



# FINAL AGENDA

Community Zoning Appeals Board 15  
Naranja Park, 14150 SW 264 Street, Miami, FL  
Wednesday, May 14, 2025 at 6:30 pm

## PREVIOUSLY DEFERRED

## APPEALS

### CURRENT

- |    |             |                    |        |          |   |
|----|-------------|--------------------|--------|----------|---|
| 1. | Z2023000238 | Fratomali Two, LLC | 23-238 | 56-39-34 | N |
| 2. | Z2024000143 | Orane Morgan       | 24-143 | 56-39-24 | N |



# Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

## COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF MAY 14, 2025

NARANJA PARK

14150 SW 264 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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.





**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Zoning Appeals Board 15**

PH Z23-238

May 14, 2025

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	Fratomali Two, LLC
<b>Summary of Requests</b>	The applicant seeks to permit a private recreation facility on the subject property that would consist of outdoor soccer fields and padel courts.
<b>Location</b>	Located between Harriet Tubman Highway (formerly known as South Dixie Highway) and the County busway and bounded by SW 146 Court to the northeast and SW 272 Street to the southwest, AKA 26828 South Dixie Highway, Miami-Dade County, Florida.
<b>Property Size</b>	+/- 3.86 Acres
<b>Existing Zoning</b>	Naranja Community Urban Center District, (NCUCD)
<b>Existing Land Use</b>	Vacant Land
<b>2030-2040 CDMP Land Use Designation</b>	Community Urban Center <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards. <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- 1) UNUSUAL USE to permit a private recreation facility to wit; outdoor soccer fields and padel courts.
  
- 2) NON-USE VARIANCE of the standard urban center district regulations requiring all uses to be conducted within completely enclosed buildings; to waive same to permit an outdoor civic and recreational athletic facility.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "SPORT COMPLEX NARANJA 26828 South" as prepared by MEC DESIGN dated stamped received 1/13/2025 and consisting of 6 sheets, with an additional 4 sheets dated stamped received on 3/7/2025, for a total of 10 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION AND HISTORY:**

Pursuant to Resolution #Z-13-05, the subject property was part of a larger tract of land that was approved in 2005 for a district boundary change from multiple zoning districts to the Naranja Community Urban Center District (NCUCD). All of the parcels within the boundaries of the approved Naranja Community Urban Center District are regulated by plans and descriptive standards described in Ordinance No. 05-145, as amended, which is consistent with the Urban

Center interpretative text of the Comprehensive Development Master Plan. The NCUCD regulations provide the regulatory framework for all development within the NCUCD.

The subject property is currently vacant and a rectangular stretch of land located between Harriet Tubman Highway (formerly known as South Dixie Highway) and the County busway, and bounded by SW 146 Court to the northeast and SW 272 Street to the southwest. The subject property is approximately 168,300 sq. ft. or +/- 3.86 acres in size. The property has a land use designation of "Market District" (MD) and is located within the Center Sub-District of the NCUCD. The applicant seeks to develop the site as an outdoor civic and recreational athletic facility, which will include four (4) soccer courts, four (4) padel courts, and a one-story building for assembly that will contain bathrooms, storage facilities, administrative offices, a kitchen, and a cafeteria. Additionally, the recreational facility will provide 62 parking spaces.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	NCUCD; vacant land	Community Urban Center
<b>North</b>	NCUCD; busway	Community Urban Center
<b>South</b>	NCUCD; retail and auto services	Community Urban Center
<b>East</b>	NCUCD, vacant land, warehouse and storage	Community Urban Center
<b>West</b>	NCUCD; canal	Community Urban Center

**NEIGHBORHOOD COMPATIBILITY:**

The approximately ±3.86-acre vacant subject property, consists of three (3) irregularly shaped parcels located between Harriet Tubman Highway and the County busway, with boundaries defined by SW 146 Court to the northeast and SW 272 Street to the southwest, and identified as 26828 South Dixie Highway. The surrounding area is primarily characterized by the County busway to the north, retail and automotive services to the south, vacant land, warehouses, and storage facilities to the east, and an existing canal to the west. All of the aforementioned properties including the subject site lie within the Naranja Community Urban Center District.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to establish a private recreational facility on the site and would provide additional services to the community in the area. Based on memoranda from the departments reviewing this application, staff opines that approval of the application will not create significant traffic or environmental impacts on the surrounding area. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicate in their memorandum that the application lies within an Urban Center, where traffic concurrency does not apply, but that the application will generate approximately 119 PM peak hour vehicle trips. Staff notes that approval of the requests could have an aural and visual impact on the neighboring properties but opines that such impacts have been appropriately mitigated.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **Naranja Community Urban Center District (NCUCD)**.

Naranja Community Urban Center District (NCUCD) is designated as a **Community Urban Center** on the County's CDMP Land Use Plan Map. The CDMP Land Use Element (LUE) states that *diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.* Furthermore, the CDMP text states *where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern.*

Objective **LU-7** of the CDMP addresses new development and redevelopment in existing and planned transit corridors and urban centers. Said Objective states that *Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services.* Policy **LU-7A** states: *...Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential land and non-residential land uses and activities in nodes around transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies.* Further, said text requires that *buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interests for the passing pedestrian.*

Said text also states that the *range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Metropolitan Urban Centers shall not be less than are shown in the table below.*

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

Objective **LU-7** of the CDMP requires all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services. Additionally, the CDMP LUE interpretative text for urban centers states that *in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy **LU-7F**.* As previously mentioned, the subject property is situated along the Harriet Tubman Highway corridor, a significant north-south route characterized by diverse land uses and high traffic volumes.

The NCUCD implements the urban center and mixed-use corridor policies and interpretative text of the CDMP. The applicant intends to develop the site for civic uses, a permissible use within the Community Urban Center, although such uses are required to be conducted within an enclosed building. The proposed development is **compatible** with the surrounding area, aligns with the underlying land use designations, and supports the Goals, Objectives, and Policies of the CDMP, particularly the County's vision of creating "town centers" that foster live, work, and play environments.

Based on the foregoing, staff opines that approval with conditions of the application would be **consistent** with the **Community Urban Center** designation and the CDMP Land Use Element interpretative text for properties designated **Naranja Community Urban Center District** on the CDMP LUP map, and would be **compatible** with the surrounding area based on the zoning analysis provided below.

### **ZONING ANALYSIS:**

The subject property is located between Harriet Tubman Highway and the County busway, bounded by SW 146 Court to the northeast and SW 272 Street to the southwest. It lies within the Center Sub-District of the Naranja Community Urban Center District (NCUCD) and is designated with a land use classification of "Market District" (MD). The applicant has submitted plans indicating the location of the proposed private recreational facility consisting of four (4) soccer courts, four (4) padel courts, a one (1) story building for assembly containing bathrooms, storage facilities, administrative offices, storage space, a kitchen, and a cafeteria. Approval of this application will allow the applicant to establish a private outdoor recreational facility on the site.

Pursuant to Code Section 33-284.68(A)(3)(b), the NCUCD Market District land use designation permits all uses allowed in the "Mixed-Use Corridor" (MC) land use designation under the County's Standard Urban Center regulations. Additionally, Sections 33-284.68 and 33-284.83 of the County Code permit civic uses that are accessible to the public and meet the recreational needs of the community within the Mixed-Use Corridor. As such, the same civic uses permitted within the Mixed-Use Corridor are also allowed within the Market District of the NCUCD. However, civic uses are required to be conducted within an enclosed building; therefore, the proposed outdoor recreational use is subject to public hearing approval.

When request #1 to permit a private recreation facility to wit; outdoor soccer fields and padel courts is analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that the approval with conditions of the request would be **compatible** with the surrounding community when considering the necessity and reasonableness of the request in relation to the present and future development of the area concerned. Section 33-311 of the County Code states that *the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses.* Staff opines that based on the foregoing analysis, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, approval of the request to permit a private outdoor recreational facility on the subject property is **consistent** with the CDMP designation of the parcel on the Land Use Plan map and compatible with the surrounding neighborhood. Staff notes that the subject property fronts along Harriet Tubman Highway, major north-south roadway in Miami-Dade County. This well-traveled and well-developed corridor

supports a diverse mix of land uses, including retail, commercial, and residential developments, reflecting its high accessibility and urban character. The property's location along this thoroughfare provides excellent visibility and connectivity, enhancing its suitability for the proposed civic and recreational athletic facility. **Therefore, staff recommends approval with conditions of request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

Similarly, staff opines that approval of the ancillary non-use variance, which seeks to waive the requirement for all uses to be conducted within enclosed buildings in order to permit an outdoor civic and recreational facility (Request #2), would be **compatible** with the surrounding uses. Furthermore, in accordance with Section 33-311(A)(4)(b) of the County Code, staff finds that the variance would be **consistent** with the character of the area and conducive to the proposed development.

The submitted plans illustrate the proposed civic use with an office and amenity building along Harriet Tubman Highway with 30.30% of the street walls fenestrated with windows in accordance with the Urban Center parameters. The proposed street development parameters include a 10-foot travel lane, 2-foot curb and gutter, 6-foot sidewalk, and a 6-foot landscape strip with a hard surface that matches the adjoining sidewalk, along with tree grates at the location of the proposed building. These development parameters promote walkability and are consistent with the Urban Center Street Types Development Guidelines. Additionally, the parking area will be screened by a 6-foot fence with a 5-foot landscape strip containing a hedge. The development also includes 16,613 square feet of outdoor private open space, exceeding the minimum open space requirement. A pedestrian gate and 6-foot sidewalk will provide direct access to the existing busway along Harriet Tubman Highway (formerly known as Old Dixie Highway), improving transit connectivity. Staff finds that the project complies with all standard urban center district regulations, including setbacks, height, open space, street trees, and buffering requirements along property lines adjacent to residential uses. Staff further opines that the bulk and scale of the development would be **compatible** with the surrounding area.

Staff also notes that, based on the memoranda submitted by other departments reviewing the application, approval of the requests would not have an adverse impact on the environment, natural resources, or the economy of Miami-Dade County, and would be compatible with the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum, states that they have no objections to the proposal and confirms that the application will generate 119 PM peak hour vehicle trips. This level of traffic meets the traffic concurrency criteria, as the property lies within an Urban Center, where traffic concurrency requirements do not apply. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, indicates that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. Additionally, the memorandum from the Department of Transportation and Public Works (DTPW), indicates that there are no objections to the application. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the requests will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, staff**

**recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** The submitted site plan illustrates a single ingress/egress point providing direct vehicular access to the proposed recreational facility along Harriet Tubman Highway. Additionally, the plan includes direct pedestrian access from the proposed office and amenity building along Harriet Tubman Highway, with a pedestrian connection to the existing busway along Harriet Tubman Highway. The site plan also depicts 62 parking spaces, exceeding the minimum required 50 spaces per the Urban Center regulations .

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

**OTHER:** Not applicable.

**RECOMMENDATION:**

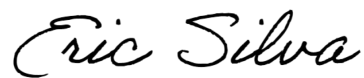
**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "SPORT COMPLEX NARANJA 26828 South" as prepared by MEC DESIGN dated stamped received 1/13/2025 and consisting of 6 sheets, with an additional 4 sheets dated stamped received on 3/7/2025, for a total of 10 sheets. Plans may be modified at public hearing.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use for the private outdoor recreational facility from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That lights be permitted up with the proper shielding.
6. That the use be permitted to operate to no later than 9:00 p.m.
7. That loudspeaker and/or music be of a type and be controlled so as to not disturb the residents in the area.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.

9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer (WASD) Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
10. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division as indicated in the attached memorandum.

NK:JB:SS:EA



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

# ZONING RECOMMENDATION ADDENDUM

Fratomali Two, LLC

PH: Z23-238

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Water and Sewer Department (WASD)	No objection
Miami-Dade Fire Rescue (MDFR)	No objection
Department of Transportation and Public Works (DTPW)	No objection*
Building and Neighborhood Compliance (BNC)	No objection
*Subject to conditions in their memorandum.	

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

<p><b>Urban Centers</b> (Page I-45)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. Separately</i></p>
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	<p><i>Policies for Development of Urban Centers</i> Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.</p> <p><i>Uses and Activities.</i> Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.</p> <p><i>Radius.</i> The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.</p> <p><i>Streets and Public Spaces.</i> Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.</p>
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	<p><i>Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.</i></p> <p><i>Average Floor Area Ratios (FAR)</i></p> <table border="1" data-bbox="435 394 1445 751"> <thead> <tr> <th></th> <th>Average Floor Area Ratios (FAR)</th> <th>Max. Densities Dwellings per Gross Acre</th> </tr> </thead> <tbody> <tr> <td>Regional Activity Centers</td> <td>greater than 4.0 in the core not less than 2.0 in the edge</td> <td>500</td> </tr> <tr> <td>Metropolitan Activity Centers</td> <td>greater than 3.0 in the core not less than 0.75 in the edge</td> <td>250</td> </tr> <tr> <td>Community Urban Centers</td> <td>greater than 1.5 in the core not less than 0.5 in the edge</td> <td>125</td> </tr> </tbody> </table> <p><i>In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.</i></p> <p><i>As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.</i></p>		Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre	Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500	Metropolitan Activity Centers	greater than 3.0 in the core not less than 0.75 in the edge	250	Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125
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<p><b>Policy LU-1A</b> <b>(Page I-2)</b></p>	<p><i>High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.</i></p>												
<p><b>Objective LU-7</b> <b>(Page I-13)</b></p>	<p><i>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.</i></p>												
<p><b>Policy LU 7A</b> <b>(Page I-13)</b></p>	<p><i>Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.</i></p>												
<p><b>Policy LU-7F</b> <b>(Page I-14)</b></p>	<p><i>Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station.</i></p>												

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-284.68(A)(3)(b) Uses</b></p>	<p>Sec. 33-284.68. - Uses.</p> <p><i>Except as provided herein, all permitted, conditionally permitted, and temporary uses within the NCUC shall comply with Section 33-284.83 of this Code.</i></p> <p style="padding-left: 40px;"><i>A .Permitted Uses. In addition to the uses provided in Section 33-284.83, the following shall be permitted:</i></p> <ol style="list-style-type: none"> <li><i>1. In the Industrial District (ID) area, all uses permitted in the IU-2 zoning district if approved after public hearing pursuant to Section 33-311(A)(3) of this Code.</i></li> <li><i>2. In the Mixed-Use Optional (MO) area: Live-work units.</i></li> <li><i>3 .In the Market District (MD) area:</i> <ol style="list-style-type: none"> <li><i>a. outdoor produce markets as a permanent use and not subject to restrictions on temporary uses set forth in Section 33-284.83(A)(5), and</i></li> <li><i>b. all uses permitted in the Mixed-Use Corridor (MC) except for residential.</i></li> </ol> </li> </ol>																																								
<p><b>Section 33-284.83. - Uses</b></p>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 10%; font-weight: normal;">LAND USE GROUP</td> <td colspan="9" style="font-weight: normal;">LAND USE CATEGORY</td> </tr> <tr> <td></td> <td>R <sup>[3][4]</sup></td> <td>RM <sup>[3][4]</sup></td> <td>MC <sup>[1][3]</sup></td> <td>MM <sup>[1][3]</sup></td> <td>MO <sup>[1][3]</sup></td> <td>MCS <sup>[1][3]</sup></td> <td>MC1 <sup>[1][3]</sup></td> <td>ID</td> <td>I</td> </tr> <tr> <td style="font-weight: normal;">Residential Uses:</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td style="font-weight: normal;">Civic Uses:</td> <td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td> </tr> </table>	LAND USE GROUP	LAND USE CATEGORY										R <sup>[3][4]</sup>	RM <sup>[3][4]</sup>	MC <sup>[1][3]</sup>	MM <sup>[1][3]</sup>	MO <sup>[1][3]</sup>	MCS <sup>[1][3]</sup>	MC1 <sup>[1][3]</sup>	ID	I	Residential Uses:										Civic Uses:	P	P	P	P	P	P	P	P	P
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<p><b>Section 33-311(A)(3) Special exceptions, unusual and new uses</b></p>	<p><i>Special exceptions (for all applications other than public charter schools), <b>unusual</b> 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 <b>unusual uses</b> 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. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>																																								

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

**ENFORCEMENT HISTORY**

FRATOMALI TWO, LLC/ PASTOR  
MARIANO

26828 S DIXIE HWY  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2023000238

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-6934-000-0220/30-6933-000-0191/30-6933-000-0210**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

October 22, 2024

**NEIGHBORHOOD REGULATIONS:**

**Folio No.s: 30-6934-000-0220/30-6933-000-0191/30-6933-000-0210**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Folio No.s: 30-6934-000-0220/30-6933-000-0191/30-6933-000-0210**

There are no open/closed cases in BSS.

**VIOLATOR:**

FRATOMALI TWO, LLC/ PASTOR MARIANO


**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum

**Date:** February 14, 2025

**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:** Z2023000238-4<sup>th</sup> Review  
Fratomali Two, LLC  
26828 South Dixie Hwy  
Unusual use to allow proposed recreational facility;  
NUV from Code section 33-284.62(B)(2)(m)(1), to allow for a building with 17% glazing along the building elevation fronting the street, where 30% glazing is required; and  
NUV from Code Section 33-284.85 to permit a parking lot with no masonry wall buffering, where a 3'6" feet high masonry wall is required.  
(NCUCD) (3.84 acres)  
33-56-39

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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, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 and section 24-43(5) of the Code related to water supply and wastewater disposal, and wellfield protection respectively.

#### Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area of the Naranja Park Wellfield. The site is situated within the 100-day and 210-day travel time contours of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Since the subject request would permit non-residential land uses, the property owner has submitted a covenant running with the land in favor of Miami-Dade County as required by section 24-43(5)(d) of the Code, confirming that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

#### **Conditions of Approval: None**

#### Potable Water Supply and Wastewater Disposal

According to DERM records, public water lines are currently abutting the subject property and public sewer lines are located within feasible distance to the site. Therefore, the proposed recreational facility shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that this development will need to a sanitary sewer extension permit prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved

due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Since the applicant has proposed a site plan, which pursuant to the Code places the development within feasible distance to public sanitary sewers and the proposed development cannot be approved using an onsite sewage treatment and disposal system (OSTDS), the property has submitted a covenant running with the land in favor of Miami-Dade County, as required by section 24-43.1(6)(c) of the Code confirming that the proposed development will be connected to the public water supply and sanitary sewer system prior to DERM approval of any building permit, certificate of use and occupancy or municipal license for any nonresidential land use.

Civil drawing for the required sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to the approval of final development orders. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

*Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

### **Conditions of Approval: None**

#### Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

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

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(f) of the Code, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The proposed development is located within Basic Wellfield Protection Area for the Naranja Park Wellfield. Pursuant to section 24-43(5)(c)(iv) of the Code baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or [dermwatercontrol@miamidade.gov](mailto:dermwatercontrol@miamidade.gov) for further information regarding permitting procedures and requirements.

**Conditions of Approval: None**

Pollution Remediation Review

Based on the abutting former rail use tracked under DERM file no. HWR-577, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD 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 PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. 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. at [Thomas.kux@miamidade.gov](mailto:Thomas.kux@miamidade.gov) if you have any questions.

**Conditions of Approval: None**

### Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Sport Complex Naranja 26828 South" prepared by Jose A. Martinez, P.E., and dated as received by Miami-Dade County on January 13, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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 for additional information or concerns regarding this review.

### **Conditions of Approval: None**

### DERM Enforcement History Review

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: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** March 27, 2025

**To:** Eric Silva, AICP, Assistant Director  
Development Services Division  
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) 

**Subject:** Zoning Application Comments - 26828 S Dixie Highway  
Application No. Z2023000238 (Revision No. 2) - (Pre-App. No. Z23P-091)

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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 Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or Verification form will be required.

Application Name: 26828 S Dixie Highway.

Location: The proposed project is located on approximately 3.84 Acres, at 26828 South Dixie Highway with Folios No. 30-6934-000-0220, 30-6933-000-0210 and 30-6933-000-0191, within the Naranja Community Urban Center District (NCUCD), in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking to develop the property with an athletic facility for civic and recreational use consisting of (4) soccer courts, (4) paddle board courts, and a one-story 944 S.F. building as per Site Plan submitted.

The estimated total water demand for the proposed project will be 94 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the South Dade Water System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 12-inch water main (E776-1) abutting the property along South Dixie Highway to where the developer may connect to provide service to the proposed project. Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

**Sewer:** The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch gravity sewer system (MH-13, As built ES 7843-24) located approximately 200 feet north of the proposed development in South Dixie Highway, to where the developer may connect and extend a new 8-inch gravity sewer southerly in South Dixie Highway to the subject site as required to provide sewer service, provided that there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. The developer is responsible for providing the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

If unity of title does not apply, thence any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1116 and PS No. 692B. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. 1116

Existing NAPOT: 4.55 hrs.  
Proposed Development: 94 gpd.  
Proposed Projected NAPOT: 4.55 hrs.

