



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

To: Honorable Mayor and Members of the Town Council

From: Alex Rey, Town Manager

Subject: **HEARING NUMBER:** PLAT 2016-0004
APPLICANT: The Graham Companies
FOLIOS: 32-2024-001-0120 32-2024-001-0140
32-2024-001-0150 32-2013-001-0430
32-2024-033-0010 32-2024-033-0015
32-2013-055-0010
LOCATION: Generally East of NW of 67 Ave & North side of Eagle Nest Ln, Miami Lakes, FL. Portion of Section 24, Township 52, South, Range 40 (NEAR at 6600 Main Street)
ZONING DISTRICT: TC – Town Center District
FUTURE LAND USE: TC-MU Town Center Mixed Use

Date: May 2nd, 2016

A. REQUEST

In accordance with Subsection 13-308(f)(3) of the Town of Miami Lakes Land Development Code (the "LDC"), The Graham Companies (the "Applicant") is requesting Final Plat approval for the subject property located on the East side of NW 67th Ave, between Eagle Nest Lane and Main Street, in order to subdivide the parcel into 6 Tracts as follows:

Tract A - 0.285 Acres - Open Space.

Tract B - 2.221 Acres - No additional proposed development.
Existing uses to remain:
2 Story Building Office, Retail, Medical Office
and Restaurant. 38,900 sf.

Tract C - 9.466 Acres - Proposed Development:
1 – 3 Story Townhouse Building – 3 units.
1 – 3 Story Townhouse Building – 7 units.
1 – 5 Story Apartment Building w/garage – 60 units.
1 – 3 Story Townhouse Building – 9 units.

Existing uses to remain:

- 1 Story Restaurant – 7,000 sf.
- 1 Story Restaurant – 5,570 sf.
- 1 Story Restaurant – 9,035 sf.
- 1 Story Bank Retail w/Drive-thru – 10,500 sf.

Tract D - 2.973 Acres - Proposed Development:
1 – 7 Story Apartment Building w/garage – 282 units
including 14,721 sf of Retail.

Tract E - 2.363 Acres – Proposed Development:
1 – 3 Story Office/Retail Building.
42,750 sf Office.
20,390 sf Retail.

Tract F - 1.339 Acres – Proposed Development:
1 – 3 Story Apartment Building – 36 units.

In addition, a North-South utility easement running thru the West corner of Tract E and thru Tracts C and B, reserved by resolution R-1407-02 and recorded at ORB 21062, page 1541, is proposed to be vacated as well.

Also, a portion of the 48' ingress-egress easement running East to West from Eagle Nest Lane to NW 67th Ave and recorded in P.B. 159-PG. 67, is proposed to be vacated and rededicated as an easement of widths varying between 38', 49', and 68'.

Finally, the proposed tentative plat would establish a 48.33 feet wide ingress-egress easement to serve a private street, specifically connecting Main Street to Eagle Nest Lane on the west side of Town Hall.

B. SUMMARY

The Applicant is requesting Final Plat approval in order to redistribute acreage, redefine boundary lines, and dedicate new utility and ingress-egress easements, in accordance with the improvements approved via administrative site plan ASPR2016-0016. Per this application, Existing Tract C is expanded North by the addition of the directly abutting portion of Tract B and the Eastern-most portion of Tract A, in order to reach Eagle Nest Lane, and create a 189.93 foot frontage for that Tract. Southward, Tract C is enlarged by the addition of Folio Number 32-2024-033-0015, current site of Bank United, Chicken Kitchen and Fed Ex. Furthermore, a 45 foot Ingress-egress easement is proposed along the curved western boundary of the resulting new Tract, from Eagle Nest Lane in the North to NW 67th Ave in the East, aligning with existing New Barn Rd. The resulting triangular left-over portion of Tract A is proposed for a pocket park.

Tract D is intended to be formed by the addition of folio number 32-2024-001-0140 to the Northern-most portion of 32-2024-001-0150. The Boundary between Tract D and Tract E is redrawn to be aligned radially with the curvature of Eagle Nest Lane. Tract E is formed by the North Western portion of folio 32-2024-001-0120, and Tract F is the resulting South Eastern portion.

