

ZONING INFORMATION			
ZONING DISTRICT: NCLUC (NARANJA COMMUNITY URBAN CENTER) SUB-DISTRICT: CENTER			
GROSS LOT AREA		48,670 SQ.FT (+/- 1.12 ACRES)	
LESS R.O.W.		9,079 SQ.FT	
NET LOT AREA		39,591 SQ.FT (+/- 0.91 ACRES)	
LOT COVERAGE (40% MAX.)	MAX ALLOWED	PROVIDED	
	15,836 SQ.FT.	13,338 SQ.FT. (33.7%)	
OPEN SPACE (10% MIN.)	MIN REQUIRED	PROVIDED	
	3,959 SQ.FT.	7,282 SQ.FT. (18.4%)	
DENSITY (90 DU/ACRE)	MAX ALLOWED	PROVIDED	
	100 UNITS	43 UNITS	
MINIMUM SETBACKS REQUIREMENTS		REQUIRED	PROPOSED
FRONT (major roadway build-to-line)		10'-0"	10'-11"
REAR		0'-0"	51'-3"
SIDE ST. (minor roadway build-to-line)		10'-0"	10'-0"
INTERIOR SIDE		0'-0"	51'-10"
UNIT MODEL DATA		UNIT COUNT	GROSS UNIT AREA
ONE BEDROOM - UNIT A	6	612 SQ.FT	3,672 SQ.FT
TWO BEDROOM - UNIT B	37	838 SQ.FT	31,006 SQ.FT
TOTAL (Units)	43	TOTAL RENTABLE	34,678 SQ.FT
MAX. FLOOR AREA RATIO (F.A.R.)			
MAX. HEIGHT OF PROPOSED BUILDINGS		45'-0" FLAT ROOF 50'-0" HIGHEST PARAPET	
MAX. NUMBER OF STORIES ALLOWED		2 - 12	
MAX. NUMBER OF STORIES PROVIDED		4	
FLOOR AREA RATIO (F.A.R.) ALLOWED		1.0 (39,591 SF)	
FLOOR AREA RATIO (F.A.R.) PROVIDED		0.87 (34,678 SF)	
PARKING CALCULATIONS			
ONE BEDROOM	4 UNITS X 1.0	4 PARKING SPACES	
TWO BEDROOM	37 UNITS X 1.5	56 PARKING SPACES	
TOTAL PARKING REQUIRED		62 PARKING SPACES	
TOTAL PARKING PROVIDED		89 PARKING SPACES	
HANDICAP PARKING PROVIDED		4 PARKING SPACES	



SITE PLAN & GROUND FLOOR
SCALE: 1/16" = 1'-0"



TYP. 2ND, 3RD & 4TH FLOOR
SCALE: 1/16" = 1'-0"

REVISIONS:

AMC @ NARANJA PARK
CLIENT: AMC DEVELOPMENT GROUP, LLC
PROJECT LOCATION: 14790 SW 264th ST, MIAMI, FLORIDA 33032



9851 NW 58 STREET, # 107
DORAL, FLORIDA 33178
T: 305.593.0750 F: 305.593.8862
AA C001621

MIGUEL A. CABRERA, JR., P.A.
State Reg. No. AR13118

ROSA E. RAMOS-BOTTA, P.A.
State Reg. No. AR15209

© 2022 CABRERA RAMOS ARCHITECTS, INC.
The Design and Drawings for this Project are the property of the Architect and are protected under the Copyright Protection Act.

DATE: 11/03/2025
DRAWN: LSO
CHECKED BY: MAC
JOB NO.: 2741-22

SEAL

SHEET NO.

A100

SITE PLAN