



Planning, Zoning, and Code Compliance Department

SITE PLAN APPLICATION

File # PHSP 2017-0732

Date of Pre-application meeting _____

Date Received 12/22/17

1. NAME OF APPLICANT The Graham Companies *All property owners/lessees must participate as Applicant(s) or designate a representative to participate on their behalf.*

- 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) 821-1130 Other (305) 321-1052

E-Mail: mike.martinez@grahamcos.com Mobile #: (305) 321-1052

2. NAME OF PROPERTY OWNER The Graham Companies

Mailing Address 6843 Main Street

City Miami Lakes State FL ZIP 33014

Tel. # (during working hours) (305) 821-1130 Other (305) 321-1052

3. CONTACT PERSON Mike Martinez

Mailing Address 6843 Main Street

City Miami Lakes State FL ZIP 33014

Tel. # (during working hours) (305) 821-1130 Other (305) 321-1052

E-Mail: mike.martinez@grahamcos.com Mobile #: (305) 321-1052

6601 Main Street • Miami Lakes, Florida, 33014

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

Website: www.miamilakes-fl.gov



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

5. Address or location of property: Vacant land parcel on southern tip of Graham Dairy Lake, north of intersection of Commercy Way and 82nd Ave.

6. Size of property: _____ × _____ Acres 7.84

7. Date subject property ☒ acquired or ☐ leased _____ day of 80+ years ago

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.")

See attached

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. Is site plan approval being requested as a result of a violation notice? ☐ Yes ☒ No

If yes, give name to whom violation notice was served _____

Nature of violation _____

12. Please describe proposed improvements in detail (include additional sheets if necessary):

179 apartments, 17,350 square feet of retail/office space. Proposed project consists of three

4-story buildings.

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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

NAME AND ADDRESS: <u>See attached</u>	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
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust, or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries, or partners. [Note: Where principal officers, stockholders, beneficiaries, or partners consist of other corporation, trusts, partnerships, or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests.]

NAME OF PURCHASER: _____

NAME, ADDRESS, AND OFFICE (if applicable): _____	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

Signature: _____
(Applicant)

Sworn to and subscribed before me this _____ day of _____. Affiant
is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires _____

* Disclosure shall not be required of: (1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or (2) pension funds or pension trusts or more than five thousand (5,000) ownership interests; or (3) any entity where ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five percent (5%) of the ownership interest in the partnership, corporation, or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interests which exceed five percent (5%) of the ownership interests in the partnership, corporation, or trust.

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Legal Description of Application Property

A PORTION OF TRACTS 3, 4 AND 5 IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND A PORTION OF TRACTS 15, 16 AND 17 IN THE SOUTHEAST $\frac{1}{4}$ 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 30.0 FEET; (SAID LAST THREE COURSES BEING ALONG THE NORTH RIGHT-OF-WAY 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.

