



## Town of Miami Lakes Memorandum

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**To:** Honorable Mayor and Town Council

**From:** Alex Rey, Town Manager

**Subject:** PLAT2016-0006 Senior Village Preliminary Plat

**Date:** December 6, 2016

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### 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 "Governors Square Senior Community" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of six (6) sheets and stamped as received by the Town on 11-1-2016.
2. The application for the rezoning of Tract A from IU-C to RM-36 must be heard and approved by the Town Council prior to final plat approval.
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. 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.
5. 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.
6. 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:**

**Staff Analysis and Recommendation**

**Resolution**

**Exhibit A: Proposed Preliminary Plat**

**Opinion of Title**

**Backup Materials**



Department of Planning, Zoning and Code Compliance  
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## Staff Analysis and Recommendation

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**To:** Honorable Mayor and Members of the Town Council

**From:** Alex Rey, Town Manager

**Subject:** **HEARING NUMBER:** PLAT2016-0006  
**APPLICANT:** TGC Senior, LLC  
**FOLIO:** 32-2022-008-0013; 32-2022-001-0220; 32-2022-001-0230  
**LOCATION:** West of Commerce Way and the intersection of NW 146 St  
**ZONING DISTRICT:** IU-C Industrial District Conditional  
**FUTURE LAND USE:** Industrial and Office (IO)

**Date:** December 6, 2016

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### REQUEST

In accordance with Subsection 13-308(f)(2) of the Town of Miami Lakes Land Development Code (the "LDC"), TGC Senior, LLC (the "Applicant") is requesting preliminary plat approval for the subject property located on the West side of Commerce Way at the intersection with NW 146<sup>th</sup> street in order to replat portions of existing tracts and create a new subdivision with various tracts of land as follows:

- Tract A: 9.445 Acres – Proposed:  
A) 220 units multifamily apartments (Senior age-restricted living facility)  
B) 8,000 sf private recreation building
- Tract B: 1.297 Acres - Community Center 8000 sf
- Tract C: 4.164 Acres - Health services/ Assisted Living Facility  
A) Assisted Living Facility 100 Beds  
B) Skilled Nursing Facility 80 Beds
- Tract D: 4.308 Acres - Lake area – No proposed development.

### **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 "Governors Square Senior Community" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of six (6) sheets and stamped as received by the Town on 11-1-2016.
2. The application for the rezoning of Tract A from IU-C to RM-36 must be heard and approved by the Town Council prior to final plat approval.
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. 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.
5. 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.
6. 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)**

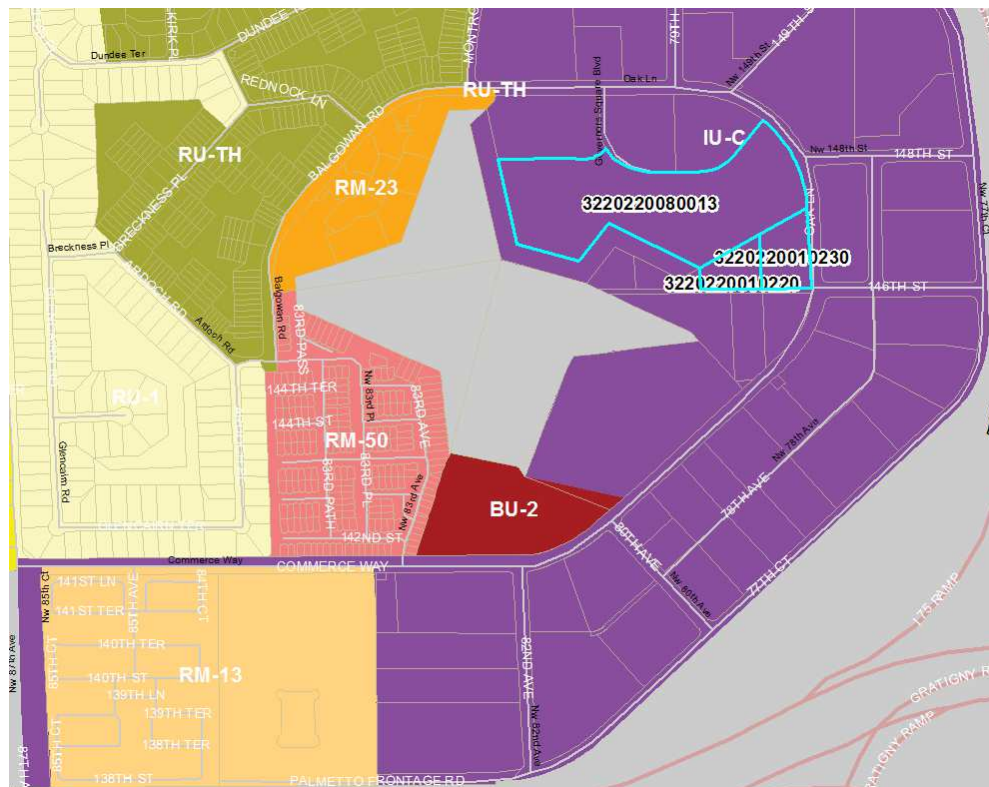
### **Subject Property:**

The subject property is a portion of a larger parcel located on the West side of Commerce Way and South side of Governor's Blvd, which is currently vacant and used as agricultural. The existing property is 14.62 Acres of vacant land with 1.23 Acres of submerged land. It is currently zoned IU-C, and the future land use is Industrial and Office.

### **Surrounding Property:**

	<b>Land Use Designation</b>	<b>Zoning District</b>
<b>North:</b>	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
<b>South:</b>	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
<b>East:</b>	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
<b>Southeast:</b>	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
<b>West:</b>	LOW MEDIUM DENSITY RESIDENTIAL	RM-23 low medium residential district

# Subject Property Location Map:



## **SUMMARY OF PROPOSAL AND STAFF ANALYSIS**

### **Summary**

The Applicant is requesting preliminary plat approval in order create a plat with four tracts of land as follows:

**Tract A:** is proposed as an irregular-shaped 9.445 Acre plat with a 104.76' frontage onto Commerce Way. The property, as platted, is intended to be rezoned from existing IU-C zoning to RM-23, in order to accommodate a senior age-restricted multifamily residential community. The rezoning application has not been received by staff as of the date of this hearing. The senior living community is intended to contain:

- C) 220 units multifamily apartments (Senior age-restricted living facility)
- D) 8,000 sf private recreation building

**Tract B:** is proposed as a 1.297 Acre plat with a 161.48' frontage onto Commerce Ave, a depth of 265' on the North Property Line and of 351.56 on the South Property Line. This tract, as platted, is intended to be improved with a Community Center to be operated by the Town.

**Tract C:** is proposed as a 4.164 Acre plat with a 461.10' frontage onto Commerce Way and depth of 748.47'. This tract, as platted, is intended to be improved with an assisted living facility of 100 beds and a skilled nursing facility of 80 Beds.

**Tract D:** 4.308 Acres - Lake area – No proposed development.

In addition, a 20' Right of Way easement recorded on P.B. 2, pg 68 is proposed to be vacated.

An additional plat application, PLAT2016-0005, to plat the remainder of the property, is also scheduled to be heard by the Town Council at the same meeting as this plat application.

### **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 not appropriate for the development that would be facilitated by this preliminary plat application, as it does not meet all requirements of the LDC at the time of this



hearing, and does not have the appropriate Comprehensive Plan designation and is not zoned appropriately for the proposed use.

The Applicant has indicated an intention to rezone Tract A from the existing IU-C to RM-36. In order for the plat and the proposed uses to comply with the Town LDC, this application must be heard and approved by Town Council.

## **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 senior age-restricted living facility, community center, and assisted living facility with medical center, as well as increased value of the subject sites, and thus greater tax revenue and economic activity generated by additional residents and medical office workers and visitors. Additionally, the new community center would attract participants from other areas of the Town, increasing economic activity west of the Palmetto Expressway.

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

Of the proposed tracts of land, tracts B, C, and D are appropriate for the use, the existing IU-C zoning, and the proposed uses, and are consistent with similar buildings and properties in the immediately surrounding neighborhood. However, in order for Tract A to be appropriate for a senior age restricted living facility, an application to rezone the tract from the existing IU-C to RM-36 must be heard and approved by Town Council.

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

- |                                |   |
|--------------------------------|---|
| • 8100 Oak Lane, -             | 4-story office building with surface parking. |
| • 8000 Governors Square Blvd - | 4-story office building with surface parking. |
| • 7900 Oak Lane -              | 4-story office building with surface parking. |
| • 14817 Oak Lane -             | 1-story office building with surface parking. |
| • 7801 NW 78 <sup>th</sup> Ave | 1-story office building with surface parking. |
| • 14304 Commerce Way           | 1-story office building with surface parking  |
| • 14837 Balgowan Rd            | 2- story multifamily residential.             |

## **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 would be met. The proposed development will be consistent with and similar to the existing surrounding neighborhood, with the exception of Tract A, which will require that an application to rezone the tract from the existing IU-C to RM-23 be heard and approved by Town Council.



## **7. Existing and future development patterns.**

The proposed subdivision of land will allow consistency with the land's future land use and zoning designations as far as Tracts B, C, and D. As previously stated, Tract A will require that an application to rezone the tract from the existing IU-C to RM-36 be heard and approved by Town Council. The adjacent commercially designated land is the most likely to be impacted by the development pattern established via this plat, which is itself driven for approval by the site plan review. 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 146<sup>th</sup> Street. Immediately to the west of the subject property is Graham Dairy Lake, which blocks connection with any roadways further west, an area which in any case is fully developed and does not offer any readily available connection opportunities, 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 IU-C Zoning District, with the exception of Tract A which will require an application to rezone the tract from the existing IU-C to RM-36 to be heard and approved by Town Council. Aspects of the proposed preliminary plat that do not comply with the existing IU-C zoning include that the intended uses indicated on the preliminary plat for Tract A (multifamily residential) are not permitted in the IU-C district, and that proposed Tract A does not meet the minimum lot frontage requirement (125 feet) of the district on a street. Assuming a rezoning of Tract A to RM-23 is achieved, these aspects of the preliminary plat would be in compliance with the LDC. Staff has addressed the need for the intended rezoning via recommended conditions, which essentially ensure that the final plat will not be approved unless this rezoning occurs.

