



Town of Miami Lakes Memorandum

To: Chairman Rodriguez and Board Members

From: Darby DelSalle, AICP, Planning Director

Subject: Senior Village Re-Zoning

Date: March 21, 2017

Recommendation:

It is recommended that the Planning and Zoning Board vote to recommend to the Town Council approval of the ordinance to rezone an approximate 9.45 acre property, as described as Tract "A" in Attachment "A" of the Staff Report, from IU-C (Industrial Use Conditional) to RM-36 (Residential Multifamily 36 units to the Acre) in order to allow for the residential component of the development of the "Senior Village".

Background:

The attached Graham Companies application is for a rezoning to the Official Zoning Map for the residential component of the Senior Village. This is a quasi-judicial proceeding. The rezoning is for 9.5 acres of the total 19.5 acre site. The hearing reflective of this memorandum speaks solely to the rezoning request.

The overall project also requires (1) a rezoning from IU-C to RM-36, (2) plat, (3) a site plan for the age-restricted housing, and (4) a separate site plan for the assisted living and skilled nursing facility.

Per Florida Statute, the sequence of applications considered by the Town Council shall be as follows: FLUM Amendment to the Comp Plan, rezoning, plat, then two site plans. The Planning and Zoning Board is acting in its capacity as the Local Planning Agency as it considers this item and its companion rezoning; afterward, both will be scheduled for first reading by the Town Council. Finally, the plat and site plans will be presented to the Town Council for consideration along with the Ordinances on Second Reading. Because the FLUM

amendment (and rezoning) is less than ten (10) acres, it must be transmitted to the State of Florida's Department of Economic Opportunity as part of their Small Scale Expedited Review procedure (FS Section 163.3187). As such, the effective date of the FLUM amendment, and in-turn the request and all companion applications shall be 31 days after adoption by the Town Council.

The entire planning process is anticipated to be completed by June of 2017, which is within the timeframe established by the Graham Companies vested rights authorization, reference attached Vesting Notice.

Attachments:

[Staff Report](#)

[Ordinance](#)

[Proposed Zoning Map](#)

[Proposed Zoning Map Local](#)

[Survey](#)

[Legal Ad](#)

[Posting](#)



Department of Planning, Zoning and Code Compliance
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Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: Honorable Mayor and Members of the Town Council

From: Alex Rey, Town Manager

Subject: **HEARING NUMBER:** ZONE2017-0001
APPLICANT: The Graham Companies
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
FUTURE LAND USE: Industrial Office

Date: March 7, 2017

A. REQUEST

In accordance with the Town of Miami Lakes Land Development Code (the “Code”), The Graham Companies (the “Applicant”) is requesting an amendment to the Official Zoning Map (a “rezoning”) from the IU-C, Industrial Conditional Use, to RM-36, Residential Multifamily Medium-High Density for the property described as Track “A” in Attachment “A” of the proposed ordinance.

B. BACKGROUND

Existing Zoning District: IU-C, Industrial Use-Conditional

Proposed Zoning District: RM-36 Residential Multifamily Medium-High Density

Future Land Use Designation: (Requested) Medium-High Density Residential

Subject Site:

The subject property is an irregularly shaped 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 19.45 Acres of vacant 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:	LOW MEDIUM DENSITY RESIDENTIAL	RM-23 low medium residential district

Subject Property Location Map:



Figure 1: Location aerial and folio numbers

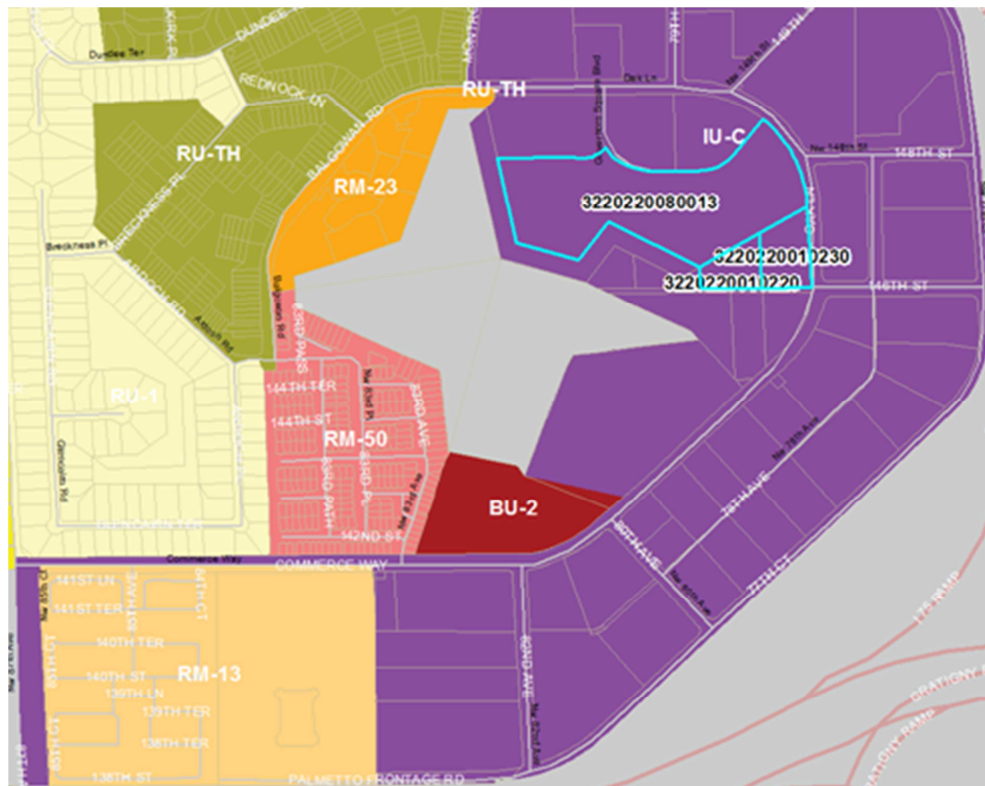


Figure 2: Existing zoning map

SUMMARY OF PROPOSAL AND STAFF ANALYSIS

C. SUMMARY

The Applicant, The Graham Companies, Inc., is requesting a change to the existing zoning map, from IU-C designation to the RM-36 designation, to allow for the development of a senior living community. The project is part of a larger development plan pursued in partnership with Miami Jewish Health Systems, which seeks to include an assisted living facility and skilled nursing care component. In addition, the applicant proposes to construct and donate to the Town a senior-oriented community center. The rezoning itself encompasses approximately 9.5+/- acres of the 19.5+/- acre site.

The proposed development is reflective of the newest approach in senior care living, commonly known as “aging in place”, a concept that is becoming widely accepted as the desired approach in the care of maturing populations. This approach allows seniors to remain in the communities where they and their families reside, maintaining social and community linkages, even after they are no longer able to care for themselves. Additionally, by grouping together the residential component with the skilled nursing facility and the community center, the senior residents can enjoy a substantial quality of life with minimal reliance on the automobile for their daily activities.

Future development of the site is to include a 220 apartment residential units, most of the which are offered as one-bedrooms, as well as an 8,000 square foot private recreation building; the site-plan will be considered together with this item at second reading, and shall be submitted under separate cover. The applicant is offering a self-imposed Declaration of Restrictions limiting the parcel to senior housing for adults 62 years of age or older¹, the term of which shall expire in 30 years without automatic renewal.

D. ADJACENT MOBILITY PROJECTS

On April, 25, 2016, the Town Council of the Town of Miami Lakes adopted Ordinance No. 16-192, establishing the Town’s Mobility Fee Program. The program is a replacement for traditional transportation concurrency review as provided for by Florida Statutes, and seeks to enhance internal Town mobility through the use of several modalities. The comprehensive approach identifies specific projects throughout the town, all aimed at improving traffic and mobility improvements. The projects identified below have been adopted by the Town Council as part of that initiative and are described herein due to their adjacency to the proposal that is the subject of this report.

