

Public Hearing

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD 15

Will hold a public hearing on the following zoning applications on **May 14, 2025, at 6:30p.m.** at **Naranja Park, 14150 SW 264 Street, Miami, Fl.**

THIS IS AN IN-PERSON MEETING

APPLICANT: FRATOMALI TWO, LLC. Z2023000238

The application seeks to permit a proposed private recreation facility consisting of outdoor soccer fields and padel courts, on the subject site located within the Naranja Community Urban Center District (NCUCD), where the Code requires all uses to be within an enclosed building.

- (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.

LOCATION: Located between 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

SIZE OF PROPERTY: +/- 3.86 Acres

APPLICANT: ORANE MORGAN Z2024000143

The application is to allow an existing detached accessory shed structure and an existing fishpond to be located closer to the interior side property lines than required by Code.

- (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.

LOCATION: 11814 SW 232 Lane, Miami-Dade County, FL

SIZE OF PROPERTY: 0.11 Acre

This is an in-person meeting. Visit our website at:

<https://www.miamidade.gov/zoning/community-council-15.asp>