

# FINAL AGENDA

12-11-2014 Version # 1



COMMUNITY ZONING APPEALS BOARD 5  
LAWTON CHILES MIDDLE SCHOOL  
8190 NW 197 Street, Miami  
Thursday, January 9, 2014 at 7:00 p.m.

## CURRENT

1. 14-1-CZ5-1 FLORIDA ROCK INDUSTRIES, INC. 13-80 25-53-39 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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**COMMUNITY ZONING APPEALS BOARD - AREA 5**

**MEETING OF THURSDAY, JANUARY 9, 2014**

**LAWTON CHILES MIDDLE SCHOOL**

**8190 NW 197 STREET, MIAMI, FLORIDA**

**NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND**

**ALL PARTIES SHOULD BE PRESENT AT THAT TIME**

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

**SWEARING IN OF WITNESSES**

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website ([www.municode.com](http://www.municode.com)). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.



**Miami-Dade County Regulatory and Economic Resources Department  
Staff Report to Community Council No. 5**

PH: Z13-080(14-1-CZ5-1)

January 9, 2014

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	12
<b>Applicants</b>	Florida Rock Industries, Inc.
<b>Summary of Requests</b>	The application is to modify a prior condition of a resolution in order to extend the build out completion date for an existing lake excavation.
<b>Location</b>	2501 NW 122 Avenue and 2550 NW 117 Avenue, Miami-Dade County, Florida
<b>Property Size</b>	511 Acres
<b>Existing Zoning</b>	GU, Interim District
<b>Existing Land Use</b>	Vacant
<b>2015-2025 CDMP Land Use Designation</b>	Open Land (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	<b>Consistent</b> with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUEST:**

MODIFICATION of condition #2 of Resolution, 4-ZAB-281-74, last modified by condition #11 of resolution 4-ZAB-188-92, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "11. That the time for the completion of the project, including excavation, grading, the operation of the concrete batching plant, etc., shall expire on December 1, 2011."

TO: "11. That the time for the completion of the project, including excavation, grading, the operation of the concrete batching plant, etc., shall expire on December 1, 2023."

The purpose of the request is to allow the applicant to extend the build out completion date for an existing lake excavation

**PROJECT DESCRIPTION AND HISTORY:**

The subject property has been the subject of several zoning approvals from 1957 to 2001. Pursuant to resolution 4-ZAB-281-74, the subject property was approved to permit two lake excavations and to extend the excavation permit completion date to April 4, 1984, and subsequently, pursuant to resolution 4ZAB-188-92, the subject property was approved to extend the excavation permit completion date to December 1, 2011.

The purpose of the request is to allow the applicant to extend the completion date of the previously approved lake excavation. This will allow the applicant to complete the lake excavation and ancillary activities associated with their operations.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	GU; lake excavation and ancillary uses	Open Land
<b>North</b>	GU; lake and vacant land	Open Land
<b>South</b>	IU-1; warehouses and vacant land	Restricted Industrial and Office
<b>East</b>	Florida Turnpike	Transportation
<b>West</b>	GU; lakes and vacant lands	Open Land

**NEIGHBORHOOD CHARACTER:**

The property is located 2501 NW 122 Avenue and 2550 NW 117 Avenue, Miami-Dade County, Florida. The subject property is characterized by lake excavations and vacant land to the north and west, warehouses and vacant land to the east, and the Florida Turnpike to the east.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to modify a prior resolution in order to extend the build out completion date for an existing lake excavation.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is located **outside of the Urban Development Boundary (UDB)**. Approval of the application would allow the applicant to modify a condition of a prior resolution to allow an extension of time for completion of the previously approved lake excavation. The Comprehensive Development Master Plan (CDMP) and Land Use Plan (LUP) designates the 511 acre subject property as **Open Land**. *The land designated as "Open Land" is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development.*

The subject property is located in **Open Land Subarea 2 (Northwest Wellfield)**. *This Open Land subarea is bounded on the north by the Miami Canal, on the east by the Turnpike Extension, on the west by the Dade-Broward Levee, and on the south by NW 25 Street between the Turnpike Extension and NW 137 Avenue and by NW 12 Street and its hypothetical extension between NW 137 Avenue and the Dade-Broward Levee. Limestone quarrying and ancillary uses including the continued operation of existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture may be considered for approval in this area, in keeping with the Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85) and Chapters 24 and 33 of the Miami-Dade County Code, and wetland protection requirements. Uses that could compromise groundwater quality shall not occur in this area. In furtherance of Board of County Commissioners Resolution R-1098-88, the creation of a State Protection Area in this*

