR E BLK 132 LOT SIZE SITE VALUE OR 15610-2055 0692 4

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$411,750	\$370,000
Building Value:	\$13,588	\$10,000
Market Value:	\$425,338	\$380,000
Assessed Value:	\$425,338	\$380,000

**Taxable Value Information:**

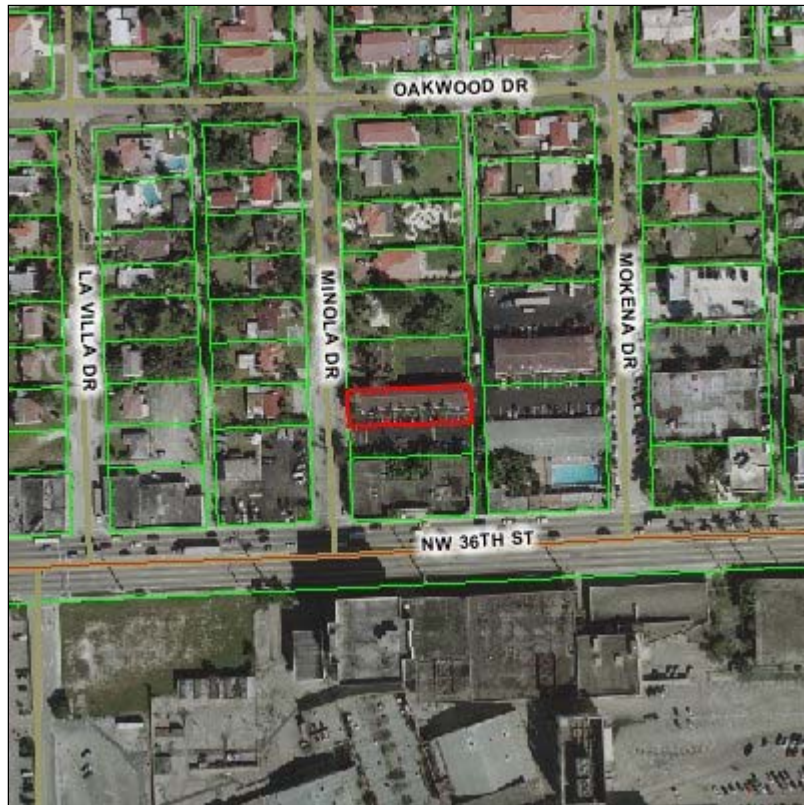
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$425,338	\$0/\$380,000
County:	\$0/\$425,338	\$0/\$380,000
City:	\$0/\$425,338	\$0/\$380,000
School Board:	\$0/\$425,338	\$0/\$380,000

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4110</a>
Property:	665 MINOLA DR
Mailing Address:	PAUL PFEFFER & W ETI & JOSEPH MARIN & W JEANETTE 4767 NW 36 ST MIAMI SPRINGS FL 33166-6106

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0003 MULTIFAMILY-APARTMENTS
Beds/Baths:	21/21
Floors:	2
Living Units:	21
Adj Sq Footage:	7,665
Lot Size:	9,200 SQ FT
Year Built:	1969
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 9 BLK 132 LOT SIZE 50.000 X 184 OR 9922-58

**Sale Information:**

Sale O/R:	09922-0058
Sale Date:	1/1978
Sale Amount:	\$1,850,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$322,000	\$290,000
Building Value:	\$408,462	\$370,000
Market Value:	\$730,462	\$660,000
Assessed Value:	\$730,462	\$660,000

**Taxable Value Information:**

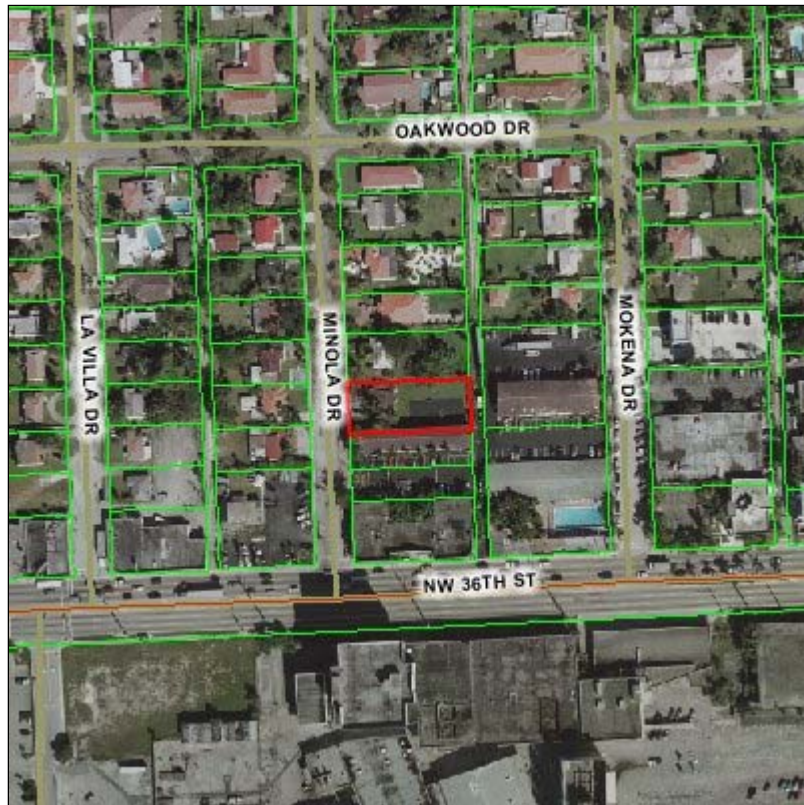
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$730,462	\$0/\$660,000
County:	\$0/\$730,462	\$0/\$660,000
City:	\$0/\$730,462	\$0/\$660,000
School Board:	\$0/\$730,462	\$0/\$660,000

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4070</a>
Property:	657 MINOLA DR
Mailing Address:	PFEFFER & MARIN HOLDINGS LLC 4767 NW 36 ST MIAMI FL 33166-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,079
Lot Size:	13,725 SQ FT
Year Built:	1946
Legal Description:	19 53 41 .31 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S75FT OF TRACT D BLK 132 LOT SIZE 75.000 X 183 OR 20083-0610 1201 1 COC 26405-4599 05 2008 5

**Sale Information:**

Sale O/R:	20083-0610
Sale Date:	12/2001
Sale Amount:	\$172,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$480,375	\$480,375
Building Value:	\$10,000	\$10,000
Market Value:	\$490,375	\$490,375
Assessed Value:	\$490,375	\$490,375

**Taxable Value Information:**

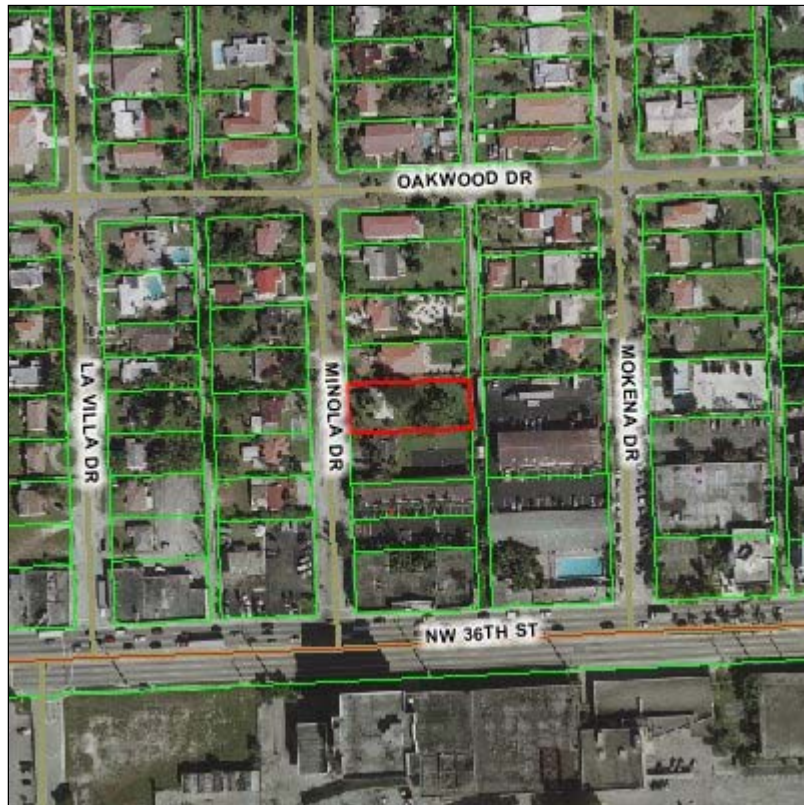
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$490,375	\$0/\$490,375
County:	\$0/\$490,375	\$0/\$490,375
City:	\$0/\$490,375	\$0/\$490,375
School Board:	\$0/\$490,375	\$0/\$490,375

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4080</a>
Property:	641 MINOLA DR
Mailing Address:	PFEFFER & MARIN HOLDINGS LLC 4767 NW 36 ST MIAMI FL 33166-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,041
Lot Size:	13,725 SQ FT
Year Built:	1945
Legal Description:	19 53 41 .32 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL N75FT OF TRACT D BLK 132 LOT SIZE 75.000 X 183 OR 20212-2195 0202 1 COC 26405-4599 05 2008 5

**Sale Information:**

Sale O/R:	20212-2195
Sale Date:	2/2002
Sale Amount:	\$172,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$480,375	\$480,375
Building Value:	\$87,273	\$10,000
Market Value:	\$567,648	\$490,375
Assessed Value:	\$567,648	\$490,375

**Taxable Value Information:**

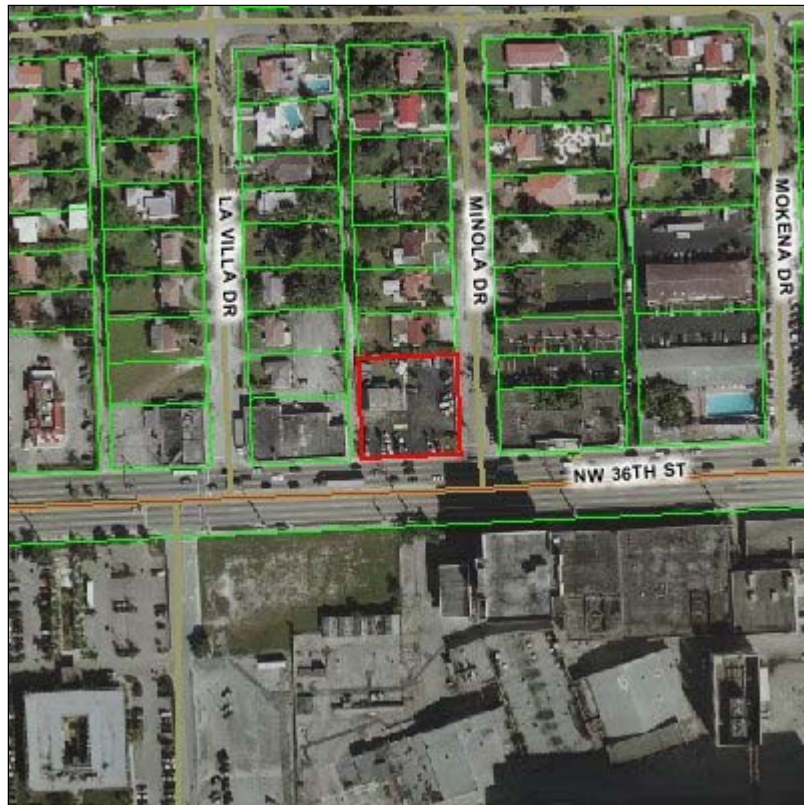
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$567,648	\$0/\$490,375
County:	\$0/\$567,648	\$0/\$490,375
City:	\$0/\$567,648	\$0/\$490,375
School Board:	\$0/\$567,648	\$0/\$490,375

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4190</a>
Property:	4801 NW 36 ST
Mailing Address:	MIA PETROLEUM DEVELOPERS LLC 12390 SW 82 AVE MIAMI FL 33156-5223

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0019 COMMERCIAL-MIXED USE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,572
Lot Size:	19,170 SQ FT
Year Built:	1962
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 10 & 12 BLK 133 LESS S15FT & TR A BLK 133 PER PB 34-40 LOT SIZE 19170 SQ FT COC 26145-0022 1207 1

**Sale Information:**

Sale O/R:	26145-0022
Sale Date:	12/2007
Sale Amount:	\$910,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$862,650	\$862,650
Building Value:	\$1,000	\$67,191
Market Value:	\$863,650	\$929,841
Assessed Value:	\$863,650	\$929,841

**Taxable Value Information:**

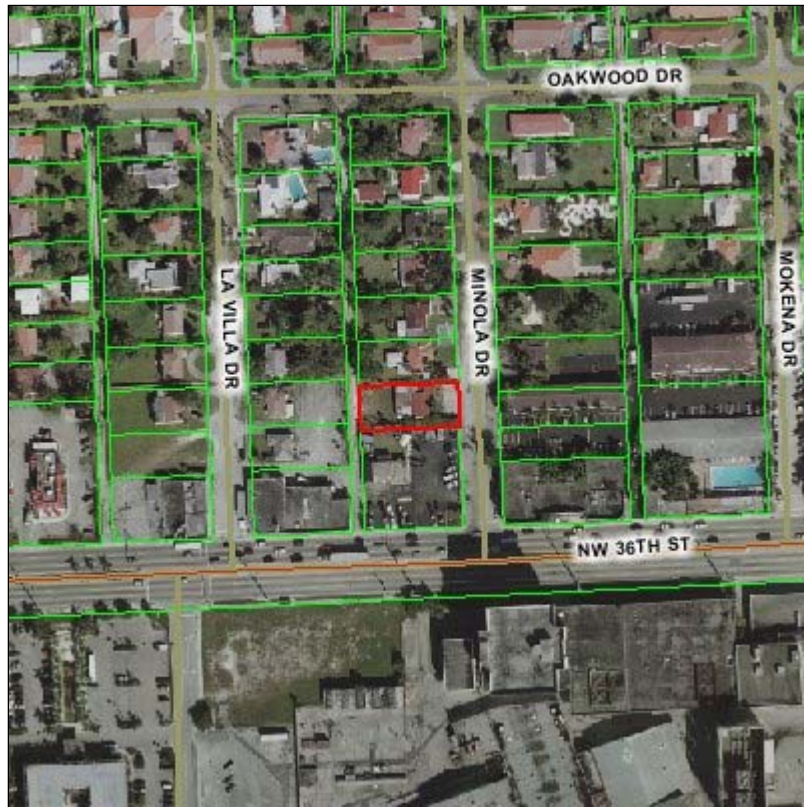
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$863,650	\$0/\$929,841
County:	\$0/\$863,650	\$0/\$929,841
City:	\$0/\$863,650	\$0/\$929,841
School Board:	\$0/\$863,650	\$0/\$929,841

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4180</a>
Property:	664 MINOLA DR
Mailing Address:	ALEXANDER MORTON 664 LAVILLA DR MIAMI SPRINGS FL 33166-6030

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,483
Lot Size:	8,946 SQ FT
Year Built:	1945
Legal Description:	COUNTRY CLUB ESTS SEC 2 PB 10-79 LOT 9 & S 13 FT LOT 8 BLK 133 LOT SIZE IRREGULAR OR 15122-2292 0791 2 (3)

**Sale Information:**

Sale O/R:	15122-2292
Sale Date:	7/1991
Sale Amount:	\$250,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$313,110	\$313,110
Building Value:	\$15,000	\$15,000
Market Value:	\$328,110	\$328,110
Assessed Value:	\$328,110	\$328,110

**Taxable Value Information:**

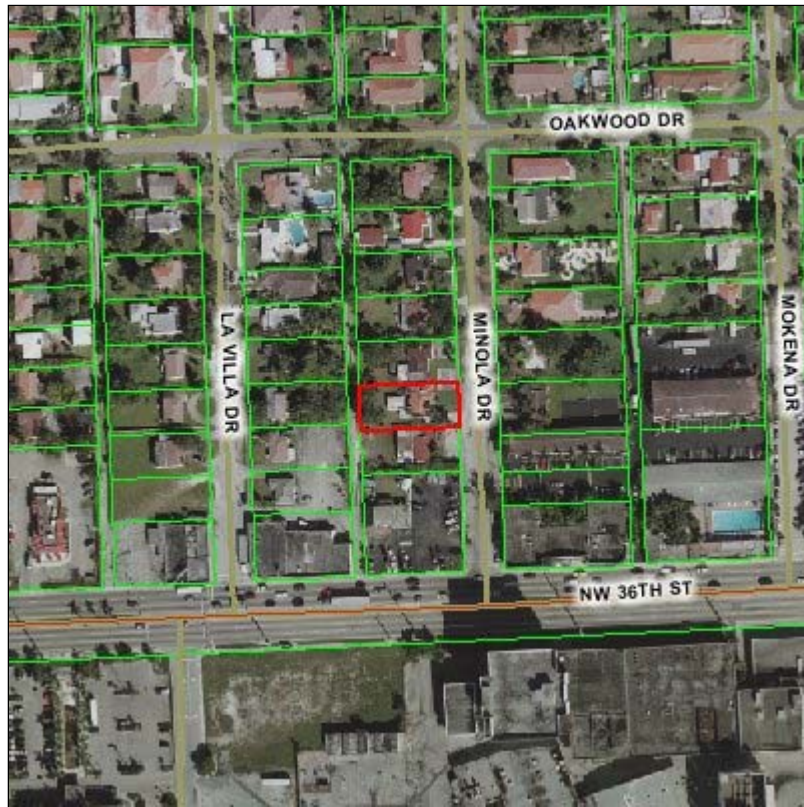
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$328,110	\$0/\$328,110
County:	\$0/\$328,110	\$0/\$328,110
City:	\$0/\$328,110	\$0/\$328,110
School Board:	\$0/\$328,110	\$0/\$328,110

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4170</a>
Property:	656 MINOLA DR
Mailing Address:	ALEXANDER MORTON 664 LAVILLA DR MIAMI SPRINGS FL 33166-6030

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	3/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,288
Lot Size:	9,088 SQ FT
Year Built:	1944
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 N37FT OF LOT 8 & S27FT LOT 7 BLK 133 LOT SIZE SITE VALUE OR 15122-2292 0791 2(3)

**Sale Information:**

Sale O/R:	15122-2292
Sale Date:	7/1991
Sale Amount:	\$250,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$318,080	\$318,080
Building Value:	\$42,973	\$42,973
Market Value:	\$361,053	\$361,053
Assessed Value:	\$361,053	\$361,053

