

FINAL AGENDA

5-6-2015 Version # 1



COMMUNITY ZONING APPEALS BOARD 5
NORMA & JEAN REACH PARK
7901 NW 176 Street, Hialeah
Thursday, June 11, 2015 at 7:00 p.m.

CURRENT

- | | | | | |
|---------------|--|--------|----------|---|
| 1. 15-6-CZ5-1 | <u>FELIX RODRIGUEZ (Z15P-26)</u> | 14-143 | 13-52-39 | N |
| 2. 15-6-CZ5-2 | <u>BIP MINING LLC., BLACK ISLAND
PARTNERSHIP & GO INC. (Z15P-34)</u> | 15-8 | 07-52-40 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, JUNE 11, 2015

NORMA & JEAN REACH PARK

7901 NW 176 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

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

PH: Z14-143 (15-6-CZ5-1)

June 11, 2015

Item No. 1

Recommendation Summary	
Commission District	12
Applicant	Felix Rodriguez
Summary of Request	The applicant is seeking to permit a commercial vehicle parking lot within the Agricultural District with reduced setbacks from the property lines.
Location	Lying north of NW 154 Street, between NW 117 Avenue and NW 122 Avenue, Miami-Dade County, Florida.
Property Size	34.15 acres
Existing Zoning	AU, Agricultural
Existing Land Use	Commercial vehicle parking lot
2020-2030 CDMP Land Use Designation	Open Land, (Subarea 1) (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Sections	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

REQUEST:

NON-USE VARIANCE to permit a commercial vehicle parking lot setback 24' (50' required) from the side street (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Commercial Vehicle Yard", as prepared by OLR Architect, dated stamped received 3/17/15 and consisting of 7 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property currently contains an existing commercial truck parking facility, which is a permitted use on properties zoned AU, Agricultural district within areas designated Open Land, Subarea 1 on the County's Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The eastern and southern 26.94 acres of the subject property was approved with conditions, pursuant to Administrative Site Plan Review (ASPR) #201100002, to permit the existing commercial truck parking lot.

This application now seeks to permit the existing facility along with an additional approximately 7.21 acre parcel to the northeast with reduced setbacks from property lines.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; commercial vehicle parking lot	Open Land (Subarea 1)
North	AU; farm buildings, vacant lots	Open Land (Subarea 1)
South	AU; vacant	Open Land (Subarea 1)
East	AU; vacant	Open Land (Subarea 1)
West	AU; farm residences	Open Land (Subarea 1)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located north of NW 154 Street, between NW 122 Avenue and NW 117 Avenue. The surrounding area is characterized by vacant land and agricultural uses.

SUMMARY OF THE IMPACTS:

Based on the zoning analysis below, staff opines that the approval of the reduced setbacks for the existing facility in an area primarily made up of farms, farm residences and vacant land, is not likely to have any negative visual impacts on same.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant seeks to permit a commercial vehicle parking lot on the 34.15 acre parcel. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Open Land Subarea 1**. The existing parking facility is a permitted use based on the interpretative text for properties designated Open Land Subarea 1 on the CDMP Land Use Plan (LUP) map. Said text states that said facilities shall be *located within the area of an arc no more than 7,000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension so long as the property is not located within 1,400 feet of a body of water, canal, or lake as measured from the top of bank*. The entire subject parcel, located north of NW 154 Street, between NW 117 Avenue and NW 122 Avenue, complies with the location criteria for the parking and storage of commercial vehicles outlined in Land Use Element interpretative text for properties designated Open Land Subarea 1. Further, the 34.15 acre parcel surpasses and therefore meets the minimum lot area requirement of 20 acres for the parking and storage of vehicles outlined in the aforementioned interpretative text and is under one ownership.

Since the applicant is not seeking to change the existing truck parking facility use, staff opines that subject to the conditions outlined below, approval of the application would be **consistent** with the LUP map designation of **Open Land Subarea 1** and the CDMP Land Use Element interpretative text for properties designated **Open Land Subarea 1**.

ZONING ANALYSIS:

When analyzing the application to permit the existing commercial vehicle parking lot setback less than required is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that approval with conditions would be **compatible** with the area. Staff notes that the existing commercial truck and vehicle storage facility was previously approved with conditions pursuant to ASPR#2011000002. However, staff notes that the applicant is now seeking to approve the existing uses that have been expanded on to additional property, with reduced setbacks from the side street (south) property line.

Staff notes that the property abuts a vacant parcel to the south, as such, in staff's opinion, the 26' encroachment of the parking areas will not have a negative visual impact on same. Further, staff's review of aerial photographs of the property in the County's Geographical Information System (GIS) and plans submitted by the applicant indicate a continuous row of trees along the side street (south) property line. Therefore, as a condition for approval of the application, staff recommends that the aforementioned landscaping be maintained to mitigate the visual impact the encroachment will have on any future development of the property to the south. Additionally,

the aforementioned aerial photographs also indicate that currently, the subject property also has boats, recreational vehicles and containers stored on the parcel. Therefore, as a condition for approval, staff recommends that no boats, recreational vehicles or storage containers shall be stored on the subject property.

Additionally, among the conditions that staff recommends for approval of this application, is that prior to obtaining a Certificate of Use for the expansion, that the existing facility shall meet all the requirements outlined in Section 33-279(3.1) of the Miami Dade County Code that pertain to the commercial vehicle storage facility. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts two ingress/egress points for the subject site; one located along NW 122 Avenue and the other from NW 117 Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

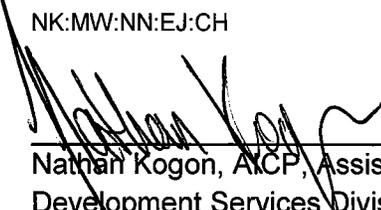
Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Commercial Vehicle Yard", as prepared by OLR Architect, dated stamped received 3/17/15, and consisting of 7 sheets.
3. Such parking and storage of vehicles and equipment shall be subject to the following requirements:
 - (a) The commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resource Management (DERM) in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring;
 - (b) That all vehicles and equipment shall be stored or parked only on paved impervious surfaces with County approved drainage systems;
 - (c) That mechanical repairs of any kind shall be prohibited;

- (d) That the storage, handling, use, discharge and disposal of liquid waste or hazardous waste shall be prohibited; and
- (e) That truck washing shall be permitted, only as an ancillary use at the commercial vehicle storage facilities provided that the truck washing shall be done with 100% recyclable water systems as approved by the Division of Environmental Resource Management in the Department of Regulatory and Economic Resources;
 - (1) That truck washing services shall only be provided for trucks stored at the commercial vehicle storage facilities for at least 4 hours;
 - (2) That all truck washing shall be conducted only in fully enclosed buildings as approved by the Division of Environmental Resource Management in the Department of Regulatory and Economic Resources;
 - (3) That the facilities shall allow inspections at any time during operating hours;
 - (4) That facilities shall provide secondary containment surrounding all storage tanks; and to be subject to required groundwater quality monitoring.
 - (5) That, if a violation of these provisions related to truck parking and truck washing or the operating conditions is found on a property on three separate occasions within a three year period, truck washing shall no longer be permitted on the subject property.
- 4. That the applicant comply with all applicable conditions and requirements in the memorandum from the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources, dated March 26, 2015.
- 5. That the applicant shall install and maintain the landscaping and berm along the property lines as indicated in the submitted plans prior to obtaining final permit approval for the site.
- 6. That all the signage shall meet the Code requirements.
- 7. That no storage of boats, recreational vehicles, or storage containers shall be allowed on the subject property.
- 8. That the use be established and maintained in accordance with the approved plan.

NK:MW:NN:EJ:CH



Nathan Kogon, AICP, Assistant Director
Development Services Division
Miami-Dade County Department
of Regulatory and Economic Resources

NDN

ZONING RECOMMENDATION ADDENDUM

Felix Rodriguez
PH: Z14-143

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

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

Open Land (page I-61)	<p><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 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; compatible utility and public facilities as indicated for the specific Open Land Subarea, and conservation, maintenance or enhancement of environmental character.</i></p> <p><i>Also included in some Open Land areas are some existing year-round agricultural activities and some enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in Subareas 1, 2, 3 and 5, except that residential lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or inconsistent with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the expansion of any use inconsistent with the specific provisions for the applicable Open Land subarea. To the contrary, it is the intent of this plan to contain and prevent the expansion of such inconsistent development in Open Land areas.</i></p> <p><i>Because Open Land areas primarily consist of wetlands, all proposed uses will be reviewed on a case-by-case basis. No particular use, other than rural residential use at specified densities is definitively allowed. Following is an indication of the uses and residential densities that are likely to be permitted in each of six Open Land Subareas, subject to conformity with the pertinent goals, objectives, and policies of this Plan. The Land Use Plan map depicts the precise boundary of the entire Open Land area.</i></p>
Open Land Subarea 1 (page I-67)	<p><i>This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communication facilities, recreational uses, nurseries and tree farms, agricultural production and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in this subarea: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in Section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental</i></p>

ZONING RECOMMENDATION ADDENDUM

Felix Rodriguez
PH: Z14-143

	<p>facilities). It is provided that such parking and storage uses shall be allowed only on properties larger than 20 acres, under a single ownership, and located within the area of an arc no more than 7,000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension so long as the property is not located within 1,400 feet of a body of water, canal, or lake as measured from the top of bank. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resource Management (DERM) in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with County approved drainage systems; (c) mechanical repair of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid waste or hazardous waste shall be prohibited; and (e) truck washing shall be permitted as an ancillary use at commercial vehicle storage facilities provided that the truck washing shall be done with 100% recyclable water systems as approved by the Division of Environmental Resource Management in the Department of Regulatory and Economic Resources; truck washing services shall only be provided for trucks stored at the commercial vehicle storage facilities for at least 4 hours; truck washing shall be conducted only in fully enclosed buildings as approved by the Division of Environmental Resource Management in the Department of Regulatory and Economic Resources; facilities shall allow inspections at any time during operating hours; facilities shall provide secondary containment surrounding all storage tanks; and to be subject to required groundwater quality monitoring. In addition, if a violation of these provisions related to truck parking and truck washing or the operating conditions is found on a property on three separate occasions within a three year period, truck washing shall no longer be permitted on the subject property. The County, by ordinance, shall provide a process to reestablish the use, taking into account any change in ownership, the nature of the violation, and a period of repose for the property. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.</p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</p>
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1. FELIX RODRIGUEZ (Z15P-26)
(Applicant)

15-6-CZ05-1 (14-143)
Area 05/District 12
Hearing Date: 06/11/15

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**

If, so who are the interested parties?

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>
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No History

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: March 26, 2015

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

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

Subject: #Z2014000143-1st Revision
Felix Rodriguez
NE Corner of NW 122nd Avenue and NW 154th Street
Non Use Variance: Side setback variance from 50'0" to 24'0" along
NW 154 Street
(AU) (34.15 Acres)
13-52-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) 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.

Potable Water Services and Wastewater Disposal

Public water and public sanitary sewer systems are not available in this general area; furthermore, since the site is located outside the Urban Development Boundary, neither public water nor public sanitary sewers can be extended to serve the site.

The Environmental Quality Control Board (EQCB) granted the property owner a variance from the requirements of the Code, via a Board Order No. 14-18, for the modification of Board Order No. 11-44, which granted variances from Sections 24-43.1(4) and 24-43.1(6) of the Code to allow parking and storage of commercial vehicles, construction equipment and agricultural equipment, including incidental temporary parking of passenger vehicles with an ancillary guardhouse/office structure on a property that would be served by an on-site drinking water supply well and a septic tank.

As per Board Order No. 14-18, the owner of the property has properly executed the required EQCB covenant running with the land in favor of Miami-Dade County.

Stormwater Management

The proposed project is approved under a Cut and Fill Permit No. 633. A covenant running with the land binding present and future owners to reserve a minimum total surface water management area of 11.80 acres has been approved and executed. Therefore, this development is in compliance with the requirement of the Basin B cut and fill requirement. Applicant is advised that the existing recorded covenant (ORB 27658, pgs. 0721-0733) must be released prior to obtaining a final zoning approval and final plat approval.