P.S. 692B

Existing NAPOT: 4.88 hrs.  
Proposed Development: 94 gpd.  
Proposed Projected NAPOT: 4.88 hrs.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-

24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>


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: October 10, 2024

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

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

Subject: Z2023000238  
Name: Fratomali Two, LLC  
Location: 26828 S. Dixie Highway  
Section 34 Township 56 South Range 39 East

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

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application meets the traffic concurrency criteria because it lies within an Urban Center where traffic concurrency does not apply. It will generate approximately **119 PM** peak hour vehicle trips.

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."
- 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:** March 07, 2025

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

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

**Subject:** Z2023000238

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 03/07/2025.

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:** Wednesday, October 16, 2024  
**Subject:** Review Type: Z2023000328  
Applicant Name: Fratomali Two, LLC

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## **PROJECT DESCRIPTION:**

The applicant is seeking approval to construct a recreational facility consisting of six (6) soccer fields, four (4) padel-court areas and a small (1,197 square feet) building for assembly containing bathrooms, storage facilities, administrative offices, storage space, a kitchen, and a cafeteria.

### **I. PROJECT LOCATION:**

The property is located at 26828 South Dixie Highway.

## **COMMENTS/RECOMMENDATION:**

**Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the following conditions:**

### **I. CONDITIONS:**

1. South Dixie Highway is part of the State of Florida Highway system (SR 5). Any improvements within the right of way of South Dixie Highway (including proposed driveway connections) requires review and approval by the Florida Department of Transportation.
2. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).
3. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic.
4. The trash collection maneuvering must be performed internally without affecting the public right-of-way. Note that no backing in/out is allowed within public right-of-way.

**If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at (305) 375-1179.**

# Memorandum



**Date:** January 16, 2024

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

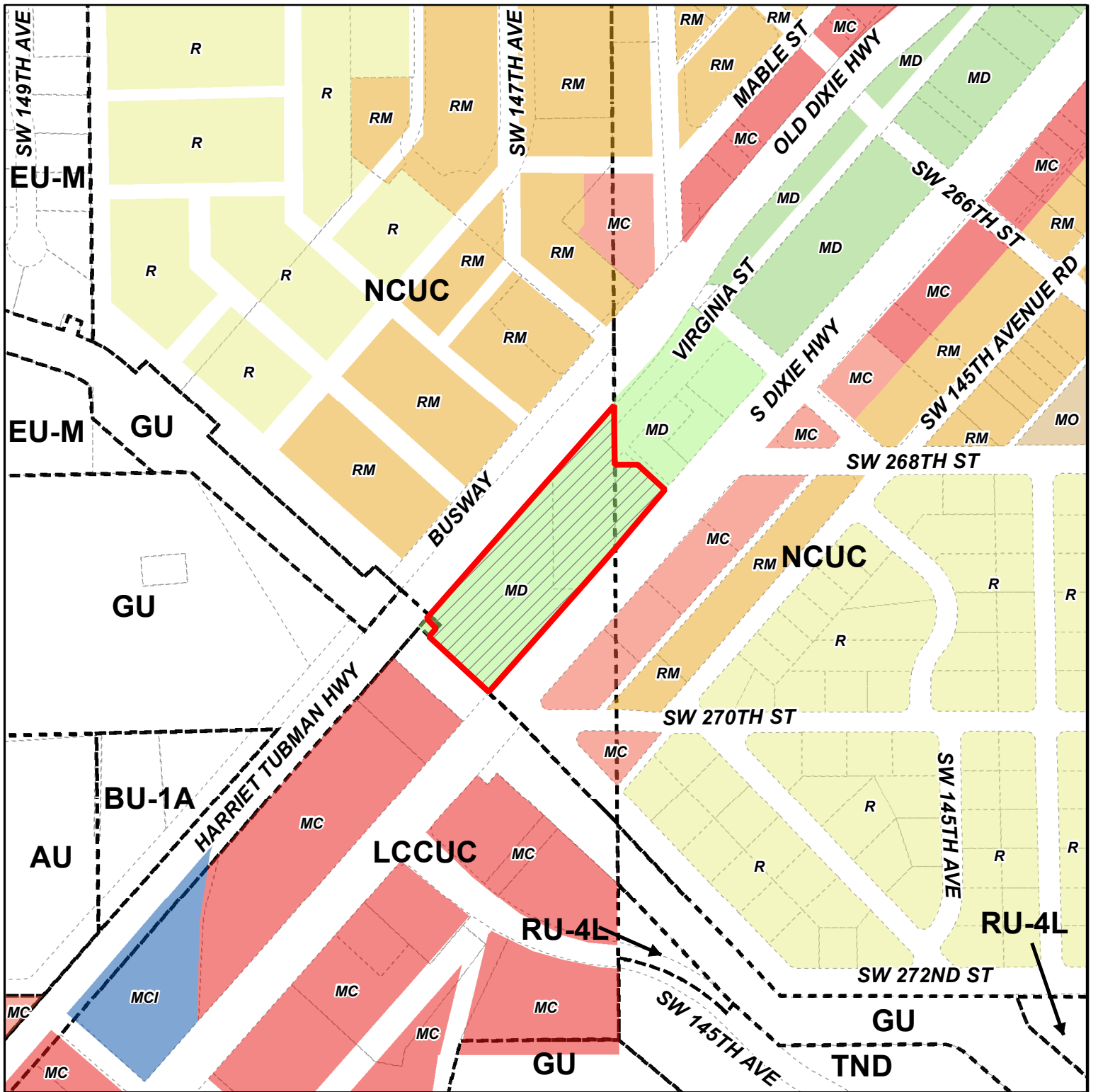
**From:** Jeff Ransom, Historic Preservation Specialist  
Department of Regulatory and Economic Resources

**Subject:** Zoning Application Z2023-000238 Fratomali Two, LLC.

---

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**



Section: 34/33 Township: 56 Range: 39  
 Applicant: Fratomali Two, LLC  
 Zoning Board: C15  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number

**Z2023000238**



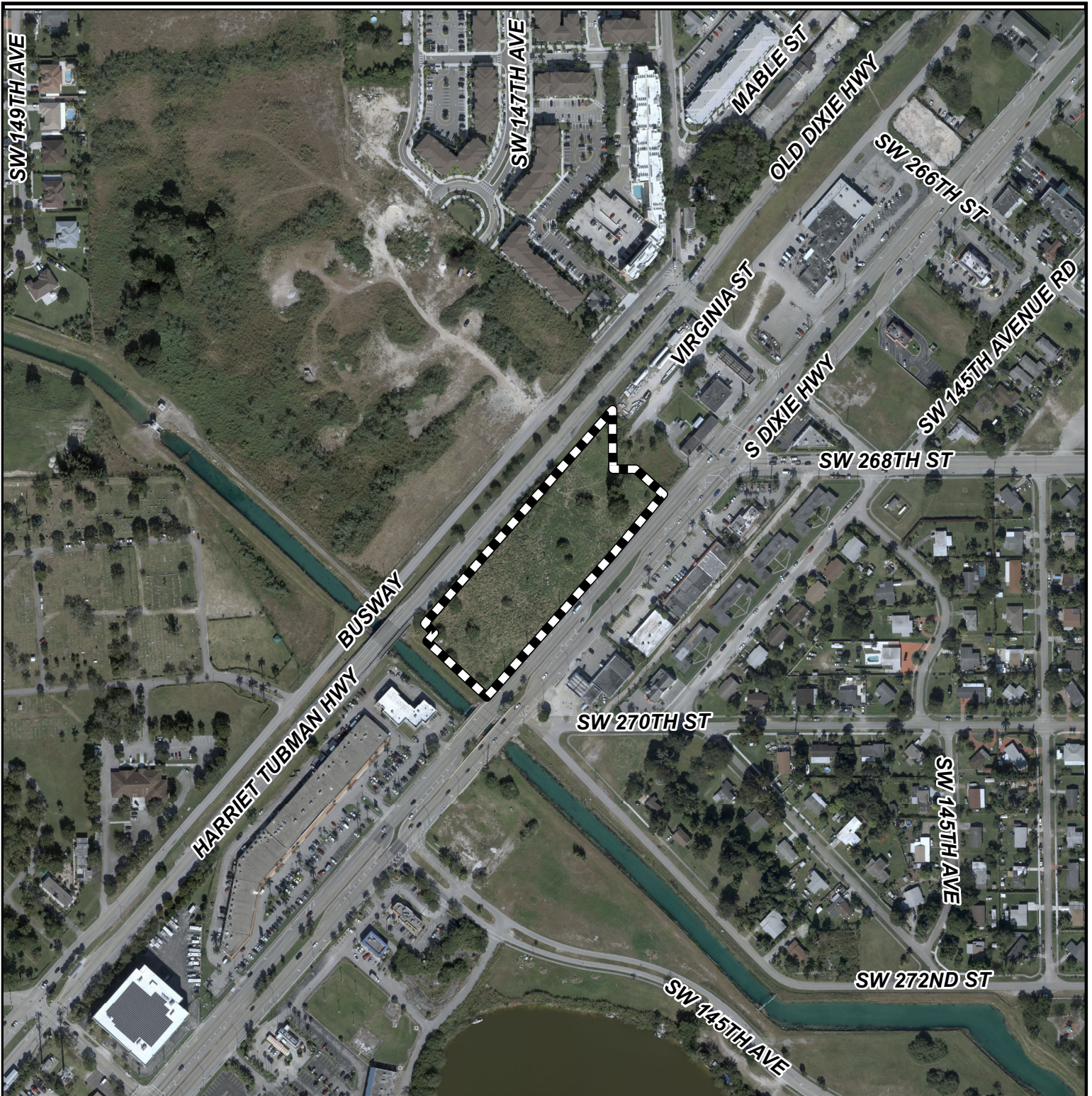
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, December 8, 2023

REVISION	DATE	BY



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

Process Number  
**Z2023000238**

**Legend**  
 Subject Property

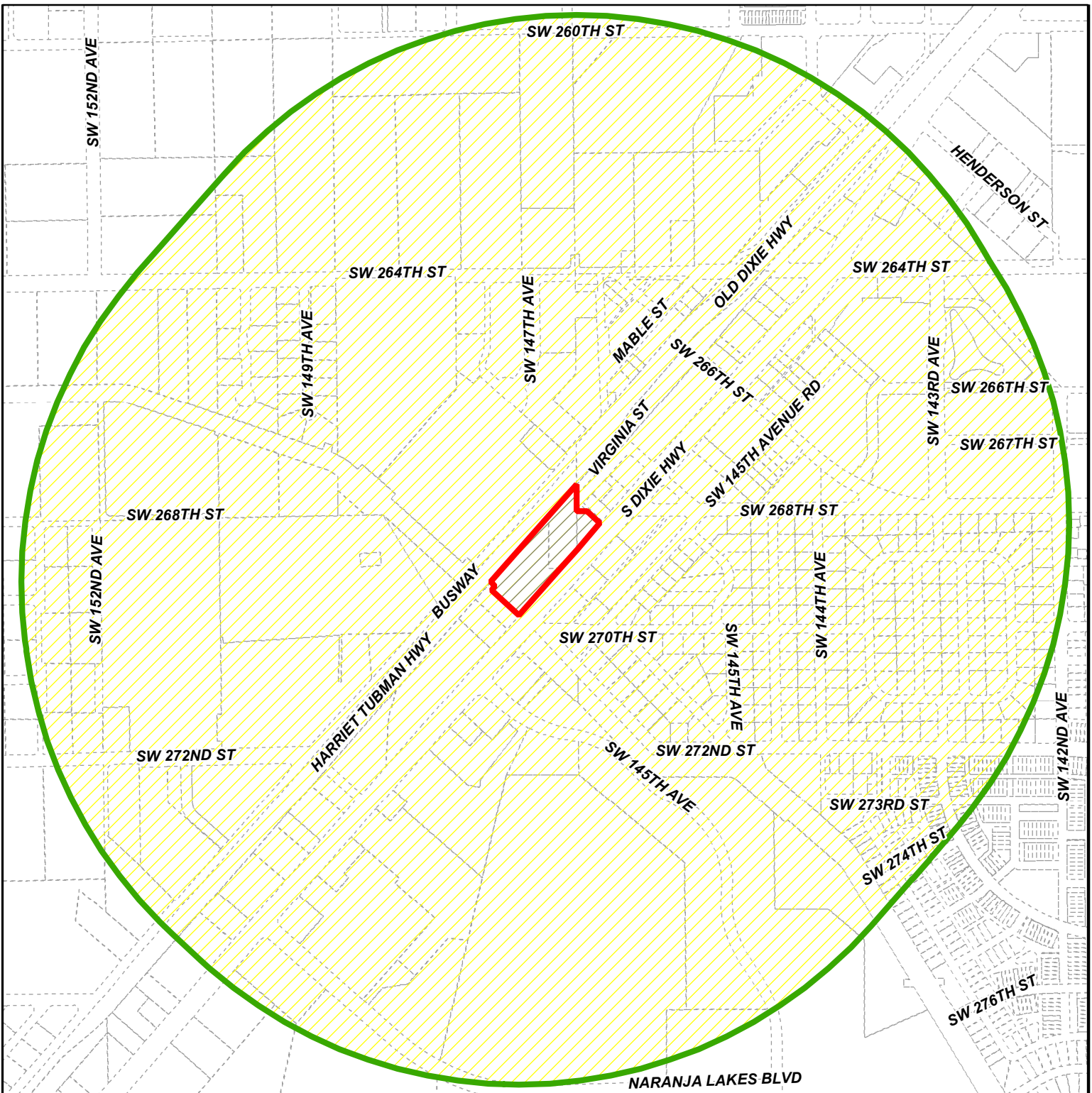


Section: 34/33 Township: 56 Range: 39  
 Applicant: Fratomali Two, LLC  
 Zoning Board: C15  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, December 8, 2023

REVISION	DATE	BY






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

Section: 34/33 Township: 56 Range: 39  
 Applicant: Fratomali Two, LLC  
 Zoning Board: C15  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2023000238**  
 RADIUS: 2640

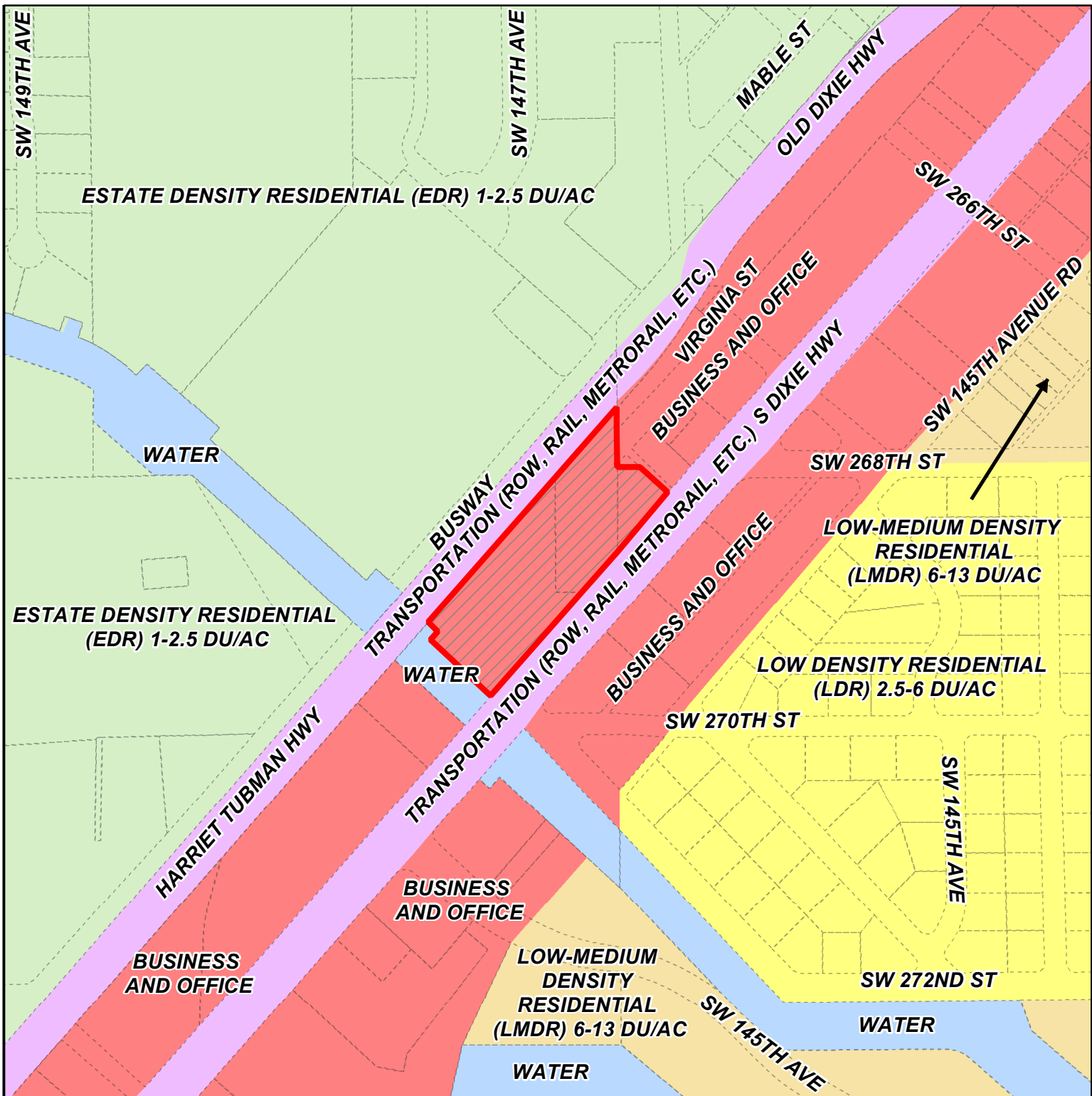
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, December 8, 2023

REVISION	DATE	BY



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

Process Number  
**Z2023000238**

Section: 34/33 Township: 56 Range: 39  
 Applicant: Fratomali Two, LLC  
 Zoning Board: C15  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



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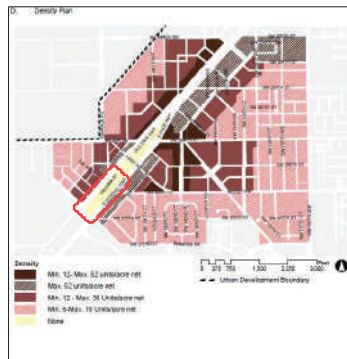
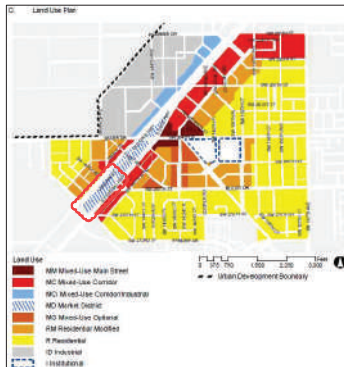
MIAMI-DADE COUNTY

PROCESS NO.: 223-238

DATE: JAN 13 2025

BY: B1DS

## CHAPTER 33 Article XXXIII(J) Code Miami-Dade County, Florida ZONE DISTRICT: Naranja Community Urban Center (NCUC) District



MEC DESIGN

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OFFICE: 305.356.1775  
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00001355  
ARO007205/PE31509  
HOMERO CRUZ, L.I.D.  
MANUEL A. VEGA, A.R.  
JOSE A. MARTINEZ, P.E.

