

FINAL AGENDA

6-15-2015 Version # 1



COMMUNITY ZONING APPEALS BOARD 5

NORMA & JEAN REACH PARK

7901 NW 176 Street, Hialeah

Thursday, July 9, 2015 at 7:00 p.m.

PREVIOUSLY DEFERRED

A. 15-6-CZ5-2 BIP MINING LLC., BLACK ISLAND PARTNERSHIP & GO INC. (Z15P-34) 15-8 07-52-40



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, JULY 9, 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

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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

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

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

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

July 9, 2015

Item No. A

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.

This item was deferred from the June 11, 2015, meeting date of Community Zoning Appeals Board (CZAB) #5, due to a tied vote.

REQUESTS:

- (1) UNUSUSAL USE to permit a 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.

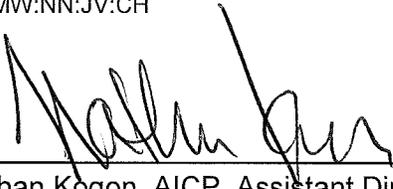
CONDITIONS FOR APPROVAL:

1. That all the other conditions of Resolution #Z-93-95, remain in full force and effect except as herein modified.
2. That 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.
3. That no fill be permitted within the adjacent rights-of-way.
4. 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.

5. That the applicants shall comply with all applicable conditions in Chapter 33-16.01. Administrative Approval and Permitting for Filling of Certain Lake Excavation and Rock Pits, of the Miami-Dade Code pertaining to the proposed partial lake fill operation.
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 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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

NON

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

<p>Open Land (page I-61)</p>	<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>
<p>Open Land-Subarea 1 (page I-67)</p>	<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>
--	--

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>
--	---

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

15-6-CZ05-2 (15-008)
Area 05/District 12
Hearing Date: 07/09/15

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.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 5
MOTION SLIP

APPLICANT'S NAME: BIP MINING LLC., BLACK ISLAND PARTNERSHIP & GO INC. (Z15P-34)

#2

REPRESENTATIVE: KERRI BARSH

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-6-CZ5-2 (15-008)	June 11, 2015	CZAB5	6	15

REC: Approval with conditions.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: 7/9/15 W/LEAVE TO AMEND
Due to tied votes

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS

Automatically deferred due to several tied votes

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRWOMAN	M	Joanne CARBANA	X		
COUNCILMAN	S	Joseph Francis FERNANDEZ	X		
COUNCILWOMAN		Jessica FORTICH			X
COUNCILMAN		Leonardo A. PEREZ		X	
COUNCILMAN		Alexander C. SENDEROFF		X	
COUNCILMAN		Alex RIZO, Jr.		X	
CHAIRMAN		Juan A. GARCIA (C.A.)	X		
VOTE:			3	3	

EXHIBITS: YES NO

COUNTY ATTORNEY: LAUREN MORSE

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 party 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.

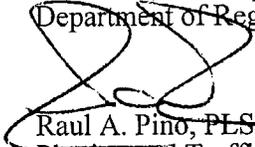
cc: Nathan Kogon, Department of Regulatory and Economic Resources

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.

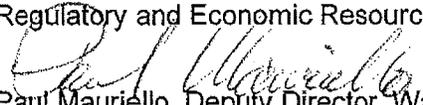
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order

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.

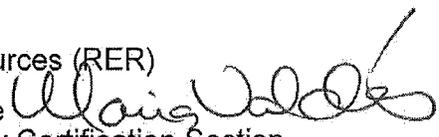
If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-375-1354.

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 *M-I*
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 ^{PTRSNP INT.} 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>
GO, INC <u>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>59%</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

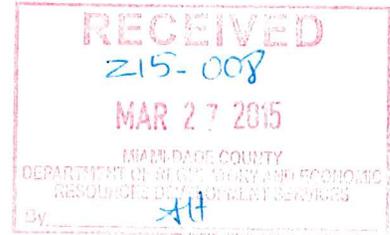
New York, NY
Los Angeles, CA
San Francisco, CA
Washington, D.C.
Miami, FL
Chicago, IL
River Edge, NJ
Devon, PA
Atlanta, GA

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,

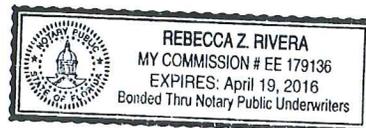
Donald S. Rosenberg

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].

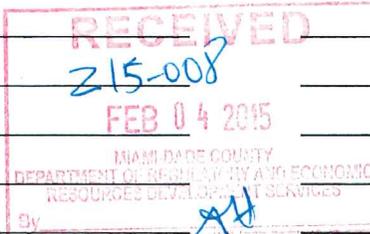
CORPORATION NAME: GO Inc.

