



# 12<sup>3/4</sup> Acres of Land For Sale or Lease Fronting Okeechobee Road in N. Miami-Dade County

## FOR SALE OR FOR LEASE

Sale Price \$2,800,000.

Lease Rate \$63,750/per year, NNN

Adjacent to 13801 Okeechobee Rd.  
Miami, Florida 33018 (this building  
and land also available)

At the "Big Bend" on Okeechobee Rd./  
US 27 Hwy.

Minutes to Turnpike, Krome Avenue,  
826, I-75, S. River Drive

Fast Highway Access to MIA, Miami  
Lakes, Hialeah, Hialeah Gardens,  
Miramar, Pembroke Pines

**Property Size:**  
12.76 Acres

**Miami Dade County Tax Folio:**  
30-2910-002-0080

**Access:**  
Fronting Okeechobee Road (US 27),  
Three Miles North of Turnpike  
Intersection, 1.75 Miles South of Krome  
Avenue Intersection

**Site Characteristics:**  
Extensively filled, French drains, and  
access roads throughout site

**Uses Permitted:**  
Mining-Related, Agricultural,  
Recreational

**Zoning:**  
Agricultural - Designated as Open Land  
within Dade County Master Plan inside  
Snake-Biscayne Canal Basin, Outside  
UDB.



WITHIN THE MIAMI-DADE COUNTY ROCK  
MINING OVERLAY ZONING AREA (ROZA)  
CREATED FOR ASPHALT, ROCK-MINING  
AND CEMENT-RELATED USES. SEE BACK  
PAGE FOR MIAMI-DADE COUNTY CODE  
DESCRIPTION.



**Exclusively Listed By:**  
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*This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, prior lease, price change or withdrawal without notice.*

**PART III Chapter 33****ARTICLE XLI. - ROCKMINING OVERLAY ZONING AREA (ROZA)**

**(1)Sec. 33-422** The rockmining uses permitted by this Article include:

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

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

(i) the erection, maintenance and operation of cement plants; concrete batching plants or ready mixed concrete plants; concrete block plants; prestressed and precast concrete production plants; rock crushing and screening plants; asphalt plants but only in areas located outside any wellfield protection area as defined by Chapter 24 of this Code and in areas, as of the date of filing of an application for a certificate of use for such asphalt plant, more than two miles from any RU or EU zoning district boundary; office, control and laboratory buildings attendant to the uses set forth herein; operation of storage facilities for all equipment used in rock mining on premises attendant to the uses set forth herein; conveyor belt and/or other systems or equipment for the transportation of raw materials, repair facilities for the service of all equipment used on the premises and necessary for the service and operation of equipment used in connection with rockmining uses permitted by this Article; and the storage of fuel, oil, and lubricants necessary for the service and operation of equipment used in connection with rockmining uses permitted by this Article and to the extent authorized by Chapter 24 of this Code; and office, control and laboratory buildings required for the operation of the facilities described above. The 2-mile distance requirement for asphalt plants shall be measured by following a straight line from the nearest structure of the asphalt plant to the nearest point of an EU or RU district boundary, as depicted on a survey prepared and sealed by a Florida-licensed surveyor and/or professional engineer.

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

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

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

(ii) the erection, maintenance and operation of asphalt plants located within any wellfield protection area as defined by Chapter 24 of this Code or within two miles of any RU or EU zoning district boundary in existence as of the date of filing of an application for certificate of use for such asphalt plant.