*subarea is also supported.* The existing lake excavation has been in existence since 1974 pursuant to resolutions 4-ZAB-281-74. The CDMP Land Use Element **Objective CON-6 and Con-6A**, states that *Soils and mineral resources in Miami-Dade County shall be conserved and appropriately utilized in keeping with their intrinsic values and that Areas of highest suitability for mineral extraction in Miami-Dade County shall be reserved for that use and shall be protected from premature encroachment by incompatible uses.*

Since the requested modification to allow the applicant to extend the completion date of a previously approved lake excavation will not change the use, staff opines that it would be **consistent** with the CDMP LUP map Open Land designation and the Land Use Element interpretative text and with the Conservation, Aquifer Recharge and Drainage Element, Objective CON-6 and Policy CON-6A.

### **ZONING ANALYSIS:**

The subject property has been the subject of several zoning approvals from 1957 to 2001. Pursuant to resolution 4-ZAB-281-74, the subject property was approved to permit two lake excavations and to extend the excavation permit completion date to April 19, 1984. Subsequently, pursuant to resolution 4ZAB-188-92, the subject property was approved to extend the excavation permit completion date to December 1, 2011.

The applicant now seeks a modification to extend the excavation permit completion date. When the application is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that the request is **compatible** with the surrounding area. The subject property is located north and west of a lake and a vacant parcel, east of the Florida Turnpike, and south of NW 25 Street along with a warehouse area and a vacant parcel. Based on memoranda from the Departments reviewing the application to include the Division of Environmental Resource Management (DERM) and the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, the proposed modification will not generate excessive noise, traffic, provoke excessive overcrowding of people, and tend to provoke a nuisance. Further based on the aforementioned memoranda, staff opines that approval of the requested time extension would be **compatible** with the area when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned. Further, staff acknowledges that DERM and the Platting and Traffic Review Section do not object to the application. **Therefore, staff recommends approval of the request with a condition under Section 33-311 (A)(7), Generalized Modification Standards.**

**ACCESS, CIRCULATION AND PARKING:** N/A

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with a condition.**

**CONDITIONS FOR APPROVAL:**

1. That all the conditions of Resolutions #4-ZAB-281-74 and 4ZAB-188-92 remain in full force and effect except as herein modified.

ES:MW:NN:CH:EJ

A handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line. To the right of the signature, there are some additional scribbles or initials.

Eric Silva, AICP, Assistant Director  
Development Services Division  
Miami-Dade County  
Regulatory and Economic Resources Department

## ZONING RECOMMENDATION ADDENDUM

Florida Rock Industries, Inc.  
Z13-080

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resource Management (RER)	No objections
Platting and Traffic Review Section	No objections
Parks, Recreation and Open Spaces	No objections
Fire Rescue	No objections
Police	No objections
Public Works and Waste Management	No objections
Schools	No objections
*Subject to conditions in their memorandum.	

### COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<b>Open Land (Pg. I-61)</b>	<i>The land designated as "Open Land" is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development. It is not simply surplus undeveloped land, but rather it is land that is intended to serve one or more of the following functions: production such as agriculture, limestone extraction or other resource-based activity such as development of potable water supplies; rural residential development at a maximum density indicated for the specific Open Land subarea, but no greater than one unit per five acres; recreation; commercial vehicle storage as indicated for the specific Open Land Subarea; compatible utility and public facilities as indicated for the specific Open Land Subarea, and conservation, maintenance or enhancement of environmental character. Lower residential densities may be required in some areas for purposes of avoiding flood conditions or to avoid degradation of environmental systems or features. Because of the water supply-related or other environmental functions of those areas, they may also be considered for acquisition by federal, State, regional, County or private institutions that would manage these areas to optimize environmental functions, and for location of project features such as reservoirs, stormwater treatment areas, canals, and flow-ways constructed pursuant to the Comprehensive Everglades Restoration Plan.</i>
<b>Open Land Subarea 2 (Northwest Wellfield). (Pg. I-63)</b>	<i>This Open Land subarea is bounded on the north by the Miami Canal, on the east by the Turnpike Extension, on the west by the Dade-Broward Levee, and on the south by NW 25 Street between the Turnpike Extension and NW 137 Avenue and by NW 12 Street and its hypothetical extension between NW 137 Avenue and the Dade-Broward Levee. Limestone quarrying and ancillary uses including the continued operation of existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture<sup>2</sup> may be considered for approval in this area, in keeping with the Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85) and Chapters 24 and 33 of the Miami-Dade County Code, and wetland protection requirements. Uses that could compromise groundwater quality shall not occur in this area. In furtherance of Board of County Commissioners Resolution R-1098-88, the creation of a State Protection Area in this subarea is also supported.</i>
<b>CON-6 (Pg IV-10)</b>	<i>Soils and mineral resources in Miami-Dade County shall be conserved and appropriately utilized in keeping with their intrinsic values.</i>
<b>CON-6A. (Pg IV-10)</b>	<i>Areas of highest suitability for mineral extraction in Miami-Dade County shall be reserved for that use and shall be protected from premature encroachment by incompatible uses.</i>

