

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Board of County Commissioners**

PH: Z23-170

November 16, 2023

Item No. 1E

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	Jose Fadul Batista
<b>Summary of Requests</b>	The applicant is seeking to permit a GU zoned parcel which is trended AU with less lot frontage and less lot area than required by Code.
<b>Location</b>	Lying north of SW 198 Street and approximately 315' west of SW 204 Avenue A/K/A 20401 SW 198 Steet, Miami-Dade County, Florida
<b>Property Size</b>	1.19 Gross Acres
<b>Existing Zoning</b>	GU, Interim District
<b>Existing Land Use</b>	Vacant
<b>2020-2030 CDMP Land Use Designation</b>	Agriculture <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Inconsistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations. <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Denial without prejudice.</b>

**BOARD OF COUNTY COMMISSIONERS' JURISDICTION**

This Board has jurisdiction over this application pursuant to Section 20-42(e), which states "If a Community Council, in its capacity as a Community Zoning Appeals Board, does not have sufficient elected or appointed members in office to constitute a quorum at the time an application for zoning action is ready to be noticed for public hearing before that Community Council, such application shall be noticed and scheduled for public hearing directly before the Board of County Commissioners on the next available zoning agenda.

**PROCEDURAL HISTORY**

Community Zoning Appeals Board (CZAB) 14 did not have enough members appointed to constitute a quorum. This application was deferred from the October 19, 2023, meeting of the Board of County Commissioners (BCC) at the request of the applicants representative due to a scheduling conflict.

The public hearing for this item has not been held.

**REQUEST:**

NON-USE VARIANCE to permit a parcel of land with a lot frontage of 167.85' (200' required) and a lot area of 1.19 gross acres (5 gross acres minimum required).

**PROJECT DESCRIPTION:**

The survey shows a 1.19 gross acre GU zoned parcel with a lot frontage of 167.85' which is currently zoned GU, Interim District and is trended as AU, Agricultural District consisting of a

storage building and a wood structure that holds a well pump. The applicant is seeking approvals of the required lot frontage and lot area in order to develop the property in the future with a single-family residence.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	GU; vacant	Agriculture
<b>North</b>	GU; row crops	Agriculture
<b>South</b>	GU; single-family residence	Agriculture
<b>East</b>	GU; row crops	Agriculture
<b>West</b>	GU; single-family residence	Agriculture

**NEIGHBORHOOD COMPATIBILITY:**

The 1.19 gross acre subject property is located in an agricultural area and is surrounded by parcels with rows crops along the north and east property lines and single-family residences to the south and west property lines.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to legalize a substandard GU zoned parcel, which is trended AU, in order to develop the parcel with a single-family residence. However, staff opines that approval of the reduced lot area and lot frontage may lead to the proliferation of substandard lots in the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is located outside the Urban Development Boundary and is designated as **Agriculture** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The CDMP interpretative text for the Agriculture land use category, states that *the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. In order to protect the agricultural industry, residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area.*

Staff researched several parameters to determine if the subject parcel qualifies for the stated exemption above. The subject site is currently vacant and has not had site improvement permits to show any grandfathering of this parcel as a legally divided lot. Staff's research indicated that the subject site is not surrounded on three or more contiguous sides by other properties that are

predominately and lawfully parcelized. As such, staff opines that the approval of the 1.19 gross acre parcel (5 gross acres minimum required) would be **inconsistent** and would not meet the criteria outlined in the interpretative text for properties designated Agricultural on the CDMP LUP map.

**ZONING ANALYSIS:**

The applicant seeks approval to permit a substandard GU zoned parcel trended agricultural located outside of the Urban Development Boundary (UDB) with a lot frontage of 167.85' and a lot area of 1.19 gross acres (5 gross acres minimum required). The applicant's intent is to develop the property with a single-family residence. When the aforementioned requests are analyzed under Section 33-311 (A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations, staff opines that although the approval of the request would be **compatible** with the surrounding area; the request will not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which are to protect the general welfare of the public, particularly as it affects the appearance and stability of the community.

Staff's research of the area has found several approvals granted similar to what is being requested by the applicants within the area. For example, pursuant to Resolution #CZAB14-15-10, the property located 1 block south of the existing parcel, lying north of S.W. 200 street, approximately 167.92' west of theoretical S.W 204 avenue was granted approval to permit a lot frontage of 167.89' where 200' is required and a lot area of 1.28-gross acres where 5-gross acres is required. Also, pursuant to Resolution #4-ZAB-518-87, the property located also 1 block south, lying north of SW 200 street, 168' east of theoretical S.W 205 Avenue was also granted approval to permit a lot frontage of 167' where 200' is required and a lot area of 1.28-gross acres where 5-gross acres is required.

Although research by staff found several approvals of parcels with less lot frontage and lot area than required by Code, staff notes that the subject property is not surrounded on three or more contiguous sides by other properties that are predominately and lawfully parcelized with the same lot area as the subject property. Staff opines approval of the application would lead to the proliferation of sub-standard lots within the immediate vicinity. As such, staff opines that approval of this application would be **inconsistent** with the CDMP and said request should not be approved. **As such, staff recommends denial without prejudice under Section 33-311 (A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations Standards.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

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

**OTHER:** Not applicable.

**RECOMMENDATION:** Denial without prejudice.

ES:JB:JR: MM

Jose Fadul Batista  
Z23-170  
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A handwritten signature in blue ink, appearing to read 'Eric Silva', written over a horizontal line.

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

# ZONING RECOMMENDATION ADDENDUM

Jose Fadul Batista

PH-Z23-170

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p><b>Agriculture</b> (Pg. I-58)</p>	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</i></p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</i></p> <p><i>Also included in the Agriculture area are 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 Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning deemed to be consistent with this Plan unless such 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 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 approval or expansion of any use inconsistent with</i></p>
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	<p><i>this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area.</i></p>
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***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

FADUL BATISTA, JOSE AND NAHILING      N/A  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2023000170

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-6803-000-1690**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

June 27, 2023

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases in BSS.