SEAL: Digitally signed by Jose A. Martinez  
Dixie County, Florida  
No. 001009  
Date: 2024.12.25 15:35:12 -05'00'

PROJECT NAME:

SPORT COMPLEX  
NARANJA 26828 South

PROJECT ADDRESS:

26828 SOUTH DIXIE HWY.  
NARANJA, FL 33032

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FILE No.: (224-037)

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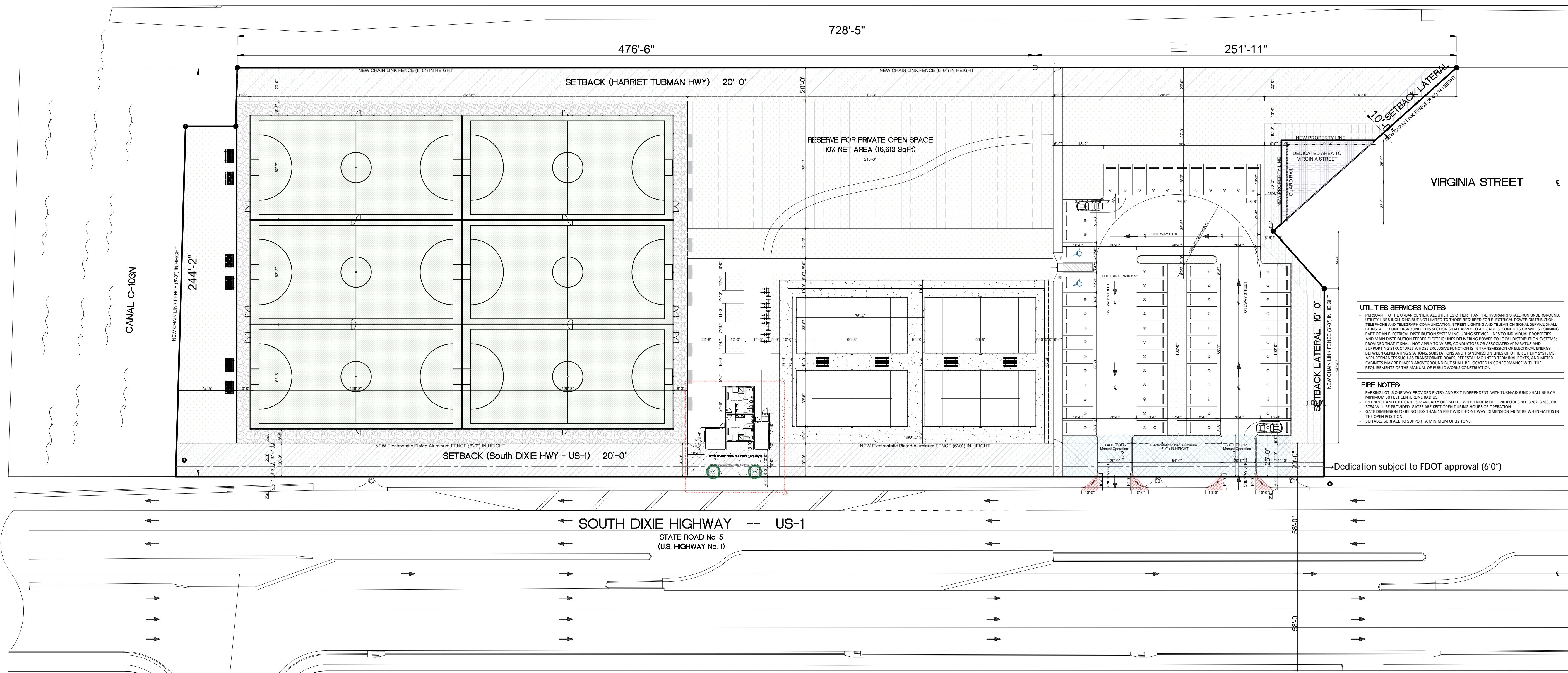
DATE: 09/16/2024

SHEET TITLE:  
ZONES DISTRICT

SHEET:  
SP-001

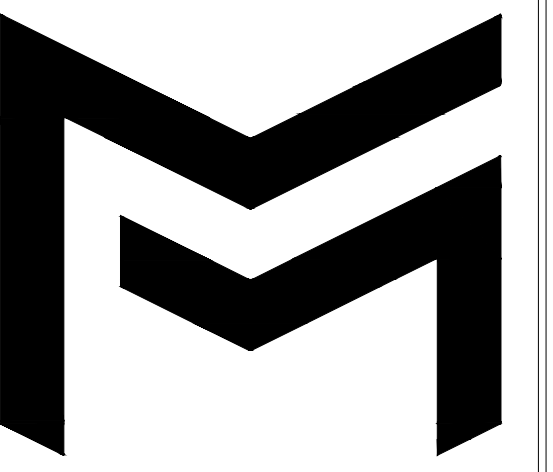
HARRIET TUBMAN HIGHWAY

BUSWAY



**UTILITIES SERVICES NOTES**  
- PURSUANT TO THE URBAN CENTER, ALL UTILITIES OTHER THAN FIRE HYDRANTS SHALL BE UNDERGROUND.  
- UTILITY LINES INCLUDING BUT NOT LIMITED TO THOSE REQUIRED FOR ELECTRICAL POWER DISTRIBUTION, TELEPHONE AND TELEGRAPH COMMUNICATION, STREET LIGHTING AND TELEVISION SIGNAL SERVICE SHALL BE LOCATED UNDERGROUND. THIS SECTION SHALL APPLY TO ALL CABLES, CONDUITS OR WIRES FORMING PART OF AN ELECTRICAL DISTRIBUTION SYSTEM INCLUDING SERVICE LINES TO INDIVIDUAL PROPERTIES AND MAIN DISTRIBUTION FEEDER ELECTRICAL LINES DELIVERING POWER TO LOCAL DISTRIBUTION SYSTEMS, PROVIDED THAT IT SHALL NOT APPLY TO WIRES, CONDUCTORS OR ASSOCIATED APPARATUS AND SUPPORTING STRUCTURES WHOSE EXCLUSIVE FUNCTION IS IN TRANSMISSION OF ELECTRICAL ENERGY BETWEEN GENERATING STATIONS, SUBSTATIONS AND TRANSMISSION LINES OF OTHER UTILITY SYSTEMS. APPURTENANCES SUCH AS TRANSFORMER BOILERS, PERFECTLY ANCHORED TERMINAL BOLES, AND METER CABINETS MAY BE PLACED ABOVEGROUND BUT SHALL BE LOCATED IN CONFORMANCE WITH THE REQUIREMENTS OF THE MANUAL OF PUBLIC WORKS CONSTRUCTION.

**FIRE NOTES**  
- PARKING LOT TO BE ONE-WAY PROPOSED ENTRY AND EXIT INDEPENDENT, WITH TURN-AROUND SHALL BE BY A MINIMUM 50 FEET CENTERLINE RADIUS.  
- ENTRANCES AND EXIT GATES TO BE MANUALLY OPERATED, WITH KICK MODE, PRODUCE 3'X8', 3'X6', 3'X4' OR 3'X3' WILL BE PROVIDED. GATES ARE KEPT OPEN DURING HOURS OF OPERATION.  
- GATE DIMENSION TO BE NO LESS THAN 15 FEET WIDE IF ONE WAY, DIMENSION MUST BE WHEN GATE IS IN THE OPEN POSITION.  
- SUITABLE SURFACE TO SUPPORT A MINIMUM OF 32 TONS.



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AR0007205/PE31509  
HOMERO CRUZ, L.I.D.  
MANUEL A. VEGA, A.R.  
JOSE A. MARTINEZ, P.E.

SEAL:  
  
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PROJECT NAME:  
  
**SPORT COMPLEX  
NARANJA 26828 South**

PROJECT ADDRESS:  
  
**26828 SOUTH DIXIE HWY.  
NARANJA, FL 33032**

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2	03-05-25	FVD

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FILE No.: (224-037)

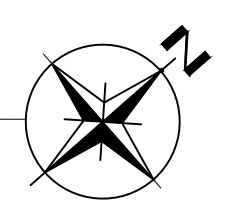
CHECKED BY: H.C.

DATE: 09/16/2024

SHEET TITLE:  
**PROPOSED  
SITE PLAN**

SHEET:  
**SP-101**

**PROPOSED SITE PLAN**  
SCALE: 1/32"=1'-0"



**CODE SUMMARY:**

- FLORIDA BUILDING CODE 2023 8th EDITION (COMMERCIAL).  
  
CHAPTER 33 Article XXXIII(J) Code Miami-Dade County, Florida  
Naranja Community Urban Center (NCUC) District  
  
**CLASSIFICATION OF WORK:**  
- NEW SPORT COMPLEX WITH FACILITIES  
  
**USE AND OCCUPANCY CLASSIFICATION :**  
- Naranja Community Urban Center (NCUC) District  
LAND USE - COMMERCIAL - VACANT LAND

**LEGAL DESCRIPTION**

33 56 39 2.13 AC MIL THAT PT OF NE 1/4 OF SE 1/4 OF NE 1/4 BEG X ELY  
R/W/L FEC RR R/W NELY R/W/L C-103N-1 CANAL R/W SELY ALG SAID  
R/W/L TO X NWLY R/W/LINE OLD DIXIE HWY TH NELY ALG SAID R/W/L  
341.03FT MIL TH WLY 67.42FT MIL TH N292.48FT MIL TH SWLY ALG FEC  
RR R/W/L 476.92FT, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.  
ADDRESS 26828 South DIXIE HWY, NARANJA, FL 33032  
FOLIO: 30-6933-000-0191, 30-6933-000-0210, 30-6934-000-0220

**ZONING LEGEND**

CHAPTER 33 Article XXXIII(J) Code Miami-Dade County, Florida  
ZONE DISTRICT: Naranja Community Urban Center (NCUC) District  
  
GROSS LAND: 3.86 ACRE(S) 168,300 SqFt  
NET LAND AREA: 3.85 ACRE(S) 167,528 SqFt  
DEDICATED AREA VIRGINIA STREET: 1.403 Acre(S) 1,403 SqFt  
NEW NET LAND AREA: 3.81 ACRE(S) 166,125 SqFt  
  
**PROVIDED:**  
SETBACKS:  
- FRONT (US-1) 10'-0" 10'-0"  
- SIDE INTERIOR 10'-0" 10'-0"  
- SIDE INTERIOR N/A N/A  
- REAR (BUSWAY & HARRIET TUBMAN HWY) 20'-0" 20'-0"  
- PARKING 25'-0" 25'-0"  
  
TOTAL IMPERVIOUS AREA 30.95% 51,413 SqFt  
TOTAL PERVIOUS 69.08% 114,712 SqFt  
  
FLOOR AREA (Padel Court 13,392 SF) + (Building 944 SF) 14,336 SqFt  
  
FAR: (Floor Area Ratio) = Total Building Floor Area / Gross Land Area 8.63%

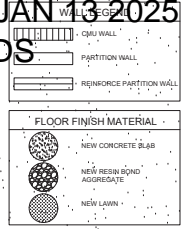
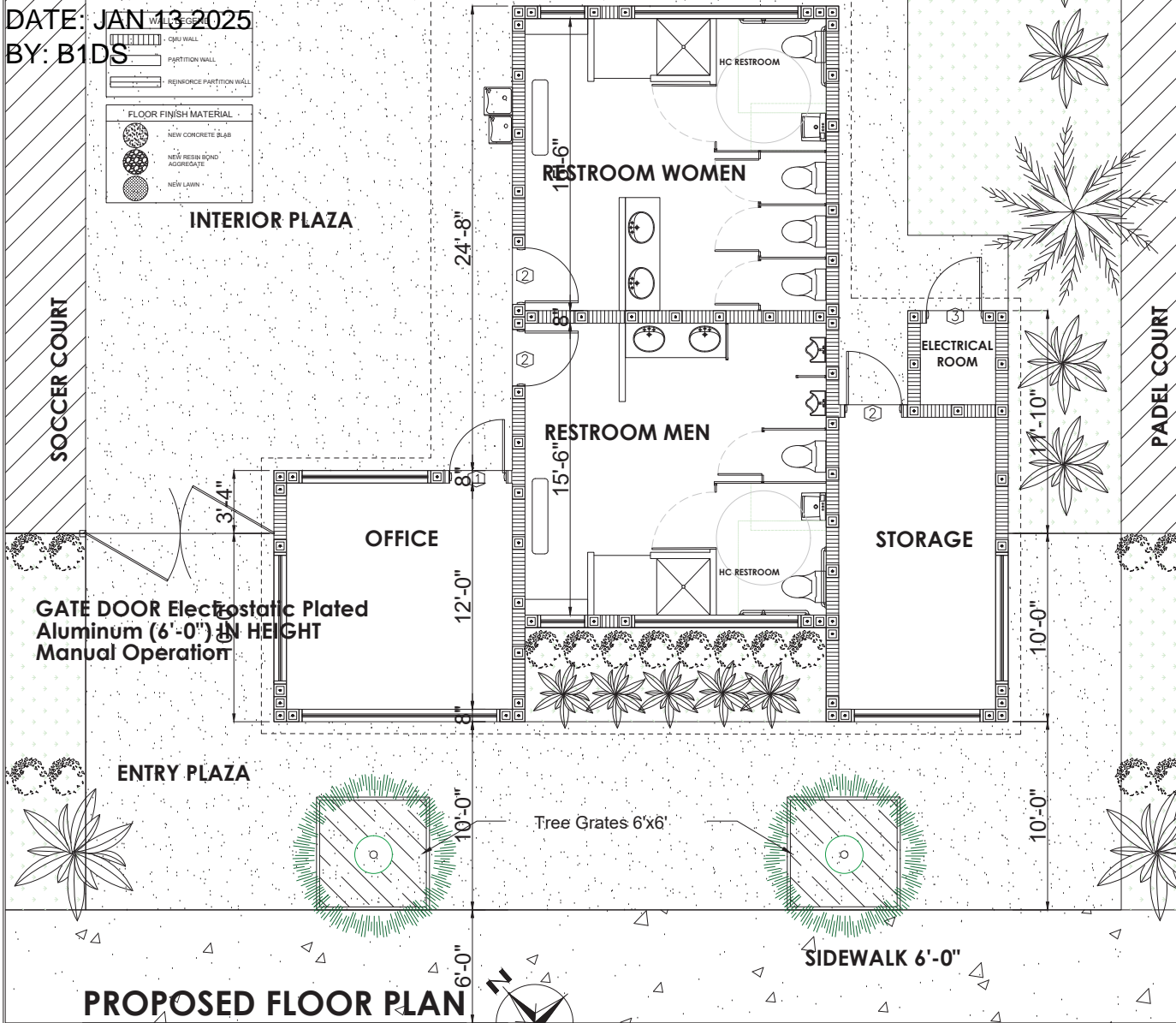
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.  
  
IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADD. RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAYBE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79(10) FLORIDA STATUTES EFFECTIVE 7/1/05  
APPLICANT: WILL COMPLY W/ ORDINANCE 80-90 (SECTION 13-13.1) OF THE M.D.C.C., PRIOR TO STARTING CONSTRUCTION.  
  
**PARKING**  
TENNIS COURT 4 Parking w/out 4 16  
SOCCER 5x5 FIELD 1 Parking w/4 pers (20 pers) 6 30 38  
STAFF & ADMINISTRATION 2 2 2  
SubTotal 48 60  
HANDICAP 1 ea./25 Parking Spaces 2 2  
  
TOTAL PARKING SPACES: 50 62 Units  
  
BICYCLE total parking Lot 25 to 50 4 12  
  
**PARKING:** OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS. SECTION 33 M.D.C.C. 33-124 (K) (10) (12) OPEN PARKING LOTS, PARKING FOR NON-ENCLOSE AREAS UNDER OR WITHIN BLDG. WILL BE LIGHTED AS REQUIRED BY SECTION "8-C" OF M.D.C.C.  
  
NOTE: ALL SIGNS REQUIRED IN SECTION 33 OF M.D.C.C. ARE DELETED FROM THIS PLAN & REQUIRE SEPARATE PLANS, APPLICATION AND PERMITS.

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MIAMI-DADE COUNTY  
PROCESS NO.: Z23-238

DATE: JAN 13 2025

BY: B1DS



DOOR SCHEDULE						
NO.	DOOR SIZE	MATERIAL	TYPE	QTY	U-FACOR	REMARK
1	30" x 80" x 1-3/8"	METAL/GLASS	FLUSH	1	NA	NEW GLASS DOOR BY SCHEDULE
2	30" x 80" x 1-3/8"	METAL	FLUSH	3	NA	NEW DOOR
3	30" x 80" x 1-3/8"	METAL	FLUSH	1	NA	NEW DOOR LOWER ELEC. RM

**DOOR NOTES:**

- ALL EXTERIOR DOORS SHALL HAVE A PRODUCT APPROVAL AND INSTALLED ACCORDING TO APPROVAL.
- ALL EXTERIOR DOORS SHALL MEET CODE REQUIREMENT FOR SECURITY AND FORCED ENTRY.
- EVERY BATHROOM DOOR OR CLOSET SHALL BE LOCKED FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- ALL DOORS ARE TO BE LOCATED 2" FROM THE WALL UNLESS LOCATIONS INDICATED IN THE FLOOR PLAN.
- OPERATIONS SHOW ON DRAWING INDICATES DOOR OPERATIONS TO BE OPENING OR CLOSING OTHERWISE NOTED GENERAL.
- EXTERIOR DOORS SHALL BE SCHEDULED TO BE CAT 1 SAFETY GLAZING (IFC RA410.2.3.1.3).
- GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CAT 1 SAFETY GLAZING (IFC RA410.2.3.1.2 & RA410.2.3.1.3).
- GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY SAFETY GLAZING (IFC RA410.2.3.1.3).
- GLASS INSTALLATION SHALL BE CONDUCTED BY A NORMALISE WANNER AND USE THE MANUFACTURER'S INSTRUCTIONS.

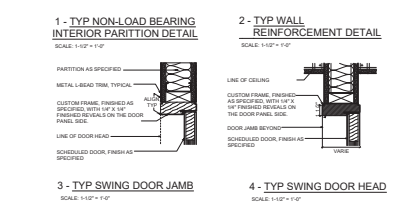
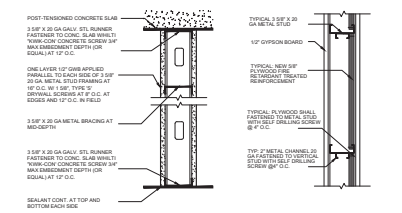
WINDOW SCHEDULE							
NO.	TYPE	SIZE	HEIGHT	WIDTH	U-FACOR	REMARK	
1	SLD	12" x 16"	80"	16"	0.40	2.25	1 IMPACT RESISTANT
2	SLD	16" x 20"	80"	16"	0.40	2.25	1 IMPACT RESISTANT
3	SLD	12" x 16"	52"	16"	0.40	2.25	2 IMPACT RESISTANT
4	SLD	12" x 16"	16"	60"	0.40	2.25	2 IMPACT RESISTANT

**WINDOW NOTES:**

- ALL EXTERIOR WINDOWS SHALL BE A PRODUCT APPROVAL AND INSTALLED ACCORDING TO APPROVAL FOR SEPARATE PERMIT.
- ALL EXTERIOR WINDOWS SHALL MEET CODE REQUIREMENT FOR SECURITY AND FORCED ENTRY.
- WINDOW SIZE MAY VARY DUE TO DIFFERENT MANUFACTURERS AND THE OPERATOR SHALL BE RESPONSIBLE TO COORDINATE OPERATIONS WITH THE MANUFACTURER'S SELECTED.
- GLASS DOORS MUST BE INSTALLED TO BE OF CATEGORY 1 SAFETY GLAZING (IFC RA410.2.3.1.3).
- GLASS IN WINDOWS ADJACENT TO TUBS AND SHOWER COMPARTMENTS MUST BE CAT 1 SAFETY GLAZING (IFC RA410.2.3.1.2 & RA410.2.3.1.3).
- GLASS IN BATH AND SHOWER ENCLOSURES MUST BE OF CATEGORY SAFETY GLAZING (IFC RA410.2.3.1.3).

**FINISH SCHEDULE:**

- OWNER IS RESPONSIBLE FOR ALL MATERIALS FOR APPROVAL BEFORE ORDERING.
- ITEMS NOTED AS SUCH SHALL BE PURCHASED DIRECTLY BY OWNER AND SUPPLIED TO CONTRACTOR FOR INSTALLATION. CONTRACTOR SHALL PROVIDE OWNER WITH QUANTITIES OF THESE MATERIALS REQUIRED FOR ORDERING.
- METALS ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS TO MAINTAIN PRODUCT PERFORMANCE WARRANTIES.
- WOODWORK: ALL FLOOR FINISHES TYP BY OWNER.
- BASEBOARD: WOOD BASE TO BE NAL. TO WALL COLOR AND FINISHES TYP BY THE OWNER.
- PAINT: ALL WALLS AND CEILING SHALL BE PRIME AND FINISHED WITH TWO COATS OF HIGH-QUALITY INTERIOR GRADE LATEX PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER.
- ALL MATERIALS SHALL HAVE A CLASS "C" FLAME SPREAD CLASSIFICATION.



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MIAMI, FLORIDA 33015  
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ID0001355  
AR0007205/P/31509  
HOMERO CRUZ, L.I.D.  
MANUEL A. VEGA, A.R.  
JOSE A. MARTINEZ, P.E.

