

# THE CAP GROUP

## Owner's Representative

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STE 301  
NORTH MIAMI, FL 33161

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**CASE NUMBER: DRB25-1122**

ADDRESS: 5900 COLLINS AVE, MIAMI BEACH, FL 33140

## DRB COMMENT RESPONSES

### DRB PLANNING

Attached please find the following:

#### 1. LEGAL DESCRIPTION OF PROPERTY APPRAISER OF MIAMI-DADE COUNTY

THE GRANDVIEW CONDO
14 53 42 BATH CLUB PROP PB 40-14
TR 3 LESS BEG NE COR OF TR 3 TH
SLY & SELY AD 363.18FT W40.112FT
NLY360.719FT TO POB & THAT PORT
OF SUBMRG LAND (NOW FILLED) LYG
ELY OF INDIAN CREEK & ADJ TO &
ABUTTING TR 3
LOT SIZE 42100 SQ FT
FAU 02-3214-004-0025
FKA MAISON PACO RABANNE CONDO
AMDT 19233-3562

#### 2. LEGAL DESCRIPTION OF PROPERTY IN CONDO DOC

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**End of Responses**



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Detailed Report

Generated On: 09/30/2025

PROPERTY INFORMATION	
<b>Folio</b>	02-3214-026-0001 (Reference)
<b>Property Address</b>	5900 COLLINS AVE MIAMI BEACH, FL 33140-0000
<b>Owner</b>	REFERENCE ONLY
<b>Mailing Address</b>	
<b>Primary Zone</b>	4100 MULTI-FAMILY - 101+ U/A
<b>Primary Land Use</b>	0000 REFERENCE FOLIO
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	0
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	0 Sq.Ft
<b>Year Built</b>	0



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
<b>Land Value</b>	\$0	\$0	\$0	
<b>Building Value</b>	\$0	\$0	\$0	
<b>Extra Feature Value</b>	\$0	\$0	\$0	
<b>Market Value</b>	\$0	\$0	\$0	
<b>Assessed Value</b>	\$0	\$0	\$0	

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/30/2025

## Property Information

Folio: 02-3214-026-0001

Property Address: 5900 COLLINS AVE

### FULL LEGAL DESCRIPTION

THE GRANDVIEW CONDO  
 14 53 42 BATH CLUB PROP PB 40-14  
 TR 3 LESS BEG NE COR OF TR 3 TH  
 SLY & SELY AD 363.18FT W40.112FT  
 NLY360.719FT TO POB & THAT PORT  
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### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
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# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/30/2025

## Property Information

Folio: 02-3214-026-0001

Property Address: 5900 COLLINS AVE

## Roll Year 2025 Land, Building and Extra-Feature Details

### LAND INFORMATION

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RM-3	4100	NA	0.00	

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# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/30/2025

## Property Information

Folio: 02-3214-026-0001

Property Address: 5900 COLLINS AVE

## Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RM-3	4100	NA	0.00	

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# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/30/2025

## Property Information

Folio: 02-3214-026-0001

Property Address: 5900 COLLINS AVE

## Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RM-3	4100	NA	0.00	

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OFF REC 18137 PG 562

TRACT 3, THE BATH CLUB PROPERTY, a subdivision recorded in Plat Book 40 at page 14 of the public records of Dade County, Florida.

LESS: A portion of Tract 3, The Bath Club Property, said portion being all that part of Tract 3 lying Easterly of that portion of the following described line lying within Tract 3:

Beginning (P.O.B.) at a point on the Southerly line of Lot 13, Block 2, Amended Plat of Second Ocean Front Subdivision, according to the Plat thereof, recorded in Plat Book 28, at page 28 of the public records of Dade County, Florida, said point being 60.04 feet Westerly from the Southeasterly corner of said Lot 13 and 324.56 feet Westerly of the Baseline shown on Said Plat, as measured along the Southerly line of Lot 13 and the production thereof; thence run Northerly, parallel to the Easterly line of said Lot 13, a distance of 57.06 feet to the Point of Curvature (P.C.) of a Circular Curve concave Southwesterly and having a Radius of 1141.227 feet, said Point of Curvature (P.C.) being within the confines of said Lot 13; thence run Northerly along the Arc of said Curve, through a Central Angle of  $19^{\circ} 54' 34''$ , a distance of 396.56 feet to a Point of Reverse Curvature (P.R.C.) of a Circular Curve concave Easterly and having a Radius of 619.00 feet; thence run Northerly along the Arc of said curve, through a Central Angle of  $10^{\circ} 21' 50''$ , a distance of 111.968 feet to a point on the Southerly line of said Tract 3, The Bath Club Property referenced above, said point being 40.712 feet westerly of the Southeasterly corner of said Tract 3 and 441.003 feet Westerly of, as measured along the production Easterly of the Southerly line of said Tract 3, of the Baseline as shown on Plat of The Bath Club Property; thence continue along the Arc of the last mentioned Curve, through a Central Angle of  $21^{\circ} 55' 34''$ , a distance of 236.88 feet to a Point of Reverse Curvature (P.R.C.) of a Circular Curve concave Northwesterly and having a Radius of 581.00 feet; thence run Northerly along the Arc of said Curve, through a Central Angle of  $12^{\circ} 12' 45''$ , a distance of 123.839 feet to the Northeasterly corner of said Tract 3, said corner being 434.588 feet Westerly of, as measured along the production Easterly of the Northerly line of said Tract 3, the Baseline as shown on the above referenced The Bath Club Property Subdivision.

PLUS: A parcel of Submerged land (now filled) on the Easterly side of Indian Creek, adjacent to and abutting Tract 3 of the above referenced The Bath Club Property Subdivision, bounded as follows: Bounded on the South by the Southerly line of said Tract 3 produced Westerly; Bounded on the North by the Northerly line of said Tract 3 produced Westerly; Bounded on the East by the Easterly shore of said Indian Creek; Bounded on the West by a line described as follows: From a point on the Southerly line of said Tract 3 produced Westerly, 571.00 feet Westerly of the Baseline as shown on the referenced The Bath Club Property Subdivision and 170.71 feet Westerly of the Westerly line of Collins Avenue, as said Collins Avenue is shown on the referenced Plat, measured along the said Southerly line of said Tract 3 and the Westerly production thereof, the Bearing of the said Southerly line being N.  $89^{\circ} 14' 30''$  W.; thence run N.  $4^{\circ} 24' 47.534''$  E., a distance of 359.42 feet to a point on the Westerly production of the Northerly line of said Tract 3, said point being 548.088 feet Westerly of the Baseline shown on said Plat and 113.50 feet Westerly of the Westerly line of Indian Creek Drive, as said Drive is shown on referenced Plat, measured along the Northerly line of said Tract 3 produced. The Bearing of the Northerly line of said Tract 3 being N.  $89^{\circ} 14' 30''$  W.

Property less excepted area contains 40,928 square feet, more or less or 0.940 acres, more or less.