**Taxable Value Information:**

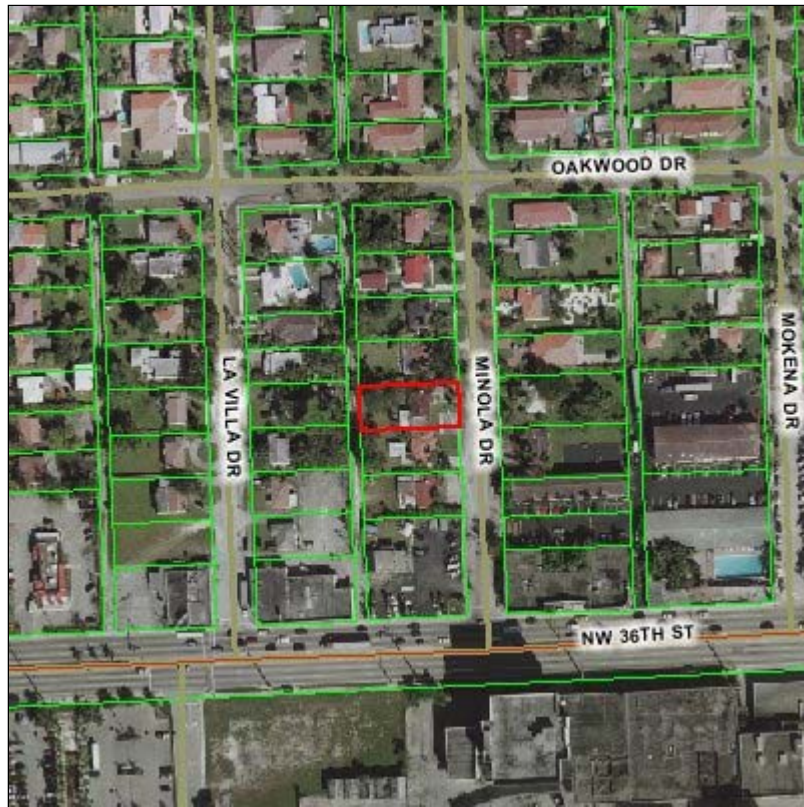
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$361,053	\$0/\$361,053
County:	\$0/\$361,053	\$0/\$361,053
City:	\$0/\$361,053	\$0/\$361,053
School Board:	\$0/\$361,053	\$0/\$361,053

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4160</a>
Property:	640 MINOLA DR
Mailing Address:	DIANE KAROGHLIAN LINDHOLM VIA SANTAE LN KISSIMMEE FL 34747-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,369
Lot Size:	8,946 SQ FT
Year Built:	1944
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 S40FT OF LOT 6 & N23FT LOT 7 BLK 133 LOT SIZE SITE VALUE OR 15122- 2292 0791 2(3) COC 25945-4457 03 2007 1

**Sale Information:**

Sale O/R:	25945-4457
Sale Date:	3/2007
Sale Amount:	\$400,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$313,110	\$313,110
Building Value:	\$15,000	\$15,000
Market Value:	\$328,110	\$328,110
Assessed Value:	\$328,110	\$328,110

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$328,110	\$0/\$328,110
County:	\$0/\$328,110	\$0/\$328,110
City:	\$0/\$328,110	\$0/\$328,110
School Board:	\$0/\$328,110	\$0/\$328,110

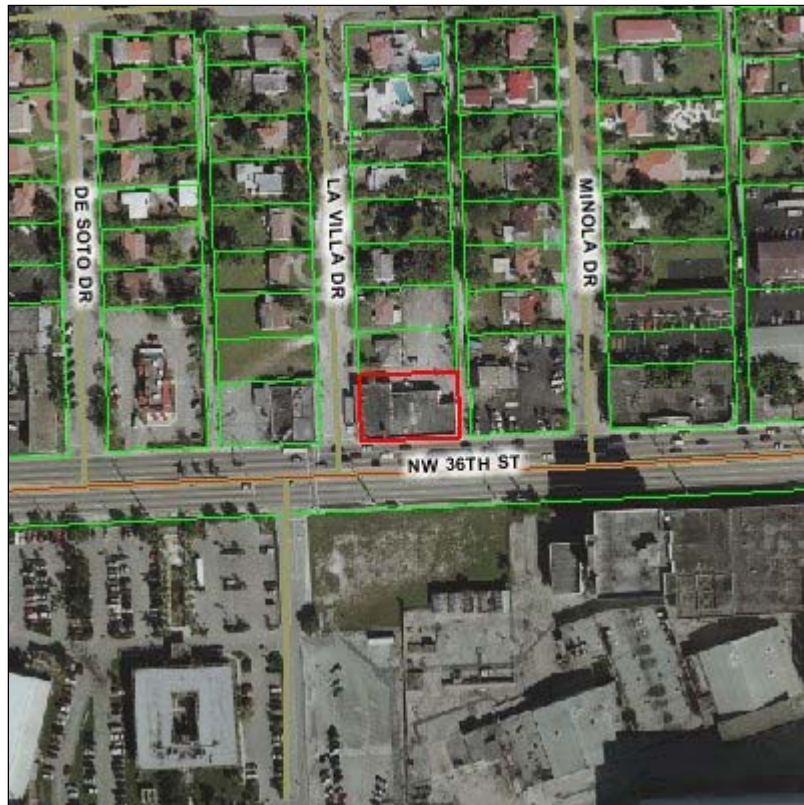


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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4190</a>
Property:	4849 NW 36 ST
Mailing Address:	CATHERINE DAKEL 921 JASMINE ST CELEBRATION FL 34747-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	9,925
Lot Size:	13,490 SQ FT
Year Built:	1954
Legal Description:	19 53 41 .40 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S110.53FT OF TR D LESS ST BLK 133 LOT SIZE 142,000 X 95 OR 13438-0301 0987 5 COC 25101-2155 11 2006 5

**Sale Information:**

Sale O/R:	22988-2134
Sale Date:	10/2004
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$607,050	\$607,050
Building Value:	\$199,159	\$199,159
Market Value:	\$806,209	\$806,209
Assessed Value:	\$806,209	\$806,209

**Taxable Value Information:**

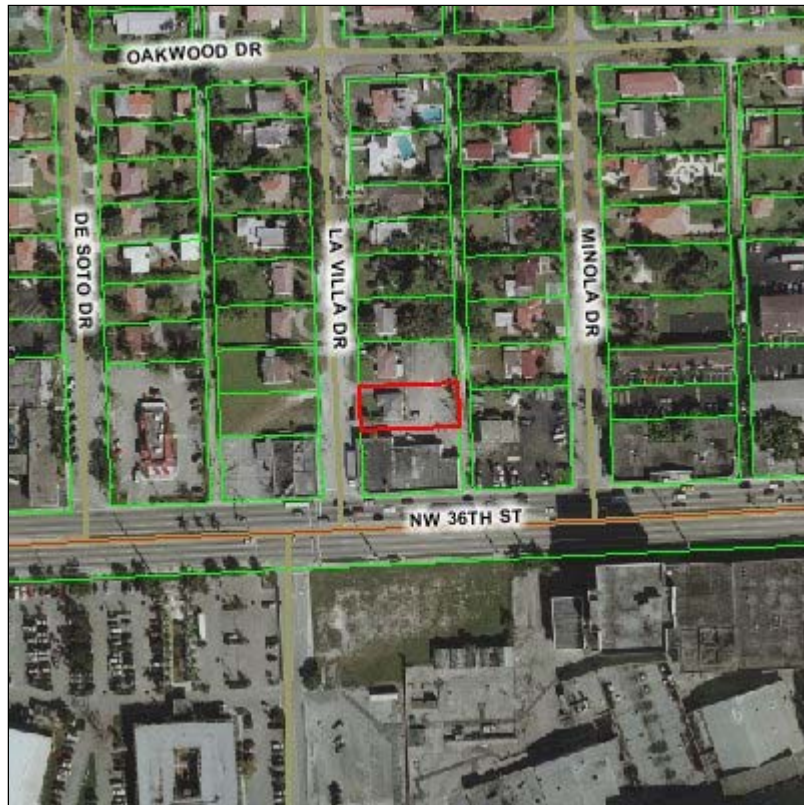
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$806,209	\$0/\$806,209
County:	\$0/\$806,209	\$0/\$806,209
City:	\$0/\$806,209	\$0/\$806,209
School Board:	\$0/\$806,209	\$0/\$806,209

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4180</a>
Property:	673 LAVILLA DR
Mailing Address:	ALEXANDER C MORTON 664 LA VILLA DR MIAMI SPRINGS FL 33166-6030

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	943
Lot Size:	8,875 SQ FT
Year Built:	1946
Legal Description:	19 53 41 .20 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S62.5FT OF N150FT TRACT D BLK 133 LOT SIZE 62.500 X 142 OR 10072 447 0678 1

**Sale Information:**

Sale O/R:	10072-0447
Sale Date:	6/1978
Sale Amount:	\$50,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$310,625	\$310,625
Building Value:	\$17,014	\$10,000
Market Value:	\$327,639	\$320,625
Assessed Value:	\$327,639	\$320,625

**Taxable Value Information:**

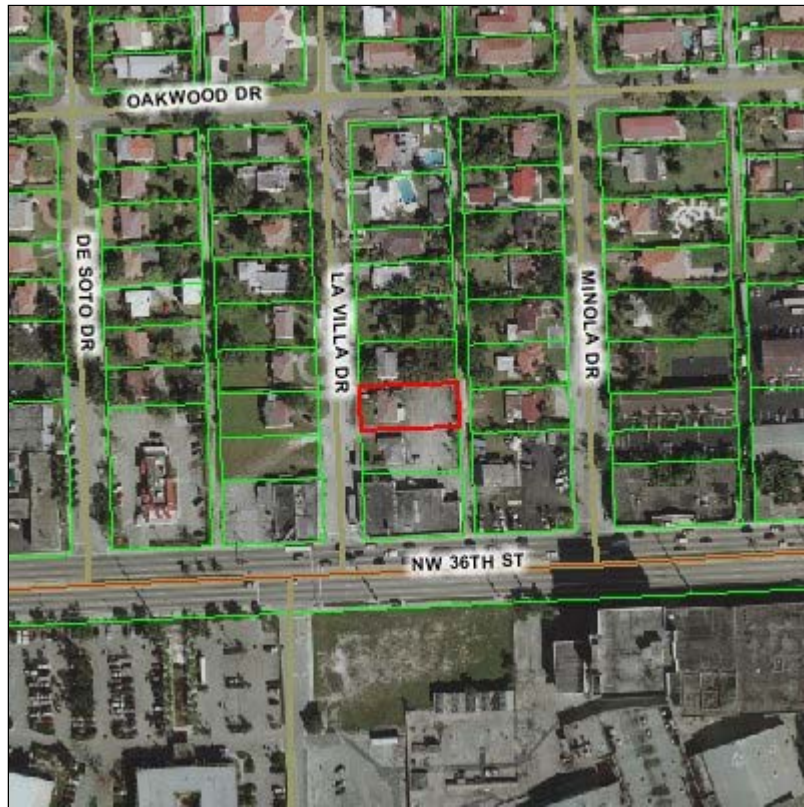
Year:	2008	2007
Taxing Authority:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$0/\$327,639	\$0/\$320,625
County:	\$0/\$327,639	\$0/\$320,625
City:	\$0/\$327,639	\$0/\$320,625
School Board:	\$0/\$327,639	\$0/\$320,625

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4170</a>
Property:	665 LAVILLA DR
Mailing Address:	DIANE KAROGHLIAN LINDHOLM  3588 VALLEYVIEW DR KISSIMMEE FL 34747-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	971
Lot Size:	8,750 SQ FT
Year Built:	1947
Legal Description:	19 53 41 .17 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S62.5FT OF N87.5FT TR D BLK 133 LOT SIZE IRREGULAR 74R-165424 COC 25945-4484 02 2007 1

**Sale Information:**

Sale O/R:	25945-4484
Sale Date:	2/2007
Sale Amount:	\$302,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$306,250	\$306,250
Building Value:	\$500	\$10,000
Market Value:	\$306,750	\$316,250
Assessed Value:	\$306,750	\$316,250

**Taxable Value Information:**

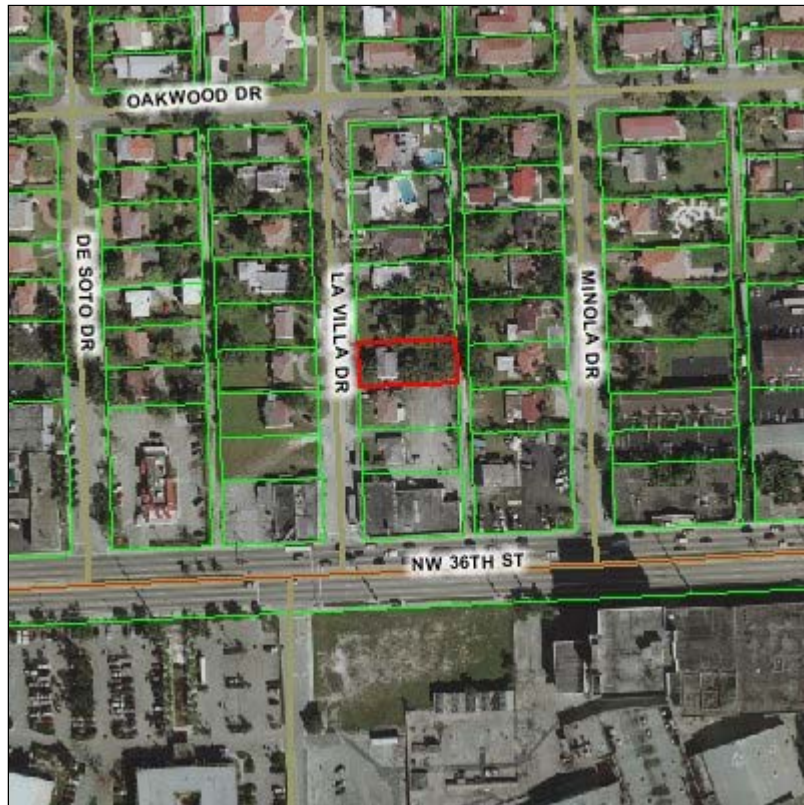
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$306,750	\$0/\$316,250
County:	\$0/\$306,750	\$0/\$316,250
City:	\$0/\$306,750	\$0/\$316,250
School Board:	\$0/\$306,750	\$0/\$316,250

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4200</a>
Property:	649 LA VILLA DR
Mailing Address:	ALEXANDER C MORTON 664 LAVILLA DR MIAMI SPRINGS FL 33166-6030

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	889
Lot Size:	8,875 SQ FT
Year Built:	1944
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 S37.5FT LOT 18 & N25FT OF TR D AS PER PB 34-40 BLK 133 LOT SIZE SITE VALUE OR 13564-2150 0288 1

**Sale Information:**

Sale O/R:	13564-2150
Sale Date:	2/1988
Sale Amount:	\$70,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$310,625	\$310,625
Building Value:	\$10,000	\$10,000
Market Value:	\$320,625	\$320,625
Assessed Value:	\$320,625	\$320,625

**Taxable Value Information:**

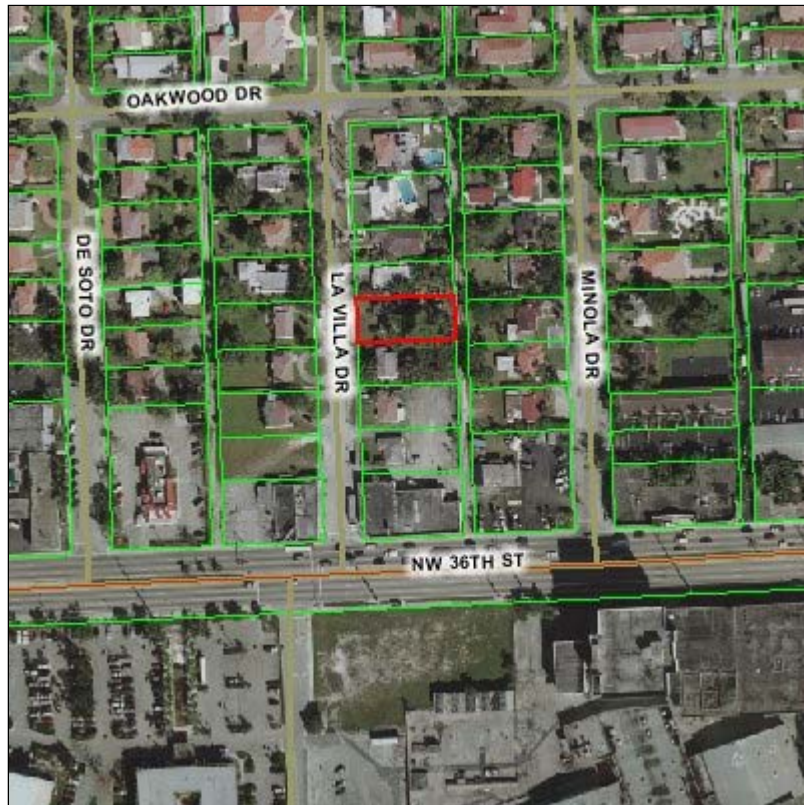
Year:	2008	2007
Taxing Authority:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$0/\$320,625	\$0/\$320,625
County:	\$0/\$320,625	\$0/\$320,625
City:	\$0/\$320,625	\$0/\$320,625
School Board:	\$0/\$320,625	\$0/\$320,625

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4210</a>
Property:	641 LA VILLA DR
Mailing Address:	ALEXANDER C MORTON 664 LA VILLA DR MIAMI SPGS FL 33166-6030

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	928
Lot Size:	8,875 SQ FT
Year Built:	1944
Legal Description:	19 53 41 COUNTRY CLUB EST SEC 2 PB 10-79 LOT 19 & N12.5FT LOT 18 BLK 133 LOT SIZE SITE VALUE OR 18999-0275 0200 1

**Sale Information:**

Sale O/R:	18999-0275
Sale Date:	2/2000
Sale Amount:	\$113,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$310,625	\$310,625
Building Value:	\$76,932	\$1,000
Market Value:	\$387,557	\$311,625
Assessed Value:	\$387,557	\$311,625

**Taxable Value Information:**

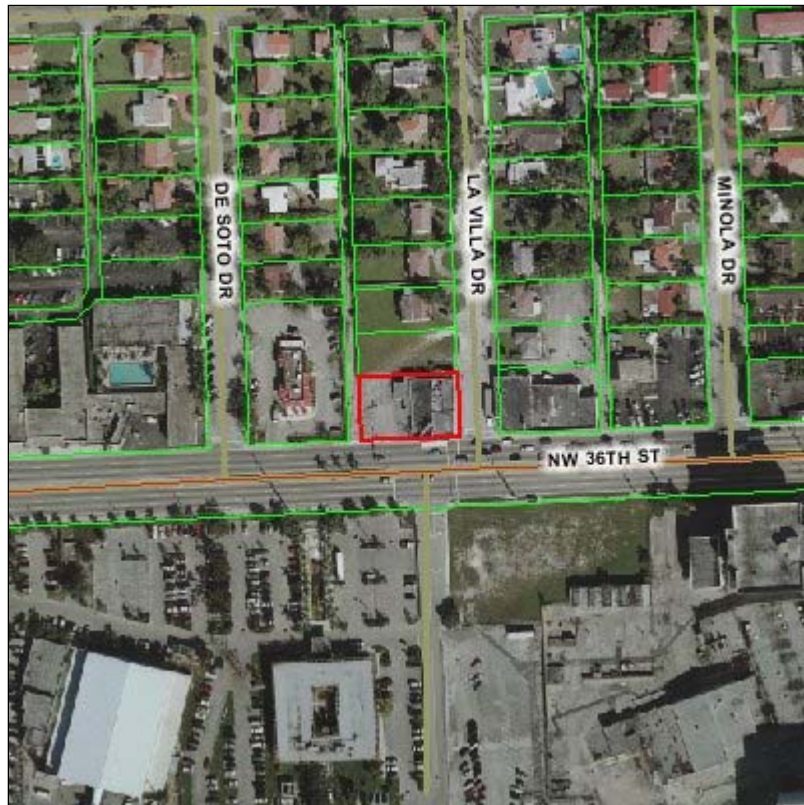
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$387,557	\$0/\$311,625
County:	\$0/\$387,557	\$0/\$311,625
City:	\$0/\$387,557	\$0/\$311,625
School Board:	\$0/\$387,557	\$0/\$311,625