Though at first glance it appears that the application does not meet the requirements of Section 13-726, which states that "No application for zoning of a tract of land for IU-C or for the platting thereof shall be permitted unless such tract consist of at least ten acres of land ..." and provides a minimum frontage and depth for a "Tract" at 330 feet for each, Staff has determined that this is not the applicable requirement, for the following reasons: at Section 13-738 (which, like Section 13-726, is part of the IU-C zoning district) the Code states that "Multiple industrial uses, and platting into lots in the form of industrial park development, or waiver of plat to subdivide into lots where such tract has been platted, shall be permitted on the minimum tract described herein, subject to compliance with all applicable requirements of this chapter, and except that such lots shall have a minimum frontage of 125 feet, and a minimum depth of 150 feet." This suggests that the 10 acre minimum size and 330 feet minimum dimensions applies only to applications for new IU-C zoning or for the original platting of land for IU-C uses, and that the 125 foot minimum frontage and 150 foot minimum depth applies where a new lot configuration is requested within a larger IU-C area, particularly in the case of a replat as opposed to an original plat, both of which are the case with this application. Further support for this position is given by the approval of several plats creating smaller lot sizes than the subject application since the Town's incorporation and where IU-C zoning was in place at the time (and the same requirements were in effect), including instances where Miami-Dade County staff was serving as Town zoning staff in the years immediately after incorporation. One such plat is the Storsafe at Miami Lakes plat (PB 162, PG 14), where tract sizes of 1.46 acres and 1.00 acres were created, and where the 125 foot minimum frontage and 150 foot minimum depth per Section 13-738 were met, but the larger dimensional requirements of Section 13-726 were not.

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 industrial and office (IO) future land use designation assigned this site by the Town's Comprehensive Plan. 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 146<sup>th</sup> Street, 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.

**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.

**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 "Governors Square Senior Community" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of six (6) sheets and stamped as received by the Town on 11-1-2016.
2. The application for the rezoning of Tract A from IU-C to RM-36 must be heard and approved by the Town Council prior to final plat approval.
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. 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.
5. 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.
6. 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.

**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 “GOVERNORS SQUARE SENIOR COMMUNITY” SUBMITTED FOR PROPERTY LOCATED ON THE WEST SIDE OF OAK LANE ACROSS FROM THE INTERSECTION OF NW 146<sup>TH</sup> STREET, MIAMI LAKES, FLORIDA, IN THE IU-C 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 Senior, 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 on the west side of Oak Lane across from the intersection of NW 146<sup>th</sup> Street, including Miami-Dade Tax Folio Nos. 32-2022-001-0220, 32-2022-001-0230 and a portion of 32-2022-008-0013 (“Property”), as legally described in **Exhibit “B”**, and containing approximately 4.308 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 “Governors Square Senior Community” as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of six (6) sheets and stamped as received by the Town on 11-1-2016.
2. The application for the rezoning of Tract A from IU-C to RM-36 must be heard and approved by the Town Council prior to final plat approval.
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. 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.
5. 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.
6. 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 TRACT "A", ACCORDING TO THE PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE", AS RECORDED IN PLAT BOOK 125 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACTS 20, 21, 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST; ALSO TOGETHER WITH A PORTION OF TRACTS 10, 11, 12 AND 13 IN THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 52 SOUTH, RANGE 40 EAST; AND ALSO TOGETHER WITH THAT PORTION OF THAT CERTAIN UNNAMED RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED PARCEL, ACCORDING TO 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, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID TRACT "A", AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE"; THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL WAY (COMMERCE WAY), AS SHOWN ON THE PLAT OF "MIAMI LAKES INDUSTRIAL PARK SECTION NINE", AS RECORDED IN PLAT BOOK 117 AT PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 194.26 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 104.67 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 752.64 FEET AND A CENTRAL ANGLE OF 47 DEGREES 23 MINUTES 42 SECONDS FOR AN ARC DISTANCE OF 622.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47 DEGREES 30 MINUTES 43 SECONDS WEST FOR 121.45 FEET; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL WAY (COMMERCE WAY) AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES INDUSTRIAL PARK SECTION NINE" AND AS SHOWN ON THE PLAT OF "MIAMI LAKES INDUSTRIAL PARK SECTION TEN", AS RECORDED IN PLAT BOOK 118 AT PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 42 DEGREES 29 MINUTES 17 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF TRACT "A", AS SHOWN ON THE PLAT OF "MIAMI LAKES LAKESIDE CORPORATE CENTER", AS RECORDED IN PLAT BOOK 150 AT PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR

339.77 FEET; THENCE NORTH 44 DEGREES 42 MINUTES 10 SECONDS WEST FOR 62.17 FEET; THENCE NORTH 66 DEGREES 08 MINUTES 36 SECONDS WEST FOR 598.70 FEET; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE NORTHEASTERLY LINES OF TRACT "C", AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES LAKESIDE CORPORATE CENTER" ; THENCE NORTH 36 DEGREES 37 MINUTES 31 SECONDS EAST FOR 234.16 FEET; THENCE SOUTH 63 DEGREES 22 MINUTES 29 SECONDS EAST FOR 381.15 FEET; THENCE NORTH 60 DEGREES 34 MINUTES 32 SECONDS EAST FOR 120.55 FEET; SAID LAST DESCRIBED THREE COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY, SOUTHWESTERLY AND EASTERLY LINES, RESPECTIVELY, OF TRACT "B", AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE"; THENCE NORTH 63 DEGREES 22 MINUTES 29 SECONDS WEST FOR 532.38 FEET; THENCE SOUTH 36 DEGREES 37 MINUTES 31 SECONDS WEST FOR 248.05 FEET; THENCE NORTH 73 DEGREES 22 MINUTES 29 SECONDS WEST FOR 319.75 FEET; THENCE NORTH 11 DEGREES 52 MINUTES 29 SECONDS WEST FOR 455.41 FEET; SAID LAST DESCRIBED FOUR COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY, SOUTHEASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID TRACT "A", AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE"; THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST FOR 496.51 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE, SAID POINT BEARS NORTH 82 DEGREES 33 MINUTES 49 SECONDS WEST FROM THE RADIUS POINT OF FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 57.00 FEET AND A CENTRAL ANGLE OF 33 DEGREES 40 MINUTES 48 SECONDS FOR AN ARC DISTANCE OF 33.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 41 DEGREES 07 MINUTES 01 SECONDS EAST FOR 5.05 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS SOUTH 62 DEGREES 55 MINUTES 31 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 243.00 FEET AND A CENTRAL ANGLE OF 62 DEGREES 48 MINUTES 30 SECONDS FOR AN ARC DISTANCE OF 266.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST FOR 90.90 FEET; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE SOUTHERLY LIMITS OF A 58.00 FOOT WIDE INGRESS-EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 13809 AT PAGE 3459, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR 118.53 FEET; THENCE SOUTH 63 DEGREES 22 MINUTES 29 SECONDS EAST FOR 158.04 FEET; THENCE SOUTH 26 DEGREES 37

MINUTES 31 SECONDS WEST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 18.00 FEET; THENCE SOUTH 63 DEGREES 22 MINUTES 29 SECONDS EAST FOR 355.60 FEET; THENCE EAST FOR 307.37 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 23.53 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN PORTIONS OF THE NORTHEAST 1/4, THE NORTHWEST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.



- TENTATIVE PLAT -  
GOVERNORS SQUARE SENIOR COMMUNITY

A REPLAT OF A PORTION OF TRACT "A," "MIAMI LAKES OFFICE PARK SECTION ONE," PLAT BOOK 125 AT PAGE 56, TRACTS 20, 21, 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST; A PORTION OF TRACTS 10, 11, 12 AND 13, IN THE SOUTHEAST 1/4, "CHAMBERS LAND COMPANY SUBDIVISION", PLAT BOOK 2 AT PAGE 68, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING AND BEING IN OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:  
**Schwebke - Shishin & Associates, Inc.**  
LAND PLANNERS ENGINEERS & LAND SURVEYORS  
BUSINESS LICENSE No. LB # 87  
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288 DADE: (305)652-7010 FAX: (305)652-8284  
ORDER NO. 205880 SCALE: 1"= 30' JUNE 29, 2016

**LEGAL DESCRIPTION:**

A PORTION OF TRACT "A", ACCORDING TO THE PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE", AS RECORDED IN PLAT BOOK 125 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACTS 20, 21, 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST; ALSO TOGETHER WITH A PORTION OF TRACTS 10, 11, 12 AND 13 IN THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 52 SOUTH, RANGE 40 EAST; AND ALSO TOGETHER WITH THAT PORTION OF THAT CERTAIN UNNAMED RIGHT-OF-WAY LYING WITHIN THE FOLLOWING DESCRIBED PARCEL, ACCORDING TO 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, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**SURVEYOR'S NOTES:**