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

Contiguous Property – Legal Description

MIAMI LAKES LAKESIDE CORP CENTER

PB 150-96 T-19767

TR A & B

LOT SIZE 12.99 AC M/L

FAU 30-2022-001-0830 & 0840

OR 12566-1125 0685 4

F/A/U 30-2022-042-0010

THE GRAHAM COMPANIES STOCKHOLDERS
As of 09/22/2017

	A		B		TOTAL	
	SHARES	%	SHARES	%	SHARES	%
WILLIAM A GRAHAM FAMILY						
CGW & EGM, Co-Tees, fbo Marital Trust, dtd 3/25/94	26,026.1000	18.92	34,922.2000	3.82	60,948.3000	5.8011
Patricia C. Graham, beneficiary						
CGW & EGM, Co-Taess of the PATRICIA C GRAHAM Rev Trust u/d/t dtd 3/25/94	-	-	84,926.9247	9.30	84,926.9247	8.0835
Patricia C. Graham, beneficiary						
GRAHAM-WYLLIE Family Trust Agreement	-	-	9,467.9092	1.04	9,467.9092	0.9012
Carol G. Wyllie, beneficiary						
Stuart S. Wyllie, beneficiary						
Laura E. Wyllie, beneficiary						
Philip S. Wyllie, beneficiary						
CAROL G. WYLLIE	24.7600	0.02	123.7332	0.01	148.4932	0.0141
STUART S. WYLLIE	-	-	139.9363	0.02	139.9363	0.0133
CAROL G. WYLLIE 2012 Family Trust Agreement	9,000.0000	6.54	38,810.8200	4.25	47,810.8200	4.5507
Stuart S. Wyllie, beneficiary						
Laura E. Wyllie, beneficiary						
Philip S. Wyllie, beneficiary						
STUART WYLLIE 2012 Family Trust Agreement	5,295.7600	3.85	12,369.0000	1.35	17,664.7600	1.6814
Carol G. Wyllie, beneficiary						
Laura E. Wyllie, beneficiary						
Philip S. Wyllie, beneficiary						
LAURA E. WYLLIE	-	-	11,739.7600	1.29	11,739.7600	1.1174
EGM, Tee, LAURA E. WYLLIE TR u/a/d 8/4/93	815.2200	0.59	4,147.3773	0.45	4,962.5973	0.4723
Laura E. Wyllie, beneficiary						
PHILIP S. WYLLIE	-	-	4,805.9700	0.53	4,805.9700	0.4574
EGM, Tee, PHILIP S. WYLLIE TR u/a/d 8/4/93	815.2200	0.59	11,081.1673	1.21	11,896.3873	1.1323
Philip S. Wyllie, beneficiary						
CYNTHIA G. GORDON	6,815.0000	4.95	25,025.1760	2.74	31,840.1760	3.0306
BENJAMIN C. GORDON	4,341.0000	3.15	4,921.9725	0.54	9,262.9725	0.8817
KATHLEEN P. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1564
CGG, As Custodian for KATHLEEN GORDON u/Co Unif Tfrs	1,902.1700	1.38	5,533.4279	0.61	7,435.5979	0.7077
Kathleen P. Gordon, beneficiary						
CGW tee, Gordon Family Irrev Trust fbo KATHLEEN P GORDON, dtd 12/19/12	-	-	4,733.9496	0.52	4,733.9496	0.4506
Kathleen P. Gordon, beneficiary						
LEE W. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1564
CGG, Tee, LEE W. GORDON TR u/a/d 10/16/92	543.4800	0.39	9,379.4279	1.03	9,922.9079	0.9445
Lee W. Gordon, beneficiary						
CGW, tee Gordon Family Irrev Trust fbo LEE W GORDON, dtd 12/19/12	-	-	4,733.9496	0.52	4,733.9496	0.4506
Lee W. Gordon, beneficiary						
GRAHAM-MARTINEZ Family Trust Agreement	-	-	12,787.2284	1.40	12,787.2284	1.2171
Elizabeth G. Martinez, beneficiary						
Luis O. Martinez, beneficiary						
Daniel L. Martinez, beneficiary						
Alison J. Martinez, beneficiary						
Michael A. Martinez, beneficiary						
Kathryn N. Martinez, beneficiary						
ELIZABETH G MARTINEZ	-	-	92.3372	0.01	92.3372	0.0088
LUIS O. MARTINEZ	-	-	61.6605	0.01	61.6605	0.0059
ELIZABETH G. MARTINEZ 2012 Family Trust Agreement	6,485.9700	4.71	44,876.9200	4.92	51,362.8900	4.8888
Luis O. Martinez, beneficiary						
Daniel L. Martinez, beneficiary						
Alison J. Martinez, beneficiary						
Michael A. Martinez, beneficiary						
Kathryn N. Martinez, beneficiary						
LUIS O. MARTINEZ Family Trust	4,341.0000	3.15	8,717.3121	0.95	13,058.3121	1.2429
Elizabeth G. Martinez, beneficiary						
Daniel L. Martinez, beneficiary						
Alison J. Martinez, beneficiary						
Michael A. Martinez, beneficiary						
Kathryn N. Martinez, beneficiary						
DANIEL L. MARTINEZ	-	-	5,629.9057	0.62	5,629.9057	0.5359
CGW, Tee, DANIEL L. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,415.4516	0.70	8,288.6116	0.7889
Daniel L. Martinez, beneficiary						
ALISON J. MARTINEZ	-	-	5,402.1857	0.59	5,402.1857	0.5142
CGW, Tee, ALISON J. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,643.1715	0.73	8,516.3315	0.8106
Alison J. Martinez, beneficiary						
MICHAEL A. MARTINEZ	-	-	1,643.3800	0.18	1,643.3800	0.1564
CGW, Tee, MICHAEL A. MARTINEZ TR u/a/d 12/30/93	688.8350	0.50	12,349.4279	1.35	13,038.2629	1.2410
Michael A. Martinez, beneficiary						
KATHRYN N. MARTINEZ	-	-	1,643.3800	0.18	1,643.3800	0.1564
CGW, Tee, KATHRYN N. MARTINEZ TR u/a/d 12/30/93	688.8350	0.50	12,349.4279	1.35	13,038.2629	1.2410
Kathryn N. Martinez, beneficiary						
JOAN G. GRAHAM	220.0000	0.16	1,565.0000	0.17	1,785.0000	0.1699
ANDREA L. GRAHAM	1,630.4300	1.18	13,787.2683	1.51	15,417.6983	1.4675
AG RECHICHI, tee of Trust fbo ANDREA G RECHICHI ctd u/A VIII of WEG Tst '99	3,407.5000	2.48	14,959.5132	1.64	18,367.0132	1.7482
Andrea L. Graham, beneficiary						
AL Graham, tee of Trust fbo ANDREA L Graham Trust ctd u/A III of WEG Tst '01	-	-	1,507.0000	0.17	1,507.0000	0.1434
Andrea L. Graham, beneficiary						
RECHICHI CHILDREN'S TRUST, fbo William M. Rechichi	-	-	454.9974	0.05	454.9974	0.0433
William M. Rechichi, beneficiary						
KRISTOPHER E. GRAHAM	-	-	11,216.8883	1.23	11,216.8883	1.0676
KE GRAHAM, tee of Trust fbo KRISTOPHER E GRAHAM ctd u/A VIII of WEG Tst '99	3,407.5000	2.48	14,953.0828	1.64	18,360.5828	1.7476
Kristopher E. Graham, beneficiary						
CDY, tee, SANDRA G Younts Family Trust, fbo CHARLETON D Younts, dtd 3/3/2010	-	-	2,047.8000	0.22	2,047.8000	0.1949
Charleton D. Younts, beneficiary						
	80,195.1000	58.28	449,252.8000	49.20	529,447.9000	50.3936

