



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:** PLAT2016-0008  
**APPLICANT:** TGC BPW South, LLC  
**FOLIO:** 32-2022-001-0530  
**LOCATION:** Southwest corner of Commerce Way and NW 82<sup>nd</sup> Avenue  
**ZONING DISTRICT:** IU-C Industrial District Conditional  
**FUTURE LAND USE:** Industrial and Office (IO)

**Date:** May 2<sup>nd</sup>, 2017

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### A. REQUEST

In accordance with Subsection 13-308(f)(3) of the Land Development Code (LDC), TGC BPW South, 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 plat with one tract of land. As proposed, the resulting plat is 5.308 acres, with a frontage of 645.09 feet on Commerce Way and approximately 295.6 feet on NW 82<sup>nd</sup> Avenue (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. 16-1418) which included a site plan approval to construct two (2) one-story warehouse/office buildings, one of which would include 31,720 square feet of warehouse and 5,000 square feet of office (36,720 square feet total) and the other of which would include 33,700 square feet of warehouse and 5,000 square feet of office (38,700 square feet total), 164 off-street parking spaces and associated improvements on a 5.3 acre site.

### C. RECOMMENDATION

It is recommended that the Town Council approve the application for Final Plat entitled "TGC Lakeside South" 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, on January 24<sup>th</sup>, 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)**

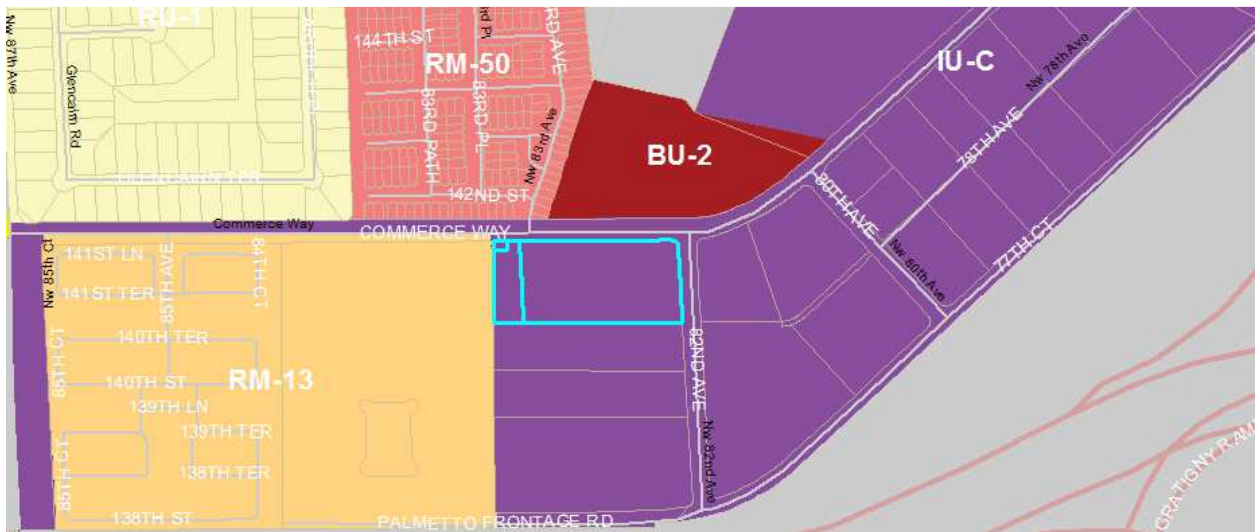
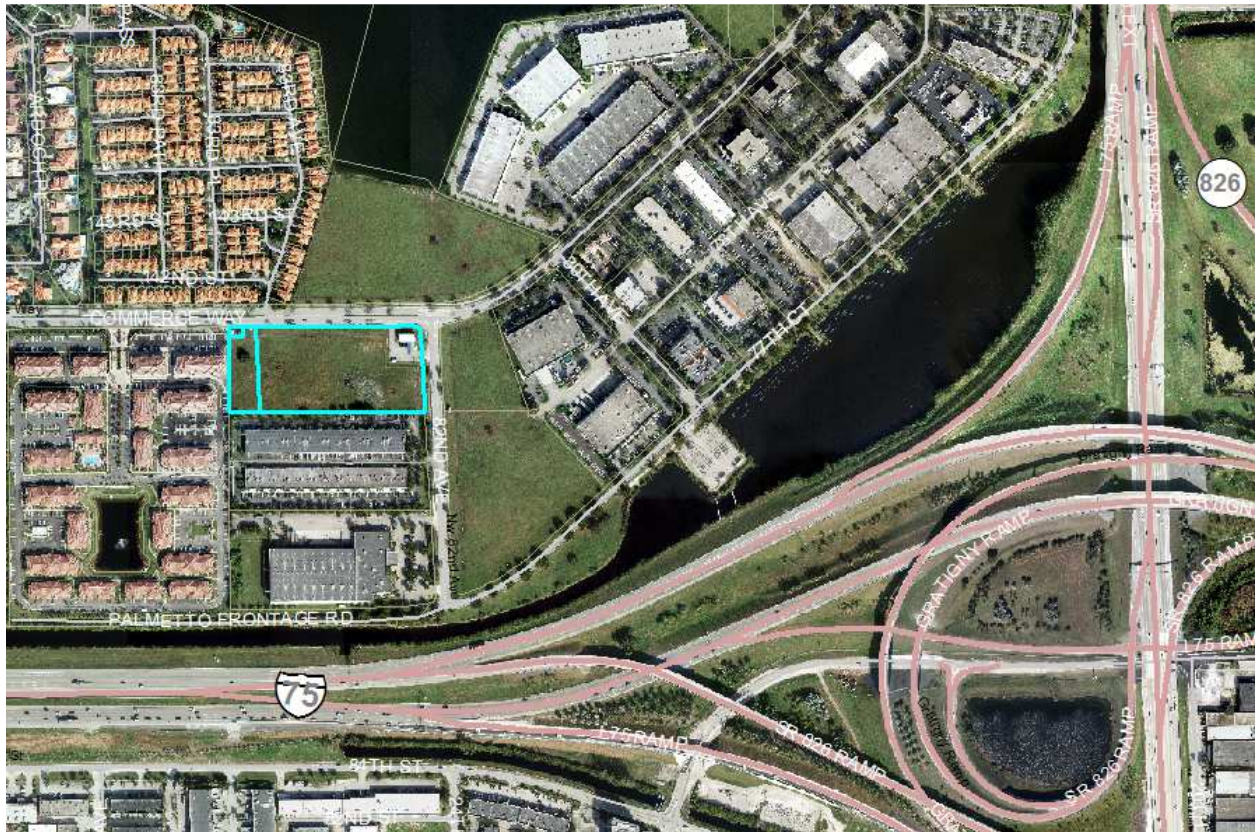
**Subject Property:**