Initiative: Reconfiguration of the SR 826/Palmetto Expressway and NW 154th Street, which includes the following:

- a. Widening of NW 154th Street from NW 82nd Avenue to the SR 826/Palmetto Expressway;
- b. Direct ramp to I-75 from NW 154th Street;
- c. East-West underpass across the Palmetto Expressway at NW 146th Street.

Status: Project is in the design phase with an expected completion by end of 2017. Construction is to commence FY 2021. Project will alleviate congestion on NW

¹ Florida Statutes 760.29(4)b provides for two types of “Housing for Older Persons.” Subparagraph “a” provides that such housing shall be exclusively for those individuals 62 years of age or older, whereas subparagraph “b” provides for a minimum occupancy of at least 80% of the units having at least one individual aged 55 or older. The 55 and up form of housing also restricts individuals under 18 years of age from residency.

154th Street, by providing an enhanced access point onto I-75, and creating an additional east/west connectivity point within the Town.

Initiative: Adaptive Signalization on NW 154th Street from NW 87th Avenue to NW 77th Avenue.

Status: The Town Council approved the procurement of the Adaptive Signalization equipment and have entered into an Inter-local for its installation, maintenance and operation. Miami-Dade County Traffic Engineering is completing assessment of existing infrastructure for compatibility.

Initiative: Greenway Trail along NW 77th Court from NW 170th Street to its terminus at the proposed dog park.

Status: Project is in the design phase and provides for a ten (10) foot shared use pathway. Construction to be aligned with FDOT's SR 826 project with provides improvement in and around NW 154th Street with a projected start of FY 2021.

E. PROCEDURALLY

This application is initiated by the owner of the land involved, and it is part and parcel with a larger comprehensive development. As such, this particular request, and all companion applications as provided under separate cover, shall proceed under quasi-judicial rules as the benefit inures to a specified development plan. Although this application applies only to the rezoning of 9.5 acres of the total 19.5 acre site, the overall project is accompanied by a future land use map (FLUM) amendment, plat, and two separate site plans: one for the age-restricted housing and the other for the assisted living and skilled nursing facility, as well as a Conditional Use for the assisted living and skilled nursing facility. The hearing reflective of this report speaks solely to the rezoning process. As a matter of procedure, a vote on this item shall only occur after consideration and approval of the proposed FLUM amendment. This condition persists pursuant to Florida Statute that requires zoning to be consistent with the underlying land use designation as identified and the Future Land Use Element of the Town's Comprehensive Master Development Plan (Comp Plan).

The Planning and Zoning Board is acting in its capacity as the Local Planning Agency as it considers this item and its companion rezoning; afterward, both will be scheduled for first reading by the Town Council. Subsequent thereto, both items will return, with aforementioned plat and two site plans, for second reading. Each item will be voted on separately, starting with the FLUM amendment, followed by this rezoning item, then the plat, two site plans and conditional use. Because the FLUM amendment (and rezoning) is less than ten (10) acres, it must be transmitted to the State of Florida's Department of Economic Opportunity as part of their Small Scale Expedited Review procedure (FS Section 163.3187). As such, the effective date of the FLUM amendment, and in-turn this request and all companion applications, shall be 31 days after adoption by the Town Council.

F. ANALYSIS

The Land Development Code (LDC) provides that all proposed amendments to the Official Zoning Map and to the text of the LDC shall be evaluated by the Administrative Official, the Local Planning Agency and the Town Council, and that, in evaluating the proposed amendment, the criteria in Subsection 13-306(b) shall be considered. All portions of this report are hereby incorporated into all portions of this analysis. The following is a staff analysis of the criteria as applied to this application:

1. **Whether the proposal is consistent with the Comprehensive Plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.**

Analysis:

The following is a broad review of the relevant Goals Objectives and Policies (GOP's) of the Comprehensive Plan of the Town of Miami Lakes. Those GOP's that address Level of Service (LOS) standards for the various elements also appear in Element 8, Capital Improvement Element, as found more specifically at Policy 8.3.5. In the interest of avoiding redundancy, that section is not re-cited for analysis purposes. The review provided below includes that policy by reference.

The area proposed for rezoning is under the Industrial Office Use future land use designation of the Comprehensive Plan. An application to amend such designation to Medium-High Density Residential is underway as well and being heard by the Council along with this request for rezoning. The requested change to the Future Land Use Map (FLUM), if approved by council, would result in a designation of Medium-High Density Residential, which is defined as follows:

**Medium High Density (MHD) - This category authorizes apartment buildings ranging from 25 to 60 dwelling units per acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with, and impact of, the existing adjacent and nearby development.*

Analysis: The applicant is requesting rezoning to RM-36 (i.e. 36 units to the acre) which would potentially allow a maximum of 340 new residential units in the 9.45 Acre site. The companion site plan to this parcel is proposed for 220 units.

Finding: Complies

The proposal to add senior housing to this site would advance the following goals and objectives of the Town of Miami Lakes Comprehensive Plan:

Policy 2.1.8: In-lieu of traditional transportation concurrency, the Town shall mitigate the mobility impacts of development and redevelopment, and provide a portion of funding needed to implement the improvements identified in the Element, through a mobility fee.

Analysis: The development contemplated by the companion site plan, as provided under separate cover, has been vested through the improvements already provided by the Applicant to the Town. A letter indicating the acknowledgment of such vested rights is provided as Exhibit A.

Objective 2.2: MULTIMODAL LEVELS-OF-SERVICE

Achieve the adopted levels-of-service for vehicular, bicycle, pedestrian and transit modes.

Analysis: See Policy 2.1.8. Mobility Study analysis is pending.

Finding: Pending

Policy 2.2.1: For purposes of capital improvements planning, the Town hereby adopts the following vehicular level of service (LOS) standards:

West of Palmetto Expressway (outside urban infill area): LOS D (90% of capacity at peak hour) or better, except State urban Minor arterial roads which may operate at LOS "E" (100% of capacity at peak hour) or above.

Analysis: See Policy 2.1.8 and Section D, Adjacent Mobility Projects. A fuller mobility analysis is pending, however the proposed project will benefit from several nearby mobility transportation improvements projects as provided below and further described in Section D, Adjacent Mobility Projects, above:

1. Reconfiguration of the SR 826/Palmetto Expressway and NW 154th Street, which includes the following:
 - a. Widening of NW 154th Street from NW 82nd Avenue to the SR 826/Palmetto Expressway;
 - b. Direct ramp to I-75 from NW 154th Street;
 - c. East-West underpass across the Palmetto Expressway at NW 146th Street.
2. Adaptive Signalization on NW 154th Street from NW 87th Avenue to NW 77th Avenue.
3. Greenway Trail along NW 77th Court from NW 170th Street to its terminus at the proposed dog park.

Finding: Pending

Policy 2.2.2: All applicants for Future Land Use Map (FLUM) amendments or other comprehensive plan amendments that would change development rights for specific properties are required to provide a mobility analysis study, utilizing professionally acceptable methodologies to demonstrate how the amendment will impact the Town's goal, objectives and policies of this element. Additionally, the mobility analysis study shall include a traffic analysis sufficient to determine if the proposed amendment would significantly affect one or more SIS facilities, including interchanges where applicable. Where it is determined that there would be significant impact to one or more SIS facilities, a more detailed traffic analysis shall be required, as well as coordination with any affected agency for mitigation of those impacts.

Analysis: See Policy 2.1.8. Mobility analysis is pending.

Finding: Pending

Goal 3: Provide a multi-faceted housing program that will advance decent, safe and affordable housing options and opportunities in Miami Lakes.