D. ROBERT GRAHAM FAMILY

D. ROBERT GRAHAM REVOC LIV TR 9/1/2000	28,718.5000	20.87	12,495.0632	1.37	41,213.5632	3.9228
Daniel R. Graham, beneficiary						
ADELE K. GRAHAM REVOC LIV TR 9/1/2000	-	-	9,400.0000	1.03	9,400.0000	0.8947
Adele K. Graham, beneficiary						
GWENDOLYN GRAHAM PUBLIC SERVICE TRUST, E. Feathers Tee	950.0000	0.69	46,297.3557	5.07	47,247.3557	4.4971
Gwendolyn Graham, beneficiary						
EDWIN FEATHERS, Tee, MARK E. LOGAN TR	-	-	1,028.0710	0.11	1,028.0710	0.0979
Mark E. Logan, beneficiary						
EDWIN FEATHERS, Tee, SARAH G. LOGAN TR	-	-	1,028.0713	0.11	1,028.0713	0.0979
Sarah G. Logan, beneficiary						
EDWIN FEATHERS, Tee, TIMOTHY G. LOGAN TR	-	-	1,028.0710	0.11	1,028.0710	0.0979
Timothy G. Logan, beneficiary						
GLYNN G. McCULLOUGH	799.0000	0.58	35,203.2165	3.86	36,002.2165	3.4267
WILLIAM B. McCULLOUGH	-	-	2,365.4779	0.26	2,365.4779	0.2251
McCULLOUGH Family Trust fbo MELISSA G. McCULLOUGH	-	-	1,005.3218	0.11	1,005.3218	0.0957
Melissa G. McCullough, beneficiary						
McCULLOUGH Family Trust fbo WILLIAM G. McCULLOUGH	-	-	1,005.3218	0.11	1,005.3218	0.0957
William G. McCullough, beneficiary						
McCULLOUGH Family Trust fbo CAROLINE A. McCULLOUGH	-	-	1,005.3215	0.11	1,005.3215	0.0957
Caroline A. McCullough, beneficiary						
ARVA G. GIBSON	950.0000	0.69	38,846.6000	4.25	39,796.6000	3.7879
THOMAS C. GIBSON	-	-	832.0000	0.09	832.0000	0.0792
THOMAS C. GIBSON, Tee, Gift Trust KENDALL C. GIBSON	-	-	1,879.7098	0.21	1,879.7098	0.1789
Kendall C. Gibson, beneficiary						
THOMAS C. GIBSON, Tee, Gift Trust ANSLEY S. GIBSON	-	-	1,879.7096	0.21	1,879.7096	0.1789
Ansley S. Gibson, beneficiary						
THOMAS C. GIBSON, Tee, Gift Trust ADELE E. GIBSON	-	-	1,879.7099	0.21	1,879.7099	0.1789
Adele E. Gibson, beneficiary						
KENDALL G. ELIAS	950.0000	0.69	46,842.6010	5.13	47,792.6010	4.5490
L. ROBERT ELIAS III	-	-	6,013.7604	0.66	6,013.7604	0.5724
L. ROBERT ELIAS III, tee, Peyton Elias Trust und Elias Children's Trust	-	-	1,268.3088	0.14	1,268.3088	0.1207
Peyton Elias, beneficiary						
L. ROBERT ELIAS III, tee, Lewis R Elias Trust und Elias Children's Trust	-	-	1,268.3088	0.14	1,268.3088	0.1207
Lewis R. Elias, beneficiary						
	32,367.5000	23.52	212,572.0000	23.28	244,939.5000	23.3137