**VIOLATOR:**

FADUL BATISTA, JOSE AND NAHILING


**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum

**Date:** July 6, 2023

**To:** Lourdes M. Gomez, AICP, Director  
Department of Regulatory and Economic Resources

**From:** Lisa M. Spadafina, RER Assistant Director   
Division of Environmental Resources Management

**Subject:** Z2023000170-1<sup>st</sup> Review  
Jose Fadul Batista  
20401 SW 198<sup>th</sup> Street  
NUV for lot size requirement to develop a single-family residence  
(GU) (1.19 Acres)  
03-56-38

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The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code.

#### Potable Water Supply and Wastewater Disposal

Based on feasible distance requirements in the Code and the site plan submitted with this application, the property is not currently within feasible distance to connect to public water and public sanitary sewers. Consequently, the proposed development would have to be served by an on-site drinking water supply well as source of potable water, and by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of the domestic liquid waste. DERM has no objection to the proposed development provided it complies with the minimum lot size requirements per section 24-43.1(a) of the Code. In accordance with the Code, the minimum lot size for a single-family residence served by an on-site drinking water supply and an OSTDS shall be 20,328 square feet (gross). Based on the available information, the proposed development does comply with the abovementioned lot size requirements.

DERM requires that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply system. A minimum separation distance of 100 feet is required between any well and all OSTDSs, all surface waters and any other source of contamination.

Notwithstanding the foregoing, the DERM approval of the on-site drinking water supply well will be subject to compliance with the minimum drinking water standards for a potable water supply well, including DERM review and approval of the on-site well and water treatment system.

**This analysis is based on water and sanitary sewer infrastructure as it exists at the time of this application. Please be advised that water and/or sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.**

***Please note that the Board of County Commissioners adopted an ordinance related to new septic tank standards in July 2022 and an ordinance related to revised feasible distance provisions in October 2022.***

**Conditions of Approval: None**

Stormwater Management

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.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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.

**Conditions of Approval: None**

Pollution Remediation

All construction plans (inclusive of drainage) and dewatering plans shall require DERM review and approval as it relates to environmental contamination issues. Be advised that DERM review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible.

The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

**Conditions of Approval: None**

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan prepared by Emiliano A. Orozco, P.E., and dated as received by Miami-Dade County on June 7, 2023, was submitted with the subject application, and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

In accordance with section 24-49.9 of the Code, 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. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

**Conditions of Approval: None**

Enforcement History

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

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** June 29, 2023

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

**From:** Maria A. Valdes, CSM, LEED® Green Associate  
Chief, Planning & Water Certification Section  
Water and Sewer Department (WASD)

A handwritten signature in blue ink, appearing to read "Maria A. Valdes", located to the right of the "From:" field.

**Subject:** Zoning Application Comments - Jose and Nahiling Fadul Batista  
Application No. Z2023000170

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Jose and Nahiling Fadul Batista

Location: The proposed project is located on approximately 1.19 Acres at 20401 SW 198<sup>th</sup> Street, with Folio No. 30-6803-000-1690, in unincorporated Miami-Dade County, **Outside the Urban Development Boundary (UDB).**

Proposed Development: The Applicant is seeking approval of a non-use variance of the minimum lot size requirement in order to allow a single-family residence to be developed on a 1.19-acres parcel where five (5) acres are otherwise required.

Water/Sewer: There is no water and sewer infrastructure outside the UDB. Per CDMP policy, extension of water and sewer infrastructure outside the UDB is not allowed unless found consistent with the goals and policies of the CDMP.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Suyapa Carbajal at (786) 552-8124 or [suyapa.carbajal@miamidade.gov](mailto:suyapa.carbajal@miamidade.gov).

# Memorandum



Date: June 28, 2023

To: Nathan Kogon, Assistant Director  
Department of Regulatory and Economic Resources

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

Subject: Z2023000170  
Name: Jose Fadul Batista  
Location: 20401 SW 198 Street  
Section 03 Township 56 South Range 38 East

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

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-22083.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **1 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9208	Krome Avenue south of SW 184 Street	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

## Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Ron Connally

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- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum



**Date:** June 15, 2023

**To:** Nathan M. Kogon, Assistant Director  
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner  
Miami-Dade Fire Rescue Department

**Subject:** Z2023000170

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 06/07/23.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)  
Florida Administrative Code 69A  
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))  
Applicable adopted NFPA Standards  
County Code Chapter 14