Objective 3.4: Group Homes, Elderly Housing, Assisted Living, and Foster Care

Continue to provide opportunities for group homes, housing for the elderly, assisted living and foster care homes in residential zoning districts.

Analysis: This objective of the Comprehensive plan includes proposed policies geared toward providing safe and decent housing for seniors including rental and assisted living facilities, in areas currently served by potable water and center wastewater systems, accessible to employment and shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis, located on a paved street, accessible to parks and located in areas that have adequate surface water management and solid waste collection and disposal.

The subject application advances all the preceding policies because it is located within the existing infrastructure of the Town, in an area with easy access to county and municipal services, including water and sewer and waste collection, and is within easy pedestrian access to two commercial centers, one of which features a full-service supermarket, banking, personal services and restaurants, and another one featuring a full-service drugstore and pharmacy, restaurants and personal services. The site is also within easy pedestrian access of Picnic Park West, as well as several employment centers in the existing light-industrial, and office parks that surround it.

Finding: Complies.

Policy 4A.1.1: To assure adequate level of service for potable water, the Town hereby adopts the following LOS standard²:

- a. Regional Treatment. The regional treatment system shall operate with a rated maximum daily capacity of no less than 2% above the maximum daily flow for the preceding year, and an average daily capacity of 2% above the average daily system demand for the preceding 5 years.
- b. Delivery. Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:

<u>Land Use</u>	<u>Min. Fire Flow (gpm)</u>
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential;	1,500

² Element 8, Capital Improvement Element, of the Comp Plan, provides for Level of Service infrastructure standards within the Town. Policies 2.1.8, 2.2.1, 2.2.2, 4A.1.1, 4B.1, 5.1.1, 8.3.1 are a restatement of Policy 8.3.5 of that element. In the interest of avoiding redundancy, portions of that Policy are not restated here in this report. The analysis provided herein shall equally apply to that policy.

Semi-professional Offices Hospitals; Schools	2,000
Business and Industry	3,000

- c. Water Quality. Water quality shall meet all federal, state and county primary standards for potable water.
- d. Countywide Storage. Storage capacity available throughout the County for finished water shall equal no less than 15% of the countywide average daily demand.
- e. Maintain the potable water standard of 91 gallons/capita/day.

Policy 4A.2.1: Encourage future development into areas that are already served, or programmed to be served, by MDWASD potable water facilities.

Policy 4B.1.1: To assure adequate level of service for sanitary sewer service, the Town hereby adopts the following LOS standard:

Regional Plants. Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.

Effluent. Effluent discharged from wastewater treatment plants shall meet all federal, state, and county standards.

System. The system shall maintain capacity to collect and dispose of 102 percent of average daily sewage demand for the preceding five years.

Maintain the sanitary sewer standard of 81.9 gallons/capita/day.

Policy 4B.2.1: Encourage future development into areas that are already served, or programmed to be served, by MDWASD sanitary sewer facilities.

Analysis: As seen in Fig 3, the Applicant requested from Miami-Dade County Water and Sewer Department (WASD) allocation for water usage appropriate to accommodate 220 residential units replacing vacant land. The request was approved and 33,000 GPD were allocated for the project, for which no new infrastructure has been requested as of the time of this application. Additionally, a new pump-station is projected on Commerce Way and 83rd Ave. With the WASD approval, the applicant has satisfied Policies 4A.1.1, 4A.2.1, 4B.1.1, and 4B.2.1.

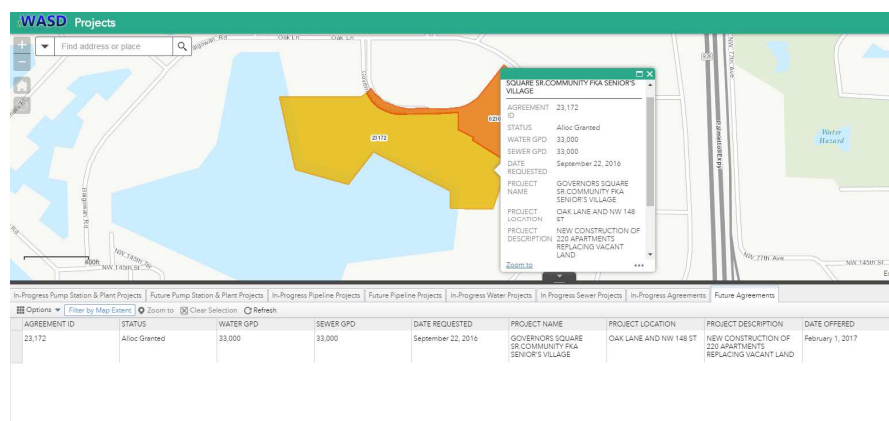


Fig 3. MDWSD allocation for the project. (<http://www.miamidade.gov/water/water-supply-facilities-work-plan.asp>)

Finding: Complies

Policy 5.1.1: Utilize the following minimum LOS standards for parks and open space in Miami Lakes:

- 5.00 acres of TOTAL park area per 1,000 residents
- 3.25 acres of large (>5 acres) park per 1,000 residents
- 1.75 acres of small (<5 acre) per park per 1,000 residents

Analysis: The Town is currently underserved with regard to level of service for “Total Park Area” and “Large Park Area” (3.85 and 1.98 respectively). The town has existing capacity with regard to “Small Park Area” (1.87). The applicant will be required to mitigate their proportionate share of required park land prior to final approval of their request.

Finding: Conditionally complies provided the applicant provides a mitigation plan for their proportionate share of Total and Large park area.

Policy 8.3.1

* * *

Public School Facilities: Prior to the issuance of any development order for new residential development or redevelopment, public school facilities needed to support the development at adopted school LOS standards must meet the following timing requirement:

* * *

The adopted LOS standard for all Miami Lakes public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with relocatable classrooms). This LOS standard shall be applicable in each public school concurrency service (CSA) area, defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

Analysis: An application to Miami-Dade County School Board for school concurrency determination has been submitted but, it is still waiting processing by school board administrators at the time of this review for first reading. Complete review of this criterion will be provided prior to second reading.

Finding: Pending final review of Miami-Dade School Board

2. **Whether the proposal is in conformance with all applicable requirements of this Code of Ordinances, including this chapter.**

Analysis: The application was properly noticed pursuant to Section 13-309 of the Town's Land Development Code (Exhibit B). A review of the Land Development Code found no provisions in conflict with the request.

Finding: Complies.

3. **Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether such changes support or work against the proposed change in land use policy.**

Analysis: See Criterion 1. As contemplated at Objective 3.4 of the Comprehensive Plan, this project offers the opportunity for the Town to provide housing options for older adults to age in place, in a setting that serves their unique needs, while allowing them to remain in the community where supporting family members may live nearby. At present, there are limited existing properties with existing residential zoning that are both large enough and meet other location requirements to allow accomplishing the overall development plan of a comprehensive senior village. This application represents one piece towards that objective, by providing a zoning designation that can accommodate a 55-and-over living community in the broader context of a senior village.

Finding: Complies

4. **Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land use.**

Analysis: When viewed through the context of a senior village, the proposed rezoning in combination with other components of the project, as provided under separate cover, may be considered compatible with the surrounding existing uses. The additional components of the project: The assisted-living and skilled-nursing facility and the senior community center are in and of themselves, otherwise permitted without the need for a change in zoning and land use designations. The need for proximity to these additional components of the project makes the rezoning advisable.

Finding: Complies

5. **Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including schools, transportation, water and wastewater services, solid waste disposal, drainage,**

water supply, recreation, education, emergency services, and similar necessary facilities and services.

Analysis: See Criterion 1. The traffic study was not complete at the time of this review for first reading. Complete review of this criterion will be provided prior to second reading.