The applicant must comply with the approved site plans and all the terms and conditions covered under the above mentioned Cut and Fill permit. Any changes to the site plans, terms and conditions of the Cut and Fill Permit, will require approval from the DERM Water Control Section.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Wetlands

Class IV Wetland Permit FW10-042 was issued for the properties identified by folio numbers 30-2913-001-0531 and 0560 and authorized work in 29.18 acres of wetlands; specifically, the filling of 19.95 acres for commercial purposes (truck parking) and 9.23 acres for dry retention water management areas. This permit was issued on March 31, 2011 and expired on March 31, 2014. While the filling of the wetlands were completed prior to the expiration date, not all of the work was completed in accordance with the conditions of the Class IV Permit.

Other properties shown on the site plans submitted with this variance request (folio numbers 30-2913-001-0550, 0551 and 0553) were cited for clearing and filling of wetlands without the required Class IV Permit and improper disposal of solid waste.

DERM has notified the applicant of the wetland violations on these properties; however, to date not all of the violations have been resolved. In an attempt to resolve the existing violations, a modification request for Class IV Permit FW10-042 and a new Class IV Permit application (CLIV2012-0022) were submitted to this office with updated site plans similar to the ones submitted with this variance request.

After reviewing this variance request, the DERM Coastal and Wetlands Resources Section has no objection to the approval of the zoning application provided the applicant obtain the modification of Class IV Permit FW10-042 and Class IV Permit CLIV2012-0022. Failure to obtain these permits will result in additional enforcement action.

Tree Preservation

The subject property revealed the presence of tree resources and contains wetlands. Please be advised that tree resources that lie within wetlands areas will be regulated through a Class IV Wetlands Permit; however tree resources within areas not designated as wetlands will require a Miami-Dade County Tree Removal Permit prior to removal and/or relocation.

In accordance with the Code and CON81 of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History

The subject property has one (1) open enforcement records under Felix Rodriguez (FW-00910641) and three (3) closed enforcement records for violations of Chapter 24 of the Code.

An inspection performed on December 16, 2005 revealed a repeat violation of clearing and filling wetlands at the property without a permit. A Notice of Violation (NOV) was issued on December 21, 2005 and posted on site on February 3, 2006. A Consent Agreement was executed on May 16, 2006 to address the violations on site. A Settlement Agreement was reached on September 29, 2009. A Class IV permit was issued for the site on March 31, 2011 and an IW5 permit was issued on May 1, 2011. On August 16, 2011 the EQCB Board Order No. 11-44 granted variances from Sections 24-43.1(4) and 24-43.1(6) of the Code. On November 16, 2011 an Agreed Order on Motion to Enforce was signed. On December 8, 2014 a memo was sent to the County Attorney's Office requesting court action due to the storm water management system on site not built as per the site's Class IV permit.

Please contact the DERM Enforcement Section if you require additional information at (305) 372-6546.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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.

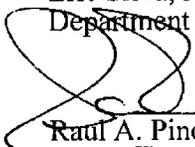
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: January 07, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000143
Name: Felix I. Rodriguez
Location: NW 122 Ave. & NW 154 St.
Section 13 Township 52 South Range 39 East

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

This property must comply with Chapter 28 of the Miami-Dade County Code. Please contact the Land Development Division at 305-375-2141 for platting requirements. Any road dedications and improvements required will be accomplished thru the recording of a plat..

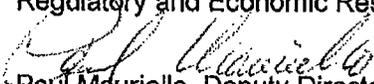
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: December 31, 2014

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

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

Subject: Felix I. Rodriguez (#14_143)

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, Fiscal Management and Planning Division, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *Felix I. Rodriguez* is requesting a variance of Side Setback Requirements to expand a commercial truck parking lot on the property, which is currently zoned for Agricultural (AU) use.

Size: The subject property is approximately 34 acres.

Location: The subject property is located at the NE corner of NW 122nd Avenue and NW 154th Street, 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 18, 2014, 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 Regulatory and Economic Resources 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 expansion of a commercial truck parking lot on the property meets the County Code definition of commercial establishments. Per the Code, the following is required of multi-

family residential and 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.

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:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. 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: April 2, 2015

To:+ Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED[®] Green Associate *Maria Valdes*
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments- Felix I. Rodriguez
Application Z2014000143 (REVISION # 1)

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the pre-application for the proposed development. Below, please find the comments for the subject project.

Application Name: Felix I. Rodriguez

Location: The proposed project is located on approximately 39 Acres on the East Side of N.W. 122th Avenue and north of theoretical N.W. 154th Street with Folios No 3029130010531, 3029130010550, 3029130010553, 3029130010551 and 3029130010560, unincorporated Miami-Dade County, outside the Urban Development Boundary (UDB).

Proposed Development : Side setback variance from 50'-0" to 24'-0" along NW 154th Street.

Recommendation: This application is outside the Urban Development Boundary (UDB). There is no connection to water and sewer public infrastructure.

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: October 1, 2014

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

From: Ysela Llorca, Director
Miami-Dade Transit 

Subject: FY15 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the August 2014 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2014 to September 30, 2015, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

- c: Albert A. Hernandez, P.E., MDT
- Monica D. Cejas, P.E., MDT
- Gerald E. Bryan, MDT
- Eric Zahn, MDT
- Nilia Cartaya, MDT
- Douglas K. Robinson, MDT
- Jaqueline Carranza, MDT
- Mark R. Woerner, RER
- Helen A. Brown, RER

Memorandum



Date: March 23, 2015

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

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

Subject: Z2014000143: FELIX RODRIGUEZ (Z15P-26)
Revised Plans Submitted Dated Stamped Received 3/17/2015

Application Name: FELIX RODRIGUEZ (Z15P-26)

Project Location: The site is located in that area LYING NORTH ON NW 154 STREET, BETWEEN NW 117 AVENUE & NW 122 AVENUE, Miami-Dade County.

Proposed Development: The request is for a non-use variance for expansion of a commercial truck parking lot.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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 Planning Section Supervisor

Memorandum



Date: 23-MAR-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2014000143

Fire Prevention Unit:

No objection to the site plan with a 3/17/15 RER received date.

Service Impact/Demand

Development for the above Z2014000143
 located at LYING NORTH ON NW 154 STREET, BETWEEN NW 117 AVENUE & NW 122 AVENUE, MIAMI-DADE
 COUNTY, FLORIDA.

in Police Grid 0273 is proposed as the following:

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

Based on this development information, estimated service impact is: . N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # ____
 The estimated average travel time is: 8:32 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to Planning comments.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

FELIX RODRIGUEZ

LYING NORTH OF NW 154 STREET BETWEEN NW
117 AVE & NW 122 AVENUE,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JUNE 11, 2015

Z2014000143

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

MAY 21, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

FELIX RODRIGUEZ

OUTSTANDING LIENS AND FINES:

AS OF MAY 21, 2015, THERE ARE NO CURRENT LIENS, FEES, OR FINES

RECEIVED
 2/14/15
 MAR 17 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES

LEGAL DESCRIPTION

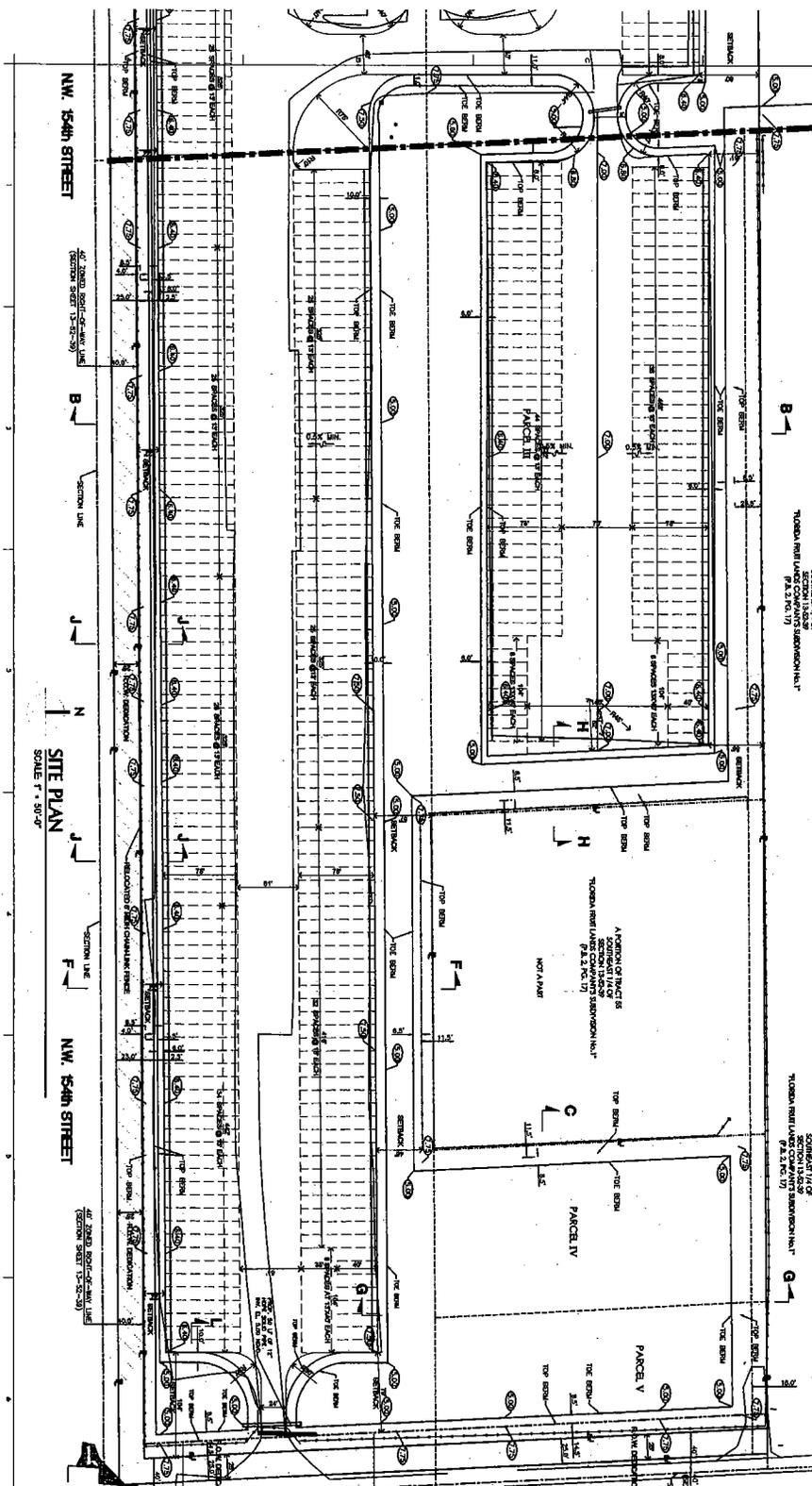
TRACT 16, SECTION 14, TOWNSHIP 26 SOUTH, RANGE 30 WEST, OF FLORIDA FIRST LAND SURVEY, COUNTY OF MIAMI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PUBLIC RECORDS OF THE MIAMI COUNTY CLERK'S OFFICE, BOOK 15, PAGE 117.

TRACT 17 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 30 WEST, FLORIDA FIRST LAND SURVEY, COUNTY OF MIAMI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PUBLIC RECORDS OF THE MIAMI COUNTY CLERK'S OFFICE, BOOK 15, PAGE 117.

TRACT 18 OF FLORIDA FIRST LAND SURVEY AS SHOWN IN SECTION 14, TOWNSHIP 26 SOUTH, RANGE 30 WEST, FLORIDA FIRST LAND SURVEY, COUNTY OF MIAMI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PUBLIC RECORDS OF THE MIAMI COUNTY CLERK'S OFFICE, BOOK 15, PAGE 117.