SEAL:  
Digitally signed by  
Jose A. Martinez  
DN: cn=US,  
st=Florida, 1=Miami,  
o=MEC Design  
Consultants, Inc.,  
c=Jose A.  
Martinez,  
email=info@mecde  
signmiami.com  
Date: 2025.01.03  
17:41:32 -0500

PROJECT NAME:  
**SPORT COMPLEX  
NARANJA 26828 South**

PROJECT ADDRESS:  
**26828 SOUTH DIXIE HWY.  
NARANJA, FL 33032**

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1	12-24-24	FVD

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FILE NO.: (224-037)

CHECKED BY: H.C.  
DATE: 09/16/2024

SHEET TITLE:  
**PROPOSED  
FLOOR PLAN**

SHEET:  
**A-101**

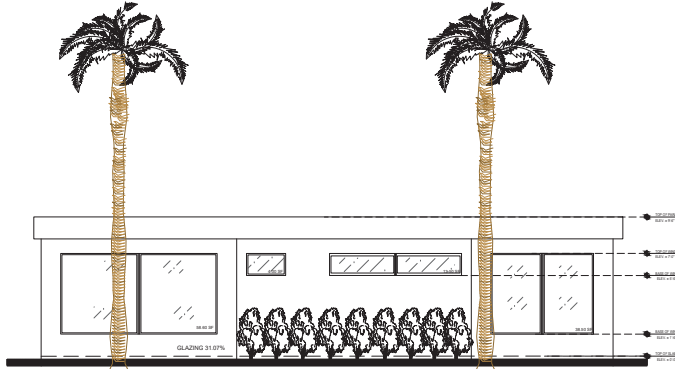
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MIAMI-DADE COUNTY

PROCESS NO.: Z23-238

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BY: B1DS

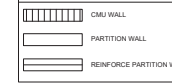


**PROPOSED SW ELEVATION - US1**

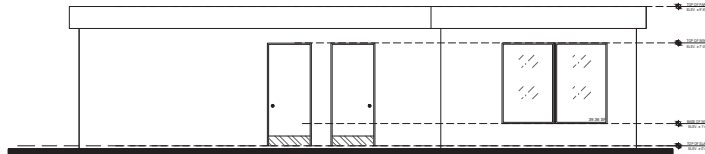
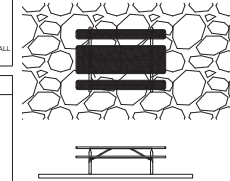
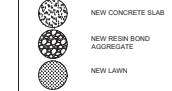
**CALCULATION GLAZING**

WALL AREA	311.42	SqFt
PARAPET AREA	60.18	SqFt
	371.60	SqFt
<b>WINDOWS</b>		
A	56.60	SqFt
B	38.50	SqFt
C	4.00	SqFt
D	13.50	SqFt
	112.60	SqFt
112.60 / 371.60 x 100		
GLAZING	30.30%	

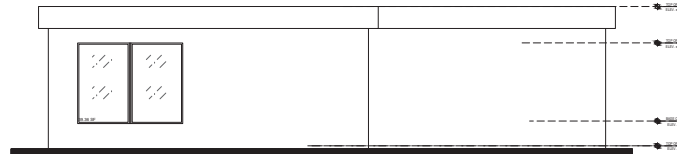
**WALL LEGEND**



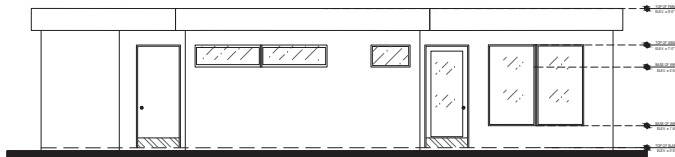
**FLOOR FINISH MATERIAL**



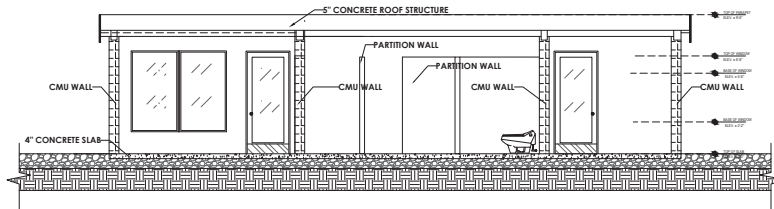
**PROPOSED NW ELEVATION - CANAL**



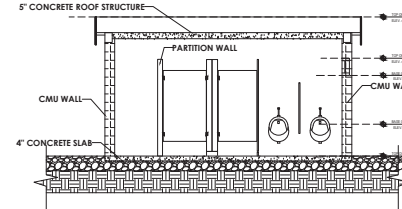
**PROPOSED SE ELEVATION**



**PROPOSED NE ELEVATION - BUSWAY**



**SECTION A - A'**



**SECTION B - B'**



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JOSE A. MARTINEZ, P.E.

**SEAL:** Digitally signed by Jose A. Martinez DN: c=US, st=Florida, |s=Miami, o=MEC Design Consultants, Inc., cn=Jose A. Martinez, email=info@mecdesignmiami.com Date: 2025.01.03 17:42:10 -0500

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PROJECT NAME:

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NARANJA 26828 South**

PROJECT ADDRESS:

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1	12-24-24	FVD

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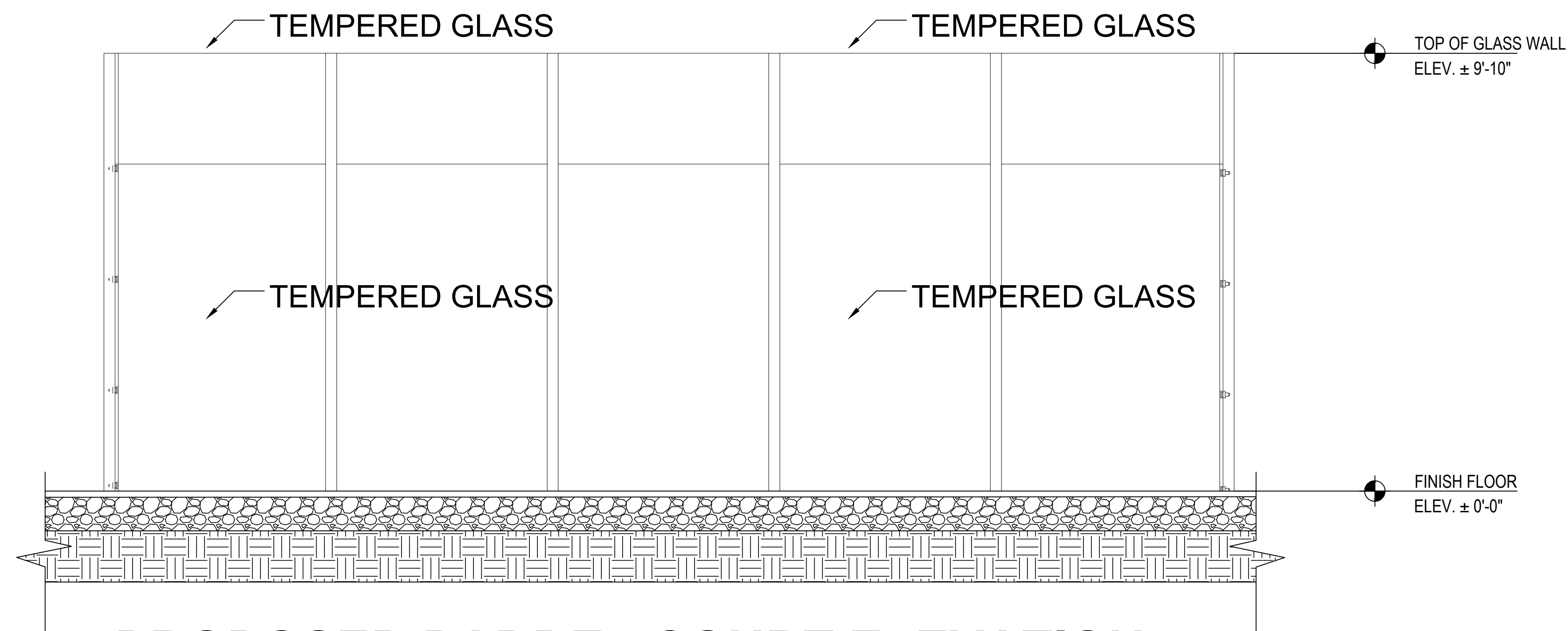
CHECKED BY: H.C.

DATE: 09/16/2024

SHEET TITLE:  
**PROPOSED  
ELEVATION &  
SECTION**

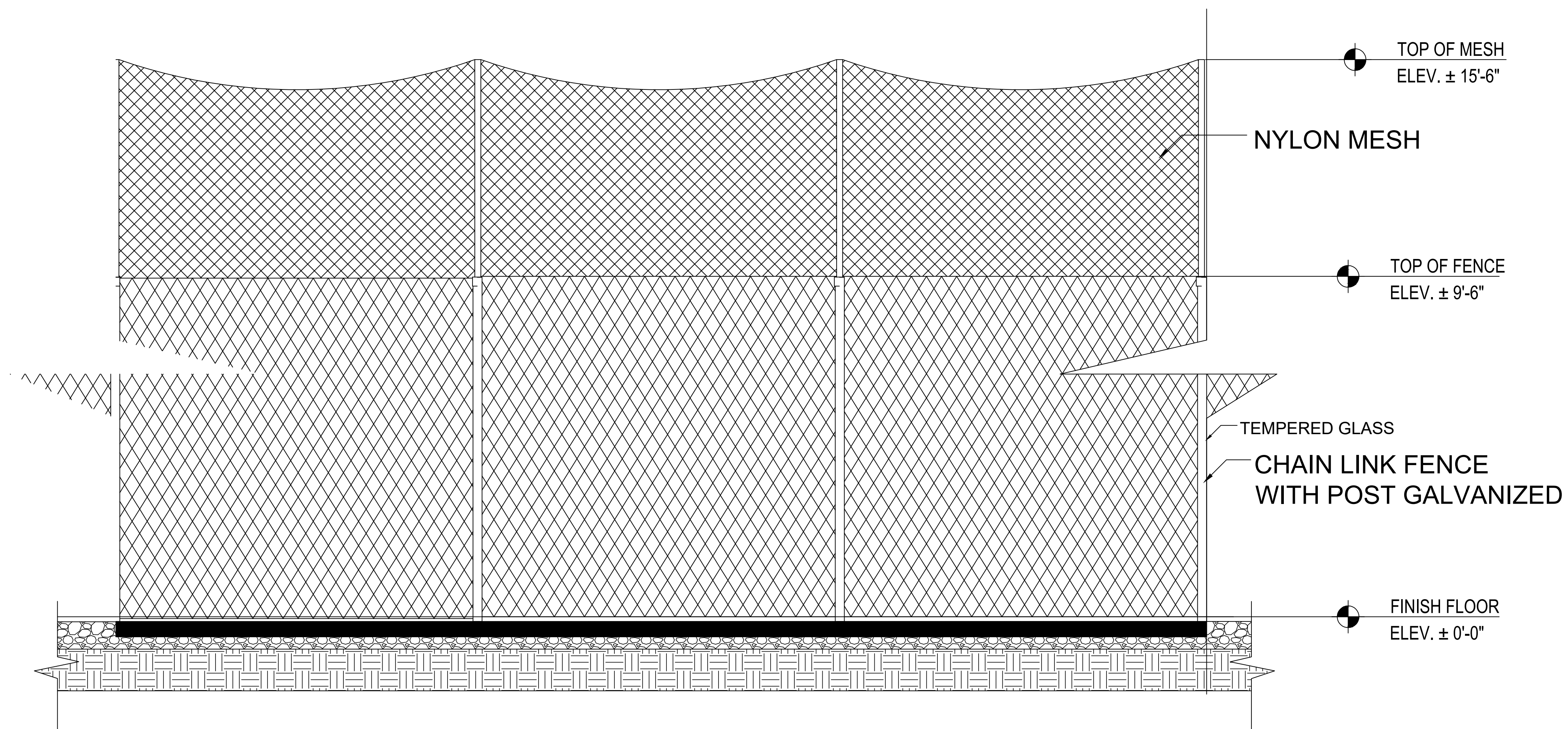
SHEET:

**A-102**



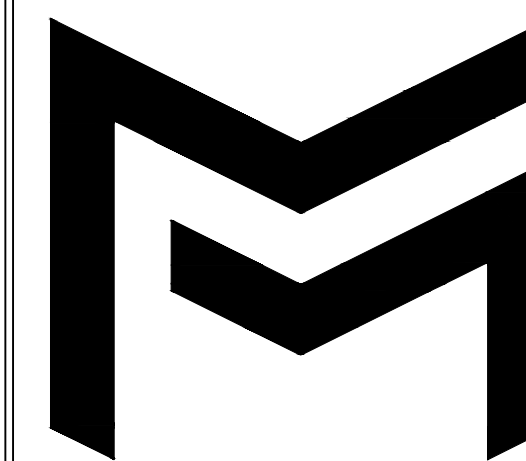
### PROPOSED PADDEL COURT ELEVATION

Scale: 1/2" = 1'-0"



### PROPOSED SOCCER COURT ELEVATION

Scale: 1/2" = 1'-0"



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NARANJA 26828 South

PROJECT ADDRESS:

26828 SOUTH DIXIE HWY.  
NARANJA, FL 33032

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REVISION NO.	DATE	BY

DRAWN BY: FVD

FILE No.: (224-037)

CHECKED BY: H.C.

DATE: 09/16/2024

SHEET TITLE:  
FENCE AND COURT DETAILS

SHEET:  
SP-503

HARRIET TUBMAN HIGHWAY

BUSWAY

728'-5"

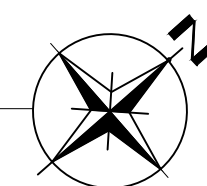
VIRGINIA STREET

SOUTH DIXIE HIGHWAY -- US-1

STATE ROAD No. 5  
 (U.S. HIGHWAY No. 1)

PROPOSED LANDSCAPE PLAN

SCALE: 1/32"=1'-0"



CODE SUMMARY:

- FLORIDA BUILDING CODE 2023 8th EDITION (COMMERCIAL).

CHAPTER 33 Article XXXIII(J) Code Miami-Dade County, Florida  
 Naranja Community Urban Center (NCUC) District

CLASSIFICATION OF WORK:

- NEW SPORT COMPLEX WITH FACILITIES

USE AND OCCUPANCY CLASSIFICATION :

- Naranja Community Urban Center (NCUC) District  
 LAND USE - COMMERCIAL - VACANT LAND

NOTE:

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES  
 AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM  
 INSTALLATION.

TREES LEGEND			
SYMBOL	TREE SPECIES	REQUIRED	PRODUCED
	ROYAL PALM FLORIDA	27	27
	LIVE OAK SOUTHERN	26	26
	SILVER BUTTONWOOD	13	13
	PALM FLAM	13	13
	DATE PALM MAMMILLATE	18	18
	PINE TREE	45	45
	PALMS	80	80
	PALMS	36	36
	PALMS	100	100
	PALMS	310	310
	PALMS	200	200
	PALMS	610	640



MEC DESIGN

6187 NW 167 STREET SUITE: H24  
 MIAMI, FLORIDA 33015  
 OFFICE: 305.356.1775  
 WWW.MECDESIGNMIAMI.COM  
 ID0001355  
 ARO007205/PE31509  
 HOMERO CRUZ, L.I.D.  
 MANUEL A. VEGA, A.R.  
 JOSE A. MARTINEZ, P.E.

SEAL:

This item has been digitally signed and sealed by  
 Jose A. Martinez, PE.  
 Printed copies of this document are not considered signed and  
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PROJECT NAME:

SPORT COMPLEX  
 NARANJA 26828 South

PROJECT ADDRESS:

26828 SOUTH DIXIE HWY.  
 NARANJA, FL 33032

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2	03-05-25	FVD

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FILE No.: (224-037)

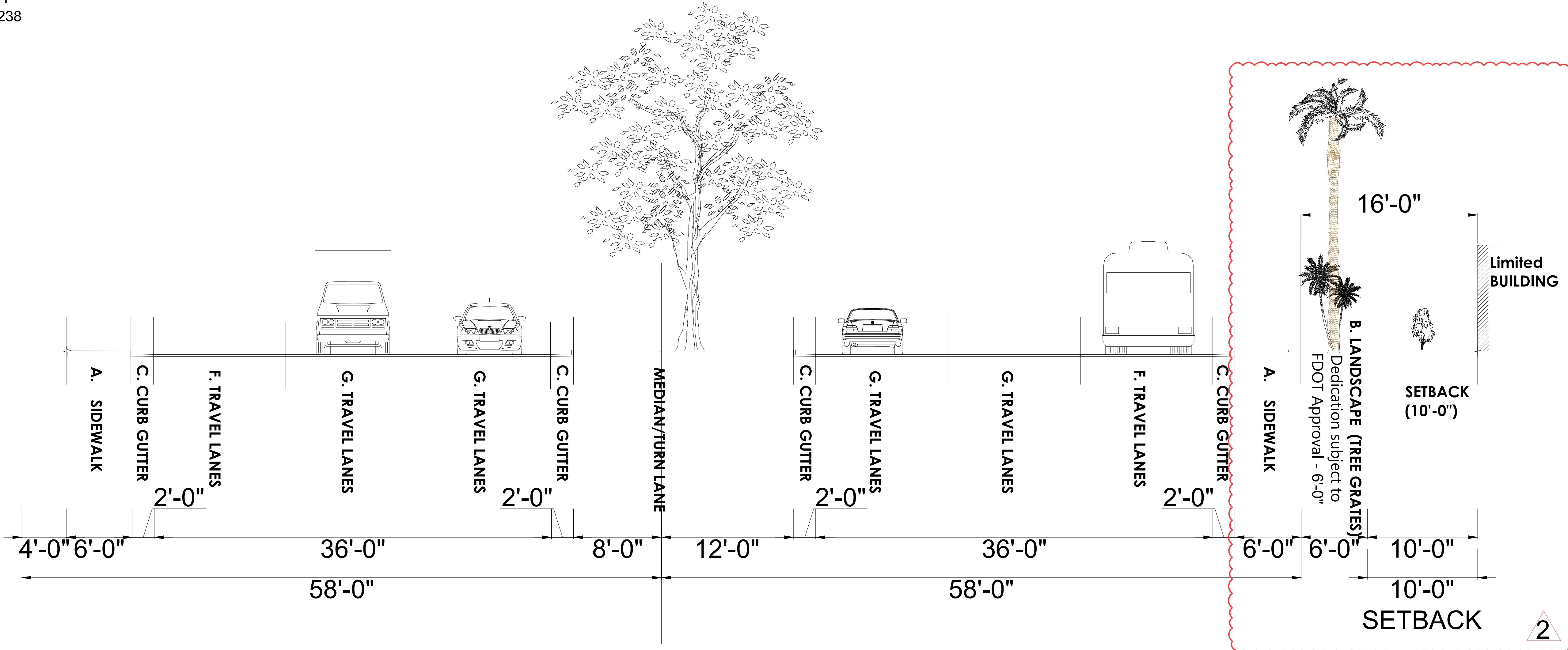
CHECKED BY: H.C.

