

RESOLUTION NO. 16-1417

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A REQUEST IN ACCORDANCE WITH SUBSECTION 13-308(F)(2) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A PRELIMINARY PLAT ENTITLED “TGC LAKESIDE II” SUBMITTED FOR PROPERTY LOCATED NORTH OF COMMERCE WAY ON THE EAST AND WEST SIDES OF THEORETICAL NW 82ND AVENUE, MIAMI LAKES, FLORIDA, IN THE BU-2 ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR APPEAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Subsection 13-308(f)(2) of the Town of Miami Lakes (“Town”) Land Development Code (“LDC”), TGC BPW, LLC (the “Applicant”) has applied to the Town for approval of a preliminary plat, a copy of the Plat being attached here to as **Exhibit “A”** and incorporated herein by reference (“Preliminary Plat”), for property generally located north of Commerce Way on the east and west side of NW 82nd Avenue, which all or portions of Miami-Dade Tax Folio Nos. 32-2022-001-0520 (“Property”), as legally described in **Exhibit “B”**, and containing approximately 7.834 acres of land; and

WHEREAS, Subsection 13-308(f)(2) of the Town LDC sets forth the authority of the Town Council to consider and act upon an application for a preliminary plat; and

WHEREAS, in accordance with Section 13-309 of the Town LDC, proper notice was mailed to the appropriate property owners of record, the property was posted as required and the hearing was duly advertised in the newspaper; the public hearing on the Preliminary Plat was noticed for Tuesday, December 6, 2016, at 6:30 P.M. at Town Hall, 6601 Main Street, Miami

Lakes, Florida; and all interested parties have had the opportunity to address their comments to the Town Council; and

WHEREAS, Town staff has reviewed the application and recommends approval subject to conditions, of the request for a Preliminary Plat, as set forth in the Town of Miami Lakes Staff Analysis and Recommendation, a copy of which is on file in the Town of Miami Lakes Clerk's Office and incorporated into this Resolution by reference.

WHEREAS, the Director of Planning, acting as the Administrative Official, has determined that the Applicant has met the conditions and prerequisites imposed in Section 13-308 of the LDC; and

WHEREAS, the Town Council, in accordance with Section 13-308(f)(2)(c)(3) has considered the physical characteristics of the property, the availability of community services, traffic impact, economic impacts, appropriateness of the type and intensity of the proposed development, existing and future development, existing and future development patterns, compliance with land development regulations, relationship of the project to the capital improvements program; and other such factors as may relate to the Comprehensive Plan or elements thereof; and

WHEREAS, the Town Council, in accordance with Section 13-308(f)(2)(c)(4) of the LDC, has considered the written recommendations of staff, any other reviewing agencies, and presentations by the public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above Recitals are true and correct and incorporated herein by this reference.

Section 2. Findings.

In accordance with Section 13-308(f)(2), the Town Council finds that the application meets the criteria for a preliminary plat approval which are as follows:

1. Physical characteristics of the property; and
2. The availability of community services; and
3. Traffic impact; and
4. Economic impacts; and
5. Appropriateness of the type and intensity of the proposed development; and
6. Existing and future development; and
7. Existing and future development patterns; and
8. Compliance with land development regulations; and
9. Relationship of the project to the capital improvements program; and
10. Other such factors as may relate to the Comprehensive Plan or elements thereof.

Additionally, as the proposed preliminary plat includes the proposed vacation of a 20 feet wide right-of-way reservation, in accordance with Subsection 13-1609(c), the Town Council finds that the application meets the criteria for right-of-way vacation, which are as follows:

1. Whether the public benefits from the use of the subject right-of-way or easement as part of the Town's roadway system;
2. Whether the subject right-of-way or easement is necessary for future needs of the Town;
3. Whether the proposed action is consistent with the Town's Comprehensive Plan;
4. The impacts of the proposed action on traffic circulation including the results of any applicable traffic study;
5. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;
6. The effect of the proposed action upon the provision of municipal services, including, but not limited to police, fire-rescue, and solid waste services;
7. The estimated immediate and future cost to the Town, if any, as a result of the vacation and any mitigation plan proposed by the applicant to offset any potential impacts; and
8. The reason identified by the applicant for the proposed vacation.

Section 3. Approval. The Preliminary Plat, including the vacation of the 20 feet wide right-of-way reservation established in Plat Book 2 at Page 68 and indicated on the Preliminary Plat as to be vacated, is hereby approved, subject to conditions as set out in Section 4.

Section 4. Conditions. The Town Council approved the Preliminary Plat in Section 3, subject to the following conditions:

1. The approval of the preliminary plat shall be in accordance with the copy of the “Tentative Plat of “TGC Lakeside II” as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of two (2) sheets and stamped as received by the Town on 11-22-2016.
2. The applicant shall either amend the proposed warehouse use to comply with uses approved by BU-2 zoning, or submit an application for rezoning to either IU-1 or IU-C, to be heard and evaluated by Town Council.
3. The Applicant shall comply, prior to final plat approval, with all platting requirements of the Town LDC and Chapter 28 of the Miami-Dade County Code.
4. The final plat shall include a drainage easement in favor of the Town of Miami Lakes, of a width and in a location acceptable to the Administrative Official.
5. All design and engineering documents, including any required studies, required for public improvements, or Private Street, utility and infrastructure improvements required to meet the standards for public facilities per the LDC, shall be submitted concurrently with the final plat application. All required improvements shall be completed and approved by the Town, per the procedures of the LDC, prior to recording of the final plat.
6. No building permit which is dependent upon this plat shall be issued until the final plat is recorded, except as may be allowed by the LDC.
7. The Applicant shall obtain approval of a final plat in accordance with the Town LDC for the requested preliminary plat, as approved herein, within one year of the

date of this approval, unless an extension is granted by the Town Council in accordance with the provisions of Subsection 13-308(f)(5). If a final plat is not obtained within the prescribed time limit, then this approval shall become null and void.

Section 5. Violation of Conditions. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town LDC and persons found violating the conditions shall be subject to the penalties prescribed by the Town LDC, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town LDC before it may commence operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town LDC.

Section 6. Appeal. In accordance with Section 13-310 of the Town LDC, the Applicant of any affected party may appeal this decision by filing of a notice of appeal in accordance with the Florida Rules of Appellate Procedure.

Section 7. Effective Date. This Resolution shall take effect immediately.

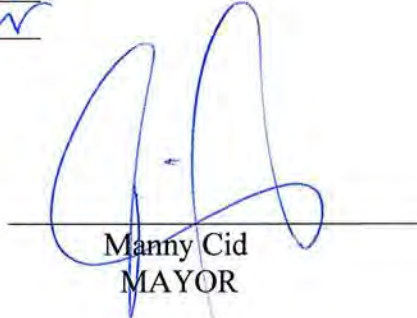
PASSED AND ADOPTED this 6th day of December, 2016.

Motion to adopt by Vice Mayor Lama, second by Councilmember Mestre.

FINAL VOTE AT ADOPTION

Mayor Manny Cid
Vice Mayor Tony Lama
Councilmember Luis Collazo
Councilmember Tim Daubert
Councilmember Ceasar Mestre
Councilmember Frank Mingo
Councilmember Nelson Rodriguez

yes
yes
yes
yes
yes
yes
yes


Manny Cid
MAYOR

Attest:


Gina Inguanzo
TOWN CLERK

Approved as to Form and Legal Sufficiency

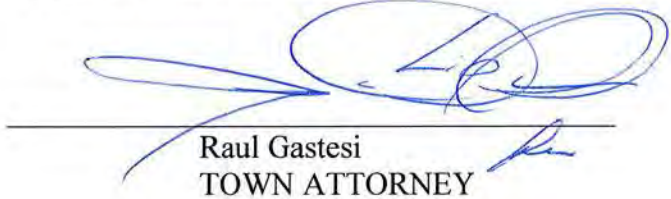

Raul Gastesi
TOWN ATTORNEY

Exhibit A
Preliminary Plat

Exhibit B

Legal Description

A PORTION OF TRACTS 3, 4 AND 5 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND A PORTION OF TRACTS 15, 16 AND 17 IN THE SOUTHEAST 1/4 OF SAID SECTION 22 AND THE 20 FOOT ROAD RIGHT-OF-WAY ADJACENT THERETO, AS SHOWN ON THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 2 AT PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "B", "MIAMI LAKES LAKESIDE CORPORATE CENTER", AS RECORDED IN PLAT BOOK 150 AT PAGE 96 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 68 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT "B", FOR 470.90 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 39 SECONDS WEST FOR 61.11 FEET; THENCE NORTH 78 DEGREES 23 MINUTES 28 SECONDS WEST FOR 357.57 FEET; (SAID LAST TWO COURSES BEING ALONG THE SOUTHERLY BOUNDARY OF TRACT "C" AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES LAKESIDE CORPORATE CENTER"); THENCE SOUTH 25 DEGREES 48 MINUTES 43 SECONDS WEST FOR 51.84 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 34 SECONDS WEST FOR 506.79 FEET; (SAID LAST TWO COURSES BEING ALONG THE EASTERLY BOUNDARY OF THE PLAT OF "ANCHORAGE AT MIAMI LAKES", AS RECORDED IN PLAT BOOK 150 AT PAGE 98 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE SOUTH 89 DEGREES 54 MINUTES 23 SECONDS EAST FOR 556.25 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 374.59 FEET AND A CENTRAL ANGLE OF 22 DEGREES 35 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 147.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67 DEGREES 30 MINUTES 16 SECONDS EAST FOR 30.00 FEET; (SAID LAST THREE COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK 22-2", AS RECORDED IN PLAT BOOK 149 AT PAGE 15 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 629.07 FEET AND A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 33 SECONDS FOR AN ARC DISTANCE OF 219.50 FEET TO THE POINT OF TANGENCY; (SAID LAST COURSE BEING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY

AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK SOUTH" AS RECORDED IN PLAT BOOK 144 AT PAGE 26 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTH 47 DEGREES 30 MINUTES 43 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES INDUSTRIAL PARK SECTION TEN" AS RECORDED IN PLAT BOOK 118 AT PAGE 33 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 117.77 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.