SITE DATA

ITEM	DESCRIPTION	NO. OF	AREA	%
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2	TRACT 17	1	41,071.21	100.00
3	TRACT 18	1	41,071.21	100.00
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15	TRACT 30	1	41,071.21	100.00
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 2/14/15
 MAR 17 2015

SP-12

SHEET NO. 1 OF 64

DATE: 11/13/14
 SCALE: AS SHOWN
 DRAWN: JF
 FOR NO. 14-22

CHANGES

NO. 1
 DATE: 11/13/14
 BY: JF
 DESCRIPTION: AS SHOWN

SITE PLAN

**COMMERCIAL VEHICLE YARD
 FOR MR. FELIX ISRAEL RODRIGUEZ**

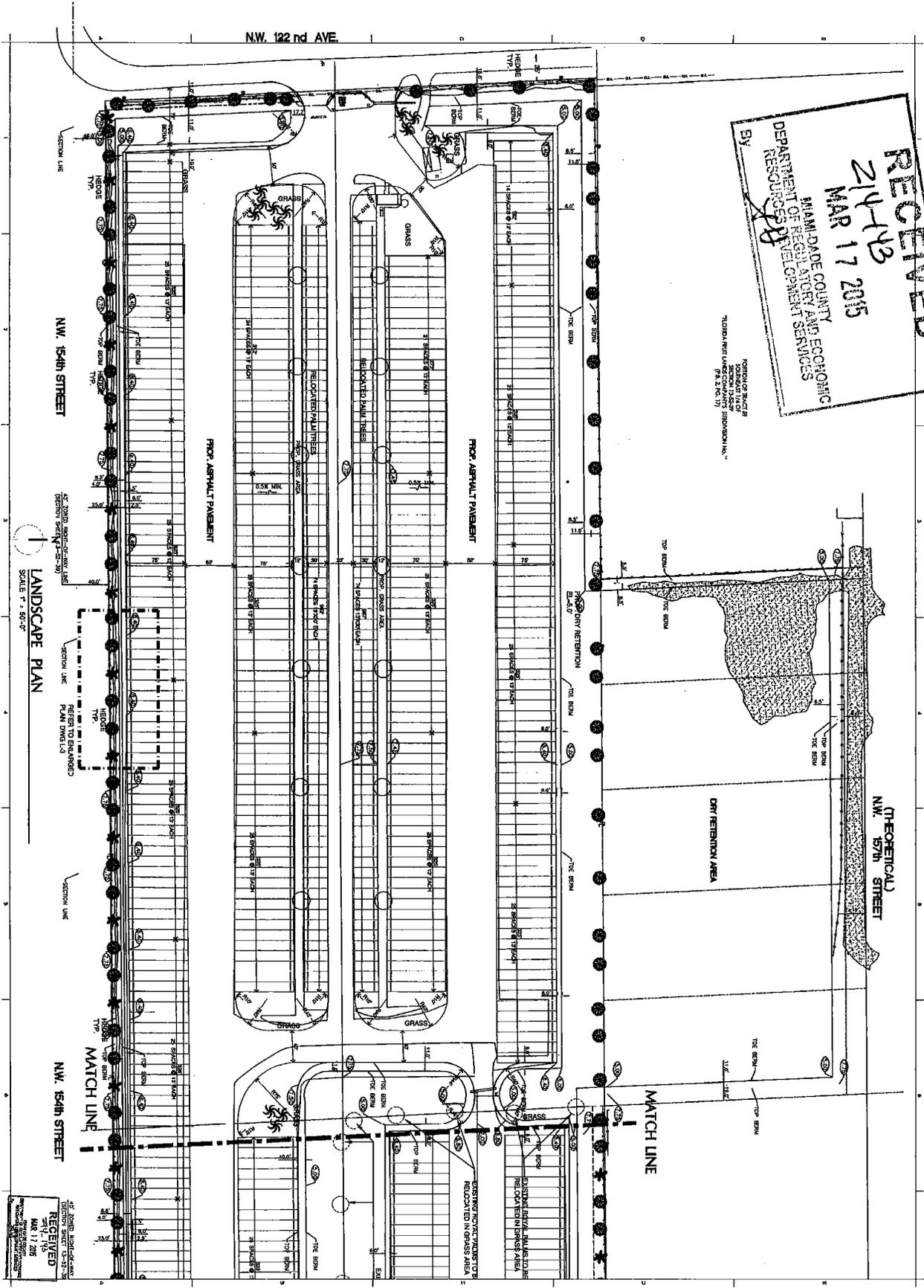
AT: 15645 NW 22nd AVENUE, MIAMI, DADE COUNTY, FL

OLR

OLR ENGINEERING & ARCHITECTURE

15645 NW 22nd Avenue, Miami, FL 33187
 (305) 551-1111

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 2/14/15
 MAR 17 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES
 BY: [Signature]
 FOR: [Signature]
 PROJECT: [Signature]



DATE: 11.19.14
 SCALE: AS SHOWN
 DRAWN: JK
 JOB NO.: 14-22

OWNER: [Signature]
 25 25th Street
 Miami, FL 33135

COMMERCIAL VEHICLE YARD
 FOR MR. FELIX ISRAEL RODRIGUEZ
 AT: 15545 NW 22nd AVENUE, MIAMI, DADE COUNTY, FL

NO.	REVISION	DATE



SHEET NO.: 07/04

L-1

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 MAR 17 2015

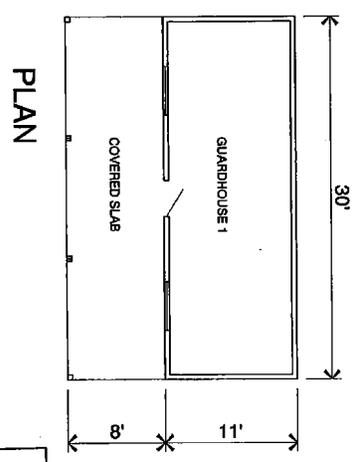
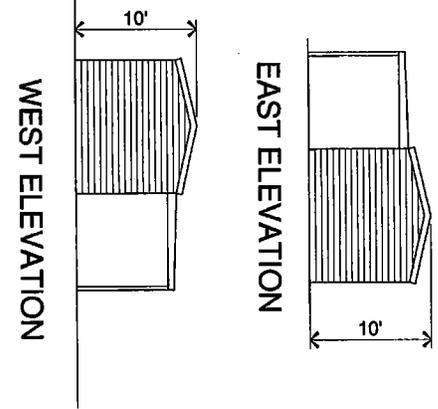
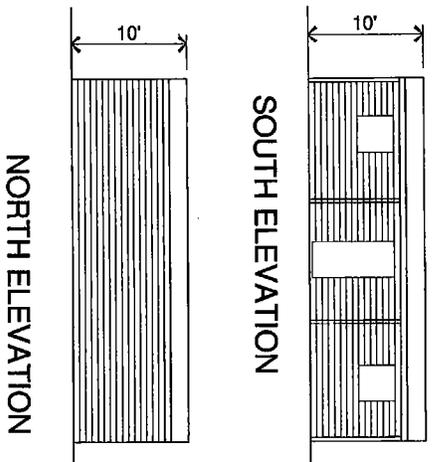
45' ZONED, 154th STREET
 (SECTION SHEET 14-22-2)
 PLAN TYPED L-1

LANDSCAPE PLAN
 SCALE: 1" = 50'-0"

45' ZONED, 154th STREET
 (SECTION SHEET 14-22-2)
 PLAN TYPED L-1

NW 154th STREET

NW 122nd AVE



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 214-143
 MAR 17 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY *AD*

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 214-143
 MAR 17 2015

OWNER:
 MR. FELIX ISRAEL RODRIGUEZ
 1550 NW 22ND AVENUE
 MIAMI, FL 33135

Felix Rodriguez

DATE: 03/17/2014
SCALE: AS SHOWN
DRAWN: JH
CHKD: JH

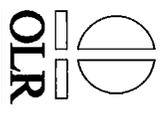
GUARDHOUSE 1

CH-1

SHEET NO.: 01/04

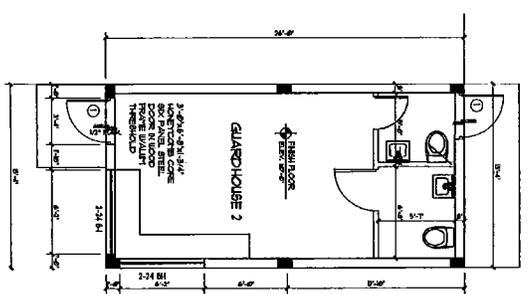
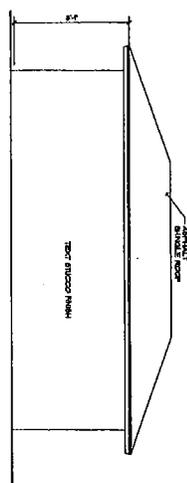
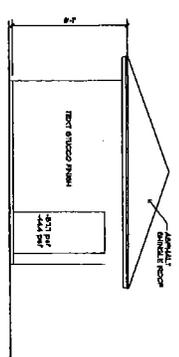
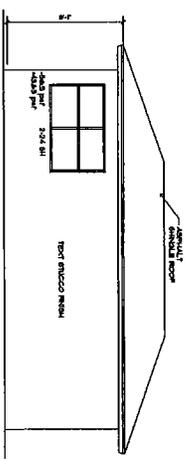
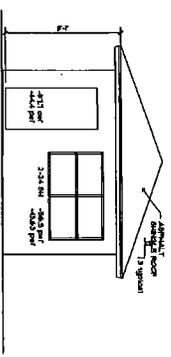
COMMERCIAL VEHICLE YARD
 FOR MR. FELIX ISRAEL RODRIGUEZ
 AT: 15545 NW 22nd AVENUE, MIAMI, DADE COUNTY, FL

NO.	REVISION	DATE



24

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 24-143
 MAR 17 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC
 RESOURCES
 DEVELOPMENT SERVICES
 By: *XIV*



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 24-143
 MAR 17 2015

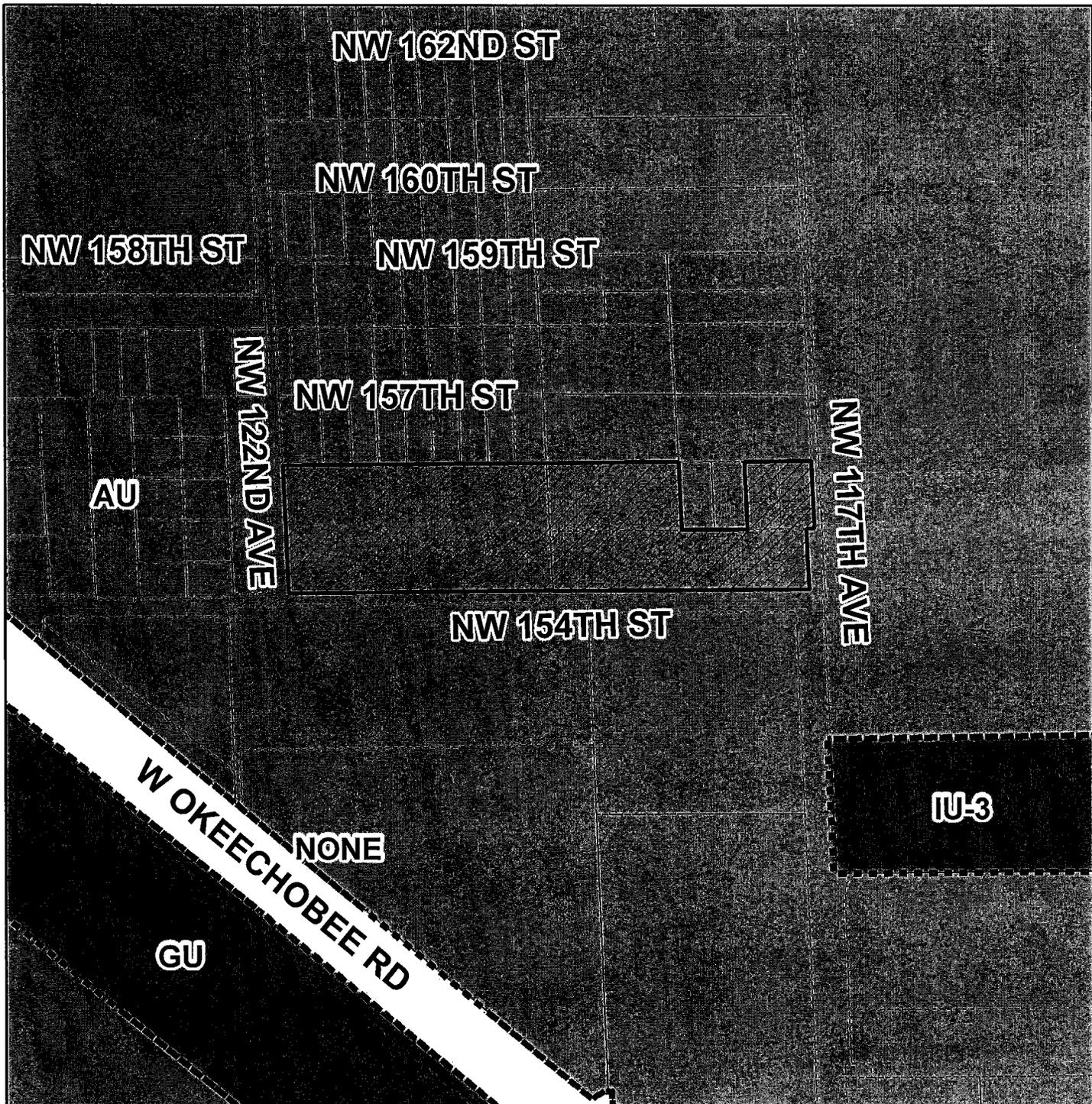
DATE: 03/17/15
 SCALE: AS SHOWN
 DRAWN: JN
 JOB NO.: 15-122