DATE: 09/16/2024

SHEET TITLE:  
 PROPOSED  
 LANDSCAPE PLAN

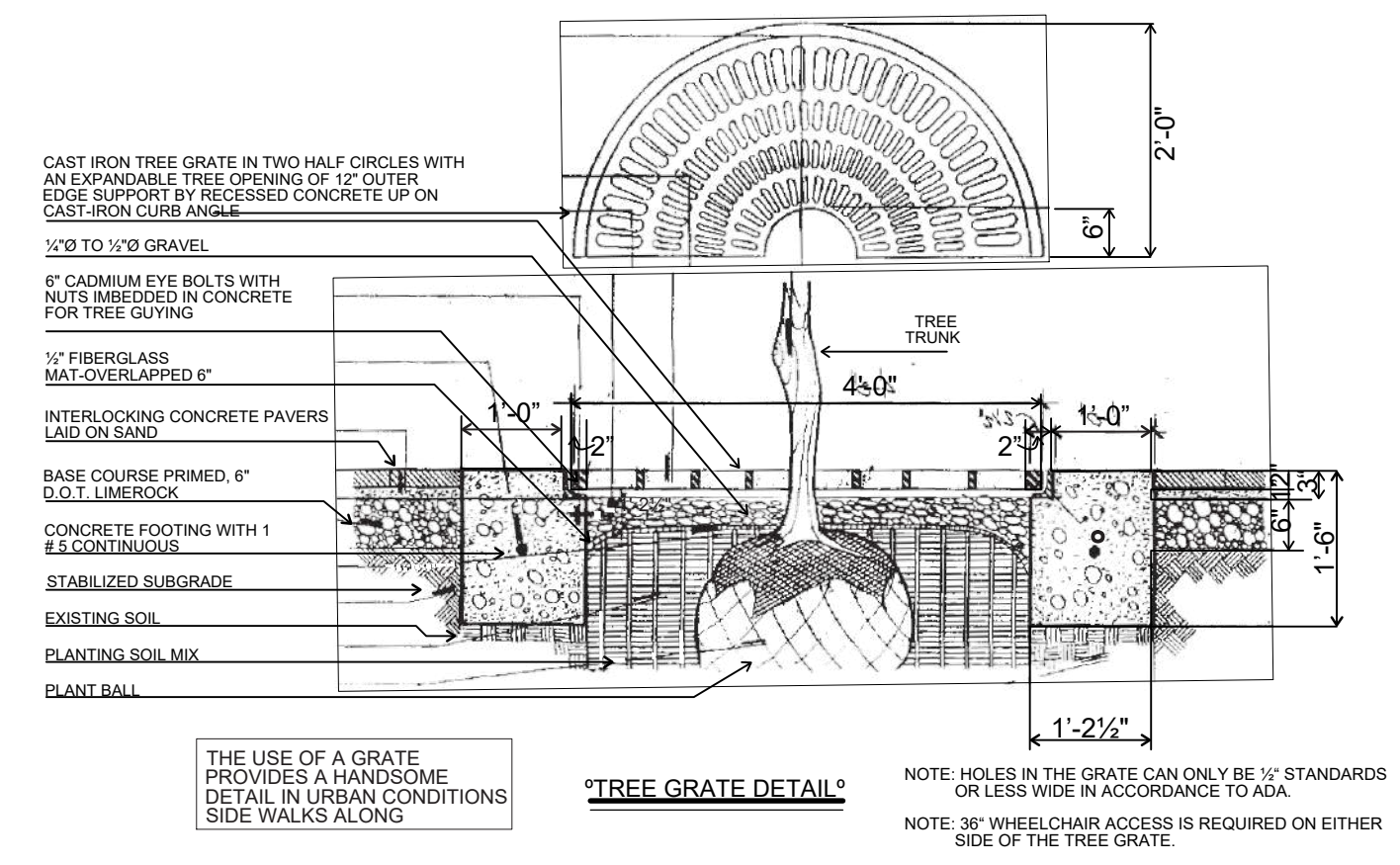
SHEET:

SP-102



TYPICAL STREET SECTION

TYPICAL TREE GRATES 6'x6"



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 AR0007205/PE31509  
 HOMERO CRUZ, L.I.D.  
 MANUEL A. VEGA, A.R.  
 JOSE A. MARTINEZ, P.E.

SEAL: Digitally signed by Jose A. Martinez  
 DN: c=US, st=Florida, e=Jose A. Martinez, o=MEC Design Consultants, Inc., cn=Jose A. Martinez  
 email=info@meccdesignmiami.com  
 Date: 2025.03.05 16:54:17 -0500  
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PROJECT NAME:

SPORT COMPLEX  
 NARANJA 26828 South

PROJECT ADDRESS:

26828 SOUTH DIXIE HWY.  
 NARANJA, FL 33032

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2	03-05-25	FVD

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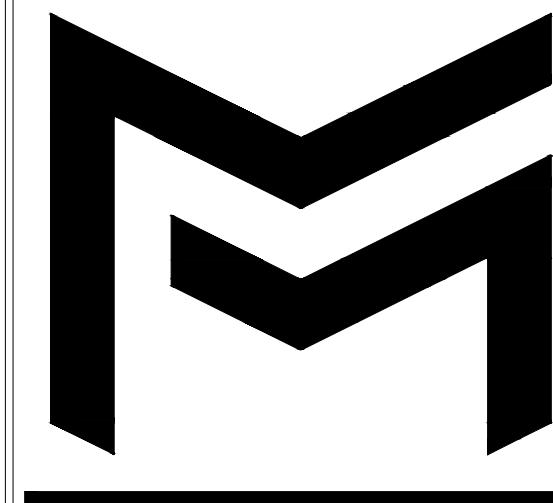
FILE No.: (224-037)

CHECKED BY: H.C.

DATE: 09/16/2024

SHEET TITLE:  
 PROPOSED SECTION STREET

SHEET:  
 SP-104



MEC DESIGN

6187 NW 167 STREET SUITE: H24  
 MIAMI, FLORIDA 33015  
 OFFICE: 305.356.1775  
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 ID0001355  
 AR0007205/PE31509  
 HOMERO CRUZ, L.I.D.  
 MANUEL A. VEGA, A.R.  
 JOSE A. MARTINEZ, P.E.

SEAL: Digitally signed by Jose A. Martinez  
 DN: c=US, st=Florida, l=Miami, o=MEC Design Consultants, Inc., cn=Jose A. Martinez, email=info@mecdesignmiami.com  
 Date: 2025.03.05 16:54:52 -05'00'

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PROJECT NAME:

SPORT COMPLEX  
 NARANJA 26828 South

PROJECT ADDRESS:

26828 SOUTH DIXIE HWY.  
 NARANJA, FL 33032

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2	03-05-25	FVD

DRAWN BY: FVD

FILE No.: (224-037)

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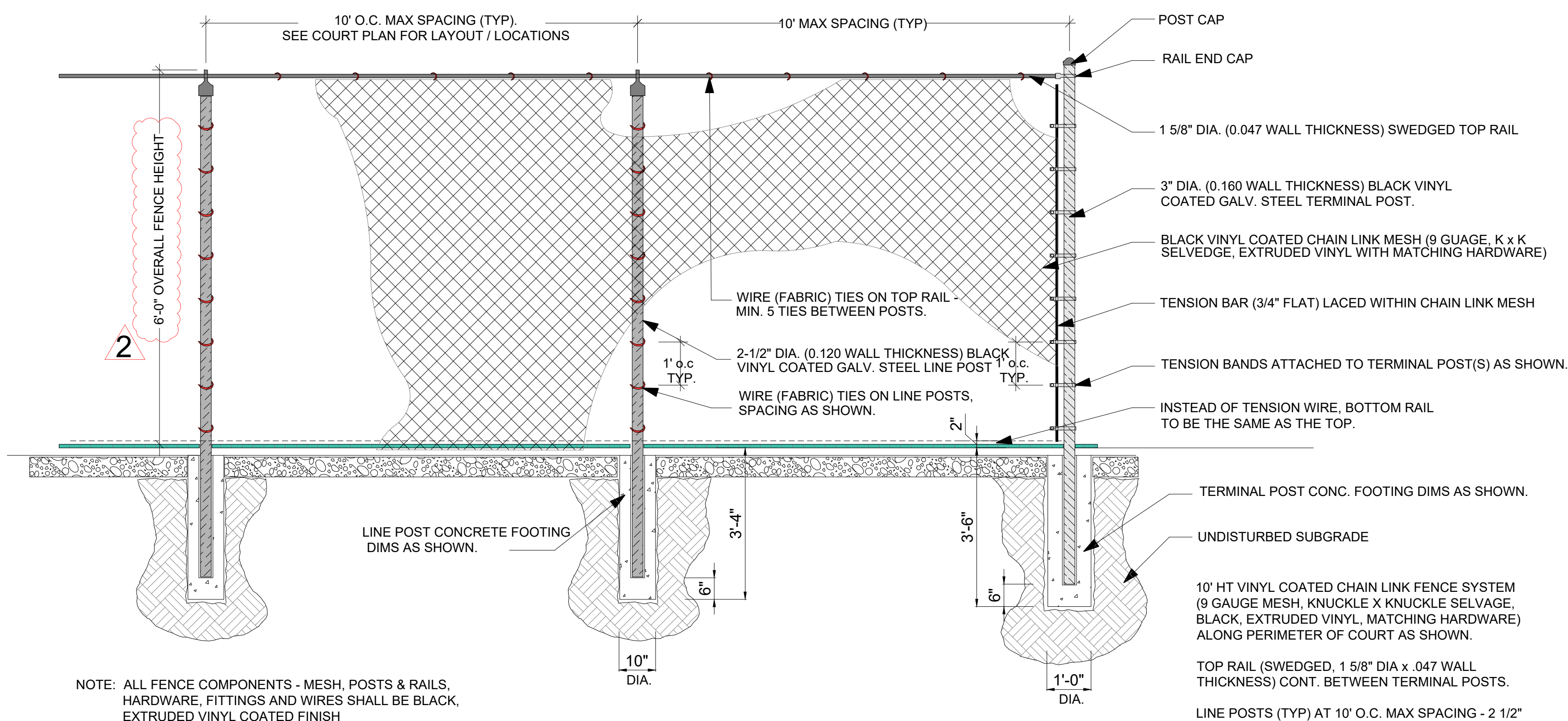
DATE: 09/16/2024

SHEET TITLE:

FENCES DETAILS

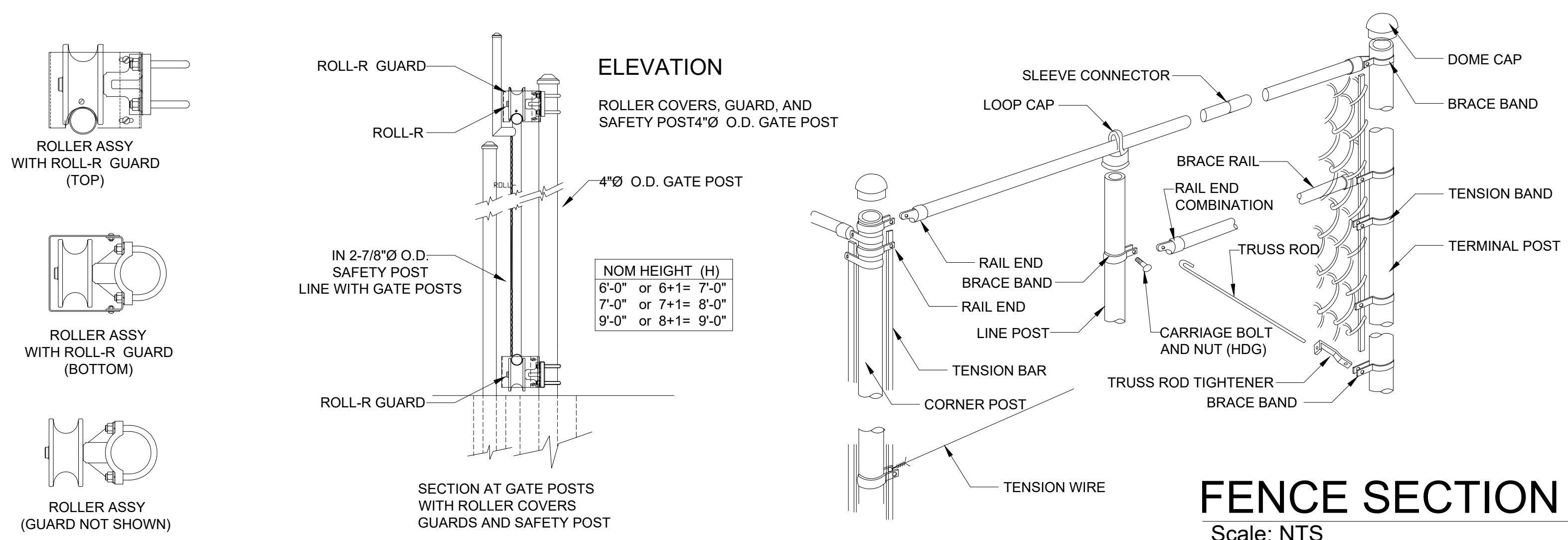
SHEET:

SP-504

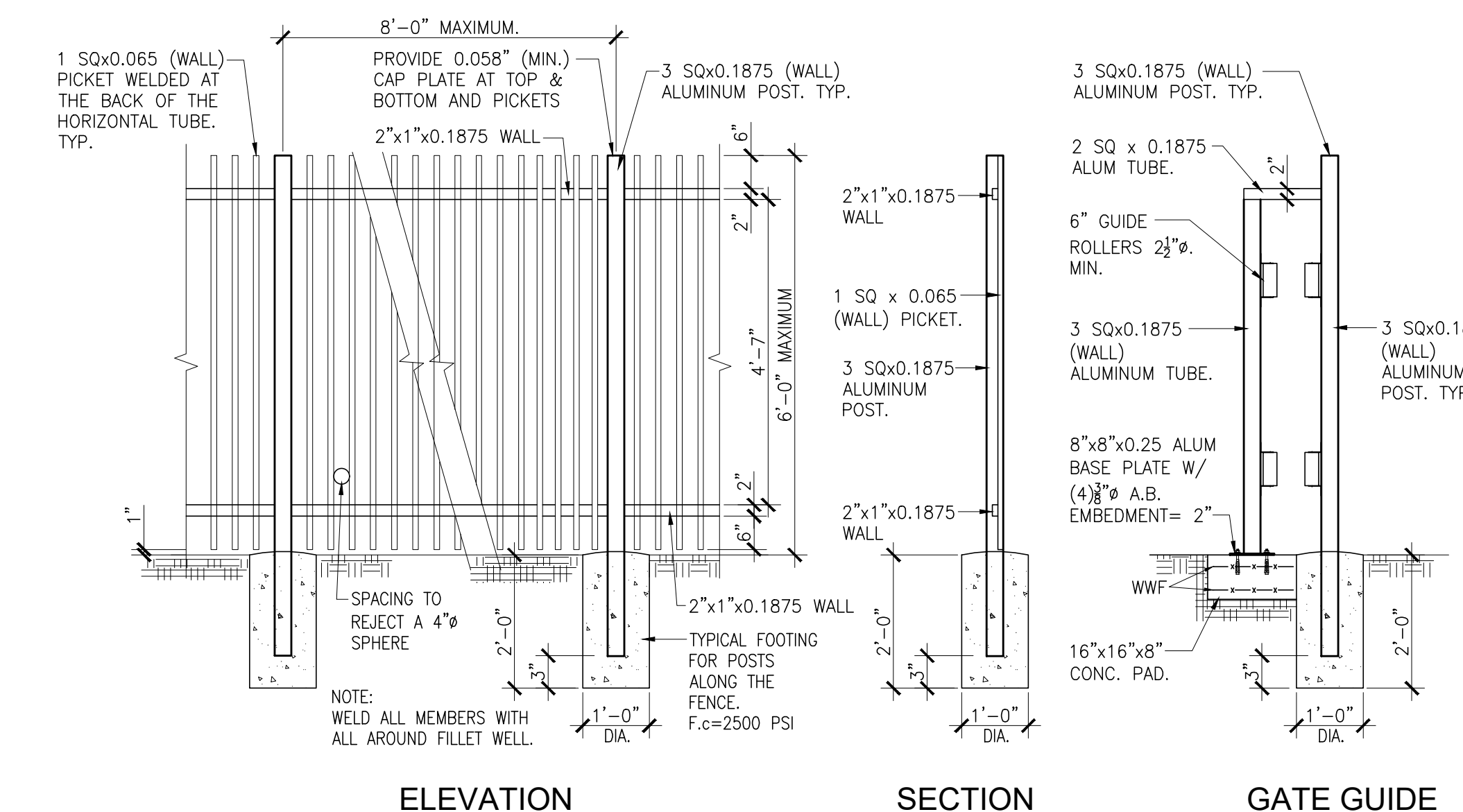


CHAIN LINK FENCE DETAIL

Scale: 1/2" = 1'-0"

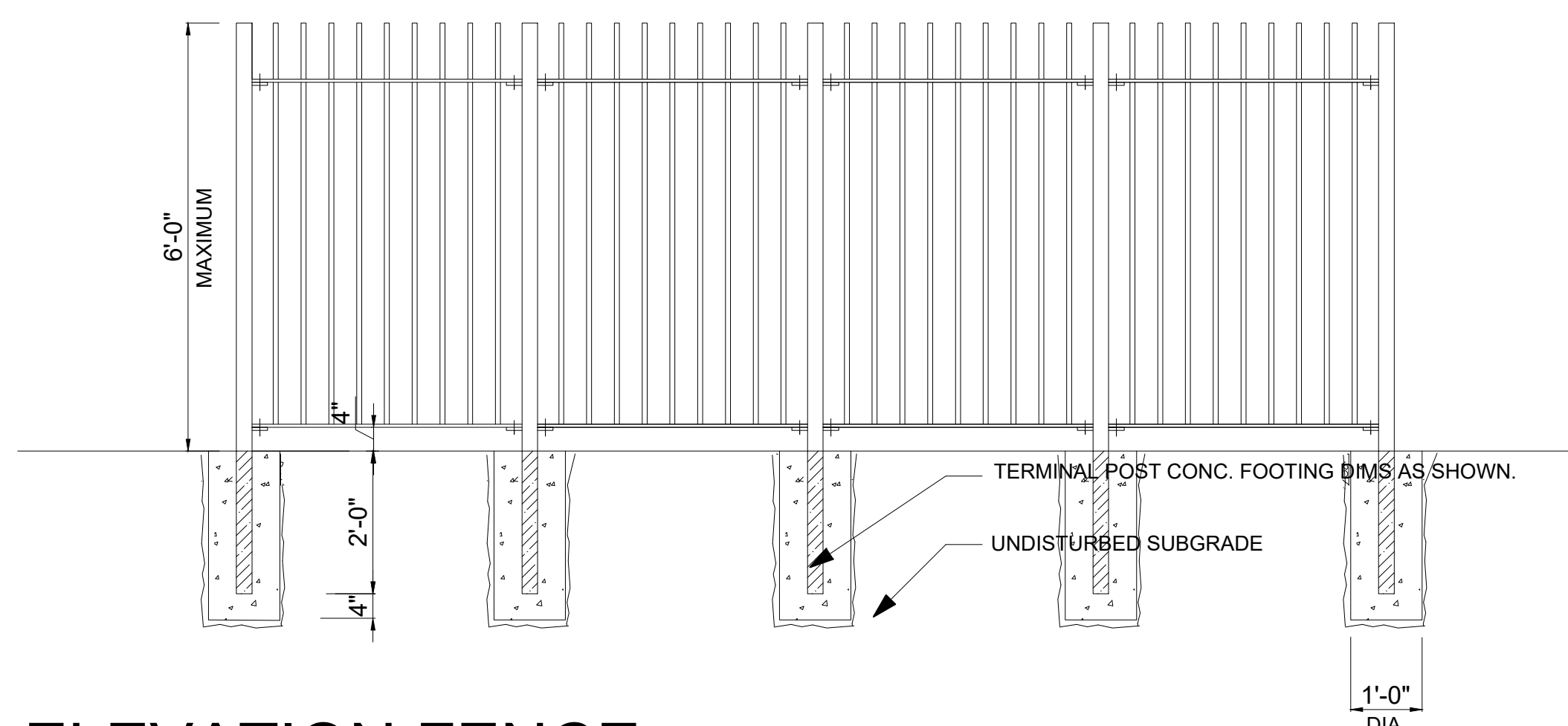


THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE.



STANDARD ALUMINUM FENCE

Scale: 1/2" = 1'-0"



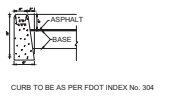
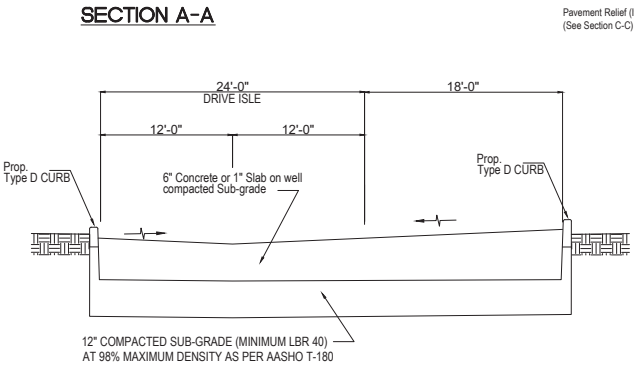
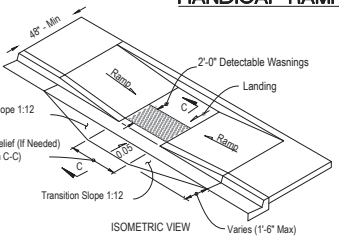
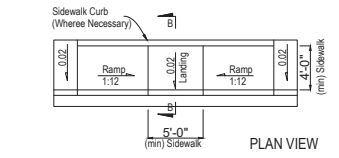
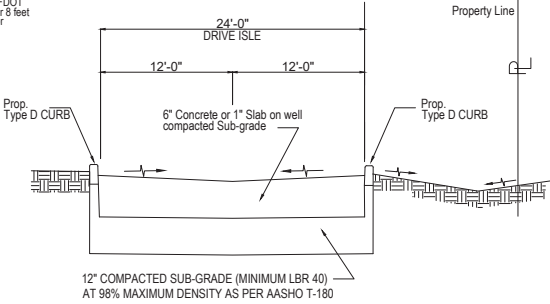
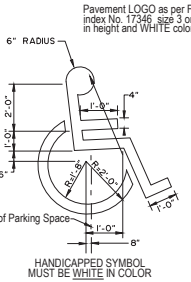
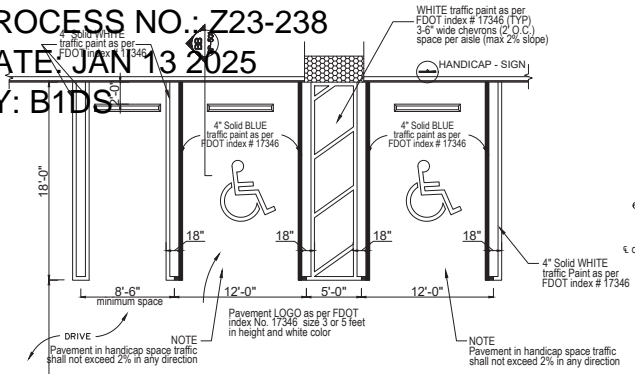
# RECEIVED

MIAMI-DADE COUNTY

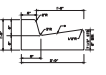
PROCESS NO.: Z23-238

DATE: JAN 13 2025

BY: B1DS



**CURB DETAIL**

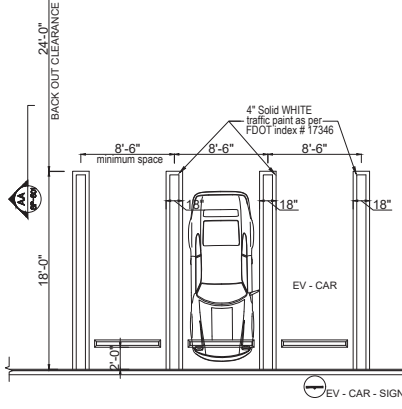


**TYPE 'F' CURB**

WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLE BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS. EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE AND THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST MARKING.