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** June 13, 2023

**To:** Jerry Bell, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources

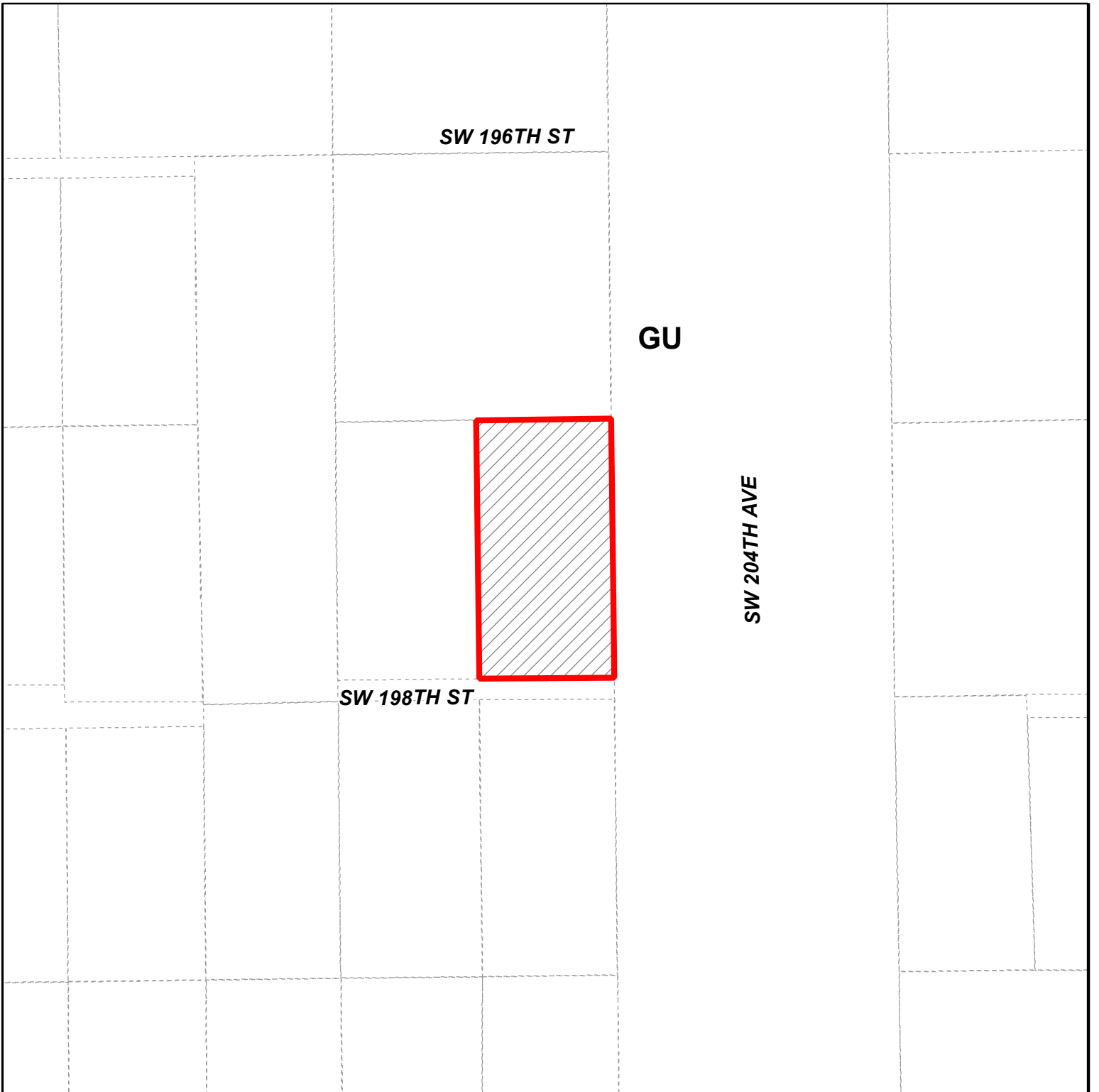
**From:** Jeff Ransom, Historic Preservation Specialist  
Department of Regulatory and Economic Resources

**Subject:** Zoning Application Z2023-000170 Jose Fadul Batista

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The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Jeff Ransom at (305) 375-3412 or via email at [jeff.ransom@miamidade.gov](mailto:jeff.ransom@miamidade.gov).





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

Process Number  
**Z2023000170**



Section: 03 Township: 56 Range: 38  
 Applicant: Jose and Nahiling Fadul Batista  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, June 13, 2023

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2021**

**Process Number**  
**Z2023000170**

**Legend**  
 Subject Property

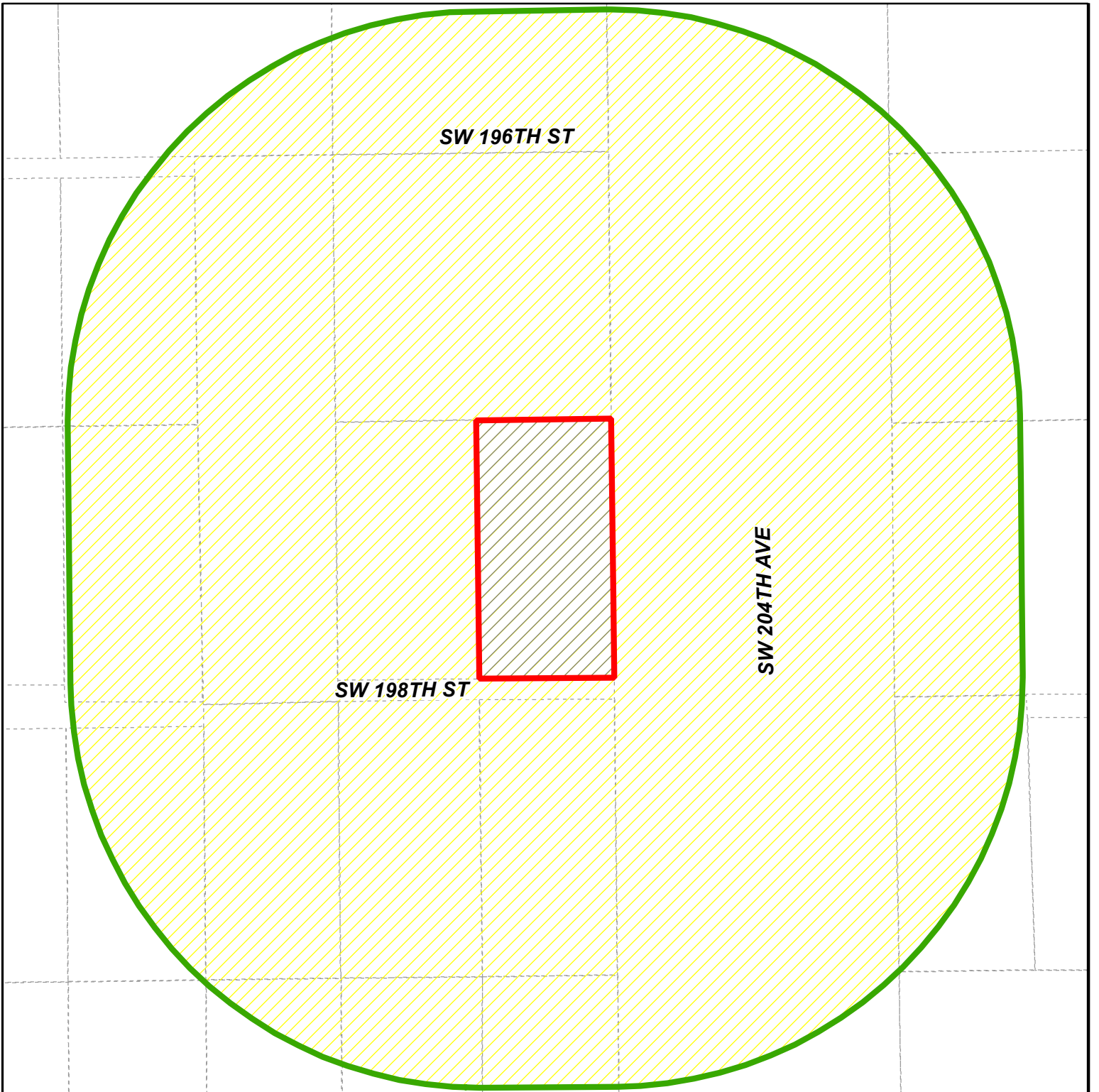


**Section: 03 Township: 56 Range: 38**  
**Applicant: Jose and Nahiling Fadul Batista**  
**Zoning Board: C14**  
**Commission District: 9**  
**Drafter ID: EDUARDO CESPEDES**  
**Scale: NTS**