CH-2

COMMERCIAL VEHICLE YARD
 FOR MR. FELIX ISRAEL RODRIGUEZ
 AT: 15545 NW 22nd AVENUE, MIAMI, DADE COUNTY, FL

NO.	REVISION	DATE





MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000143

Legend



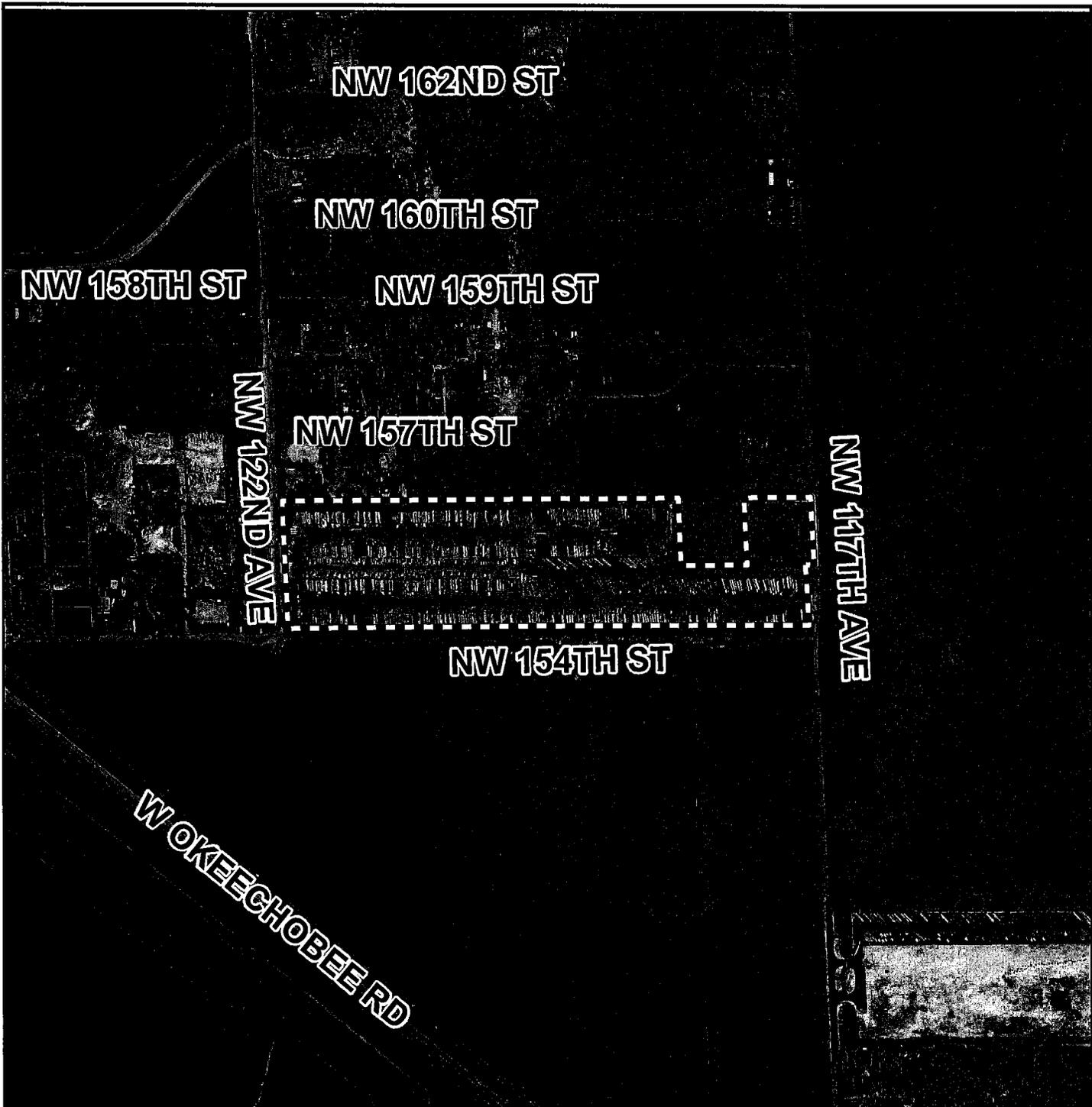
Section: 13 Township: 52 Range: 39
 Applicant: FELIX RODRIGUEZ (Z15P-26)
 Zoning Board: C5
 Commission District: 12
 Drafter ID: E.CESPEDES
 Scale: NTS

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, December 23, 2014

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number

Z2014000143

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning

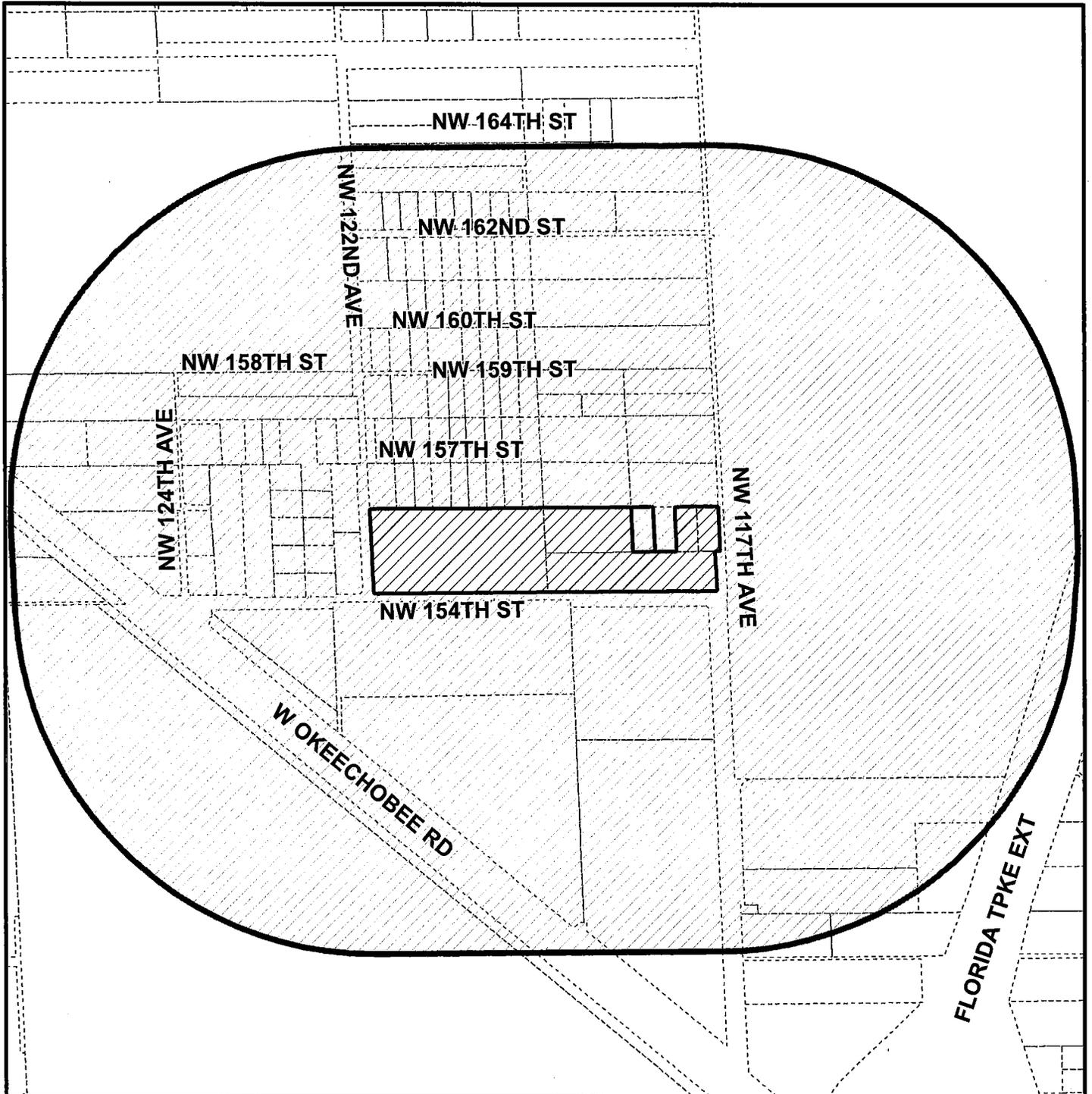


Section: 13 Township: 52 Range: 39
Applicant: FELIX RODRIGUEZ (Z15P-26)
Zoning Board: C5
Commission District: 12
Drafter ID: E.CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, December 23, 2014

REVISION	DATE	BY
		27.



MIAMI-DADE COUNTY
RADIUS MAP

Section: 13 Township: 52 Range: 39
 Applicant: FELIX RODRIGUEZ (Z15P-26)
 Zoning Board: C5
 Commission District: 12
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2014000143
 RADIUS: 2640

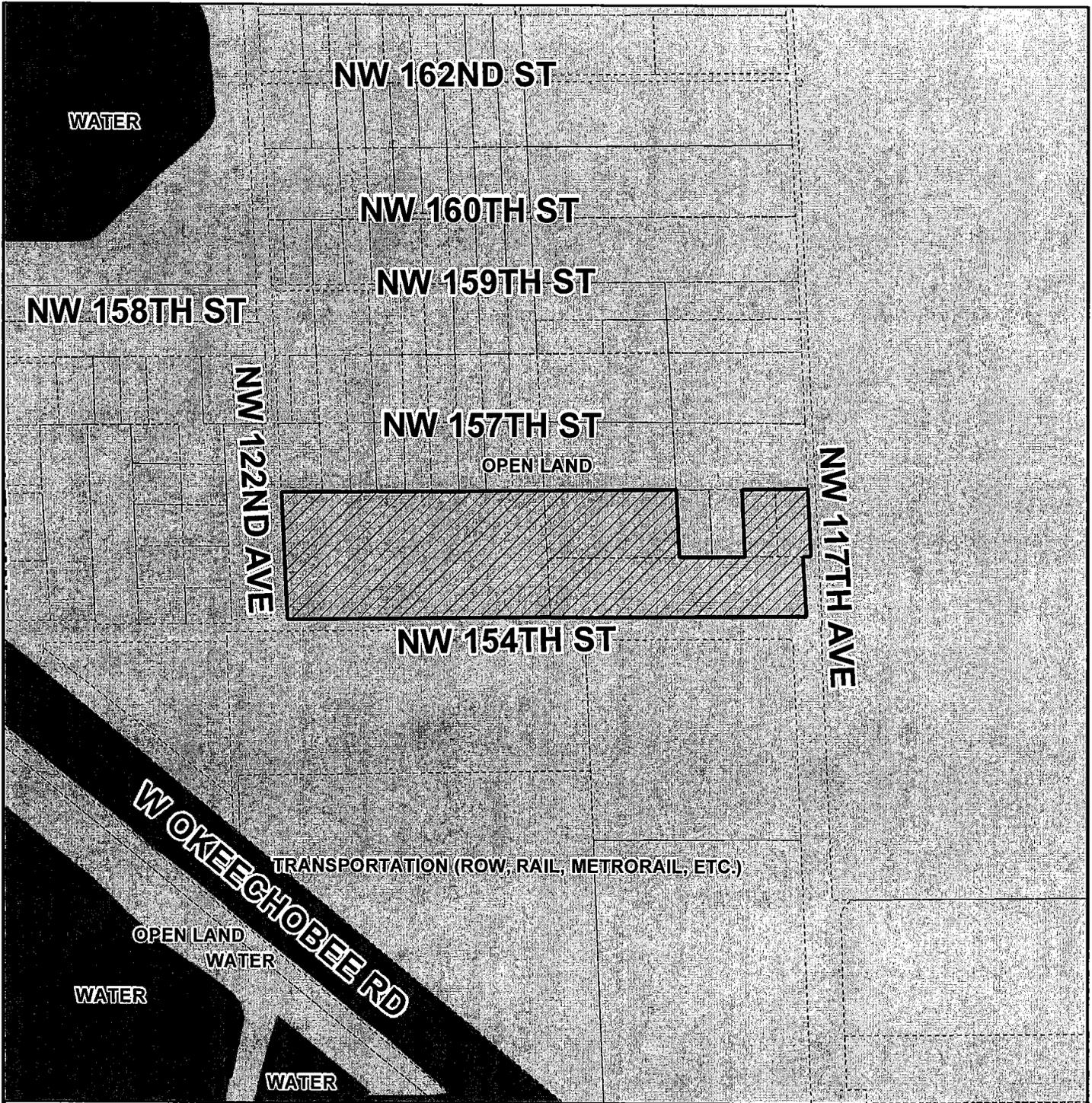
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Street (Centerline)
-  Property Boundaries