# ZONING RECOMMENDATION ADDENDUM

*Florida Rock Industries, Inc.  
Z13-080*

## **PERTINENT ZONING REQUIREMENTS/STANDARDS**

<b>33-311(A)(7) Generalized Modification Standards</b>	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
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1. FLORIDA ROCK INDUSTRIES, INC  
(Applicant)

14-1-CZ5-1 (13-080)  
Area 05/District 12  
Hearing Date: 01/09/14

Property Owner (if different from applicant) Same.

Is there an option to purchase  /lease  the property predicated on the approval of the zoning request? Yes  No

Disclosure of interest form attached? Yes  No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1957	Golden Prince, Inc.	- Zone change from Gu to IU-1 & IU-2 to permit a rock excavation.	BCC	Approved with condition(s)
1974	Golden Prince, Inc.	- Unusual Use to permit 2 lake excavations. - Variance for Right-Of-Way. - Modification of Resolution.	ZAB	Approved with condition(s)
1982	Golden Prince, Inc.	- Modification of Resolution.	ZAB	Approved
1982	Directors	- Zone change from IU-1, IU-2 to GU.	BCC	Approved
1992	Florida Rock Industries	- Modification of Resolution. - Use Variance of Right-Of-Way. - Unusual Use concrete batching plant with lake excavation.	ZAB	Approved with condition(s)
2001	Florida Rock Properties	- Non-Use Variance of Zoning Regulation's of Section Line Right-Of-Way.	C09	Approved with condition(s)

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum 

**Date:** December 30, 2013

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources 

**Subject:** C-05 #Z2013000080  
Florida Rock Industries, Inc.  
2550 NW 117 Avenue and 2501 NW 122 Avenue  
Modification of condition of resolution to extend the build out  
completion date for a previously approved lake excavation.  
(GU) (511 Acres)  
25-53-39

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The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Stormwater Management

Based on the site plan submitted with this application, the DERM Water Control Section does not object to the continued excavation of the property. However, the excavation cannot interfere with the existing stormwater management system and any modification to this site plan will require DERM review and approval.

Tree Preservation

There are no tree resources issues on the subject property.

Enforcement History

The subject properties have four (4) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** November 18, 2013

**To:** Eric Silva, Assistant Director  
Department of Regulatory and Economic Resources

**From:**   
~~Raul A. Pino, PLS, Chief~~  
Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

**Subject:** Z2013000080  
Name: Florida Rock Industries, Inc.  
Location: 2501 NW 122 Avenue & 2550 NW 117 Avenue  
Section 25 Township 53 South Range 39 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

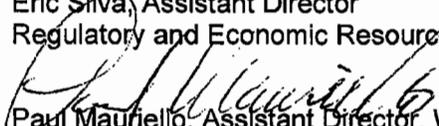
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

# Memorandum



**Date:** October 28, 2013

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources Department

**From:**   
Paul Mauriello, Assistant Director, Waste Operations  
Public Works and Waste Management Department

**Subject:** Florida Rock Industries, Inc (#13\_080)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division at 305-514-6661. **The PWWM has no objections to the proposed application.**

**Application:** *Florida Rock Industries, Inc.* is requesting a modification of Resolution 4ZAB-188-92 in order to extend a completion date regarding a rock mining facility on the property. The property is currently zoned in an Interim District (GU).

