



6601 Main Street • Miami Lakes, Florida, 33016

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

Website: www.miamilakes-fl.gov

PLANNING AND ZONING PUBLIC HEARING APPLICATION

VAR42010-0011 File #

04.26.16 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.

1. Name of Applicant MIAMI LAKES CENTER, 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 16600 NW 57th AVE

City MIAMI LAKES State FL ZIP 33014

Tel. # (during working hours) 305-455-4640 Other _____

E-Mail: _____ Mobile #: _____

2. Name of Property Owner MIAMI LAKES CENTER, LLC

Mailing Address _____

City _____ State _____ ZIP _____

Tel. # (during working hours) _____ Other _____

3. Contact Person Ali Ahmed

Mailing Address same as above

City _____ State _____ ZIP _____

Tel. # (during working hours) 305-455-4640 Other _____

E-Mail: ali@dodgemiami.com Mobile #: _____

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

MIAMI LAKES EAST SEC 1, PB 122-48, TR C
F/A/U 30-2013-015-0030, COC 26269-4132 03 2008 1

Stephani Ipenza

permits@skylitesignsfl.com
305 879 8667

5. Address or location of property (including section, township, and range): 5875 NW 163RD ST,
MIAMI LAKES, FL 33014
6. Size of property: _____ × 11 Acres _____
7. Date subject property ☒ acquired or ☐ leased 30 day of May 2014
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): _____ Present land use classification(s): _____
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 Placement of 2 additional monument signs on property
- ☐ Preliminary Plat Approval: _____
- ☐ 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 2-story, 144K sqft Office Building
15. Is there any existing use on the property? ☐ Yes ☐ No
If yes, what is the use and when was it established? _____

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: MIAMI LAKES CENTER, LLC

NAME AND ADDRESS: _____	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
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_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**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 EAST SEC 1, PB 122-48,
TR C, F/A/U 30-2013-015-0030, CDC 26269-4132 03 2008 1

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

Jeffrey Zamis

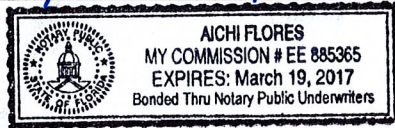
Print Name

Signature

Cathy Diaz

Print Name

Sworn to and subscribed before me on the 17 day of March, 2016. Affiant is personally known to me or
has produced personally known as identification.



Notary
(Stamp/Seal)

My Commission Expires: _____

Witnesses:

Signature

Print Name

Signature

Print Name

Sworn to and subscribed before me on the _____ day of _____, 20____. Affiant is personally known to me or
has produced _____ as identification.

Notary
(Stamp/Seal)

My Commission Expires: _____

June 7, 2016

RECEIVED
JUN 07 10
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To:

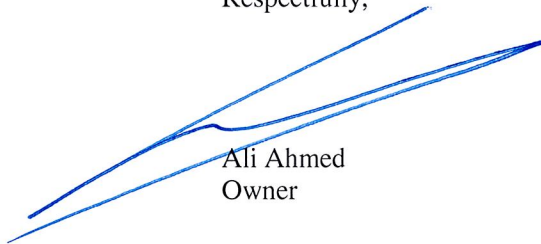
Planning & Zoning Board
Town of Miami Lakes Building Department
6601 Main Street, 1st Floor
Miami Lakes, FL 33014

To whom it may concern:

I, Ali Ahmed, owner of the building located at 5875 Northwest 163rd Street Miami Lakes, Florida 33014, am requesting a variance for two additional monument signs on the property: one located on the South Elevation and the other on the West Elevation. This request is to ensure that each entrance to the building is properly and clearly marked with a monument sign annotating the tenants relevant to each property entrance. Currently, the property has one monument sign at the northeast entrance, leaving the others unmarked. I anticipate several new tenants moving into the property in the immediate future, and with the large increase in personnel and usage of the building, and the intent is to provide these tenants, as well as any related visitors to the building, a clean and clear welcome and presentation immediately at each point of entry to the property.

If you have any questions or concerns, please do not hesitate in contacting me.