Town of Miami Lakes Memorandum

To: Honorable Mayor and Town Council
From: Alex Rey, Town Manager
Subject: PLAT2016-0007 TGC Lakeside II Preliminary Plat
Date: 12/6/2016

Recommendation:

Staff recommends approval, subject to conditions of a request for approval of a Preliminary Plat. Recommended conditions are as follows:

1. The approval of the preliminary plat shall be in accordance with the copy of the "Tentative Plat of "TGC Lakeside II" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of two (2) sheets and stamped as received by the Town on 11-22-2016.
2. The applicant shall either amend the proposed warehouse use to comply with uses approved by BU-2 zoning, or submit an application for rezoning to either IU-1 or IU-C, to be heard and evaluated by Town Council.
3. The Applicant shall comply, prior to final plat approval, with all platting requirements of the Town LDC and Chapter 28 of the Miami-Dade County Code.
4. The final plat shall include a drainage easement in favor of the Town of Miami Lakes, of a width and location acceptable to the Administrative Official.
5. All design and engineering documents, including any required studies, required for public improvements, or Private Street, utility and infrastructure improvements required to meet the standards for public facilities per the LDC, shall be submitted concurrently with the final plat application. All required improvements shall be completed and approved by the Town, per the procedures of the LDC, prior to recording of the final plat.
6. No building permit which is dependent upon this plat shall be issued until the final plat is recorded, except as may be allowed by the LDC.
7. The Applicant shall obtain approval of a final plat in accordance with the Town LDC for the requested preliminary plat, as approved herein, within one year of the date of this approval, unless an extension is granted by the Town Council in accordance with the provisions of Subsection 13-308(f)(5). If a final plat is not obtained within the prescribed time limit, then this approval shall become null and void.

Background:

See attached Staff Analysis.

ATTACHMENTS:

Description

[Staff Analysis and Recommendation](#)

[Resolution](#)

[Exhibit A: Proposed Preliminary Plat](#)

[Opinion of Title](#)

[Backup Materials](#)



Department of Planning, Zoning and Code Compliance
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: Honorable Mayor and Members of the Town Council

From: Alex Rey, Town Manager

Subject: **HEARING NUMBER:** PLAT2016-0007
APPLICANT: TGC BPW South, LLC
FOLIO: 32-2022-001-0520
LOCATION: North of Commerce Way and the intersection of NW 82 Avenue
ZONING DISTRICT: BU-2 Special District
FUTURE LAND USE: Business and Office (BO)

Date: December 6, 2016

REQUEST

In accordance with Subsection 13-308(f)(2) of the Town of Miami Lakes Land Development Code (the "LDC"), TGC BPW South, LLC (the "Applicant") is requesting preliminary plat approval for the subject property located on the North side of Commerce Way and the intersection of NW 82 Ave in order to replat portions of existing tracts and create a new plat with one tract of land.

RECOMMENDATION

It is recommended that the Town Council approve the application for Preliminary Plat approval, subject to the following conditions:

1. The approval of the preliminary plat shall be in accordance with the copy of the "Tentative Plat of "TGC Lakeside II" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of two (2) sheets and stamped as received by the Town on 11-22-2016.
2. The applicant shall either amend the proposed warehouse use to comply with uses approved by BU-2 zoning, or submit an application for rezoning to either IU-1 or IU-C, to be heard and evaluated by Town Council.
3. The Applicant shall comply, prior to final plat approval, with all platting requirements of the Town LDC and Chapter 28 of the Miami-Dade County Code.
4. The final plat shall include a drainage easement in favor of the Town of Miami Lakes, of a width and in a location acceptable to the Administrative Official.
5. All design and engineering documents, including any required studies, required for public improvements, or Private Street, utility and infrastructure improvements required to meet the standards for public facilities per the LDC, shall be submitted concurrently with the final

plat application. All required improvements shall be completed and approved by the Town, per the procedures of the LDC, prior to recording of the final plat.

6. No building permit which is dependent upon this plat shall be issued until the final plat is recorded, except as may be allowed by the LDC.
7. The Applicant shall obtain approval of a final plat in accordance with the Town LDC for the requested preliminary plat, as approved herein, within one year of the date of this approval, unless an extension is granted by the Town Council in accordance with the provisions of Subsection 13-308(f)(5). If a final plat is not obtained within the prescribed time limit, then this approval shall become null and void.

Background

Zoning District of Property: **IU-C industrial district conditional**

Future Land Use Designation: **INDUSTRIAL AND OFFICE (IO)**

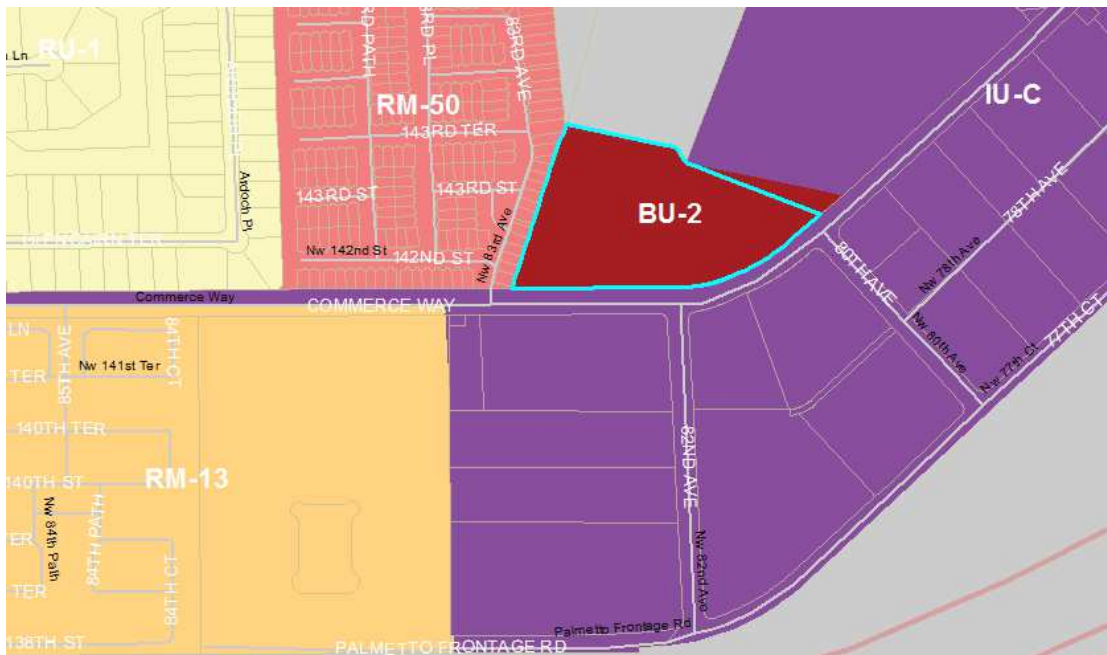
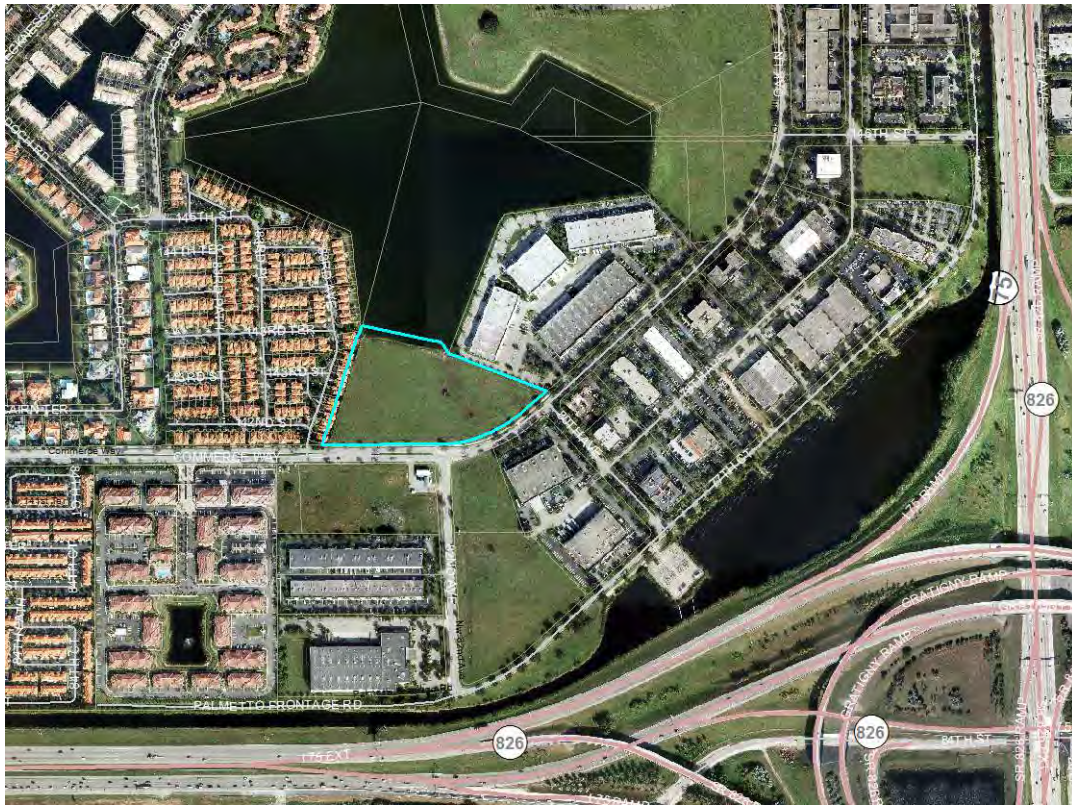
Subject Property:

The subject property is located on the North side of Commerce Way and the intersection of NW 82 Avenue. Except for an existing 20' right-of-way dedication for NW 82nd Avenue (a half section line road), the property is 7.834 Acres of vacant land and used as agricultural. The existing property is 7.834 Acres of vacant land. It is currently zoned BU-2, and the future land use is Business and Office.

