

## Vacant Land near 137th Ave and NW 25th St

<b>Parcel ID</b>	30-3926-000-0084 & 30-3926-000-0081
<b>Size</b>	388,555 SF (8.9 Acres)
<b>PA Zoning</b>	8900 Interim-Awaiting Specific Zoning – Outside the UDB – GU – Open Land
<b>Primary Use</b>	9981 Not Classified AG : Vacant Land



### Property Summary

The property is not currently zoned and falls outside the Urban Development Boundary (UDB). This would be a great land-banking opportunity which could be held for future development in an ever-growing area. The property is located near the Doral industrial parks, which include businesses such as Goya Foods, UPS, Amazon, and many other national brands.

Vacant land nearby within the UDB and zoned for industrial use are currently asking nearly \$60/sf. The property falls within the Rock Mining Overlay Zone (ROZA) and allows uses for the processing of Asphalt, Cement, and Concrete not found outside the ROZA overlay.

Note: The County is highly unlikely to approve use for outdoor storage of trucks, boats, machinery at this time. The property also has an easement for the FPL powerlines that cross the property, approximately where the future 136<sup>th</sup> Ave would be.

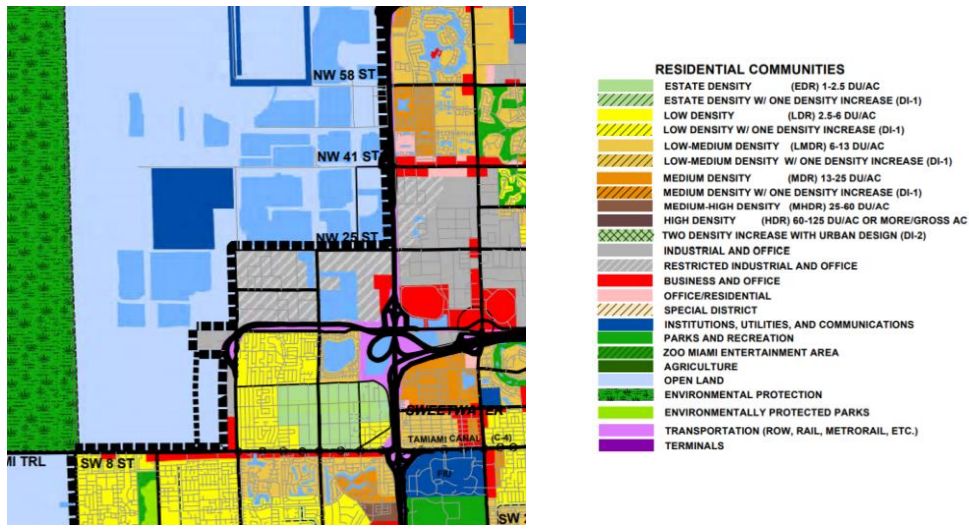
### Zoning Summary

The property is [outside the UDB GU Zoning \(Municode\)](#) But is in the ROZA and listed as OPEN LAND on the Master Use Plan and **not** within the East Everglades Management Area ([View GIS Map](#))

[ROZA – Rock Mining Overlay Zoning Area Zoning Code \(Special Uses\)](#) – ([View GIS Map](#))

[Open Land – Per Comprehensive Master Use Plan](#) \*See links and following pages for more details.

## ADOPTED 2020 AND 2030 LAND USE PLAN



### Sec. 33-196. - Standards for determining zoning regulations to be applied to GU property.

(A) Inside the Urban Development Boundary. All properties in the GU District, which are inside the Urban Development Boundary, as shown on the Land Use Plan Map of the Comprehensive Development Master Plan, and which have not been previously trended or otherwise approved through the public hearing process for a specific use, shall be subject to the following trend determination process:

(1) If a neighborhood in the GU District is predominantly one classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting the evaluation to separate geographic areas, which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full- and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-314 of the Code.

(2) If no trend of development has been established in the GU neighborhood, minimum standards of the EU-2 District shall be applied. All lots subject to compliance with the standards of the EU-2 District shall contain a minimum land area of five acres gross, unless a larger minimum lot size is required by the Comprehensive Development Master Plan.

(B) Exceptions based on certain platting activity. Notwithstanding any other provision of this section to the contrary, certain platting activity occurring prior to April 12, 1974, which created lots meeting the minimum requirements of the EU-1 District on April 12, 1974, shall qualify such lots for those uses permitted in the EU-1 District. Those lots shall include only those lots indicated on:

(i) Plats recorded prior to April 12, 1974; and

(ii) Tentative plats approved as of April 12, 1974, and finally approved and recorded within ninety (90) days after such approval; and

(iii) A tentative plat for single-family residential lots approved prior to April 12, 1974, if each lot in the approved tentative plat met the minimum standards of the EU-1 District, provided that no final plat or other tentative plat for the subject property was approved after April 12, 1974, and that as of December 31, 2003, a majority of the lots indicated on the tentative plat had been improved with residences pursuant to building permit in accordance with the tentative plat's provisions; and

(iv) Waivers of plat approved prior to April 12, 1974; and

(v) Parcels, other than the aforementioned platted lots or tentatively approved plat lots, that prior to April 12, 1974 were purchased under a contract for deed or deeded and met the minimum requirements of the EU-1 District shall be qualified for those uses permitted in the EU-1 District. However, if such deeded parcels were contiguous to and under the same ownership on April 12, 1974, and such deeded contiguous parcels are less than the five-acre minimum site size of the EU-2 District, but exceed the minimum standards of the EU-1 District, such property shall be considered as one parcel of land and cannot be divided or used except as one lot.

