



Planning, Zoning, and Code Compliance Department

PLANNING AND ZONING PUBLIC HEARING APPLICATION

PLAT
"MIAMI LAKES OFFICE PARK
SECTION 1"
PLAT 2016-0005 File #
Date Received
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.

32-2072-008-0013

1. Name of Applicant TGC Governors Square LLC
- If applicant is owner, give name exactly as recorded on deed.
 - If applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
 - 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 FL ZIP 33014

Tel. # (during working hours) 305-817-4044 Other _____

E-Mail: stu.wyllie@grahamcos.com Mobile #: _____

2. Name of Property Owner TGC Governors Square LLC

Mailing Address 6843 Main Street

City Miami Lakes State FL ZIP 33014

Tel. # (during working hours) 305-817-4044 Other _____

3. Contact Person Stu Wyllie

Mailing Address 6843 Main Street

City Miami Lakes State FL ZIP 33014

Tel. # (during working hours) 305-817-4044 Other _____

E-Mail: stu.wyllie@grahamcos.com Mobile #: _____

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION

- If subdivided, provide lot, block, complete name of subdivision, plat book and page number.
- If metes and bounds description, provide complete description (including section, township, and range).
- Attach a separate typed sheet, if necessary. Please verify the accuracy of your legal description

See attached

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov

MIAMI LAKES
Growing Beautifully

5. Address or location of property (including section, township, and range): Southeast corner of Commerce Way & NW 82 Ave., Town of Miami Lakes Section 22, Township 52 South, Range 40 East
6. Size of property: 317,727 SF × _____ Acres ± 7.29
7. Date subject property ☒ acquired or ☐ leased _____ day of _____
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.")

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: _____
- ☐ Future Land Use Map (FLUM) Amendment:
Future Land Use Requested: _____
- ☐ Site Plan Approval _____
- ☐ Variance _____
- ☒ Preliminary Plat Approval: Bob Graham Building
- ☐ Final Plat Approval: _____
- ☐ Modification of Previous Resolution/Plan/Ordinance _____
- ☐ Modification of Declaration or Covenant _____
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? _____

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov

LEGAL DESCRIPTION FOR BOB GRAHAM BUILDING

A PORTION OF TRACT "A," ACCORDING TO THE PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE," AS RECORDED IN PLAT BOOK 125 AT PAGE 56; TOGETHER WITH A PORTION OF TRACTS 22 AND 23 IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "CHAMBERS LAND COMPANY SUBDIVISION," AS RECORDED IN PLAT BOOK 2 AT PAGE 68, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID TRACT "A," AS SHOWN ON THE SAID PLAT OF "MIAMI LAKES OFFICE PARK SECTION ONE;" THENCE SOUTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL WAY (COMMERCE WAY), AS SHOWN ON THE PLAT OF "MIAMI LAKES INDUSTRIAL PARK SECTION NINE," AS RECORDED IN PLAT BOOK 117 AT PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 194.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND WESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 23.53 FEET TO A POINT OF TANGENCY; THENCE WEST FOR 307.37 FEET; THENCE NORTH 63 DEGREES 22 MINUTES 29 SECONDS WEST FOR 355.60 FEET; THENCE NORTH 26 DEGREES 37 MINUTES 31 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 18.00 FEET; THENCE NORTH 63 DEGREES 22 MINUTES 29 SECONDS WEST FOR 158.04 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 01 SECONDS EAST FOR 118.53 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 90.90 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 243.00 FEET AND A CENTRAL ANGLE OF 62 DEGREES 48 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 266.38 FEET TO A POINT (FROM SAID POINT A LINE BEARS NORTH 62 DEGREES 55 MINUTES 31 SECONDS EAST TO THE RADIUS POINT OF THE LAST DESCRIBED COURSE); THENCE RUN NORTH 41 DEGREES 07 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 31.58 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE (FROM SAID POINT A LINE BEARS NORTH 66 DEGREES 04 MINUTES 05 SECONDS EAST TO THE RADIUS POINT OF THE NEXT DESCRIBED COURSE); THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 214.00 AND A CENTRAL ANGLE OF 65 DEGREES 57 MINUTES 04 SECONDS, FOR AN ARC DISTANCE OF 246.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 52 MINUTES 59 SECONDS EAST FOR 319.48 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND NORTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 49 DEGREES 03 MINUTES 47 SECONDS FOR AN ARC DISTANCE OF 214.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 41 DEGREES 03 MINUTES 14 SECONDS EAST, RADIAL