PHILIP L. GRAHAM FAMILY

DONALD E. GRAHAM	7,222.3000	5.25	75,458.3000	8.26	82,680.6000	7.8697
WILLIAM W. GRAHAM, Tee, WWG 1969 Revoc Trust	8,472.2000	6.16	86,708.3000	9.50	95,180.5000	9.0594
William G. Graham, beneficiary						
STEPHEN M. GRAHAM	2,222.2000	1.62	30,458.4000	3.34	32,680.6000	3.1106
	17,916.7000	13.02	192,625.0000	21.10	210,541.7000	20.0397

MARY GRAHAM CROW FAMILY

PHILIP G. CROW	-	-	3,251.7000	0.36	3,251.7000	0.3095
MARY YORK BEHNCKE	-	-	2,790.0000	0.31	2,790.0000	0.2656
	-	-	6,041.7000	0.66	6,041.7000	0.5751

FREDERICK S. BEEBE FAMILY

WALTER H. BEEBE	751.0000	0.55	13,999.0000	1.53	14,750.0000	1.4039
MICHAEL BEEBE	596.0000	0.43	6,170.0000	0.68	6,766.0000	0.6440
	1,347.0000	0.98	20,169.0000	2.21	21,516.0000	2.0479

GERALD E. TOMS FAMILY

THOMAS N. TOMS II	1,456.0000	1.06	9,949.8000	1.09	11,405.8000	1.0856
LOUIS B. TOMS	1,419.7000	1.03	9,733.3000	1.07	11,153.0000	1.0616
REVOCABLE TRUST AGREEMENT OF ELIZABETH BRINEGAR	1,413.0000	1.03	4,878.3000	0.53	6,291.3000	0.5988
Elizabeth Brinegar, beneficiary						
MARGARET TOMS REVOCABLE TRUST	1,479.0000	1.07	5,309.7000	0.58	6,788.7000	0.6462
Margaret L. Toms, beneficiary	5,767.7000	4.19	29,871.1000	3.27	35,638.8000	3.3922
ANDRE L. TEIXEIRA REV LIVING TRUST	-	-	2,500.0000	0.27	2,500.0000	0.2380
Andre L. Teixeira, beneficiary						
Michaela M. Teixeira, beneficiary						

TOTAL SHARES OUTSTANDING	137,594.0000	100.00	913,031.6000	100.00	1,050,625.6000	100.0000
TREASURY STOCK	91,877.1000		1,154,697.3000		1,246,574.4000	
TOTAL SHARES ISSUED	229,471.1000		2,067,728.9000		2,297,200.0000	

South Point Mixed Use Project
Trip Generation Comparison
Vested Trips Less Proposed Trips

Trip generation calculations have been provided for the +7.83-acre site formerly known as TGC Lakeside II (plat name for the site is TGC Lakeside) and which is now known as the South Point Mixed Use Project.