**Size:** The subject property is approximately 511 acres.

**Location:** The subject property is located at 2550 NW 117<sup>th</sup> Avenue and 2501 NW 122<sup>nd</sup> Avenue in Miami-Dade County, Florida.

## **Analysis:**

### 1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

### 2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the rock mining facility on the property will likely be considered development for a commercial establishment. Per the Code the following is required of commercial establishments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service, once the building is developed.

### 3. Recycling

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- |                                  |  |
|----------------------------------|--|
| 1) High-grade office paper       | 6) Steel (cans, scrap)                         |
| 2) Mixed paper                   | 7) other metals/scrap production materials     |
| 3) Corrugated cardboard          | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles                                    |
| 5) Aluminum (cans, scrap)        | 10) Wood                                       |

**Section 15-2.3** of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

### 4. Waste Storage/Setout Considerations

**Section 15-4** of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

### 5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- "T" shaped turnaround 60 feet long by 10 feet wide
- Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

# Memorandum



**Date:** October 11, 2013

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

**From:** Maria I. Nardi, Chief *M-I*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2013000080: FLORIDA ROCK INDUSTRIES, INC.

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**Application Name:** FLORIDA ROCK INDUSTRIES, INC.

**Project Location:** The site is located at 2501 NW 122 AVENUE & 2550 NW 117 AVE, Miami-Dade County.

**Proposed Development:** The request is for modification to a previously approved resolution (and applicant's notice of extension of time per SB 360, SB 1752 and HB7207) for an additional extension of time for lake excavation.

**Impact and demand:** This application does not generate any new residential population applicable to CDMP Open Space Spatial Standards.

**Recommendation:** PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

# Memorandum



**Date:** 19-SEP-13  
**To:** Jack Osterholt, Director  
 Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2013000080

**Fire Prevention Unit:**

APPROVAL  
No objection to Letter of Intent stamped received September 4, 2013.

**Service Impact/Demand**

Development for the above Z2013000080  
located at 2501 NW 122 AVENUE & 2550 NW 117 AVE, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 1113 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.  
The estimated average travel time is: 7:18 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
Station 58 - Tamiami - 12700 SW 6 Street  
Rescue, ALS Engine

**Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development:  
None.

**Fire Planning Additional Comments**

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 25-OCT-13

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

FLORIDA ROCK INDUSTRIES, INC.

2501 NW 122 AVENUE & 2550 NW  
117 AVE, MIAMI-DADE COUNTY,  
FLORIDA.

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**APPLICANT**

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**ADDRESS**

Z2013000080

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**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY: NC: Case 200907004025 was opened October 2, 2009 for resolution violation and a citation was issued. Affidavit of non compliance was done on November 5, 2009. Hearing March 16, 2010 and case rescheduled. Directive still pending on case. BNC: Folio 3039250000080 - No open/closed cases. Folio 3039250000030 - BSS Case 20110140053-B 2550 NW 117 Avenue Bldg 7 opened on October 8, 2010. Notice of Violation issued for Failure to maintain a bldg or structure or devices in safe condition. Failure to illuminate parking lots, alleys and access thereto. Violation was corrected and case closed on April 15, 2013.

Florida Rock Industries

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**

**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: Florida Rock Industries, Inc. a wholly owned subsidiary of Vulcan Materials Co.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Vulcan Materials Co. is traded on NYSE under the symbol VMC.</u>	<u>100%</u>
<u> </u>	<u> </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: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>

**RECEIVED**  
2138  
DEC 23 2013  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

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: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

**RECEIVED**  
2/3/13  
DEC 23 2013

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT  
BY \_\_\_\_\_

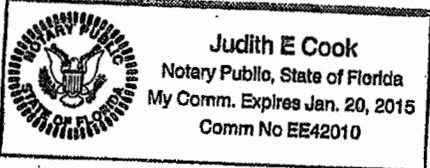
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