TO THE NEXT DESCRIBED CIRCULAR CURVE, FOR 233.66 FEET TO A POINT ON THE FOLLOWING DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED FOUR COURSES BEING ALONG THE CENTERLINE OF A 58.00 FOOT WIDE INGRESS-EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 27060 AT PAGE 2827 AND OFFICIAL RECORDS BOOK 13809 AT PAGE 3459, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 49 DEGREES 03 MINUTES 47 SECONDS FOR AN ARC DISTANCE OF 505.22 FEET TO THE POINT OF BEGINNING; SAID LAST DESCRIBED COURSE BEING ALONG THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID INDUSTRIAL WAY (COMMERCE WAY), ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

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 Attached.
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

Stu Wyllie, President & CEO

The Graham Companies, a Florida Corporation, Manager for
TGC Governors Square LLC, a Florida limited liability company

Sworn to and subscribed before me on the 14th day of October, 2016. Affiant is personally known to me or has produced _____ as identification.



NANCY E. ROARK
MY COMMISSION # FF 229649
EXPIRES: September 11, 2019
Bonded Thru Budget Notary Services

Notary

(Stamp/Seal)

My Commission Expires: 9/11/19

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: _____

6601 Main Street • Miami Lakes, Florida, 33014

Office: (305) 364-6100 • Fax: (305) 558-8511

Website: www.miamilakes-fl.gov

DISCLOSURE OF INTEREST*

If a CORPORATION 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, a Florida Corporation, Manager for
TGC Governors Square LLC, a Florida limited liability company

NAME AND ADDRESS: See attached Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

