MIAMI LAKES
Growing Beautifully
6601 Main Street • Miami Lakes, Florida, 33016
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

RECEIVED 12/30/16

PLANNING AND ZONING PUBLIC HEARING APPLICATION

_____ File #

12/30/16 Date Received

ZONE 2017-0001 Date of Pre-application Meeting

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 c/o Luis Martinez
   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 Florida ZIP 33014

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

   E-Mail: luism@grahamcos.com Mobile #: _____

2. Name of Property Owner same as above

   Mailing Address _____

   City _____ State _____ ZIP _____

   Tel. # (during working hours) _____ Other _____

3. Contact Person c/o Robert Elias, Esq. (The Elias Law Firm, PLLC)

   Mailing Address 15500 New Barn Road, Suite 104

   City Miami Lakes State Florida ZIP 33014

   Tel. # (during working hours) 305-823-2300 Other 305-403-0080 (direct)

   E-Mail: relias@eliaslaw.net Mobile #: 305-987-7411

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 Exhibit "A" attached hereto as to legal description for the Property.

5. Address or location of property (including section, township, and range): _____

Section 22 Township 52 Range 40

6. Size of property: _____ × _____ Acres ± 9.445

7. Date subject property ☒ acquired or ☐ leased _____ day of 1981

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.")

Yes. See Exhibit "B" attached hereto.

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: Rezone to RM-36

☒ Future Land Use Map (FLUM) Amendment:
Future Land Use Requested: Amend to "Medium Density - Residential" classification (See Level of Service Analysis enclosed as Exhibit "C")

☒ Site Plan Approval: Age-restricted rental units

☐ Variance _____

☐ Preliminary Plat Approval: _____

☐ Final Plat Approval: _____

☐ Modification of Previous Resolution/Plan/Ordinance _____

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 _____

14. Are there any existing structures on the property? ☐ Yes ☒ No

If yes, briefly describe _____

15. Is there any existing use on the property? ☒ Yes ☐ No
If yes, what is the use and when was it established? Agricultural/Cows 1981

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

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: _____

_____

_____

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 _____ day of _____, 20___. Affiant is personally known to me or has produced _____ as identification.

_____
Notary
(Stamp/Seal)

My Commission Expires: _____

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: _____

OWNERSHIP AFFIDAVIT
FOR
TRUSTEE

STATE OF _____ Public Hearing No. _____

COUNTY OF _____

Before me, the undersigned authority, personally appeared _____ _____, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is the Trustee of the Trust which owns the property which is the subject of the proposed hearing.

2. Affiant is legally authorized as Trustee to apply for the proposed hearing.

3. The subject property is legally described as: _____

_____

_____

_____

4. Affiant understands 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 Affiant's Signature

_____ _____
Print Name 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 Public, State of _____

My Commission Expires: _____
Print Name

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: See Exhibit "A" attached hereto.

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 Alex Saillant

Signature Alexandra Font

Print Name Alexandra Font

LUIS O-MARTINEZ
SR. EXECUTIVE VICE PRESIDENT

Sworn to and subscribed before me on the 29th day of December, 2016. Affiant is personally known to me or has produced _____ as identification.

Notary
(Stamp/Seal)

Selene C. Alberto
Commission # FF 077831
Expires: Dec. 18, 2017
WWW.AARONNOTARY.com

My Commission Expires: 12/18/17

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: _____

DISCLOSURE OF INTEREST*

If a CORPORATOIN owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest.]

CORPORATION NAME: The Graham Companies

NAME AND ADDRESS:	Percentage of Stock
6843 Main Street,	
Miami Lakes, Florida 33014	
See Exhibit "D" attached hereto.	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest.]

TRUST / ESTATE NAME: _____

NAME AND ADDRESS:	Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s), or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests.]

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS:	Percent of Ownership

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

NAME OF PURCHASER: _____

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

Date of Contract: _____

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

_____

_____

_____

_____

_____

_____

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

Signature: _____ (Applicant)

Sworn to and subscribed before me this 29th day of December 2016. Affiant is personally known to me or has produced _____ as identification.

_____ (Notary Public)

My commission expires 12/18/17

Selene C. Alberto
Commission # FF 077831
Expires: Dec. 18, 2017
WWW.AARONNOTARY.com

* 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.

Town of Miami Lakes

10:01 am

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

RECEIPT
Receipt No: R15023

Case No: **ZONE2017-0001**
Receipt Date: **01/03/2017**
Project Type: **REZONING**
Paid By: **THE GRAHAM COMPANIES/LUIS MART**
Project Subtype:
Pay Method: **CHECK** No.: **147983**
Folio No: **3220220080013**
Collected By: **MELBA SANCHEZ**

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

Applicant Information	Main Contact	Owner Information
GRAHAM COMPANIES/LUIS MARTINEZ **6843 MAIN ST** **MIAMI LAKES, FL 33014**	**ROBERT ELIAS** **15500 NEW BARN RD** **MIAMI LAKES, FL 33014**	**THE GRAHAM COMPANIES** **6843 MAIN ST** **MIAMI LAKES,, FL 33014-2048**

Description:
THE RESIDENCE SENIOR CTR

Fee	Amount Paid
ZONE- NON-RES, COST RECOVERY	$5,000.00

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

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

BankUnited
7765 NW 148 Street
Miami Lakes, FL 33016

63-9059/2670

147983

12/01/2016

$5,000.00***

Pay to the Order Of: ***** FIVE THOUSAND AND 00/100 DOLLARS

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

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

⑈147983⑈ ⑆267090594⑆ 0659903628⑈

Total Amount Paid $5,000.00

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