Finding: Pending final review of traffic study

- 6. Whether, and the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of any groundwater aquifers, wildlife habitats, and vegetative communities.**

Analysis: No natural features have been identified in the area proposed for rezoning that would potentially be vulnerable to negative impacts of the proposed development permitted by the RM-36 regulations. A fuller review will be required by the Miami-Dade County prior to construction activities.

Finding: Complies.

- 7. Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.**

Analysis: The proposed FLUM amendment and rezoning is not expected to affect adversely property values in the area, or the general welfare. On the contrary, Staff finds that the changes are expected to be a boom to economic development and enhance property values in the Town by leading to the creation of a senior village.

Finding: Complies

- 8. Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.**

Analysis: See Criteria 1, 2, 3, and 4. As described at Criteria 3, and when viewed through the concept of a Senior Village, the proposed rezoning may be considered compatible. Further, the uses proposed would generally produce fewer vehicular trips than may be calculated for office use which is permitted under the current designation.

Finding: Complies

- 9. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of this chapter.**

Analysis: See Criteria 1, 2, 3, 4, and 8. As previously stated, the creation of an “aging-in-place” development in the form of a senior village advances several goals and objectives identified in the Town of Miami Lakes Comprehensive Plan.

Finding: Complies

10. Other matters which the Local Planning Agency or the Town Council, in its legislative discretion, may deem appropriate.

Analysis: The Local Planning Agency and the Town Council may consider other appropriate factors to determine whether the proposed RM-36 rezoning is appropriate and consistent with the public interest.

Finding: As determined by the Town Council.

G. RECOMMENDATION:

Therefore, based on the above analysis and other factors contained in this report, Staff recommends that the Planning and Zoning Board vote to recommend to the Town Council approval of the ordinance rezoning the property as identified as Tract “A” at Attachment “A” of said ordinance, from the IU-C to the RM-36 District so that many following conditions, where applicable, may be addressed:

1. The completion and finding of acceptability of the traffic study
2. The completion and finding of acceptability by the Miami-Dade Public School Board of the application for school concurrency for this project; and
3. The companion applications are approved at second reading of this item;
4. Must provide Park mitigation plan for projects proportionate share;
5. Must provide updated survey for property subject to rezoning; and
6. An effective date 31 days after approval on second reading upon approval of the State of Florida’s Department of Economic Opportunity approving the underlying FLUM amendment.

ORDINANCE NO.17-__

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA; AMENDING THE OFFICIAL ZONING MAP TO REZONE A 9.445 +/- ACRE PROPERTY LOCATED ON THE WEST SIDE OF COMMERCE WAY AND N.W. 146TH STREET, AS MORE PARTICULARY DESCRIBED AT ATTACHMENT “A”, FROM THE IU - C, INDUSTRIAL DISTRICT, CONDITIONAL, TO THE RM-36, MEDIUM DENSITY RESIDENTIAL DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR DIRECTION TO THE ADMINISTRATIVE OFFICIAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 13-306 of the Code of the Town of Miami Lakes ("Town Code"), The Graham Companies (the "Applicant") applied for an amendment to the Official Zoning Map from the IU - C , Industrial District, Conditional, to the RM-36, Medium Density Residential District on a 9.445 +/- acre property located on the west side of Commerce Way and N.W. 146th Street, Miami Lakes, Florida (the "Property") as described as Tract “A” in Attachment "A", attached hereto and incorporated herein by reference; and

WHEREAS, a map depicting the Property to be rezoned is attached as Attachment “B”, attached hereto and incorporated herein by reference; and

WHEREAS, Subsection 13-306(b) provides that proposed amendments to the Official Zoning Map be evaluated by the Administrative Official, the Local Planning Agency and the Town Council; and

WHEREAS, the Administrative Official reviewed the proposed amendment to the Official Zoning Map and recommends approval, as set forth in the Staff Analysis and

Recommendation dated February 27, 2017, and incorporated into this Ordinance by reference;
and

WHEREAS, the Town Council appointed the Planning and Zoning Board as the Local Planning Agency (LPA) for the Town pursuant to Section 163.3174, Florida Statutes; and

WHEREAS, on March ____, 2017, after conducting a properly noticed quasi-judicial public hearing, the Planning and Zoning Board, acting in its capacity as the Local Planning Agency, acted in accordance with state law, and in specific compliance with Section 163.3174, Florida Statutes and has reviewed and recommends approval of the rezoning; and

WHEREAS, concurrently with the review of the rezoning application, the Town is reviewing a comprehensive plan amendment to the Property to amend the Future Land Use Map from Industrial and Office to Medium Density Residential, which adoption is necessary for the proposed rezoning to take effect; and

WHEREAS, The Town Council finds that the proposed amendment to the Official Zoning Map is consistent with the Town of Miami Lakes Comprehensive Plan and the criteria for evaluation of an amendment to the Official Zoning Map found in Subsection 13-306(b) of the Town Code; and

WHEREAS, on _____, 2017, after conducting a properly noticed quasi-judicial public hearing and considering the recommendations of the public, the Local Planning Agency, and the Administrative Official, the Town Council finds it in the public interest to adopt the proposed amendment to the Official Zoning Map.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Findings. Pursuant to Subsection 13-306(b) of the Town Code, the Town Council finds that the proposed amendment to the Official Zoning Map is consistent with the Town of Miami Lakes Comprehensive Plan and the criteria for evaluation of an amendment to the Official Zoning Map found in Subsection 13-306(b) of the Town Code.

Section 3. Approval of Rezoning. The Town Council hereby adopts the amendment to the Official Zoning Map of the Property described as Tract "A" in Attachment "A" and depicted in Attachment "B", from the IU-C, Industrial District, Conditional District, to the RM-36, Medium Density Residential District.

Section 4. Direction to the Administrative Official. Pursuant to Subsection 13-306(d), the Town Council hereby directs the Administrative Official to make the appropriate changes to the Official Zoning Map to implement the terms of this Ordinance.

Section 5. Repeal of Conflicting Provisions. All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

Section 6. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. Exclusion from the Town Code. It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall be excluded from the Town Code.

Section 8. Effective date. This Ordinance shall become effective after second reading and immediately upon the effective date of Ordinance 2017-_____, amending the Future Land Use Map from Industrial/Office to Medium Density Residential.

FIRST READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on first reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

- Mayor Manny Cid
- Vice Mayor Tony Lama
- Councilmember Tim Daubert
- Councilmember Frank Mingo
- Councilmember Luis Collazo
- Councilmember Caesar Mestre
- Councilmember Nelson Rodriguez

Passed on first reading this ____ day of _____, 2017.

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SECOND READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on second reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

- Mayor Manny Cid
- Vice Mayor Tony Lama
- Councilmember Tim Daubert
- Councilmember Frank Mingo
- Councilmember Luis Collazo
- Councilmember Caesar Mestre
- Councilmember Nelson Rodriguez

Passed and adopted on second reading this _____ day of _____, 2017.