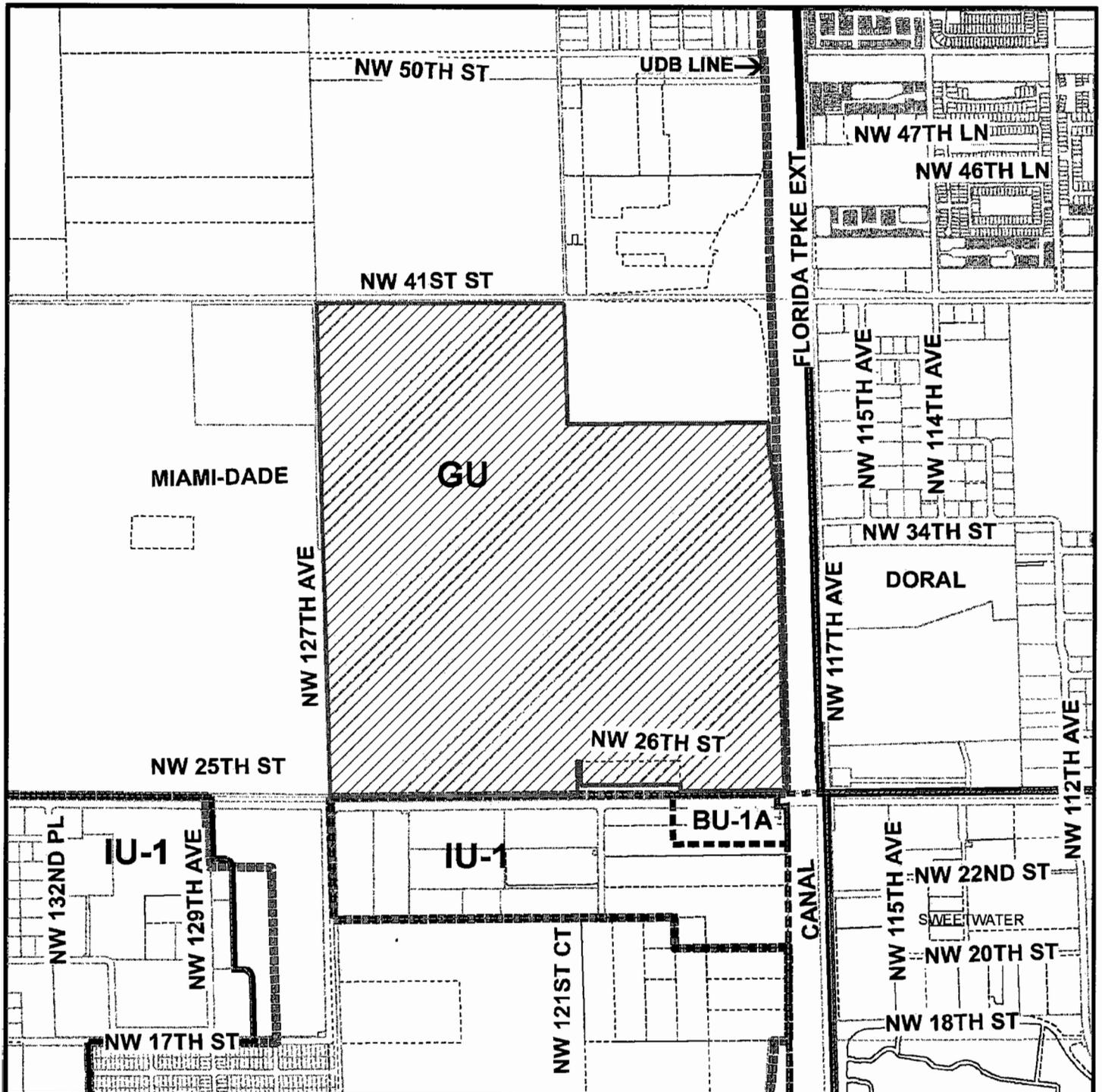
Signature: Neema Suresh, VP & Controller, Florida Rock Industries, Inc.  
(Applicant)

Sworn to and subscribed before me this 19<sup>th</sup> day of December, 2013. Affiant is personally known to me or has produced N/A as identification.