SKETCH CREATED ON: Tuesday, June 13, 2023

REVISION	DATE	BY






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

Section: 03 Township: 56 Range: 38  
 Applicant: Jose and Nahiling Fadul Batista  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2023000170**  
 RADIUS: 500

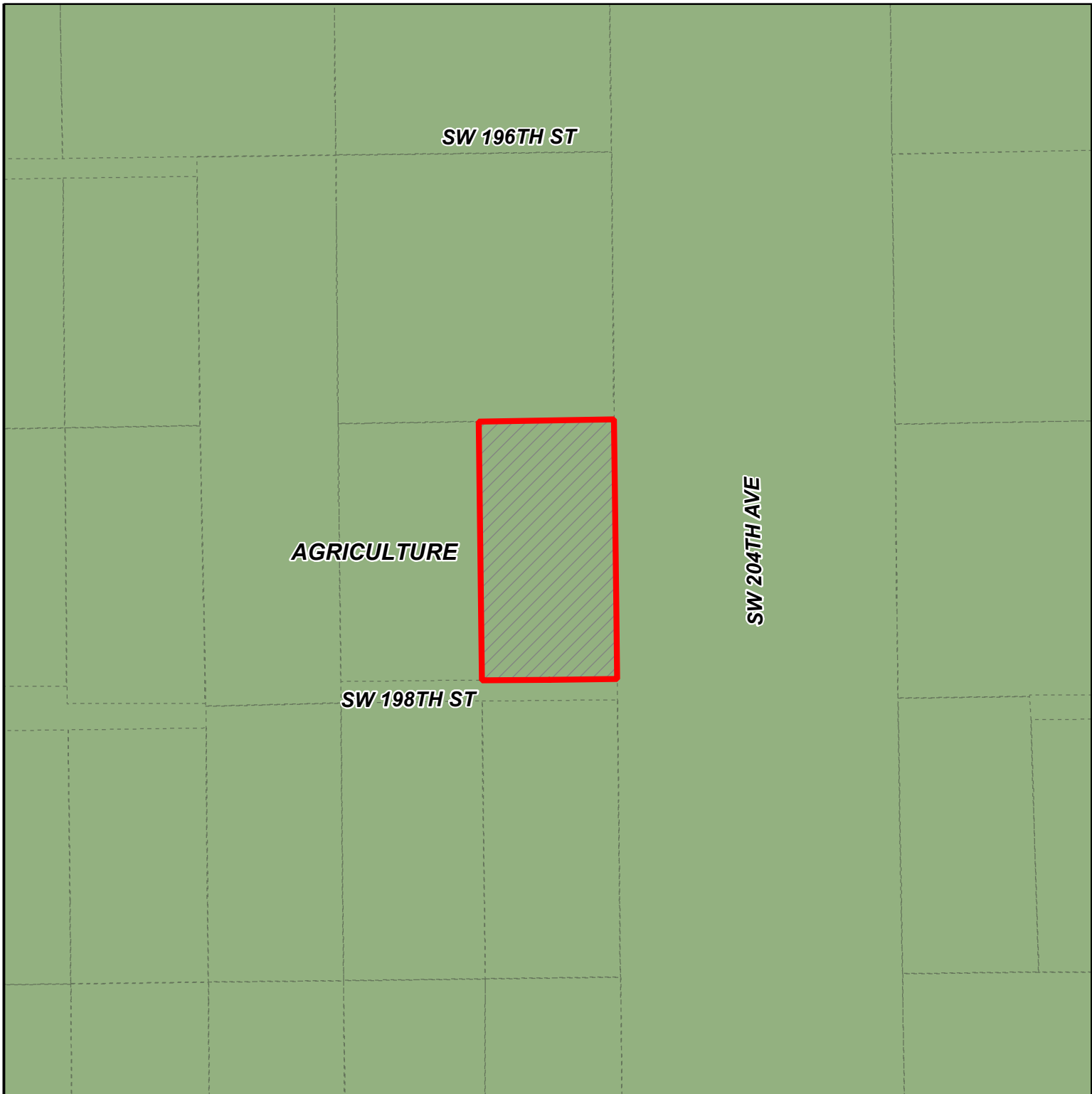
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, June 13, 2023

REVISION	DATE	BY



**MIAMI-DADE COUNTY**

**CDMP MAP**

Process Number

**Z2023000170**

Section: 03 Township: 56 Range: 38  
 Applicant: Jose and Nahiling Fadul Batista  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