Surrounding Property:

	Land Use Designation	Zoning District
North:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
South:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
East:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
Southeast:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
West:	Low-Medium Density (LMD)	RM-50 High Density Residential District

Subject Property Location Map:



SUMMARY OF PROPOSAL AND STAFF ANALYSIS

Summary

The Applicant is requesting preliminary plat approval in order to replat portions of existing tracts and create a new plat with one tract of land. An existing 20' Right of Way for NW 82nd Avenue, a half section line road, is recorded on P.B. 2, PG. 68 is proposed to be vacated as well. In addition, 73,125 sf of warehouse space and 10,000 sf of office space are indicated as future development on the resulting plat.

Preliminary Plat Approval Criteria

Subsection 13-308(f)(2)c.2 provides that

The Town Council may consider [1] the physical characteristics of the property, [2] the availability of community services, [3] traffic impact, [4] economic impacts, [5] appropriateness of the type and intensity of the proposed development, [6] existing and future development, [7] existing and future development patterns, [8] land development regulations, [9] relationship of the project to the capital improvements program, or [10] other such factors as may relate to the Comprehensive Plan or elements thereof.

1. Physical characteristics of the property.

The subject property is appropriate for any development consistent with BU-2 zoning, such as office or commercial, that would be facilitated by this preliminary plat application, as it meets all requirements of the LDC for BU-2, and has the appropriate Comprehensive Plan designation and is zoned appropriately for the commercial use. However, this application lists warehouse space as the desired future development which would require rezoning of the property to either IU-1 or IU-C. Appropriateness of the subject site for IU-1 or IU-C zoning would be made as part of review of a rezoning application and, in this case, a Future Land Use Map (FLUM) amendment application.

2. The availability of community services.

The Applicant has satisfied all concurrency and public facility availability requirements for preliminary plat stage of development review. Sufficient controls are in place to ensure that development may not proceed without demonstrating availability of all services or guaranteeing such availability.

3. Traffic impact.

The subject property has existing concurrency vesting, which reflects the infrastructure investments previously made by the applicant, sufficient to allow for the proposed development program. These vested rights include consideration of traffic impact.

4. Economic impacts.

The proposed plat will have substantial economic impacts, such as economic activity generated by construction of a new building, increased value of the subject site and thus greater tax revenue and economic activity generated by additional commercial space.

5. Appropriateness of the type and intensity of the proposed development.

The proposed tract of land is appropriate for BU-2 zoning and for uses and improvements consistent with BU-2 zoning, such as commercial and office development, which would be consistent with similar buildings and properties in the immediately surrounding neighborhood. However, the proposed warehouse use would require rezoning of the property to either IU-1 or IU-C. It should be noted that IU-1 and IU-C zoned properties and uses are the predominant development pattern to the north, south and east of the subject property.

The adjacent properties to the North and East have uses and improvements as follows:

- 7801 NW 78th Ave 1-story office building with surface parking
- 14304 Commerce Way 1-story office building with surface parking
- Anchorage subdivision single family home subdivision
- Commerce Way & 82nd Ave. (West) vacant land
- Commerce Way & 82nd Ave. (East) vacant land

6. Existing and future development.

Impacts of the proposed development in the area will be considered as part of the site plan review process, and staff will determine that all requirements be met. Any proposed development should be consistent with and similar to the existing surrounding neighborhood. As proposed, the warehouse use would require rezoning of the property to either IU-1 or IU-C.

7. Existing and future development patterns.

The proposed subdivision of land will allow being consistent with the land's future land use and zoning designations. The adjacent IU-C designated land is the most likely to be impacted by the development pattern established via this plat. No negative impact to existing or future development patterns are anticipated as a result of the proposed replatting, or the vacation of the 20 foot wide right-of-way (ROW) dedication for NW 82nd Avenue. Although NW 82nd Avenue is a half section line road that typically would require preservation, immediately to the north of the subject property is Graham Dairy Lake, which blocks connection with the portion of NW 82nd Avenue to the north, such that there is no public benefit or purpose to retaining this 20 foot ROW. Additional analysis of the proposed ROW vacation is below.

8. Land development regulations.

The proposed preliminary plat meets all of the platting regulations in the LDC, and all requirements of its BU-2 Zoning District. Compliance with additional LDC requirements will be ensured through the site plan review, final plat and permitting processes, as applicable.

9. Relationship of the project to the capital improvements program.

All capital improvements necessary to serve the proposed development are already available, or will be constructed/provided by the property owner/developer.

10. Other such factors as may relate to the Comprehensive Plan or elements thereof.

The development that will be facilitated by the requested plat approval is consistent with the Business and office (BO) future land use designation assigned this site by the Town's Comprehensive Plan, with the exception of the warehouse space, which requires rezoning of the property to either IU-1 or IU-C. With that exception, the application is not contrary to any goal, objective or policy in any element of the Town's Comprehensive Plan.

Criteria for Right-of-Way Vacation

The proposed preliminary plat proposes that a 20-foot wide ROW reservation recorded on P.B. 2, PG. 68 be vacated as part of the plat. Subsection 13-1609(c) of the Town LDC includes criteria to be considered by the Town Council for the vacation of right-of-way. Following are those criteria and staff's evaluation of each.

1. Whether the public benefits from the use of the subject right-of-way or easement as part of the Town's roadway system;

The public derives no benefit from the subject right-of-way reservation for NW 82nd Avenue, due to the fact that a large artificial lake (Graham Dairy Lake) has been created in its path, and any theoretical street or other public way through the right-of-way proposed to be vacated would only travel a short distance into the Applicant's property and does not provide further access.

2. Whether the subject right-of-way or easement is necessary for future needs of the Town;

There are no identified future needs of the Town that would be served by the existing right-of-way reservation, and the theoretical street does not appear on the Town's transportation maps in the Comprehensive Plan. While the Town has identified the possibility of the need to utilize the subject property to convey stormwater to Graham Dairy Lake, Staff has proposed a condition to include a drainage easement for this purpose on the final plat, which would likely occur in a location that would both serve the Town's possible future needs while not being less disruptive to the property owner's use of the site than the location of the right-of-way reservation.

3. Whether the proposed action is consistent with the Town's Comprehensive Plan;

The theoretical street in the location of the right-of-way reservation does not appear on the Town's transportation maps in the Comprehensive Plan, nor does the Comprehensive Plan provide any other indication of the need for right-of-way in this location.

4. The impacts of the proposed action on traffic circulation including the results of any applicable traffic study;

For the reasons stated above, the vacation of the right-of-way reservation as proposed would not impact traffic circulation in the Town.

5. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;

The proposed vacation of right-of-way will not impact the safety of pedestrians and vehicular traffic.

6. The effect of the proposed action upon the provision of municipal services, including, but not limited to police, fire-rescue, and solid waste services;

The proposed vacation of the right-of-way reservation will not impact the provision of municipal services. While the Town has identified the possibility of the need to utilize the subject property to convey stormwater to Graham Dairy Lake, Staff has proposed a condition to include a drainage easement for this purpose on the final plat, which would likely occur in a location that would both serve the Town's possible future needs while not being less disruptive to the property owner's use of the site than the location of the right-of-way reservation.

7. The estimated immediate and future cost to the Town, if any, as a result of the vacation and any mitigation plan proposed by the applicant to offset any potential impacts; and

There is no anticipated cost to the Town of the proposed right-of-way vacation.

8. The reason identified by the applicant for the proposed vacation.

The reason identified by the Applicant for the proposed vacation is to remove the encumbrance of the right-of-way reservation in order to allow for the unified development of the property. Given the lack of public need for the right-of-way as demonstrated herein, this is a reasonable and justified request.

RECOMMENDATION

Therefore, based on the above analysis and other factors contained in this report, Staff recommends ***approval, subject to conditions***.

CONDITIONS

1. The approval of the preliminary plat shall be in accordance with the copy of the "Tentative Plat" of "TGC Lakeside II" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of two (2) sheets and stamped as received by the Town on 11-22-2016.
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RESOLUTION NO. 16-_____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A REQUEST IN ACCORDANCE WITH SUBSECTION 13-308(F)(2) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A PRELIMINARY PLAT ENTITLED “TGC LAKESIDE II” SUBMITTED FOR PROPERTY LOCATED NORTH OF COMMERCE WAY ON THE EAST AND WEST SIDES OF THEORETICAL NW 82ND AVENUE, MIAMI LAKES, FLORIDA, IN THE BU-2 ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR APPEAL; PROVIDING FOR AN EFFECTIVE DATE.

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Lakes, Florida; and all interested parties have had the opportunity to address their comments to the Town Council; and

WHEREAS, Town staff has reviewed the application and recommends approval subject to conditions, of the request for a Preliminary Plat, as set forth in the Town of Miami Lakes Staff Analysis and Recommendation, a copy of which is on file in the Town of Miami Lakes Clerk's Office and incorporated into this Resolution by reference.

WHEREAS, the Director of Planning, acting as the Administrative Official, has determined that the Applicant has met the conditions and prerequisites imposed in Section 13-308 of the LDC; and

WHEREAS, the Town Council, in accordance with Section 13-308(f)(2)(c)(3) has considered the physical characteristics of the property, the availability of community services, traffic impact, economic impacts, appropriateness of the type and intensity of the proposed development, existing and future development, existing and future development patterns, compliance with land development regulations, relationship of the project to the capital improvements program; and other such factors as may relate to the Comprehensive Plan or elements thereof; and

WHEREAS, the Town Council, in accordance with Section 13-308(f)(2)(c)(4) of the LDC, has considered the written recommendations of staff, any other reviewing agencies, and presentations by the public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above Recitals are true and correct and incorporated herein by this reference.

Section 2. Findings.

In accordance with Section 13-308(f)(2), the Town Council finds that the application meets the criteria for a preliminary plat approval which are as follows:

1. Physical characteristics of the property; and
2. The availability of community services; and
3. Traffic impact; and
4. Economic impacts; and
5. Appropriateness of the type and intensity of the proposed development; and
6. Existing and future development; and
7. Existing and future development patterns; and
8. Compliance with land development regulations; and
9. Relationship of the project to the capital improvements program; and
10. Other such factors as may relate to the Comprehensive Plan or elements thereof.