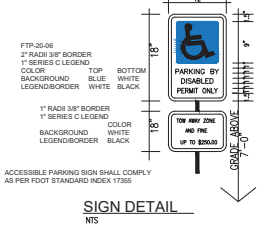
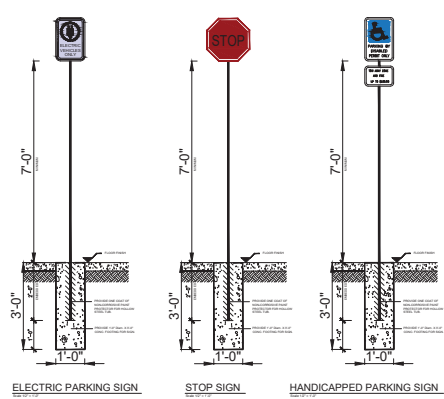
**TYPICAL PARKING STALL / H.C. PARKING**

SCALE: 1/4" = 1'-0"

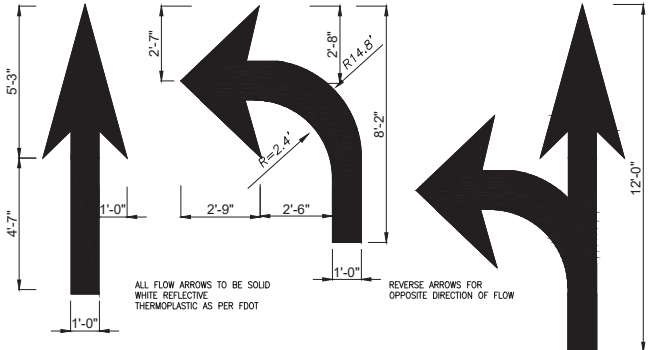
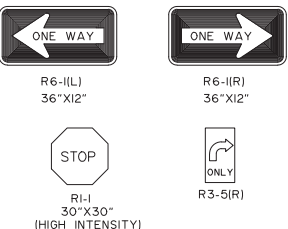


**SECTION BB**

NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE GROSS SLOPE OF THE GUTTER SHALL MATCH THE GROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.



**TRAFFIC SIGNS**



**DIRECTIONAL ARROWS**

SCALE: NTS



**MEC DESIGN**

6187 NW 167 STREET SUITE: H24  
MIAMI, FLORIDA 33015  
OFFICE: 305.356.1775  
WWW.MECDESIGNMIAMI.COM  
1800013355  
AR0007205/PE31509  
HOMERO CRUZ, L.I.D.  
MANUEL A. VEGA, A.R.  
JOSE A. MARTINEZ, P.E.

SEAL: Digitally signed by Jose A. Martinez  
DN: c=US,  
st=Florida, o=Miami,  
ou=MEC Design  
Consultants, Inc.,  
cn=Jose A. Martinez,  
email=info@mecdes  
ignmiami.com  
Date: 2024.12.26  
15:39:12 -05'00'

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PROJECT NAME:  
**SPORT COMPLEX  
NARANJA 26828 South**

PROJECT ADDRESS:  
**26828 SOUTH DIXIE HWY.  
NARANJA, FL 33032**

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REVISION NO.	DATE	BY

DRAWN BY: FVD

FILE No.: (224-037)

CHECKED BY: H.C.

DATE: 09/16/2024

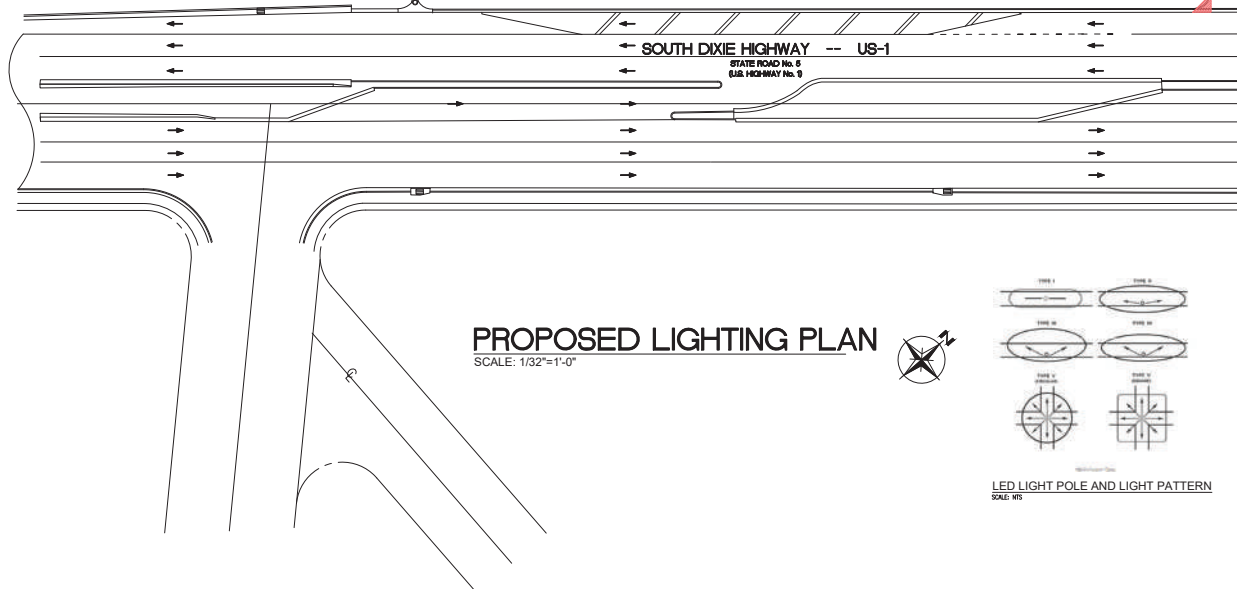
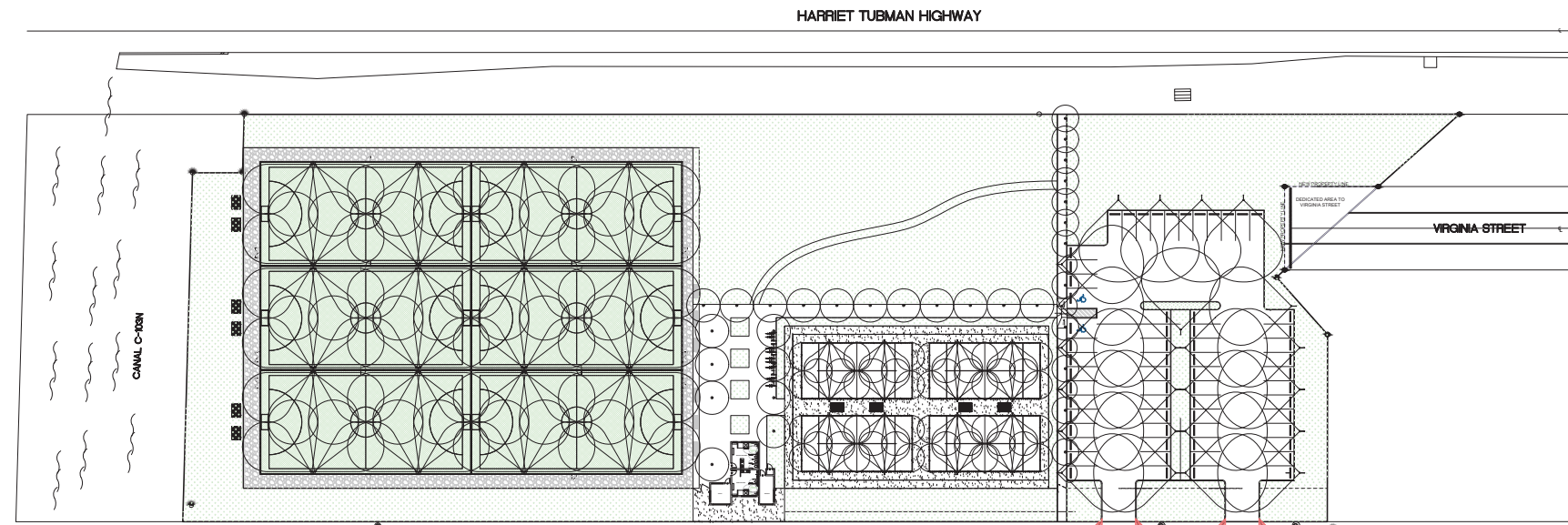
SHEET TITLE:  
**PARKING, PAVING  
& SIGNS DETAILS**

SHEET:

**SP-501**

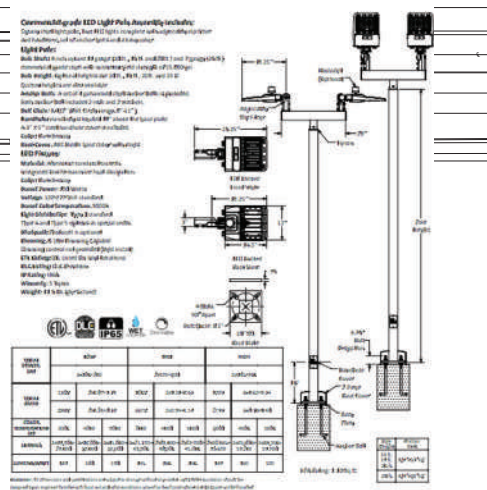
# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z23-238  
 DATE: JAN 13 2025  
 BY: B1DS



**PROPOSED LIGHTING PLAN**  
 SCALE: 1/32"=1'-0"

**LED LIGHT POLE AND LIGHT PATTERN**  
 SCALE: N/A



ITEM NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	LED LIGHT POLE	1	EA	
2	LED LIGHT FIXTURE	1	EA	
3	MOUNTING HARDWARE	1	EA	
4	ELECTRICAL WIRING	1	EA	



**MEC DESIGN**

6187 NW 167 STREET SUITE: H24  
 MIAMI, FLORIDA 33015  
 OFFICE: 305.356.1775  
 WWW.MECDESIGNMIAMI.COM  
 ID0001355  
 AR0007205/PE31509  
 HOMERO CRUZ, L.L.D.  
 MANUEL A. VEGA, A.R.  
 JOSE A. MARTINEZ, P.E.

SEAL: Digitally signed by Jose A. Martinez  
 DN: cn=Jose A. Martinez, o=MEC Design Consultants, Inc., email=info@meccdesignmiami.com, Date: 2025.01.03 17:38:38 -05'00'

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PROJECT NAME:  
**SPORT COMPLEX**  
**NARANJA 26828 South**

PROJECT ADDRESS:  
**26828 SOUTH DIXIE HWY.**  
**NARANJA, FL 33032**

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REVISION NO.	DATE	BY
1	12-24-24	FVD

DRAWN BY: FVD

FILE NO.: (Z24-037)

CHECKED BY: H.C.

DATE: 09/16/2024

SHEET TITLE:  
**PROPOSED EXTERIOR LIGHTING PLAN**

SHEET:  
**SP-201**

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**DISCLOSURE OF INTEREST\***

MIAMI-DADE COUNTY

PROCESS NO.: Z23-238

DATE: DEC 7 2023

BY: ISA

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: FRATOMALI TWO, LLC

**NAME AND ADDRESS**

**Percentage of Stock**

Mariano Pastor, 2275 BISCAYNE BLVD. STE 1, MIAMI, FL 33137

50%

Estate of Linette Guerra, 2275 BISCAYNE BLVD. STE 1, MIAMI, FL 33137

50%

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: Estate of Linette Guerra, 2275 BISCAYNE BLVD. STE 1

**NAME AND ADDRESS**

**Percentage of Interest**

Franco Pastor, 2275 BISCAYNE BLVD. STE 1, MIAMI, FL 33137

50%

Tobias Pastor, 2275 BISCAYNE BLVD. STE 1, MIAMI, FL 33137

50%

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

**NAME AND ADDRESS**

**Percent of Ownership**



054D1C3E-7C57-4E5D-831B-F962911D2400 --- 2023/06/05 09:02:56 -8:00

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

MIAMI-DADE COUNTY  
PROCESOR  
23-238  
DATE: DEC 7 2023  
BY: ISA

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Signature: \_\_\_\_\_  
DocuSigned by:  
*Mariano Pastor*  
C67370B1A10F4F0... (Applicant)

Sworn to and subscribed before me this 5 day of June, 2023. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Yeidy Montesino Perez  
(Notary Public)  
Signed on 2023/06/05 09:06:13 -0000

Yeidy Montesino Perez  
Commission # HH 084273  
Notary Public - State of Florida  
My Commission Expires Jan 24, 2025

My commission expires 1/24/2025

\*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.



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**DISCLOSURE OF INTEREST\***

MIAMI-DADE COUNTY

PROCESS NO.: Z23-238

DATE: DEC 7 2023

BY: ISA

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: FRATOMALI GROUP LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Mariano Pastor, 2275 BISCAYNE BLVD. STE 1, MIAMI, FL 33137	50%
Estate of Linette Guerra, 2275 BISCAYNE BLVD. STE 1, MIAMI, FL 33137	50%

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: Estate of Linette Guerra, 2275 BISCAYNE BLVD. STE 1

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
Franco Pastor, 2275 BISCAYNE BLVD. STE 1, MIAMI, FL 33137	50%
Tobias Pastor, 2275 BISCAYNE BLVD. STE 1, MIAMI, FL 33137	50%

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

466368D7-F7C8-41A4-97AA-0F99220CE87B --- 2023/12/06 10:39:22 -8:00





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

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Signature: \_\_\_\_\_  
(Applicant)

I, Betty Llerena me this 6 day of December, 2023. Affiant is  personally known to \_\_\_\_\_ as identification.

Betty Llerena  
\_\_\_\_\_  
(Notary Public)

Betty Llerena  
Commission # HH 221018  
Notary Public - State of Florida  
My Commission Expires Mar 05, 2026

My commission expires March 5, 2026

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



**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Zoning Appeal Board 15**

**PH: Z24-143**

**May 14, 2025**

Item No. 2

<b>Recommendation Summary</b>	
<b>Commission District</b>	8
<b>Applicant</b>	Orane Morgan
<b>Summary of Requests</b>	The applicant seeks to allow an existing detached shed structure and an existing decorative fishpond located towards the rear of the subject property to setback less than required from the interior side property lines.
<b>Location</b>	11814 SW 232 Lane, Miami-Dade County, Florida
<b>Property Size</b>	±0.11 Acres
<b>Existing Zoning</b>	RU-1M(a), Modified Single-Family Residential District
<b>Existing Land Use</b>	Single-family Residence
<b>2030-2040 CDMP Land Use Designation</b>	Low Density Residential, 2.5 - 6 dua (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent 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. (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE to permit an existing detached shed to setback 1.37' (5' required) from the interior side (east) property line.
- (2) NON-USE VARIANCE to permit an existing fishpond to setback 0.35' (5' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing to Legalize Shed and Fishpond Structures", as prepared by Pro Air Company Consulting Engineers P.E., 1 Sheet dated stamped received 3/10/25, 1 Sheet dated stamped received 3/7/25 and 1 sheet dated stamped received 2/27/25, consisting of a total of 3 sheets. Plans may be modified at public hearing.

**PROJECT HISTORY AND DESCRIPTION:**

On September 23, 2003, pursuant to Resolution #CZAB15-17-03, the subject property was part of a larger tract of land that was approved for a district boundary change from AU, Agriculture District to RU-1M(a), Modified Single-Family Residential District.

The submitted plans show an existing two (2)-story, 3,022 sq. ft. single-family residence on an interior lot, with an existing detached shed structure and a decorative fishpond located towards the rear of the 0.11-acre subject property that fronts along the SW 232 Lane roadway. The detached shed structure is situated 1.37' from the interior side (east) property line where a minimum of 5' is otherwise required by code, whereas the decorative fishpond encroaches 4.65' into the interior side (west) setback area. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high wood fence located along the rear, and both the interior side property lines of the subject property.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1M(a); single-family residence	Low Density Residential (2.5 to 6 dua)
<b>North</b>	RU-1M(a); single-family residence	Low Density Residential (2.5 to 6 dua)
<b>South</b>	RU-1M(a); single-family residence	Low Density Residential (2.5 to 6 dua)
<b>East</b>	RU-1M(a); single-family residence	Low Density Residential (2.5 to 6 dua)
<b>West</b>	RU-1M(a); single-family residence	Low Density Residential (2.5 to 6 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property consists of an existing single-family residence that is on a 5,000 sq. ft., RU-1M(a), Modified Single-Family Residential District, zoned interior lot, located at 11814 SW 232 Lane. The surrounding area is characterized by existing single-family residences, also developed under RU-1M(a) zoning district regulations, maintaining consistency with the residential character of the neighborhood

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to legalize and continue to use the existing detached shed and fishpond which are setback less than required from the property lines. Staff opines that since the rear yard area is enclosed with a 6-foot-high wood fence along the rear and interior side property lines, along with the existing landscaping on the property, any visual impact that the shed and fishpond may have on the surrounding properties is minimal and would be sufficiently mitigated.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan The ±0.11-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element

interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests for reduced setbacks sought in the application for an existing shed and fishpond located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

### **ZONING ANALYSIS:**

The applicant seeks approval to permit an existing detached shed structure to setback 1.37' (5' required) from the interior side (east) property line (request #1), and to permit an existing fishpond to setback a minimum of 0.35' (5' required) from the interior side (west) property line (request #2). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval, with conditions, of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The subject property is located at 11814 SW 232 Lane is developed as an existing single-family residence. The applicant has submitted a site plan in conjunction with this application, depicting the existing single-family residence on an interior lot, with a detached shed and fishpond structure located towards the interior of the subject property. Both structures encroach into the interior side setback areas, being positioned closer to the property lines than allowed under the current zoning standards. Staff supports the requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high wood fence located along the rear, and both the interior side property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the east and west of the subject property. Staff further opines that the existing encroachments of the detached shed and fishpond towards the interior side property lines are internal to the site and any negative visual impacts generated from the encroachments would be adequately mitigated by the existing 6' high wood fence as well as ample landscaping in the form of trees and shrubs that exist along the perimeter of the property lines. To further mitigate any potential impacts, staff recommends a condition of approval stating that said wood fence along the property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for variances of the setback requirements for detached accessory structures. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below

their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the detached shed and the fishpond accessory structures are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

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

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

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

- 1 That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
- 2 Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing to Legalize Shed and Fishpond Structures", as prepared by Pro Air Company Consulting Engineers P.E., 1 Sheet dated stamped received 3/10/25, 1 Sheet dated stamped received 3/7/25 and 1 sheet dated stamped received 2/27/25, consisting of a total of 3 sheets. Plans may be modified at public hearing.
- 3 That the use be established and maintained in accordance with the approved plan.
- 4 That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
- 5 That the 6' high wood fence located along the rear and interior side property lines be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs

Orane Morgan

Z24-143

Page | 5

wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:EA:JH

A handwritten signature in cursive script that reads "Eric Silva".