**Legend**

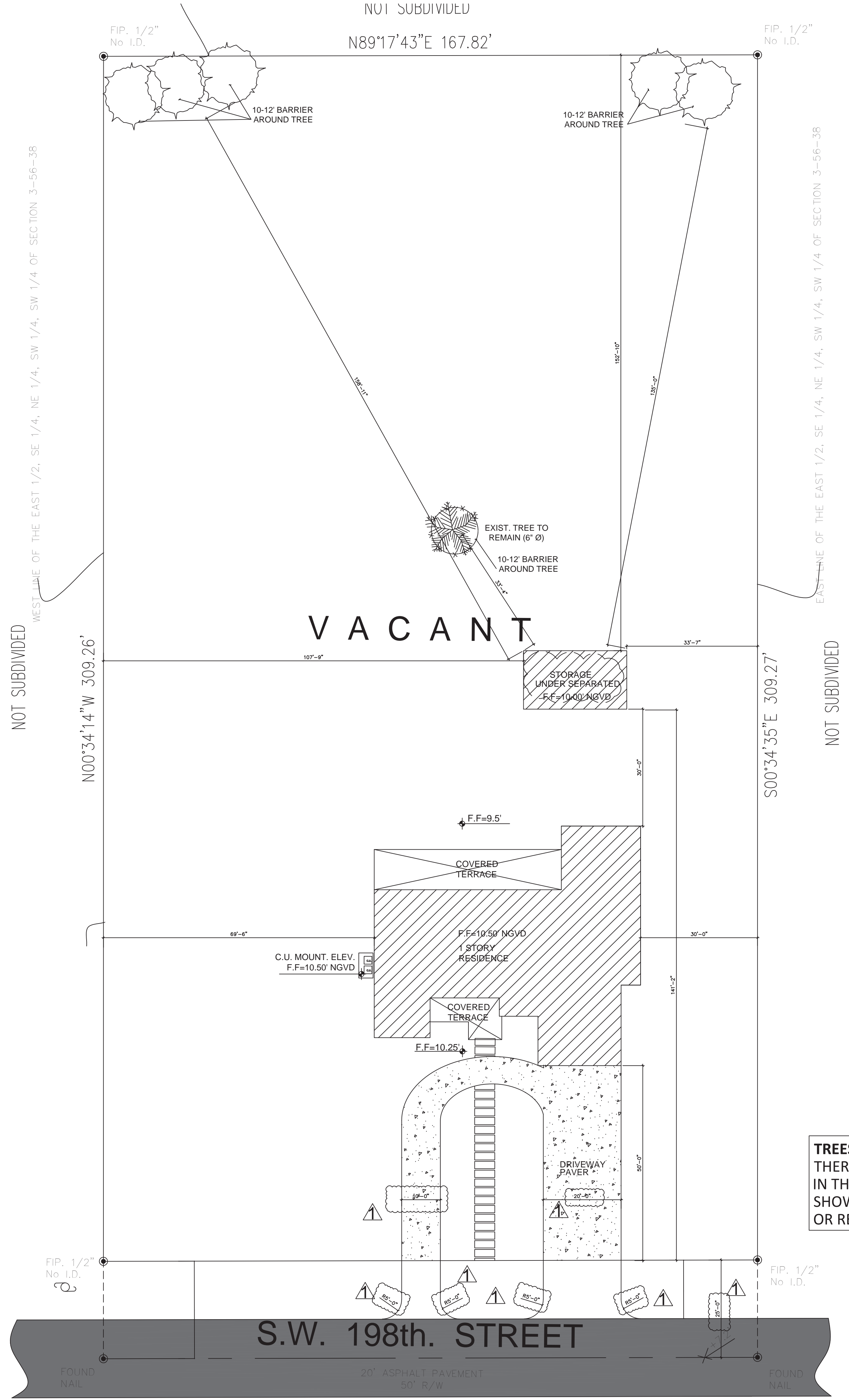
 Subject Property Case



SKETCH CREATED ON: Tuesday, June 13, 2023

REVISION	DATE	BY





**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

Folio: 30-6803-000-1690  
 Sub-Division:  
 Property Address  
 Owner  
 JOSE ALBERTO FADUL BATISTA  
 NAHILING FADUL  
 Mailing Address  
 19051 SW 122 AVE MIAMI, FL 33177  
 PA Primary Zone  
 8900 INTERIM-AWAIT SPECIFIC ZO  
 Primary Land Use  
 9966 ACREAGE NOT CLASSIFIED  
 AG : EXTRA FEA OTHER THAN  
 PARKING  
 Beds / Baths / Half  
 0 / 0 / 0  
 Floors 0  
 Living Units 0  
 Actual Area 0  
 Living Area 0  
 Adjusted Area 0  
 Lot Size 51,836.4 Sq.Ft  
 Year Built 0

**LEGAL DESCRIPTION**  
 3 56 38 1.19AC M/L  
 E1/2 OF SE1/4 OF NE1/4 OF SW1/4  
 OF SW1/4 LESS S25FT FOR R/W  
 AKA LT 12 BLK A UR PLAT  
 OR 21994-3607 0104 4

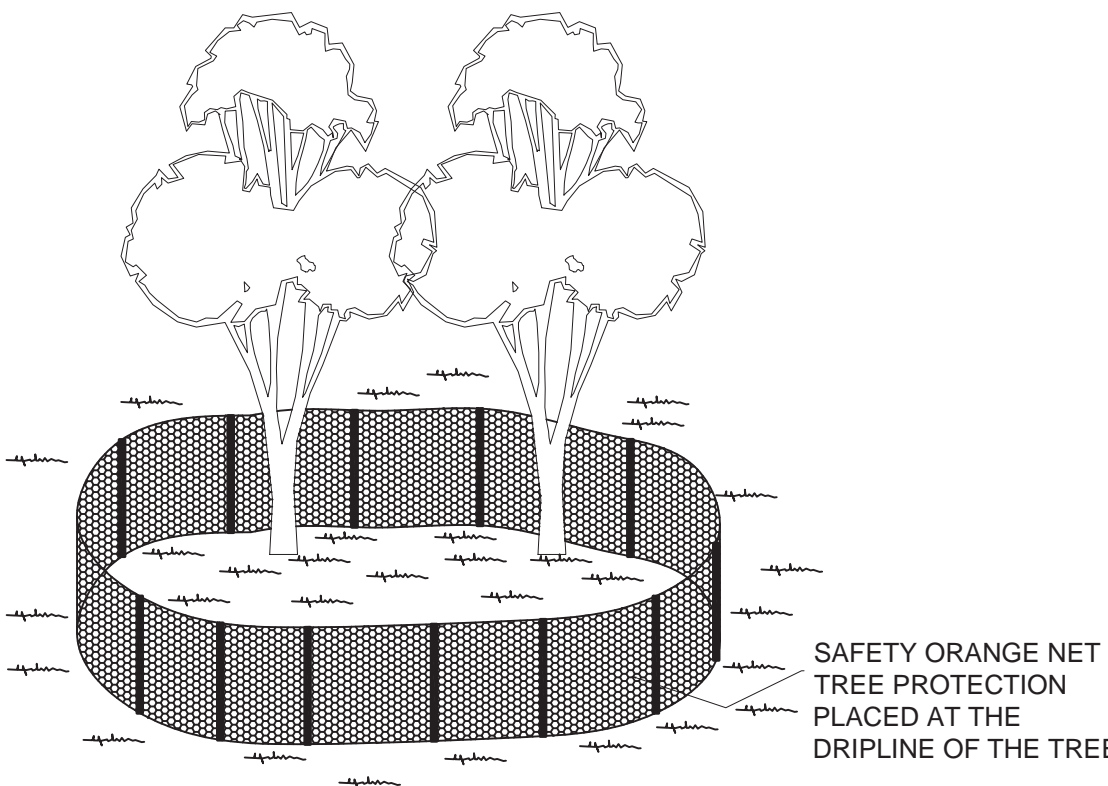
Zoning of property: GU SINGLE-FAMILY RESIDENCE  
 Total gross land : 51,836.4 Square feet and 1.19 Acres  
 Net building lot coverage: 3,220 Square feet  
 Net storage lot coverage: 395 Square feet  
 Total landscape area 46,663.4 Square feet  
 Total walks 250 Square feet  
 Total drives 1,668 Square feet  
 Provide sprinkler systems to all landscaped areas.

