



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:** PLAT2016-0005
APPLICANT: TGC Governor's Square, LLC
FOLIO: 32-2022-008-0013
LOCATION: West of Oak Lane and South of Governor's Square Blvd
ZONING DISTRICT: IU-C Industrial District Conditional
FUTURE LAND USE: Industrial and Office (IO)

Date: May 2nd 2017

A. REQUEST

In accordance with Subsection 13-308(f)(3) of the Land Development Code (LDC), TGC Governors Square LLC (the "Applicant") is requesting Final Plat approval in order to re-plat existing portions of tracts to create a new plat with one tract of land.

B. SUMMARY

The Applicant is requesting final plat approval in order to create a new plat as one tract of land. As proposed, the resulting plat is 7.294 Acres, with a frontage of 699.48 feet adjacent to Oak Lane, and includes a dedicated 58' wide ingress-egress easement, of which 29' is proposed on the subject property and 29' are on the adjacent property to the North. (See Final Plat at Exhibit A as attached to the Resolution).

The Town Council previously approved the Preliminary Plat on December 6, 2016 (Resolution No. 16-1415) which included a site plan approval 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.

An additional plat application, PLAT2016-0006, to plat the remainder of the property, is scheduled to be heard by the Town Council at a future hearing.

C. RECOMMENDATION

It is recommended that the Town Council approve the application for Final Plat entitled "Bob Graham Building" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of two (2) sheets and signed by Mark Steven Johnson, State of Florida Professional Surveyor and Mapper No. 4775 January 24th 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: **IU-C Industrial District Conditional**

Future Land Use Designation: **Industrial and Office (IO)**

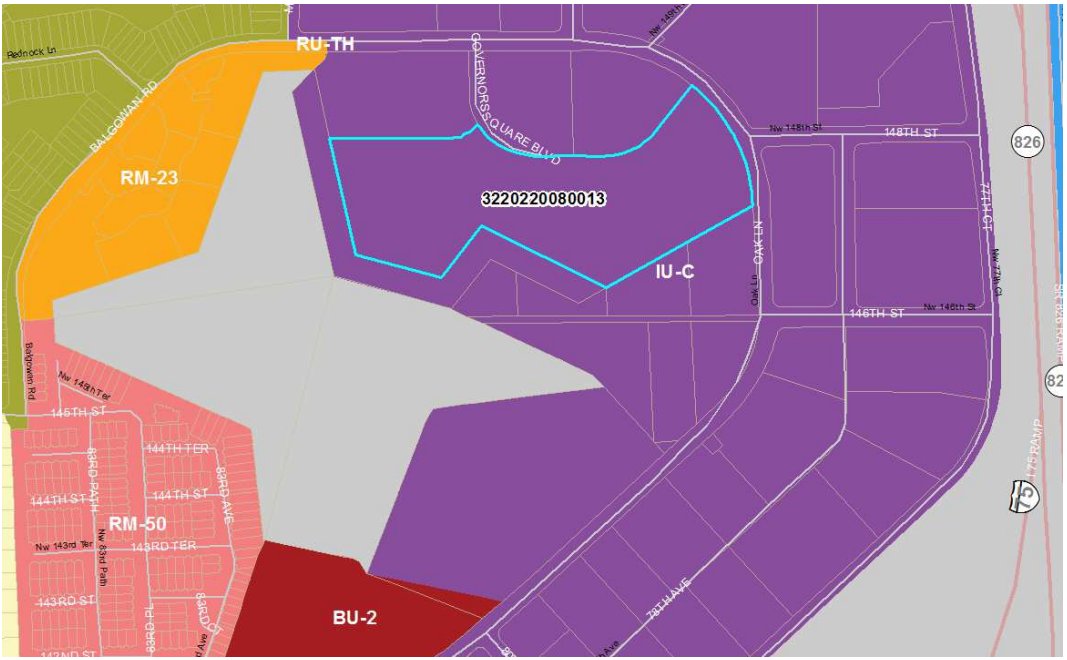
Subject Property:

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:

	Land Use Designation	Zoning District
North:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
South:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
East:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
Southeast:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
West:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional

Subject Property Location Map:



E. OPEN BUILDING PERMITS/CODE COMPLIANCE CASES

There is one building permit under review associated with this property: BLC2016-3380 for new construction of a four-story, 82,271 square foot office building, 527 off-street parking spaces and associated improvements pursuant to the Site Plan approved by Town Council on December 6, 2016, via Resolution No. 16-1415.

There are no open code violations or liens associated with this property at the time of the writing of this report.

F. ZONING HISTORY

On **December 6, 2016**, the Town Council previously adopted **Resolution No. 16-1415**, 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 December 6, 2016 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.