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4260</a>
Property:	4909 NW 36 ST
Mailing Address:	MORTON PROPERTIES INC 664 LAVILLA DR MIAMI SPRINGS FL 33166-6030

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0015 ENTERTAINMENT
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	5,938
Lot Size:	12,070 SQ FT
Year Built:	1944
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 11 & LOT 12 LESS S15FT BLK 134 LOT SIZE 142.000 X 85 OR 19533-4827 0301 6

**Sale Information:**

Sale O/R:	19533-4827
Sale Date:	3/2001
Sale Amount:	\$405,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$543,150	\$543,150
Building Value:	\$170,948	\$170,948
Market Value:	\$714,098	\$714,098
Assessed Value:	\$714,098	\$714,098

**Taxable Value Information:**

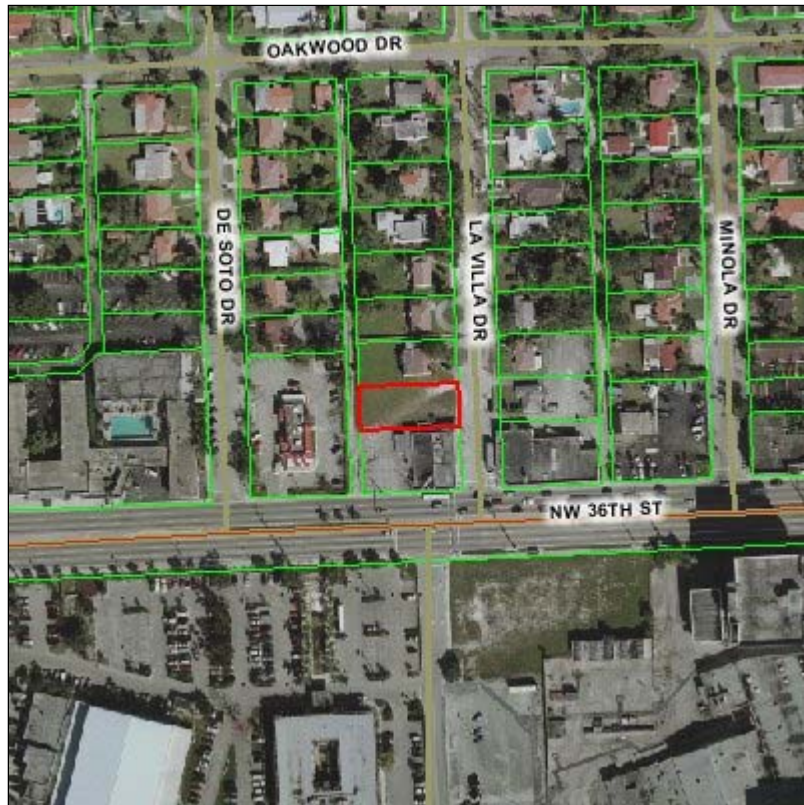
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$714,098	\$0/\$714,098
County:	\$0/\$714,098	\$0/\$714,098
City:	\$0/\$714,098	\$0/\$714,098
School Board:	\$0/\$714,098	\$0/\$714,098

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4200</a>
Property:	
Mailing Address:	ALEXANDER C MORTON 664 LAVILLA DR MIAMI SPRINGS FL 33166-6030

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,875 SQ FT
Year Built:	0
Legal Description:	19 53 41 .20 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S62.5FT OF TRACT A BLK 134 LOT SIZE 62.500 X 142 OR 10411-2356 0579 1

**Sale Information:**

Sale O/R:	10411-2356
Sale Date:	5/1979
Sale Amount:	\$50,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$310,625	\$310,625
Building Value:	\$0	\$0
Market Value:	\$310,625	\$310,625
Assessed Value:	\$310,625	\$310,625

**Taxable Value Information:**

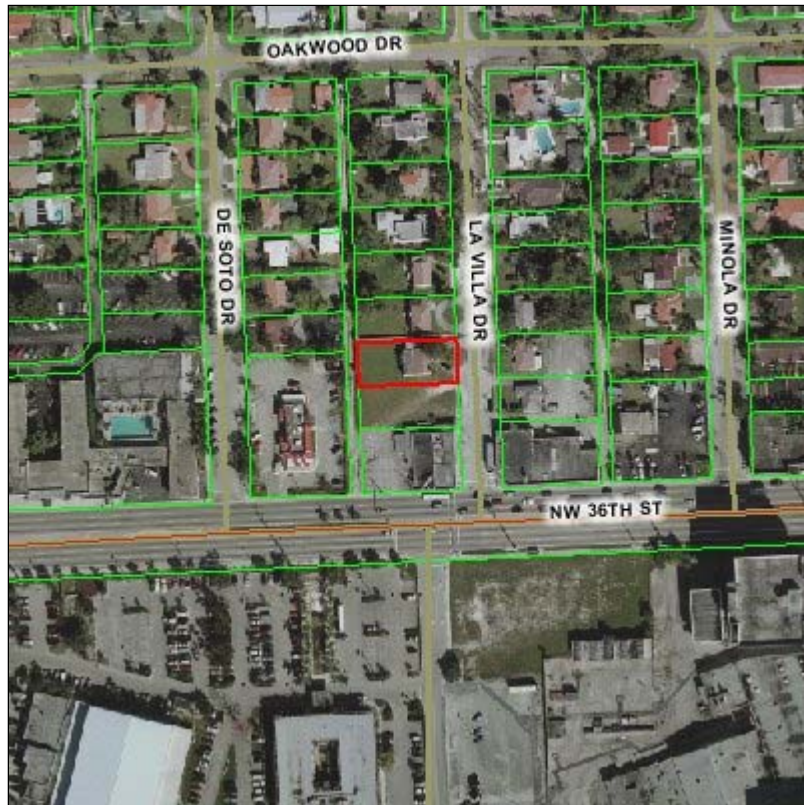
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$310,625	\$0/\$310,625
County:	\$0/\$310,625	\$0/\$310,625
City:	\$0/\$310,625	\$0/\$310,625
School Board:	\$0/\$310,625	\$0/\$310,625

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4220</a>
Property:	664 LAVILLA DR
Mailing Address:	ALEXANDER C MORTON 664 LA VILLA DR MIAMI SPRINGS FL 33166-6030

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	3/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,465
Lot Size:	8,750 SQ FT
Year Built:	1940
Legal Description:	19 53 41 .20 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S62.5FT OF N187.5FT OF TRACT A BLK 134 LOT SIZE IRREGULAR CF 75R-161421

**Sale Information:**

Sale O/R:	
Sale Date:	8/1975
Sale Amount:	\$35,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$306,250	\$306,250
Building Value:	\$68,535	\$10,000
Market Value:	\$374,785	\$316,250
Assessed Value:	\$374,785	\$316,250

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$374,785	\$0/\$316,250
County:	\$0/\$374,785	\$0/\$316,250
City:	\$0/\$374,785	\$0/\$316,250
School Board:	\$0/\$374,785	\$0/\$316,250

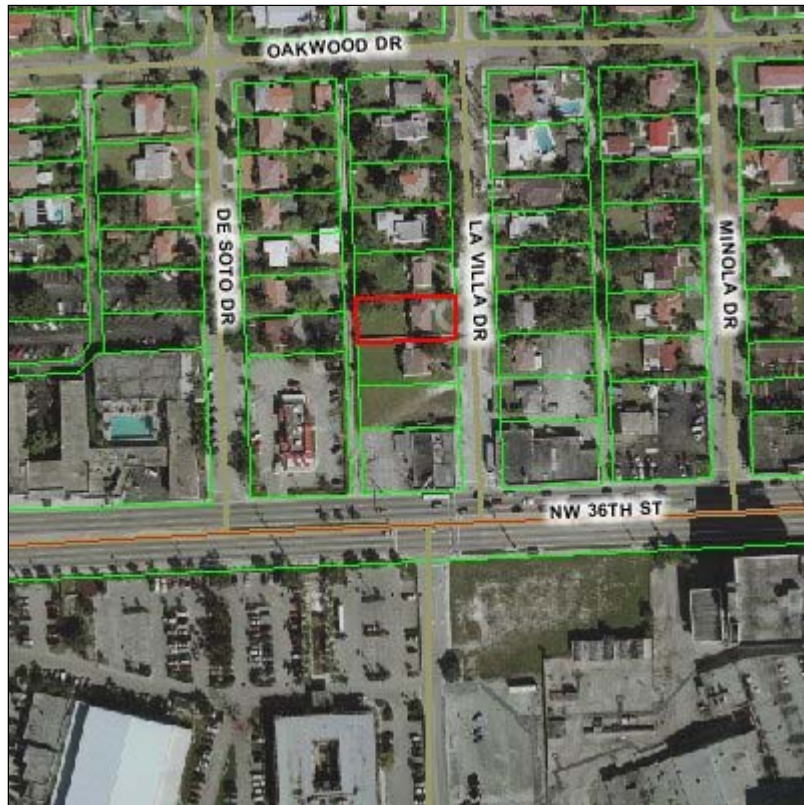


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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4230</a>
Property:	648 LAVILLA DR
Mailing Address:	MARY CATHERINE DAKEL 921 JASMINE ST CELEBRATION FL 34747-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	991
Lot Size:	8,875 SQ FT
Year Built:	1946
Legal Description:	19 53 41 .20 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S62.5FT OF N125FT OF TRACT A BLK 134 LOT SIZE 62.500 X 142 OR 12073-1303 0284 5

**Sale Information:**

Sale O/R:	25945-4431
Sale Date:	10/2006
Sale Amount:	\$350,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$310,625	\$310,625
Building Value:	\$75,507	\$10,000
Market Value:	\$386,132	\$320,625
Assessed Value:	\$386,132	\$320,625

**Taxable Value Information:**

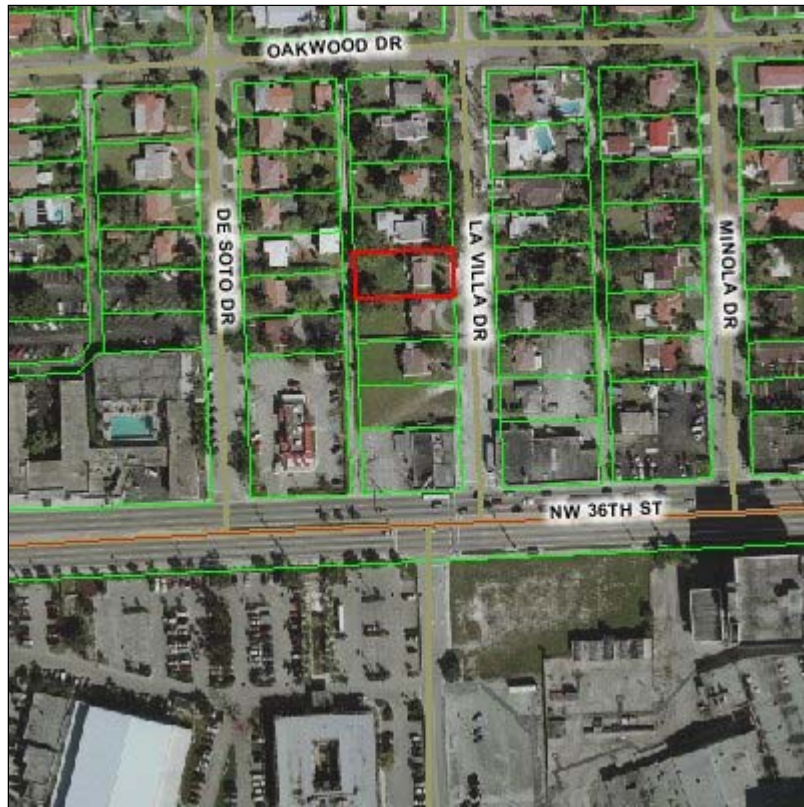
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$386,132	\$0/\$320,625
County:	\$0/\$386,132	\$0/\$320,625
City:	\$0/\$386,132	\$0/\$320,625
School Board:	\$0/\$386,132	\$0/\$320,625

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4210</a>
Property:	640 LAVILLA DR
Mailing Address:	ALEXANDER C MORTON 664 LA VILLA DR MIAMI SPRINGS FL 33166-6030

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,000
Lot Size:	8,875 SQ FT
Year Built:	1951
Legal Description:	19 53 41 .20 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL N62.5FT OF TRACT A BLK 134 LOT SIZE 62.500 X 142 OR 12093-2345 0384 5

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$310,625	\$310,625
Building Value:	\$84,024	\$10,000
Market Value:	\$394,649	\$320,625
Assessed Value:	\$394,649	\$320,625

**Taxable Value Information:**

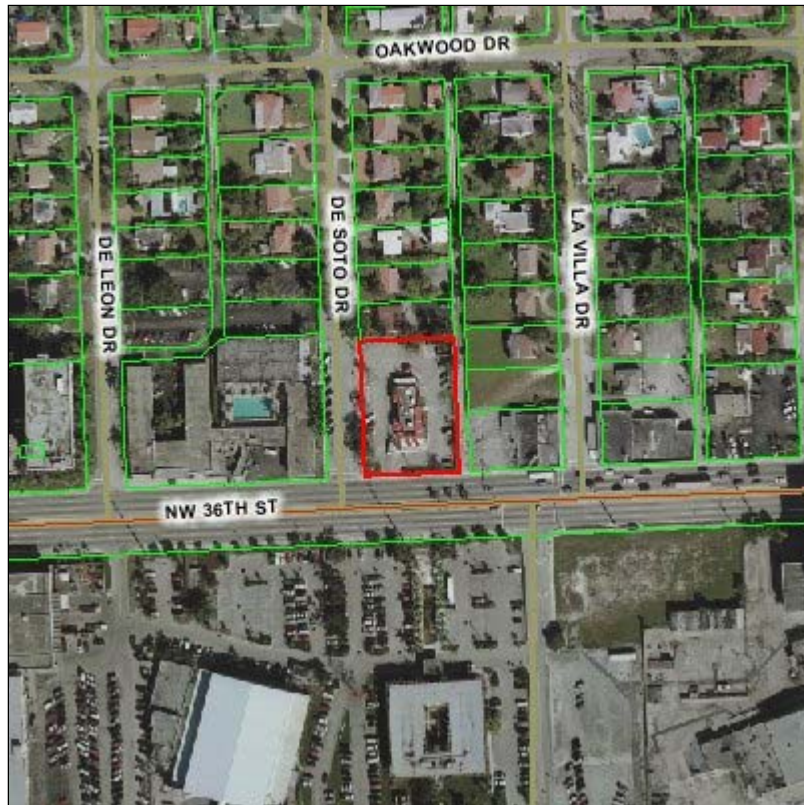
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$394,649	\$0/\$320,625
County:	\$0/\$394,649	\$0/\$320,625
City:	\$0/\$394,649	\$0/\$320,625
School Board:	\$0/\$394,649	\$0/\$320,625

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4270</a>
Property:	4999 NW 36 ST
Mailing Address:	GOLDEN ARCH REALTY CORP % MCDONALDS 202-09 9100 S DADELAND BLVD SUITE 1101 MIAMI FL 33156-7866

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	2,678
Lot Size:	27,456 SQ FT
Year Built:	1994
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 13 LESS S20FT & ALL OF LOT 14 BLK 134 & S114.3FT OF TR D BLK 134 OF COUNTRY CLUB ESTS SEC 2 REV PL PB 34-40 LOT SIZE 27456 SQ FT

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,235,520	\$1,235,520
Building Value:	\$296,839	\$296,839
Market Value:	\$1,532,359	\$1,532,359
Assessed Value:	\$1,532,359	\$1,532,359

**Taxable Value Information:**

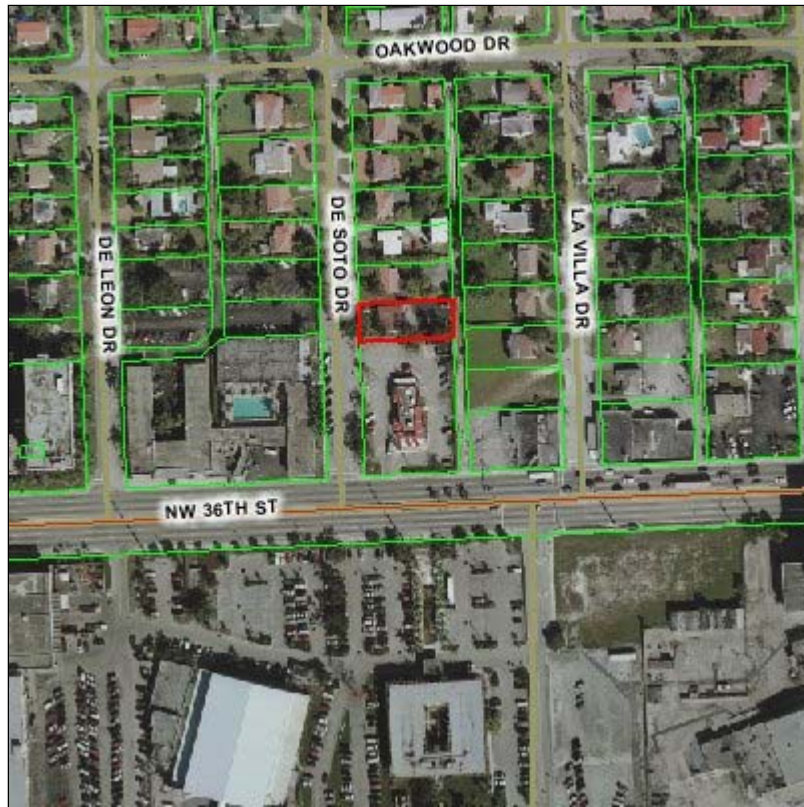
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,532,359	\$0/ \$1,532,359
County:	\$0/ \$1,532,359	\$0/ \$1,532,359
City:	\$0/ \$1,532,359	\$0/ \$1,532,359
School Board:	\$0/ \$1,532,359	\$0/ \$1,532,359

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4290</a>
Property:	657 DE SOTO DR
Mailing Address:	RICHARD M ARNOLD & W BEVERLY  657 DE SOTO DR MIAMI SPRINGS FL 33166-6012

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,364
Lot Size:	8,108 SQ FT
Year Built:	1942
Legal Description:	19 53 41 .19 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL N57.1FT OF S171.4FT OF TRACT D BLK 134 LOT SIZE 57.100 X 142 OR 9896-1480