THE GRAHAM COMPANIES STOCKHOLDERS
RECORD DATE March 31, 2016

	A		B		TOTAL	
	SHARES	%	SHARES	%	SHARES	%
WILLIAM A GRAHAM FAMILY						
CGW & EGM, Co-Tees of the PCG Rev Trust u/d/t dtd 3/25/94	-	-	85,754.3825	9.42	85,754.3825	8.1817
CGW & EGM, Co-Tees, fbo Marital Trust, dtd 3/25/94	26,026.1000	18.92	34,922.2000	3.84	60,948.3000	5.8150
CDY, tee, SG Younts Family Trust, fbo CD Younts, dtd 3/3/2010	-	-	2,047.8000	0.22	2,047.8000	0.1954
CAROL G. WYLLIE	24.7600	0.02	446.8762	0.05	471.6362	0.0450
CAROL G. WYLLIE 2012 Family Trust Agreement	9,000.0000	6.54	38,810.8200	4.26	47,810.8200	4.5616
GRAHAM-WYLLIE Family Trust Agreement	-	-	9,467.9092	1.04	9,467.9092	0.9033
CYNTHIA G. GORDON	6,815.0000	4.95	24,990.4389	2.74	31,805.4389	3.0345
CGW tee, Gordon Family Irrev Trust fbo KP GORDON, dtd 12/19/12	-	-	4,733.9496	0.52	4,733.9496	0.4517
CGW, tee Gordon Family Irrev Trust fbo LW GORDON, dtd 12/19/12	-	-	4,733.9496	0.52	4,733.9496	0.4517
ELIZABETH G MARTINEZ	-	-	338.1316	0.04	338.1316	0.0323
ELIZABETH G. MARTINEZ 2012 Family Trust Agreement	6,485.9700	4.71	44,876.9200	4.93	51,362.8900	4.9005
GRAHAM-MARTINEZ Family Trust Agreement	-	-	12,787.2284	1.40	12,787.2284	1.2200
LUIS O. MARTINEZ	-	-	149.5042	0.02	149.5042	0.0143
LUIS O. MARTINEZ Family Trust	4,341.0000	3.15	8,567.8079	0.94	12,908.8079	1.2316
MICHAEL A. MARTINEZ	-	-	1,643.3800	0.18	1,643.3800	0.1568
DANIEL L. MARTINEZ	-	-	5,199.1400	0.57	5,199.1400	0.4960
KATHRYN N. MARTINEZ	-	-	1,643.3800	0.18	1,643.3800	0.1568
ALISON J. MARTINEZ	-	-	4,971.4200	0.55	4,971.4200	0.4743
STUART S. WYLLIE	-	-	207.5692	0.02	207.5692	0.0198
STUART WYLLIE 2012 Family Trust Agreement	5,295.7600	3.85	11,778.0000	1.29	17,073.7600	1.6290
BENJAMIN C. GORDON	4,341.0000	3.15	4,870.3121	0.53	9,211.3121	0.8788
KATHLEEN P. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1568
LEE W. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1568
TRACY F. GRAHAM	-	-	1,773.0000	0.19	1,773.0000	0.1692
ANDREA L. GRAHAM	1,630.4300	1.18	13,735.6079	1.51	15,366.0379	1.4660
AG RECHICHI, tee of Trust fbo AG RECHICHI ctd u/A VIII of WEG Tst '99	3,407.5000	2.48	14,519.0132	1.59	17,926.5132	1.7103
AL Graham, tee of Trust fbo AL Graham Trust ctd u/A III of WEG Tst '01	-	-	1,362.0000	0.15	1,362.0000	0.1299
RECHICHI CHILDREN'S TRUST, fbo William M. Rechichi	-	-	393.3370	0.04	393.3370	0.0375
KRISTOPHER E. GRAHAM	-	-	11,465.2279	1.26	11,465.2279	1.0939
KE GRAHAM, tee of Trust fbo KE GRAHAM ctd u/A VIII of WEG Tst '99	3,407.5000	2.48	14,857.5828	1.61	18,065.0828	1.7236
EGM, Tee, L. E. WYLLIE TR u/a/d 8/4/93	815.2200	0.59	10,810.1301	1.17	11,425.3501	1.0901
LAURA E. WYLLIE	-	-	4,986.7600	0.55	4,986.7600	0.4758
EGM, Tee, P. S. WYLLIE TR u/a/d 8/4/93	815.2200	0.59	10,790.9201	1.19	11,606.1401	1.1073
PHILIP S. WYLLIE	-	-	4,805.9700	0.53	4,805.9700	0.4585
CGW, Tee, D. L. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,363.7912	0.70	8,236.9512	0.7859
CGW, Tee, A. J. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,591.5111	0.72	8,464.6711	0.8076
CGW, Tee, M. A. MARTINEZ TR u/a/d 12/30/93	688.8350	0.50	12,297.7675	1.35	12,986.6025	1.2390
CGW, Tee, K. N. MARTINEZ TR u/a/d 12/30/93	688.8350	0.50	12,297.7675	1.35	12,986.6025	1.2390
CGG, As Custodian for K. GORDON u/Co Unif Ttrs	1,902.1700	1.38	5,481.7675	0.60	7,383.9375	0.7045
CGG, Tee, L. W. GORDON TR u/a/d 10/16/92	543.4800	0.39	9,327.7675	1.02	9,871.2475	0.9418
JOAN G. GRAHAM	220.0000	0.16	1,565.0000	0.17	1,785.0000	0.1703
	80,195.1000	58.28	449,252.8007	49.34	529,447.9007	50.5138
D. ROBERT GRAHAM FAMILY						
D. ROBERT GRAHAM REVOC LIV TR 9/1/2000	28,718.5000	20.87	13,283.6491	1.46	42,002.1491	4.0074
ADELE K. GRAHAM REVOC LIV TR 9/1/2000	-	-	9,400.0000	1.03	9,400.0000	0.8968
GWENDOLYN GRAHAM	950.0000	0.69	46,194.0347	5.07	47,144.0347	4.4979
GWENDOLYN GRAHAM, Tee, MARK E. LOGAN TR	-	-	996.7958	0.11	996.7958	0.0951
GWENDOLYN GRAHAM, Tee, SARAH G. LOGAN TR	-	-	996.7962	0.11	996.7962	0.0951
GWENDOLYN GRAHAM, Tee, TIMOTHY G. LOGAN TR	-	-	996.7958	0.11	996.7958	0.0951
GLYNN G. McCULLOUGH	799.0000	0.58	35,358.1980	3.88	36,157.1980	3.4497
WILLIAM B. McCULLOUGH	-	-	2,520.4594	0.28	2,520.4594	0.2405
McCULLOUGH Family Trust fbo MELISSA G. McCULLOUGH	-	-	836.2852	0.09	836.2852	0.0798
McCULLOUGH Family Trust fbo WILLIAM G. McCULLOUGH	-	-	836.2852	0.09	836.2852	0.0798
McCULLOUGH Family Trust fbo CAROLINE A. McCULLOUGH	-	-	836.2849	0.09	836.2849	0.0798
ARVA G. GIBSON	950.0000	0.69	38,846.6000	4.27	39,796.6000	3.7969
THOMAS C. GIBSON	-	-	832.0000	0.09	832.0000	0.0794
THOMAS C. GIBSON, Tee, Gift Trust KENDALL C. GIBSON	-	-	1,813.9943	0.20	1,813.9943	0.1731
THOMAS C. GIBSON, Tee, Gift Trust ANSLEY S. GIBSON	-	-	1,813.9941	0.20	1,813.9941	0.1731
THOMAS C. GIBSON, Tee, Gift Trust ADELE E. GIBSON	-	-	1,813.9943	0.20	1,813.9943	0.1731
KENDALL G. ELIAS	950.0000	0.69	46,842.6010	5.14	47,792.6010	4.5598
L. ROBERT ELIAS III	-	-	6,013.7604	0.66	6,013.7604	0.5738
L. ROBERT ELIAS III, tee, Peyton Elias Trust und Elias Children's Trust	-	-	1,169.7356	0.13	1,169.7356	0.1116
L. ROBERT ELIAS III, tee, Lewis R Elias Trust und Elias Children's Trust	-	-	1,169.7356	0.13	1,169.7356	0.1116
	32,367.5000	23.52	212,571.9996	23.35	244,939.4996	23.3693
PHILIP L. GRAHAM FAMILY						
DONALD E. GRAHAM	7,222.3000	5.25	75,458.3000	8.29	82,680.6000	7.8884
WILLIAM W. GRAHAM, Tee, WWG 1969 Revoc Trust	8,472.2000	6.16	86,708.3000	9.52	95,180.5000	9.0810
STEPHEN M. GRAHAM	2,222.2000	1.62	30,458.4000	3.35	32,680.6000	3.1180
	17,916.7000	13.02	192,625.0000	21.16	210,541.7000	20.0874
MARY GRAHAM CROW FAMILY						
PHILIP G. CROW	-	-	3,251.7000	0.36	3,251.7000	0.3102
MARY YORK BEHNCKE	-	-	2,790.0000	0.31	2,790.0000	0.2662
	-	-	6,041.7000	0.66	6,041.7000	0.5764
FREDERICK S. BEEBE FAMILY						
WALTER H. BEEBE	751.0000	0.55	13,999.0000	1.54	14,750.0000	1.4073
MICHAEL BEEBE	596.0000	0.43	6,170.0000	0.68	6,766.0000	0.6455
	1,347.0000	0.98	20,169.0000	2.22	21,516.0000	2.0528
GERALD E. TOMS FAMILY						
THOMAS N. TOMS II	1,456.0000	1.06	9,949.8000	1.09	11,405.8000	1.0882
LOUIS B. TOMS	1,419.7000	1.03	9,733.3000	1.07	11,153.0000	1.0641
REVOCABLE TRUST AGREEMENT OF ELIZABETH BRINEGAR	1,413.0000	1.03	4,878.3000	0.54	6,291.3000	0.6002
MARGARET TOMS REVOCABLE TRUST	1,479.0000	1.07	5,309.7000	0.58	6,788.7000	0.6477
	5,767.7000	4.19	29,871.1000	3.28	35,638.8000	3.4002
TOTAL SHARES OUTSTANDING	137,594.0000	100.00	910,531.6003	100.00	1,048,125.6003	100.0000
TREASURY STOCK	91,877.1000		1,154,697.3000		1,246,574.4000	
TOTAL SHARES AUTHORIZED	229,471.1000		2,065,228.9003		2,294,700.0003	