Manny Cid
Mayor

Attest:

Gina M. Inguanzo
Town Clerk

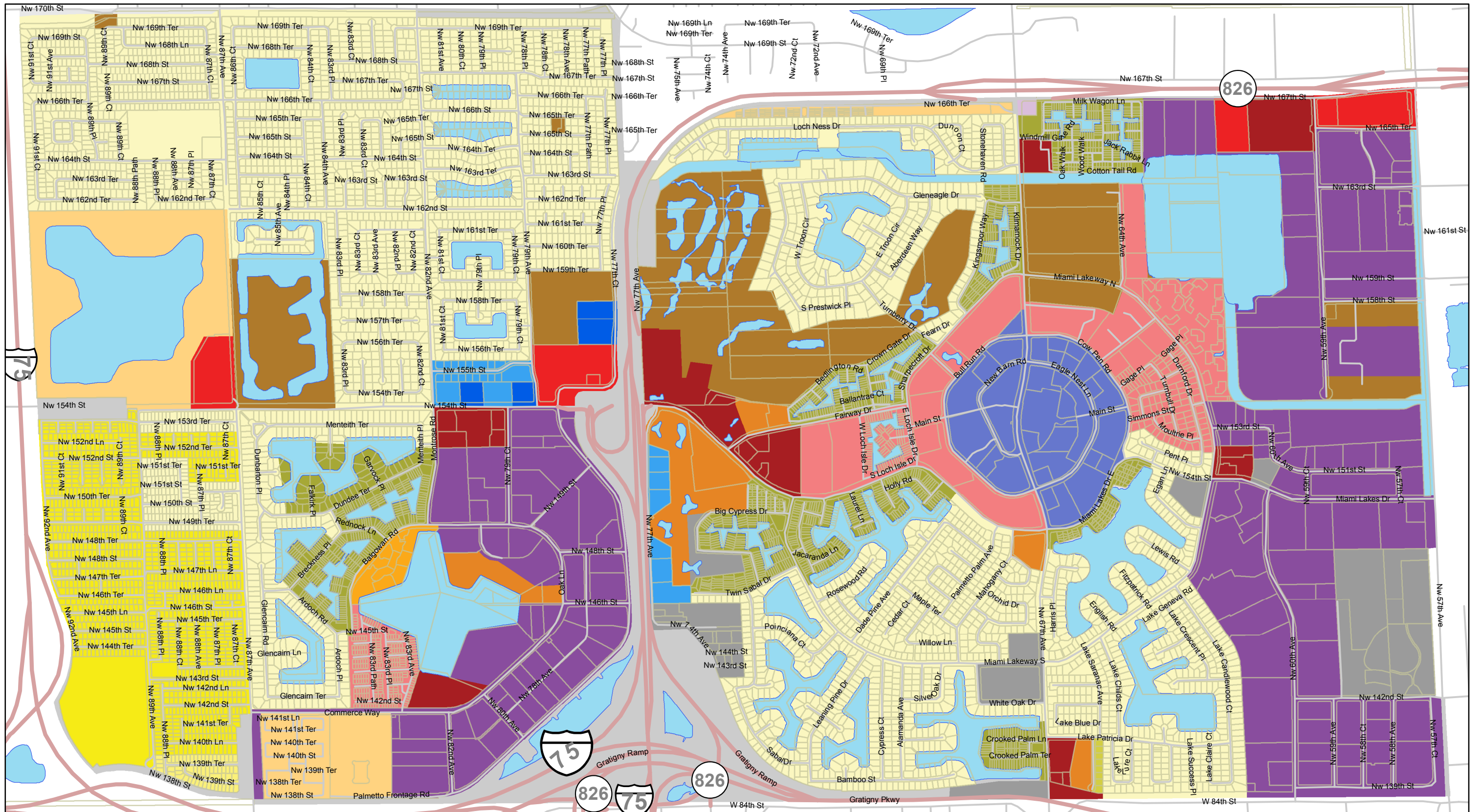
Approved as to form and legal sufficiency:

Raul Gastesi, Jr.
Gastesi & Associates, P.A.
Town Attorney

ATTACHMENT A
LEGAL DESCRIPTION

ATTACHMENT B

MAP



Town of Miami Lakes

Proposed Zoning Map

Attachment B ZONE2017-0001

Legend

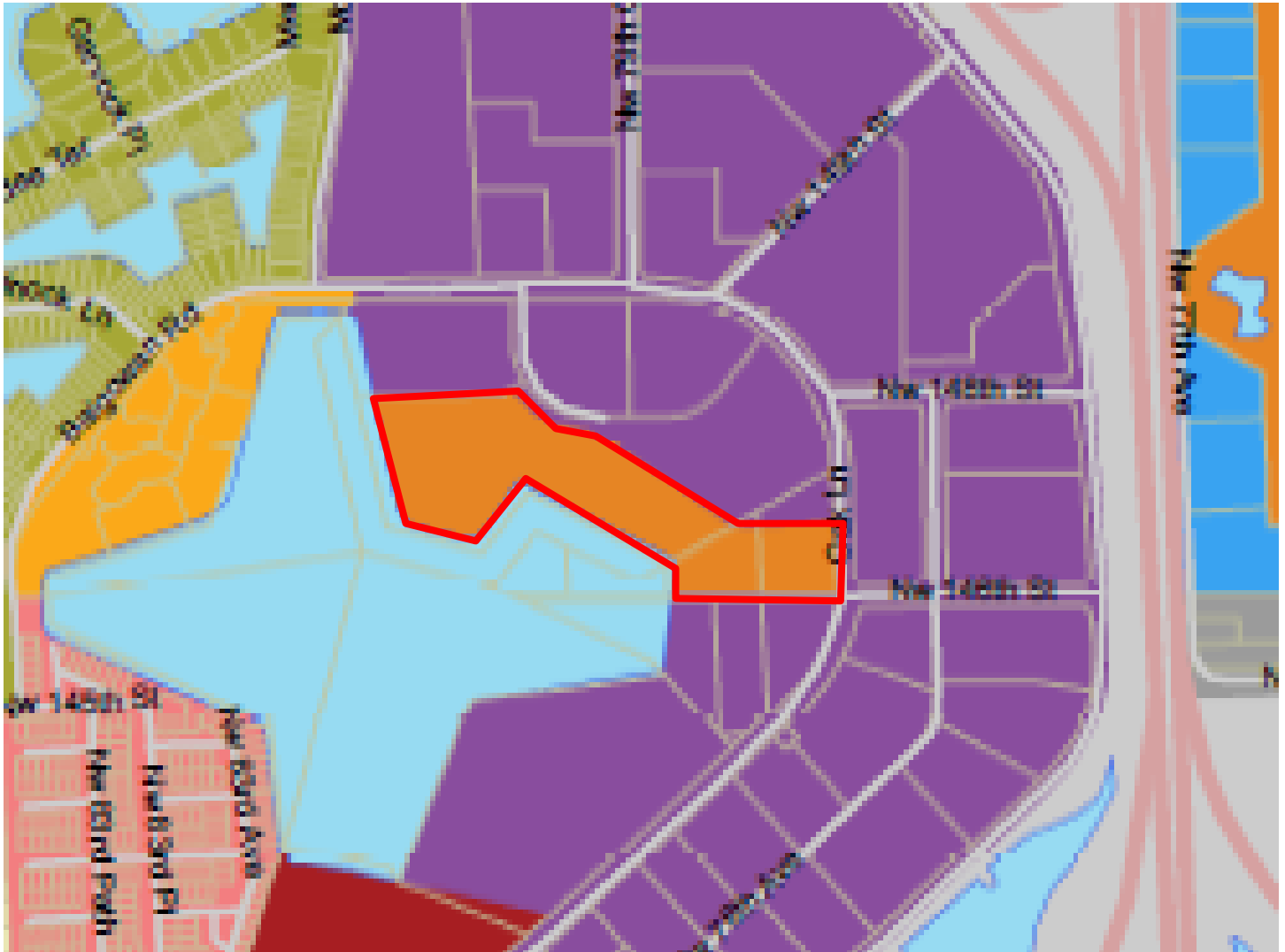
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ZONING	RU-1	RM-13	RO-50
TC	RU-1A	RM-23	BU-1A
W	RU-1Z	RM-36	BU-2
GU	RU-2	RM-50	IU-1
			IU-C