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

5/2/2025

# ZONING RECOMMENDATION ADDENDUM

Orane Morgan  
PH: Z24-143

<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>Low-Medium Density Residential (Pg. I-31)</b></p>	<p><i>The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low-Medium Density Residential</b>. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses, and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Sec. 33-20. - Accessory structures and ancillary uses.</b></p>	<p><i>(1) Utility sheds and pergolas. Utility sheds and pergolas shall be subject to the following conditions and limitations:</i></p> <p><i>(1) Notwithstanding any other provision of this section, there shall be no more than one utility shed per residential lot, up to a maximum of 400 square feet in size, provided that the maximum rear lot coverage set forth in subsection (b) above is not exceeded.</i></p> <p><i>(2) Where applicable, all utility sheds shall be in compliance with the Florida Building Code or be approved by the State of Florida and shall be subject to easement restrictions pursuant to <a href="#">Sections 33-24 and 33-284.43(k)</a>.</i></p> <p><i>(3) Prior to the issuance of a building permit for a utility shed, the property owner shall furnish the County with a fully executed declaration of use, or other legal instrument acceptable to the Director, stating that the utility shed will not be used for living quarters or other habitable purposes.</i></p> <p><i>(4) Utility sheds and pergolas larger than 100 square feet shall comply with the accessory building setbacks contained in <a href="#">Section 33-50</a>.</i></p> <p><i>(5) Utility sheds and pergolas not larger than 100 square feet, not exceeding 10 feet in height, and incidental to an existing single-family residential use shall be setback as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;"><b>Setback location</b></th> <th style="text-align: center;"><b>Feet</b></th> </tr> </thead> <tbody> <tr> <td>Front</td> <td style="text-align: center;">55</td> </tr> <tr> <td>Rear</td> <td style="text-align: center;">5; or 2 *</td> </tr> <tr> <td>Interior side</td> <td style="text-align: center;">5; or 2 *</td> </tr> <tr> <td>Spacing from house</td> <td style="text-align: center;">10</td> </tr> <tr> <td>Side street</td> <td style="text-align: center;">10</td> </tr> </tbody> </table>	<b>Setback location</b>	<b>Feet</b>	Front	55	Rear	5; or 2 *	Interior side	5; or 2 *	Spacing from house	10	Side street	10
<b>Setback location</b>	<b>Feet</b>												
Front	55												
Rear	5; or 2 *												
Interior side	5; or 2 *												
Spacing from house	10												
Side street	10												

	<p><i>* Rear and interior side setbacks may be reduced to two feet provided an affidavit is submitted indicating consent from the owner of the property that directly abuts the property boundary where the reduction is requested.</i></p>
<p><b>Sec. 33-50. - Table of setback lines in residential and estate districts.</b></p>	<p><i>All applications for Modified Single Family Residential District shall comply with the following applicable development parameters as stated in 33-50 RU1-M(a); Accessory Structure setback. Front setback: All accessory structures shall be set back a minimum of seventy-five (75) feet from the front property line. Interior Side Setback: All accessory structures shall be set back a minimum of five (5) feet from all side property lines. Rear setback. All accessory structures shall be set back a minimum of five (5') from the rear property line. Side street setback. All Accessory structures shall be set back a minimum of fifteen (15) feet from the side street property line. Accessory buildings structures shall comply with the following minimum setback requirements.</i></p>
<p><b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

MORGAN, ORANE

11814 SW 232 LN  
**MIAMI-DADE COUNTY, FLORIDA.**

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**APPLICANT**

**ADDRESS**

Pending

Z2024000143

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-6924-002-0570**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

August 9, 2024

**NEIGHBORHOOD REGULATIONS:**

**Case No. 202302005404** was opened on 10/30/2023. Warning W416334 was issued on 11/20/2023 for FAILURE TO OBTAIN A ZONING IMPROVEMENT PERMIT AS STATED IN 33-8.1, TO WIT: DECORATIVE POND WITH WATER LESS THAN 24 INCHES DEEP CONSTRUCTED WITHOUT ZONING IMPROVEMENT PERMIT (ZIP). Since compliance was not met on time, Citation T118380 was issued on 02/28/2024 for FAILURE TO REMOVE OR OBTAIN A ZONING IMPROVEMENT PERMIT, TO AS STATED IN 33-8.1 WIT: DECORATIVE POND WITH WATER LESS THAN 24 INCHES DEEP CONSTRUCTED WITHOUT ZONING IMPROVEMENT PERMIT (ZIP). Citation was paid on 03/30/2024. There are no outstanding fees.

**BUILDING SUPPORT REGULATIONS:**

**Building Support Case 20230224596-B** Opened on September 29, 2023 Failure to obtain required building permit(s) prior to commencing work on: Detached structure B in the rear of the property. Detached structure C in the rear of the property. Notice of violation issued on October 16,2023. Notice of violation Recorded under Book: 33941 Page: 1510 Total Pages: 1 on October 27,2023. Two extensions approved and due date is October 10,2024. There are no outstanding fees, the case is open.

**VIOLATOR:**

MORGAN, ORANE

**OUTSTANDING LIENS AND FINES:**


There are no outstanding liens or fines.

# Memorandum



**Date:** May 2, 2025

**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:** Z2024000143-2<sup>nd</sup> Review  
Orane Morgan  
11814 SW 232<sup>nd</sup> Lane  
Non-Use Variance for setback requirements for the legalization of a  
fishpond and shed within an existing single-family residence.  
(RU-1(M)(a)) (0.11 acres)  
24-56-39

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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 related to potable water service and wastewater disposal.

#### Potable Water Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the fishpond and shed to be legalized are required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

#### **Conditions of Approval: None**

#### Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled “Residential Property” prepared by Pro Air, Company, and dated as received by Miami-Dade County on July 11, 2024, 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**

DERM Enforcement History Review

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: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** March 21, 2025

**To:** Eric Silva, AICP, Assistant Director  
Development Services Division  
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) 

**Subject:** Zoning Application Comments - Orane Morgan  
Application No. Z2024000143 - Revision # 2

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Orane Morgan

Location: The proposed project is located on approximately 0.11 acres at 11814 SW 232<sup>nd</sup> Lane, with Folio No. 30-6924-022-0570, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to legalize an existing shed, a gazebo, and a decorative fishpond at the rear of the existing single-family residence without the required setbacks.

This project results in a no-net increase for the water demand.

***Please note that the subject property has a 10 feet Utility Easement within and along the northern boundary of the subject property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).***

Water/Sewer: The subject site is located within the WASD's water and sewer service area. The subject property is currently connected to water and sewer.

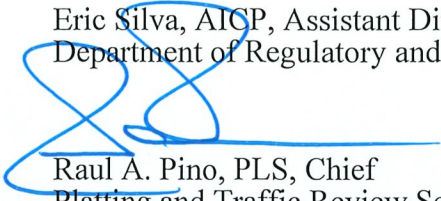
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Pedro P. Vera Carballes at (786) 552-8144 or [pedro.veracarballes@miamidade.gov](mailto:pedro.veracarballes@miamidade.gov).

# Memorandum



Date: August 6, 2024

To: Eric Silva, AICP, 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: Z2023000143  
Name: Orane Morgan  
Location: 11814 SW 232 Lane  
Section 24 Township 56 South Range 39 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 11, Block 4, Plat Book 53, Page 53.

This application does not generate any additional trips.

#### 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."
- 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:** March 17, 2025

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

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

**Subject:** Z2024000143

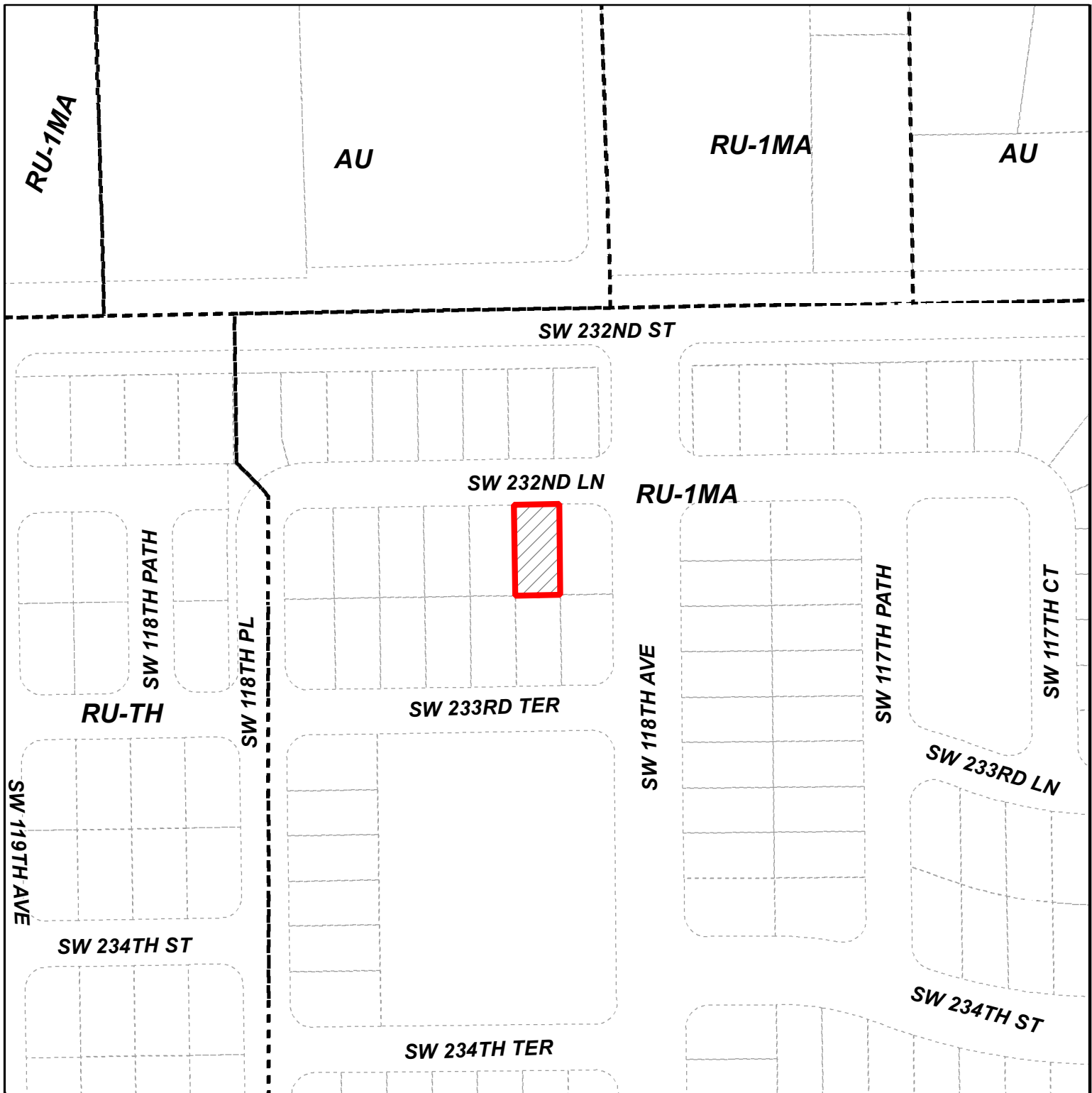
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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 3/10/2025. Single family home.

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.





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

Process Number  
**Z2024000143**



Section: 24 Township: 56 Range: 39  
 Applicant: Orane Morgan  
 Zoning Board: C15  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

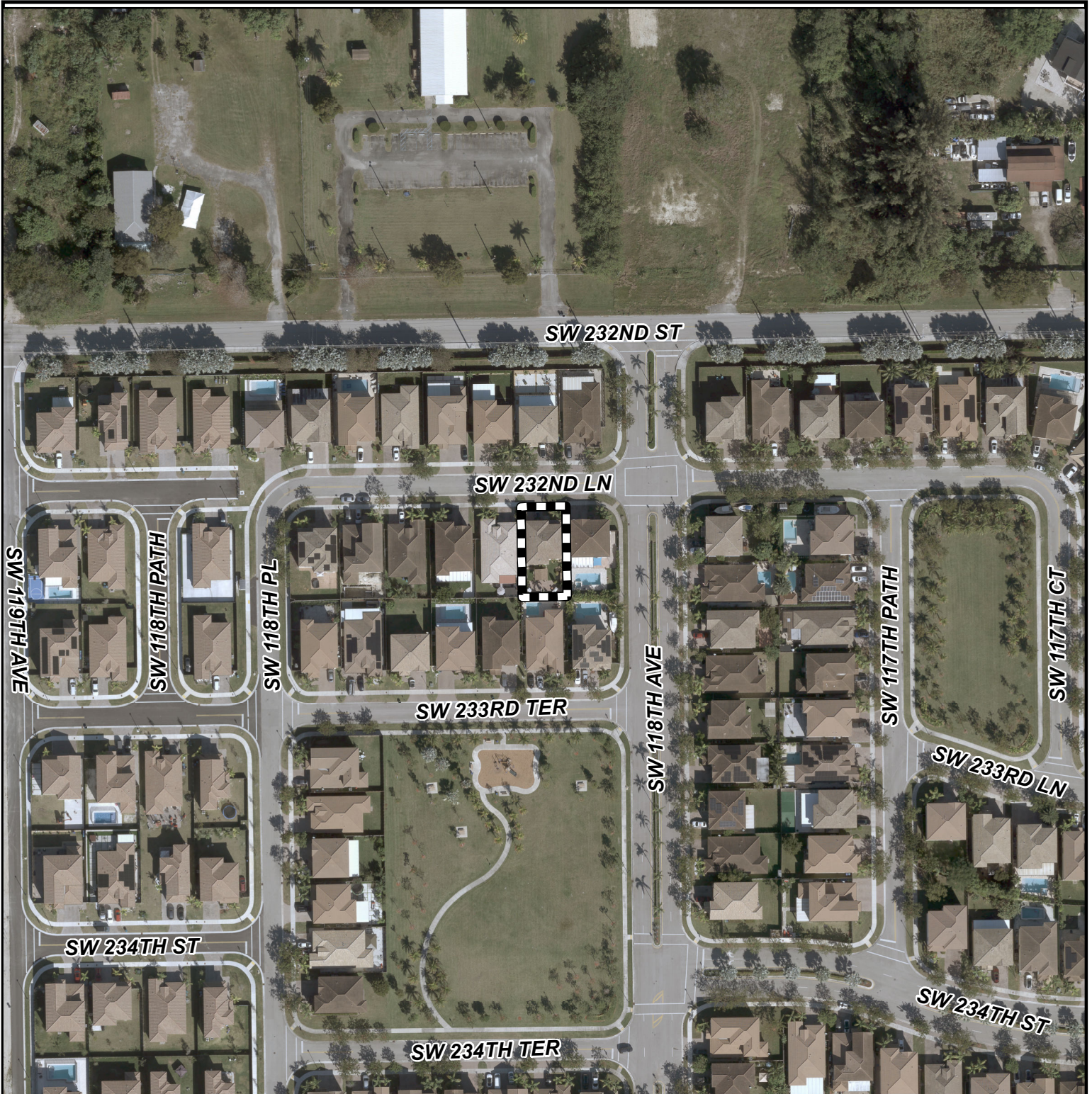
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, July 12, 2024

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2023**

**Process Number**  
**Z2024000143**

**Legend**  
 Subject Property

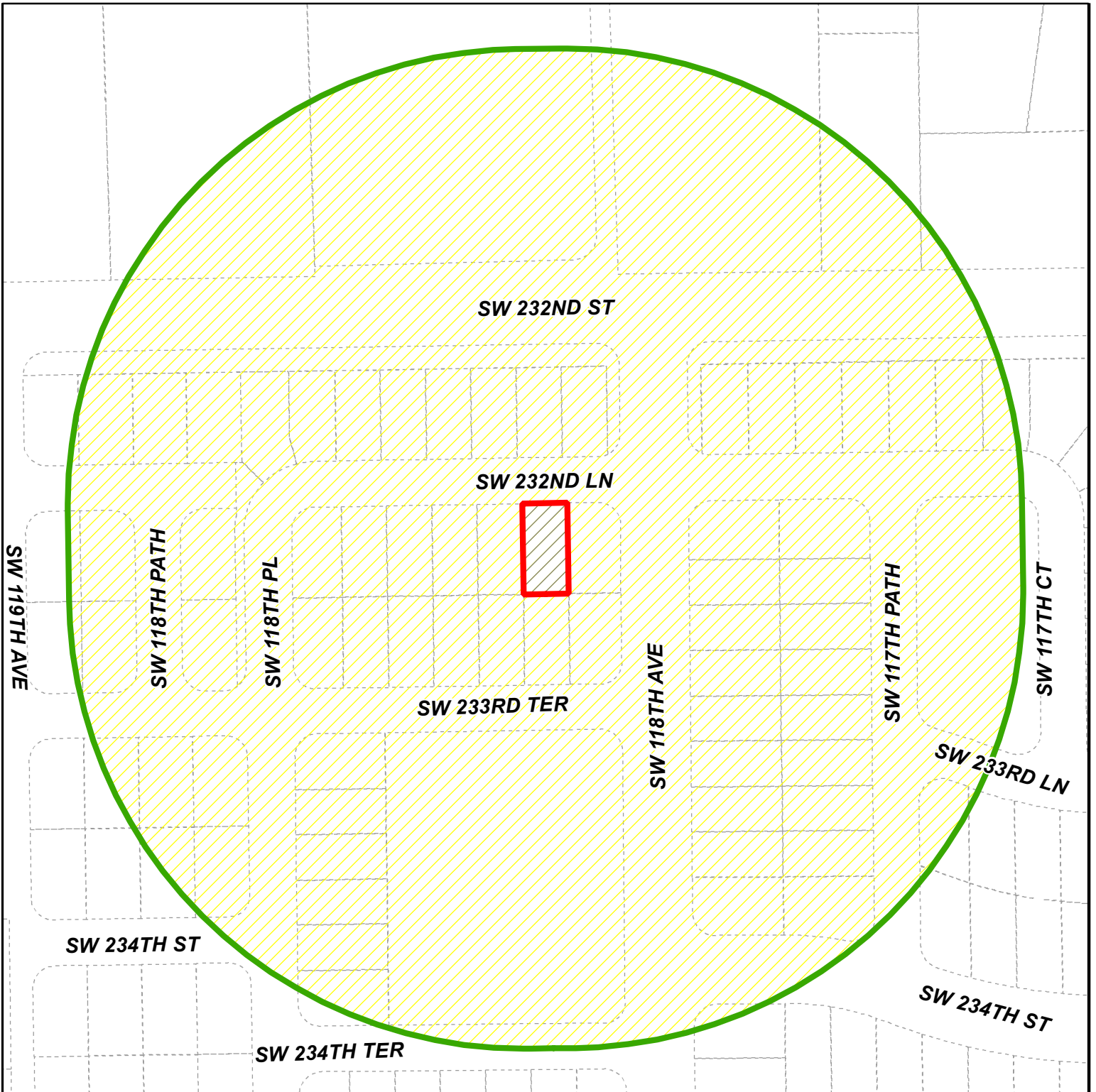


**Section: 24 Township: 56 Range: 39**  
**Applicant: Orane Morgan**  
**Zoning Board: C15**  
**Commission District: 8**  
**Drafter ID: EDUARDO CESPEDES**  
**Scale: NTS**



SKETCH CREATED ON: Friday, July 12, 2024

REVISION	DATE	BY






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

Section: 24 Township: 56 Range: 39  
 Applicant: Orane Morgan  
 Zoning Board: C15  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2024000143**  
 RADIUS: 500

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, July 12, 2024

REVISION	DATE	BY

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

SW 232ND ST

SW 232ND LN



SW 233RD TER

SW 118TH AVE

SW 117TH PATH

SW 117TH CT

SW 233RD LN

SW 119TH AVE

SW 234TH ST

SW 234TH TER

SW 234TH ST

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000143



Legend



Subject Property Case

Section: 24 Township: 56 Range: 39  
Applicant: Orane Morgan  
Zoning Board: C15  
Commission District: 8  
Drafter ID: EDUARDO CESPEDES  
Scale: NTS