<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].

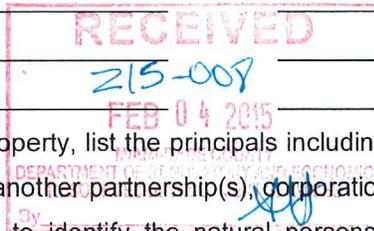
CORPORATION NAME: BIP Mining, LLC

<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>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

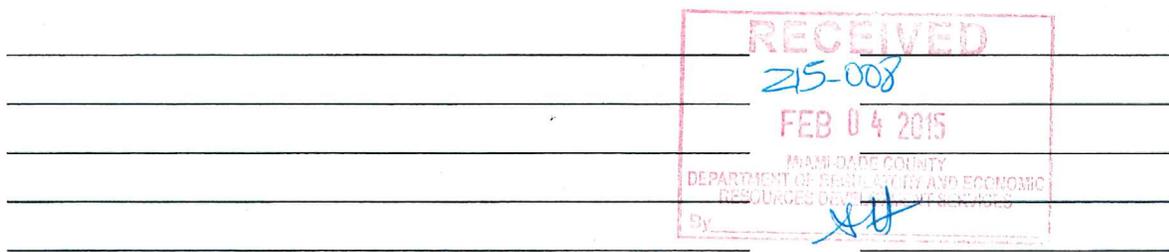
If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or 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.

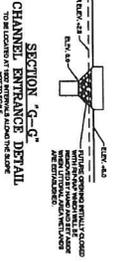
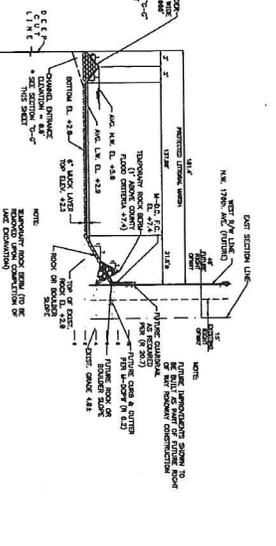
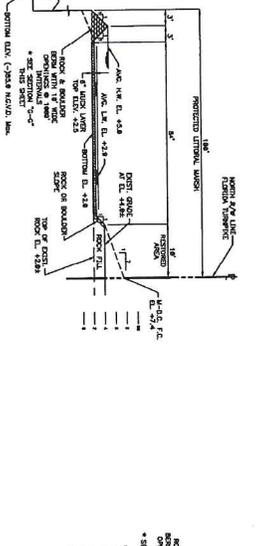
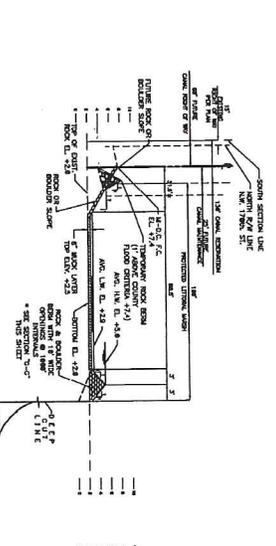
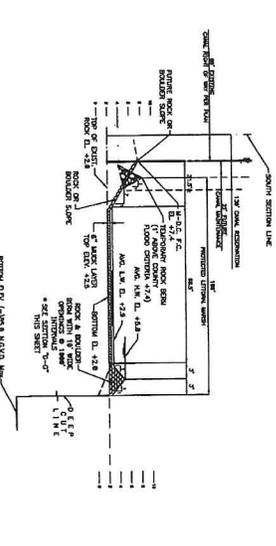
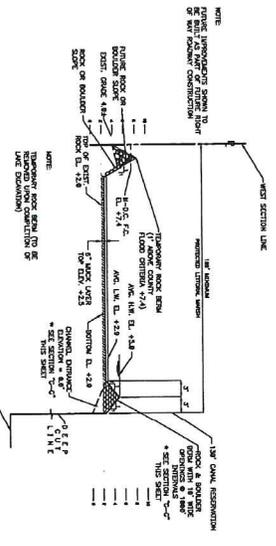
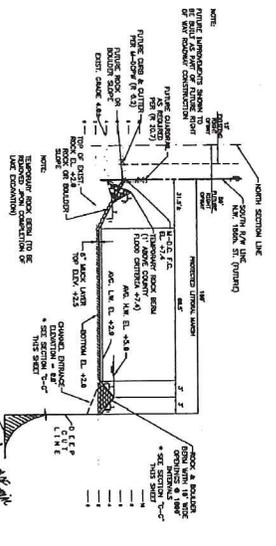
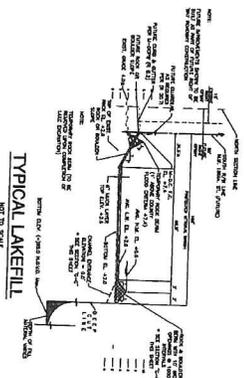
Rebecca Z Rivera
(Notary Public)