**STORAGE:**  
 Total rear area:  
 Principal building x 20% = 3,220 SQFT x 20% =  
 644 SF storage area allowed, Max 400 SQFT

Net storage lot coverage: 395 Square feet

Total parking spaces required 2  
 Total parking spaces provided 2

FLOOD ZONE : ZONE 'X'  
 FLOOD ELEVATION : N/A



**TREE PROTECTION UNDER CONSTRUCTION DETAIL**  
 SC: N.T.S

TREE PROTECTION SHALL BE A MINIMUM 4' HEIGHT WITH SAFETY ORANGE NET MOUNTED ON VERTICAL WOOD 2 X 4 @ 6'-0" DRIVEN 2' INTO THE GROUND WITH NO GATES.

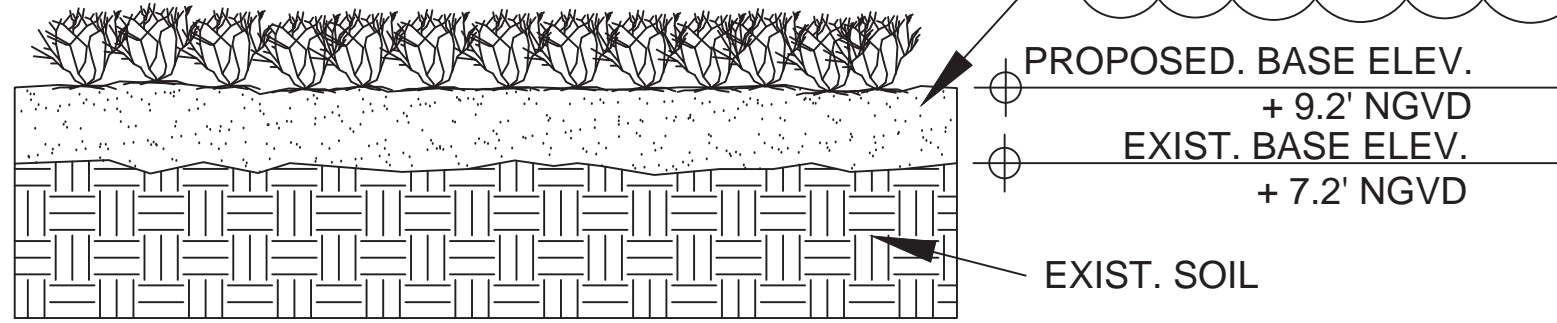
**ELEVATION BASED IN MIAMI DADE SURVEYOR CONTROL POINT G-21**

Elev(NGVD29): 8.73  
 Elev(NAVD88): 7.20  
 Northing: 453,083.00  
 Easting: 818,758.00

**FLOOD ELVATION:**  
 ZONE: AH  
 ELEVATION: 9'  
 FIRM PANEL: 12086C0560L

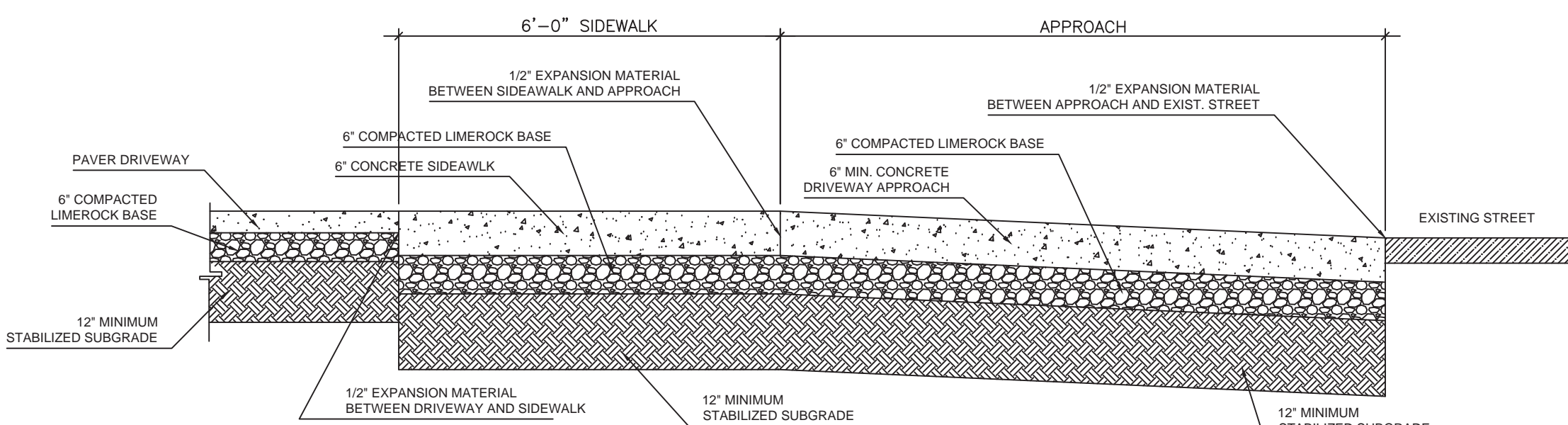
ANY EXCAVATED SOILS AT THE SITE SHALL EITHER BE DISPOSED OF AT A PERMITTED LANDFILL OR REUSE ONSITE UNDER AN IMPERVIOUS COVER (E.G., BENEATH THE HOUSE, DRIVEWAY, ETC.). EXCAVATED SOILS SHALL NOT BE REUSED IN AREAS THAT WILL REMAIN OPEN GROUND AND ACCESSIBLE TO THE RESIDENTS. DISPOSAL TICKETS SHALL BE PROVIDED TO THE PRS, AS APPLICABLE.

