

Vacant Land near future 136th Ave and NW 25th St

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



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](#)

Therefore, it is subject to [Sec 33-196](#) as if it was within the UDB with the bonus of uses included in the ROZA overlay.

**See links and next page for more details.*

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.