SKETCH CREATED ON: Friday, July 12, 2024

REVISION	DATE	BY

**RECEIVED**

MIAMI-DADE COUNTY  
 PROCESS NO.: Z24-143  
 DATE: MAR 7 2025  
 BY: GONGOL

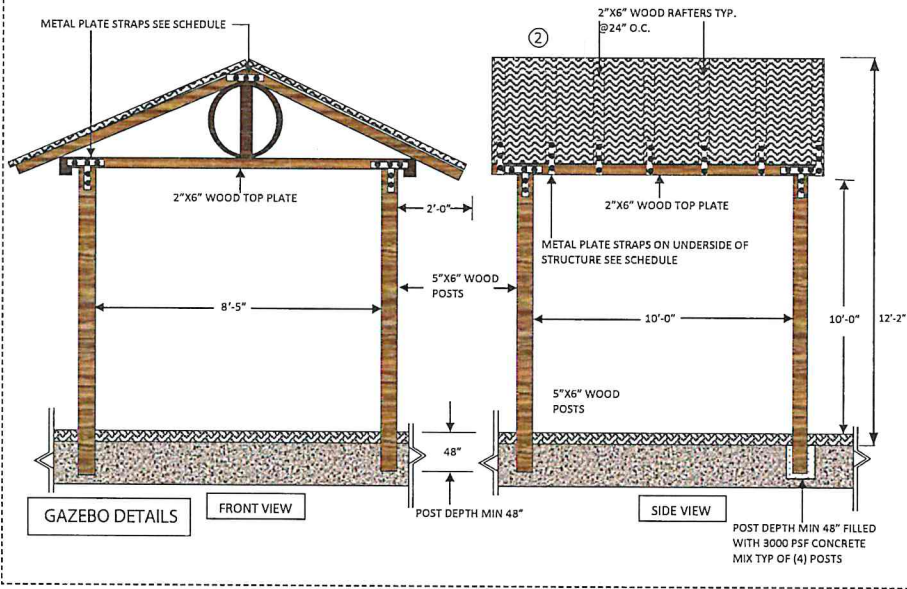
**FASTENING STRAP SCHEDULE:**  
 MFG: SIMPSON MODEL#1616HTQ  
 MFG: SIMPSON MODEL#MD5596

**ROOF COVERING SCHEDULE:**  
 5/8" CDX PLYWOOD NAILED WITH  
 #8X 1-1/2 COIL NAILS @ 10" O.C.  
 SHINGLES MFG: OWENS CORNING  
 INSTALLED PER MFG INSTRUCTIONS.  
 SEE NOA #20-1124.03

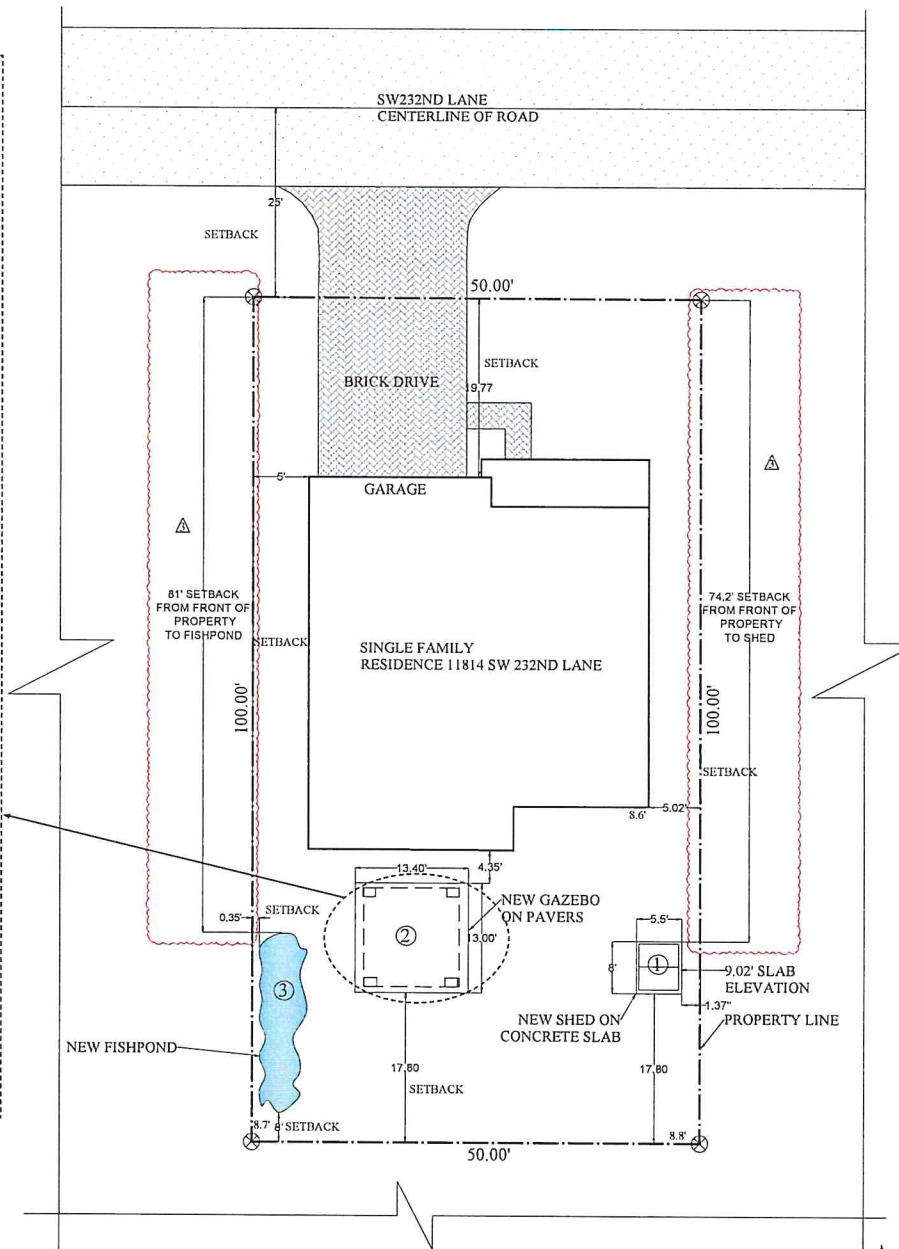
**ELECTRICAL NOTE:**  
 THERE IS NO ELECTRIC SERVICE TO THE  
 GAZEBO IT HAS BEEN REMOVED.

**BUILDING NOTES:**

- 1). ALL STRAP HOLES SHALL BE FILLED WITH 16-D GALVANIZED NAILS.
- 2). 5"X6" POSTS SHALL BE PRESSURE TREATED.
- 3). CONCRETE SHALL BE 3000 PSF AS FOOTER.
- 4). 5/8" CDX ROOF PLYWOOD FASTENED WITH #8 X 1-1/2" COIL NAILS @ 10" O.C.
- 5). ALL WOOD FRAMING SHALL BE #2 YELLOW PINE.
- 6). ALL WOOD MEMBERS TO HAVE A MINIMUM OF 2-#16-D GALVANIZED NAILS FOR ATTACHMENT.
- 7). SHINGEL ROOF SEE NOA.



NOTE: OVERALL HEIGHT OF GAZEBO MEASURED FROM GRADE TO ROOF RIDGE, IS 12'-2"



REVISIONS	BY
DATE: 11/02/25	JM
DATE: 2/11/25	JM
DATE: 3/6/25	JM

**ENGINEERING FIRM:**  
**PRO AIR COMPANY**  
 CONSULTING ENGINEERS P.E. 36907  
 2875 JUPITER PARK DRIVE # 700  
 JUPITER, FLORIDA 33458  
 PHONE: 305-297-7977  
 EMAIL: MIKE@PROAIRTAB.COM

**JOB SITE ADDRESS:**  
 11814 SW 232ND LANE  
 MIAMI, FL 33032

**PUBLIC HEARING TO  
 LEGALIZE SHED AND  
 FISHPOND STRUCTURES**

**Velimir M Stanimirovic**  
 Digitally signed by Velimir M Stanimirovic  
 Date: 2025.03.06 13:51:08 -05'00'

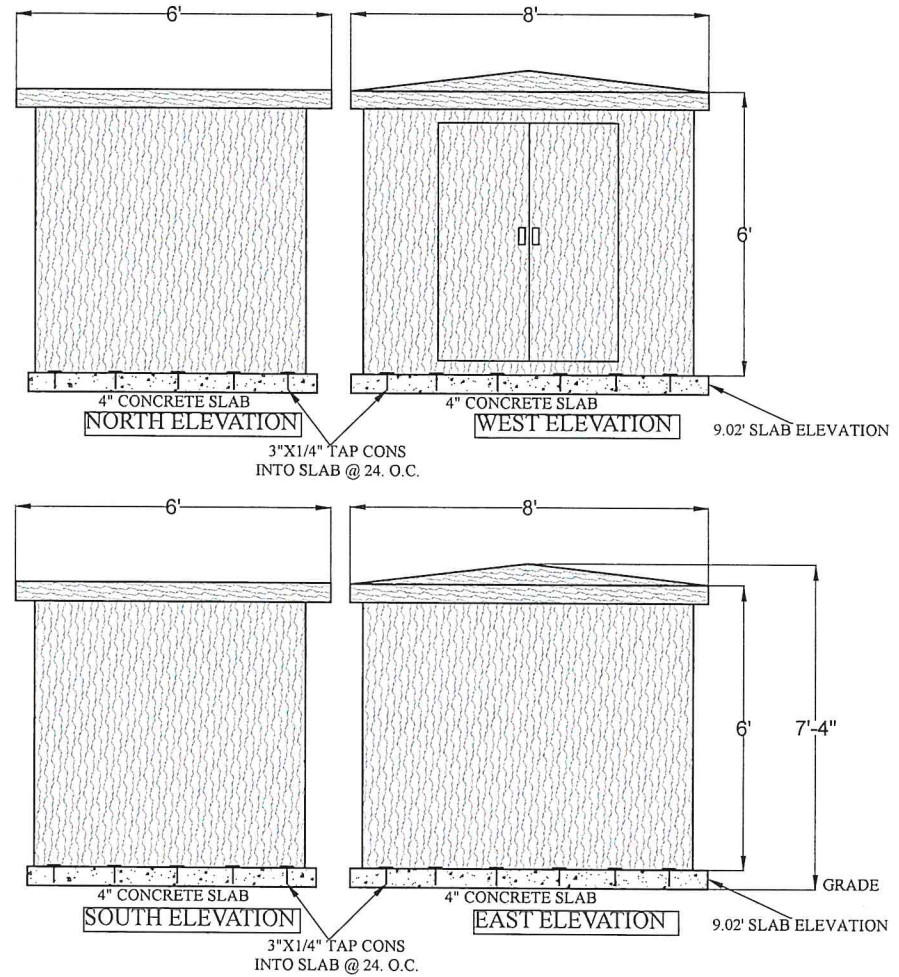
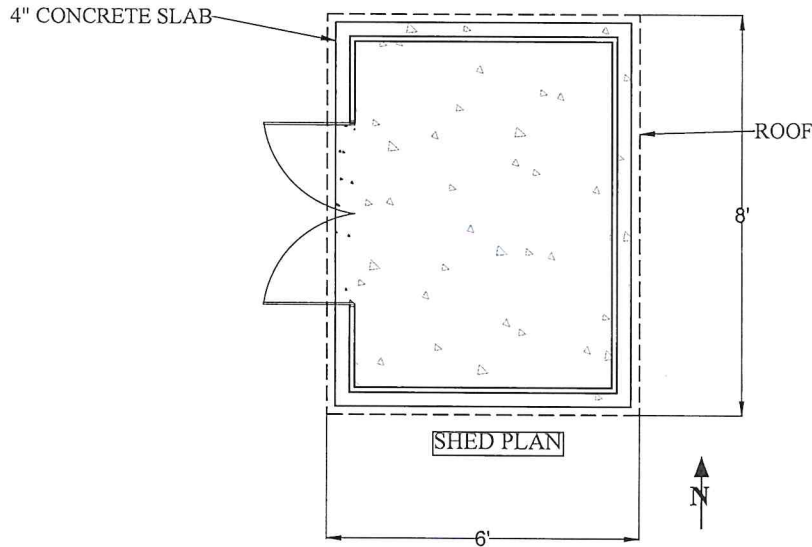
**SITE PLAN AND GAZEBO**  
 S-P





**BUILDING NOTES:**

- 1). CONCRETE TO BE MINIMUM OF 4" THICK WITH 6"X6"X6" WWM ON WELL COMPACTED FILL AND POURED WITH 2500 PSI CONCRETE MIX.
- 2). 3"X 1/4" TAP-CONS SHALL HAVE A MINIMUM EMBEDMENT OF 2-1/2" INTO THE CONCRETE.



REVISIONS	BY
Δ DATE: 1/10/2025	JM
Δ DATE: 2/21/2025	JM

ENGINEERING FIRM:  
**PRO AIR COMPANY**  
 CONSULTING ENGINEERS P.E. 36907  
 2875 JUPITER PARK DRIVE # 700  
 JUPITER, FLORIDA 33433  
 PHONE: 305-297-7977  
 EMAIL: MIKE@PROAIRTAB.COM

**JOB SITE ADDRESS:**  
 11814 SW 232ND LANE  
 MIAMI, FL 33032

**PUBLIC HEARING TO  
 LEGALIZE SHED AND  
 FISHPOND STRUCTURES**



**Velimir M  
 Stanimirovi**

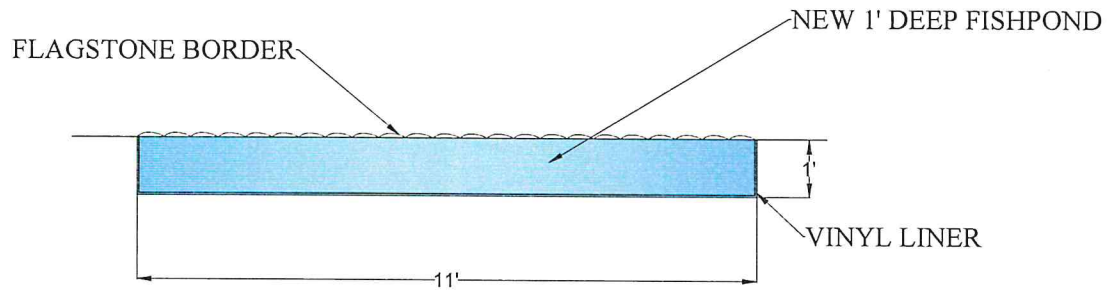
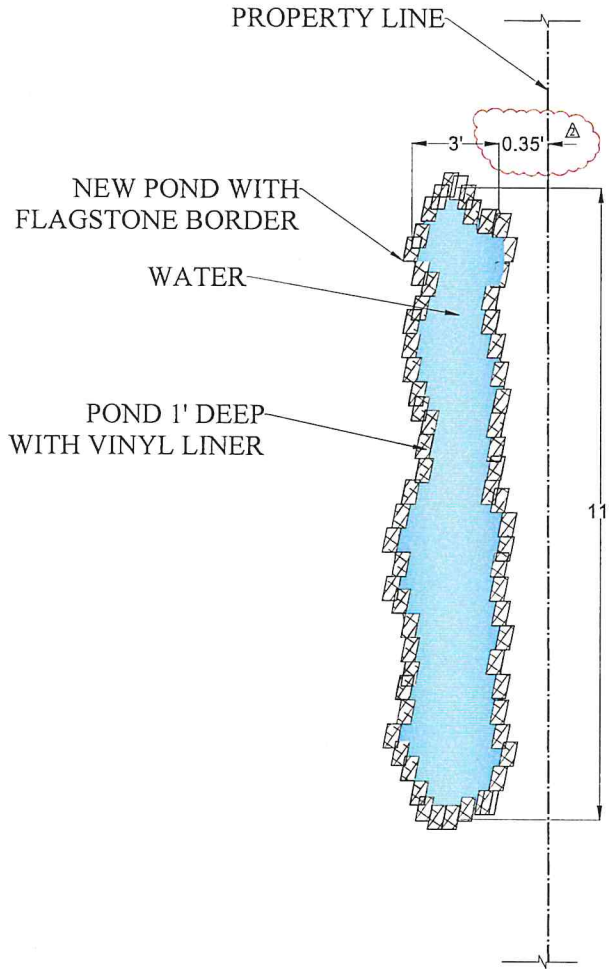
C  
 Digitally signed by  
 Velimir M  
 Stanimirovic  
 Date: 2025.02.26  
 12:52:06 -05'00'

SHED PLAN AND  
 ELEVATIONS

NTS

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z24-143  
DATE: MAR 10 2025  
BY: ISA



REVISIONS	BY
DATE: 1/10/2025	IM
DATE: 2/21/2025	IM
DATE: 3/7/2025	IM

ENGINEERING FIRM:  
**PRO AIR COMPANY**  
CONSULTING ENGINEERS P.E. 36907  
2875 JUPITER PARK DRIVE # 700  
JUPITER, FLORIDA 33458  
PHONE: 305-297-7977  
EMAIL: MIKE@PROAIRTAB.COM

JOB SITE ADDRESS:  
11814 SW 232ND LANE  
MIAMI, FL 33032

PUBLIC HEARING TO  
LEGALIZE SHED AND  
FISHPOND STRUCTURES

Velimir M  
Stanimir  
ovic

Digitally signed  
by Velimir M  
Stanimirovic  
Date: 2025.03.07  
17:08:15 -05'00'

FISHPOND  
STRUCTURE



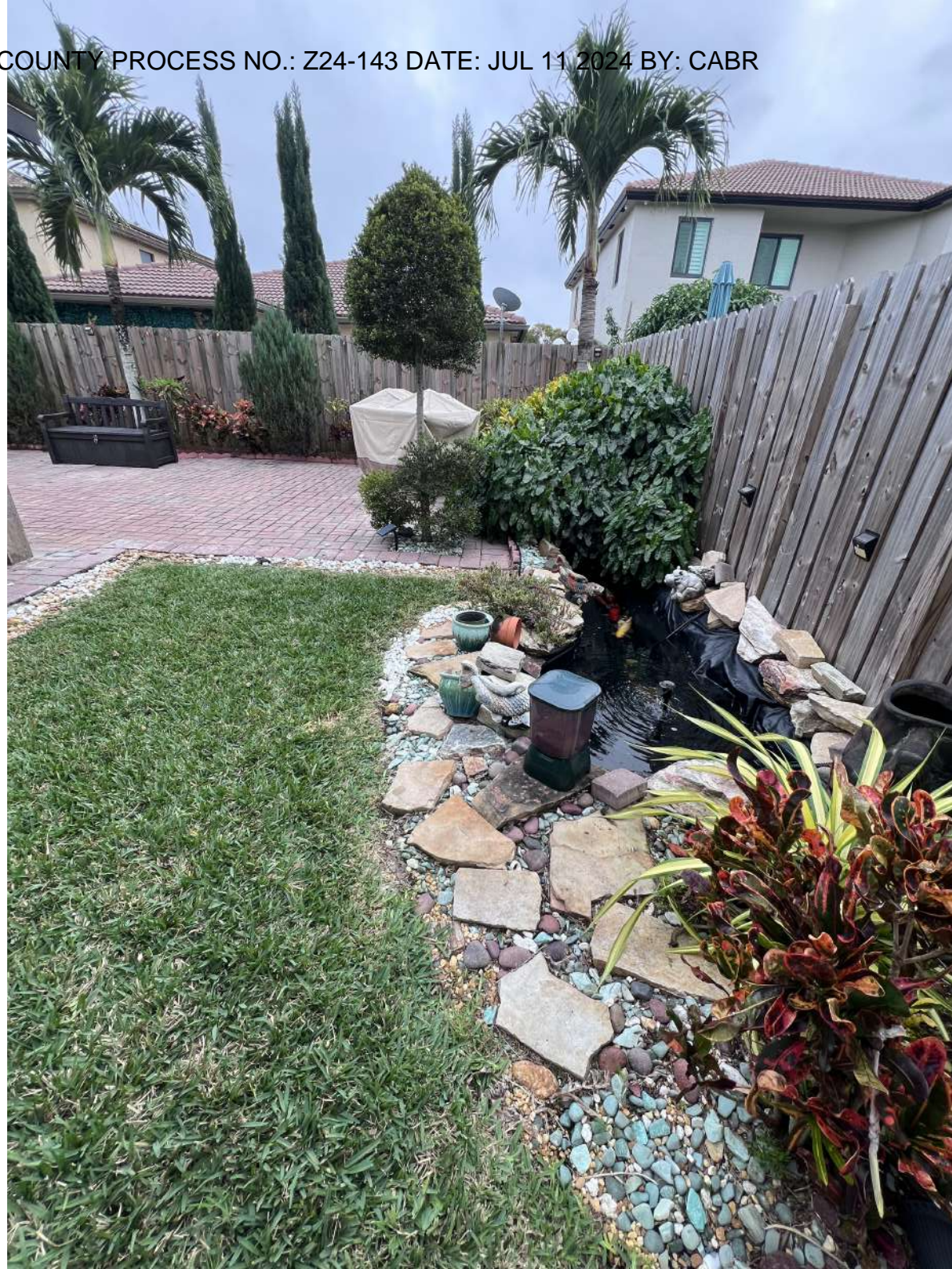






**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-143 DATE: JUL 11 2024 BY: CABR





RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-143 DATE: JUL 21 2024 BY: CABR