Attachment B

Zoning Map

Town of Miami Lakes Proposed Zoning Map



Legend

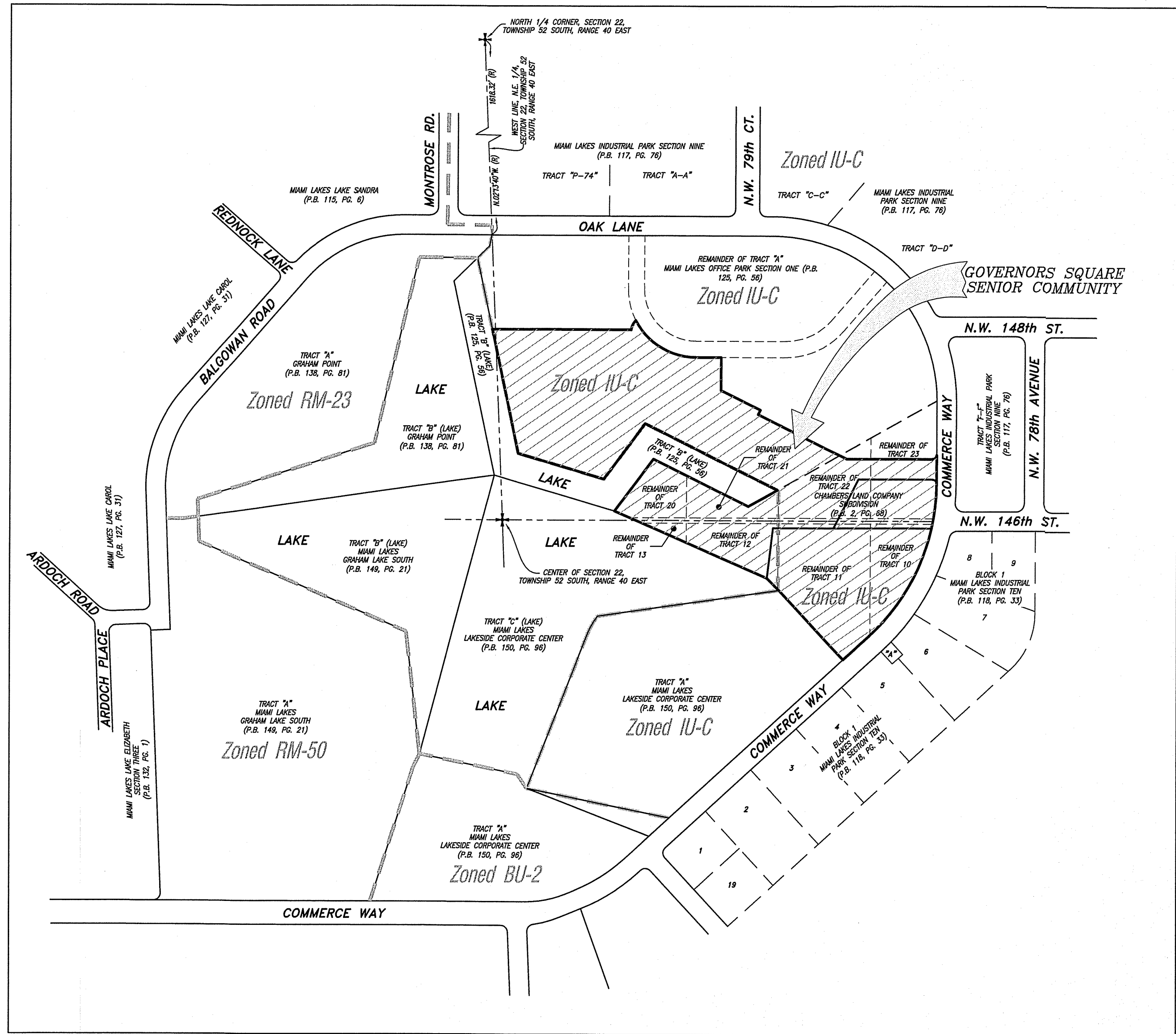
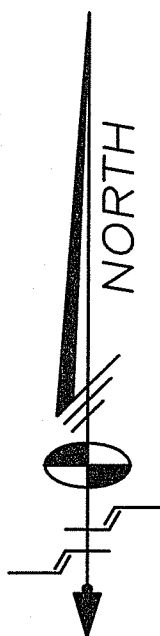
<all other values>	AU	RU-TH	RO-13
ZONING	RU-1	RM-13	RO-50
TC	RU-1A	RM-23	BU-1A
W	RU-1Z	RM-36	BU-2
GU	RU-2	RM-50	IU-1
			IU-C



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

SURVEYOR'S NOTES:

1. THIS SKETCH REPRESENTS A "BOUNDARY SURVEY" WITH ELEVATIONS FOR "TENTATIVE PLAT" PURPOSES.
2. THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
3. THE ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND ARE EXPRESSED IN FEET.
4. 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).
5. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE WALL OR FENCE FOOTERS/FOUNDATIONS.
6. THE DISTANCES SHOWN ALONG THE PROPERTY LINES HEREON ARE RECORDED AND MEASURED, UNLESS NOTED OTHERWISE.
7. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 6) PER FLOOD INSURANCE RATE MAP NO.'S. 12086C0112L AND 2086C0114L, COMMUNITY NO.120686, PANEL NO.'S. 0112 AND 0114, SUFFIX L, MAP PANELS AND INDEX MAP DATED SEPTEMBER 11, 2009.
8. 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.
9. THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
10. 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.
11. BENCHMARK A: NAME: N-626, MIAMI-DADE COUNTY P-K NAIL & BRASS DISC IN CONCRETE GUTTER ACROSS FROM F.P.I. ELEVATION AT THE INTERSECTION OF N.W. 138TH STREET (PALMETTO FRONTAGE ROAD) AND N.W. 80TH AVENUE. ELEVATION=7.28 N.G.V.D. 1929.
12. 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.
13. UNLESS STATED OTHERWISE, THIS FIRM DOES NOT CERTIFY THE EXTENT TO WHICH THE SUBJECT PROPERTY COMPLIES WITH APPLICABLE ZONING REQUIREMENTS, REGULATIONS AND/OR RESTRICTIONS.
14. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (N00°0'01"E) ALONG THE CENTERLINE OF INDUSTRIAL WAY PER PLAT BOOK 117 AT PAGE 76.
15. 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 IS NEITHER TRAINED NOR LICENSED TO PROVIDE LEGAL ANALYSIS, INTERPRETATION, OR CONCLUSIONS ABOUT THE DOCUMENTS AND INSTRUMENTS RELAYED IN AND IN ANY OF SUCH TITLE EXCEPTIONS AND THEREFORE NO SUCH LEGAL ANALYSIS, INTERPRETATION OR CONCLUSIONS SHOULD BE IMPLIED.
16. 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 DEDICATED 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.
17. THE SUBJECT SITE HAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. THE SUBJECT SITE HAS NO OBSERVED EVIDENCE OF HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
19. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO DESIGNATED WETLANDS LOCATED ON THE SUBJECT SITE.
20. AN EXPRESS PORTION OF THIS PLAT IS TO CLOSE, ABANDON, VACATE AND DISCONTINUE FROM PUBLIC USE THAT CERTAIN UNNAMED 20.00 FOOT WIDE RIGHT-OF-WAY LYING WITHIN THE BOUNDARY OF THE SUBJECT SITE AS SHOWN ON THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION," PLAT BOOK 2 AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS CONTAINING 21,314 SQUARE FEET, MORE OR LESS (0.489 ACRES, MORE OR LESS).