Letter of Intent

Property:	Bob Graham Office Building
Zoning:	Current IU-C (Industrial District – Conditional)
Platting:	Plat required to eliminate tract lines no longer needed and cut out parcel from parent tract.
Number of Parcels:	1
Net Area (Plat Limits):	7.881 +/- gross acres / 343,304 gross square feet 7.294 +/- net acres / 317,727 net square feet
Current Use:	Improved Pasture, Vacant Land
Proposed Use:	4-Story Office Building 82,903 square feet of office space
Narrative:	The property is an irregular shaped parcel located near the intersection of Oak Lane and N.W. 148th Street. The subject parcel is adjacent to land that is zoned (IU-C) and developed with similar uses, as proposed, is the completion of the commercial build-out of Governor’s Square office park and is additionally served by an existing “shared” ingress-egress circulating road within that overall combined site. While there is a small strip within the northeasterly ad joiner with a BU district, it’s larger platted tract, which is “the developed site”, is zoned IU-C. The proposed project contemplates a speculative office building and will be developed in a way that is consistent with the above mentioned Governor’s Square development, which are also owned by the applicant. The subject parcel requires replatting to adhere to Chapter 28 of the County Code (as well as the Town Code), which requires conformance with Chapter 28. The property is not an original subdivision (plat) of land, but rather a replat of a portion of an underlying plat and is only required because these tracts have been repartitioned from the original lines. The Plat does not seek to create additional parcels, but rather is a cut-out of the parent tract. We respectfully request your favorable consideration of this application.