Judith E Cook  
(Notary Public)  
My commission expires 1/20/15



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number

**Z2013000080**

Section: 36/35/25/26 Township: 53 Range: 39  
 Applicant: FLORIDA ROCK INDUSTRIES, INC.  
 Zoning Board: C5  
 Commission District: 12  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

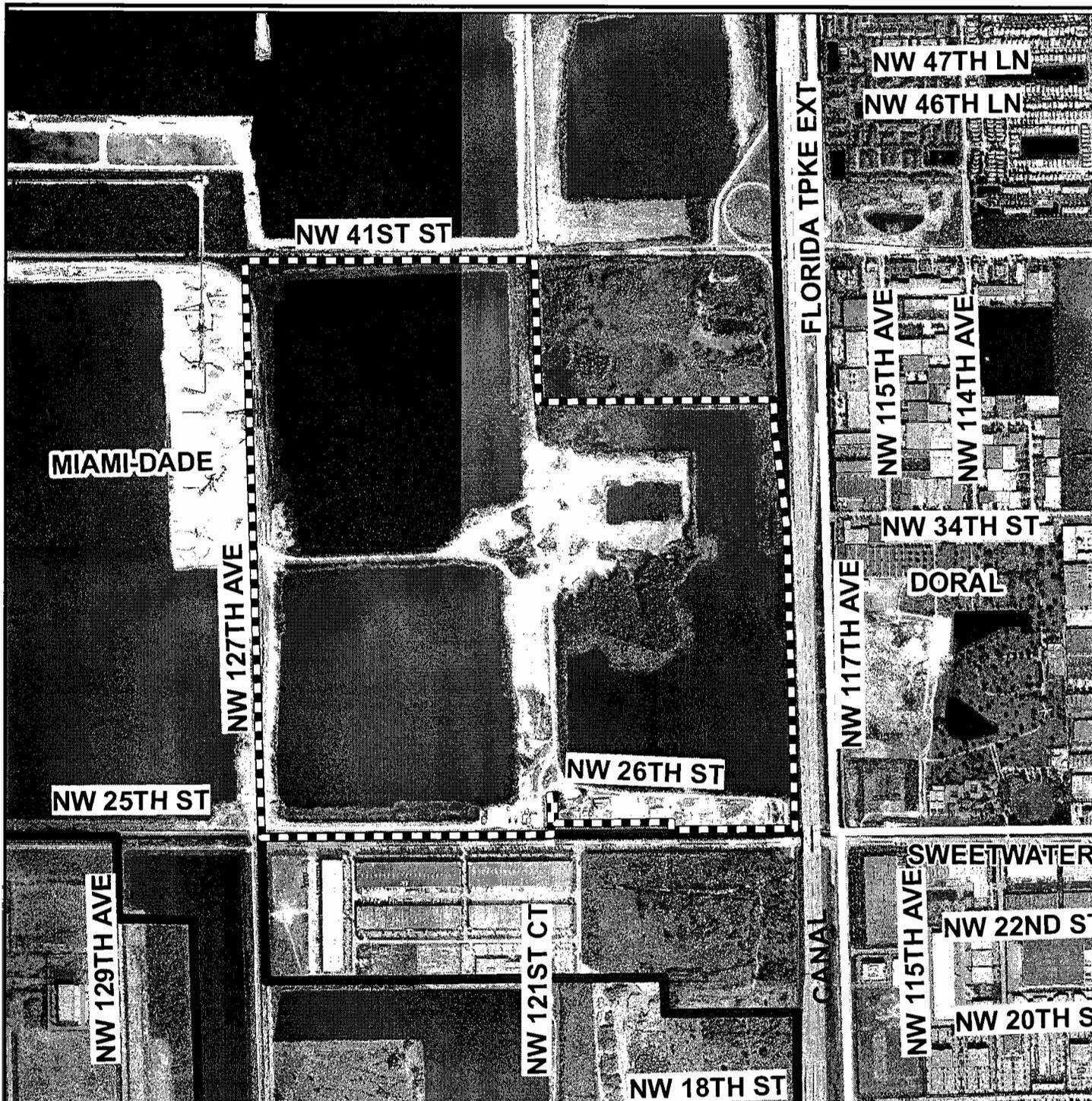
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, September 30, 2013

REVISION	DATE	BY
		17



**MIAMI-DADE COUNTY**

AERIAL YEAR 2012

Process Number

**Z2013000080**

Section: 36/35/25/26 Township: 53 Range: 39  
 Applicant: FLORIDA ROCK INDUSTRIES, INC.  
 Zoning Board: C5  
 Commission District: 12  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Legend

