



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

VAPH 2016-0014
32-2022-006-0080

RECEIVED
10/14/16

ZONING HEARING APPLICATION

File #

10.14.2016 Date Received

10.4.2016 Date of Pre-application Meeting

NOTE TO APPLICANTS: A pre-application meeting with the Town's Planning, Zoning and Code Compliance Department staff is required prior to official application filing. Please call 305 364-6100 for an appointment.

1. Name of Applicant Gator Miami Lakes LLC
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 1595 NE 163rd St
City North Miami Beach State FL ZIP 33162
Tel. # (during working hours) 305-949-9049 x155 Other n/a
E-Mail: SSALEM@Gatorinvr.com Mobile #: 786.236.9188

2. Name of Property Owner Gator Miami Lakes LLC
Mailing Address 1595 NE 163rd St
City North Miami Beach State FL ZIP 33162
Tel. # (during working hours) 305.949.9049 x155 Other n/a

3. Contact Person Sammy Salem
Mailing Address 1595 NE 163rd St
City North Miami Beach State FL ZIP 33162
Tel. # (during working hours) 786.236.9188 Other
E-Mail: SSALEM@gatorinvr.com Mobile #: 786.236.9188

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 Attached

5. Address or location of property (including section, township, and range): 7850 NW 146th St
Miami Lakes FL 33016
6. Size of property: _____ x _____ Acres 1.73
7. Date subject property ☒ acquired or ☐ leased _____ day of _____
Term of lease; n/a 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.")
NO
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.)

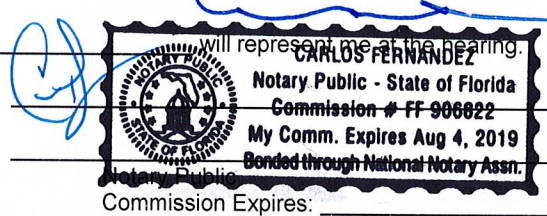
10. Present zoning classification(s): Budistrict Industrial Present land use classification(s): Commercial
11. REQUEST(S) COVERED UNDER THIS APPLICATION:
Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require concurrent site plan approval.
- ☐ District Boundary (Zone) Change(s):
Zone Classification Request _____
- ☐ Site Plan Approval _____
- ☐ Conditional Use _____
- ☒ Variance VARIANCE/WAIVER of Sign Code
- ☐ 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 office Building (4) Floors
15. Is there any existing use on the property? ☒ Yes ☐ No
If yes, what is the use and when was it established? Use Office/s
Established _____

OWNER OR TENANT AFFIDAVIT

I, William Goldsmith, being first duly sworn, depose and say that I am the owner/tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Sammy Salen

Sworn to and subscribed before me
this 13 day of October 2016.

**OWNER OR TENANT AFFIDAVIT**

I, _____, being first duly sworn, depose and say that I am the owner/tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

_____ will represent me at the hearing.

Sworn to and subscribed before me
this ____ day of _____ 20__.

Notary Public
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn depose and say that we are partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; that all answers to the questions in said application and all sketches, data, and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said partnership is the owner/tenant of the property described herein which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before a hearing can be advertised.

(Name of Partnership)

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed before me
this ____ day of _____ 20__.

Notary Public
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, of _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached and made a part of this application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Sworn to and subscribed before me
this ____ day of _____ 20__.

Notary Public
Commission Expires: _____

Date: 10/13/2016

Public Hearing No: _____

**RESPONSIBILITIES OF THE APPLICANT
PLEASE READ CAREFULLY BEFORE SIGNING**

I hereby acknowledge that I am aware that the various applicable Town and county agencies review each zoning application and proffer comments that may affect its scheduling and outcome. These comments sometimes include requirements for an additional public hearing and/or the preparation and execution of agreements to run with the land which are recorded, prior to scheduling. I understand that it is my responsibility as the applicant or applicant's representative to promptly follow through with the compliance of requirements or to advise the Town Manager in writing if the application will not go forward and may be considered withdrawn. Contact with the Town Planner is advised during the hearing process.