Folio	Property Owner Name	Property Address	Property City	Property Zip Code	Mailing Address	Mailing City and State	Mailing Zip Code
32-2022-001-0200	THE GRAHAM COMPANIES	8300 COMMERCE WAY	MIAMI LAKES	33016-0000	6843 MAIN ST	MIAMI LAKES FL	33014-2048
32-2022-044-0300	ALAMAU PROPERTIES INC	7735 NW 146 ST C-7	MIAMI LAKES	33016-1559	14100 PALMETTO FRONTAGE RD #210	MIAMI LAKES FL	33016
32-2022-036-0080	ALDO P GOMEZ	14837 BALGOWAN RD 204-6	MIAMI LAKES	33016-6472	14837 BALGOWAN RD 204 6	MIAMI LAKES FL	33016
32-2022-036-0110	ALINA M RODRIGUEZ	14837 BALGOWAN RD 106-6	MIAMI LAKES	33016-6472	14837 BALGOWAN RD #106	MIAMI LAKES FL	33016
32-2022-044-0320	ANDERSON TURBO HOLDINGS LLC	7735 NW 146 ST C-9	MIAMI LAKES	33016-1559	7735 NW 146 ST C9 C10 C11	MIAMI LAKES FL	33016
32-2022-033-0040	ANNETTE LOPEZ MANN TRS	14817 BALGOWAN RD 202-5	MIAMI LAKES	33016-6471	14817 BALGOWAN RD #202	MIAMI LAKES FL	33016
32-2022-035-0020	ARLETTE BATISTA	14827 BALGOWAN RD 201-8	MIAMI LAKES	33016-6474	14827 BALGOWAN RD 201 8	MIAMI LAKES FL	33016
32-2022-044-0410	AVL PROP LLC	7735 NW 146 ST C-20	MIAMI LAKES	33016-1559	3002 E LAKE VISTA CIRCLE	DAVIE FL	33328
32-2022-034-0040	AYSE KIBAROGLU	14847 BALGOWAN RD 202-7	MIAMI LAKES	33016-6473	14847 BALGOWAN RD UNIT 202-7	MIAMI LAKES FL	33016-6473
32-2022-044-0380	BARAN INVESTMENTS LLC	7735 NW 146 ST C-15	MIAMI LAKES	33016-1559	5801 NW 151 ST 103	MIAMI LAKES FL	33014
32-2022-033-0010	BARBARA BRAVO	14817 BALGOWAN RD 101-5	MIAMI LAKES	33016-6471	14817 BALGOWAN RD #101-5	HIALEAH FL	33016-6471
32-2022-034-0010	BRENO PENICHET &W HANIA	14847 BALGOWAN RD 101-7	MIAMI LAKES	33016-6473	14847 BALGOWAN RD #101-7	HIALEAH FL	33016-6473
32-2022-044-0130	CABO INVEST LLC	7765 NW 146 ST ED-1	MIAMI LAKES	33016-1559	7765 NW 146 ST #ED-1	MIAMI LAKES FL	33016-1559
32-2022-036-0100	CAMILO CRESPO	14837 BALGOWAN RD 205-6	MIAMI LAKES	33016-6472	14837 BALGOWAN RD STE 205-6	MIAMI LAKES FL	33016
32-2022-044-0400	CENTENNIAL MANAGEMENT CORP	7735 NW 146 ST C17/18	MIAMI LAKES	33016-1559	7735 NW 146 ST 306	HIALEAH FL	33016
32-2022-004-0900	CLAUTILDA M DANIEL	15045 MONTROSE RD	MIAMI LAKES	33016-6432	15045 MONTROSE RD	MIAMI FL	33016-6432