In addition, a North-South utility easement running thru the West corner of Tract E and thru Tracts C and B, reserved by resolution R-1407-02 and recorded at ORB 21062, page 1541, is proposed to be vacated as well.

Also, a portion of the 48 foot ingress-egress easement running East to West from Eagle Nest Lane to NW 67th Ave and recorded in P.B. 159-PG. 67, is proposed to be vacated and rededicated as an easement of widths varying between 38 feet, 49 feet, and 68 feet.

C. RECOMMENDATION

It is recommended that the Town Council approve the application for Final Plat entitled "TGC Main Street East" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of seven (7) sheets and signed by Mark Steven Johnson, State of Florida Professional Surveyor and Mapper No. 4775, on April 14, 2017, subject to the following conditions:

1. The Applicant shall comply, prior recordation of Final Plat approval, with all platting requirements of the Town LDC and Chapter 28 of the Miami-Dade County Code.
2. Upon recordation of the final plat, the Applicant shall provide the Town with one signed and sealed original and one digital copy.

D. BACKGROUND

Zoning District of Property: TC – Town Center District

Future Land Use Designation: TC-MU Town Center Mixed Use

Subject Property:

The subject properties are within the recently designated Town Center District (TC) of the Town of Miami Lakes. The existing folios, uses and improvements are as follows:

Tract A –	32-2013-001-0430 - 41,656.43 sf – 0.96 Acres - Improved pastures- vacant
Tract B –	32-2013-055-0010 - 113,495 sf – 2.60 Acres – 2 story Building, Office/Retail, Medical Office and Restaurant.
Tract C –	32-2024-033-0010 - 308,840 sf – 7.09 Acres – (3) 1 story Restaurant
	32-2024-033-0015 – 50,181 sf – 1.15 Acres – 1 story Bank/Retail w/Drive-Thru
Tract D -	32-2024-001-0140 – 19,99.04 sf - 0.46 Acres - Improved pastures- vacant
	32-2024-001-0150 – 120,661.2 sf – 2.77 Acres - Improved pastures- vacant
Tract E & F	32-2024-001-0120 145,926 sf – 3.35 Acres - Improved pastures- vacant