Fees: Further I understand that the hearing fees paid at the time of filing may not be the total cost of the hearing, that I will be advised of the following fees which must be paid promptly: deferral or re-advertising fee (if applicant requests deferral), revision fee, and/or other fees assessed for changes or additions to the hearing application or plans.

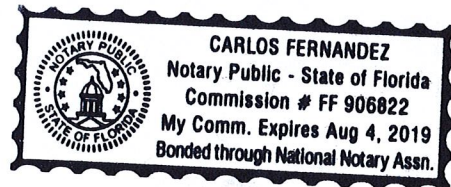
Permit Requirements: I also understand that the Florida Building Code may contain requirements that affect my ability to obtain a required building permit for my project, even if my zoning application is approved at public hearing. I am aware that a Building Permit is required for all construction and that I am responsible for obtaining the required permits, all required inspections, and the Certificate of Use and Occupancy or Certificate of Completion for any and all structures and additions whether proposed or existing without permits. Additionally, I am aware that a Certificate of Use and Occupancy will result in the initiation of Enforcement action against the occupant and owner. I further understand that submittal of the Zoning Hearing application will not necessarily forestall enforcement action against the property.

Signature of Applicant (s) _____

Notary: Sworn to and subscribed before me
this 13 day of OCTOBER 2016.

Notary Public _____ State of Florida

My Commission Expires:



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:	<u>GATOR MIAMI LAKES, LLC</u>	
NAME AND ADDRESS:	<u>JAMES A. GOLDSMITH</u>	Percentage of Stock
	<u>1595 NE 163 ST., NORTH MIAMI BEACH, FL 33162</u>	<u>80%.</u>
	<u>WILLIAM GOLDSMITH</u>	<u>20%.</u>
	<u>1595 NE 163 ST., NORTH MIAMI BEACH, FL 33162</u>	

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

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: MIAMI LAKES IND PARK SEC 10 PB 118-33
LOTS 8+9 BLK 1
Folio: 32-2022-006-0080
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 DANIEL WHITE

Signature _____

Print Name Jeanette Gomez

GATOR MIAMI LAKES LLC

By: JAMES A. GROSSMITH, MANAGER

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: 6/15/18

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: _____

Legal Description

LOTS 8 AND 9, BLOCK 1 OF MIAMI LAKES INDUSTRIAL PARK SECTION TEN,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 33,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



TOWN OF MIAMI LAKES
PUBLIC NOTICE FOR PUBLIC HEARING

THIS PROPERTY WILL BE CONSIDERED FOR

☒ VARIANCE(S) ☐ SITE PLAN ☐ CONDITIONAL USE ☐ OTHER

CASE # VAR18014-0016

APPLICANT Gator Miami Lakes LLC

APPLICANT'S PHONE # 305-5093-0090

LOCATION 7550 NW 149 St

ZONING DISTRICT TV-D

AREA OF PROPERTY 1.73 acres

ACTION(S) REQUESTED Variance to allow

Foot, wall, structure, and

lighting on the lot.