SCALE: 1"=300'
A PORTION OF SECTION 22-TOWNSHIP 52 SOUTH-RANGE 42 EAST,
TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA

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

Tree No	Common Name	Species	Dia. In.	Ht. Ft.	CmPy. Ø Ft.
1	LIVE OAK	"Quercus virginiana"	28	35	75
2	LIVE OAK	"Quercus virginiana"	24	30	55
3	LIVE OAK	"Quercus virginiana"	30	35	70
4	LIVE OAK	"Quercus virginiana"	19	30	50
5	LIVE OAK	"Quercus virginiana"	30	30	50
6	LIVE OAK	"Quercus virginiana"	20	35	60
7	LIVE OAK	"Quercus virginiana"	18	30	60
8	LIVE OAK	"Quercus virginiana"	17	30	55
9	LIVE OAK	"Quercus virginiana"	21	32	60
10	LIVE OAK	"Quercus virginiana"	12	28	45
11	LIVE OAK	"Quercus virginiana"	22	30	55
12	LIVE OAK	"Quercus virginiana"	18	30	45
13	LIVE OAK	"Quercus virginiana"	12	25	40
14	LIVE OAK	"Quercus virginiana"	10	25	35
15	LIVE OAK	"Quercus virginiana"	12	25	25
16	SILK OAK	"Grevillea robusta"	10	30	25
17	SILK OAK	"Grevillea robusta"	10	30	35
18	LIVE OAK	"Quercus virginiana"	27	35	70
19	LIVE OAK	"Quercus virginiana"	10	25	25
20	LIVE OAK	"Quercus virginiana"	24	70	32
21	LIVE OAK	"Quercus virginiana"	15	30	50
22	LIVE OAK	"Quercus virginiana"	25	35	60
23	LIVE OAK	"Quercus virginiana"	22	30	50
76	ROYAL PALM	"Roystonea elata"	10	30	25
77	ROYAL PALM	"Roystonea elata"	12	30	30
78	LIVE OAK	"Quercus virginiana"	11	30	25
79	LIVE OAK	"Quercus virginiana"	14	30	30
80	LIVE OAK	"Quercus virginiana"	10	30	25
81	LIVE OAK	"Quercus virginiana"	15	30	30
82	LIVE OAK	"Quercus virginiana"	15	30	30
83	LIVE OAK	"Quercus virginiana"	10	30	20
84	SILK OAK	"Grevillea robusta"	6	25	30
85	SILK OAK	"Grevillea robusta"	6	22	15
86	ROYAL PALM	"Roystonea elata"	15	30	20
87	SILK OAK	"Grevillea robusta"	7	22	20
88	SILK OAK	"Grevillea robusta"	9	25	30
89	ROYAL PALM	"Roystonea elata"	15	30	25
90	ROYAL PALM	"Roystonea elata"	10	30	20
91	ROYAL PALM	"Roystonea elata"	14	30	25
92	ROYAL PALM	"Roystonea elata"	12	25	25
95	BRAZILIAN PEPPER	"Schinus terebinthifolius"	7	15	25
96	LIVE OAK	"Quercus virginiana"	14	28	40
98	LIVE OAK	"Quercus virginiana"	20	30	50
99	LIVE OAK	"Quercus virginiana"	20	30	55
101	LIVE OAK	"Quercus virginiana"	30	35	70

Note: The type/species of trees, as indicated hereon, are subject to correction pursuant to visual verification by a qualified botanist or other individual with similar expertise.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

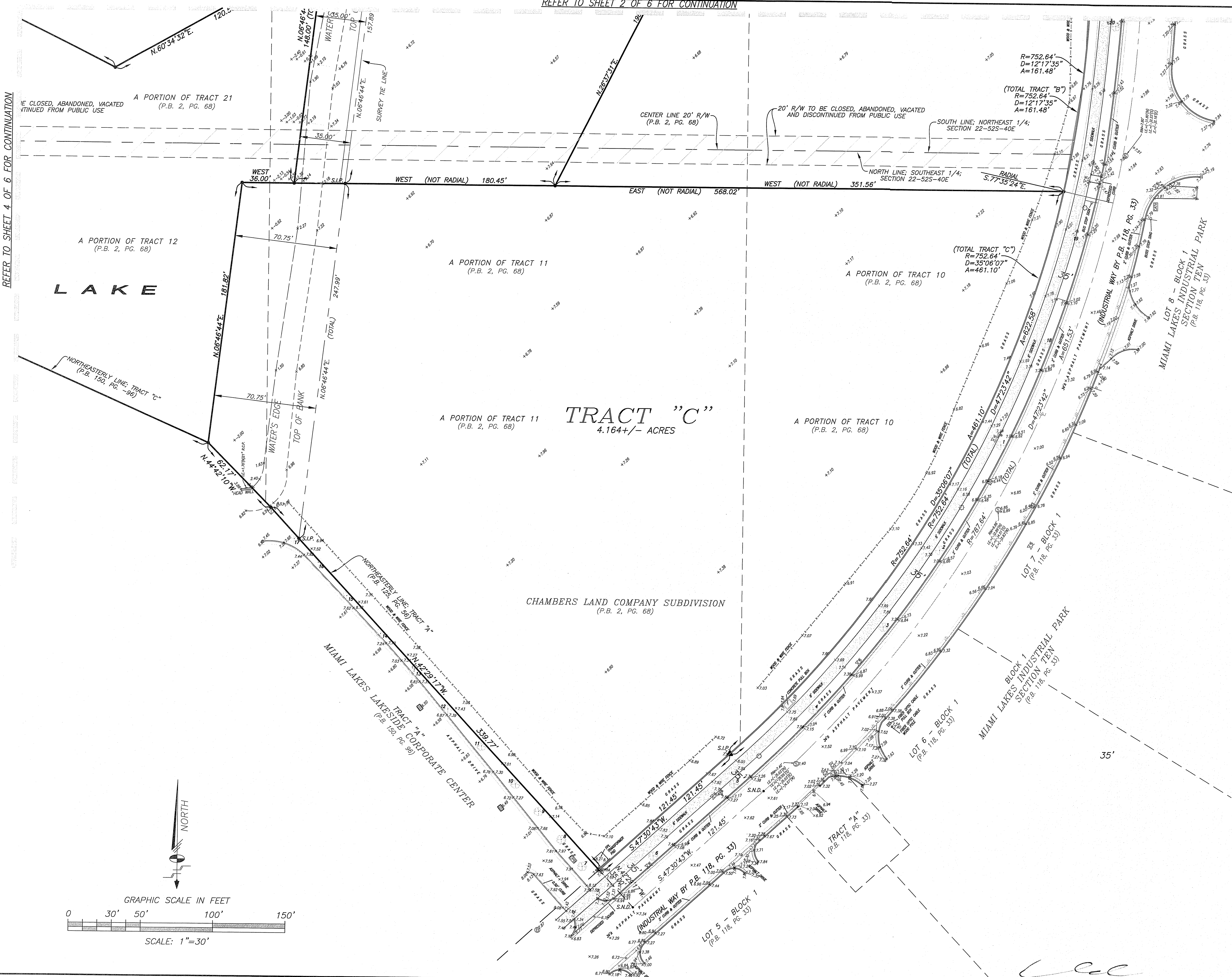
BOUNDARY SURVEY

Section 22, Township 52 South, Range 40 East, Miami-Dade County, Florida

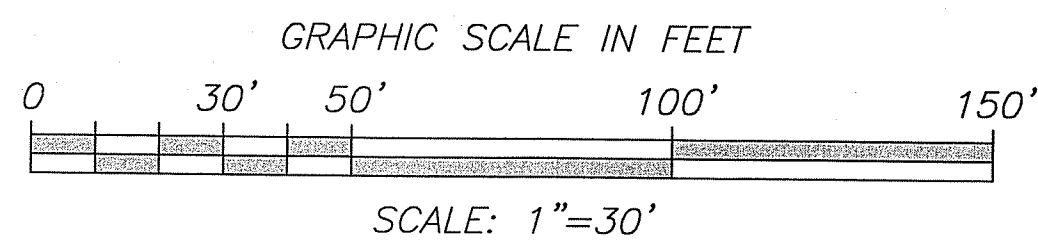
[illegible]