Additionally, as the proposed preliminary plat includes the proposed vacation of a 20 feet wide right-of-way reservation, in accordance with Subsection 13-1609(c), the Town Council finds that the application meets the criteria for right-of-way vacation, which are as follows:

1. Whether the public benefits from the use of the subject right-of-way or easement as part of the Town's roadway system;
2. Whether the subject right-of-way or easement is necessary for future needs of the Town;
3. Whether the proposed action is consistent with the Town's Comprehensive Plan;
4. The impacts of the proposed action on traffic circulation including the results of any applicable traffic study;
5. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;
6. The effect of the proposed action upon the provision of municipal services, including, but not limited to police, fire-rescue, and solid waste services;
7. The estimated immediate and future cost to the Town, if any, as a result of the vacation and any mitigation plan proposed by the applicant to offset any potential impacts; and
8. The reason identified by the applicant for the proposed vacation.

Section 3. Approval. The Preliminary Plat, including the vacation of the 20 feet wide right-of-way reservation established in Plat Book 2 at Page 68 and indicated on the Preliminary Plat as to be vacated, is hereby approved, subject to conditions as set out in Section 4.

Section 4. Conditions. The Town Council approved the Preliminary Plat in Section 3, subject to the following conditions:

1. The approval of the preliminary plat shall be in accordance with the copy of the “Tentative Plat of “TGC Lakeside II” as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of two (2) sheets and stamped as received by the Town on 11-22-2016.
2. The applicant shall either amend the proposed warehouse use to comply with uses approved by BU-2 zoning, or submit an application for rezoning to either IU-1 or IU-C, to be heard and evaluated by Town Council.
3. The Applicant shall comply, prior to final plat approval, with all platting requirements of the Town LDC and Chapter 28 of the Miami-Dade County Code.
4. The final plat shall include a drainage easement in favor of the Town of Miami Lakes, of a width and in a location acceptable to the Administrative Official.
5. All design and engineering documents, including any required studies, required for public improvements, or Private Street, utility and infrastructure improvements required to meet the standards for public facilities per the LDC, shall be submitted concurrently with the final plat application. All required improvements shall be completed and approved by the Town, per the procedures of the LDC, prior to recording of the final plat.
6. No building permit which is dependent upon this plat shall be issued until the final plat is recorded, except as may be allowed by the LDC.
7. The Applicant shall obtain approval of a final plat in accordance with the Town LDC for the requested preliminary plat, as approved herein, within one year of the

date of this approval, unless an extension is granted by the Town Council in accordance with the provisions of Subsection 13-308(f)(5). If a final plat is not obtained within the prescribed time limit, then this approval shall become null and void.

Section 5. Violation of Conditions. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town LDC and persons found violating the conditions shall be subject to the penalties prescribed by the Town LDC, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town LDC before it may commence operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town LDC.

Section 6. Appeal. In accordance with Section 13-310 of the Town LDC, the Applicant of any affected party may appeal this decision by filing of a notice of appeal in accordance with the Florida Rules of Appellate Procedure.

Section 7. Effective Date. This Resolution shall take effect immediately.

PASSED AND ADOPTED this 6th day of December, 2016.

Motion to adopt by _____, second by _____.

FINAL VOTE AT ADOPTION

Mayor Manny Cid	_____
Vice Mayor Tim Daubert	_____
Councilmember Luis Collazo	_____
Councilmember Tony Lama	_____
Councilmember Ceasar Mestre	_____
Councilmember Frank Mingo	_____
Councilmember Nelson Rodriguez	_____

Manny Cid
MAYOR

Attest:

Approved as to Form and Legal Sufficiency

Gina Inguanzo
TOWN CLERK

Raul Gastesi
TOWN ATTORNEY

Exhibit A
Preliminary Plat

Exhibit B

Legal Description

A PORTION OF TRACTS 3, 4 AND 5 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND A PORTION OF TRACTS 15, 16 AND 17 IN THE SOUTHEAST 1/4 OF SAID SECTION 22 AND THE 20 FOOT ROAD RIGHT-OF-WAY ADJACENT THERETO, AS SHOWN ON THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 2 AT PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "B", "MIAMI LAKES LAKESIDE CORPORATE CENTER", AS RECORDED IN PLAT BOOK 150 AT PAGE 96 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 68 DEGREES 45 MINUTES 07 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT "B", FOR 470.90 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 39 SECONDS WEST FOR 61.11 FEET; THENCE NORTH 78 DEGREES 23 MINUTES 28 SECONDS WEST FOR 357.57 FEET; (SAID LAST TWO COURSES BEING ALONG THE SOUTHERLY BOUNDARY OF TRACT "C" AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES LAKESIDE CORPORATE CENTER"); THENCE SOUTH 25 DEGREES 48 MINUTES 43 SECONDS WEST FOR 51.84 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 34 SECONDS WEST FOR 506.79 FEET; (SAID LAST TWO COURSES BEING ALONG THE EASTERLY BOUNDARY OF THE PLAT OF "ANCHORAGE AT MIAMI LAKES", AS RECORDED IN PLAT BOOK 150 AT PAGE 98 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE SOUTH 89 DEGREES 54 MINUTES 23 SECONDS EAST FOR 556.25 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 374.59 FEET AND A CENTRAL ANGLE OF 22 DEGREES 35 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 147.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67 DEGREES 30 MINUTES 16 SECONDS EAST FOR 30.00 FEET; (SAID LAST THREE COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK 22-2", AS RECORDED IN PLAT BOOK 149 AT PAGE 15 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 629.07 FEET AND A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 33 SECONDS FOR AN ARC DISTANCE OF 219.50 FEET TO THE POINT OF TANGENCY; (SAID LAST COURSE BEING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY

AS SHOWN ON THE PLAT OF "MIAMI LAKES BUSINESS PARK SOUTH" AS RECORDED IN PLAT BOOK 144 AT PAGE 26 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE NORTH 47 DEGREES 30 MINUTES 43 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR COMMERCE WAY AS SHOWN ON THE PLAT OF "MIAMI LAKES INDUSTRIAL PARK SECTION TEN" AS RECORDED IN PLAT BOOK 118 AT PAGE 33 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 117.77 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

A REPLAT OF A PORTION OF TRACTS 3, 4, 5, 15, 16, AND 17 IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2 AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST,
TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

FILE NO: **ML-1155 TP** SHEET **1** OF **2** SP

GENERAL LEGEND:

- ALUMINUM LIGHT POST
- BELLSOUTH MANHOLE
- CABLE TELEVISION BOX
- CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CONCRETE POWER POLE
- CURB INLET
- ELECTRIC RAILROAD
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- GUARD POST
- IRRIGATION HAND HOLE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- SIGN POST
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- WATER METER
- WATER VALVE

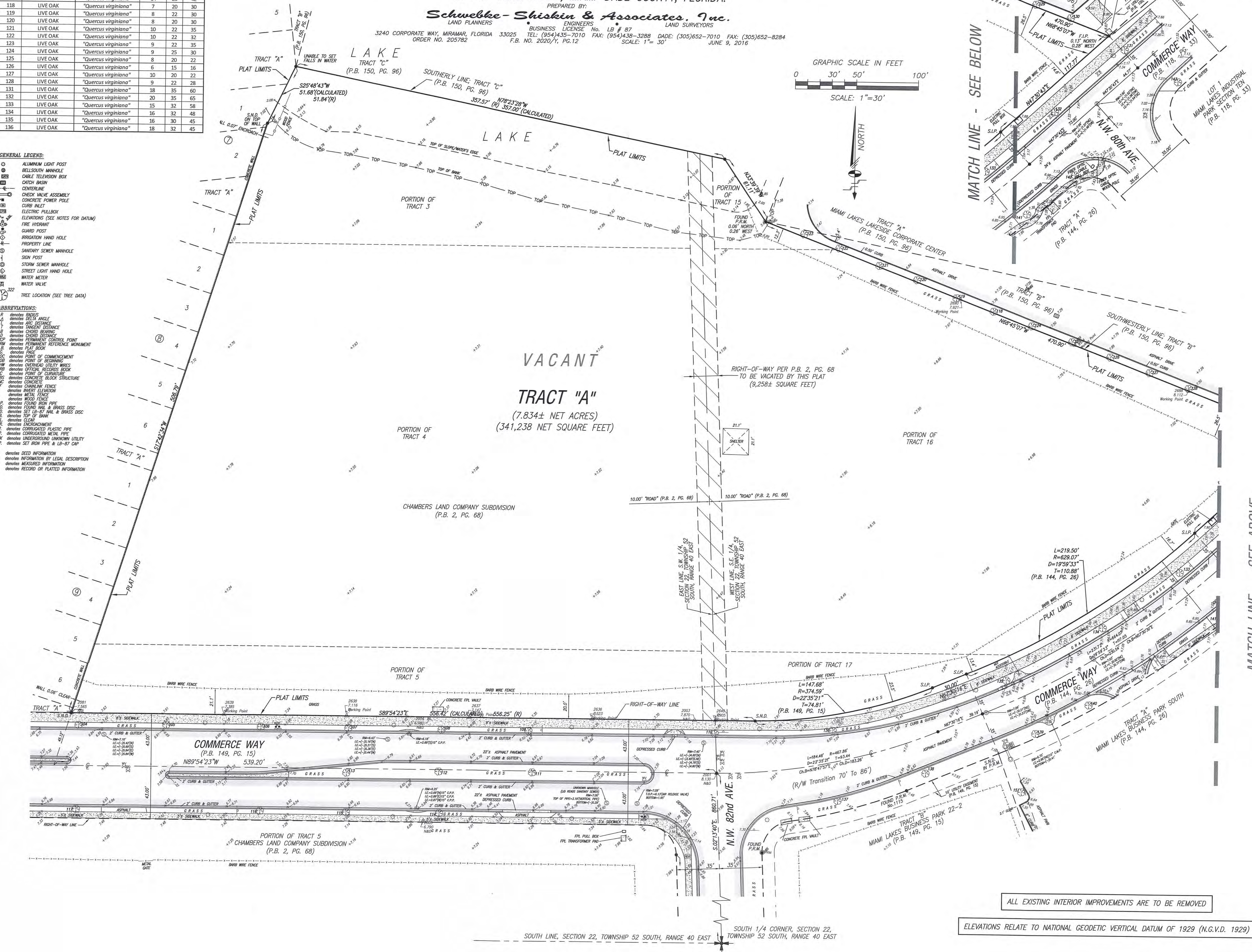
322

TREE LOCATION (SEE TREE DATA)