SKETCH CREATED ON: Tuesday, December 23, 2014

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2014000143



Section: 13 Township: 52 Range: 39
 Applicant: FELIX RODRIGUEZ (Z15P-26)
 Zoning Board: C5
 Commission District: 12
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, December 23, 2014

REVISION	DATE	BY

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

PH: Z15-008 (15-6-CZ5-2)

June 11, 2015

Item No. 2

Recommendation Summary	
Commission District	12
Applicants	BIP Mining, Black Island Partnerships & GO, Inc.
Summary of Requests	The applicants seek to permit the expansion of a previously approved lake excavation and to permit the partial filling of said lake.
Location	Between NW 170 Street & NW 180 Street, and between NW 107 Avenue and NW 117 Avenue, Miami-Dade County, Florida.
Property Size	501 Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Lake and vacant land
2020-2030 CDMP Land Use Designation	Open Land <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(7) Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) UNUSUSAL USE to permit the expansion of a previously approved lake excavation on to additional property and the partial filling of the existing lake.
- (2) MODIFICATION of Condition #1 of Resolution No. Z-93-95, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "1. That detailed plans be submitted to meet with the approval of the Directors of the Departments of Environmental Resources Management and Building and Zoning and that said plans be substantially in compliance with that submitted for the hearing entitled "Black Island Partnership-Proposed Quarry in Section 7, Township 52 South", as prepared by Larsen and Associates, dated stamped received November 18, 1994, and consisting of 9 sheets."

TO: "2. That the plan submitted be substantially in accordance with that submitted for the hearing entitled "White Rock Quarries Lake Excavation Plan" as prepared by Fortin, Leavy, Skiles, Inc., dated stamped received 02/26/15 and consisting of 2 sheets."

The purpose of the request is to allow the applicants to submit revised plans showing an expansion of the previously approved lake excavation.

PROJECT DESCRIPTION AND PROJECT HISTORY:

Pursuant to Resolution #Z-93-95, the subject property was approved to permit an approximately 485.06 acre lake excavation. The applicants now seek to permit the partial filling of the previously approved lake, and to permit the expansion of the lake excavation on to parcels to the south of the existing lake.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU/ROZA: lake excavation, vacant land	Open Land (Subarea 1)
North	GU/ROZA; lake excavation	Open Land (Subarea 1)
South	AU/ROZA: vacant land	Open Land (Subarea 1)
East	AU/ROZA: vacant land	Open Land (Subarea 1)
West	AU/ROZA: lake excavation	Open Land (Subarea 1)

NEIGHBORHOOD COMPATIBILITY:

Apart from a small portion of the southeast corner of the subject parcel abutting the Florida Turnpike Extension, the subject property is surrounded by previously excavated lakes and vacant parcels.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to obtain additional lake fill from the subject property. Based on memoranda from the Departments reviewing the application below, staff opines that approval of this application will not create any new traffic or environmental impacts on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicants indicated in their Letter of Intent that approval of the proposed lake expansion and partial lake fill, will allow for a more efficient continuation of the ongoing rock mining operation. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Open Land Subarea 1**. The rock mining operation is one of the uses that is allowed on the subject property based on the interpretative text for properties designated Open Land Subarea 1 on the CDMP Land Use Plan (LUP) map.

Since the applicants are not seeking to change the existing rock mining use, staff opines that subject to the conditions outlined below, approval of the application would be **consistent** with the LUP map designation of **Open Land Subarea 1** and the CDMP Land Use Element interpretative text under **Open Land Subarea 1**.

ZONING ANALYSIS:

When request #1, to permit the expansion of an existing lake excavation and to partially fill portions the existing lake is analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, along with the analysis of the request to permit the modification of the

previously approved lake excavation plans (request #2), under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that approval would be **compatible** with the surrounding area, which is primarily made up of similar rock mining uses. Staff notes that the approval of request #1, to permit the lake excavation and partial filling of the lake, is contingent on the approval of the applicants' request to modify the approved plans of the previously approved lake excavation (request #2). The proposed lake excavation area consists of an approximately 400' wide area that is located along the southern edge of the previously approved lake excavation, abutting the south property line that runs parallel to, and abutting NW 170 Street, as well as very small areas located along the northwestern and eastern boundaries of the existing lake. The applicants have also indicated that the fill will be widely distributed throughout the previously approved lake excavation area and will consist of muck soils from other lake excavations.

Staff notes that the Platting and Traffic Review Section and the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER), do not object to this application. Further, memoranda by the aforementioned divisions, as well as from the Miami-Dade Fire Rescue and Water and Sewer Departments, do not indicate that these requests would generate or result in excessive noise or traffic, or tend to create a fire or other equally or greater dangerous hazards, which could cause undue or excessive burden on public facilities. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, and request #2 under the Generalized Modification Standards, Section 33-311(A)(7).**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

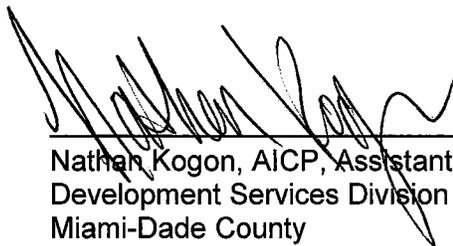
CONDITIONS FOR APPROVAL:

1. That all the other conditions of Resolution #Z-93-95, remain in full force and effect except as herein modified.
2. That no portion of the property subject to the approved excavation fill plan and permit shall be transferred without the approval of the Director, unless the filling of the subject excavation has been completed in accordance with the excavation fill plan and permit for the fill project and unless the bond has been released.
3. That the applicants comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda that are part of the record of this recommendation and are incorporated herein by reference.
4. That no fill be permitted within the adjacent rights-of-way.

5. That the applicants shall obtain all permits required by this Code and comply with all permit requirements and all applicable conditions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources or its successor Department as well as the Public Works and Waste Management Department for the duration of the fill project.
6. That only such clean fill material as allowed by Chapter 24 of this Code and approved in writing by the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources or its successor Department, as set forth herein, shall be used in the fill project.
7. That any unacceptable fill material shall be stored in containers; shall not be permitted to remain on the project site for more than thirty (30) days; and shall not exceed a volume of forty (40) cubic yards.
8. That neither the clean fill material piles, nor the unacceptable fill material piles, nor the piles awaiting sorting shall be permitted to exceed a height of 10 feet above the applicable flood elevations for the property.
9. That the fill project shall meet all storm water management requirements of the Code of Miami-Dade County and the filled excavation or portion of excavation filled shall not exceed the applicable flood elevations for the property.
10. That if the fill project is discontinued, abandoned, falls behind schedule or time expires under the permit, the remaining excavation shall immediately be sloped to conform with the previously approved excavation plans and all equipment and concomitant uses shall be removed from the premises, unless an application to extend the time is filed with the Department prior to expiration of the approval and provided that good cause is demonstrated as to the delay in completing the filling of the excavation.
11. That the deadline date for the completion of the fill project, including final closure and completion of all tasks set forth in the approved plans and permit shall be determined by the Director and established in the permit. All authorized work shall be carried on continuously and expeditiously so that the filling will be completed within the allocated time;
12. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department.
13. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the lake fill operation progresses. In accordance with this requirement, the applicants shall submit "as built" surveys prepared and sealed by a Florida licensed surveyor and/or professional engineer at one-fourth, one-half, three-fourths and final completion of the lake fill operation or at six months intervals, whichever is of a lesser duration, or upon request of either the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources or its successor Department when it appears that the lake fill is proceeding contrary to approved plans.

14. That the property shall be staked to meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department; said stakes shall be maintained in proper position so that the limits of the lake fill, slopes and grade levels may be easily determined.
15. That if in the opinion of the Director the lake fill is hazardous to the surrounding area, the hazardous area shall be fenced in, or otherwise protected, by the applicants as directed by the Director.
16. That all Federal, State and local permits be obtained prior to commencement of the Lake Fill. In the event that any Federal, State or local permit is revoked or otherwise held to be invalid, the Lake Fill operation shall immediately cease.
17. That any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the conditions herein agreed to are being complied with.

NK:MW:NN:JV:CH



Nathan Kogon, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

NDN

ZONING RECOMMENDATION ADDENDUM

Applicant: *BIP Mining, Black Island Partnerships & GO, Inc.*
 PH: Z15-008

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection*
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

Open Land (page I-61)	<p><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 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; compatible utility and public facilities as indicated for the specific Open Land Subarea, and conservation, maintenance or enhancement of environmental character.</i></p> <p><i>Also included in some Open Land areas are some existing year-round agricultural activities and some enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in Subareas 1, 2, 3 and 5, except that residential lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or inconsistent with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the expansion of any use inconsistent with the specific provisions for the applicable Open Land subarea. To the contrary, it is the intent of this plan to contain and prevent the expansion of such inconsistent development in Open Land areas.</i></p> <p><i>Because Open Land areas primarily consist of wetlands, all proposed uses will be reviewed on a case-by-case basis. No particular use, other than rural residential use at specified densities is definitively allowed. Following is an indication of the uses and residential densities that are likely to be permitted in each of six Open Land Subareas, subject to conformity with the pertinent goals, objectives, and policies of this Plan. The Land Use Plan map depicts the precise boundary of the entire Open Land area.</i></p>
Open Land-Subarea 1 (page I-67)	<p><i>This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communication facilities, recreational uses, nurseries and tree farms, agricultural production and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in this subarea: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in Section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel</i></p>

ZONING RECOMMENDATION ADDENDUM

Applicant: *BIP Mining, Black Island Partnerships & GO, Inc.*
 PH: Z15-008

	<p><i>(but not to include stand-alone automobile parking and storage uses such as car rental facilities). It is provided that such parking and storage uses shall be allowed only on properties larger than 20 acres, under a single ownership, and located within the area of an arc no more than 7,000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension so long as the property is not located within 1,400 feet of a body of water, canal, or lake as measured from the top of bank. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resource Management (DERM) in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with County approved drainage systems; (c) mechanical repair of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid waste or hazardous waste shall be prohibited; and (e) truck washing shall be permitted as an ancillary use at commercial vehicle storage facilities provided that the truck washing shall be done with 100% recyclable water systems as approved by the Division of Environmental Resource Management in the Department of Regulatory and Economic Resources; truck washing services shall only be provided for trucks stored at the commercial vehicle storage facilities for at least 4 hours; truck washing shall be conducted only in fully enclosed buildings as approved by the Division of Environmental Resource Management in the Department of Regulatory and Economic Resources; facilities shall allow inspections at any time during operating hours; facilities shall provide secondary containment surrounding all storage tanks; and to be subject to required groundwater quality monitoring. In addition, if a violation of these provisions related to truck parking and truck washing or the operating conditions is found on a property on three separate occasions within a three year period, truck washing shall no longer be permitted on the subject property. The County, by ordinance, shall provide a process to reestablish the use, taking into account any change in ownership, the nature of the violation, and a period of repose for the property. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><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 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</i></p>

ZONING RECOMMENDATION ADDENDUM

Applicant: *BIP Mining, Black Island Partnerships & GO, Inc.*
PH: Z15-008

	<p><i>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></p>
--	---

**2. BIP MINING LLC., BLACK ISLAND
PARTNERSHIP & GO INC. (Z15P-34)**
(Applicant)

15-6-CZ05-2 (15-008)
Area 05/District 12
Hearing Date: 06/11/15

Property Owner (if different from applicant) **BIP MINING LLC., BLACK ISLAND PARTNERSHIP
& GO INC., TIITF/State of Florida.**

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

If, so who are the interested parties?