**Sale Information:**

Sale O/R:	09896-1480
Sale Date:	11/1977
Sale Amount:	\$45,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$241,213	\$241,213
Building Value:	\$10,000	\$10,000
Market Value:	\$251,213	\$251,213
Assessed Value:	\$251,213	\$251,213

**Taxable Value Information:**

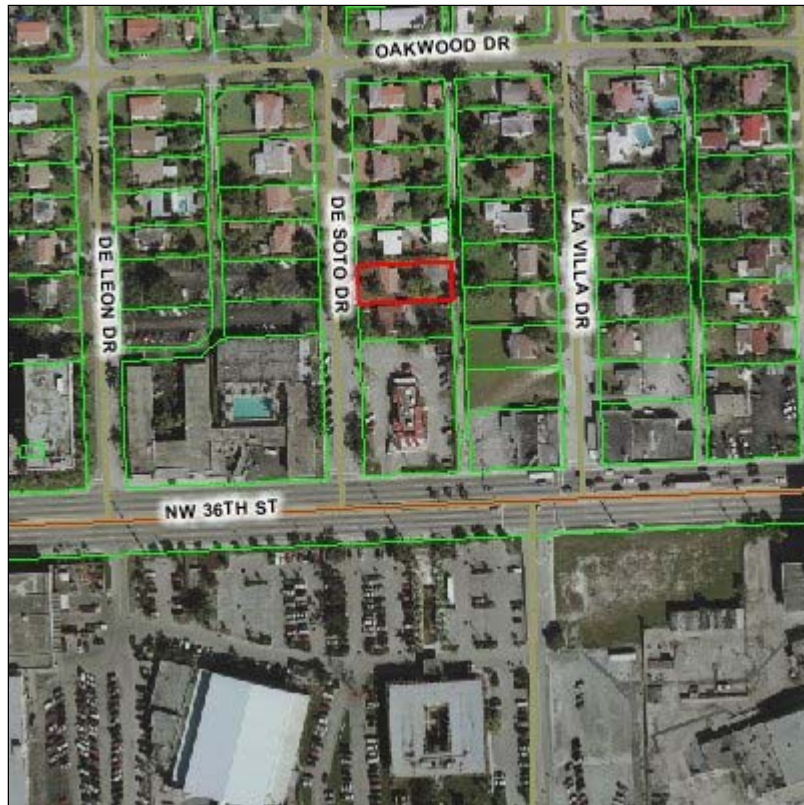
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$251,213	\$0/\$251,213
County:	\$0/\$251,213	\$0/\$251,213
City:	\$0/\$251,213	\$0/\$251,213
School Board:	\$0/\$251,213	\$0/\$251,213

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4300</a>
Property:	641 DE SOTO DR
Mailing Address:	DDT ENTERPRISES LLC 641 DESOTO DR MIAMI SPRINGS FL 33166-6012

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,186
Lot Size:	8,122 SQ FT
Year Built:	1950
Legal Description:	19 53 41 .19 AC COUNTRY CLUB ESTS SEC 2 REV PL N57.2FT OF S228.6FT OF TRACT D BLK 134 PB 34-40 LOT SIZE 57,200 X 142 OR 20605-1029 0802 4

**Sale Information:**

Sale O/R:	20159-1891
Sale Date:	1/2002
Sale Amount:	\$225,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$284,270	\$284,270
Building Value:	\$71,715	\$71,715
Market Value:	\$355,985	\$355,985
Assessed Value:	\$355,985	\$355,985

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$355,985	\$0/\$355,985
County:	\$0/\$355,985	\$0/\$355,985
City:	\$0/\$355,985	\$0/\$355,985
School Board:	\$0/\$355,985	\$0/\$355,985

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**Summary Details:**

Folio No.:	<a href="#">05-3119-014-0010</a>
Property:	5055 NW 36 ST
Mailing Address:	CALIPOLIS CORP 180 ISLAND DR KEY BISCAYNE FL 33149-2410

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0021 HOTEL
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	50,936
Lot Size:	61,204 SQ FT
Year Built:	1949
Legal Description:	19 53 41 1.48 AC AIRWAYS TRACT PB 56-56 TRS 1 & 2 & TRACT 3 PER PB 78-98 LOT SIZE IRREGULAR OR 12538-861 0685 5 COC 25617-2021 04 2007 2

**Sale Information:**

Sale O/R:	25617-2021
Sale Date:	4/2007
Sale Amount:	\$8,500,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$2,448,160	\$2,448,160
Building Value:	\$2,210,910	\$704,348
Market Value:	\$4,659,070	\$3,152,508
Assessed Value:	\$4,659,070	\$3,152,508

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$4,659,070	\$0/ \$3,152,508
County:	\$0/ \$4,659,070	\$0/ \$3,152,508
City:	\$0/ \$4,659,070	\$0/ \$3,152,508
School Board:	\$0/ \$4,659,070	\$0/ \$3,152,508

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4360</a>
Property:	648 DE SOTO DR
Mailing Address:	CALIPOLIS CORP 180 ISLAND DR KEY BISCAYNE FL 33149-2410

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,520 SQ FT
Year Built:	0
Legal Description:	19 53 41 .20 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV S60FT OF N180FT OF TR A BLK 135 LOT SIZE 8520 SQ FT OR 12538-861 0685 5 COC 25617-2021 04 2007 2

**Sale Information:**

Sale O/R:	25617-2021
Sale Date:	4/2007
Sale Amount:	\$8,500,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$298,200	\$298,200
Building Value:	\$2,592	\$2,592
Market Value:	\$300,792	\$300,792
Assessed Value:	\$300,792	\$300,792

**Taxable Value Information:**

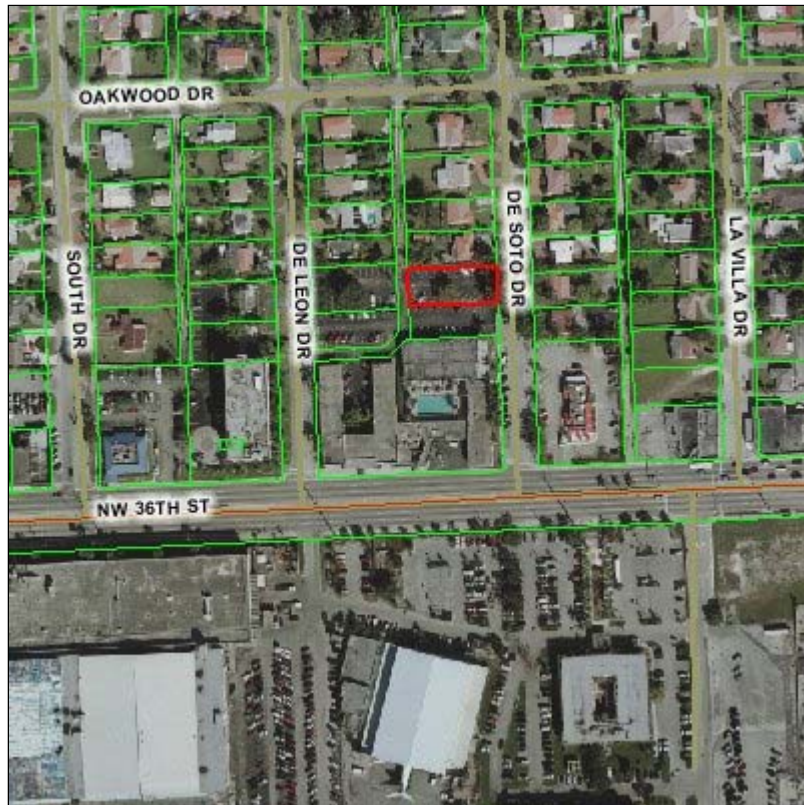
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$300,792	\$0/\$300,792
County:	\$0/\$300,792	\$0/\$300,792
City:	\$0/\$300,792	\$0/\$300,792
School Board:	\$0/\$300,792	\$0/\$300,792

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4350</a>
Property:	640 DE SOTO DR
Mailing Address:	CALIPOLIS CORP 180 ISLAND DR KEY BISCAYNE FL 33149-2410

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,520 SQ FT
Year Built:	0
Legal Description:	19 53 41 .20 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL S60FT OF N120FT OF TR A BLK 135 LOT SIZE 8520 SQ FT OR 12538-861 0685 1 COC 25617-2021 04 2007 2

**Sale Information:**

Sale O/R:	25617-2021
Sale Date:	4/2007
Sale Amount:	\$8,500,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$298,200	\$298,200
Building Value:	\$10,702	\$10,702
Market Value:	\$308,902	\$308,902
Assessed Value:	\$308,902	\$308,902

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$308,902	\$0/\$308,902
County:	\$0/\$308,902	\$0/\$308,902
City:	\$0/\$308,902	\$0/\$308,902
School Board:	\$0/\$308,902	\$0/\$308,902

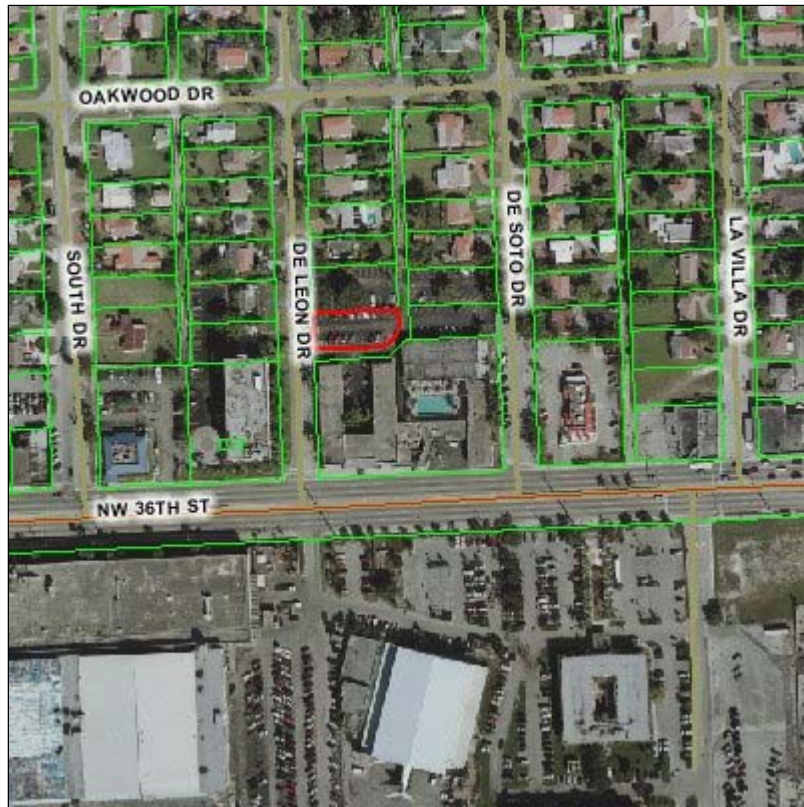


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**Summary Details:**

Folio No.:	<a href="#">05-3119-021-0020</a>
Property:	5055 NW 36 ST
Mailing Address:	CALIPOLIS CORP 180 ISLAND DR KEY BISCAYNE FL 33149-2410

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,117 SQ FT
Year Built:	0
Legal Description:	19 53 41 AIRWAYS TRACT SUB NO 2 PB 78-98 TRACT 4 LOT SIZE 8117 SQ FT OR 12538-861 0685 5 COC 25617-2021 04 2007 2

**Sale Information:**

Sale O/R:	25617-2021
Sale Date:	4/2007
Sale Amount:	\$8,500,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$284,095	\$284,095
Building Value:	\$100	\$100
Market Value:	\$284,195	\$284,195
Assessed Value:	\$284,195	\$284,195

**Taxable Value Information:**

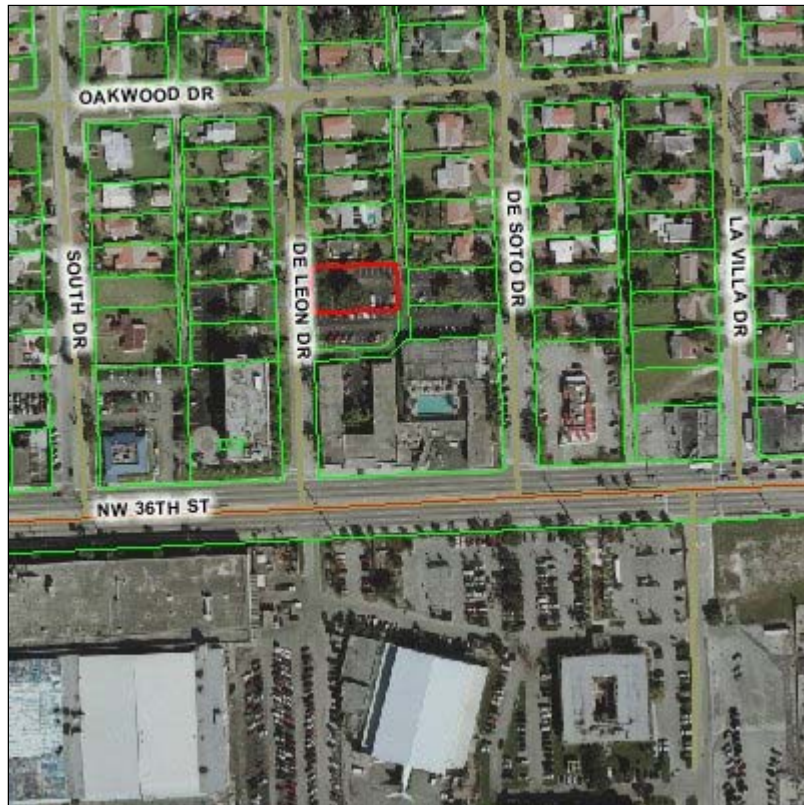
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$284,195	\$0/\$284,195
County:	\$0/\$284,195	\$0/\$284,195
City:	\$0/\$284,195	\$0/\$284,195
School Board:	\$0/\$284,195	\$0/\$284,195

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4320</a>
Property:	641 DE LEON DR
Mailing Address:	CALIPOLIS CORP 180 ISLAND DR KEY BISCAYNE FL 33149-2410

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	10,650 SQ FT
Year Built:	0
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 19 & N25FT LOT 18 BLK 135 LOT SIZE 10650 SQ FT OR 12538-861 0685 5 COC 25617-2021 04 2007 2

**Sale Information:**

Sale O/R:	25617-2021
Sale Date:	4/2007
Sale Amount:	\$8,500,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$372,750	\$372,750
Building Value:	\$4,032	\$4,032
Market Value:	\$376,782	\$376,782
Assessed Value:	\$376,782	\$376,782

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$376,782	\$0/\$376,782
County:	\$0/\$376,782	\$0/\$376,782
City:	\$0/\$376,782	\$0/\$376,782
School Board:	\$0/\$376,782	\$0/\$376,782

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4470</a>
Property:	5111 NW 36 ST
Mailing Address:	FIRST CHOICE HOTEL HOLDINGS INC 10770 COLUMBIA PIKE SUITE 200 SILVER SPRING MD 20901-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	29,400 SQ FT
Year Built:	0
Legal Description:	19 53 41 .675 AC M/L PB 34-40 COUNTRY CLUB ESTS SEC 2 REV S196FT OF TR A BLK 136 & E8FT OF ALLEY LYG W & ADJ THERETO AKA LOTS 9 THRU 12 PB 10-79 LOT SIZE 150.00 X 196

**Sale Information:**

Sale O/R:	17110-*248
Sale Date:	1/1996
Sale Amount:	\$1,125,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,323,000	\$1,323,000
Building Value:	\$0	\$0
Market Value:	\$1,323,000	\$1,323,000
Assessed Value:	\$1,323,000	\$1,323,000

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,323,000	\$0/ \$1,323,000
County:	\$0/ \$1,323,000	\$0/ \$1,323,000
City:	\$0/ \$1,323,000	\$0/ \$1,323,000
School Board:	\$0/ \$1,323,000	\$0/ \$1,323,000

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4490</a>
Property:	5175 NW 36 ST
Mailing Address:	SEUNG CHOON LIM & JOUNG HEE LIM R (TRS) 5801 S 2 ST VERNON CA 90058-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	4,197
Lot Size:	29,400 SQ FT
Year Built:	1980
Legal Description:	19-53-41 .675 AC M/L PB 34-40 COUNTRY CLUB ESTS SEC 2 REV S196FT OF TR C BLK 136 & W8FT OF ALLEY LYG E & ADJ THERETO AKA LOTS 13 THRU 16 PB 10-79 LOT SIZE 150.00 X 196

**Sale Information:**

Sale O/R:	23535-2000
Sale Date:	6/2005
Sale Amount:	\$1,475,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,323,000	\$1,323,000
Building Value:	\$443,018	\$152,000
Market Value:	\$1,766,018	\$1,475,000
Assessed Value:	\$1,766,018	\$1,475,000

**Taxable Value Information:**

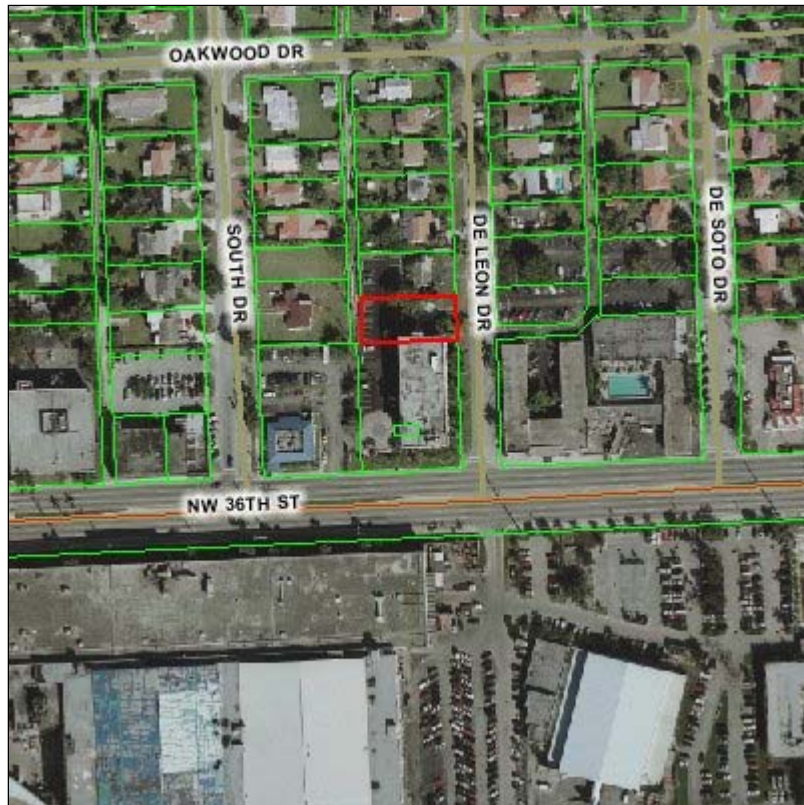
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,766,018	\$0/ \$1,475,000
County:	\$0/ \$1,766,018	\$0/ \$1,475,000
City:	\$0/ \$1,766,018	\$0/ \$1,475,000
School Board:	\$0/ \$1,766,018	\$0/ \$1,475,000