32-2022-033-0080	DAISY ABREU MCNELLEY LE	14817 BALGOWAN RD 204-5	MIAMI LAKES	-	14817 BALGOWAN RD 204 5	MIAMI LAKES FL	33016
32-2022-030-0050	DIEGO VALERO LE	14725 BALGOWAN RD 103-4	MIAMI LAKES	33016-6470	14725 BALGOWAN RD 103-4	MIAMI LAKES FL	33016
32-2022-036-0050	ERASMO GARCIA TRS	14837 BALGOWAN RD 103-6	MIAMI LAKES	33016-6472	5601 SW 103 CT	MIAMI FL	33173
32-2022-034-0030	ESPERANZA GARCIA TRS	14847 BALGOWAN RD 102-7	MIAMI LAKES	33016-6473	14847 BALGOWAN RD #102 7	MIAMI LAKES FL	33016
32-2022-035-0010	FERNANDO MARTINEZ &W	14827 BALGOWAN RD	MIAMI LAKES	33016-6474	14827 BALGOWAN RD	MIAMI LAKES FL	33016-6474
32-2022-006-0080	GATOR MIAMI LAKES LLC	7850 NW 146 ST	MIAMI LAKES	33016-1564	1595 NE 163 ST	NORTH MIAMI BEACH FL	33162
32-2022-044-0090	GEI ENTERPRISES LLC	7761 NW 146 ST G1	MIAMI LAKES	33016-1559	7761 NW 146 ST G1	MIAMI LAKES FL	33016
32-2022-035-0060	GERARDO CALVO	14827 BALGOWAN RD 203-8	MIAMI LAKES	33016-6474	15822 NW 79 CT	MIAMI LAKES FL	33016
32-2022-030-0010	GL 12 LLC	14725 BALGOWAN RD 101-4	MIAMI LAKES	33016-6470	300 BAYVIEW DR 606	SUNNY ISLES BEACH FL	33160
32-2022-044-0190	GUTIERREZ REAL ESTATE INC	7779 NW 146 ST ED-7	MIAMI LAKES	33016-1559	7779 NW 146 ST #7 & 8 BLDG ED	MIAMI LAKES FL	33016-1559
32-2022-044-0120	HUMMINGBIRD 2011 LLC	7755 NW 146 ST G4	MIAMI LAKES	33016-1559	7755 NW 146 ST G4	HIALEAH FL	33016
32-2022-044-0080	HWC INC	7751 NW 146 ST F4	MIAMI LAKES	33016-1559	7745 NW 146 ST	HIALEAH FL	33016-1559
32-2022-036-0030	IVAN EDUARDO MARCANO	14837 BALGOWAN RD 102-6	MIAMI LAKES	33016-6472	14837 BALGOWAN RD #102-6	MIAMI LAKES FL	33016
32-2022-033-0070	IVETTE I ANTONMATTEI	14817 BALGOWAN RD 104-5	MIAMI LAKES	33016-6471	14817 BALGOWAN RD #104-5	HIALEAH FL	33016-6471
32-2022-036-0070	IVONNE ANDRES	14837 BALGOWAN RD 104-6	MIAMI LAKES	33016-6472	14837 BALGOWAN RD 104 6	MIAMI LAKES FL	33016
32-2022-033-0030	JOHN J COLLINS &W MARY	14817 BALGOWAN RD 102-5	MIAMI LAKES	33016-6471	14817 BALGOWAN RD UNIT 102-5	MIAMI LAKES FL	33016-6471