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 2015
 FLORIDA COUNTY
 DEPARTMENT OF REGISTRATION AND ECONOMIC
 RESOURCES DIVISION
 PLANNING SERVICES
 By: *AT*

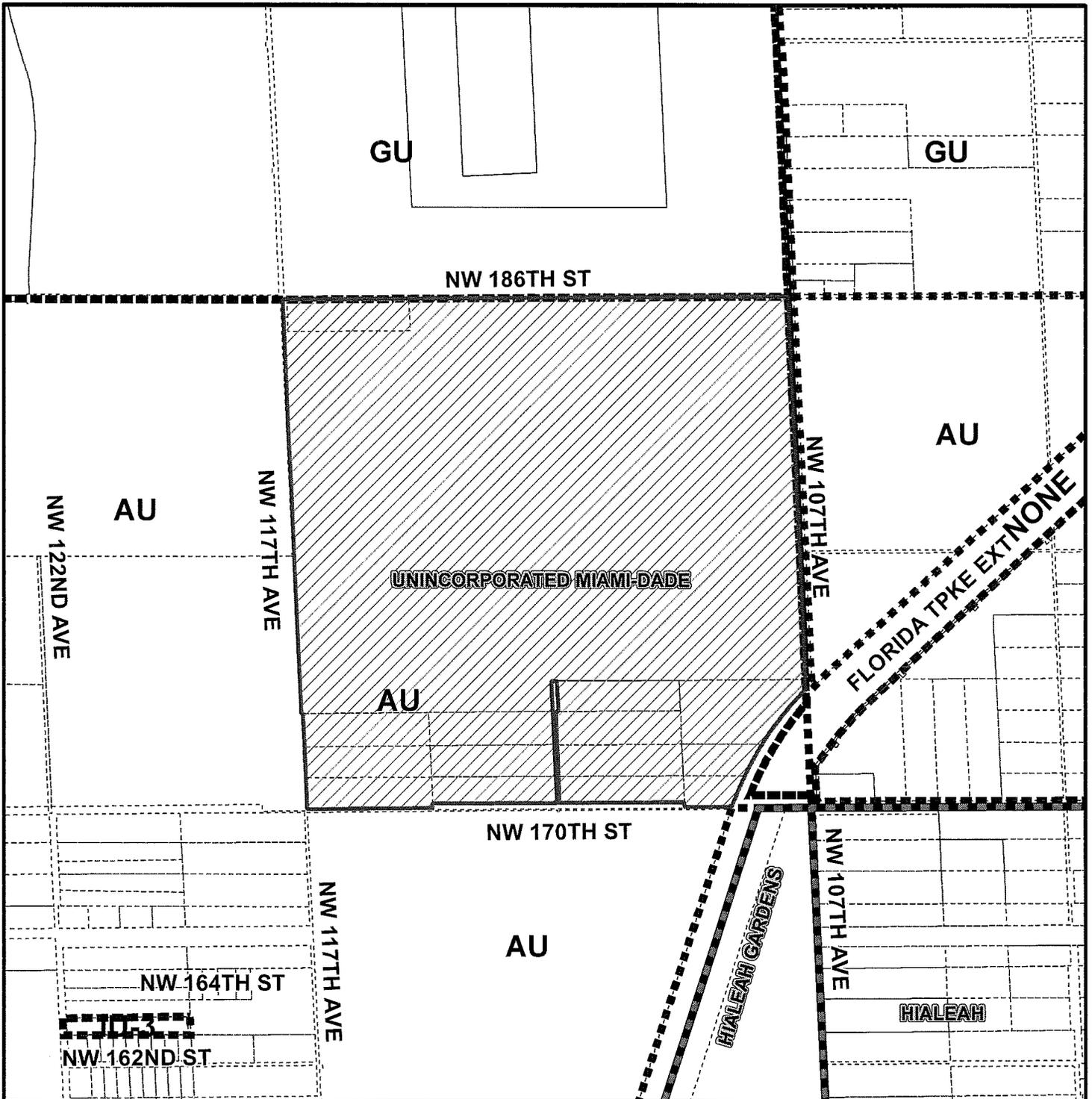


ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC DATUM (NAD 83) OF 1983

RECEIVED
 25-009
 FEB 26 2015
 FLORIDA COUNTY
 DEPARTMENT OF REGISTRATION AND ECONOMIC
 RESOURCES DIVISION
 PLANNING SERVICES
 By: *AT*