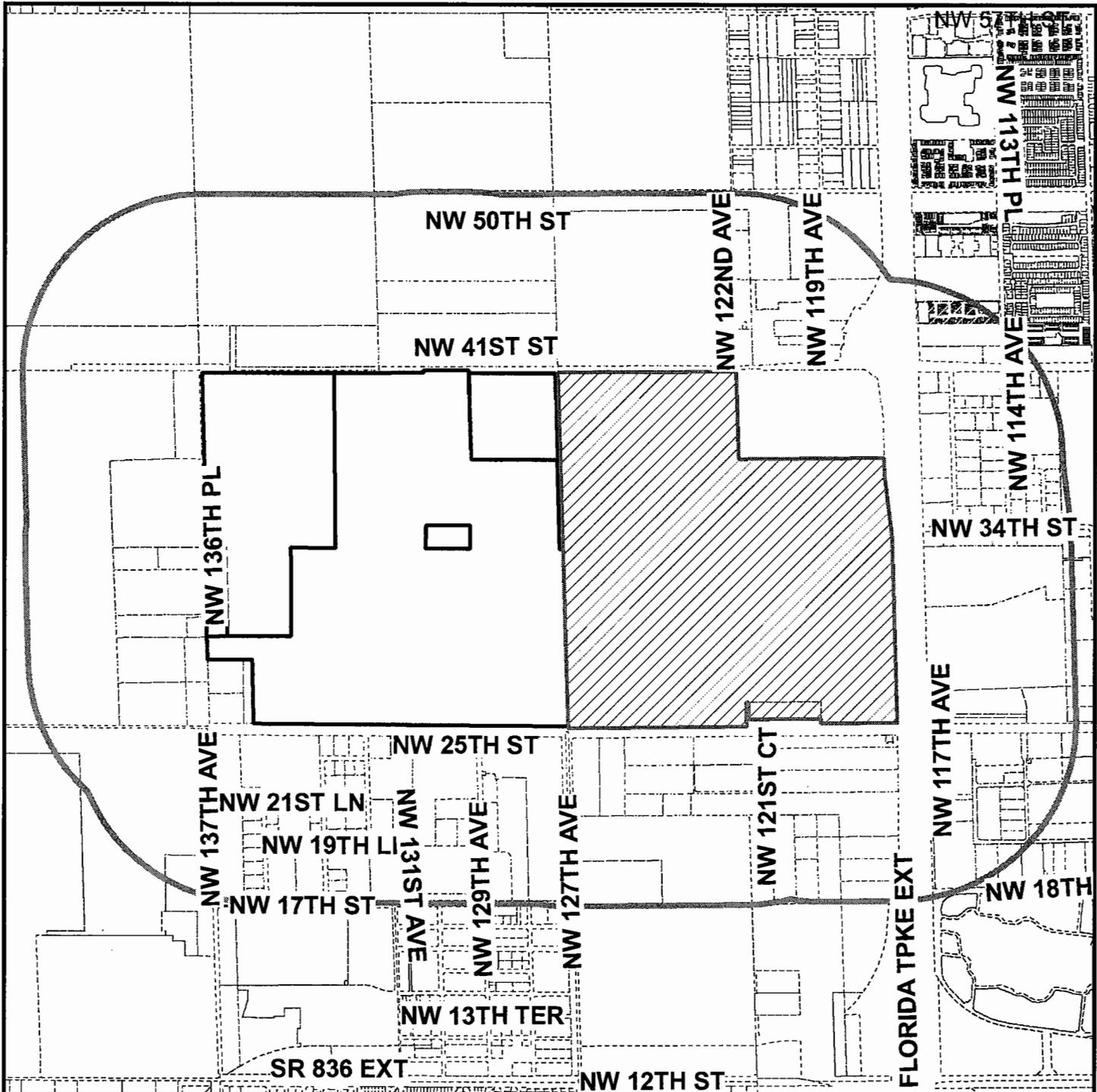
 Subject Property



**MIAMI-DADE  
 COUNTY**

SKETCH CREATED ON: Monday, September 30, 2013

REVISION	DATE	BY

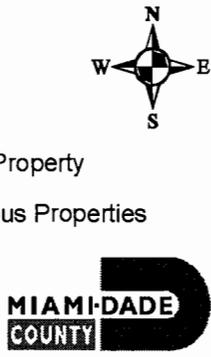


**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number  
**Z2013000080**

Section: 36/35/25/26 Township: 53 Range: 39  
 Applicant: FLORIDA ROCK INDUSTRIES, INC.  
 Zoning Board: C5  
 Commission District: 12  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