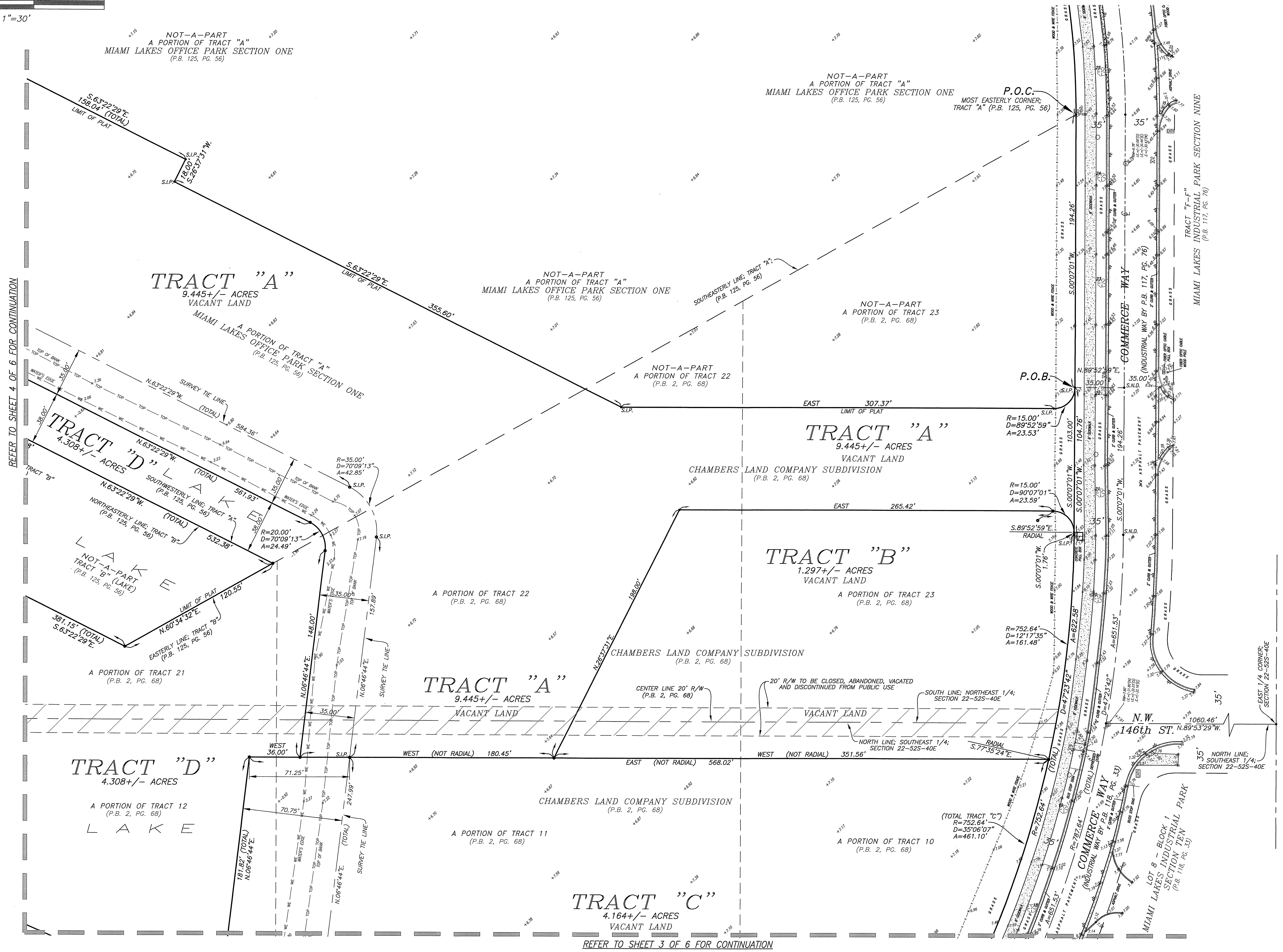
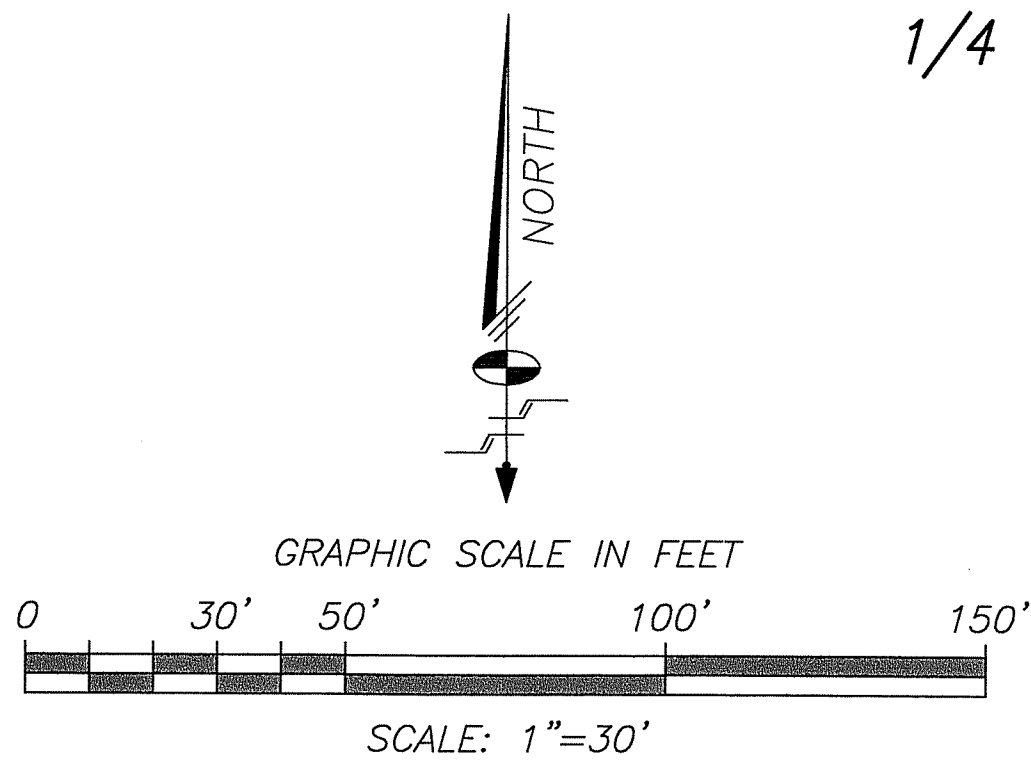
- THIS SKETCH REPRESENTS AN "ALTA/N.S.P.S. LAND TITLE SURVEY" WITH ELEVATIONS FOR "TENTATIVE PLAT" PURPOSES.
- THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
- THE ELEVATIONS SHOWN HEREON RELATE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND ARE EXPRESSED IN FEET.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, THE SURVEYOR HAS MADE NO ATTEMPT TO AS-BUILT ANY UNDERGROUND UTILITIES EITHER SERVICING OR APPURTENANT TO ANY OF THE UTILITY IMPROVEMENTS SERVING THE SUBJECT SITE (WATER, SEWER, DRAINAGE OR SITE LIGHTING).
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE WALL OR FENCE FOOTERS/FOUNDATIONS.
- THE DISTANCES SHOWN ALONG THE PROPERTY LINES HEREON ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 6) PER FLOOD INSURANCE RATE MAP NO.S. 12086C0112L AND 12086C0114L, COMMUNITY NO.120866, PANEL NO.S. 0112 AND 0114, SUFFIX L, MAP PANELS AND INDEX MAP DATED SEPTEMBER 11, 2009.
- THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- THIS "BOUNDARY SURVEY" REFLECTS EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT ARE LISTED AS EXCEPTIONS IN SCHEDULE B-II IN THE OPINION OF TITLE PREPARED BY CHICAGO TITLE INSURANCE LOAN POLICY NO. 10146202000040 WITH AN EFFECTIVE DATE OF APRIL 7, 1992, AND ATTORNEYS' TITLE FUND SERVICES, LLC CERTIFIED ATTORNEY TITLE INFORMATION WITH AN EFFECTIVE DATE OF AUGUST 23, 2016 AT 11:00 PM.
- APPLICABLE BUILDING SETBACK LINES AFFECTING THE SUBJECT PROPERTY, UNLESS NOTED OTHERWISE, ARE NOT SHOWN HEREON. VARIANCES FROM CURRENT ZONING CODES MAY EXIST BASED ON SITE PLAN APPROVALS OBTAINED DURING PERMITTING PROCESSES.
- BENCHMARK A: NAME: N-626, MIAMI-DADE COUNTY P-K NAIL & BRASS DISC IN CONCRETE GUTTER ACROSS FROM F.P.L. SUBD-STATION AT THE INTERSECTION OF N.W. 138TH STREET (PALMETTO FRONTAGE ROAD) AND N.W. 80TH AVENUE. ELEVATION=7.27 N.G.V.D. 1929.
- BENCHMARK B: NAME: N-632, MIAMI-DADE COUNTY P-K NAIL & BRASS WASHER IN CONCRETE SIDEWALK 12' EAST OF FIRE HYDRANT ON THE S.W. CORNER OF THE INTERSECTION OF N.W. 146TH STREET AND N.W. 77TH AVENUE. ELEVATION=7.28 N.G.V.D. 1929.
- UNLESS STATED OTHERWISE, THIS FIRM DOES NOT CERTIFY THE EXTENT TO WHICH THE SUBJECT PROPERTY COMPLIES WITH APPLICABLE ZONING REQUIREMENTS, REGULATIONS AND/OR RESTRICTIONS.
- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (N00°07'01"E) ALONG THE CENTERLINE OF INDUSTRIAL WAY PER PLAT BOOK 117 AT PAGE 76.
- THE REVIEW AND EXAMINATION OF TITLE EXCEPTIONS, WHEN CONDUCTED BY THIS FIRM, HAS BEEN PERFORMED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND MAPPER. THE ATTESTING SURVEYOR AND MAPPER HAVE BEEN TRAINED NOR LICENSED TO PROVIDE LEGAL ANALYSIS, INTERPRETATION, OR CONCLUSIONS ABOUT THE DOCUMENTS AND INSTRUMENTS REFERENCED IN ANY SUCH TITLE EXCEPTIONS AND THEREFORE NO SUCH LEGAL ANALYSIS, INTERPRETATION OR CONCLUSIONS SHOULD BE IMPLIED.
- THERE ARE NO UNDERGROUND PUBLIC UTILITIES LYING WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY. ALL PUBLIC UTILITIES (EXCLUDING SERVICE LINES SERVING THE SUBJECT PROPERTY) LIE WHOLLY WITHIN PUBLICLY OWNED RIGHTS-OF-WAY. ALL UNDERGROUND INFORMATION, WHEN PROVIDED BY OTHERS, IS SUBJECT TO THE ACCURACY OF THE INFORMATION PROVIDED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THE SUBJECT SITE HAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE SUBJECT SITE HAS NO OBSERVED EVIDENCE OF HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO DESIGNATED WETLANDS LOCATED ON THE SUBJECT SITE.
- MIAMI-DADE COUNTY FLORIDA, TAX FOLIO NO.S. 32-2022-008-0013; 32-2022-001-0200; 32-2022-001-0210; 32-2022-001-0220; 32-2022-001-0230; 32-2022-001-0240; 32-2022-001-0250; 32-2022-001-0260; 32-2022-001-0270; 32-2022-001-0280; 32-2022-001-0290; 32-2022-001-0300; 32-2022-001-0310; 32-2022-001-0320; 32-2022-001-0330; 32-2022-001-0340; 32-2022-001-0350; 32-2022-001-0360; 32-2022-001-0370; 32-2022-001-0380; 32-2022-001-0390; 32-2022-001-0400; 32-2022-001-0410; 32-2022-001-0420; 32-2022-001-0430; 32-2022-001-0440; 32-2022-001-0450; 32-2022-001-0460; 32-2022-001-0470; 32-2022-001-0480; 32-2022-001-0490; 32-2022-001-0500; 32-2022-001-0510; 32-2022-001-0520; 32-2022-001-0530; 32-2022-001-0540; 32-2022-001-0550; 32-2022-001-0560; 32-2022-001-0570; 32-2022-001-0580; 32-2022-001-0590; 32-2022-001-0600; 32-2022-001-0610; 32-2022-001-0620; 32-2022-001-0630; 32-2022-001-0640; 32-2022-001-0650; 32-2022-001-0660; 32-2022-001-0670; 32-2022-001-0680; 32-2022-001-0690; 32-2022-001-0700; 32-2022-001-0710; 32-2022-001-0720; 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**- TENTATIVE PLAT -**  
**GOVERNORS SQUARE SENIOR COMMUNITY**

A REPLAT OF A PORTION OF TRACT "A," "MIAMI LAKES OFFICE PARK SECTION ONE," PLAT BOOK 125 AT PAGE 56, TRACTS 20, 21, 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST; A PORTION OF TRACTS 10, 11, 12 AND 13, IN THE SOUTHEAST 1/4, "CHAMBERS LAND COMPANY SUBDIVISION," PLAT BOOK 2 AT PAGE 68, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING AND BEING IN OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:  
**Schwebke-Shiskin & Associates, Inc.**  
LAND PLANNERS      ENGINEERS      LAND SURVEYORS  
BUSINESS LICENSE No. LB # 87  
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025      TEL: (954)435-7010      FAX: (954)438-3288      DADE: (305)652-7010      FAX: (305)652-8284  
ORDER NO. 205880      SCALE: 1"=30'      JUNE 29, 2016