Pursuant to the Vested Rights Development Order No. MVR-2-00, this property is vested for 192,277 square feet of BU2 Zoning. The Applicant has proposed to develop this site with 17,350 square feet of Office/Retail Use and 179 Apartments. Trip Generation calculations have been provided to quantify (and compare) the trip impacts for the 192,277 SF of vested office use - with the trips anticipated for the proposed mixed-use program consisting of 17,350 SF of office use and 179 Apartments.

The trip generation comparison has been provided for the Daily, AM Peak Hour and PM Peak Hour timeframes using the trip generation rates and equations from the ITE Trip Generation Manual as documented in the attached table. The trip generation calculations quantify and compare the vested Daily, AM Peak Hour and PM Peak Hour trips with the proposed mixed-use program as outlined below.

The Vested Trips equate to the following:

- 2,158 Daily Trips
- 323 AM Trips
- 294 PM Trips

The Trips for the Proposed Use equate to the following:

- 1,155 Gross Daily Trips
- 138 Gross AM Trips
- 214 Gross PM Trips

The Estimated Trip Reduction equates to the following:

- 603 Gross Daily Trip Reduction
- 185 Gross AM Trip Reduction
- 80 Gross PM Trip Reduction

Cathy Sweetapple, AICP
Cathy Sweetapple & Associates



Miami Lakes - South Pointe Mixed Use Project - Trip Generation Comparison - [Vested Trips - Less Proposed Trips]									
VESTED LAND USE	VESTED UNITS	ITE LUC	ITE 9TH EDITION	TOTAL TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	Overall Trip Rate
VESTED OFFICE - Daily	192,277 SQ. FT.	710	$\ln(T) = 0.76 \ln(X) + 3.68$	2,158	50%	1,079	50%	1,079	11.22
VESTED OFFICE - AM PK HR	192,277 SQ. FT.	710	$\ln(T) = 0.80 \ln(X) + 1.57$	323	88%	284	12%	39	1.68
VESTED OFFICE - PM PK HR	192,277 SQ. FT.	710	$(T) = 1.12 (X) + 78.45$	294	17%	50	83%	244	1.53
PROPOSED LAND USE	UNITS	ITE LUC	ITE 9TH EDITION	DAILY TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	Overall Trip Rate
OFFICE	17,350 SQ. FT.	710	$\ln(T) = 0.76 \ln(X) + 3.68$	347	50%	174	50%	173	20.00
APARTMENTS	179 DU	220	$T = 6.06 (X) + 123.56$	1,208	50%	604	50%	604	6.75
DAILY TRIPS FOR PROPOSED USES				1,555	50%	778	50%	777	
DAILY TRIP REDUCTION = [VESTED USE AND TRIPS - PROPOSED USE AND TRIPS]				603		301		302	
LAND USE	UNITS	ITE LUC	ITE 9TH EDITION	AM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	Overall Trip Rate
OFFICE	17,350 SQ. FT.	710	$\ln(T) = 0.80 \ln(X) + 1.57$	47	88%	41	12%	6	2.71
APARTMENTS	179 DU	220	$T = 0.49 (X) + 3.73$	91	20%	18	80%	73	0.51
GROSS AM PEAK HOUR DRIVEWAY TRIPS				138	43%	59	57%	79	
AM TRIP REDUCTION = [VESTED USE AND TRIPS - PROPOSED USE AND TRIPS]				185					
LAND USE	UNITS	ITE LUC	ITE 9TH EDITION	PM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	RATE
OFFICE	17,350 SQ. FT.	710	$(T) = 1.12 (X) + 78.45$	98	17%	17	83%	81	5.64
APARTMENTS	179 DU	220	$T = 0.55 (X) + 17.65$	116	65%	75	35%	41	0.65
GROSS PM PEAK HOUR DRIVEWAY TRIPS				214	43%	92	57%	122	
PM TRIP REDUCTION = [VESTED USE AND TRIPS - PROPOSED USE AND TRIPS]				80					