(C) *Outside the Urban Development Boundary.* All properties in the GU District, which are outside of the Urban Development Boundary as shown on the Land Use Plan Map of the Comprehensive Development Master Plan and which have not been previously trended by the Department or otherwise approved through the public hearing process for a specific use, shall be governed by the following regulations:

(1) All properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan shall comply with the regulations of the AU (Agricultural) District. Exceptions to this requirement are those properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan lying within the Areas of Critical Environmental Concern pursuant to Chapter 33B of this Code. Such properties shall comply with the regulations applicable under Chapter 33B.

(2) All properties designated Open Land or Environmental Protection on the Land Use Plan Map of the Comprehensive Development Master Plan shall be subject to the trend determination process outlined in Section 33-196(A). Exceptions to this requirement are those areas lying within the East Everglades Area Boundaries pursuant to Section 33B-13, which shall comply with the regulations applicable under the East Everglades Zoning Ordinance pursuant to Chapter 33B, and **those areas within the Rockmining Overlay Zoning Area, which shall comply with the regulations contained in Article XLI of this chapter.**

(D) *Park and Recreation Facilities.* Notwithstanding any other provision to the contrary, municipal recreation buildings, playgrounds, parks, or reservations owned or operated by a municipality, county, state, or the United States Government shall be permitted in the GU District inside the Urban Development Boundary.

(Ord. No. 57-19, § 6(B), 10-22-57; Ord. No. 74-17, § 1, 4-2-74; Ord. No. 77-65, § 1, 9-20-77; Ord. No. 04-63, § 1, 3-16-04; Ord. No. 08-57, § 1, 5-6-08; Ord. No. 17-26, § 1, 5-2-17)

## ROZA USES

Sec. 33-422. - Uses Permitted by This Article.

(1) The rockmining uses permitted by this Article include:

(a) All rockmining, including lake excavations; quarrying of raw materials; rock crushing and screening; filling of excavations with rockmining tailings; the erection, maintenance and operation of all types of equipment necessary for the quarrying of raw materials; administrative offices, equipment and tool buildings, and watchman's prefabricated modular buildings necessary for the rockmining uses permitted by this Article.

(b) Uses ancillary to *bona fide* rockmining, provided that the rockmining uses and uses ancillary thereto are under common property ownership, which, for purposes of this Article, shall consist of fee-simple title or a lease of 25 years or more.

(i) the erection, maintenance and operation of cement plants; concrete batching plants or ready mixed concrete plants; concrete block plants; prestressed and precast concrete production plants; rock crushing and screening plants; asphalt plants but only in areas located outside any wellfield protection area as defined by Chapter 24 of this Code and in areas, as of the date of filing of an application for a certificate of use for such asphalt plant, more than two miles from any RU or EU zoning district boundary; office, control and laboratory buildings attendant to the uses set forth herein; operation of storage facilities for all equipment used in rock mining on premises attendant to the uses set forth herein; cargo containers, conveyor belt and/or other systems or equipment for the transportation of raw materials, repair facilities for the service of all equipment used on the premises and necessary for the service and operation of equipment used in connection with rockmining uses permitted by this Article; and the storage of fuel, oil, and lubricants necessary for the service and operation of equipment used in connection with rockmining uses permitted by this Article and to the extent authorized by Chapter 24 of this Code; and office, control and laboratory buildings required for the operation of the facilities described above.

The 2-mile distance requirement for asphalt plants shall be measured by following a straight line from the nearest structure of the asphalt plant to the nearest point of an EU or RU district boundary, as depicted on a survey prepared and sealed by a Florida-licensed surveyor and/or professional engineer.

(ii) the outdoor storage of vehicles and lake excavation equipment required for the rockmining uses permitted by this Article, subject to the following conditions: the vehicles and equipment shall be maintained in operable condition at all times, except as otherwise provided herein, and further provided that such vehicle and equipment storage areas shall be setback a minimum of 25 feet from all property lines under different ownership and rights-of-way; and the maintenance, repairs or overhaul performed on equipment or vehicles required by the rockmining uses permitted by this article shall be in accordance with best management practices as approved by DERM.

(c) Uses ancillary to rockmining requiring approval after public hearing provided; however, that such application for public hearing shall be made directly to the Board of County Commissioners pursuant to Section 33-314(C) of this Code:

(i) the erection, maintenance and operation of tile and other concrete products processing and fabrication plants;

(ii) the erection, maintenance and operation of asphalt plants located within any wellfield protection area

as defined by Chapter 24 of this Code or within two miles of any RU or EU zoning district boundary in existence as of the date of filing of an application for certificate of use for such asphalt plant.

(2) Nothing in this article shall be construed to prohibit uses within the ROZA that are otherwise permitted by this chapter or permitted by zoning action.

(3) For the purposes of this article, "bona fide rockmining" means the commercial extraction of limestone and sand suitable for production of construction aggregates, sand, cement and road base materials for shipment offsite by any person or company primarily engaged in the commercial mining of any such natural resources.

(Ord. No. 04-163, § 2, 9-9-04; Ord. No. 10-09, § 2, 2-2-10; Ord. No. 17-32, § 1, 6-6-17)

## FPL EASEMENT

The Easement was recorded in 1962. Visually marked above is around 170 ft wide and runs the length of the property North to South, and is approximately 85,000 SF (1.95 Acres)



The legal description of the easement reads:

The east 170 feet of the west 300 feet of the S  $\frac{3}{4}$  of the SW1/4 of the SW1/4 of Section 26. Township 53 South, Range 39 East, Dade County, Florida.

Which leaves approximately 65,000 SF (130 ft x 500 ft) to the West of the easement to the Western property line.

Use of the covered by the easement would need to be negotiated with FPL, however some locations to the South have found ways to utilize the space under the powerlines. See tax folios: [30-4923-030-3360](#), [30-4923-030-3370](#), [30-4914-032-0280](#).