[illegible]

A REPLAT OF A PORTION OF TRACTS 3, 4, 5, 15, 16, AND 17 IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2 AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288 DADE: (305)652-7010 FAX: (305)652-8284
ORDER NO. 205782 F.B. NO. 2020/Y, PG.12 SCALE: 1"= 30' JUNE 9, 2016



ALL EXISTING INTERIOR IMPROVEMENTS ARE TO BE REMOVED

ELEVATIONS RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929)

OPINION OF TITLE

[Lakeside II Plat]

To: Town of Miami Lakes

With the understanding that this Opinion of Title is furnished to the Town of Miami Lakes, as an inducement for a subdivision plat covering the real property hereinafter described, it is hereby certified that I have examined the following: (i) Chicago Title Insurance Loan Policy No. 10146202000040 with an effective date of April 7, 1992, and (ii) Attorneys' Title Fund Services, LLC certified attorney title information (collectively, the "Title Evidence"), which Title Evidence covers the period from the beginning to October 17, 2016 at 11:00 PM. ("**Effective Date**"), inclusive, of the following described real property:

See Exhibit "A" attached hereto and made a part hereof.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

TGC BPW South LLC, a Florida limited liability company

The Graham Companies, a Florida corporation is the manager of TGC BPW South LLC and has full power and authority to execute agreements on behalf of such limited liability company. Stuart S. Wyllie, as President of The Graham Companies, and Andre Teixeira, as Executive Vice-President and Chief Financial Officer of the Graham Companies each have full authority to sign on behalf of The Graham Companies, as manager of TGC BPW South LLC.

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. RECORDED MORTGAGES:

NONE.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

3. GENERAL EXCEPTIONS:

- i) Taxes for the year 2016 and subsequent years and taxes or special assessments which are not shown as existing liens by the public records.
- ii) Rights or claims of parties in possession not shown by the public records.
- iii) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- iv) Easements or claims of easements not shown by the public records.

- v) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- vi) Any outstanding assessments in favor of Miami-Dade County, Florida, any special taxing district and any municipality.
- vii) Zoning and other restrictions imposed by governmental authority.
- viii) Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the land or service facilities.

4. **SPECIAL EXCEPTIONS:**

- 1) Reservations and easements contained in Deed from The Trustees of the Internal Improvement Fund of the State of Florida recorded August 6, 1925, in Deed Book 560, Page 285 of the Public Records of Miami-Dade County, Florida.
- 2) Restrictions, reservations and rights-of-way, if any, in the Plat of CHAMBER'S LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida.
- 3) Agreement with Miami-Dade Water and Sewer Authority regarding sewage facilities recorded May 12, 1976 in Official Records Book 9322, at Page 813 of the Public Records of Miami-Dade County, Florida.
- 4) Agreement with Miami-Dade Water and Sewer Authority regarding water facilities recorded May 12, 1976 in Official Records Book 9322, at Page 837 of the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them affect the validity of the Plat.

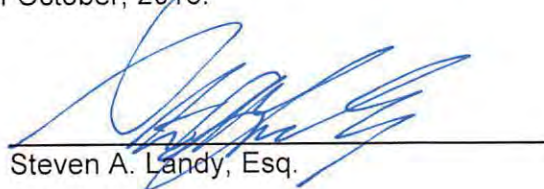
Therefore, it is my opinion that the following party(ies) must execute plat.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
The Graham Companies, a Florida corporation	Fee Simple Owner	N/A

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered plat.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 28th day of October, 2016.


Steven A. Landy, Esq.

Florida Bar No. 346020
Greenberg Traurig, P.A.
333 Avenue of the Americas
Miami, FL 33131

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28th day of October, 2016, by Steven A. Landy, who is personally known to me or has produced _____, as identification.



Notary Public

Arianna Cabrera
Print Name

My Commission Expires: 10/17/2020

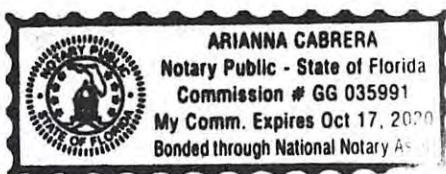


Exhibit "A"

LEGAL DESCRIPTION OF "TGC LAKESIDE II"

A PORTION OF TRACTS 3, 4 AND 5 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND A PORTION OF TRACTS 15, 16 AND 17 IN THE SOUTHEAST 1/4 OF SAID SECTION 22 AND THE 20 FOOT ROAD RIGHT-OF-WAY ADJACENT THERETO, AS SHOWN ON THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 2 AT PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NO. 32-2022-001-0520



Planning, Zoning, and Code Compliance Department

PLANNING AND ZONING PUBLIC HEARING APPLICATION

"TGC Lakeside II" (PLST)

PL 2016-0007 File #

_____ Date Received

_____ Date of Pre-application Meeting

NOTE TO APPLICANTS: A pre-application meeting with the Town's Planning and Zoning Department staff is required prior to official application filing. Please call 305 364-6100 for an appointment.

32-2022-001-0520

1. Name of Applicant TGC BPW South LLC
 - a. If applicant is owner, give name exactly as recorded on deed.
 - b. If applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
 - c. If applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest form must be completed.

Mailing Address 6843 Main Street

City Miami Lakes State FL ZIP 33014

Tel. # (during working hours) 305-817-4044 Other _____

E-Mail: stu.wyllie@grahamcos.com Mobile #: _____

2. Name of Property Owner TGC BPW South LLC

Mailing Address 6843 Main Street

City Miami Lakes State FL ZIP 33014

Tel. # (during working hours) 305-817-4044 Other _____

3. Contact Person Stu Wyllie

Mailing Address 6843 Main Street

City Miami Lakes State FL ZIP 33014

Tel. # (during working hours) 305-817-4044 Other _____

E-Mail: stu.wyllie@grahamcos.com Mobile #: _____

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION
 - a. If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
 - b. If metes and bounds description, provide complete description (including section, township, and range).
 - c. Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description

See attached

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov



5. Address or location of property (including section, township, and range): North side of Commerce Way at NW 82nd Avenue, Portion of Sec.22-52S-40E
6. Size of property: Irregular x _____ Acres 7.834
7. Date subject property ☒ acquired or ☐ leased _____ day of _____
Term of lease; _____ years/months.
8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property.")

9. Is there an option to ☐ purchase or ☐ lease the subject property or property contiguous thereto? ☐ Yes ☐ No
If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

10. Present zoning classification(s): BU-2 Present land use classification(s): Business and Office
11. REQUEST(S) COVERED UNDER THIS APPLICATION:
Please check the appropriate box and give a brief description of the nature of the request in the space provided.
Be advised that all zone changes require concurrent site plan approval.
- ☐ District Boundary (Zone) Change(s):
Zoning Requested: _____
- ☐ Future Land Use Map (FLUM) Amendment:
Future Land Use Requested: _____
- ☐ Site Plan Approval _____
- ☐ Variance _____
- ☒ Preliminary Plat Approval: TGC Lakeside II
- ☐ Final Plat Approval: _____
- ☐ Modification of Previous Resolution/Plan/Ordinance _____
- ☐ Modification of Declaration or Covenant _____
12. Has a public hearing been held on this property within the last year and a half? ☐ Yes ☒ No
If yes, applicant's name _____ Date of Hearing _____
Nature of Hearing _____
Decision of Hearing _____ Resolution # _____
13. Is this hearing being requested as a result of a violation notice? ☐ Yes ☐ No
If yes, give name to whom violation notice was served _____
Nature of violation _____



14. Are there any existing structures on the property? ☐ Yes ☒ No

If yes, briefly describe _____

15. Is there any existing use on the property? ☐ Yes ☒ No

If yes, what is the use and when was it established? _____

LEGAL DESCRIPTION OF "TGC LAKESIDE II"

A portion of Tracts 3, 4 and 5 in the Southwest 1/4 of Section 22, Township 52 South, Range 40 East and a portion of Tracts 15, 16 and 17 in the Southeast 1/4 of said Section 22 and the 20 foot road right-of-way adjacent thereto, as shown on the plat of "CHAMBERS LAND COMPANYS SUBDIVISION" as recorded in Plat Book 2 at Page 68 of the Public Records of Miami-Dade County, Florida being more particularly described as follows:

Begin at the most Southerly corner of Tract "B", "MIAMI LAKES LAKESIDE CORPORATE CENTER", as recorded in Plat Book 150 at Page 96 in the Public Records of Miami-Dade County, Florida; thence North 68 degrees 45 minutes 07 seconds West, along the Southwesterly boundary of said Tract "B", for 470.90 feet; thence North 33 degrees 39 minutes 39 seconds West for 61.11 feet; thence North 78 degrees 23 minutes 28 seconds West for 357.57 feet; (said last two courses being along the Southerly boundary of Tract "C", as shown on the said plat of "MIAMI LAKES LAKESIDE CORPORATE CENTER"); thence South 25 degrees 48 minutes 43 seconds West for 51.84 feet; thence South 17 degrees 42 minutes 34 seconds West for 506.79 feet; (said last two courses being along the Easterly boundary of the plat of "ANCHORAGE AT MIAMI LAKES", as recorded in plat book 150 at page 98 of the Public Records of Miami-Dade County, Florida); thence South 89 degrees 54 minutes 23 seconds East for 556.25 feet to a Point of Curvature; thence Easterly and Northeasterly, along a circular curve to the left, concave to the Northwest, having a radius of 374.59 feet and a central angle of 22 degrees 35 minutes 21 seconds for an arc distance of 147.69 feet to the Point of Tangency; thence North 67 degrees 30 minutes 16 seconds East for 30.00 feet; (said last three courses being along the North Right-of-Way line of Commerce Way, as shown on the plat of "MIAMI LAKES BUSINESS PARK 22-2", as recorded in Plat Book 149 at Page 15 in the Public Records of Miami-Dade County, Florida); thence Northeasterly, along the arc of a circular curve to the left, having a radius of 629.07 feet and a central angle of 19 degrees 59 minutes 33 seconds for an arc distance of 219.50 feet to the Point of Tangency; (said last course being along the Northwesternly Right-of-Way line for Commerce Way, as shown on the plat of "MIAMI LAKES BUSINESS PARK SOUTH", as recorded in Plat Book 144 at Page 26 in the Public Records of Miami-Dade County, Florida); thence North 47 degrees 30 minutes 43 seconds East, along the Northwesternly Right-of-Way line for Commerce Way, as shown on the plat of "MIAMI LAKES INDUSTRIAL PARK SECTION TEN", as recorded in Plat Book 118 at Page 33 in the Public Records of Miami-Dade County, Florida, for 117.77 feet to the Point of Beginning, all lying and being in Miami-Dade County, Florida.

MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NO.'S 32-2022-001-0520

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared, hereinafter the Affiants, who being first duly sworn by me, on oath, depose and say:

1. Affiants are the fee owners of the property which is the subject of the proposed hearing.

2. The subject property is legally described as: See attached.

3. Affiants understand this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

Print Name

Signature

Print Name

Stu Wyllie, President & CEO

The Graham Companies, a Florida Corporation, Manager for
TGC BPW South LLC, a Florida limited liability company

Sworn to and subscribed before me on the 14th day of October, 2016. Affiant is personally known to me or has produced _____ as identification.



NANCY E. ROARK
MY COMMISSION # FF 229649
EXPIRES: September 11, 2019
Bonded Thru Budget Notary Services

Notary

(Stamp/Seal)

My Commission Expires: 9/11/19

Witnesses:

Signature

Print Name

Signature

Print Name

Sworn to and subscribed before me on the _____ day of _____, 20____. Affiant is personally known to me or has produced _____ as identification.

Notary

(Stamp/Seal)

My Commission Expires: _____

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest.]

CORPORATION NAME: The Graham Companies, a Florida Corporation, Manager for TGC BPW South LLC, a Florida limited liability company

NAME AND ADDRESS: See attached. Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest.]

TRUST / ESTATE NAME: _____

NAME AND ADDRESS: _____ Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s), or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests.]

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS: _____ Percent of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

THE GRAHAM COMPANIES STOCKHOLDERS
RECORD DATE March 31, 2016

	A		B		TOTAL	
	SHARES	%	SHARES	%	SHARES	%
WILLIAM A GRAHAM FAMILY						
CGW & EGM, Co-Tees of the PCG Rev Trust u/d/t dtd 3/25/94	-	-	85,754.3825	9.42	85,754.3825	8.1817
CGW & EGM, Co-Tees, fbo Marital Trust, dtd 3/25/94	26,026.1000	18.92	34,922.2000	3.84	60,948.3000	5.8150
CDY, tee, SG Younits Family Trust, fbo CD Younits, dtd 3/3/2010	-	-	2,047.8000	0.22	2,047.8000	0.1954
CAROL G. WYLLIE	24.7600	0.02	446.8762	0.05	471.6362	0.0450
CAROL G. WYLLIE 2012 Family Trust Agreement	9,000.0000	6.54	38,810.8200	4.26	47,810.8200	4.5616
GRAHAM-WYLLIE Family Trust Agreement	-	-	9,467.9092	1.04	9,467.9092	0.9033
CYNTHIA G. GORDON	6,815.0000	4.95	24,990.4389	2.74	31,805.4389	3.0345
CGW tee, Gordon Family Irrev Trust fbo KP GORDON, dtd 12/19/12	-	-	4,733.9496	0.52	4,733.9496	0.4517
CGW, tee Gordon Family Irrev Trust fbo LW GORDON, dtd 12/19/12	-	-	4,733.9496	0.52	4,733.9496	0.4517
ELIZABETH G MARTINEZ	-	-	338.1316	0.04	338.1316	0.0323
ELIZABETH G. MARTINEZ 2012 Family Trust Agreement	6,485.9700	4.71	44,876.9200	4.93	51,362.8900	4.9005
GRAHAM-MARTINEZ Family Trust Agreement	-	-	12,787.2284	1.40	12,787.2284	1.2200
LUIS O. MARTINEZ	-	-	149.5042	0.02	149.5042	0.0143
LUIS O. MARTINEZ Family Trust	4,341.0000	3.15	8,567.8079	0.94	12,908.8079	1.2316
MICHAEL A. MARTINEZ	-	-	1,643.3800	0.18	1,643.3800	0.1568
DANIEL L. MARTINEZ	-	-	5,199.1400	0.57	5,199.1400	0.4960
KATHRYN N. MARTINEZ	-	-	1,643.3800	0.18	1,643.3800	0.1568
ALISON J. MARTINEZ	-	-	4,971.4200	0.55	4,971.4200	0.4743
STUART S. WYLLIE	-	-	207.5692	0.02	207.5692	0.0198
STUART WYLLIE 2012 Family Trust Agreement	5,295.7600	3.85	11,778.0000	1.29	17,073.7600	1.6290
BENJAMIN C. GORDON	4,341.0000	3.15	4,870.3121	0.53	9,211.3121	0.8788
KATHLEEN P. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1568
LEE W. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1568
TRACY F. GRAHAM	-	-	1,773.0000	0.19	1,773.0000	0.1692
ANDREA L. GRAHAM	1,630.4300	1.18	13,735.6079	1.51	15,366.0379	1.4660
AG RECHICHI, tee of Trust fbo AG RECHICHI ctd u/A VIII of WEG Tst '99	3,407.5000	2.48	14,519.0132	1.59	17,926.5132	1.7103
AL Graham, tee of Trust fbo AL Graham Trust ctd u/A III of WEG Tst '01	-	-	1,362.0000	0.15	1,362.0000	0.1299
RECHICHI CHILDREN'S TRUST, fbo William M. Rechichi	-	-	393.3370	0.04	393.3370	0.0375
KRISTOPHER E. GRAHAM	-	-	11,465.2279	1.26	11,465.2279	1.0939
KE GRAHAM, tee of Trust fbo KE GRAHAM ctd u/A VIII of WEG Tst '99	3,407.5000	2.48	14,657.5828	1.61	16,065.0828	1.7236
EGM, Tee, L. E. WYLLIE TR u/a/d 8/4/93	815.2200	0.59	10,610.1301	1.17	11,425.3501	1.0901
LAURA E. WYLLIE	-	-	4,986.7600	0.55	4,986.7600	0.4758
EGM, Tee, P. S. WYLLIE TR u/a/d 8/4/93	815.2200	0.59	10,790.9201	1.19	11,606.1401	1.1073
PHILIP S. WYLLIE	-	-	4,805.9700	0.53	4,805.9700	0.4585
CGW, Tee, D. L. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,363.7912	0.70	8,236.9512	0.7859
CGW, Tee, A. J. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,591.5111	0.72	8,464.6711	0.8076
CGW, Tee, M. A. MARTINEZ TR u/a/d 12/30/93	688.8350	0.50	12,297.7675	1.35	12,986.6025	1.2390
CGW, Tee, K. N. MARTINEZ TR u/a/d 12/30/93	688.8350	0.50	12,297.7675	1.35	12,986.6025	1.2390
CGG, As Custodian for K. GORDON u/Co Unif Tfrs	1,902.1700	1.38	5,481.7675	0.60	7,383.9375	0.7045
CGG, Tee, L. W. GORDON TR u/a/d 10/16/92	543.4800	0.39	9,327.7675	1.02	9,871.2475	0.9418
JOAN G. GRAHAM	220.0000	0.16	1,565.0000	0.17	1,785.0000	0.1703
	80,195.1000	58.28	449,252.8007	49.34	529,447.9007	50.5138
D. ROBERT GRAHAM FAMILY						
D. ROBERT GRAHAM REVOC LIV TR 9/1/2000	28,718.5000	20.87	13,283.6491	1.46	42,002.1491	4.0074
ADELE K. GRAHAM REVOC LIV TR 9/1/2000	-	-	9,400.0000	1.03	9,400.0000	0.8988
GWENDOLYN GRAHAM	950.0000	0.69	46,194.0347	5.07	47,144.0347	4.4979
GWENDOLYN GRAHAM, Tee, MARK E. LOGAN TR	-	-	996.7958	0.11	996.7958	0.0951
GWENDOLYN GRAHAM, Tee, SARAH G. LOGAN TR	-	-	996.7962	0.11	996.7962	0.0951
GWENDOLYN GRAHAM, Tee, TIMOTHY G. LOGAN TR	-	-	996.7958	0.11	996.7958	0.0951
GLYNN G. McCULLOUGH	799.0000	0.58	35,358.1980	3.88	36,157.1980	3.4497
WILLIAM B. McCULLOUGH	-	-	2,520.4594	0.28	2,520.4594	0.2405
McCULLOUGH Family Trust fbo MELISSA G. McCULLOUGH	-	-	836.2852	0.09	836.2852	0.0798
McCULLOUGH Family Trust fbo WILLIAM G. McCULLOUGH	-	-	836.2852	0.09	836.2852	0.0798
McCULLOUGH Family Trust fbo CAROLINE A. McCULLOUGH	-	-	836.2849	0.09	836.2849	0.0798
ARVA G. GIBSON	950.0000	0.69	38,846.6000	4.27	39,796.6000	3.7969
THOMAS C. GIBSON	-	-	832.0000	0.09	832.0000	0.0794
THOMAS C. GIBSON, Tee, Gift Trust KENDALL C. GIBSON	-	-	1,813.9943	0.20	1,813.9943	0.1731
THOMAS C. GIBSON, Tee, Gift Trust ANSLEY S. GIBSON	-	-	1,813.9941	0.20	1,813.9941	0.1731
THOMAS C. GIBSON, Tee, Gift Trust ADELE E. GIBSON	-	-	1,813.9943	0.20	1,813.9943	0.1731
KENDALL G. ELIAS	950.0000	0.69	46,842.6010	5.14	47,792.6010	4.5598
L. ROBERT ELIAS III	-	-	6,013.7604	0.66	6,013.7604	0.5738
L. ROBERT ELIAS III, tee, Peyton Elias Trust and Elias Children's Trust	-	-	1,169.7356	0.13	1,169.7356	0.1116
L. ROBERT ELIAS III, tee, Lewis R Elias Trust and Elias Children's Trust	-	-	1,169.7356	0.13	1,169.7356	0.1116
	32,367.5000	23.52	212,571.9996	23.35	244,939.4996	23.3693
PHILIP L. GRAHAM FAMILY						
DONALD E. GRAHAM	7,222.3000	5.25	75,458.3000	8.29	82,680.6000	7.8884
WILLIAM W. GRAHAM, Tee, WWG 1969 Revoc Trust	8,472.2000	6.16	86,708.3000	9.52	95,180.5000	9.0810
STEPHEN M. GRAHAM	2,222.2000	1.62	30,458.4000	3.35	32,680.6000	3.1180
	17,916.7000	13.02	192,625.0000	21.16	210,541.7000	20.0874
MARY GRAHAM CROW FAMILY						
PHILIP G. CROW	-	-	3,251.7000	0.36	3,251.7000	0.3102
MARY YORK BEHNCKE	-	-	2,790.0000	0.31	2,790.0000	0.2662
	-	-	6,041.7000	0.66	6,041.7000	0.5764
FREDERICK S. BEEBE FAMILY						
WALTER H. BEEBE	751.0000	0.55	13,999.0000	1.54	14,750.0000	1.4073
MICHAEL BEEBE	596.0000	0.43	6,170.0000	0.68	6,766.0000	0.6455
	1,347.0000	0.98	20,169.0000	2.22	21,516.0000	2.0528
GERALD E. TOMS FAMILY						
THOMAS N. TOMS II	1,456.0000	1.06	9,949.8000	1.09	11,405.8000	1.0882
LOUIS B. TOMS	1,419.7000	1.03	9,733.3000	1.07	11,153.0000	1.0641
REVOCABLE TRUST AGREEMENT OF ELIZABETH BRINEGAR	1,413.0000	1.03	4,878.3000	0.54	6,291.3000	0.6002
MARGARET TOMS REVOCABLE TRUST	1,479.0000	1.07	5,309.7000	0.58	6,788.7000	0.6477
	5,767.7000	4.19	29,871.1000	3.28	35,638.8000	3.4002
TOTAL SHARES OUTSTANDING	137,594.0000	100.00	910,531.6003	100.00	1,048,125.6003	100.0000
TREASURY STOCK	91,877.1000		1,154,697.3000		1,246,574.4000	
TOTAL SHARES AUTHORIZED	229,471.1000		2,065,228.9003		2,294,700.0003	