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4460</a>
Property:	656 DELEON DR
Mailing Address:	FIRST CHOICE HOTEL HOLDINGS INC  10770 COLUMBIA PIKE SUITE 200 SILVER SPRING MD 20901-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	3/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,373
Lot Size:	9,471 SQ FT
Year Built:	1944
Legal Description:	19 53 41 .22 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV S66.7FT OF N200FT TR A BLK 136 LOT SIZE 66.700 X 142 OR 16966-4637 1095 2 (2) COC 24155-3235 01 2006 5

**Sale Information:**

Sale O/R:	16966-4637
Sale Date:	10/1995
Sale Amount:	\$200,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$331,485	\$331,485
Building Value:	\$103,881	\$103,881
Market Value:	\$435,366	\$435,366
Assessed Value:	\$435,366	\$435,366

**Taxable Value Information:**

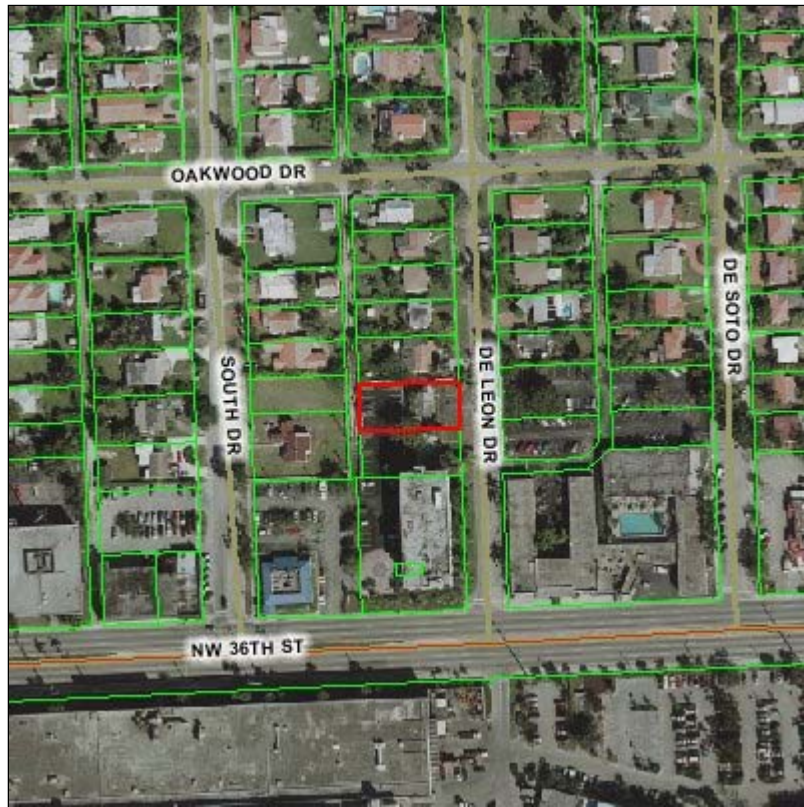
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$435,366	\$0/\$435,366
County:	\$0/\$435,366	\$0/\$435,366
City:	\$0/\$435,366	\$0/\$435,366
School Board:	\$0/\$435,366	\$0/\$435,366

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**Summary Details:**

Folio No.:	05-3119-013-4450
Property:	
Mailing Address:	FIRST CHOICE HOTEL HOLDINGS INC 10770 COLUMBIA PIKE SUITE 200 SILVER SPRING MD 20901-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0066 EXTRA FEATURE OTHER THAN PARKING
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	9,457 SQ FT
Year Built:	0
Legal Description:	19 53 41 .22 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV S66.6FT OF N133.3FT TRACT A BLK 136 LOT SIZE 66.600 X 142 OR 16966-4637 1095 2 (2)

**Sale Information:**

Sale O/R:	16966-4637
Sale Date:	10/1995
Sale Amount:	\$200,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$330,995	\$330,995
Building Value:	\$4,609	\$49,035
Market Value:	\$335,604	\$380,030
Assessed Value:	\$335,604	\$380,030

**Taxable Value Information:**

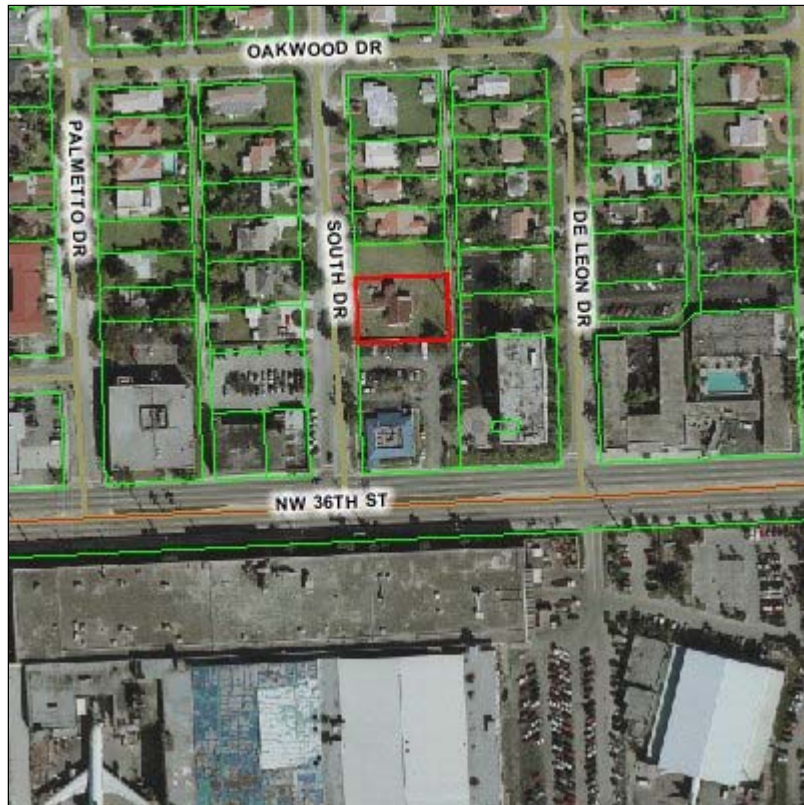
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$335,604	\$0/\$380,030
County:	\$0/\$335,604	\$0/\$380,030
City:	\$0/\$335,604	\$0/\$380,030
School Board:	\$0/\$335,604	\$0/\$380,030

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4500</a>
Property:	657 SOUTH DR
Mailing Address:	EAST COAST CAPITAL INVEST LLC 260 WESTWARD DR #202 MIAMI SPRINGS FL 33166-5260

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,640
Lot Size:	14,200 SQ FT
Year Built:	1946
Legal Description:	19 53 41 .33 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL N100FT OF TR C BLK 136 LOT SIZE 100.000 X 142 OR OR 15603-1796 1191 1 COC 25954-3371 26089-3125 0907 2

**Sale Information:**

Sale O/R:	25954-3371
Sale Date:	9/2007
Sale Amount:	\$1,350,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$497,000	\$497,000
Building Value:	\$83,976	\$83,976
Market Value:	\$580,976	\$580,976
Assessed Value:	\$580,976	\$580,976

**Taxable Value Information:**

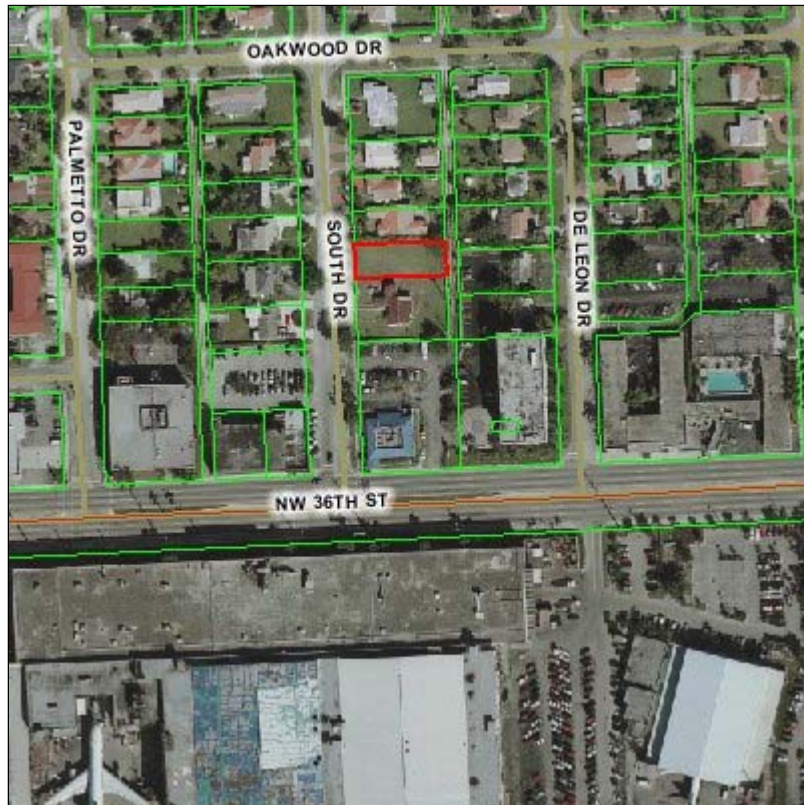
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$580,976	\$0/\$580,976
County:	\$0/\$580,976	\$0/\$580,976
City:	\$0/\$580,976	\$0/\$580,976
School Board:	\$0/\$580,976	\$0/\$580,976

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4380</a>
Property:	657 SOUTH DR
Mailing Address:	EAST COAST CAPITAL INVEST LLC 260 WESTWARD DR STE 202 MIAMI SPRINGS FL 33166-5260

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	7,100 SQ FT
Year Built:	0
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 19 BLK 136 LOT SIZE SITE VALUE OR 15603-1796 1191 1 COC 25954-3371 26089-3125 0907 2

**Sale Information:**

Sale O/R:	25954-3371
Sale Date:	9/2007
Sale Amount:	\$1,350,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$248,500	\$248,500
Building Value:	\$0	\$0
Market Value:	\$248,500	\$248,500
Assessed Value:	\$248,500	\$248,500

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$0/\$248,500	\$0/\$248,500
County:	\$0/\$248,500	\$0/\$248,500
City:	\$0/\$248,500	\$0/\$248,500
School Board:	\$0/\$248,500	\$0/\$248,500

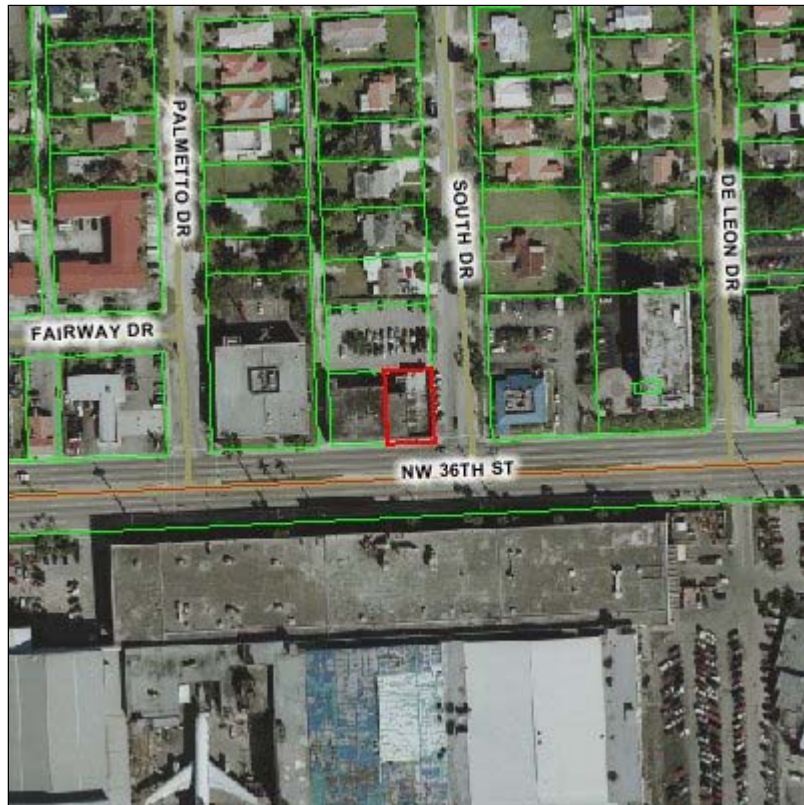


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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4520</a>
Property:	5209 NW 36 ST
Mailing Address:	R.R.R. CORPORATION 5245 NW 36 ST MIAMI SPRINGS FL 33166-5958

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0019 COMMERCIAL-MIXED USE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	6,624
Lot Size:	6,890 SQ FT
Year Built:	1950
Legal Description:	COUNTRY CLUB ESTS SEC 2 REV PL S121.1FT TR A LESS S15FT & LESS W77FT BLK 137 PB 34-40 LOT SIZE 65.000 X 106 OR 13200-0816 0287 4

**Sale Information:**

Sale O/R:	
Sale Date:	10/1975
Sale Amount:	\$1

**Assessment Information:**

Year:	2008	2007
Land Value:	\$310,050	\$270,000
Building Value:	\$300,826	\$270,000
Market Value:	\$610,876	\$540,000
Assessed Value:	\$610,876	\$540,000

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$610,876	\$0/\$540,000
County:	\$0/\$610,876	\$0/\$540,000
City:	\$0/\$610,876	\$0/\$540,000
School Board:	\$0/\$610,876	\$0/\$540,000

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4530</a>
Property:	5245 NW 36 ST
Mailing Address:	R.R.R. CORPORATION 5245 NW 36 ST MIAMI SPRINGS FL 33166-5958

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0009 MIXED USE-RESIDENTIAL
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	9,825
Lot Size:	8,162 SQ FT
Year Built:	1956
Legal Description:	COUNTRY CLUB ESTS SEC 2 REV PL W77FT OF S121.1FT LESS S15FT FOR RD OF TR A BLK 137 PB 34-40 LOT SIZE 77.000 X 106 OR 13200-0816 0287 4

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$367,290	\$330,000
Building Value:	\$320,934	\$280,000
Market Value:	\$688,224	\$610,000
Assessed Value:	\$688,224	\$610,000

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$688,224	\$0/\$610,000
County:	\$0/\$688,224	\$0/\$610,000
City:	\$0/\$688,224	\$0/\$610,000
School Board:	\$0/\$688,224	\$0/\$610,000

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4510</a>
Property:	664 SOUTH DR
Mailing Address:	R.R.R. CORPORATION 5245 NW 36 ST MIAMI SPRINGS FL 33166-5958

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	12,780 SQ FT
Year Built:	0
Legal Description:	19 53 41 .29 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL N90 FT TRACT A BLK 137 LOT SIZE SITE VALUE OR 13200-0816 0287 4

**Sale Information:**

Sale O/R:	
Sale Date:	10/1975
Sale Amount:	\$1

**Assessment Information:**

Year:	2008	2007
Land Value:	\$447,300	\$410,000
Building Value:	\$1,000	\$1,000
Market Value:	\$448,300	\$411,000
Assessed Value:	\$448,300	\$411,000

**Taxable Value Information:**

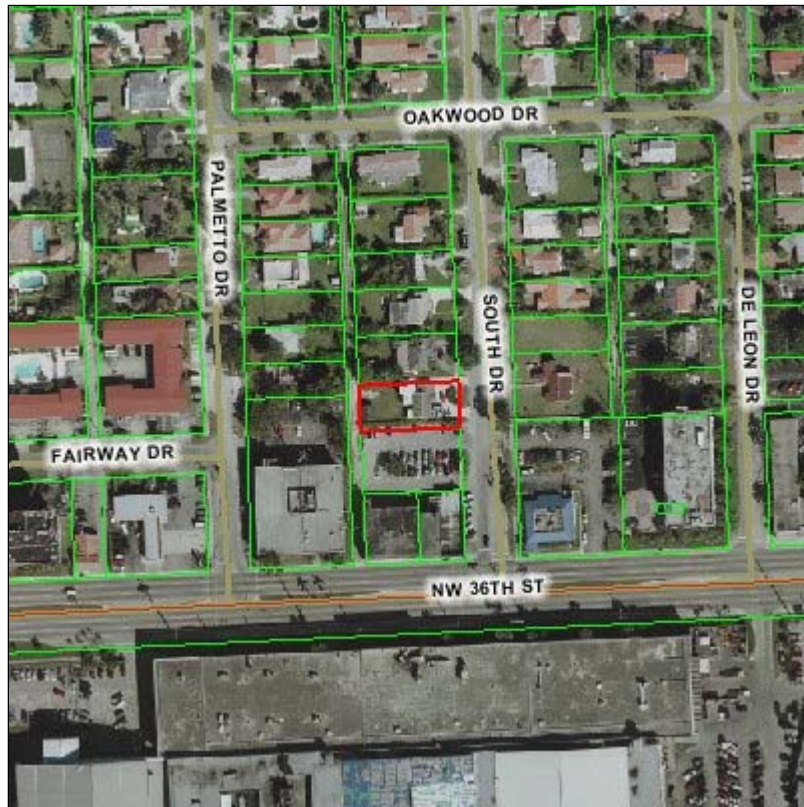
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$448,300	\$0/\$411,000
County:	\$0/\$448,300	\$0/\$411,000
City:	\$0/\$448,300	\$0/\$411,000
School Board:	\$0/\$448,300	\$0/\$411,000

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4450</a>
Property:	656 SOUTH DR
Mailing Address:	RVD DEV GRP LLC 4471 NW 36 ST STE 239 MIAMI SPRINGS FL 33166-7289

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	1/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,977
Lot Size:	9,372 SQ FT
Year Built:	1946
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 8 & S16FT TR B PB 34-40 BLK 137 LOT SIZE SITE VALUE COC 24081-4577/79 1205 1

**Sale Information:**

Sale O/R:	24081-4577
Sale Date:	12/2005
Sale Amount:	\$530,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$328,020	\$328,020
Building Value:	\$57,768	\$57,768
Market Value:	\$385,788	\$385,788
Assessed Value:	\$385,788	\$385,788

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$385,788	\$0/\$385,788
County:	\$0/\$385,788	\$0/\$385,788
City:	\$0/\$385,788	\$0/\$385,788
School Board:	\$0/\$385,788	\$0/\$385,788

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4540</a>
Property:	648 SOUTH DR
Mailing Address:	TERESA RIVERO % R RIVERO P O BOX 821116 SOUTH FLORIDA FL 33082-1116

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	1,659
Lot Size:	9,656 SQ FT
Year Built:	1946
Legal Description:	19 53 41 .22 AC PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL N68FT OF S84FT OF TR B BLK 137 LOT SIZE 68.000 X 142

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$337,960	\$286,057
Building Value:	\$140,074	\$140,074
Market Value:	\$478,034	\$426,131
Assessed Value:	\$478,034	\$426,131

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$478,034	\$0/\$426,131
County:	\$0/\$478,034	\$0/\$426,131
City:	\$0/\$478,034	\$0/\$426,131
School Board:	\$0/\$478,034	\$0/\$426,131

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**Property Information Map**



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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4460</a>
Property:	5275 NW 36 ST
Mailing Address:	SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE SO BELL CENTER - 20A53 ATLANTA GA 30375-

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	29,566
Lot Size:	34,960 SQ FT
Year Built:	1968
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 13 THRU 17 INC BLK 137 LOT SIZE IRREGULAR