32-2022-030-0060	JOHN L LYONS JR &W VICKI D	14725 BALGOWAN RD 203-4	MIAMI LAKES	33016-6470	14725 BALGOWAN RD UNIT 203-4	MIAMI LAKES FL	33016-6470
32-2022-044-0390	JOHN LONDONO	7735 NW 146 ST C-16	MIAMI LAKES	33016-1559	3257 NW 102nd Path	Miami FL	33172-5040
32-2022-030-0030	JOSE GONZALEZ	14725 BALGOWAN RD 102-4	MIAMI LAKES	33016-6470	14725 BALGOWAN RD 102-4	HIALEAH FL	33016
32-2022-034-0050	JOSE RAMON GARCIA &W CARIDAD	14847 BALGOWAN RD 102-7	MIAMI LAKES	33016-6473	14847 BALGOWAN RD #102-7	MIAMI FL	33016-6473
32-2022-044-0150	JUAN DE DIOS GARCIA	7769 NW 146 ST ED-3	MIAMI LAKES	33016-1559	7769 NW 146 ST	MIAMI LAKES FL	33016-1559
32-2022-030-0100	JUAN FAJET &W NERELYS	14725 BALGOWAN RD 102-4	MIAMI LAKES	33016-6470	14725 BALGOWAN RD 102-4	HIALEAH FL	33016-6470
32-2022-034-0020	JULIO AYES SR &W MAELIA	14847 BALGOWAN RD 201-7	MIAMI LAKES	33016-6473	8315 NW 144 TERR	MIAMI LAKES FL	33016-5747
32-2022-036-0020	LF FAMILY MANAGEMENT COMPANY LLC	14837 BALGOWAN RD 201-6	MIAMI LAKES	33016-6472	6532 MIAMI LAKES DR	MIAMI LAKES FL	33014
32-2022-044-0350	LUIS DE GONGORA &W CECILIA S	7735 NW 146 ST C-12	MIAMI LAKES	33016-1559	7800 NW 161 TERR	MIAMI FL	33016-6677
32-2022-044-0430	M&S REAL PROPERTY HOLDINGS LLC	7735 NW 146 ST C-22	MIAMI LAKES	33016-1559	7735 NW 146 ST #C21	MIAMI LAKES FL	33016
32-2022-044-0440	MANUEL DINER TR	7735 NW 146 ST C-23	MIAMI LAKES	33016-1559	16101 SW 67 ST	FT LAUDERDALE FL	33331
32-2022-030-0040	MARIA DEL PILAR IGLESIAS	14725 BALGOWAN RD 202-4	MIAMI LAKES	33016-6470	14725 BALGOWAN RD 202 4	MIAMI LAKES FL	33014
32-2022-004-0890	MARIA DOLORES MEDINA	8289 BALGOWAN RD	MIAMI LAKES	33016-1438	8289 BALGOWAN RD	MIAMI LAKES FL	33016-1438
32-2022-033-0050	MARLENE E & LETICIA D MERA	14817 BALGOWAN RD 103-5	MIAMI LAKES	33016-6471	14817 BALGOWAN RD #103-5	MIAMI FL	33016-6471
32-2022-044-0030	MIAMI SOD CO	7787 NW 146 ST B3	MIAMI LAKES	33016-1559	7791 NW 146 ST #3B	MIAMI LAKES FL	33016-1567
32-2022-005-0041	MIAMI-DADE COUNTY	7805 OAK LN	MIAMI LAKES	33016-0000	3071 SW 38 AVE	MIAMI FL	33146-1520
32-2022-044-0110	MIARZA GROUP DAVIE LLC	7757 NW 146 ST G3	MIAMI LAKES	33016-1559	13100 MUSTANG TRAIL	FORT LAUDERDALE FL	33330
32-2022-036-0010	MICHELE S SKOLNICK	14837 BALGOWAN RD 101-6	MIAMI LAKES	33016-6472	14837 BALGOWAN RD #101-6	MIAMI FL	33016-6472