**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: 0000553
 180 North Miami Beach, Florida, 33135
 Phone: 305-451-4445 / Fax 305-451-7152 / Email fls@flsurvey.com



MIAMI-DADE COUNTY

HEARING 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
-  Zoning
-  Municipalities



SKETCH CREATED ON: Thursday, February 12, 2015

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000008

Legend

-  Subject Property
-  Municipalities

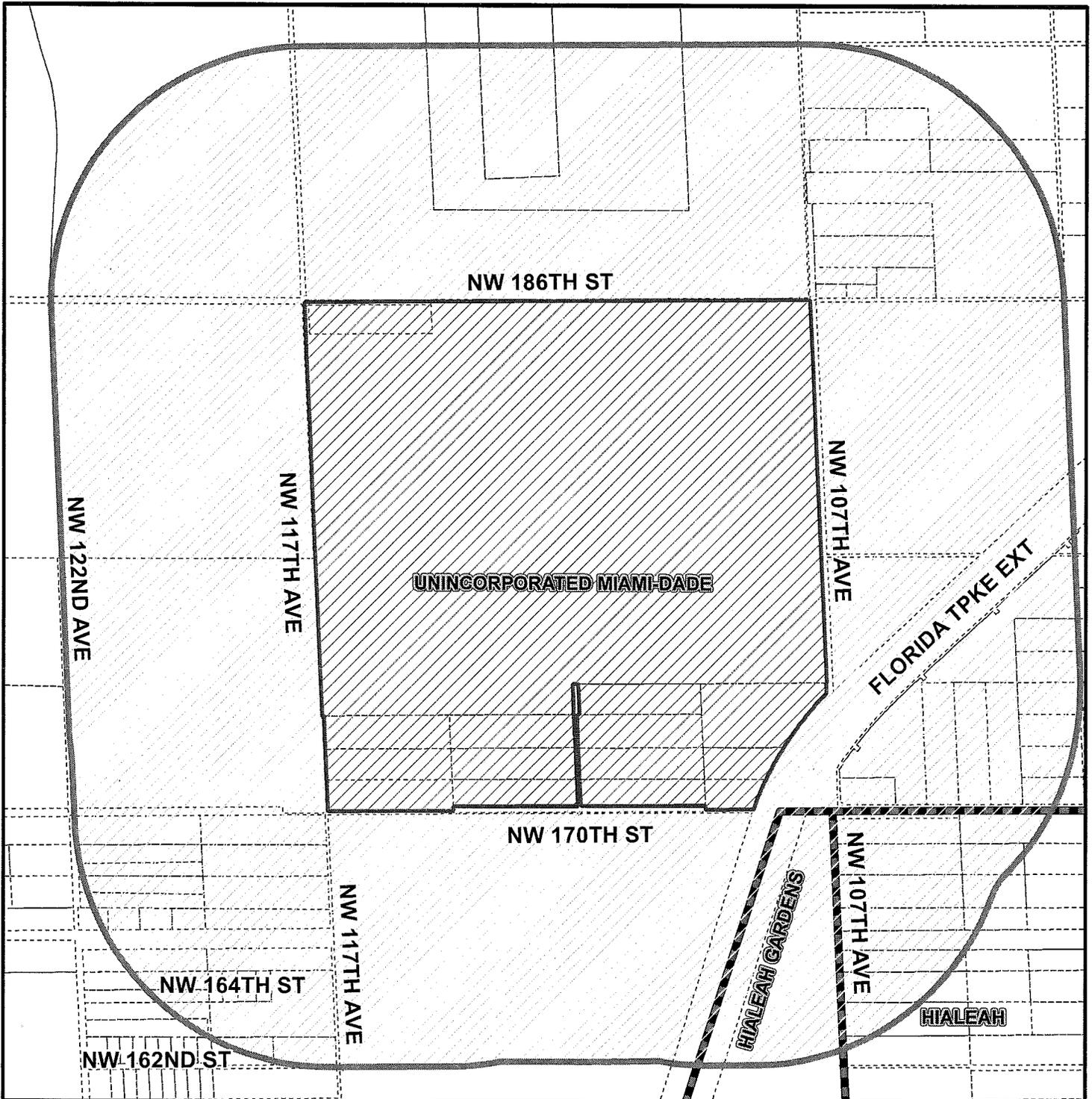


Section: 07 Township: 52 Range: 40
 Applicant: VECELLIO & GROGAN D.B.A. WHITE ROCK QUARRIES,
 ET AL (Z15P-34)
 Zoning Board: C5
 Commission District: 12
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, February 12, 2015

REVISION	DATE	BY
		29



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
		30



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2015000008

Section: 07 Township: 52 Range: 40

Applicant: VECHELLIO & 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