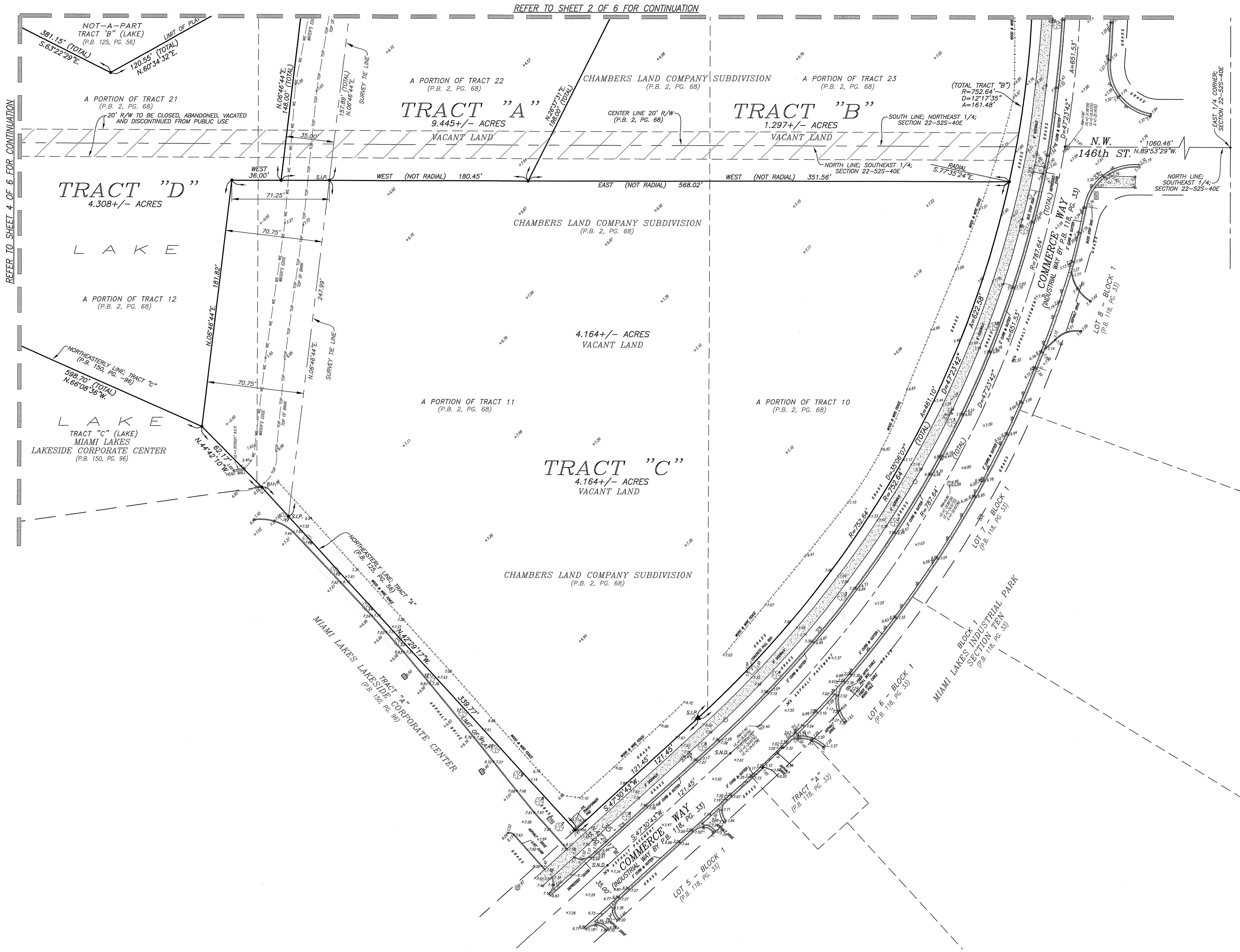
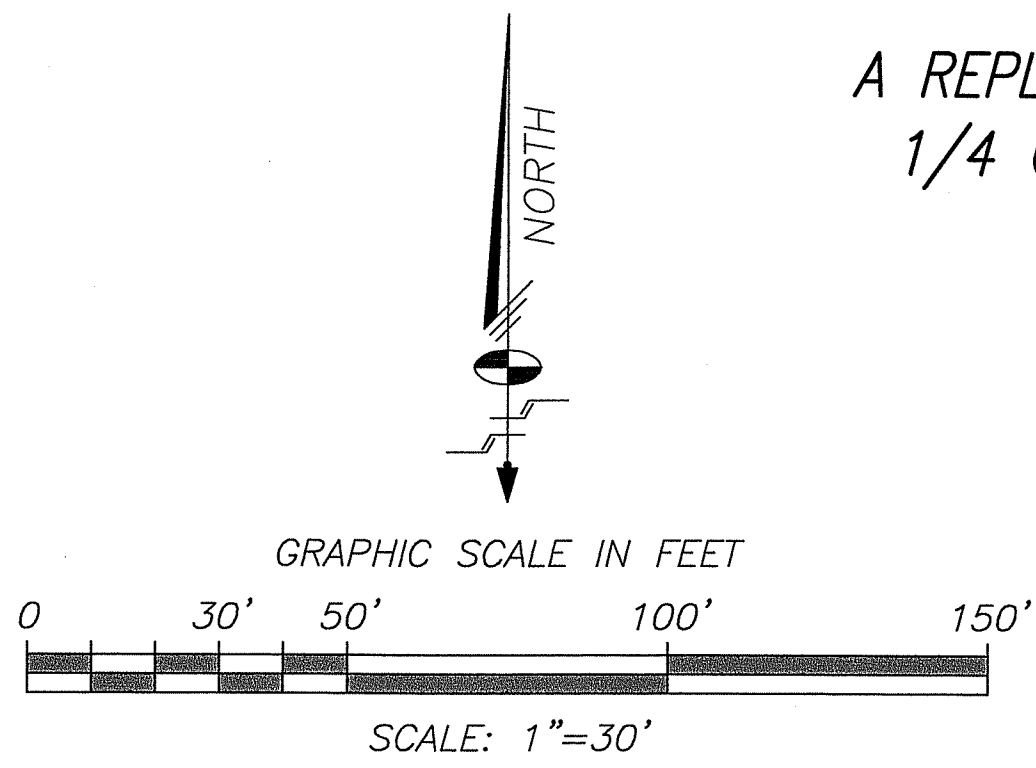
ELEVATIONS RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929)



**- TENTATIVE PLAT -**  
**GOVERNORS SQUARE SENIOR COMMUNITY**

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LYING AND BEING IN OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:  
**Schwabke-Shiskin & Associates, Inc.**  
LAND PLANNERS ENGINEERS LAND SURVEYORS  
BUSINESS LICENSE No. LB # 87  
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288 DATE: (305)652-7010 FAX: (305)652-8284  
ORDER NO. 205880 SCALE: 1"= 30' JUNE 29, 2016



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

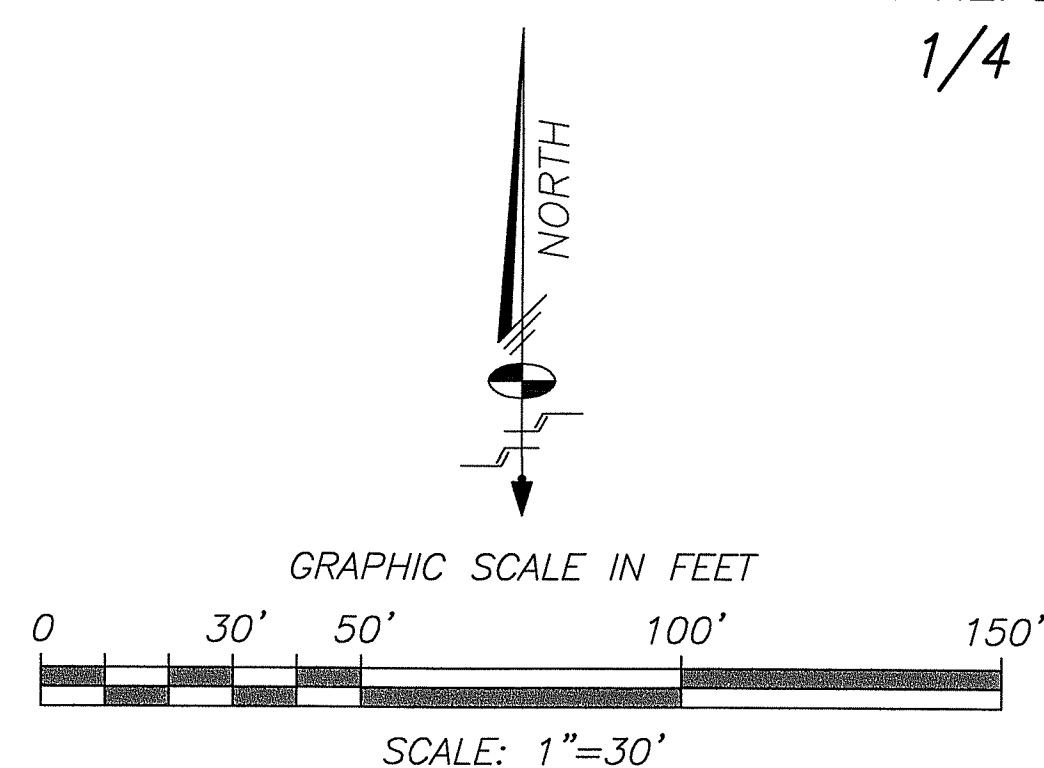


*GOVERNORS SQUARE SENIOR COMMUNITY*

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LYING AND BEING IN OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA

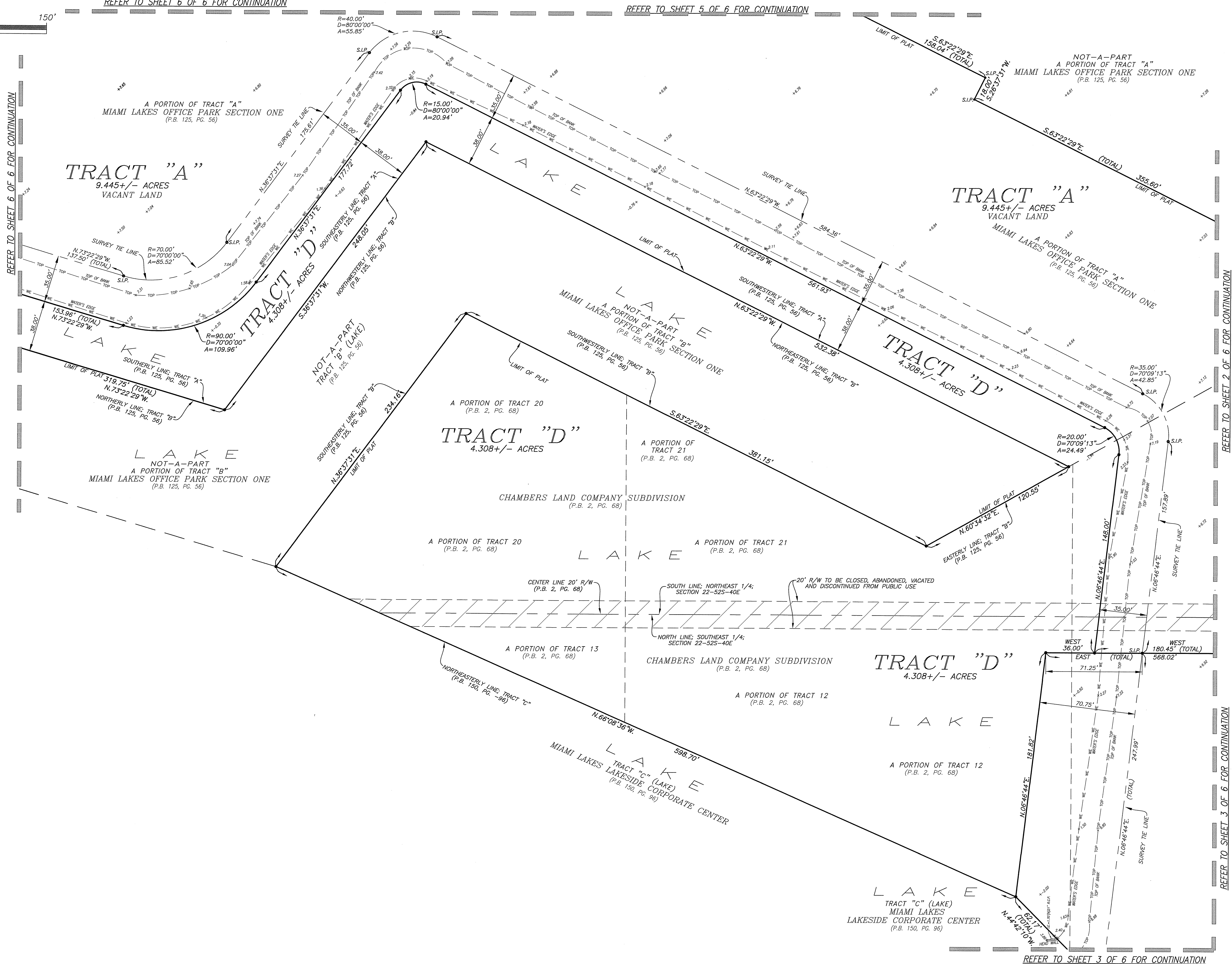
PREPARED BY:  
**Schwebke-Shiskin & Associates, Inc.**  
LAND PLANNERS ENGINEERS LAND SURVEYORS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025  
ORDER NO. 205880



REFER TO SHEET 6 OF 6 FOR CONTINUATION

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



A REPLAT OF A PORTION OF TRACT "A," "MIAMI LAKES OFFICE PARK SECTION ONE," PLAT BOOK 125 AT PAGE 56, TRACTS 20, 21, 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST; A PORTION OF TRACTS 10, 11, 12 AND 13, IN THE SOUTHEAST 1/4, "CHAMBERS LAND COMPANY SUBDIVISION", PLAT BOOK 2 AT PAGE 68, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING AND BEING IN OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:

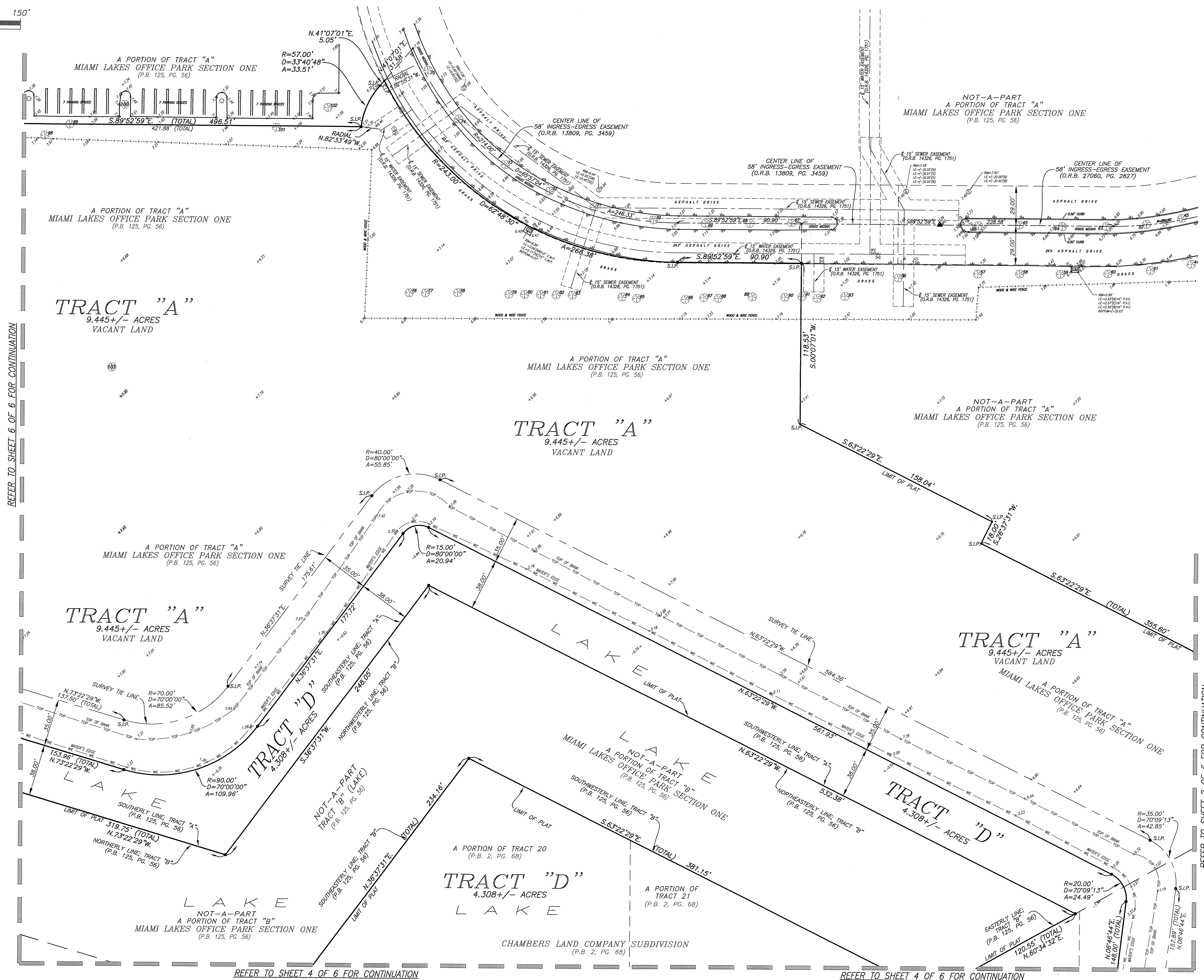
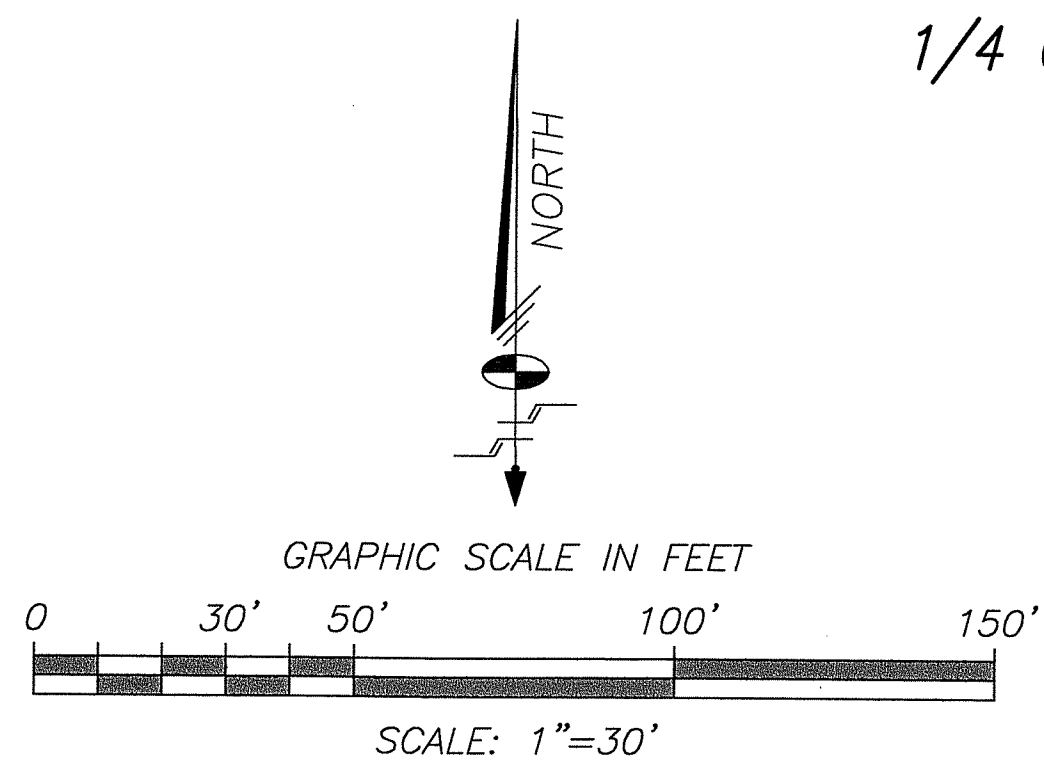
**Schwebke - Shiskin & Associates, Inc.**

LAND PLANNERS      ENGINEERS      LAND SURVEYORS

BUSINESS LICENSE No. LB # 87

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025      TEL: (954)435-7010      FAX: (954)438-3288      DAE: (305)652-7010      FAX: (305)652-8284

ORDER NO. 205880      SCALE: 1" = 30'      JUNE 29, 2016



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



A REPLAT OF A PORTION OF TRACT "A," "MIAMI LAKES OFFICE PARK SECTION ONE," PLAT BOOK 125 AT PAGE 56, TRACTS 20, 21, 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST; A PORTION OF TRACTS 10, 11, 12 AND 13, IN THE SOUTHEAST 1/4, "CHAMBERS LAND COMPANY SUBDIVISION", PLAT BOOK 2 AT PAGE 68, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING AND BEING IN OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:

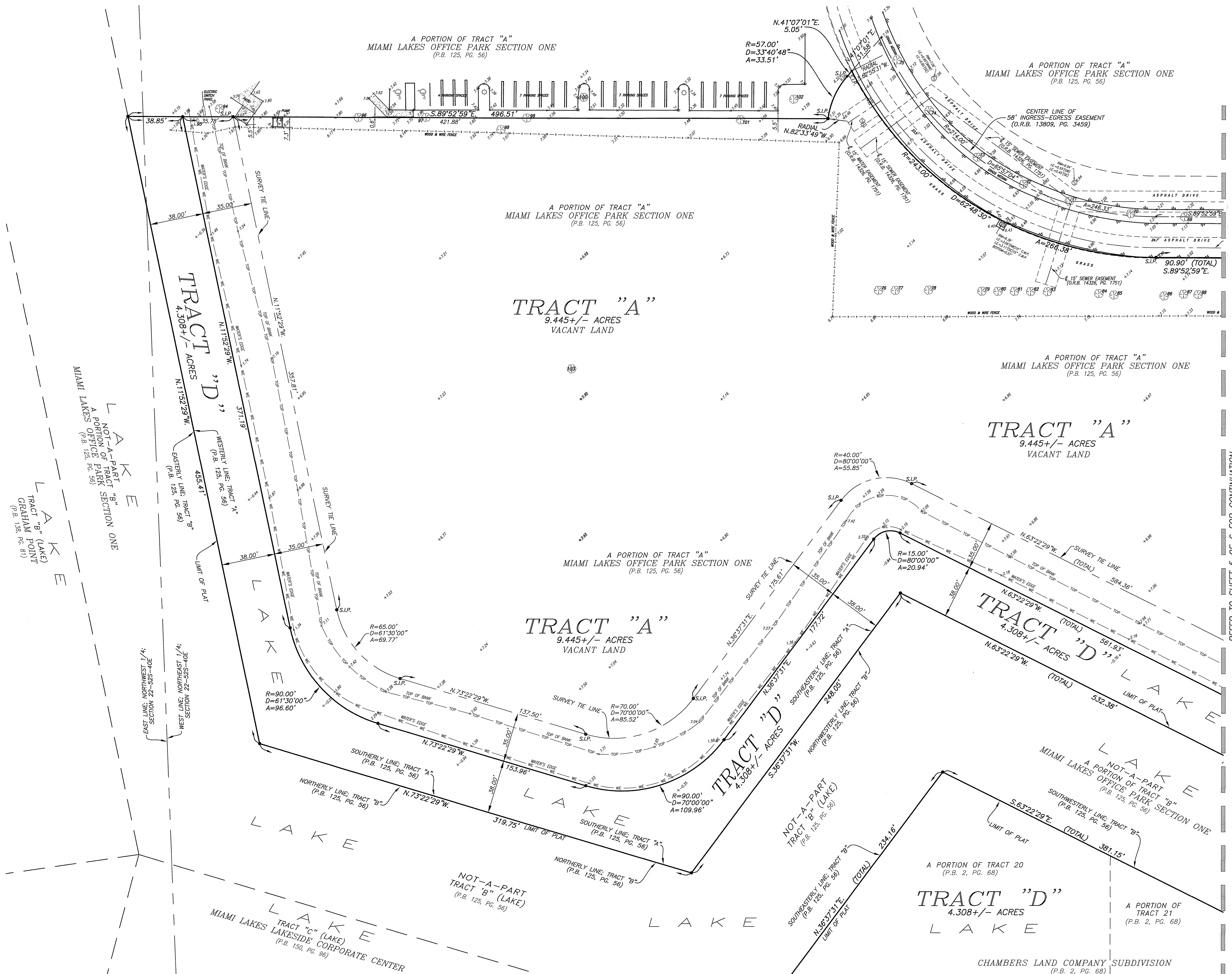
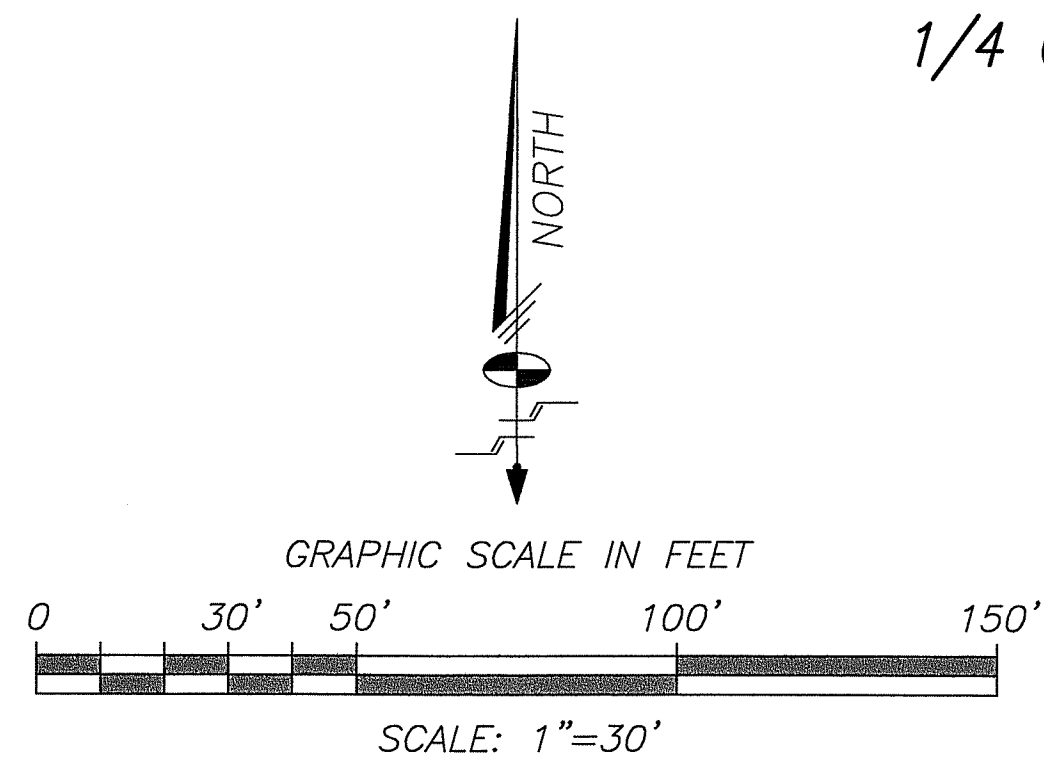
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ELEVATIONS RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929)

REFER TO SHEET 4 OF 6 FOR CONTINUATION

FILE NO: **ML-1147 TP**  
SHEET **6** OF **6** SHEETS

**OPINION OF TITLE**

[Senior Community Center T-Plat]

PLAT 2016-00006

**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 August 23, 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:

The Graham Companies, a Florida corporation

**Note: For Limited Partnership, Limited Liability Company or Joint Venture indicate parties comprising the Limited Partnership, Limited Liability Company or Joint Venture and identify who is authorized to execute.**

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) Restrictions, dedications and easements set forth in Plat of Miami Lakes Office Park Section One, recorded in Plat Book 125, at Page 56, of the Public Records of Miami-Dade County, Florida.
- 2) Reservations 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.
- 3) 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
- 4) Easement to Miami-Dade County recorded November 15, 1989, in Official Records Book 14326, at Page 1751, of the Public Records of Miami-Dade County, Florida.
- 5) Easement Agreement recorded September 2, 1998, in Official Records Book 13809, at Page 3459, as amended by Amendment to Easement recorded June 23, 1989, in Official Records Book 14154, at Page 1367, of the Public Records of Miami-Dade County, Florida, further amended by Second Amendment to Easement recorded September 25, 1992 in Official Records Book 15661, Page 861 of the Public Records of Miami-Dade County, and further amended by Third Amendment to Easement recorded October 26, 2009 in Official Records Book 27060, Page 2827 of the Public Records of Miami-Dade County.

*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.

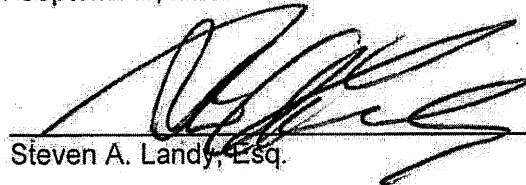
<b><u>Name</u></b>	<b><u>Interest</u></b>	<b><u>Special Exception Number</u></b>
The Graham Companies, a Florida corporation	Fee Simple Owner	N/A

Opinion of Title  
Page 3

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 16<sup>th</sup> day of September, 2016.


  
Steven A. Landy, Esq.

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

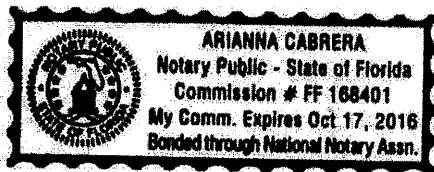
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 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: 10/17/2016



**Exhibit "A"**  
**Legal Description**

**. GOVERNORS SQUARE SENIOR COMMUNITY - PLAT**

A portion of Tract "A", according to the plat of "MIAMI LAKES OFFICE PARK SECTION ONE", as recorded in Plat Book 125 at Page 56 of the Public Records of Miami-Dade County, Florida; together with a portion of Tracts 20, 21, 22 and 23 in the Northeast 1/4 of Section 22, Township 52 South, Range 40 East; also together with a portion of Tracts 10, 11, 12 and 13 in the Southeast 1/4 of Section 22 Township 52 South, Range 40 East; and also together with that portion of that certain unnamed right-of-way lying within the following described parcel, according to 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, all being more particularly described as follows:

Commence at the most Easterly corner of said Tract "A", as shown on the said plat of "MIAMI LAKES OFFICE PARK SECTION ONE"; thence South 00 degrees 07 minutes 01 seconds West, along the West right-of-way line of Industrial Way (Commerce Way), as shown on the plat of "MIAMI LAKES INDUSTRIAL PARK SECTION NINE", as recorded in Plat Book 117 at Page 76 of the Public Records of Miami-Dade County, Florida, for 194.26 feet to the Point of Beginning of the hereinafter described parcel; thence continue South 00 degrees 07 minutes 01 seconds West, along the last described course, for 104.67 feet to a Point of Curvature; thence Southwesterly, along the arc of a circular curve to the right, concave Northwesterly, having a radius of 752.64 feet and a central angle of 47 degrees 23 minutes 42 seconds for an arc distance of 622.58 feet to a Point of Tangency; thence South 47 degrees 30 minutes 43 seconds West for 121.45 feet; said last described two courses being along the said Westerly Right-of-Way line of said Industrial Way (Commerce Way) as shown on the said plat of "MIAMI LAKES INDUSTRIAL PARK SECTION NINE" and as shown on the plat of "MIAMI LAKES INDUSTRIAL PARK SECTION TEN", as recorded in Plat Book 118 at Page 33, of the Public Records of Miami-Dade County, Florida; thence North 42 degrees 29 minutes 17 seconds West, along the Northeasterly line of Tract "A", as shown on the plat of "MIAMI LAKES LAKESIDE CORPORATE CENTER", as recorded in Plat Book 150 at Page 96, of the Public Records of Miami-Dade County, Florida, for 339.77 feet; thence North 44 degrees 42 minutes 10 seconds West for 62.17 feet; thence North 66 degrees 08 minutes 36 seconds West for 598.70 feet; said last described two courses being along the Northeasterly lines of Tract "C", as shown on the said plat of "MIAMI LAKES LAKESIDE CORPORATE CENTER" ; thence North 36 degrees 37 minutes 31 seconds East for 234.16 feet; thence South 63 degrees 22 minutes 29 seconds East for 381.15 feet; thence North 60 degrees 34 minutes 32 seconds East for 120.55 feet; said last described three courses being coincident with the Southeasterly, Southwesterly and Easterly lines, respectively, of Tract "B", as shown on the said plat of "MIAMI LAKES OFFICE PARK SECTION ONE"; thence North 63 degrees 22 minutes 29 seconds West for 532.38 feet; thence South 36 degrees 37 minutes 31 seconds West for 248.05 feet; thence North 73 degrees 22 minutes 29 seconds West for 319.75 feet; thence North 11 degrees 52 minutes 29 seconds West for 455.41 feet; said last described four courses being coincident with the Southwesterly, Southeasterly, Southerly and Westerly lines of said Tract "A", as shown on the said plat of "MIAMI LAKES OFFICE PARK SECTION ONE"; thence South 89 degrees 52 minutes 59 seconds East for 496.51 feet to a point on the next described circular curve, said point bears North 82 degrees 33 minutes 49 seconds West from the radius point of following described circular curve; thence Northeasterly, along the arc of said circular curve to the right, concave to the East, having a radius of 57.00 feet and a central angle of 33 degrees 40 minutes 48

seconds for an arc distance of 33.51 feet to a Point of Tangency; thence North 41 degrees 07 minutes 01 seconds East for 5.05 feet to a point on the next described circular curve; said point bears South 62 degrees 55 minutes 31 seconds West from the radius point of the following described circular curve; thence Southeasterly, along the arc of said circular curve to the left, concave to the Northeast, having a radius of 243.00 feet and a central angle of 62 degrees 48 minutes 30 seconds for an arc distance of 266.38 feet to a Point of Tangency; thence South 89 degrees 52 minutes 59 seconds East for 90.90 feet; said last described two courses being along the Southerly limits of a 58.00 foot wide Ingress-Egress Easement as recorded in Official Records Book 13809 at Page 3459, of the Public Records of Miami-Dade County, Florida; thence South 00 degrees 07 minutes 01 seconds West, at right angles to the last described course, for 118.53 feet; thence South 63 degrees 22 minutes 29 seconds East for 158.04 feet; thence South 26 degrees 37 minutes 31 seconds West, at right angles to the last and next described courses, for 18.00 feet; thence South 63 degrees 22 minutes 29 seconds East for 355.60 feet; thence East for 307.37 feet to a Point of Curvature; thence Easterly and Northeasterly, along the arc of a circular curve to the left, concave to the Northwest, having a radius of 15.00 feet and a central angle of 89 degrees 52 minutes 59 seconds for an arc distance of 23.53 feet to the Point of Beginning, all lying and being in portions of the Northeast 1/4, the Northwest 1/4, and the Southeast 1/4 of Section 22 Township 52 South, Range 40 East, Town of Miami Lakes, Miami-Dade County, Florida.



## Planning, Zoning, and Code Compliance Department

### PLANNING AND ZONING PUBLIC HEARING APPLICATION

"Governors Square Senior  
Community"  
(T-Plat)

PLAT 2016-0006 File #

08.24.16 Date Received

Date of Pre-application Meeting

32-2022-008-0013

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.

1. Name of Applicant The Graham Companies
  - 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 The Graham Companies

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](http://www.miamilakes-fl.gov)



5. Address or location of property (including section, township, and range): West side of Commerce Way and NW 146th Street, Portion of Sec.22-52S-42E
6. Size of property: Irregular x \_\_\_\_\_ Acres 19.213
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): IU-C Present land use classification(s): Industrial 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: Governors Square Senior Community
- ☐ 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 \_\_\_\_\_

## GOVERNORS SQUARE SENIOR COMMUNITY – PLAT

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the East, having a radius of 57.00 feet and a central angle of 33 degrees 40 minutes 48 seconds for an arc distance of 33.51 feet to a Point of Tangency; thence North 41 degrees 07 minutes 01 seconds East for 5.05 feet to a point on the next described circular curve; said point bears South 62 degrees 55 minutes 31 seconds West from the radius point of the following described circular curve; thence Southeasterly, along the arc of said circular curve to the left, concave to the Northeast, having a radius of 243.00 feet and a central angle of 62 degrees 48 minutes 30 seconds for an arc distance of 266.38 feet to a Point of Tangency; thence South 89 degrees 52 minutes 59 seconds East for 90.90 feet; said last described two courses being along the Southerly limits of a 58.00 foot wide Ingress-Egress Easement as recorded in Official Records Book 13809 at Page 3459, of the Public Records of Miami-Dade County, Florida; thence South 00 degrees 07 minutes 01 seconds West, at right angles to the last described course, for 118.53 feet; thence South 63 degrees 22 minutes 29 seconds East for 158.04 feet; thence South 26 degrees 37 minutes 31 seconds West, at right angles to the last and next described courses, for 18.00 feet; thence South 63 degrees 22 minutes 29 seconds East for 355.60 feet; thence East for 307.37 feet to a Point of Curvature; thence Easterly and Northeasterly, along the arc of a circular curve to the left, concave to the Northwest, having a radius of 15.00 feet and a central angle of 89 degrees 52 minutes 59 seconds for an arc distance of 23.53 feet to the Point of Beginning, all lying and being in portions of the Northeast 1/4, the Northwest 1/4, and the Southeast 1/4 of Section 22 Township 52 South, Range 40 East, Town of Miami Lakes, Miami-Dade County, Florida.

T:\kathy\legals\mlsc-governors square plat



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: 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:

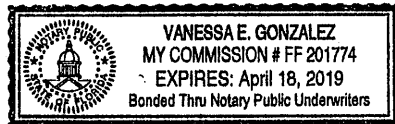
Signature

Print Name

Signature

Print Name

Sworn to and subscribed before me on the 23<sup>rd</sup> day of August, 2016. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.



Notary

(Stamp/Seal)

My Commission Expires: April 18, 2019

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: \_\_\_\_\_

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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: \_\_\_\_\_

**SEE ATTACHED**

NAME AND ADDRESS: \_\_\_\_\_

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

... and 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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**THE GRAHAM COMPANIES STOCKHOLDERS**  
**RECORD DATE March 31, 2016**