FILL ALL GREEN & LANDSCAPE AREAS WITH 24" MIN SHALL BE CLEAN FILL FROM A CERTIFIED MIAMI DADE COUNTY QUARRY AND CLEAN FILL TICKETS PROVIDED TO THE PRS PLANTING SOIL



**TYP. GRADE CROSS-SECTION**

STORAGE WILL BE UNDER SEPARATE PERMIT



**DRIVEWAY APPROACH DETAIL**

REVISIONS	
NO.	DATE
1	05-26-22
2	09-08-22
3	10-14-22

**EMILIANO OROZCO P.E.**  
 949 SW 122 AVE. MIAMI FL 33184  
 PHONE: (786) 715-7125  
 E-MAIL: emiliano21@gmail.com

**SITE PLAN**

FOLIO #30-6803-000-1690  
 204XX SW 198 ST  
 MIAMI, FL 33187

Emiliano Orozco  
 Alberto Orozco  
 Date: 2022.10.16  
 22:04:16  
 SEAL

DATE 06-30-20

SCALE AS SHOWN

DESIGNED E.O.

DRAWN A.G.

DRAWING NO. **SP-1**

SHEET 1 OF 1

CHECKED

NOT SUBDIVIDED  
 WEST LINE OF THE EAST 1/2, SE 1/4, NE 1/4, SW 1/4, SW 1/4 OF SECTION 3-56-38

FIG. 1/2"  
 No I.D.

NOT SUBDIVIDED  
 N89°17'43"E 167.82'

FIG. 1/2"  
 No I.D.

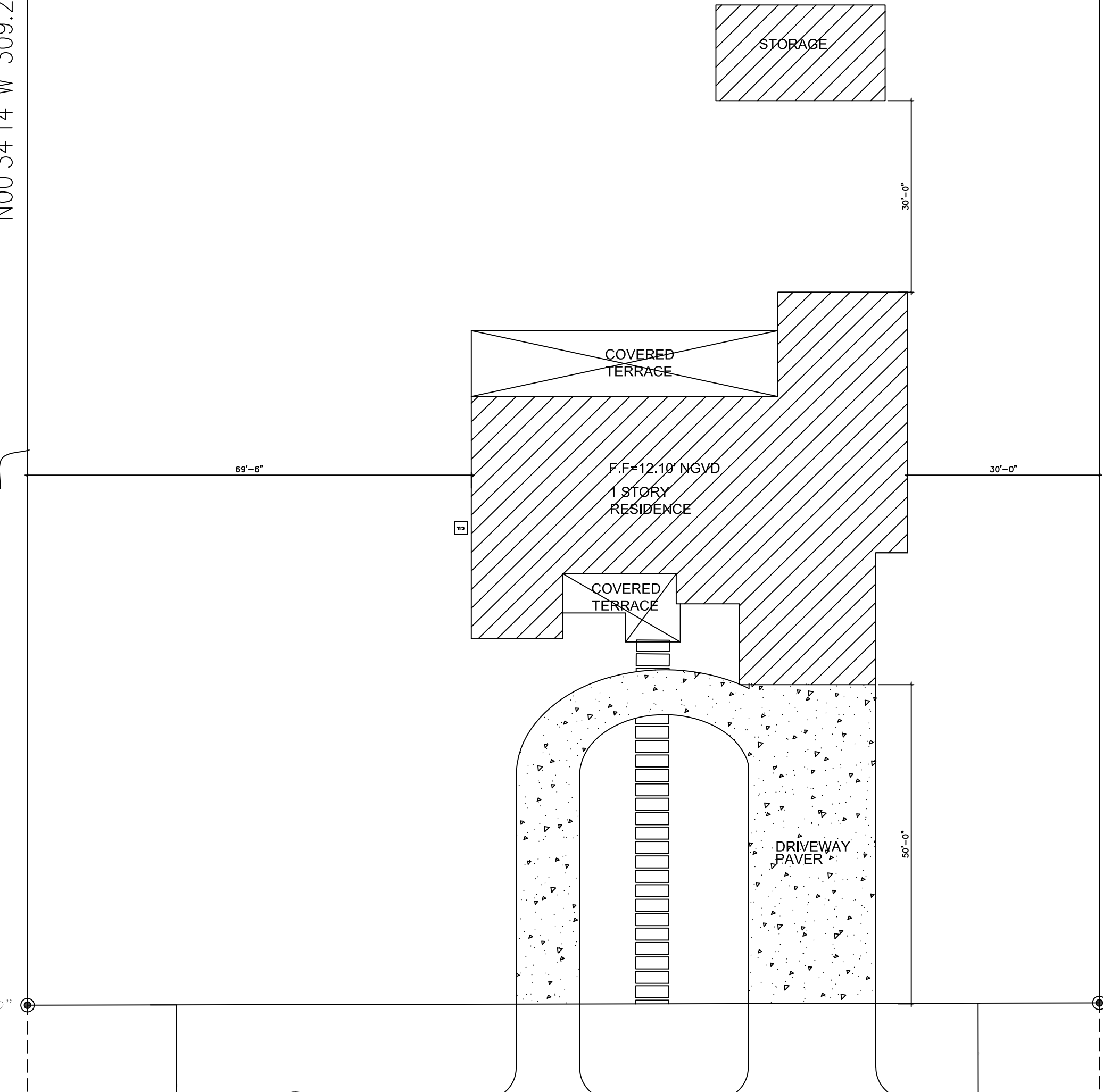
EAST LINE OF THE EAST 1/2, SE 1/4, NE 1/4, SW 1/4, SW 1/4 OF SECTION 3-56-38

N00°34'14"W 309.26'

S00°34'35"E 309.27'