Letter Heights of 34' inches

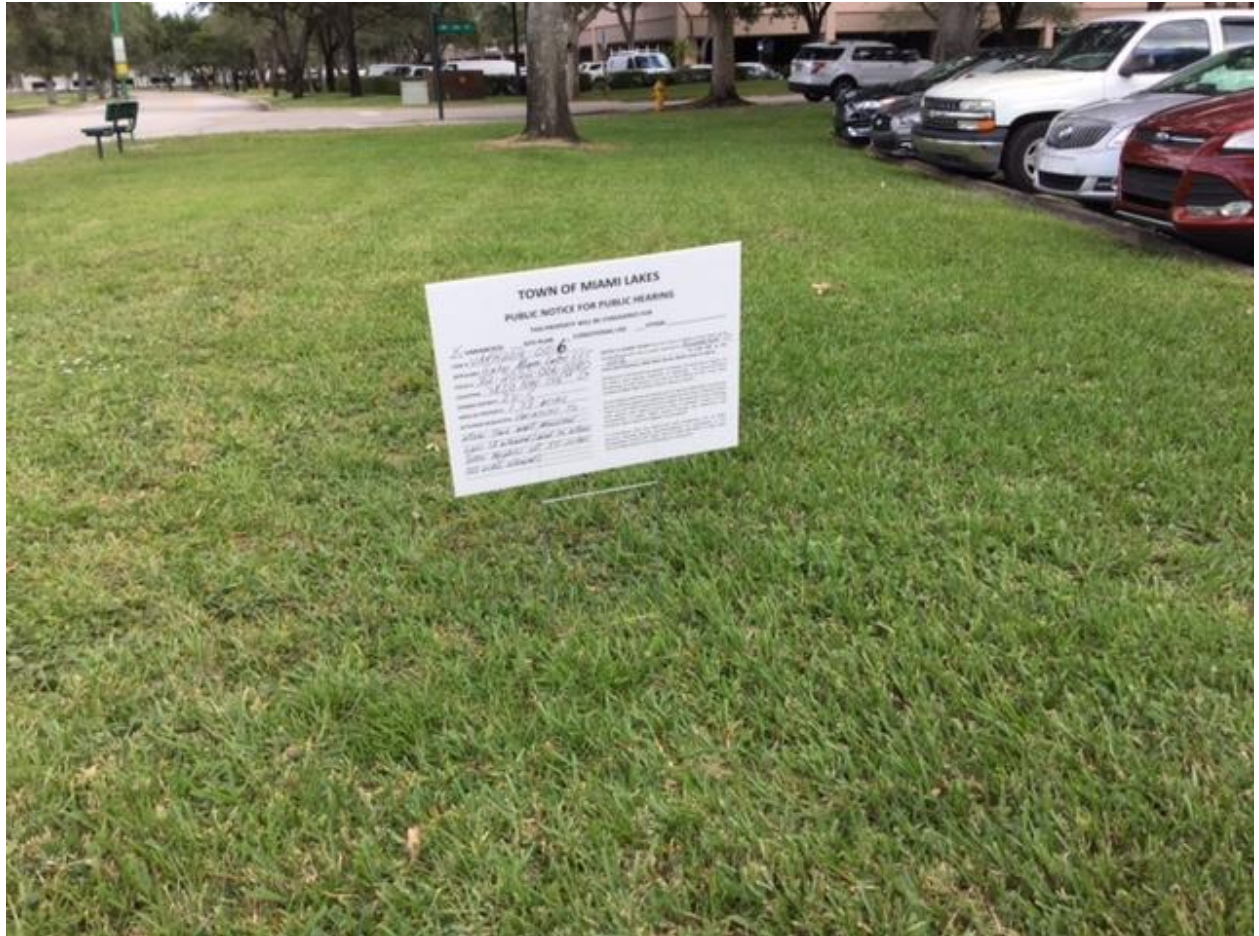
and other structures

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes Planning & Zoning Board will hold a public hearing on VAR18014-0016 at 5:00 PM at the Town Hall Chambers, 8885 Main Street, Miami Lakes, FL 33014.

All persons interested may appear in person, by attorney or agent, at the hearing, and express objection or approval. All documentation pertaining to this should be on file in the Office of the Town Clerk located at 8885 Main Street, Miami Lakes, FL 33014.

In accordance with the provisions of F.S. Section 166.2075, should the person seek to appeal any decision made by the Town of Miami Lakes Town Council with respect to any matter considered at this meeting, such person will need to advise that a written record of the proceedings is made, which must include the testimony and evidence upon which the appeal is to be based.

In accordance with the American with Disabilities Act of 1990, persons needing special accommodations to participate in the proceedings should call Town Hall at (305) 885-6300 no later than two (2) days before the proceedings for assistance.