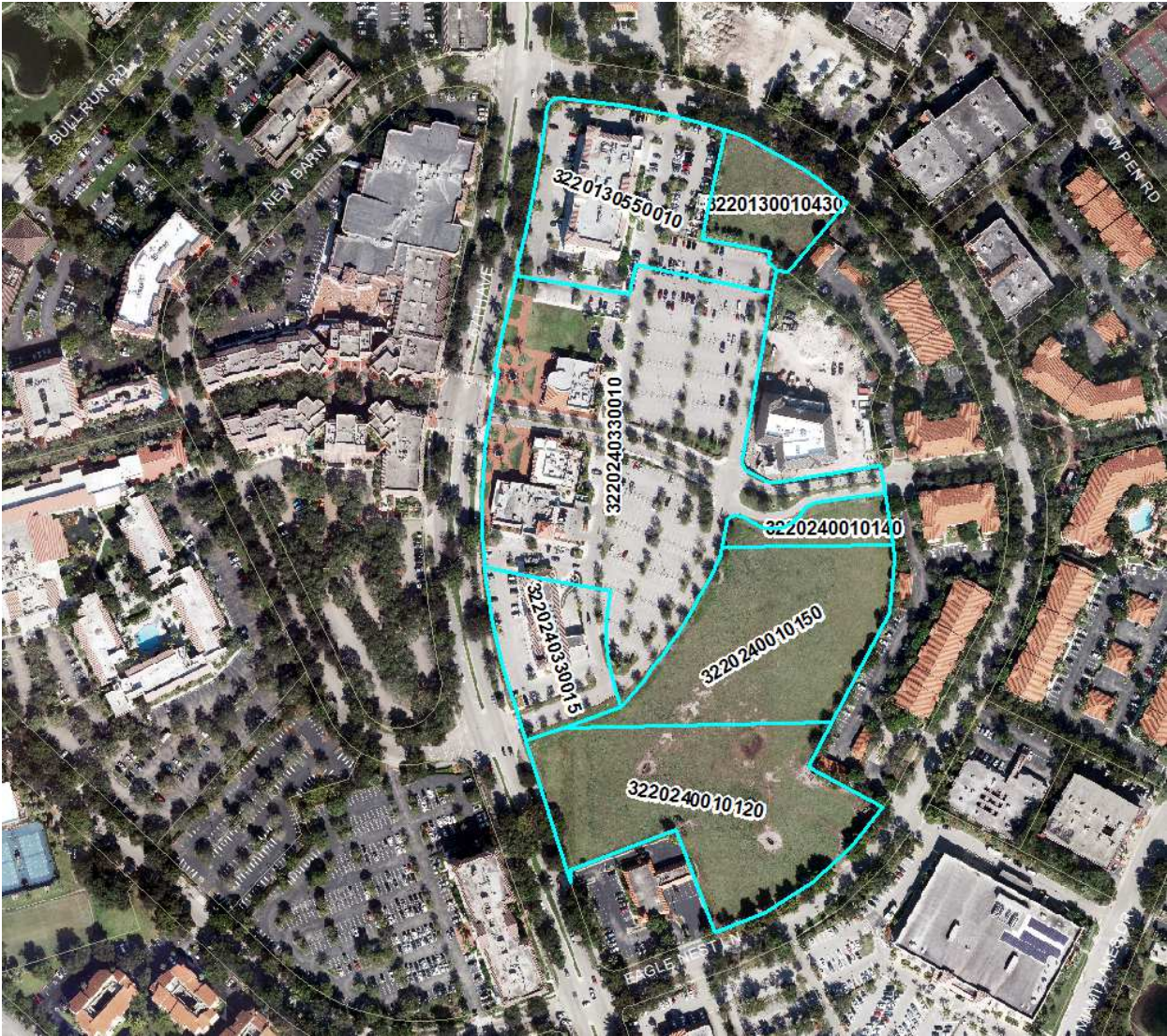
The sites are bounded by Eagle Nest Lane to the North, West, and South, and Ludlam Rd (NW 67th Ave) to the East.

This Final Plat Approval was requested in conjunction with an Administrative Site Plan Review, (ASPR2016-0016) and is consistent with the proposed improvements in it.

Surrounding Property:

The subject properties are surrounded on all sides by similarly designated parcels: Town Center Mixed Use (TC-MU) future land use, and Town Center (TC) zoning.

Subject Property Location Map:



E. OPEN BUILDING PERMITS/CODE COMPLIANCE CASES

There are open and expired permits associated with these properties as follows:

Folio Number	Permit Number	Status
32-2024-001-0120	WKC2012-1232	EXPIRED
	BLC2017-0803	APPLIED
32-2024-001-0140	MEC2016-1282	APPLIED
	BLC2016-1283	APPLIED
32-2024-001-0150	BLC2017-0554	APPLIED
	BLC2017-0211	APPLIED
32-2024-033-0010	WKC2016-2759	ISSUED
32-2013-055-0010	BLC2017-1853	DENIED

There is one open code violation: C2017-0221 associated with Miami Lakes Ale House is in open status for failing to renew the Business Tax Receipt. Additionally, there are two existing Liens associated with properties modified by this plat. Case no. 2013-0676 is levied against Folio No. 32-2013-001-0430 and Case No. C2013-1550 is levied against Folio No. 32-2024-033-0015.

F. ZONING HISTORY

On **December 6th 2016**, a Development Order was issued for ASPR2016-0016, a Site Plan Approval for the proposed development in tracts C and D as defined by this proposed Plat.

On **January 17, 2017**, the Town Council previously adopted **Resolution No. 17-1418**, approving a Preliminary Plat which included a site plan to construct a four-story, 82,271 square foot office building, 527 off-street parking spaces and associated improvements on a 6.6 acre portion of the proposed tract.

G. FINAL PLAT ANALYSIS

The associated preliminary plat for this property was approved by the Town Council at January 17, 2017 meeting, where the Council found that the approval criteria of Subsection 13-308(f)(2)c.2 were satisfied. The proposed final plat is consistent with the preliminary plat and its conditions of approval. Staff has reviewed the final plat, and found that it meets all criteria for approval.