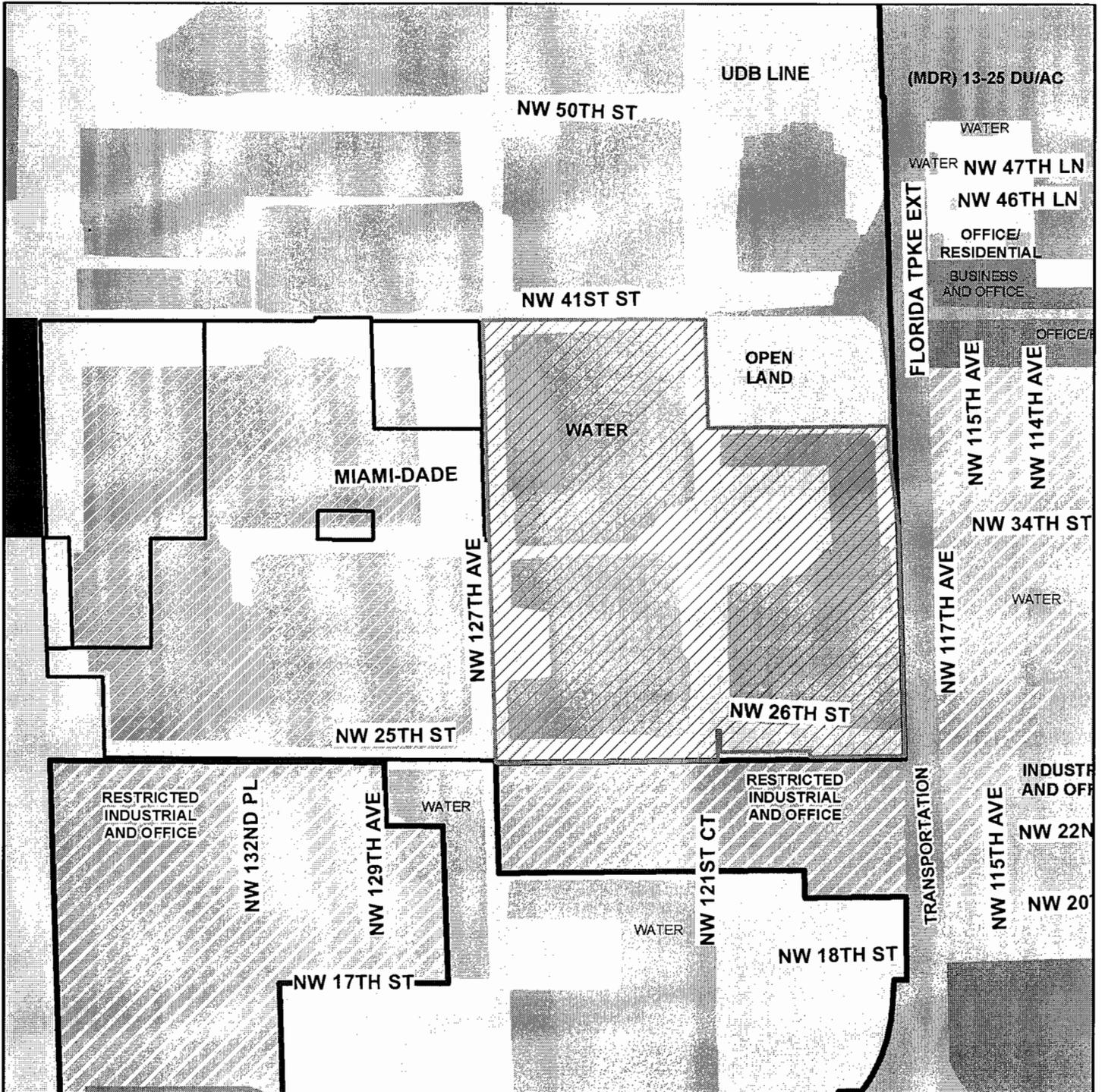
- Legend**
-  Subject Property
  -  Contiguous Properties
  -  Buffer



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**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number

**Z2013000080**



Section: 36/35/25/26 Township: 53 Range: 39  
 Applicant: FLORIDA ROCK INDUSTRIES, INC.  
 Zoning Board: C5  
 Commission District: 12  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, September 30, 2013

REVISION	DATE	BY