NOT SUBDIVIDED

**VACANT**



**TREES NOTE:**  
 THERE ARE NOT OTHER TREES  
 IN THIS PROPERTY EXCEPT AS  
 SHOWN. NO TREE REMOVAL  
 OR RELOCATION

Folio: 30-6803-000-1690  
 Sub-Division:  
 Property Address  
 Owner  
 JOSE ALBERTO FADUL BATISTA  
 NAHILING FADUL  
 Mailing Address  
 19051 SW 122 AVE MIAMI, FL 33177  
 PA Primary Zone  
 8900 INTERIM-AWAIT SPECIFIC ZO  
 Primary Land Use  
 9966 ACREAGE NOT CLASSIFIED  
 AG : EXTRA FEA OTHER THAN  
 PARKING  
 Beds / Baths / Half  
 0 / 0 / 0  
 Floors  
 0  
 Living Units  
 0  
 Actual Area  
 0  
 Living Area  
 0  
 Adjusted Area  
 0  
 Lot Size  
 51,836.4 Sq.Ft  
 Year Built  
 0

**LEGAL DESCRIPTION**  
 3 56 38 1.19AC M/L  
 E1/2 OF SE1/4 OF NE1/4 OF SW1/4  
 OF SW1/4 LESS S25FT FOR R/W  
 AKA LT 12 BLK A UR PLAT  
 OR 21994-3607 0104 4

Zoning of property: GU SINGLE-FAMILY RESIDENCE  
 Total gross land : 12,500 Square feet and 0.287 Acres  
 Net building lot coverage: 3,220 Square feet  
 Net storage lot coverage: 395 Square feet  
 Total landscape area 7,875 Square feet  
 Total walks 85 Square feet  
 Total drives 925 Square feet  
 Provide sprinkler systems to all landscaped areas.

**STORAGE:**  
 Total rear area:  
 Net storage lot coverage: 395 Square feet

Total parking spaces required 2  
 Total parking spaces provided 2

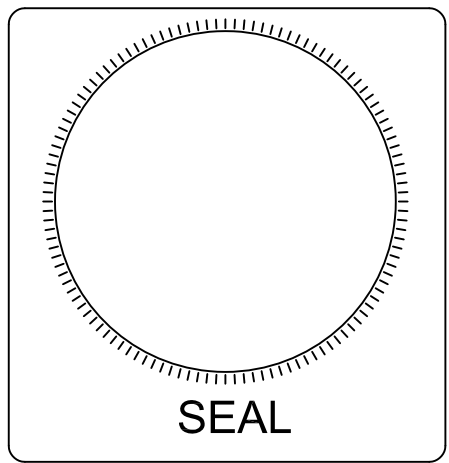
**FLOOD ZONE** : ZONE 'X'  
**FLOOD ELEVATION** : N/A

REVISIONS	
NO.	DATE

**EMILIANO OROZCO P.E.**  
 949 SW 122 AVE MIAMI FL 33184  
 PHONE: (786) 715-7125  
 E-MAIL: emilianocentury21@gmail.com

**SITE PLAN**

FOLIO #30-6803-000-1690  
 204XX SW 198 ST  
 MIAMI, FL 33187



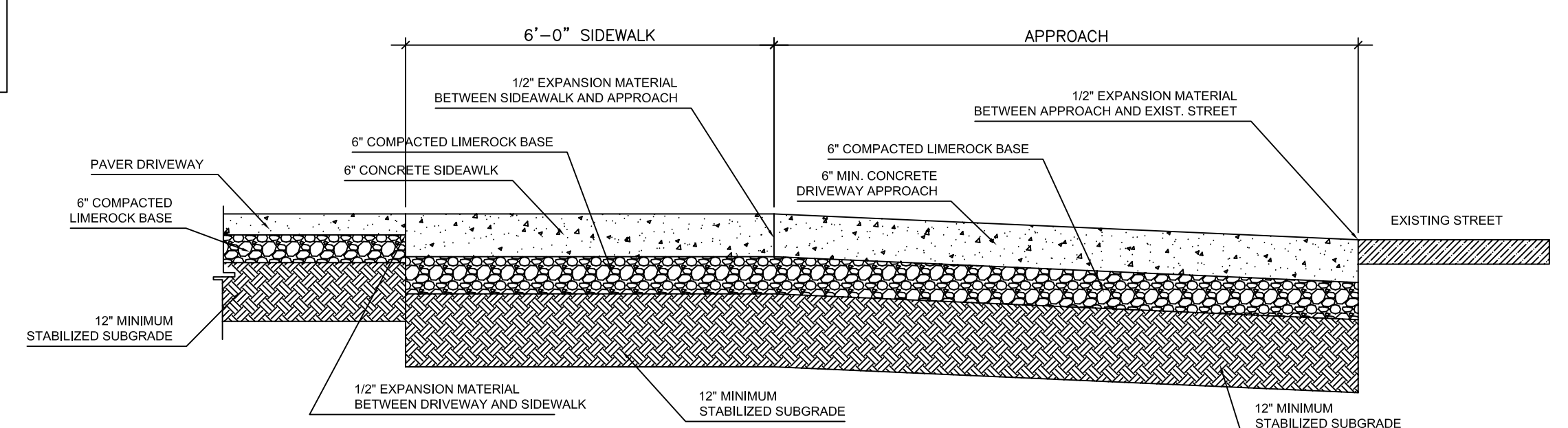
DATE	06-30-20
SCALE	AS SHOWN
DESIGNED	E.O.
DRAWN	A.G.
DRAWING NO.	SP-1
SHEET	1 OF 1

CHECKED

Examiner	Date Time Stamp	Trade	Stamp Name
HATLEY, DONALD	9/24/2021 2:00:06 PM	BLDG	Disapproved
HATLEY, DONALD	9/9/2022 11:43:14 AM	BLDG	Void
CARBALLO, ARIEL	10/19/2022 7:46:14 AM	DTR	VOID
URQUIAGA, WILFREDO	9/24/2021 4:22:53 PM	PLUM	Pending Void
URQUIAGA, WILFREDO	9/27/2022 10:28:41 AM	PLUM	Void
CARDENAS, ANGEL	9/28/2021 8:52:09 AM	PWKS	Disapproved
MENDOZA, VERONICA	9/27/2021 12:13:27 PM	ZNPR	Disapproved

**S.W. 198th. STREET**

**SITE PLAN**  
 SCALE:1/16"=1'-0"



**DRIVEWAY APPROACH DETAIL**