REFER TO SHEET 4 OF 6 FOR CONTINUATION

REFER TO SHEET 2 OF 6 FOR CONTINUATION



- GENERAL LEGEND:**
- ALUMINUM LIGHT POST
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CENTERLINE
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - IRRIGATION HAND HOLE
 - PROPERTY LINE
 - SANITARY SEWER MANHOLE
 - SIGN POST
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
 - WATER METER
 - WATER VALVE
 - TREE LOCATION (SEE TREE DATA)
- ABBREVIATIONS:**
- R denotes RADIUS
 - Δ denotes DELTA ANGLE
 - L denotes ARC DISTANCE
 - T denotes TANGENT DISTANCE
 - PCP denotes PERMANENT CONTROL POINT
 - PRM denotes PERMANENT REFERENCE MONUMENT
 - PI denotes PLAT BOOK
 - PO denotes PAGE
 - POC denotes POINT OF COMMENCEMENT
 - POB denotes POINT OF BEGINNING
 - OU denotes OVERHEAD UTILITY WIRES
 - ORB denotes OFFICIAL RECORDS BOOK
 - CP denotes POINT OF CURVATURE
 - CBS denotes CONCRETE BLOCK STRUCTURE
 - CONC denotes CONCRETE
 - CLF denotes CHAINLINK FENCE
 - WIP denotes WOOD FENCE
 - F.I.P. denotes FOUND IRON PIPE
 - F.N.D. denotes FOUND NAIL & BRASS DISC
 - S.N.D. denotes SET IRON PIPE & BRASS DISC
 - CL denotes CLEAR
 - ENC denotes ENCROACHMENT
 - (D) denotes DEED INFORMATION
 - (L) denotes INFORMATION BY LEGAL DESCRIPTION
 - (M) denotes MEASURED INFORMATION
 - (R) denotes RECORD OR PLATTED INFORMATION
 - C.M.P. denotes CORRUGATED METAL PIPE
 - 1-322 denotes TREE NUMBERS
 - UNK denotes UNDERGROUND UNKNOWN UTILITY
 - S.I.P. denotes SET IRON PIPE & LB-87 CAP



BOUNDARY SURVEY

REVISIONS

Date	Order No.	Field Book	Remarks

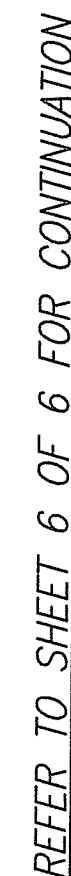
Schuelke-Shishkin & Associates, Inc.
LAND PLANNERS
ENGINEERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025
TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION
No. LB-87

DATE: 06/29/16
DRAWN BY: RWF
CHECKED BY: AS SHOWN
SCALE: AS SHOWN

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

REFER TO SHEET 5 OF 6 FOR CONTINUATION



REFER TO SHEET 2 OF 6 FOR CONTINUATION

REFER TO SHEET 3 OF 6 FOR CONTINUATION

BOUNDARY SURVEY

Schwelbe - Shiskin & Associates, Inc.
LAND PLANNERS
ENGINEERS
LAND SURVEYORS
MIRAMAR, FLORIDA 33025
TEL: (954) 435-7010 FAX: (954) 435-1288
3240 CORPORATE WAY

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Section 22, Township 52 South, Range 40 East, Miami-Dade County, Florida

Drawn By: RAF	Survey Date: 06/29/16	Checked By:	Date:
Order No. 205880	FR No. -	Scale:	AS SHOWN

1147

[illegible]

[illegible][illegible]



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ALM Media, LLC
PO Box 936174
Atlanta, GA 31193-6174

Please Remit To:

Daily Business Review

Miami Dade

Customer No: 9006789

TOWN OF MIAMI LAKES
Attention To: GINA INGUANZO
TOWN CLERK (PO # 2017-0107)
6601 MAIN STREET, #206
MIAMI LAKES, FL 33014

Miami Lakes

Invoice #:	I0000198815-0216
Invoice Date:	02/16/2017
Due Date:	Due Upon Receipt
AMOUNT DUE:	\$127.83

PLEASE RETURN THIS SECTION WITH PAYMENT

Amount Remitted

TEAR HERE

Daily Business Review

Miami Dade

Invoice Date: 02/16/2017		Customer #: 9006789	
Invoice #	Description	Amount	
I0000198815-0216	Placement/Position: Bids/Hearings/Meetings/Ordinances/Hearings	\$127.83	
	Run Dates: 02/16/2017		
	Ad Size: 2 x 7.19 Inches		
	TOWN OF MIAMI LAKES - NOTICE OF PUBLIC ZONING HEARING - MARCH 21, 2017	Subtotal	\$127.83
		Total Due	\$127.83

PER 2/24/17
[Signature]
2-24-17

Payment By Credit Card		() Visa () MC () Amex	
Credit Card #:	_____	Exp. Date: _____ / _____	Security Code: _____
Card Holder Name:	_____	Signature: _____	

For billing questions, please email: ALMcollection@alm.com
Besides the email address you can fax us at 800-285-7527

PAST DUE BALANCES WILL BE CHARGED A 1.5% PER MONTH SERVICE CHARGE (18% PER ANNUM).



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MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

TOWN OF MIAMI LAKES - NOTICE OF PUBLIC ZONING
HEARING - MARCH 21, 2017

in the XXXX Court,
was published in said newspaper in the issues of

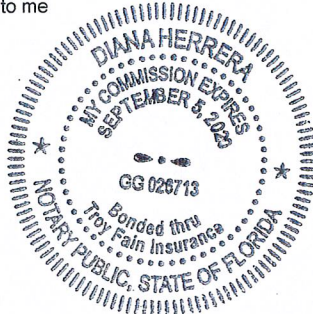
02/16/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
16 day of FEBRUARY, A.D. 2017

Diana Herrera
(SEAL)

MARIA MESA personally known to me



TOWN OF MIAMI LAKES NOTICE OF PUBLIC ZONING HEARING

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes Planning and Zoning Board will hold a public hearing on **Tuesday, March 21, 2017 at 6:00 PM, or as soon thereafter as the same may be heard, at the Town Hall Chambers, 6601 Main Street, Miami Lakes, Florida 33014** to consider the following request(s) for the subject location(s):

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE CLASSIFICATION IN THE COMPREHENSIVE PLAN AND OFFICIAL FUTURE LAND USE MAP OF A 9.5 +/- ACRE PROPERTY LOCATED WEST SIDE OF COMMERCE WAY AND THE INTERSECTION OF NW 146TH STREET, FROM INDUSTRIAL AND OFFICE, TO MEDIUM HIGH DENSITY RESIDENTIAL; PROVIDING FINDINGS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR DIRECTION TO THE ADMINISTRATIVE OFFICIAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO REZONE A 9.5 +/- ACRE PROPERTY LOCATED WEST SIDE OF COMMERCE WAY AND THE INTERSECTION OF NW 146TH STREET, FROM THE IU-C, INDUSTRIAL CONDITIONAL USE DISTRICT, TO THE RM-36, MEDIUM HIGH DENSITY RESIDENTIAL/OFFICE DISTRICT; PROVIDING FINDINGS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR DIRECTION TO THE ADMINISTRATIVE OFFICIAL; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

HEARING NUMBER:	ZONE2017-0001
APPLICANT:	THE GRAHAM COMPANIES
FOLIO:	32-2022-008-0013
LOCATION:	West side of Commerce Way and the intersection of NW 146th Street

All persons interested may appear in person, by attorney or agent, by letter or by email at pz@miamilakes-fl.gov and express objection or approval. All documentation pertaining to this item(s) is on file in the Office of the Town Clerk located at 6601 Main Street, Miami Lakes, FL 33014.

In accordance with the provisions of F.S. Section 286.0105, should any person seek to appeal any decision made by the Town of Miami Lakes Planning and Zoning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 364-6100 no later than two (2) days before the proceedings for assistance.

Gina Inguanzo
Town Clerk

2/16

17-89/0000198815M