	A		B		TOTAL	
	SHARES	%	SHARES	%	SHARES	%
<b>WILLIAM A GRAHAM FAMILY</b>						
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	-	-	34,922.2000	3.84	60,948.3000	5.8150
CDY, tee, SG Younts Family Trust, fbo CD Younts, dtd 3/3/2010	26,026.1000	18.92	2,047.8000	0.22	2,047.8000	0.1954
CAROL G. WYLLIE	-	-	446.8762	0.05	471.6362	0.0450
CAROL G. WYLLIE 2012 Family Trust Agreement	24.7600	0.02	-	-	47,810.8200	4.5616
GRAHAM-WYLLIE Family Trust Agreement	9,000.0000	6.54	38,810.8200	4.26	9,467.9092	0.9033
CYNTHIA G. GORDON	-	-	9,467.9092	1.04	31,805.4389	3.0345
CGW tee, Gordon Family Irrev Trust fbo KP GORDON, dtd 12/19/12	6,815.0000	4.95	24,990.4389	2.74	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	-	-	4,733.9496	0.52	338.1316	0.0323
ELIZABETH G. MARTINEZ 2012 Family Trust Agreement	-	-	338.1316	0.04	51,362.8900	4.9005
GRAHAM-MARTINEZ Family Trust Agreement	6,485.9700	4.71	44,876.9200	4.93	12,787.2284	1.2200
LUIS O. MARTINEZ	-	-	12,787.2284	1.40	149.5042	0.0143
LUIS O. MARTINEZ Family Trust	-	-	149.5042	0.02	12,908.8079	1.2316
MICHAEL A. MARTINEZ	4,341.0000	3.15	8,567.8079	0.94	1,643.3800	0.1568
DANIEL L. MARTINEZ	-	-	1,643.3800	0.18	5,199.1400	0.4960
KATHRYN N. MARTINEZ	-	-	5,199.1400	0.57	1,643.3800	0.1568
ALISON J. MARTINEZ	-	-	1,643.3800	0.18	4,971.4200	0.4743
STUART S. WYLLIE	-	-	4,971.4200	0.55	207.5692	0.0198
STUART WYLLIE 2012 Family Trust Agreement	-	-	207.5692	0.02	11,778.0000	1.1290
BENJAMIN C. GORDON	5,295.7600	3.85	11,778.0000	1.29	4,870.3121	0.4680
KATHLEEN P. GORDON	4,341.0000	3.15	4,870.3121	0.53	1,643.3800	0.1568
LEE W. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1568
TRACY F. GRAHAM	-	-	1,643.3800	0.18	1,773.0000	0.1692
ANDREA L. GRAHAM	-	-	1,773.0000	0.19	13,735.6079	1.3076
AG RECHICHI, tee of Trust fbo AG RECHICHI ctd u/A VIII of WEG Tst '99	1,630.4300	1.18	13,735.6079	1.51	15,366.0379	1.4660
AL Graham, tee of Trust fbo AL Graham Trust ctd u/A III of WEG Tst '01	3,407.5000	2.48	14,519.0132	1.59	17,926.5132	1.7103
RECHICHI CHILDREN'S TRUST, fbo William M. Rechichi	-	-	1,362.0000	0.15	1,362.0000	0.1299
KRISTOPHER E. GRAHAM	-	-	393.3370	0.04	393.3370	0.0375
KE GRAHAM, tee of Trust fbo KE GRAHAM ctd u/A VIII of WEG Tst '99	-	-	11,465.2279	1.26	14,657.5828	1.4136
EGM, Tee, L. E. WYLLIE TR u/a/d 8/4/93	3,407.5000	2.48	14,657.5828	1.61	10,610.1301	1.0191
LAURA E. WYLLIE	815.2200	0.59	10,610.1301	1.17	4,986.7600	0.4758
EGM, Tee, P. S. WYLLIE TR u/a/d 8/4/93	-	-	4,986.7600	0.55	10,790.9201	1.0273
PHILIP S. WYLLIE	815.2200	0.59	10,790.9201	1.19	4,805.9700	0.4585
CGW, Tee, D. L. MARTINEZ TR u/a/d 12/30/93	-	-	4,805.9700	0.53	6,363.7912	0.6076
CGW, Tee, A. J. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,363.7912	0.70	6,591.5111	0.6276
CGW, Tee, M. A. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,591.5111	0.72	12,297.7675	1.1835
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	688.8350	0.50	12,297.7675	1.35	5,481.7675	0.5204
CGG, Tee, L. W. GORDON TR u/a/d 10/16/92	1,902.1700	1.38	5,481.7675	0.60	9,327.7675	0.8948
JOAN G. GRAHAM	543.4800	0.39	9,327.7675	1.02	1,785.0000	0.1703
	220.0000	0.16	1,565.0000	0.17		
	<b>80,195.1000</b>	<b>58.28</b>	<b>449,252.8007</b>	<b>49.34</b>	<b>529,447.9007</b>	<b>50.5138</b>
<b>D. ROBERT GRAHAM FAMILY</b>						
D. ROBERT GRAHAM REVOC LIV TR 9/1/2000	-	-	13,283.6491	1.46	42,002.1491	4.0074
ADELE K. GRAHAM REVOC LIV TR 9/1/2000	28,718.5000	20.87	9,400.0000	1.03	9,400.0000	0.8968
GWENDOLYN GRAHAM	-	-	46,194.0347	5.07	47,144.0347	4.4979
GWENDOLYN GRAHAM, Tee, MARK E. LOGAN TR	950.0000	0.69	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	-	-	35,358.1980	3.88	36,157.1980	3.4497
WILLIAM B. McCULLOUGH	799.0000	0.58	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	3.7989
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	-	-	46,842.6010	5.14	47,792.6010	4.5598
L. ROBERT ELIAS III	950.0000	0.69	6,013.7604	0.66	6,013.7604	0.5738
L. ROBERT ELIAS III, tee, Peyton Elias Trust und Elias Children's Trust	-	-	1,169.7356	0.13	1,169.7356	0.1116
L. ROBERT ELIAS III, tee, Lewis R Elias Trust und Elias Children's Trust	-	-	1,169.7356	0.13	1,169.7356	0.1116
	<b>32,367.5000</b>	<b>23.52</b>	<b>212,571.9996</b>	<b>23.35</b>	<b>244,939.4996</b>	<b>23.3693</b>
<b>PHILIP L. GRAHAM FAMILY</b>						
DONALD E. GRAHAM	-	-	75,458.3000	8.29	82,680.6000	7.8884
WILLIAM W. GRAHAM, Tee, WWG 1969 Revoc Trust	7,222.3000	5.25	86,708.3000	9.52	95,180.5000	9.0810
STEPHEN M. GRAHAM	8,472.2000	6.16	30,458.4000	3.35	32,680.6000	3.1180
	<b>2,222.2000</b>	<b>1.62</b>				
	<b>17,916.7000</b>	<b>13.02</b>	<b>192,625.0000</b>	<b>21.16</b>	<b>210,541.7000</b>	<b>20.0874</b>
<b>MARY GRAHAM CROW FAMILY</b>						
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
<b>FREDERICK S. BEEBE FAMILY</b>						
WALTER H. BEEBE	-	-	13,999.0000	1.54	14,750.0000	1.4073
MICHAEL BEEBE	751.0000	0.55	6,170.0000	0.68	6,766.0000	0.6455
	<b>596.0000</b>	<b>0.43</b>				
	<b>1,347.0000</b>	<b>0.98</b>	<b>20,169.0000</b>	<b>2.22</b>	<b>21,516.0000</b>	<b>2.0528</b>
<b>GERALD E. TOMS FAMILY</b>						
THOMAS N. TOMS II	-	-	9,949.8000	1.09	11,405.8000	1.0882
LOUIS B. TOMS	1,456.0000	1.06	9,733.3000	1.07	11,153.0000	1.0641
REVOCABLE TRUST AGREEMENT OF ELIZABETH BRINEGAR	1,419.7000	1.03	4,878.3000	0.54	6,291.3000	0.6002
MARGARET TOMS REVOCABLE TRUST	1,413.0000	1.03	5,309.7000	0.58	6,788.7000	0.6477
	1,479.0000	1.07				
	<b>5,767.7000</b>	<b>4.19</b>	<b>29,871.1000</b>	<b>3.28</b>	<b>35,638.8000</b>	<b>3.4002</b>
<b>TOTAL SHARES OUTSTANDING</b>	<b>137,594.0000</b>	<b>100.00</b>	<b>910,531.6003</b>	<b>100.00</b>	<b>1,048,125.6003</b>	<b>100.0000</b>
<b>TREASURY STOCK</b>	<b>91,877.1000</b>		<b>1,154,697.3000</b>		<b>1,246,574.4000</b>	
<b>TOTAL SHARES AUTHORIZED</b>	<b>229,471.1000</b>		<b>2,065,228.9003</b>		<b>2,294,700.0003</b>	

## Letter of Intent

Property:	Governors Square Senior Community
Zoning:	IU-C (existing)
Platting:	Re-plat required to establish tracts
Number of Parcels:	1 Contiguous Parcel (8 Tax Folio Parcels)
Number of Tracts:	4 Proposed Tracts
Net Area (Plat Limits):	19.213 +/- net acres / 836,939 +/- net square feet
Current Use:	Improved Pastures, Vacant Land, Lake
Proposed Use:	<p>Tract A – 9.445 +/- acres for 220 age-restricted apartments and 8,000 sq. ft. clubhouse/leasing office (modify land-use and rezone to RM-36)</p> <p>Tract B – 1.297 +/- acres for a 8,000 sq. ft. recreation building to serve the senior community of Miami Lakes</p> <p>Tract C – 4.164 +/- acres for a 100 bed assisted living facility and a 80 bed skilled nursing facility and ancillary services</p> <p>Tract D – 4.308 acres of lake – no development</p>
Narrative:	<p>The property is an irregular shaped parcel fronting on Commerce Way to the east and Graham Dairy Lake to the west. The subject parcel is adjacent to land that is zoned IU-C with office buildings to the north and flex-space warehouses to the south. The proposed project contemplates development of a retirement community serving the senior population of Miami Lakes.</p> <p>Tract A will require a land use change to medium-density residential and a zoning change to RM-36. The applicant will proffer a covenant to limit the residential use per HUD guidelines to a +55 rental community.</p> <p>Tract B will be conveyed to the Town, conditioned on use being limited to serving the senior community of Miami Lakes. The applicant will build a 6,000 sq. ft. shell building prior to conveyance.</p> <p>Tract C will be leased on a ground lease by the applicant to a licensed operator that will build the assisted living and skilled nursing facility.</p> <p>Platting of the site is required to establish new tract lines and vacate that portion of an existing (unimproved) Platted road reservation, established by the underlying Plat.</p>

**500 Foot Mailing List**

32-2022-064-0060	ALEDRIEN INVESTMENTS CORP	14339 NW 78 AVE 6	MIAMI LAKES	33016-0000	4960 NW 165 ST BAY 1	MIAMI GARDENS FL	33014
32-2022-064-0080	ANCLOO LLC	14343 NW 78 AVE 8	MIAMI LAKES	33016-0000	1253 MAJESTY TER	WESTON FL	33327
32-2022-064-0020	EMPLOYERS BENEFIT PLANNING GRP IN	14331 NW 78 AVE 2	MIAMI LAKES	33016-0000	14331 NW 78 AVE UNIT #2	MIAMI LAKES FL	33016
32-2022-044-0190	GUTIERREZ REAL ESTATE INC	7779 NW 146 ST ED-7	MIAMI LAKES	33016-1559	7779 NW 146 ST #7 & 8 BLDG ED	MIAMI LAKES FL	33016-1559
32-2022-006-0060	HONEY GENERAL PRTNSHP	14505 COMMERCE WAY	MIAMI LAKES	33016-1597	5901 NW 151 ST STE #126	MIAMI LAKES FL	33014
32-2022-064-0110	INSPIRED 2 THINK LLC	14349 NW 78 AVE 11	MIAMI LAKES	33016-0000	14349 COMMERCE WAY	MIAMI LAKES FL	33016
32-2022-064-0030	ITELECOM USA INC	14333 NW 78 AVE 3	MIAMI LAKES	33016-0000	14333 COMMERCE WAY	MIAMI LAKES FL	33016
32-2022-064-0040	MAURICIO PINEDA	14335 NW 78 AVE 4	MIAMI LAKES	33016-0000	13200 SW 54 CT	MIRAMAR FL	33027
32-2022-064-0090	MC GROUP ENTERPRISES INC	14345 NW 78 AVE 9	MIAMI LAKES	33016-0000	4001 PINTA COURT	CORAL GABLES FL	33146
32-2022-006-0110	MIAMI LAKES OFFICE PARK LLC	14400 NW 77 CT	MIAMI LAKES	33016-1589	14400 NW 77 CT STE 300	MIAMI LAKES FL	33016
32-2022-006-0100	MIAMI LKS OFFICE COMPLEX LLC	Not Available	MIAMI LAKES	33016-0000	14400 NW 77 CT STE 300	MIAMI LAKES FL	33016
32-2022-006-0050	NATIONALWIDE FINANCE CORP	14411 COMMERCE WAY	MIAMI LAKES	33016-1596	5901 NW 151 ST #126	MIAMI LAKES FL	33014
32-2022-064-0010	NAVA LLC	14329 NW 78 AVE 1	MIAMI LAKES	33016-0000	14351 COMMERCE WAY	MIAMI LAKES FL	33016
32-2022-006-0120	OB PROPERTY HOLDINGS LLC	14360 NW 77 CT	MIAMI LAKES	33016-1534	14360 NW 77 CT	MIAMI LAKES FL	33016
32-2022-064-0050	ODALYS IILTER & JOHN TRS &	14337 NW 78 AVE 5	MIAMI LAKES	33016-0000	3019 ALATKA CT	LONGWOOD FL	32779
32-2022-064-0140	RAMON A HOSPITALET &W REGLA &	14355 NW 78 AVE 14	MIAMI LAKES	33016-0000	9010 NW 145 LN	HIALEAH FL	33018
32-2022-064-0130	RICARDO A SUAREZ	14353 NW 78 AVE 13	MIAMI LAKES	33016-0000	8720 NW 162 TER	MIAMI LAKES FL	33018
32-2022-006-0130	SEAGIS PALMETTO 14240 LLC	14300 PALMETTO FRONTAGE RD	MIAMI LAKES	33016-1534	100 FRONT ST STE 350	CONSHOHOCKEN PA	19428

[illegible]