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,573,200	\$1,573,200
Building Value:	\$1,010,560	\$1,010,560
Market Value:	\$2,583,760	\$2,583,760
Assessed Value:	\$2,583,760	\$2,583,760

**Taxable Value Information:**

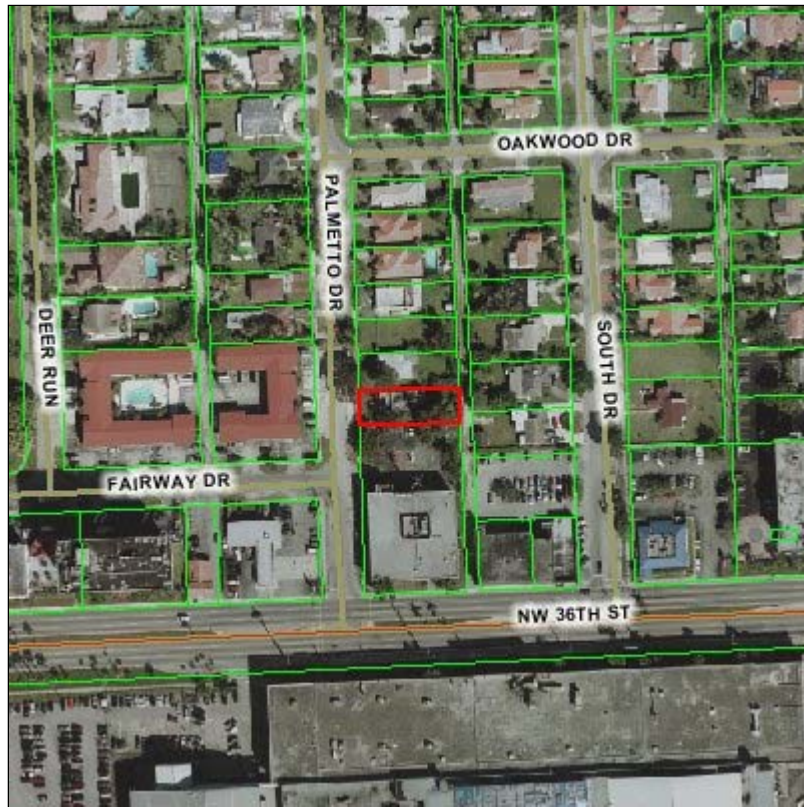
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$2,583,760	\$0/ \$2,583,760
County:	\$0/ \$2,583,760	\$0/ \$2,583,760
City:	\$0/ \$2,583,760	\$0/ \$2,583,760
School Board:	\$0/ \$2,583,760	\$0/ \$2,583,760

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4510</a>
Property:	649 PALMETTO DR
Mailing Address:	VERA A GRAY 649 PALMETTO DR MIAMI SPRINGS FL 33166-5829

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,368
Lot Size:	7,100 SQ FT
Year Built:	1950
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 18 BLK 137 LOT SIZE SITE VALUE OR 11057-471 0381 1

**Sale Information:**

Sale O/R:	11057-0471
Sale Date:	3/1981
Sale Amount:	\$59,500

**Assessment Information:**

Year:	2008	2007
Land Value:	\$248,500	\$248,500
Building Value:	\$58,104	\$58,104
Market Value:	\$306,604	\$306,604
Assessed Value:	\$306,604	\$306,604

**Taxable Value Information:**

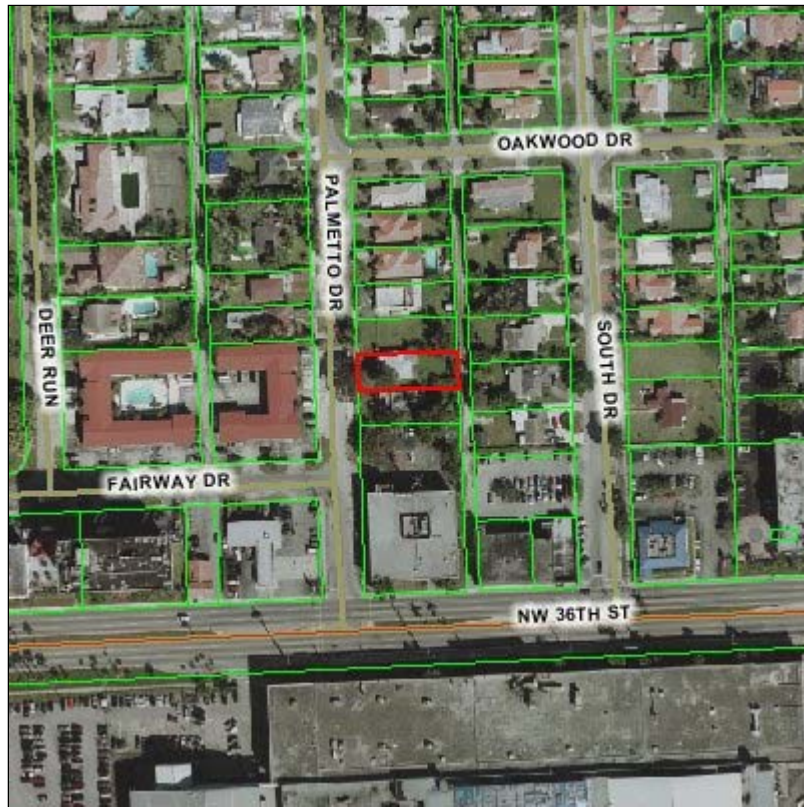
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$306,604	\$0/\$306,604
County:	\$0/\$306,604	\$0/\$306,604
City:	\$0/\$306,604	\$0/\$306,604
School Board:	\$0/\$306,604	\$0/\$306,604

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4520</a>
Property:	641 PALMETTO DR
Mailing Address:	VERA A GRAY 671 WREN AVE MIAMI SPRINGS FL 33166-3939

**Property Information:**

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	2/1
Floors:	1
Living Units:	1
Adj Sq Footage:	1,493
Lot Size:	7,100 SQ FT
Year Built:	1950
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 19 BLK 137 LOT SIZE SITE VALUE OR 11831-1473 0683 1

**Sale Information:**

Sale O/R:	11831-1473
Sale Date:	6/1983
Sale Amount:	\$81,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$248,500	\$248,500
Building Value:	\$125,650	\$125,650
Market Value:	\$374,150	\$374,150
Assessed Value:	\$374,150	\$374,150

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$374,150	\$0/\$374,150
County:	\$0/\$374,150	\$0/\$374,150
City:	\$0/\$374,150	\$0/\$374,150
School Board:	\$0/\$374,150	\$0/\$374,150



**TAZ 693**

**36 Street District  
TAZ 693 Parcels**

Study Block	Folio Number	Property Address	Primary Zone	Land Use	Existing Adjusted Square Footage <sup>1</sup>	MAX FAR Buildable 1.0 <sup>2</sup>		MAX FAR Buildable 3.0 <sup>2</sup>	
						Retail	Office	Retail	Office
22	05-3119-010-4580	5309 NW 36 Street	HRR	Auto Service Station	2,317	10,640	154,360	10,640	499,360
	05-3119-013-4580	5315 NW 36 Street	HRR	Retail	1,553				
	05-3119-013-4581	5325 NW 36 Street	HRR	165 Hotel	98,098				
	05-3119-010-4610	5335 NW 36 Street	HRR	109 Hotel	74,046				
	05-3119-010-4650	5353 NW 36 Street	HRR	Vacant	-				
	05-3119-010-4670	5365 NW 36 Street	HRR	Vacant	-				
	05-3119-010-4680	5375 NW 36 Street	HRR	Vacant	-				
	05-3119-010-4690	5385 NW 36 Street	HRR	Vacant	-				
	05-3119-010-4700	5391 NW 36 Street	HRR	Office	4,748				
	05-3119-010-4710	5395 NW 36 Street	HRR	Office	7,752				
05-3119-010-4720	5399 NW 36 Street	HRR	Mixed Used Res	4,953					
23	05-3119-013-4840	5409 NW 36 Street	HRR	Warehouse	23,088	10,640	154,360	10,640	499,360
	05-3119-010-4940	5425 NW 36 Street	AB	Lumber Yard	15,069				
	05-3119-013-4870	5435 NW 36 Street	AB	Lumber Yard	11,686				
	05-3119-013-4880		AB	Vacant	-				
	05-3119-013-4860	5465 NW 36 Street	AB	Office	8,752				
	05-3119-010-4960		AB	Vacant	-				
	05-3119-010-4970	5553 NW 36 Street	AB	Lumber Yard	21,177				
	05-3119-013-4900	5575-5595 NW 36 Street	AB	Office	19,279				
	05-3119-013-4890	5643 NW 36 Street	AB	Lumber Yard	9,962				
	05-3119-010-4990	5667 NW 36 Street	AB	Retail	4,350				
	05-3119-013-4910	5683 NW 36 Street	AB	Vacant	-				
05-3119-010-5020	5687 NW 36 Street	AB	Auto Service Station	4,018					

HRR: Highly Restricted Retail  
AB: Arterial Business

<sup>1</sup> Information obtained from Miami-Dade County Property Appraisal Website.  
<sup>2</sup> Maximum buildable square footage provided by Valle, Valle & Partners.

Existing	
<b>Retail</b>	17,191 SF
<b>Hotel</b>	274 Rooms
<b>Multi Family</b>	0 Dwelling Units
<b>Single Family</b>	0 Dwelling Units
<b>Office</b>	40,531 SF
<b>Warehouse</b>	80,982 SF
<b>Total</b>	138,704 SF

Land Use	FAR 1 (SF)	FAR 3 (SF)
Retail	21,280	21,280
Office	308,720	998,720

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4580</a>
Property:	5309 NW 36 ST
Mailing Address:	SADIE L ISRAELSON TR SHELL OIL (LESSEE) P O BOX 2099 HOUSTON TX 77252-

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0026 SERVICE STATION-AUTOMOTIVE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	2,317
Lot Size:	19,413 SQ FT
Year Built:	1971
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 1-2-3 LESS S15FT BLK 138 LOT SIZE 19413 SQUARE FEET OR 15566-4434/18887-4157 0692 5

**Sale Information:**

Sale O/R:	
Sale Date:	6/1992
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$873,585	\$873,585
Building Value:	\$73,343	\$73,343
Market Value:	\$946,928	\$946,928
Assessed Value:	\$946,928	\$946,928

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$946,928	\$0/\$946,928
County:	\$0/\$946,928	\$0/\$946,928
City:	\$0/\$946,928	\$0/\$946,928
School Board:	\$0/\$946,928	\$0/\$946,928

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4580</a>
Property:	5315 NW 36 ST
Mailing Address:	KENG-WING KWOCK & W CHIN-SHIU  5315 NW 36 ST MIAMI SPRINGS FL 33166-5924

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	1,553
Lot Size:	6,750 SQ FT
Year Built:	1965
Legal Description:	19 53 41 15 AC M/L PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL TR A LESS W150FT & LESS S15FT BLK 138 LOT SIZE 50.000 X 135

**Sale Information:**

Sale O/R:	16863-0783
Sale Date:	7/1995
Sale Amount:	\$143,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$303,750	\$303,750
Building Value:	\$101,359	\$27,709
Market Value:	\$405,109	\$331,459
Assessed Value:	\$405,109	\$331,459

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$405,109	\$0/\$331,459
County:	\$0/\$405,109	\$0/\$331,459
City:	\$0/\$405,109	\$0/\$331,459
School Board:	\$0/\$405,109	\$0/\$331,459

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4581</a>
Property:	5325 NW 36 ST
Mailing Address:	36TH STREET HOTEL HOLDINGS INC  10770 COLUMBIA PIKE #200 SILVER SPRING MD 20109-

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0021 HOTEL
Beds/Baths:	165/165
Floors:	1
Living Units:	165
Adj Sq Footage:	98,098
Lot Size:	20,250 SQ FT
Year Built:	1969
Legal Description:	19 53 41 46 AC M/L PB 34-40 COUNTRY CLUB ESTS SEC 2 REV PL W150FT OF TR A LESS S15FT BLK 138 LOT SIZE 150.000 X 135 OR 24155-2710 0106 5 (6)

**Sale Information:**

Sale O/R:	16363-3922
Sale Date:	5/1994
Sale Amount:	\$3,700,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$911,250	\$911,250
Building Value:	\$2,192,500	\$2,192,500
Market Value:	\$3,103,750	\$3,103,750
Assessed Value:	\$3,103,750	\$3,103,750

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$3,103,750	\$0/ \$3,103,750
County:	\$0/ \$3,103,750	\$0/ \$3,103,750
City:	\$0/ \$3,103,750	\$0/ \$3,103,750
School Board:	\$0/ \$3,103,750	\$0/ \$3,103,750

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**Property Information Map**



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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4610</a>
Property:	5335 NW 36 ST
Mailing Address:	36TH STREET HOTEL HOLDINGS INC
	10770 COLUMBIA PIKE #200 SILVER SPRING MD 20901-

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0021 HOTEL
Beds/Baths:	109/109
Floors:	5
Living Units:	109
Adj Sq Footage:	74,046
Lot Size:	40,500 SQ FT
Year Built:	1967
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 8 THRU 11 LESS S15FT BLK 138 & TR B LESS S15FT BLK 138 OF PB 34-40 LOT SIZE 40500 SQ FT OR 16363-3922 0594 6

**Sale Information:**

Sale O/R:	16363-3922
Sale Date:	5/1994
Sale Amount:	\$3,700,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,822,500	\$1,822,500
Building Value:	\$1,885,000	\$1,885,000
Market Value:	\$3,707,500	\$3,707,500
Assessed Value:	\$3,707,500	\$3,707,500

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$3,707,500	\$0/ \$3,707,500
County:	\$0/ \$3,707,500	\$0/ \$3,707,500
City:	\$0/ \$3,707,500	\$0/ \$3,707,500
School Board:	\$0/ \$3,707,500	\$0/ \$3,707,500

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**Property Information Map**



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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4650</a>
Property:	5353 NW 36 ST
Mailing Address:	36TH STREET HOTEL HOLDINGS INC 10770 COLUMBIA PIKE #200 SILVER SPRING MD 20901-

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	13,500 SQ FT
Year Built:	0
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 14-15 LESS S15FT BLK 138 LOT SIZE 100.000 X 135 OR 16363-3922 0594 6 COC 24155-2710 01 2006 5 (6)

**Sale Information:**

Sale O/R:	16363-3922
Sale Date:	5/1994
Sale Amount:	\$3,700,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$607,500	\$607,500
Building Value:	\$0	\$0
Market Value:	\$607,500	\$607,500
Assessed Value:	\$607,500	\$607,500

**Taxable Value Information:**

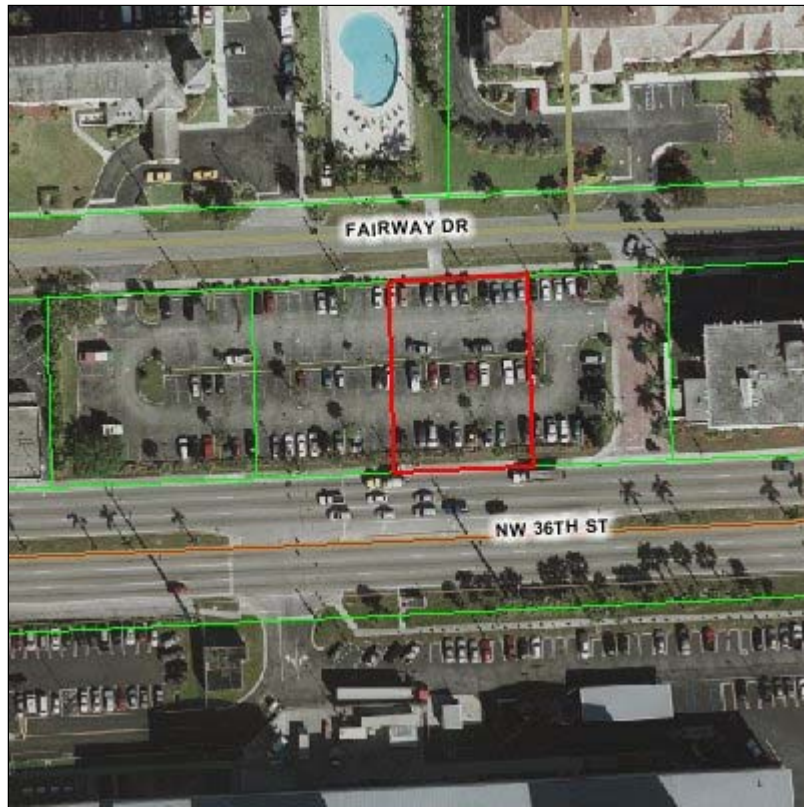
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$607,500	\$0/\$607,500
County:	\$0/\$607,500	\$0/\$607,500
City:	\$0/\$607,500	\$0/\$607,500
School Board:	\$0/\$607,500	\$0/\$607,500

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4670</a>
Property:	5365 NW 36 ST
Mailing Address:	36TH STREET HOTEL HOLDINGS INC 10770 COLUMBIA PIKE #200 SILVER SPRING MD 20901-

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	13,500 SQ FT
Year Built:	0
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 17 LESS S15FT BLK 138 & TR C LESS S15FT PER PB 34-40 LOT SIZE 100.000 X 135 OR 16363-3922 0594 6 COC 24155-2710 01 2006 5 (6)

**Sale Information:**

Sale O/R:	16363-3922
Sale Date:	5/1994
Sale Amount:	\$3,700,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$607,500	\$607,500
Building Value:	\$0	\$0
Market Value:	\$607,500	\$607,500
Assessed Value:	\$607,500	\$607,500

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$0/\$607,500	\$0/\$607,500
County:	\$0/\$607,500	\$0/\$607,500
City:	\$0/\$607,500	\$0/\$607,500
School Board:	\$0/\$607,500	\$0/\$607,500

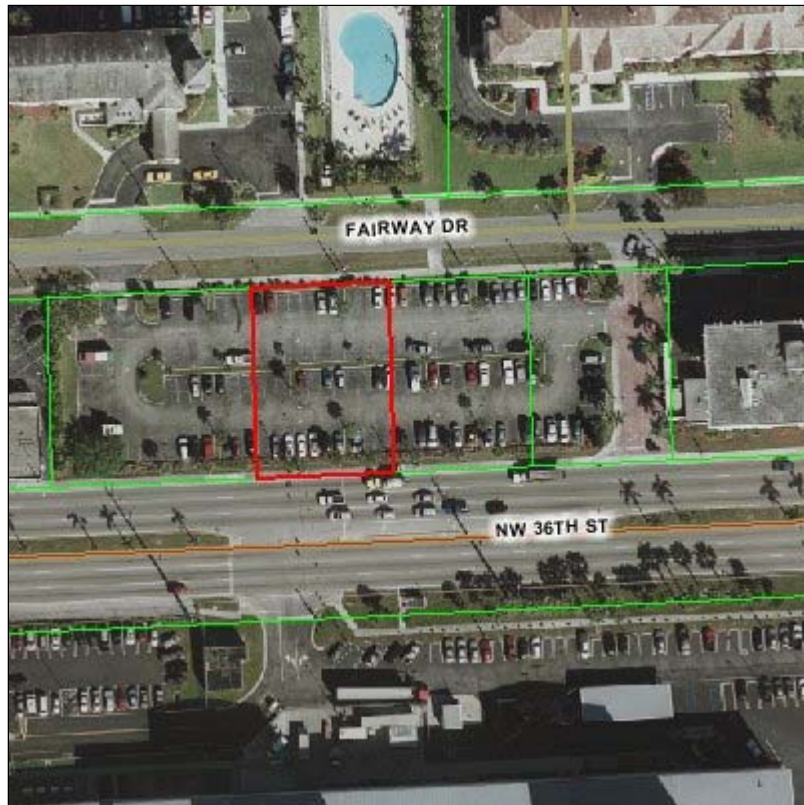


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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4680</a>
Property:	5375 NW 36 ST
Mailing Address:	36TH STREET HOTEL HOLDINGS INC 10770 COLUMBIA PIKE #200 SILVER SPRING MD 20901-