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>
1955	Dade Co. Planning, Zoning & Building Dept.	- Revised AU zoning district.	BCC	Approved
1995	Black Island Partnership	- Unusual Use to permit a lake excavation and a temporary watchman trailer. - Use Variance for Section Line Right-of-Way.	BCC	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: March 17, 2015

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

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

Subject: C-05 #Z2015000008-1st Revision
Vecellio & Grogan d.b.a. White Rock Quarries
between NW 170th & 180th Streets and between
NW 107th & 117th Avenues
Unusual Use to permit a lake fill and an expansion to an existing lake
(AU) (0 Acres)
07-52-40

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) 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

Applicant is advised that a Class III Permit from the DERM Water Control Section is required for any work in the Canal Reservation. The Class III Permit must be submitted to this office within three (3) months from the approval of the lake excavation.

Pollution Regulation

On September 22, 2014, a Resources Recovery and Management Facility application (RRMF) limited to lakefill permit application was submitted to Pollution Regulation Division of DERM proposing the use of muck material generated outside of the property to fill a 95 acre area of the lake bounded by folio #3020070010020. Based on this information, DERM has no objections to the approval of the proposed work outlined in the subject application provided that the responsible party(ies) finalize the RRMF lakefill permit application process with DERM and obtain a RRMF operating permit prior to the commencement of lake filling activities at the site using muck material.

A review of records pertinent to the RRMF permit application indicates that a response to the DERM request for additional information letter dated December 9, 2014 as well as the implementation of ground and surface water monitoring plan in accordance with the Department's letter dated November 26, 2014 remain outstanding. The responsible party is advised that, depending on the source(s) of the soil material intended to be used as fill for the lake, the implementation of Soil Reuse Plan may be required by the Environmental Monitoring and Restoration Division of DERM prior to commencement of filling activities. Furthermore, if it is determined that a variance from Chapter 24 of the Code is required for the proposed operation as an "unusual use", the responsible may be required to amend the RRMF permit application and supporting information to comply with any applicable conditions set forth by the Environmental Quality Control Board in the event that such a variance is granted.

Wetlands

Class IV Wetlands Permit 2007-CLIV-PER-00102 was issued on October 20, 2008. This permit was modified on November 19, 2010 to authorize the excavation of 128 acres of wetlands (total wetland project mining area of 547 acres), the construction of 52.7 acres of littoral marsh, and the placement of temporary fill for a commercial rockmine in the C-9 Wetland Basin. This permit is not scheduled to expire until October 20, 2018.

Please be advised that the lake excavation and site plans submitted with this application are consistent with the site plans approved with the modified Class IV Permit. DERM has no objection to the approval of the proposed work described in this application provided no impacts occur to the existing on-site mitigation area along the western boundary of the lake and that there is no delay in the construction of the littoral shelves as required by the Class IV Permit. The applicant shall comply with all conditions of Class IV Wetland Permit FW 07-102.

The DERM Coastal and Wetlands Resources Section may be contacted at (305) 372-6585 for further information concerning the wetland permitting requirements.

The applicant is advised that permits from the Army Corps of Engineers (305) 526-7181, the Florida Department of Environmental Protection (561) 681-6600 and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The subject property revealed the presence of tree resources and contains wetlands. Please be advised that tree resources that lie within wetlands areas will be regulated through a Class IV Wetlands Permit; however any tree resources within areas not designated as wetlands and is subject to the Tree Preservation and Protection provisions of the Code will require a Miami-Dade County Tree Removal Permit prior to removal and/or relocation. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Additionally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding permitting procedures and requirements.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review.

Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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.

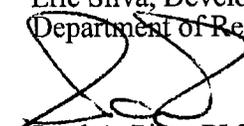
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: February 20, 2015

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2015000008
Name: Vecellio & Grogan d.b.a. White Rock Quarries et al
Location: Between NW 170 & 180 St. and between NW 107 & 117 Ave.
Section 07 Township 52 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract 43, Plat Book 2 at Page 17.

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: March 9, 2015

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

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

Subject: Vecellio & Grogan, LLC. d.b.a. White Rock Quarries (#15_008)

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The applicant is requesting a Modification of Resolution No. Z-93-95 and an unusual use to permit lakefill on a property located within the Rock-mining Overlay Zoning Area (ROZA). There are no anticipated solid waste impacts from this request to expand the existing fill area.

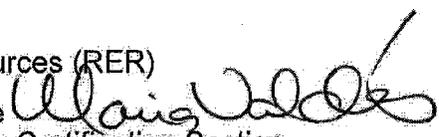
If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-375-1354.

Memorandum



Date: February 24, 2015

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED[®] Green Associate 
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments- Vecellio & Grogan D.B.A. White Rock Quarries
Application Z2015000008

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the pre-application for the proposed development. Below, please find the comments for the subject project.

Application Name: Vecellio & Grogan D.B.A. White Rock Quarries

Location: The proposed project is located at the northeast corner of NW 117th Avenue and NW 170th Street with Folios No 3020070010020, 3020070010530, 3020070010550, 3020070010560, 3020070010580, 3020070010570, 3020070010390, 3020070010400, 3020070010430, 3020070010420, 3020070010410, 3020070010320, 3020070010600, 3020070010010, in unincorporated Miami-Dade County, outside the Urban Development Boundary (UDB).

Proposed Development: Modification of Resolution Z-93-95 and an unusual use to permit the filling of a portion of the lake with muck soils.

Recommendation: This application is outside the Urban Development Boundary (UDB). MDWASD has no objections to this application.

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: February 26, 2015

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

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

Subject: Z2015000008: VECELLIO & GROGAN D.B.A. WHITE ROCK QUARRIES (Z15P-34)

Application Name: VECELLIO & GROGAN D.B.A. WHITE ROCK QUARRIES (Z15P-34)

Project Location: The site is located in that area BETWEEN NW 170 STREET & NW 180 STREET, BETWEEN NW 107 AVENUE & NW 117 AVENUE, Miami-Dade County.

Proposed Development: The request is for a modification of Resolution Z93-95 to permit expansion of lake exaction and an unusual use to permit fill.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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 Planning Section Supervisor

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Wednesday, February 25, 2015 2:24 PM
To: Henderson, Cassandra (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: Zoning Hearings Document Distribution (Case # Z2015000008)

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- No objections to the site plan with a February 4, 2015 RER received date.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day"

DATE: 12-FEB-15

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

VECELLIO & GROGAN D.B.A.
WHITE ROCK QUARRIES, ET AL
(Z15P-34)

BETWEEN NW 170 STREET & NW
180 STREET, BETWEEN NW 107
AVENUE & NW 117 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2015000008

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No bss cases

Vecellio & Grogan D.B.A.

**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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Black Island Partnership

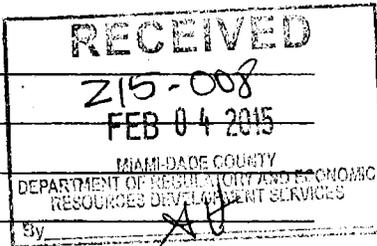
<u>NAME AND ADDRESS</u>	<u>Percentage of ^{PTRSH IP} Stock</u>
<u>GO, INC, A FLORIDA CORPORATION</u>	<u>40%</u>
<u>1 SE 3RD AVE STE 3100</u>	
<u>MIAMI FL 33131</u>	

* SEE SEP. DISCLOSURE OF INT. FOR GO, INC

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the 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>
_____	_____
_____	_____
_____	_____
_____	_____



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: CARLTON ASSOCIATES LTD

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>GO, INC GEORSE D ONEILL JR GEN'L PTR</u>	<u>0.50%</u>
<u>DAVID ONEILL GEN'L PTR</u>	<u>0.50%</u>
<u>LTD PTRS: VARIOUS CHILDREN AND TRUSTS FOR GRANDCHILDREN of GEORSE D ONEILL & ABBY M ONEILL</u>	<u>53%</u>
<u>ADDRESSES BELOW:</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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

GEN'L PTRS - ONE SE THIRD AV, STE 3100, MIAMI, FL 33131
LTD PTRS - 30 ROCKEFELLER PLAZA, STE 5600, NY, NY 10112



Peckar & Abramson

A Professional Corporation • Attorneys & Counselors at Law

Donald S. Rosenberg, Esq.
drosenberg@pecklaw.com

www.pecklaw.com

One Southeast Third Avenue
Suite 3100
Miami, FL 33131
tel 305.358.2600
fax 305.375.0328

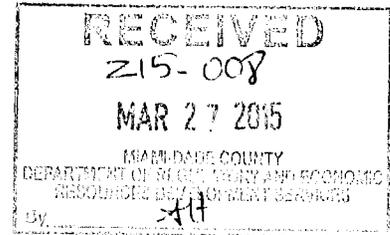
New York, NY
Los Angeles, CA
San Francisco, CA
Washington, D.C.
Miami, FL
Chicago, IL
River Edge, NJ
Devon, PA
Atlanta, GA

International Alliances

Beijing
Buenos Aires
Guatemala City
Lima
London
Managua
Mexico City
Port of Spain
San Jose
Santiago
Sao Paulo

March 19, 2015

Mr. Jack Osterholt, Director
Miami-Dade County Regulatory and
Economic Resources Department
111 Northwest 1st Street, 11th Floor
Miami, FL 33128



RE: Another Supplement to Application of Vecellio and Grogan, Inc. d/b/a White Rock Quarries dated September 16, 2014 filed with DRER on February 4, 2015 pertaining to property in Section 7, Township 52 South, Range 40 East, in Miami-Dade County covered by Folio Numbers identified in Exhibit A to such Application

Dear Mr. Osterholt:

The terms and provisions of the captioned Application are incorporated herein by reference. This Writer is the attorney for, and duly authorized agent of, respectively, all of the owners of subject properties, namely: Black Island Partnership, a Florida general partnership; BIP Mining, LLC, a Florida limited liability company; and Go, Inc., a Florida corporation.

The provisions supplemented and/or modified hereby pursuant to request of your Department are certain Disclosure of Interest provisions made part of the Application pertaining to the parties I represent.

As to Black Island Partnership:

Black Island Partnership is a Florida general partnership whose sole partners are Go, Inc., a Florida corporation, and Carlton Associates, Ltd., a Florida limited partnership. Go, Inc. has a fifty (50%) percent General Partnership Interest and Carlton Associates, Ltd. has a fifty (50%) percent General partnership Interest. The Disclosure of Interest as to Go, Inc. has already been furnished to your Department. The General and Limited Partnership of Carlton Associates, Ltd. and their respective ownership interests in Carlton Associates, Ltd. are as follows:

General Partners

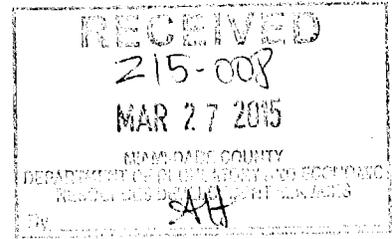
George D. O'Neill, Jr.	0.50%
David M. O'Neill	<u>0.50%</u>

Subtotal	1.0%
----------	------

Peckar & Abramson

A Professional Corporation • Attorneys & Counselors at Law
March 19, 2015

Page 2



Limited Partners

Peter M. O'Neill	16.50%
George D. O'Neill, Jr.	16.50%
Abby O. Caulkins	16.50%
David M. O'Neill	16.50%
Catherine O. Broderick	16.50%
Wendy H. O'Neill Inter Vivos Trust, a revocable trust for benefit of said Wendy H. O'Neill, the Grantor	<u>16.50%</u>

Subtotal 99.00%

TOTAL 100.00%

The address for Carlton Associates, Ltd. is One S.E. Third Avenue, Suite 3100, Miami, FL 33131. The address for all of the Limited and General Partners is 30 Rockefeller Plaza, Suite 5600, New York, N.Y. 10112, although the General Partners also sometimes use the address of Carlton Associates, Ltd. which is One S.E. Third Avenue, Suite 3100, Miami, FL 33131.