Letter of Intent

Property:	TGC Lakeside II
Zoning:	Current BU-2, proposing to Re-Zone to IU-C
Platting:	Plat required to eliminate tract lines and egress easements no longer needed
Number of Parcels:	1
Net Area (Plat Limits):	7.834 +/- net acres / 341,238 net square feet
Current Use:	Improved Pasture, Vacant Land
Proposed Use:	Industrial Warehouse – 1 Building 73,125 square feet of Industrial Warehouse 10,000 square feet of office space
Narrative:	<p>The property is an irregular shaped parcel located near the intersection of Commerce Way and NW 82nd Avenue. The subject parcel is adjacent to land that is zoned (IU-C) and developed with similar uses, as proposed, to the northeast, southeast and southwest, noting that while there is a small strip within the northeasterly ad joiner with a BU district, it's larger platted tract, which is "the developed site", is zoned IU-C. The westerly ad joiner is a walled single family residential community (RM-50).</p> <p>The proposed project contemplates flex space warehouse and will be developed in a way that is consistent with the above mentioned adjacent parcels, which are also owned by the applicant. The application requires the modification of the land use to allow the rezoning of the site, which will permit this parcel to be developed as were the adjacent parcels. Understanding that the Town code requires a minimum lot size of ten acres to rezone an individual parcel to IU-C, the site may also require a zoning variance to the technical requirements. However, the contiguous lands, also owned by the applicant as stated above, in sum, far exceed the ten-acre requirement. As such, the zoning of the site would not create a postage stamp district that the code sought to avoid, but rather a small expansion of the overall existing IU-C district. The subject parcel also requires replatting to adhere to Chapter 28 of the County Code (as well as the Town Code), which requires conformance with Chapter 28. The property is not an original subdivision (plat) of land, but rather a replat of a portion of an underlying plat and is only required because these tracts have been repartitioned from the original lines. The Plat does not seek to create additional parcels, but rather establish the existing combined remnants of three underlying tracts as a conforming site. The Plat also include the vacation of an unimproved road reservation that was established by the underlying Plat. We respectfully request your favorable consideration of this application.</p>

500 Foot Mailing Radius

Folio	Property Owner Name	Property Address	Property City	Property Zip Code	Mailing Address	Mailing City and State	Mailing Zip Code
32-2022-041-0390	ALAIN C POUPART	14251 NW 83 AVE	MIAMI LAKES	33016-5715	14251 NW 83 AVE	MIAMI FL	33016-5715
32-2022-041-0530	ALBERTO L MARTINEZ &W ANA L	8348 NW 142 ST	MIAMI LAKES	33016-5711	8348 NW 142 ST	MIAMI FL	33016-5711
32-2022-041-0450	ALEXANDER PACHECO	14191 NW 83 AVE	MIAMI LAKES	33016-5712	PO BOX 5138	HIALEAH FL	33014
32-2022-041-1740	ALFREDO GOMEZ &W EVELYN	8333 NW 143 ST	MIAMI LAKES	33016-5733	8626 GLENCAIRN TERR	MIAMI LAKES FL	33016-6464
32-2022-041-0440	ARMADA FAMILY LTD PRTNRSHIP	14201 NW 83 AVE	MIAMI LAKES	33016-5712	19131 NW 88 CT	HIALEAH FL	33018-6242
32-2022-041-1540	BADIA NAAMANI	14264 NW 83 PL	MIAMI LAKES	33016-5720	8386 NW 143 ST	MIAMI LAKES FL	33016
32-2022-041-1530	BARBARA ALVAREZ LE	14254 NW 83 PL	MIAMI LAKES	33016-5720	14254 NW 83 PL	MIAMI LAKES FL	33016
32-2022-041-1720	CARLOS DEJESUS &W NEREIDA	14262 NW 83 CT	MIAMI LAKES	33016-5717	14262 NW 83 CT	MIAMI LAKES FL	33016-5717
32-2022-041-2080	CHAIRMAINE SANTOS	8307 NW 144 ST	MIAMI LAKES	33016-5740	8307 NW 144 ST	MIAMI LAKES FL	33016-5740
32-2022-041-2080	CHAIRMAINE SANTOS	8307 NW 144 ST	MIAMI LAKES	33016-5740	8307 NW 144 ST	MIAMI LAKES FL	33016-5740
32-2022-048-0060	CHI ALARMS INC	14070 NW 82 AVE 6-A	MIAMI LAKES	33016-1547	14070 NW 82 AVE #6-A	MIAMI LAKES FL	33016-1547
32-2022-041-0560	CHRISTIAN E RODRIGUEZ	8366 NW 142 ST	MIAMI LAKES	33016-5711	8366 NW 142 ST	MIAMI LAKES FL	33016
32-2022-048-0110	CHRISTIAN NAVARRO TRS	14060 NW 82 AVE A-11	MIAMI LAKES	33016-1547	14060 NW 82 AVE #11	MIAMI LAKES FL	33016
32-2022-041-1710	CHRISTOPHER MORES	14252 NW 83 CT	MIAMI LAKES	33016-5717	14252 NW 83 CT	HIALEAH FL	33016
32-2022-048-0100	CROWN PARK HOLDINGS LLC	14062 NW 82 AVE 10-A	MIAMI LAKES	33016-1547	14062 NW 82 AVE #10-A	MIAMI LAKES FL	33016
32-2022-048-0130	CROWN WAREHOUSE LLC	14056 NW 82 AVE	MIAMI LAKES	33016-1547	1395 BRICKELL AVE UNIT 2908	MIAMI FL	33131
32-2022-041-1440	EDMUNDO PATRICIO MOSCOSOTELLO	14303 NW 83 PATH	MIAMI LAKES	33016-5725	14303 NW 83 PATH	MIAMI LAKES FL	33016
32-2022-041-0340	EDUARDO & KATRINA VERA	14321 NW 83 AVE	MIAMI LAKES	33016-5713	14321 NW 83 AVE	MIAMI LAKES FL	33016-5713
32-2022-041-1460	EDWARD A AJHAR II &W MERCEDES F	14255 NW 83 PATH	MIAMI LAKES	33016-5725	14255 NW 83 PATH	HIALEAH FL	33016-5725
32-2022-041-0380	EDWARD GALDAMEZ	14261 NW 83 AVE	MIAMI LAKES	33016-5715	14261 NW 83 AVE	MIAMI LAKES FL	33016
32-2022-041-1470	ESPERANZA CRUZ	14245 NW 83 PATH	MIAMI LAKES	33016-5725	14245 NW 83 PATH	MIAMI LAKES FL	33016-5725