Respectfully,



Ali Ahmed
Owner



2016/06/10 03:35 PM

<u>FOLIO</u>	<u>Property Address</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Mailing Address</u>	<u>City-State</u>	<u>Zip</u>
3220130510040	16200 NW 59 AVE	CAP EAST ASSOCIATES		10165 NW 19 ST	MIAMI, FL	33172-2529
3220130510010	5800 NW 163 ST	CAP EAST ASSOCIATES		10165 NW 19 ST	MIAMI, FL	33172-2529
3220130150020	16300 NW 57 AVE	BANK OF AMERICA	NC1-001-03-81	101 N TRYON ST	CHARLOTTE, NC	28255
3220130460010	5711 NW 163 ST	DISCOUNT AUTO PARTS INC		PO BOX 2710	ROANOKE, VA	24001
3220130150040	5800 NW 165 TER	MIAMI-DADE COUNTY	WATER AND SEWER	3071 SW 38 AVE	MIAMI, FL	33146-1520
3220130520010		CAP EAST ASSOCIATES		10165 NW 19 ST	MIAMI, FL	33172-2529
3220130400010	16580 NW 59 AVE	COSTCO WHOLESALE CORP	ATTN: EXCISE TAX DEPT #181	999 LAKE DR	ISSAQUAH, WA	98027
3220130580010	16000 NW 57 AVE	NORTH DADE LAKE LLC		PO BOX 4944	HIALEAH, FL	33014
3220130150010	16600 NW 57 AVE	MIAMI LAKE AM LLC	C/O ALI AHMED	610 LIDO DR	FORT LAUDERDALE, FL	33301
3220130010054	16525 NW 59 AVE	MIAMI LAKE AM LLC	C/O ALI AHMED	610 LIDO DR	FORT LAUDERDALE, FL	33301
3220130010062		HIALEAH CHURCH OF CHRIST		1474 - A W 84 ST	HIALEAH, FL	33014
3220130150030	5875 NW 163 ST	MIAMI LAKES CENTER LLC	MIAMI LAKES AM LLC	16600 NW 57 AVE	MIAMI LAKES, FL	33014
3220130460011	5705 NW 163 ST	TACO BELL OF AMERICA INC	TBC TAX #018574	PO BOX 35370	LOUISVILLE, KY	40232-5370
3220130010061	16401 NW 58 AVE	HIALEAH CHURCH OF CHRIST		1474 -A W 84 ST	HIALEAH, FL	33014
3220130510020	5890 NW 163 ST	CAP EAST ASSOCIATES		10165 NW 19 ST	MIAMI, FL	33172-2529
3220130570010	16470 NW 59 AVE	1 ZAHLENE INVESTMENTS INC		16470 NW 59 AVE 1	MIAMI LAKES, FL	33014
3220130570020	16460 NW 59 AVE	2 JAVIER ESTRADA	JOSE A GUZMAN	7700 W 24 AVE UNIT 7	HIALEAH, FL	33016-5659
3220130570030	16450 NW 59 AVE	3 ZAHLENE INVESTMENTS INC		8788 NW 181 ST	HIALEAH, FL	33018
3220130570040	16440 NW 59 AVE	4 MACADEMIA LLC		16430 NW 59 AVE #300	HIALEAH, FL	33014
3220130570050	16430 NW 59 AVE	5 MACADEMIA LLC		16430 NW 59 AVE	MIAMI LAKES, FL	33014
3220130570060	16420 NW 59 AVE	6 SAN MARCUS RESEARCH CLINIC INC		16751 NE 9 AVE #405	NORTH MIAMI BEACH, FL	33162
3220130570070	16410 NW 59 AVE	7 ARCH MIAMI LAKES II LLC		16400 NW 59 AVE	MIAMI LAKES, FL	33014
3220130570080	16400 NW 59 AVE	8 PACIFICA ML PROFESSIONAL	CENTER LLC	16400 NW 59 AVE #8	MIAMI LAKES, FL	33014
3220130570090	16360 NW 59 AVE	9 BELAMANDA INVESTMENTS LLC		16300 NW 59 AVE	MIAMI LAKES, FL	33014
3220130570100	16340 NW 59 AVE	10 JONO LLC		16340 NW 59 AVE 10	MIAMI LAKES, FL	33014