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	13,500 SQ FT
Year Built:	0
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 18 & 19 LESS S15FT BLK 138 LOT SIZE 100.000 X 135 OR 16363-3922 0594 6 COC 24155-2710 01 2006 5 (6)

**Sale Information:**

Sale O/R:	16363-3922
Sale Date:	5/1994
Sale Amount:	\$3,700,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$607,500	\$607,500
Building Value:	\$81,193	\$81,193
Market Value:	\$688,693	\$688,693
Assessed Value:	\$688,693	\$688,693

**Taxable Value Information:**

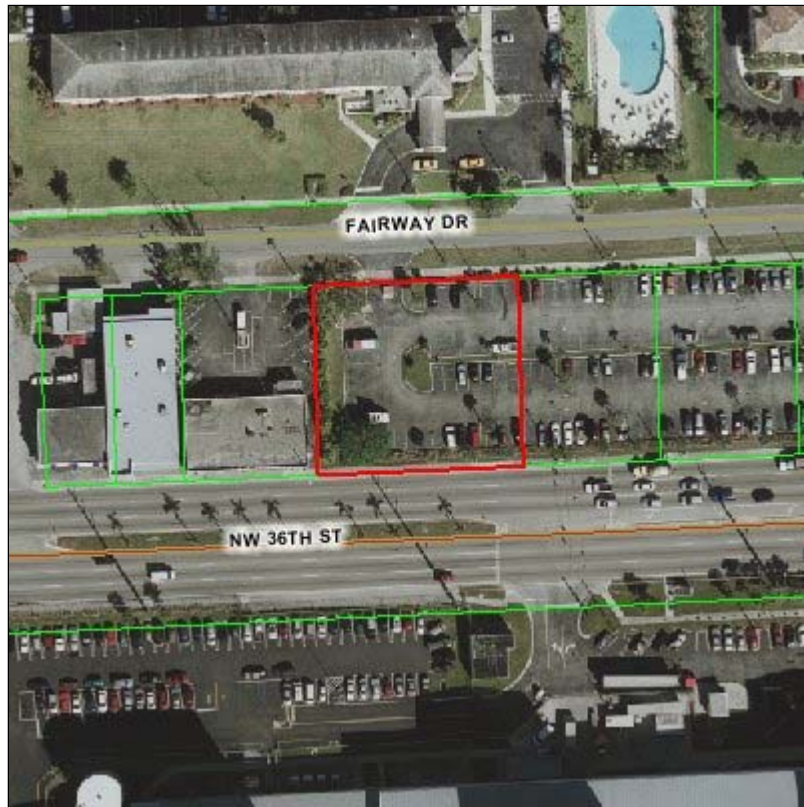
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$688,693	\$0/\$688,693
County:	\$0/\$688,693	\$0/\$688,693
City:	\$0/\$688,693	\$0/\$688,693
School Board:	\$0/\$688,693	\$0/\$688,693

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4690</a>
Property:	5385 NW 36 ST
Mailing Address:	36TH STREET HOTEL HOLDINGS INC  10770 COLUMBIA PIKE #200 SILVER SPRING MD 20901-

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	20,250 SQ FT
Year Built:	0
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 20 TO 22 INC LESS S15FT BLK 138 LOT SIZE 150,000 X 135 OR 17617-4237 0497 5 (6) COC 24155-2710 01 2006 5 (6)

**Sale Information:**

Sale O/R:	16363-3922
Sale Date:	5/1994
Sale Amount:	\$3,700,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$911,250	\$911,250
Building Value:	\$0	\$0
Market Value:	\$911,250	\$911,250
Assessed Value:	\$911,250	\$911,250

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$911,250	\$0/\$911,250
County:	\$0/\$911,250	\$0/\$911,250
City:	\$0/\$911,250	\$0/\$911,250
School Board:	\$0/\$911,250	\$0/\$911,250

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4700</a>
Property:	5391 NW 36 ST
Mailing Address:	TALLY-HO TAILORS INC 5391 NW 36 ST MIAMI SPRINGS FL 33166-5924

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	4,748
Lot Size:	13,500 SQ FT
Year Built:	1951
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 23 & 24 LESS S15FT BLK 138 LOT SIZE 100.000 X 135 OR 17630-2232 0597 6

**Sale Information:**

Sale O/R:	17630-2232
Sale Date:	5/1997
Sale Amount:	\$400,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$607,500	\$607,500
Building Value:	\$222,939	\$222,939
Market Value:	\$830,439	\$830,439
Assessed Value:	\$830,439	\$830,439

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$830,439	\$0/\$830,439
County:	\$0/\$830,439	\$0/\$830,439
City:	\$0/\$830,439	\$0/\$830,439
School Board:	\$0/\$830,439	\$0/\$830,439

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4710</a>
Property:	5395 NW 36 ST
Mailing Address:	TWU LOCAL 568 BLDG CORP
	5395 NW 36 ST MIAMI SPGS FL 33166-5924

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	7,752
Lot Size:	6,750 SQ FT
Year Built:	1964
Legal Description:	19 53 41 COUNTRY CLUB EST SEC 2 PB 10-79 LOT 25 LESS S15FT BLK 138 LOT SIZE 50.000 X 135 OR 17923-4837 1297 1

**Sale Information:**

Sale O/R:	17923-4837
Sale Date:	12/1997
Sale Amount:	\$500,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$303,750	\$303,750
Building Value:	\$486,506	\$486,506
Market Value:	\$790,256	\$790,256
Assessed Value:	\$790,256	\$790,256

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$790,256	\$0/\$790,256
County:	\$0/\$790,256	\$0/\$790,256
City:	\$0/\$790,256	\$0/\$790,256
School Board:	\$0/\$790,256	\$0/\$790,256

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4720</a>
Property:	5399 NW 36 ST
Mailing Address:	HORSE COVE LLC P O BOX 145285 CORAL GABLES FL 33114-5285

**Property Information:**

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0009 MIXED USE-RESIDENTIAL
Beds/Baths:	6/5
Floors:	2
Living Units:	5
Adj Sq Footage:	4,953
Lot Size:	6,750 SQ FT
Year Built:	1952
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 26 LESS S15FT BLK 138 LOT SIZE 50.000 X 135 OR 17376-4761 0996 5 COC 21626-3052 08 2003 5

**Sale Information:**

Sale O/R:	21626-3052
Sale Date:	8/2003
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$303,750	\$273,375
Building Value:	\$172,804	\$172,804
Market Value:	\$476,554	\$446,179
Assessed Value:	\$476,554	\$446,179

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$476,554	\$0/\$446,179
County:	\$0/\$476,554	\$0/\$446,179
City:	\$0/\$476,554	\$0/\$446,179
School Board:	\$0/\$476,554	\$0/\$446,179

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4840</a>
Property:	5409 NW 36 ST
Mailing Address:	AERO SYSTEMS AVIATION CORP PO BOX 837 AUBURN WA 98071-0837

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0037 WAREHOUSE OR STORAGE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	23,088
Lot Size:	33,750 SQ FT
Year Built:	1960
Legal Description:	REV PL SEC 2 COUNTRY CLUB ESTS PB 34-40 TRS E & F LESS S15FT BLK 142 & LOTS 1-2 & 4 LESS S15FT BLK 142 OF PB 10-79 LOT SIZE 250.000 X 135

**Sale Information:**

Sale O/R:	12194-2790
Sale Date:	6/1984
Sale Amount:	\$1,100,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,518,750	\$1,518,750
Building Value:	\$962,067	\$953,732
Market Value:	\$2,480,817	\$2,472,482
Assessed Value:	\$2,480,817	\$2,472,482

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$2,480,817	\$0/ \$2,472,482
County:	\$0/ \$2,480,817	\$0/ \$2,472,482
City:	\$0/ \$2,480,817	\$0/ \$2,472,482
School Board:	\$0/ \$2,480,817	\$0/ \$2,472,482

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4940</a>
Property:	5425 NW 36 ST
Mailing Address:	ROANT LLC 5439 NW 36 ST MIAMI SPRINGS FL 33166-5811

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0036 HEAVY INDUSTRIAL OR LUMBER YARD
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	15,069
Lot Size:	13,500 SQ FT
Year Built:	1955
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 6 & 7 LESS S15FT BLK 142 LOT SIZE 100.000 X 135 OR 20351-3826 0202 5 (2)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$607,500	\$607,500
Building Value:	\$345,335	\$336,269
Market Value:	\$952,835	\$943,769
Assessed Value:	\$952,835	\$943,769

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$952,835	\$0/\$943,769
County:	\$0/\$952,835	\$0/\$943,769
City:	\$0/\$952,835	\$0/\$943,769
School Board:	\$0/\$952,835	\$0/\$943,769

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4870</a>
Property:	5435 NW 36 ST
Mailing Address:	ROANT LLC 5439 NW 36 ST MIAMI SPRINGS FL 33166-5811

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0036 HEAVY INDUSTRIAL OR LUMBER YARD
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	11,686
Lot Size:	13,500 SQ FT
Year Built:	1957
Legal Description:	REV PL SEC 2 COUNTRY CLUB ESTS PB 34-40 E100FT TR G LESS S15FT BLK 142 LOT SIZE 100.000 X 135 OR 20351-3826 0202 5 (2)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$607,500	\$472,500
Building Value:	\$306,297	\$295,000
Market Value:	\$913,797	\$767,500
Assessed Value:	\$913,797	\$767,500

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$913,797	\$0/\$767,500
County:	\$0/\$913,797	\$0/\$767,500
City:	\$0/\$913,797	\$0/\$767,500
School Board:	\$0/\$913,797	\$0/\$767,500



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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4880</a>
Property:	
Mailing Address:	ROANT LLC 5439 NW 36 ST MIAMI SPRINGS FL 33166-5811

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	13,500 SQ FT
Year Built:	0
Legal Description:	19 53 41 .34 AC REV PL SEC 2 COUNTRY CLUB ESTS W100FT OF E200FT LESS S15FT TRACT G BLK 142 PB 34-40 LOT SIZE 100.000 X 135 OR 20351-3828 0202 5

**Sale Information:**

Sale O/R:	09755-0306
Sale Date:	7/1977
Sale Amount:	\$80,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$607,500	\$472,500
Building Value:	\$0	\$0
Market Value:	\$607,500	\$472,500
Assessed Value:	\$607,500	\$472,500

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$607,500	\$0/\$472,500
County:	\$0/\$607,500	\$0/\$472,500
City:	\$0/\$607,500	\$0/\$472,500
School Board:	\$0/\$607,500	\$0/\$472,500

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4860</a>
Property:	5465 NW 36 ST
Mailing Address:	LATIN AMERICA MISSION INC PO BOX 7900 MIAMI FL 33152-7900

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	8,752
Lot Size:	6,750 SQ FT
Year Built:	1979
Legal Description:	19 53 41 .17 AC PB 34-40 REV PL SEC 2 COUNTRY CLUB ESTS W50FT TRACT G LESS S15FT BLK 142 LOT SIZE 50.000 X 135 OR 13064-2732 1086 1

**Sale Information:**

Sale O/R:	13064-2732
Sale Date:	10/1986
Sale Amount:	\$815,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$303,750	\$303,750
Building Value:	\$672,177	\$672,177
Market Value:	\$975,927	\$975,927
Assessed Value:	\$975,927	\$975,927

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$975,927/\$0	\$975,927/\$0
County:	\$975,927/\$0	\$975,927/\$0
City:	\$975,927/\$0	\$975,927/\$0
School Board:	\$975,927/\$0	\$975,927/\$0

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4960</a>
Property:	
Mailing Address:	MYER HOLDINGS LLC 5555 NW 36 ST MIAMI SPRGS FL 33166-5812

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	6,750 SQ FT
Year Built:	0
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOT 13 LESS S15FT BLK 142 LOT SIZE 50.000 X 135 OR18529-1793/18720-1419 0699 5(2)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$303,750	\$303,750
Building Value:	\$0	\$0
Market Value:	\$303,750	\$303,750
Assessed Value:	\$303,750	\$303,750

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$303,750	\$0/\$303,750
County:	\$0/\$303,750	\$0/\$303,750
City:	\$0/\$303,750	\$0/\$303,750
School Board:	\$0/\$303,750	\$0/\$303,750

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4970</a>
Property:	5553 NW 36 ST
Mailing Address:	MYER HOLDINGS LLC 5555 NW 36 ST MIAMI SPRGS FL 33166-5812

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0036 HEAVY INDUSTRIAL OR LUMBER YARD
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	21,177
Lot Size:	13,500 SQ FT
Year Built:	1966
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 14 & 15 LESS S15FT BLK 142 LOT SIZE 100.000 X 135 OR18529- 1793/18720-1419 0699 5 (2)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$607,500	\$607,500
Building Value:	\$861,012	\$846,635
Market Value:	\$1,468,512	\$1,454,135
Assessed Value:	\$1,468,512	\$1,454,135

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,468,512	\$0/ \$1,454,135
County:	\$0/ \$1,468,512	\$0/ \$1,454,135
City:	\$0/ \$1,468,512	\$0/ \$1,454,135
School Board:	\$0/ \$1,468,512	\$0/ \$1,454,135

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4900</a>
Property:	5575 NW 36 ST
Mailing Address:	36TH BUILDING INVESTMENT LLC 7900 SW 8 ST MIAMI FL 33144-4209

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	3
Living Units:	0
Adj Sq Footage:	19,279
Lot Size:	13,271 SQ FT
Year Built:	1967
Legal Description:	19 53 41 PB 34-40 REV PL SEC 2 COUNTRY CLUB ESTS E1/2 OF TR H LESS W1.7FT M/L & LESS S15FT BLK 142 LOT SIZE 98.300 X 135 COC 25550-3577 04 2007 1

**Sale Information:**

Sale O/R:	25550-3577
Sale Date:	4/2007
Sale Amount:	\$2,300,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$597,195	\$597,195
Building Value:	\$1,218,002	\$945,974
Market Value:	\$1,815,197	\$1,543,169
Assessed Value:	\$1,815,197	\$1,543,169

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,815,197	\$0/ \$1,543,169
County:	\$0/ \$1,815,197	\$0/ \$1,543,169
City:	\$0/ \$1,815,197	\$0/ \$1,543,169
School Board:	\$0/ \$1,815,197	\$0/ \$1,543,169

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4890</a>
Property:	5643 NW 36 ST
Mailing Address:	MICHAEL G ADKINS 5643 NW 36 ST MIAMI SPRINGS FL 33166-5854

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0036 HEAVY INDUSTRIAL OR LUMBER YARD
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	9,962
Lot Size:	13,730 SQ FT
Year Built:	1963
Legal Description:	19 53 41 PB 34-40 REV PL SEC 2 COUNTRY CLUB ESTS W1/2 TR H & W1.7FT M/L OF E1/2 TR H LESS S15FT BLK 142 LOT SIZE 101.700 X 135 OR 13371-1719 0687 1

**Sale Information:**

Sale O/R:	13371-1719
Sale Date:	6/1987
Sale Amount:	\$400,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$617,850	\$617,850
Building Value:	\$238,199	\$226,195
Market Value:	\$856,049	\$844,045
Assessed Value:	\$856,049	\$844,045

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$0/\$856,049	\$0/\$844,045
County:	\$0/\$856,049	\$0/\$844,045
City:	\$0/\$856,049	\$0/\$844,045
School Board:	\$0/\$856,049	\$0/\$844,045

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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-4990</a>
Property:	5667 NW 36 ST
Mailing Address:	ORION REAL ESTATE INVESTMENT INC 5665 NW 36 ST MIAMI SPRINGS FL 33166-5854

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	4,350
Lot Size:	13,500 SQ FT
Year Built:	1965
Legal Description:	COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 20 & 21 LESS S15FT BLK 142 LOT SIZE 100.000 X 135 OR 20854-2479 1102 4

**Sale Information:**

Sale O/R:	18852-1375
Sale Date:	10/1999
Sale Amount:	\$550,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$607,500	\$607,500
Building Value:	\$275,019	\$275,019
Market Value:	\$882,519	\$882,519
Assessed Value:	\$882,519	\$882,519

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$882,519	\$0/\$882,519
County:	\$0/\$882,519	\$0/\$882,519
City:	\$0/\$882,519	\$0/\$882,519
School Board:	\$0/\$882,519	\$0/\$882,519

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**Summary Details:**

Folio No.:	<a href="#">05-3119-013-4910</a>
Property:	5683 NW 36 ST
Mailing Address:	SVNP CORP 9475 SW 69 AVE MIAMI FL 33156-3002

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	16,037 SQ FT
Year Built:	0
Legal Description:	19 53 41 PB 34-40 REV PL SEC 2 COUNTRY CLUB ESTS E68.79FT OF TR I LESS S15FT & LOT 22 LESS S15FT BLK 142 C C EST SEC 2 PB 10-79 BLK 142 LOT SIZE 118.790 X 135

**Sale Information:**

Sale O/R:	18419-0504
Sale Date:	12/1998
Sale Amount:	\$265,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$721,665	\$721,665
Building Value:	\$0	\$0
Market Value:	\$721,665	\$721,665
Assessed Value:	\$721,665	\$721,665

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$721,665	\$0/\$721,665
County:	\$0/\$721,665	\$0/\$721,665
City:	\$0/\$721,665	\$0/\$721,665
School Board:	\$0/\$721,665	\$0/\$721,665



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**Summary Details:**

Folio No.:	<a href="#">05-3119-010-5020</a>
Property:	5687 NW 36 ST
Mailing Address:	FLAGAMI LAND CORP 1553 SAN INGNACIO AVE CORAL GABLES FL 33146-3006

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0026 SERVICE STATION-AUTOMOTIVE
Beds/Baths:	0/1
Floors:	1
Living Units:	0
Adj Sq Footage:	4,018
Lot Size:	16,880 SQ FT
Year Built:	1979
Legal Description:	COUNTRY CLUB ESTS SEC 2 PB 10-79 LOT 26 LESS S15FT & W5FT BLK 142 & W81.3FT OF TR 1 BLK 142 PER PB 34-40 LOT SIZE 16880 SQ FT OR 18919-1778 1299 5

**Sale Information:**

Sale O/R:	16235-3604
Sale Date:	10/1993
Sale Amount:	\$375,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$759,600	\$759,600
Building Value:	\$188,086	\$188,086
Market Value:	\$947,686	\$947,686
Assessed Value:	\$947,686	\$947,686

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$0/\$947,686	\$0/\$947,686
County:	\$0/\$947,686	\$0/\$947,686
City:	\$0/\$947,686	\$0/\$947,686
School Board:	\$0/\$947,686	\$0/\$947,686

**TAZ 697**

**36 Street District  
TAZ 697 Parcels**

Study Block	Folio Number	Property Address	Primary Zone	Land Use	Existing Adjusted Square Footage <sup>1</sup>	MAX FAR Buildable 1.0 <sup>2</sup>		MAX FAR Buildable 3.0 <sup>2</sup>	
						Retail	Office	Retail	Office
27	05-3129-000-0020	3401 NW 42 Avenue	AB	201 Hotel	83,765	10,640	2,569,360	10,640	2,989,360
	05-3129-000-0244	3974 NW S River Drive	AB	318 Hotel	310,152				
	05-3129-021-0010	3549 Le Jeune Road	AB	Retail	5,721				
	05-3129-000-0010	3449 NW 42 Avenue	AB	Retail	6,854				
	05-3129-024-0030	4101 NW 31 Street	AB	Parking Lot	256				
	05-3129-024-0040	3874 NW S River Drive	AB	Commercial	85,490				
28	05-3129-023-0050		AB	Vacant	-	10,640	1,429,360	10,640	1,489,360
	05-3129-024-0020	3059 NW 42 Avenue	AB	Commercial	14,433				
	05-3129-024-0010		AB	Parking Lot	-				
	05-3129-023-0010		AB	Parking Lot	-				
	05-3129-000-0310	2925 NW 42 Avenue	IU	Parking Lot	324				

AB: Arterial Business  
IU: Industrial Limited

<sup>1</sup> Information obtained from Miami-Dade County Property Appraisal Website.  
<sup>2</sup> Maximum buildable square footage provided by Valle, Valle & Partners.