The subject property is a portion of a larger parcel located on the intersection of Commerce Way and 82<sup>nd</sup> Ave, which is currently vacant and used as agricultural. The existing property is 5.308 Acres of vacant land, 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>	BUSINESS AND OFFICE (BO)	BU-2 Business District
<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>West:</b>	LOW-MEDIUM DENSITY RESIDENTIAL	RM-13 Residential Multifamily

**Subject Property Location Map:**



## **E. OPEN BUILDING PERMITS/CODE COMPLIANCE CASES**

There is one building permit under review associated with this property: BLC2016-3379 for new construction of two (2) one-story warehouse/office buildings, one of which would include 31,720 square feet of warehouse and 5,000 square feet of office (36,720 square feet total) and the other of which would include 33,700 square feet of warehouse and 5,000 square feet of office (38,700 square feet total), 164 off-street parking spaces and associated improvements pursuant to the Site Plan approved by Town Council on December 6, 2016, via Resolution No. 16-1418.

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

## **F. ZONING HISTORY**

On **December 6, 2016**, the Town Council previously adopted **Resolution No. 16-1418**, approving a Preliminary Plat which included a site plan to construct two one-story warehouse/office buildings, one of which would include 31,720 square feet of warehouse and 5,000 square feet of office (36,720 square feet total) and the other of which would include 33,700 square feet of warehouse and 5,000 square feet of office (38,700 square feet total), 164 off-street parking spaces and associated improvements on a 5.3 acre site

## **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.