Table 3

Cathy Sweetapple & Associates

South Pointe Mixed Use Project
Trip Generation Comparison
Vested Use vs Proposed Use

The Graham Companies



Town of Miami Lakes
PLANNING ZONING AND CODE COMPLIANCE
6601 Main Street
Miami Lakes, FL 33014
(305) 364-6100

11:06 am

RECEIPT
Receipt No: R17722

Case No: **PHSP2017-0732**

Receipt Date: **12/26/2017**

Project Type: **PUBLIC HEARING SITE PLAN**

Paid By: **THE GRAHAM COMPANIES**

Project Subtype:

Pay Method: **CHECK**

No.: **158000**

Folio No: **3220220010520**

Collected By: **MELBA SANCHEZ**

Site Address: , **MIAMI LAKES, FL 33016**

Applicant Information

THE GRAHAM COMPANIES
6843 MAIN ST
MIAMI LAKES,, FL 33014-2048

Main Contact

MIKE MARTINEZ
6843 MAIN ST
MIAMI LAKES, FL 33014

Owner Information

THE GRAHAM COMPANIES
6843 MAIN ST
MIAMI LAKES,, FL 33014-2048

Description:

APARTMENTS/RETAIL STORE

Fee

Amount Paid

ASPR- NON-RES PH, COST RECOVERY

\$3,500.00

THE FACE OF THIS CHECK IS PRINTED BLUE - THE BACK CONTAINS A SIMULATED WATERMARK



Graham Companies
6843 Main Street
Miami Lakes, FL 33014-2048

BankUnited
7765 NW 148 Street
Miami Lakes, FL 33016
63-9059/2670

158000

12/18/2017

\$3,500.00***

****** THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS**

Pay to the Order Of:

Town Of Miami Lakes
6601 Main Street Suite 101
Miami Lakes, FL 33014

Void After 90 Days/Two Signatures Required If Over \$50,000





⑈ 158000 ⑈ ⑆ 267090594 ⑆ 0659903628 ⑈

Total Amount Paid

\$3,500.00

www.miamilakes-fl.gov

**GRAHAM COMMERCIAL**

6843 Main Street • Miami Lakes, Florida 33014-2048
305/821-1130 • 557-0313(FAX)

LETTER OF TRANSMITTALDATE: 12/22/2017

TO:

Town of Miami Lakes
6601 Main Street
Miami Lakes, FL 33014

ATTENTION: Darby Delsalle, AICP
Director, Planning DepartmentRE: Site Plan Application
South Pointe Mixed Use ProjectJOB NO. 3257**WE ARE SENDING YOU:**

- | | | | |
|----------------------------------------------|---------------------------------------|--------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Mailed | <input type="checkbox"/> Faxed | <input type="checkbox"/> Hand Delivered |
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Specifications |

COPIES	DATE	NO.	DESCRIPTION
1	12/14/17	1	Full Size Set of Drawings , signed and sealed
1	12/14/17	2	1/2 Size Set of Drawings
1	12/14/17	3	Disk with PDF files of the Site Plan Application Drawings
1	12/18/17	4	Check for Application Fee
1		5	Site Plan Application
1		6	Trip Generation Statement

THESE ARE TRANSMITTED as checked below:

- | | | |
|--------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> For Approval & Execution | <input type="checkbox"/> Approved as Submitted | <input type="checkbox"/> Resubmit Copies for Approval |
| <input type="checkbox"/> For Your Use | <input type="checkbox"/> Approved as Noted | <input type="checkbox"/> Submit Copies for Distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return Corrected Prints |
| <input type="checkbox"/> For Review & Comment | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS

Attached is the Site Plan Application and related documents for a mixed use development on Commerce Way at the intersection of 82nd Ave (property formerly know as Lakesdie II). Please note that any reference to "Retail" spaces within the mixed use area should be should be considered as "Commercial" spaces. This title will be changed on the first resubmittal.

COPY TO File 3257-Site Plan Application

SIGNED: _____

Steve Williams, VP of Construction