FOLIO	Owner	Mailing Address	City-State	Zip
3220220440280	ALAMAU PROPERTIES INC	14100 PALMETTO FRONTAGE RD #210	MIAMI LAKES, FL	33016
3220220440320	ANDERSON TURBO HOLDINGS LLC	7735 NW 146 ST C9 C10 C11	MIAMI LAKES, FL	33016
3220220440410	AVL PROP LLC	3002 E LAKE VISTA CIRCLE	DAVIE, FL	33328
3220220440370	BARAN INVESTMENTS LLC	5801 NW 151 ST 103	MIAMI LAKES, FL	33014
3220220440130	CABO INVEST LLC	7765 NW 146 ST #ED-1	MIAMI LAKES, FL	330161559
3220220440400	CENTENNIAL MANAGEMENT CORP	7735 NW 146 ST 306	HIALEAH, FL	33016
3220220060080	GATOR MIAMI LAKES LLC	1595 NE 163 ST	NORTH MIAMI BEACH, FL	33162
3220220440090	GEI ENTERPRISES LLC	7761 NW 146 ST G1	MIAMI LAKES, FL	330161559
3220220440100	GEI ENTERPRISES LLC	7759 NW 146 ST	MIAMI LAKES, FL	330161559
3220220440190	GUTIERREZ REAL ESTATE INC	7779 NW 146 ST #7 & 8 BLDG ED	MIAMI LAKES, FL	330161559
3220220060060	HONEY GENERAL PRTNHP	6001 NW 153 ST SUITE 110	MIAMI LAKES, FL	330142447
3220220440120	HUMMINGBIRD 2011 LLC	7755 NW 146 ST G4	HIALEAH, FL	33016
3220220440050	HWC INC	7745 NW 146 ST	HIALEAH, FL	330161559
3220220050070	JK PALMETTO LLLP	7900 MIAMI LAKES DR WEST	MIAMI LAKES, FL	33016
3220220440360	JOHN LONDONO	3257 NW 102ND PATH	MIAMI, FL	331725040
3220220440150	JUAN DE DIOS GARCIA	7769 NW 146 ST	MIAMI LAKES, FL	330161559
3220220440350	LUIS DE GONGORA &W CECILIA S	7800 NW 161 TERR	MIAMI, FL	330166677
3220220440420	M&S REAL PROPERTY HOLDINGS LLC	7735 NW 146 ST #C21	MIAMI LAKES, FL	33016
3220220440440	MANUEL DINER TR	16101 SW 67 ST	FT LAUDERDALE, FL	33331
3220220060110	MIAMI LAKES OFFICE PARK LLC	14400 NW 77 CT STE 300	MIAMI LAKES, FL	33016
3220220440030	MIAMI SOD CO	7791 NW 146 ST #3B	MIAMI LAKES, FL	330161567
3220220440010	MIAMI SOD COMPANY	7791 NW 146 ST #B1	MIAMI, FL	330161567
3220220440110	MIARZA GROUP DAVIE LLC	13100 MUSTANG TRAIL	FORT LAUDERDALE, FL	33330
3220220440140	MS INVESTMENT SERVICES LLC	7767 NW 146 ST #ED 2	MIAMI, FL	33016
3220220060050	NATIONALWIDE FINANCE CORP	5901 NW 151 ST #126	MIAMI LAKES, FL	33014
3220220060120	OB PROPERTY HOLDINGS LLC	14360 NW 77 CT	MIAMI LAKES, FL	33016
3220220440250	ROBERT A DEL CASTILLO &W MERCEDES	1920 NW 137 WAY	PEMBROKE PINES, FL	33028
3220220060130	SEAGIS PALMETTO 14240 LLC	100 FRONT ST STE 350	CONSHOHOCKEN, PA	19428
3220220440180	SHOMAR HOLDINGS INC	7777 NW 146 ST	MIAMI LAKES, FL	330161559
3220220440210	TAYCOL LLC	1250 MESSINA AVE	CORAL GABLES, FL	33134
3220220010830	THE GRAHAM COMPANIES	6843 MAIN ST	MIAMI LAKES, FL	330142048
3220220440220	TRI COUNTY ENGINEERING LEASING	7729 NW 146 STREET	HIALEAH, FL	33016
3220220440160	TRUE INVESTMENT INC	7771 NW 146 ST	HIALEAH, FL	33016