I hereby certify that the foregoing facts and matters are true and correct.

Sincerely,

Donald S. Rosenberg

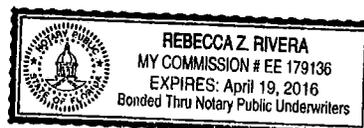
DSR:rzt

cc: Ms. K. Barsh – Greenberg Traurig

Sworn to before me this 19th day of March, 2015, by Donald S. Rosenberg, who is personally known to me.

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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

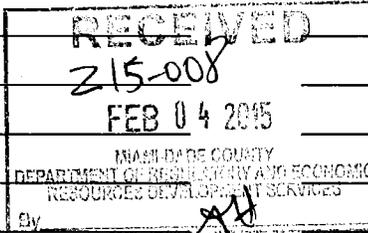
CORPORATION NAME: GO Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>GEORGE D. ONEILL</u>	<u>50%</u>
<u>ABBY M ONEILL</u>	<u>50%</u>
<u>ADDRESS FOR BOTH:</u>	
<u>30 Rockefeller Plaza, Ste 5600</u>	
<u>NY NY 10112</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the 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>



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

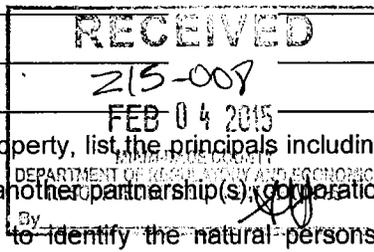
CORPORATION NAME: BIP Mining, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>VARIOUS CHILDREN AND TRUSTS FOR</u>	<u>100% w/ AGG REGATE</u>
<u>CHILDREN & GRANDCHILDREN OF</u>	
<u>GEORGE D & ABBY M O'NEILL</u>	
<u>ADDRESS FOR ALL; 30 ROCKEFELLER PLAZA, ST 9 500</u>	
<u>NY NY 10112</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the 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>
_____	_____
_____	_____
_____	_____
_____	_____



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

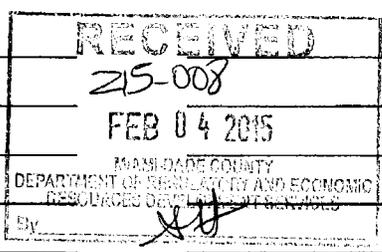
If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or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

NAME OF PURCHASER: N/A

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.



NOTICE: For any 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: Donald Torrey
(Applicant)

Sworn to and subscribed before me this 4th day of FEB, 2015. Affiant is personally know to me ~~or has~~ produced _____ as identification.

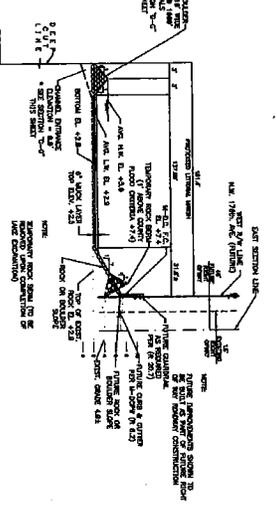
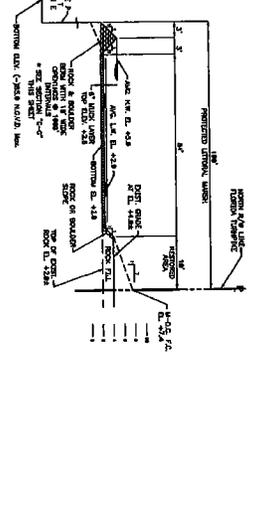
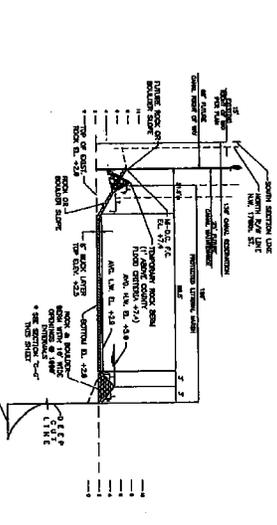
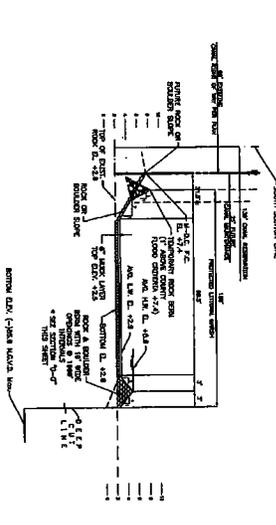
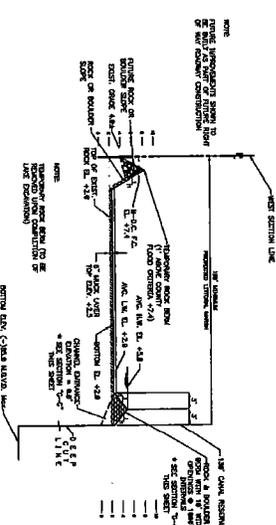
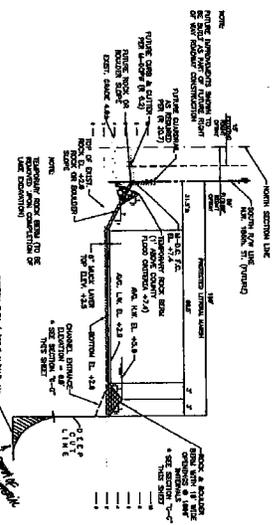
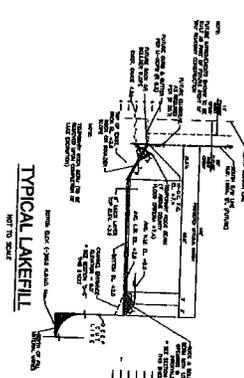
Rebecca Z Rivera
(Notary Public)



My commission expires: _____

*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.

RECEIVED
 25-009
 FEB 26 2005
 FLORIDA DEPARTMENT OF
 TRANSPORTATION
 DIVISION OF HIGHWAY DESIGN AND
 CONSTRUCTION SERVICES
 BY: **ATL**



ALL DIMENSIONS SHOWN REFER TO THE HORIZONTAL, EXCEPT FOR VERTICAL CURVA RADII OF 200'

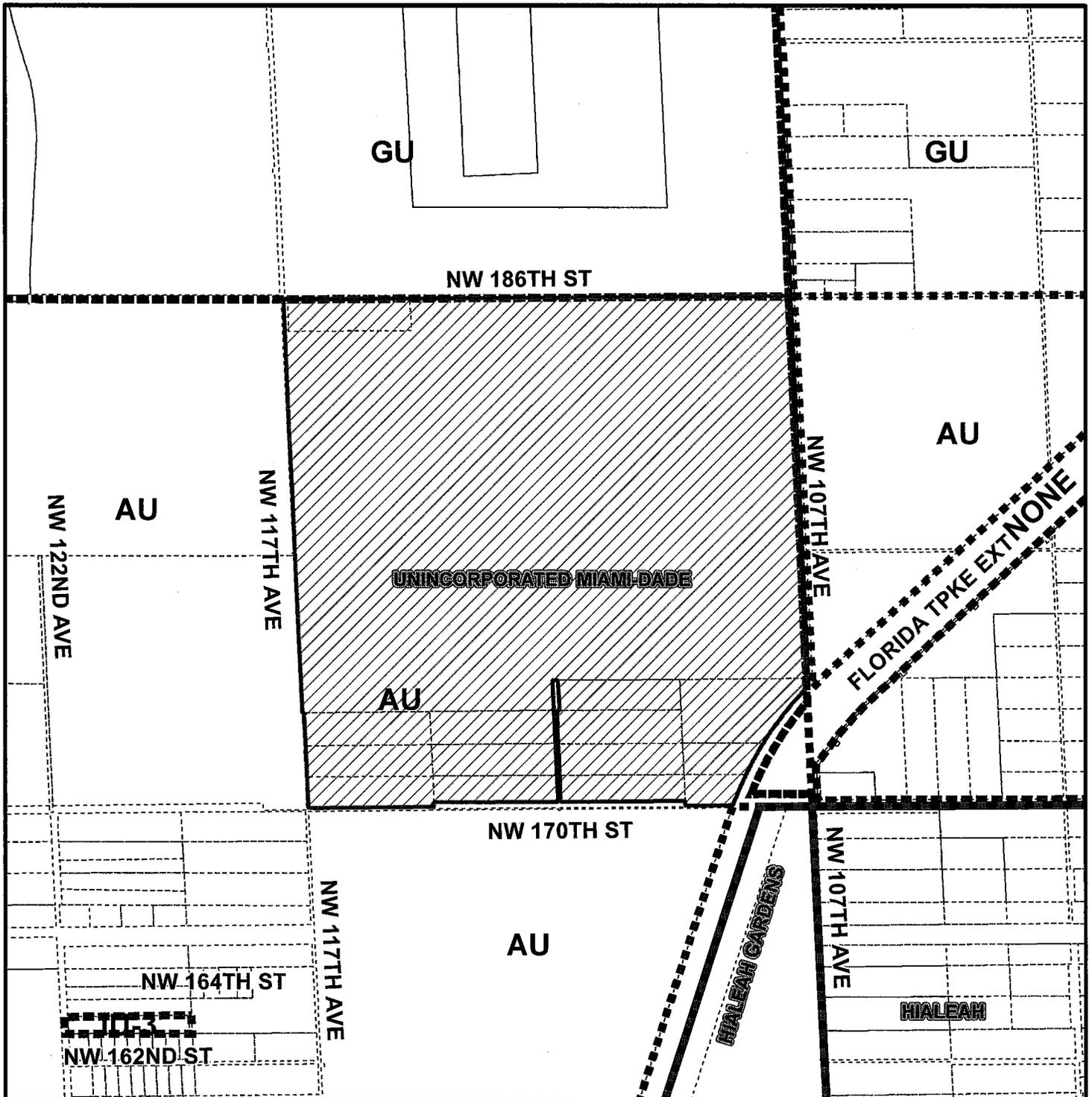
RECEIVED
 25-009
 FEB 26 2005
 FLORIDA DEPARTMENT OF
 TRANSPORTATION
 DIVISION OF HIGHWAY DESIGN AND
 CONSTRUCTION SERVICES
 BY: **ATL**

WHITE ROCK QUARRIES
LAKE EXCAVATION PLAN
 Section 7, Township 52 South, Range 40 East
 Miami-Dade County, Florida

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 158th Street / North Miami Beach, Florida 33162
 Phone: 305-453-4452 / Fax: 305-451-7122 / Email: fls@flsurvey.com

DATE	BY	REVISIONS

26



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000008

Section: 07 Township: 52 Range: 40
 Applicant: VECCELLIO & GROGAN D.B.A. WHITE ROCK QUARRIES,
 ET AL (Z15P-34)
 Zoning Board: C5
 Commission District: 12
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning
-  Municipalities



SKETCH CREATED ON: Thursday, February 12, 2015

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000008

Legend

-  Subject Property
-  Municipalities



Section: 07 Township: 52 Range: 40

Applicant: VECELLIO & GROGAN D.B.A. WHITE ROCK QUARRIES,
ET AL (Z15P-34)