32-2022-041-1500	FERNANDO RUIZ &W MARTHA	8343 NW 142 ST	MIAMI LAKES	33016-5729	8343 NW 142 ST	MIAMI FL	33016-5729
32-2015-045-0130	GANGSU KIM	14100 PALMETTO FRONTAGE RD 112	MIAMI LAKES	33016-1569	675 NW 159 AVE	PEMBROKE PINES FL	33028
32-2015-045-0130	GANGSU KIM	14100 PALMETTO FRONTAGE RD 112	MIAMI LAKES	33016-1569	675 NW 159 AVE	PEMBROKE PINES FL	33028
32-2022-041-0550	GHAITH BASHOUR	8360 NW 142 ST	MIAMI LAKES	33016-5711	8360 NW 142 ST	MIAMI FL	33016-5711
32-2022-041-1700	GLEVBIS ZAMBRANA	14242 NW 83 CT	MIAMI LAKES	33016-5717	14242 NW 83 CT	HIALEAH FL	33016
32-2022-027-0010	GRAHAM COMPANIES	14100 NW 80 AVE	MIAMI LAKES	33016-0000	6843 MAIN ST	MIAMI FL	33014-2048
32-2022-048-0090	H W C II INC	14064 NW 82 AVE 9-A	MIAMI LAKES	33016-1547	7751 NW 146 ST	MIAMI LAKES FL	33016-1559
32-2022-041-1560	ILEANA HALE &	14312 NW 83 PL	MIAMI LAKES	33016-5720	14312 NW 83 PL	MIAMI LAKES FL	33016-5720
32-2022-041-0480	ISABEL A & AGUEDO N BELLO	8318 NW 142 ST	MIAMI LAKES	33016-5750	8318 NW 142 ST	MIAMI LAKES FL	33016-5750
32-2022-041-1780	IVETTE ORTIZ	8309 NW 143 ST	MIAMI LAKES	33016-5733	8309 NW 143 ST	MIAMI LAKES FL	33016-5733
32-2022-041-0470	JAVIER FERREIRA	8312 NW 142 ST	MIAMI LAKES	33016-5750	8033 NW 161 TER	HIALEAH FL	33016-
32-2022-041-1620	JAVIER SERGIO &W	14263 NW 83 PL	MIAMI LAKES	33016-5721	14263 NW 83 PL	MIAMI LAKES FL	33016-5721
32-2022-041-0500	JAVIER VALBUENA	8330 NW 142 ST	MIAMI LAKES	33016-5750	8330 NW 142 ST	MIAMI LAKES FL	33016
32-2022-048-0160	JORGE T TAPANES JR	14050 NW 82 AVE 16-A	MIAMI LAKES	33016-1547	7972 NW 161 TERRACE	MIAMI LAKES FL	33016
32-2022-041-1760	JOSE L FERNANDEZ	8321 NW 143 ST	MIAMI LAKES	33016-5733	8321 NW 143 ST	MIAMI LAKES FL	33016
32-2022-041-0460	JOSHUA S LOHN &W GRECIA	8306 NW 142 ST	MIAMI LAKES	33016-5750	8306 NW 142 ST	MIAMI LAKES FL	33016-5750
32-2022-041-0220	JUAN GARRIDO &W	14441 NW 83 AVE	MIAMI LAKES	33016-5714	14441 NW 83 AVE	MIAMI LAKES FL	33016-5714
32-2022-041-0220	JUAN GARRIDO &W	14441 NW 83 AVE	MIAMI LAKES	33016-5714	14441 NW 83 AVE	MIAMI LAKES FL	33016-5714
32-2022-048-0080	L&M CORP GRP INC	14066 NW 82 AVE 8-A	MIAMI LAKES	33016-1547	14066 NW 82 AVE #8-A	HIALEAH FL	33016-1547
32-2022-041-0510	LESTER JIMENEZ	8336 NW 142 ST	MIAMI LAKES	-	8336 NW 142 ST	MIAMI LAKES FL	33016
32-2022-041-1660	LUIS F & ROBERTA L DE BARROS	8319 NW 142 ST	MIAMI LAKES	33016-5730	8319 NW 142 ST	MIAMI LAKES FL	33016

32-2022-041-1450	LUIS J LEON &W VICTORIA	14265 NW 83 PATH	MIAMI LAKES	33016-5725	14265 NW 83 PATH	MIAMI FL	33016-5725
32-2022-041-1480	LUIS PEREZ &W PATRICIA	8355 NW 142 ST	MIAMI LAKES	33016-5729	8355 NW 142 ST	MIAMI LAKES FL	33016-5729
32-2022-048-0070	LUIS T MOLINA &W MARIA T	14068 NW 82 AVE 7-A	MIAMI LAKES	33016-1547	14068 NW 82 AVE #7	MIAMI LAKES FL	33016-1547
32-2022-041-1670	MARIA C MORA TRS	8313 NW 142 ST	MIAMI LAKES	33016-5730	8341 NW 167 TERR	MIAMI LAKES FL	33016
32-2022-041-0540	MARIA E PEELER	8354 NW 142 ST	MIAMI LAKES	33016-5711	8354 NW 142 ST	MIAMI LAKES FL	33016-5711
32-2022-041-1730	MARIA MAGOULAS	8339 NW 143 ST	MIAMI LAKES	33016-5733	8339 NW 143 ST	MIAMI LAKES FL	33016-5733
32-2022-041-0410	MARINA DIAZ	14231 NW 83 AVE	MIAMI LAKES	33016-5715	PO BOX 5856	MIAMI LAKES FL	33014
32-2022-041-1510	MARIO MEDRI &W NELLY	8337 NW 142 ST	MIAMI LAKES	33016-5730	16881 NW 80 CT	MIAMI LAKES FL	33016-3495
32-2022-041-1640	MARTHA GRANDA	14243 NW 83 PL	MIAMI LAKES	33016-5721	14243 NW 83 PL	MIAMI LAKES FL	33016
32-2022-041-0400	MAURICIO MALDONADO &W AMPARO	14241 NW 83 AVE	MIAMI LAKES	33016-5715	14241 NW 83 AVE	MIAMI LAKES FL	33016-5715
32-2022-048-0150	MJB II GROUP INC	14052 NW 82 AVE	MIAMI LAKES	33016-1547	3822 PINE LAKE	WESTON FL	33332
32-2022-041-0350	OSCAR L CHILANO	14311 NW 83 AVE	MIAMI LAKES	33016-5713	14311 NW 83 AVE	MIAMI LAKES FL	33016-5713
32-2022-048-0120	PARTS INSTRUMENTS & COMPONENTS	14058 NW 82 AVE A-12	MIAMI LAKES	33016-1547	14058 NW 82 AVE #12-A	MIAMI FL	33016-1547
32-2022-041-1820	PHILIP RAMESAR &W LUCINA	8312 NW 143 TER	MIAMI LAKES	33016-5738	8312 NW 143 TERR	MIAMI LAKES FL	33016-5738
32-2022-041-1690	RAQUEL LLERENA	8301 NW 142 ST	MIAMI LAKES	33016-5730	8301 NW 142 ST	MIAMI FL	33016-5730
32-2022-041-0420	RAQUEL URGELL	14221 NW 83 AVE	MIAMI LAKES	33016-5715	14221 NW 83 AVE	MIAMI LAKES FL	33016-5715
32-2022-041-1830	RICHARD L MOORE	8318 NW 143 TER	MIAMI LAKES	33016-5738	8318 NW 143 TERR	HIALEAH FL	33016-5738
32-2022-041-0490	RICKY GIL	8324 NW 142 ST	MIAMI LAKES	33016-5750	480 PETERSBURG TER	PLANTATION FL	33325-3609
32-2022-048-0140	ROSSI HOLDINGS LLC	14054 NW 82 AVE	MIAMI LAKES	33016-1547	14054 NW 82 AVE # 14	MIAMI LAKES FL	33016-1547
32-2022-048-0050	SELA INVESTMENTS LLC	14072 NW 82 AVE 5-A	MIAMI LAKES	33016-1547	14072 NW 82 AVE	MIAMI LAKES FL	33016
32-2022-041-1630	SHIRLEY B JOHNSON	14253 NW 83 PL	MIAMI LAKES	33016-5721	14253 NW 83 PL	MIAMI FL	33016-5721

32-2022-041-0520	SORAIDA M FERREL	8342 NW 142 ST	MIAMI LAKES	33016-5711	8342 NW 142 ST	MIAMI LAKES FL	33016-5711
32-2022-041-1490	STACEY SLEEM-MULLINEX &	8349 NW 142 ST	MIAMI LAKES	33016-5729	14431 GLENCAIRN RD	MIAMI LAKES FL	33016
32-2022-041-1520	STUART M FLEITMAN	14244 NW 83 PL	MIAMI LAKES	33016-5720	14244 NW 83 PL	MIAMI LAKES FL	33016-5720
32-2022-041-0370	TANYA E ARGIBAY &	14271 NW 83 AVE	MIAMI LAKES	33016-5715	14271 NW 83 AVE	MIAMI LAKES FL	33016-5715
32-2022-041-1650	TERESA S FERRYROS	8325 NW 142 ST	MIAMI LAKES	33016-5730	8325 NW 142 ST	HIALEAH FL	33016-5730
32-2022-040-0020	TGC LL8 LLC	14001 NW 82 AVE	MIAMI LAKES	33016-0000	6843 MAIN ST	MIAMI LAKES FL	33015
32-2022-041-2140	THE ANCHORAGE AT MIAMI LAKES	Not Available	MIAMI LAKES	33016-0000	14160 PALMETTO FRONTAGE ROAD	MIAMI FL	33016
32-2022-041-0430	TIRZA VENTURES LLC	14211 NW 83 AVE	MIAMI LAKES	33016-5712	PO BOX 820	HALLANDALE FL	33008
32-2022-041-1550	VICTOR CASTRO &W ELIZABETH C	14302 NW 83 PL	MIAMI LAKES	33016-5720	14302 NW 83 PL	MIAMI LAKES FL	33016-5720
32-2022-041-1750	YORDAN VARGAS	8327 NW 143 ST	MIAMI LAKES	33016-5733	8327 NW 143 ST	MIAMI LAKES FL	33016