Existing	
<b>Retail</b>	112,498 SF
<b>Hotel</b>	519 Rooms
<b>Multi Family</b>	0 Dwelling Units
<b>Single Family</b>	0 Dwelling Units
<b>Office</b>	0 SF
<b>Warehouse</b>	0 SF
<b>Total</b>	112,498 SF

	FAR 1	FAR 3
Retail	21,280	21,280
Office	3,998,720	4,478,720

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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3129-000-0020</a>
Property:	3401 NW 42 AVE
Mailing Address:	RED ROOF INNS %ACCOR NORTH AMERICA  PO BOX 117508 CARROLTON TX 75011-

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0021 HOTEL
Beds/Baths:	201/201
Floors:	5
Living Units:	201
Adj Sq Footage:	83,765
Lot Size:	4 ACRES
Year Built:	1984
Legal Description:	29 53 41 4.19 AC BEG 1307.64FTS & 119.86FTE OF NW COR OF NE 1/4 TH NELY E-W EXPWY R/W/L 1313.82FT TO W R/W/L NW SO RIVER DR SE ALG R/W/L 57.56FT SWLY ALG CURVE TO LEFT

**Sale Information:**

Sale O/R:	17478-0384
Sale Date:	12/1996
Sale Amount:	\$7,350,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$2,557,128	\$2,557,128
Building Value:	\$9,412,872	\$7,442,872
Market Value:	\$11,970,000	\$10,000,000
Assessed Value:	\$11,970,000	\$10,000,000

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$1,184,696/ \$10,785,304	\$1,184,696/ \$8,815,304
County:	\$1,184,696/ \$10,785,304	\$1,184,696/ \$8,815,304
City:	\$1,184,696/ \$10,785,304	\$1,184,696/ \$8,815,304
School Board:	\$1,184,696/ \$10,785,304	\$1,184,696/ \$8,815,304

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**Summary Details:**

Folio No.:	<a href="#">05-3129-000-0244</a>
Property:	3974 NW S RIVER DR
Mailing Address:	FELCOR/CSS HOLDINGS L P %FELCOR LODGING TRUST INC 545 E JOHN CARPENTER FREEWAY#1300 IRVING TX 75062-

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0021 HOTEL
Beds/Baths:	318/318
Floors:	10
Living Units:	0
Adj Sq Footage:	310,152
Lot Size:	6 ACRES
Year Built:	1987
Legal Description:	29 53 41 6 AC M/L BEG 514.40FTE & 493.70FT SELY OF SWLY R/W/L OF NW SO RIV DR TH S 68 DEG W 67.07FT SWLY A/D 445.64FT SELY687.049FT N 39 DEG E 359.438FT TO SWLY R/W/L OF NW

**Sale Information:**

Sale O/R:	17051-1276
Sale Date:	1/1996
Sale Amount:	\$23,121,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$3,659,040	\$3,659,040
Building Value:	\$27,720,960	\$21,340,960
Market Value:	\$31,380,000	\$25,000,000
Assessed Value:	\$31,380,000	\$25,000,000

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$31,380,000	\$0/ \$25,000,000
County:	\$0/ \$31,380,000	\$0/ \$25,000,000
City:	\$0/ \$31,380,000	\$0/ \$25,000,000
School Board:	\$0/ \$31,380,000	\$0/ \$25,000,000

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**Summary Details:**

Folio No.:	<a href="#">05-3129-021-0010</a>
Property:	3549 LE JEUNE RD
Mailing Address:	LEJUNE AIRPORT HOLDINGS LLC P O BOX 143401 CORAL GABLES FL 33114-

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	5,721
Lot Size:	48,787 SQ FT
Year Built:	1992
Legal Description:	BECK/MARCUS ASSOCS-MIAMI AIRPORT PB 138-49 TR A LOT SIZE 1.12 AC F/A/U 05-3129-000-0030 COC 23935-1196 10 2005 1

**Sale Information:**

Sale O/R:	23935-1196
Sale Date:	10/2005
Sale Amount:	\$1,225,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$878,166	\$878,166
Building Value:	\$203,608	\$203,608
Market Value:	\$1,081,774	\$1,081,774
Assessed Value:	\$1,081,774	\$1,081,774

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,081,774	\$0/ \$1,081,774
County:	\$0/ \$1,081,774	\$0/ \$1,081,774
City:	\$0/ \$1,081,774	\$0/ \$1,081,774
School Board:	\$0/ \$1,081,774	\$0/ \$1,081,774

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**Summary Details:**

Folio No.:	<a href="#">05-3129-000-0010</a>
Property:	3449 NW 42 AVE
Mailing Address:	PRINCE-BUSH-SAMS INVESTMENTS 227 W NEW ENGLAND AVE WINTER PARK FL 32789-

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	6,854
Lot Size:	80,242 SQ FT
Year Built:	1985
Legal Description:	29 53 41 1.84 AC COMM AT NW COR OF NE 1/4 OF SEC TH E50FT S1307.89FT E69.86FT NELY AD 114.14FT N130.20FT E51FT FOR POB TH N70.12FT NELY AD 214.30FT S 66 DEG E 403.41FT S98.20FT W445.50FT

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,444,356	\$1,444,356
Building Value:	\$818,488	\$818,488
Market Value:	\$2,262,844	\$2,262,844
Assessed Value:	\$2,262,844	\$2,262,844

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$2,262,844	\$0/ \$2,262,844
County:	\$0/ \$2,262,844	\$0/ \$2,262,844
City:	\$0/ \$2,262,844	\$0/ \$2,262,844
School Board:	\$0/ \$2,262,844	\$0/ \$2,262,844

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**Summary Details:**

Folio No.:	<a href="#">05-3129-024-0030</a>
Property:	4101 NW 31 ST
Mailing Address:	AA BAKER GROUP LTD 1320 S DIXIE HWY STE 241 CORAL GABLES FL 33146-2937

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	256
Lot Size:	7 ACRES
Year Built:	1998
Legal Description:	AMEND PLAT OF ABRAHAM AIRPORT PB 147-33 /PROPERTIES SUB T-18742 TR J LOT SIZE 6.605 AC M/L FAU 05-3129-023-0020-0030 & 0040 OR CERT# 15753 (02-16-1998)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$4,027,996	\$4,027,996
Building Value:	\$448,519	\$448,519
Market Value:	\$4,476,515	\$4,476,515
Assessed Value:	\$4,476,515	\$4,476,515

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$4,476,515	\$0/ \$4,476,515
County:	\$0/ \$4,476,515	\$0/ \$4,476,515
City:	\$0/ \$4,476,515	\$0/ \$4,476,515
School Board:	\$0/ \$4,476,515	\$0/ \$4,476,515

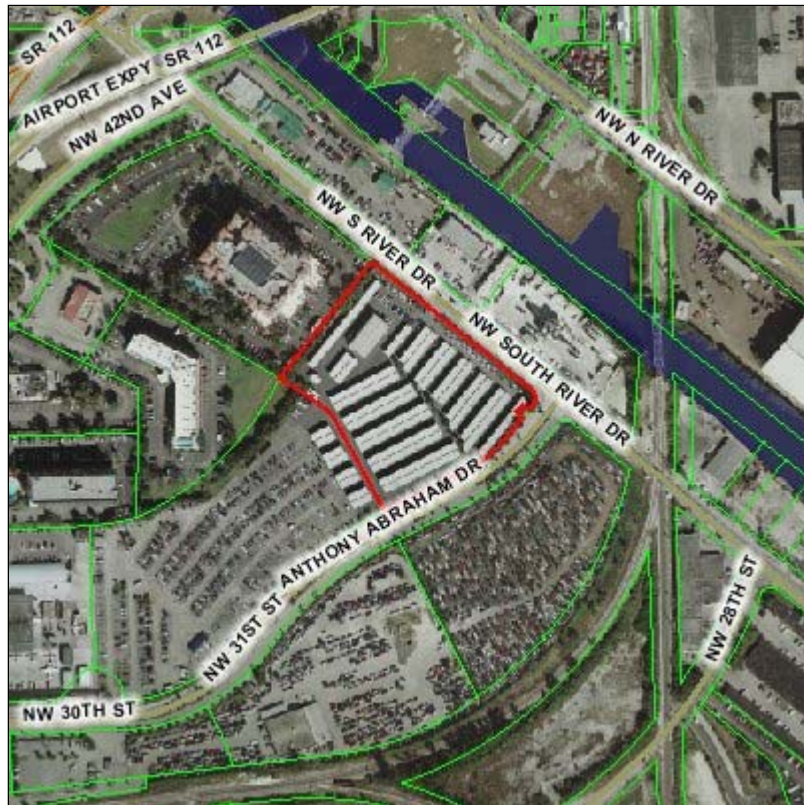


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**Close**

**Summary Details:**

Folio No.:	<a href="#">05-3129-024-0040</a>
Property:	3874 NW S RIVER DR
Mailing Address:	AA BAKER GROUP LTD 1320 S DIXIE HWY STE 241 CORAL GABLES FL 33146-2937

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0019 COMMERCIAL-MIXED USE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	85,490
Lot Size:	5 ACRES
Year Built:	1987
Legal Description:	AMEND PLAT OF ABRAHAM AIRPORT PB 147-33 /PROPERTIES SUB T-18742 TR K LOT SIZE 4.62 AC M/L FAU 05-3129-023-0020-0030 & 0040 OR CERT# 15753 (02-16-1998)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$2,817,458	\$2,817,458
Building Value:	\$1,751,854	\$1,161,341
Market Value:	\$4,569,312	\$3,978,799
Assessed Value:	\$4,569,312	\$3,978,799

**Taxable Value Information:**

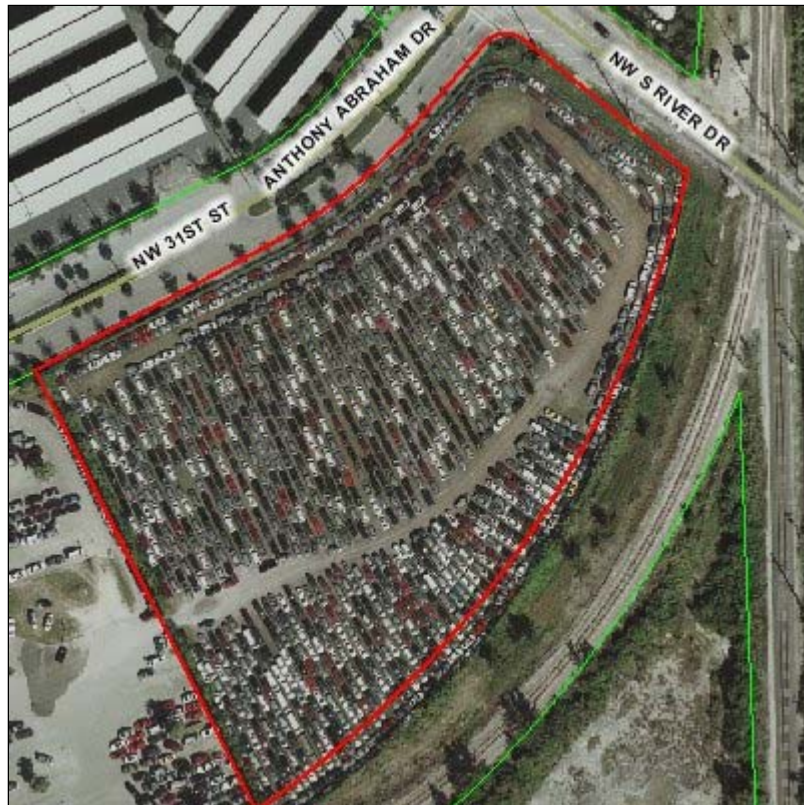
Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$4,569,312	\$0/ \$3,978,799
County:	\$0/ \$4,569,312	\$0/ \$3,978,799
City:	\$0/ \$4,569,312	\$0/ \$3,978,799
School Board:	\$0/ \$4,569,312	\$0/ \$3,978,799

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**Summary Details:**

Folio No.:	<a href="#">05-3129-023-0050</a>
Property:	
Mailing Address:	AA BAKER GROUP LTD 1320 S DIXIE HWY STE 241 CORAL GABLES FL 33146-2937

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5 ACRES
Year Built:	0
Legal Description:	ABRAHAM AIRPORT PROPERTIES SUB PB 144-19 T-18184 TR E LOT SIZE 4.910 AC M/L F/A/U 05-3129-000-0240 OR CERT# 15753 (02-16-1998)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$2,994,320	\$2,994,320
Building Value:	\$0	\$0
Market Value:	\$2,994,320	\$2,994,320
Assessed Value:	\$2,994,320	\$2,994,320

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$0/ \$2,994,320	\$0/ \$2,994,320
County:	\$0/ \$2,994,320	\$0/ \$2,994,320
City:	\$0/ \$2,994,320	\$0/ \$2,994,320
School Board:	\$0/ \$2,994,320	\$0/ \$2,994,320

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**Summary Details:**

Folio No.:	<a href="#">05-3129-024-0020</a>
Property:	3059 NW 42 AVE
Mailing Address:	AA BAKER GROUP LTD 1320 S DIXIE HWY STE 241 CORAL GABLES FL 33146-2937

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0019 COMMERCIAL-MIXED USE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	14,433
Lot Size:	5 ACRES
Year Built:	1940
Legal Description:	AMEND PLAT OF ABRAHAM AIRPORT PB 147-33 /PROPERTIES SUB T-18742 TR H LOT SIZE 5.217 AC M/L FAU 05-3129-023-0020-0030 & 0040 OR CERT# 15753 (02-16-1998)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$3,181,542	\$3,181,542
Building Value:	\$50,000	\$50,000
Market Value:	\$3,231,542	\$3,231,542
Assessed Value:	\$3,231,542	\$3,231,542

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$3,231,542	\$0/ \$3,231,542
County:	\$0/ \$3,231,542	\$0/ \$3,231,542
City:	\$0/ \$3,231,542	\$0/ \$3,231,542
School Board:	\$0/ \$3,231,542	\$0/ \$3,231,542

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**Summary Details:**

Folio No.:	<a href="#">05-3129-024-0010</a>
Property:	
Mailing Address:	AA BAKER GROUP LTD 1320 S DIXIE HIGHWAY STE 241 CORAL GABLES FL 33146-

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	72,919 SQ FT
Year Built:	0
Legal Description:	AMEND PLAT OF ABRAHAM AIRPORT PB 147-33 /PROPERTIES SUB T-18742 TR G LOT SIZE 1.674 AC M/L FAU 05-3129-023-0020-0030 & 0040 OR CERT# 15753 (02-16-1998)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$1,020,866	\$1,020,866
Building Value:	\$130,836	\$130,836
Market Value:	\$1,151,702	\$1,151,702
Assessed Value:	\$1,151,702	\$1,151,702

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,151,702	\$0/ \$1,151,702
County:	\$0/ \$1,151,702	\$0/ \$1,151,702
City:	\$0/ \$1,151,702	\$0/ \$1,151,702
School Board:	\$0/ \$1,151,702	\$0/ \$1,151,702

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**Summary Details:**

Folio No.:	<a href="#">05-3129-023-0010</a>
Property:	
Mailing Address:	AA BAKER GROUP LTD 1320 S DIXIE HIGHWAY SUITE 241 CORAL GABLES FL 33146-2937

**Property Information:**

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	38,333 SQ FT
Year Built:	0
Legal Description:	ABRAHAM AIRPORT PROPERTIES SUB PB 144-19 T-18184 TR A LOT SIZE .88 AC M/L F/A/U 05-3129-000-0240 OR CERT# 15753 (02-16-1998)

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$689,994	\$689,994
Building Value:	\$70,453	\$70,453
Market Value:	\$760,447	\$760,447
Assessed Value:	\$760,447	\$760,447

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$760,447	\$0/\$760,447
County:	\$0/\$760,447	\$0/\$760,447
City:	\$0/\$760,447	\$0/\$760,447
School Board:	\$0/\$760,447	\$0/\$760,447

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**Summary Details:**

Folio No.:	<a href="#">30-3129-000-0310</a>
Property:	2925 NW 42 AVE
Mailing Address:	MITSUBISHI MOTOR SALES OF AMERICA 6400 KATELLA AVE CYPRESS CA 90630-

**Property Information:**

Primary Zone:	7600 INDUSTRIAL-UNLIMITED
CLUC:	0065 PARKING LOT
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	324
Lot Size:	36,211 SQ FT
Year Built:	1997
Legal Description:	29 53 41 .83 AC M/L PORT OF LOT 11 BLK 1 INDUSTRIAL AIRPORT SUB PB 44-80 & PORT OF 29 53 41 BEG NW COR OF LOT 11 BLK 1 TH S41.67FT E36.50FT NELY A/D 431.34FT E160.11FT NLY29FT

**Sale Information:**

Sale O/R:	14564-3403
Sale Date:	5/1990
Sale Amount:	\$900,000

**Assessment Information:**

Year:	2008	2007
Land Value:	\$452,638	\$452,638
Building Value:	\$84,047	\$84,047
Market Value:	\$536,685	\$536,685
Assessed Value:	\$536,685	\$536,685

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$536,685	\$0/\$536,685
County:	\$0/\$536,685	\$0/\$536,685
School Board:	\$0/\$536,685	\$0/\$536,685



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