32-2022-030-0020	MIRIAM N ABREU &H JOSE	14725 BALGOWAN RD 201-4	MIAMI LAKES	33016-6470	14725 BALGOWAN RD #201-4	MIAMI LAKES FL	33016-6470
32-2022-033-0020	MIYUNG YOON	14817 BALGOWAN RD 201-5	MIAMI LAKES	33016-6471	14817 BALGOWAN RD #201-5	MIAMI LAKES FL	33016
32-2022-044-0140	MS INVESTMENT SERVICES LLC	7767 NW 146 ST ED-2	MIAMI LAKES	33016-1559	7767 NW 146 ST #ED 2	MIAMI FL	33016
32-2022-030-0070	NORMA CERECEDO (LE)	14725 BALGOWAN RD 104-4	MIAMI LAKES	33016-6470	14725 BALGOWAN RD #104-4	MIAMI LAKES FL	33016-6470
32-2022-036-0040	OLGA PILOTO	14837 BALGOWAN RD 202-6	MIAMI LAKES	33016-6472	14837 BALGOWAN RD UNIT 202-6	MIAMI LAKES FL	33016-6472
32-2022-035-0070	PEDRO H PEREZ LE	14827 BALGOWAN RD 104-8	MIAMI LAKES	33016-6474	14827 BALGOWAN RD #104-8	MIAMI LAKES FL	33016-6474
32-2022-035-0080	PETER NICOLOSI &W	14827 BALGOWAN RD 204-8	MIAMI LAKES	33016-6474	14827 BALGOWAN RD #204-8	MIAMI LAKES FL	33016-6474
32-2022-033-0060	RAISA RIVADENEIRA	14817 BALGOWAN RD 203-5	MIAMI LAKES	33016-6471	14817 BALGOWAN RD #203-5	MIAMI LAKES FL	33016-6471
32-2022-030-0090	RB GEYER LLC	14725 BALGOWAN RD 105-4	MIAMI LAKES	33016-6470	14725 BALGOWAN RD #204	MIAMI LAKES FL	33016
32-2022-035-0030	RENE M CAMBERT &W	14827 BALGOWAN RD 102-8	MIAMI LAKES	33016-6474	15521 NW 83 AVE	MIAMI LAKES FL	33016-5833
32-2022-036-0060	RICHARD DOMINGUEZ	14837 BALGOWAN RD 203-6	MIAMI LAKES	33016-6472	14837 BALGOWAN RD #203-6	MIAMI LAKES FL	33016-6472
32-2022-044-0270	ROBERT DEL CASTILLO &W MERCEDES	7735 NW 146 ST C-4	MIAMI LAKES	33016-1559	1920 NW 137 WAY	PEMBROKE PINES FL	33028
32-2022-030-0080	RUSSELL GEYER (JR) &W ELIZABETH	14725 BALGOWAN RD 204-4	MIAMI LAKES	33016-6470	14725 BALGOWAN RD UNIT 204-4	MIAMI LAKES FL	33016-6470
32-2022-035-0050	RUTH M FREILE	14827 BALGOWAN RD 103-8	MIAMI LAKES	33016-6474	14827 BALGOWAN RD #103-8	MIAMI LAKES FL	33016-6474
32-2022-050-0011	SENGRA CORP	14901 NW 79 CT	MIAMI LAKES	33016-5856	6843 MAIN ST	MIAMI LAKES FL	33014
32-2022-044-0180	SHOMAR HOLDINGS INC	7777 NW 146 ST ED-6	MIAMI LAKES	33016-1559	7777 NW 146 ST	MIAMI LAKES FL	33016-1559

32-2022-034-0060	STEPHEN J ROBERTSON &W KRISTY J	14847 BALGOWAN RD 203-7	MIAMI LAKES	33016-6473	14847 BALGOWAN RD #203-7	MIAMI LAKES FL	33016-6473
32-2022-036-0120	SUZANN BORREGO	14837 BALGOWAN RD 206-6	MIAMI LAKES	33016-6472	14837 BALGOWAN RD #206-6	MIAMI LAKES FL	33016-6472
32-2022-044-0210	TAYCOL LLC	7725 NW 146 ST	MIAMI LAKES	33016-1559	1250 MESSINA AVE	CORAL GABLES FL	33134
32-2022-041-2150	THE ANCHORAGE AT MIAMI LAKES	Not Available	MIAMI LAKES	33016-0000	14160 PALMETTO FRONTAGE RD	HIALEAH FL	33016
32-2022-036-0090	TRACY ANN TEMPLETON	14837 BALGOWAN RD 105-6	MIAMI LAKES	33016-6472	6250 SW 130 TERR	MIAMI FL	33156
32-2022-044-0220	TRI COUNTY ENGINEERING LEASING	7729 NW 146 ST	MIAMI LAKES	33016-1559	7729 NW 146 STREET	HIALEAH FL	33016
32-2022-044-0170	TRUE INVESTMENT INC	7771 NW 146 ST ED-5	MIAMI LAKES	33016-1559	7771 NW 146 ST	HIALEAH FL	33016
32-2022-035-0040	UMESH JAIN &W SARAH	14827 BALGOWAN RD 202-8	MIAMI LAKES	33016-6474	12161 SW 2 ST	PLANTATION FL	33325
32-2022-022-0020	WILLIAM A GRAHAM	Not Available	MIAMI LAKES	33016-0000	6843 MAIN ST	MIAMI LAKES FL	33014-2048

TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

REDEVELOPMENT REDEVELOPMENT REDEVELOPMENT REDEVELOPMENT REDEVELOPMENT

DATE: 11/11/2015

APPLICANT: THE BENTLEY GROUP, LLC

DATE: 11/11/2015

LOCATION: 11111 N. MIAMI BLVD., MIAMI, FL 33151

OWNER: THE BENTLEY GROUP, LLC

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

DATE: 11/11/2015

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT

REDEVELOPMENT