Zoning Board: C5

Commission District: 12

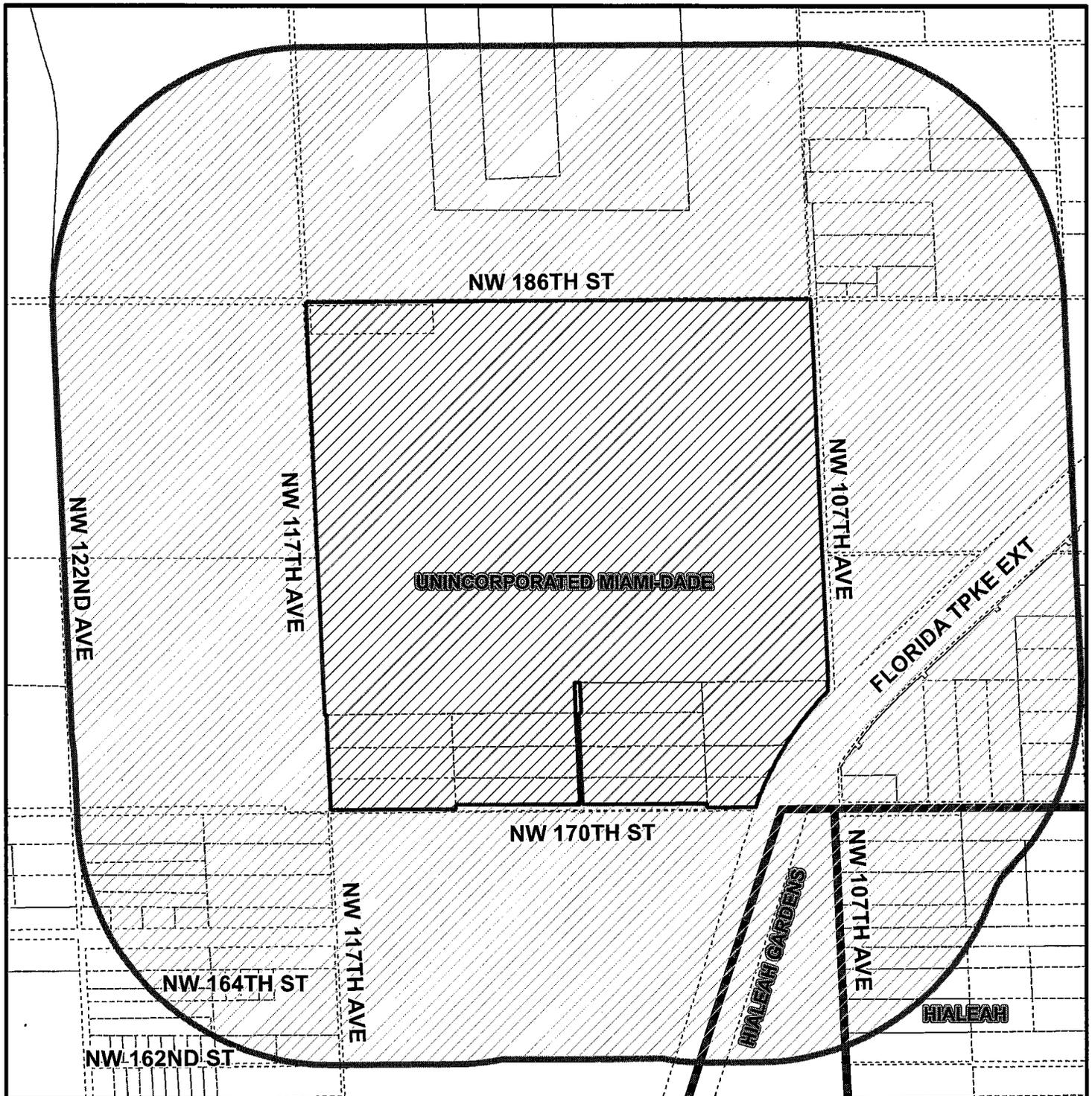
Drafter ID: E.CESPEDES

Scale: NTS



SKETCH CREATED ON: Thursday, February 12, 2015

REVISION	DATE	BY
		28



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 07 Township: 52 Range: 40
 Applicant: VECELLIO & GROGAN
 D.B.A. WHITE ROCK QUARRIES, ET AL (Z15P-34)
 Zoning Board: C5
 Commission District: 12
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000008
 RADIUS: 2640

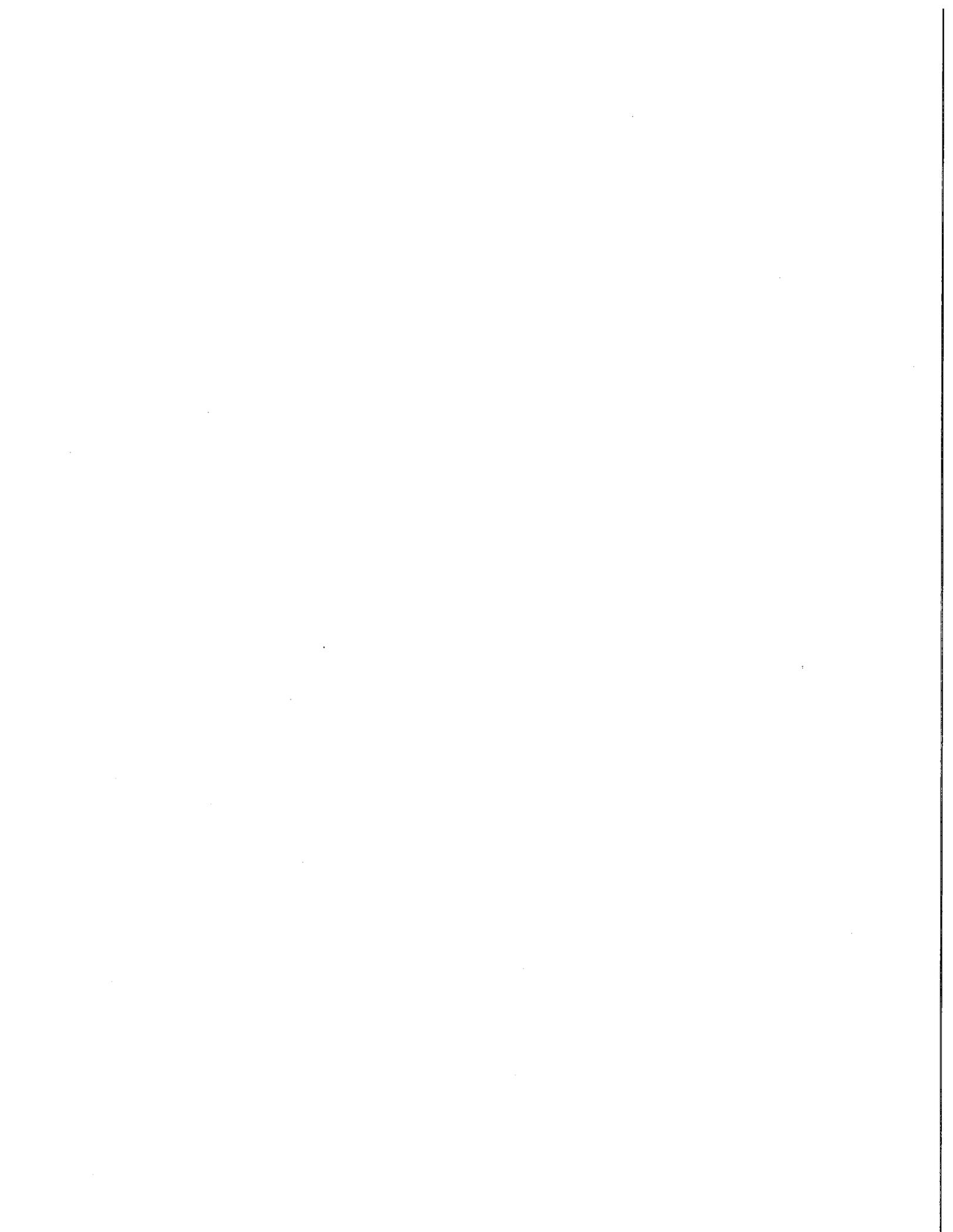
Legend

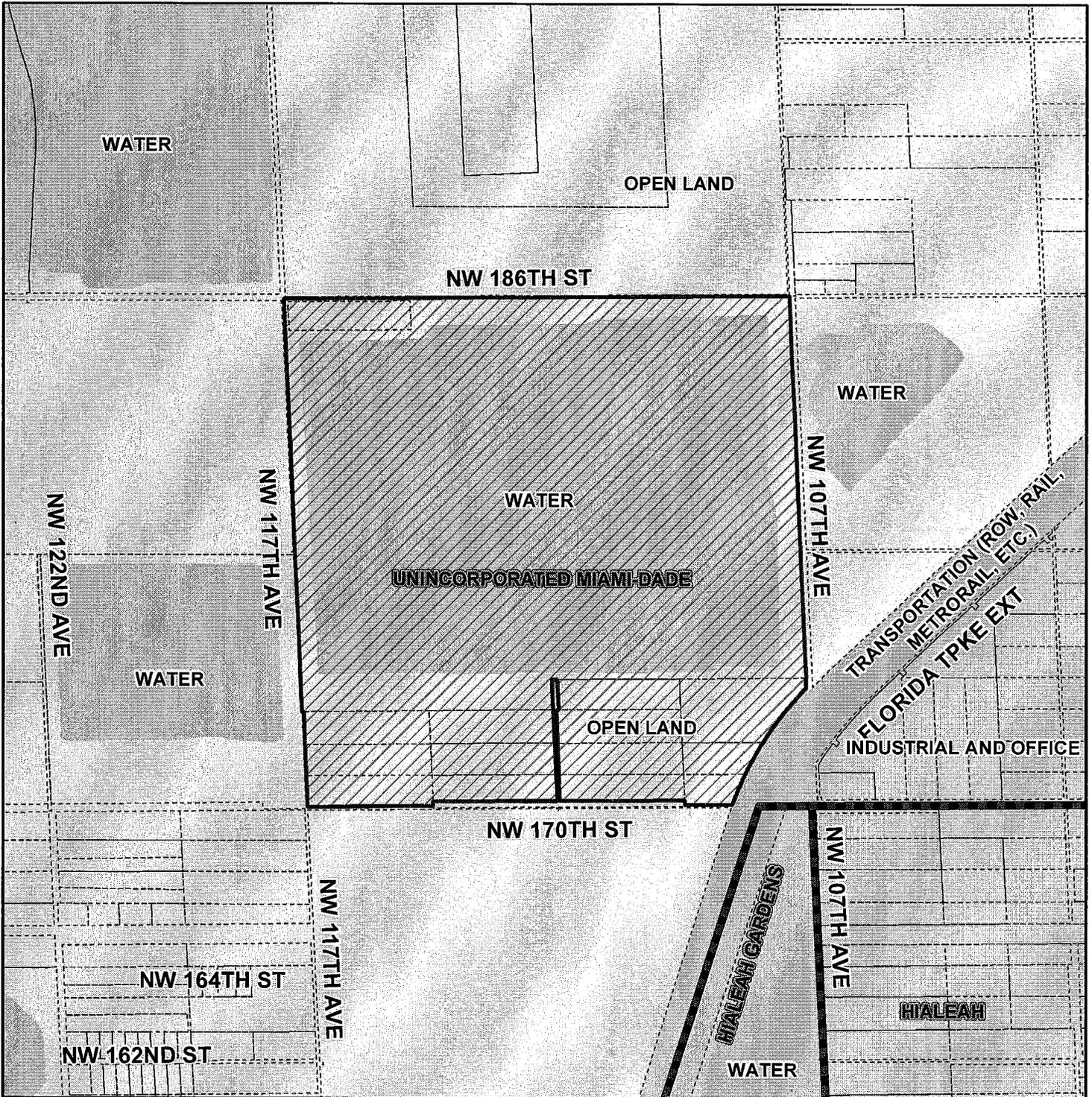
-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Thursday, February 12, 2015

REVISION	DATE	BY
		29





MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000008

Section: 07 Township: 52 Range: 40

Applicant: VECELLIO & GROGAN D.B.A. WHITE ROCK QUARRIES, ET AL (Z15P-34)

Zoning Board: C5

Commission District: 12

Drafter ID: E.CESPEDES

Scale: NTS

Legend

-  Subject Property Case
-  Municipalities



SKETCH CREATED ON: Thursday, February 12, 2015

REVISION	DATE	BY