

MAY 7, 2024

## **Request conditional use permit “OUTDOOR LIGHTING”**

REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW CONTINUATION OF TWO (2) EXISTING OUTDOOR LIGHTS ADJACENT TO AN EXISTING HALF BASKETBALL COURT PURSUANT TO THE CRITERIA FOR A CONDITIONAL USE PERMIT AS PROVIDED IN DIVISION 3.3, CONDITIONAL USE APPROVAL OF THE VILLAGE’S LAND DEVELOPMENT REGULATIONS, AND IN COMPLIANCE WITH THE CRITERIA OF DIVISION 5.25, TENNIS COURT/BASKETBALL COURT/OUTDOOR RECREATIONAL AREA LIGHTING.

OWNERS/APPLICANT(S):

Mario Moreno  
Maria Mayoral

LOCATION:

5950 SW 104 STREET,  
PINECREST, FL 33156



PINECREST

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Stephen R. Olmsted, AICP  
Planning Director  
planning@pinecrest-fl.gov

**MEMORANDUM**  
Department of Building and Planning

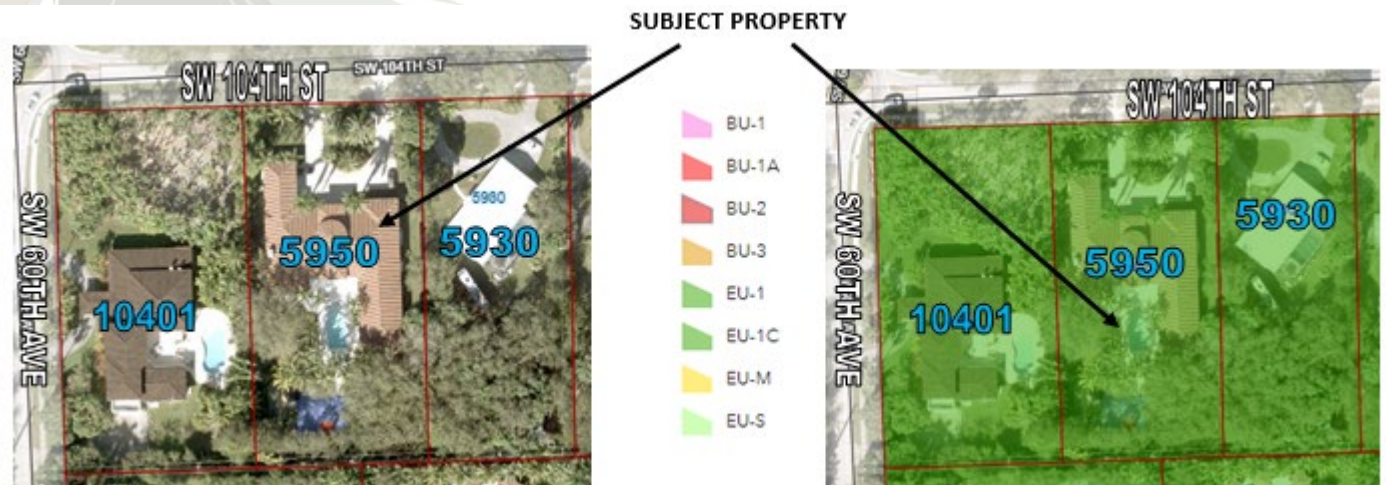
**DATE:** April 26, 2024  
**TO:** Yocelyn Galiano, ICMA-CM  
Village Manager  
**FROM:** Stephen Olmsted, AICP, LEED-GA  
Planning Director  
**RE:** 5950 SW 104 Street  
Conditional Use Permit – Outdoor Lighting - Half Basketball Court

**PETITION REQUEST**

Mr. Mario Moreno and Ms. Maria Mayoral (Owners) are requesting approval of a conditional use permit to allow continuation of two (2) existing outdoor lights adjacent to an existing half basketball court pursuant to the criteria for a conditional use permit as provided in Division 3.3, Conditional Use Approval of the Village’s Land Development Regulations, and in compliance with the criteria of Division 5.25, Tennis Court/Basketball Court/Outdoor Recreational Area Lighting.

**SITE LOCATION**

The subject property is located at 5950 SW 104 Street, Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district.



## OWNER/APPLICANT

Mario Moreno and Maria Mayoral (Owners)

## BACKGROUND

Mr. Moreno and Ms. Mayoral are requesting approval of a conditional use permit to allow lighting of an existing half basketball court. The half basketball court, limited area of artificial turf adjacent to the southern and eastern sides of the court, and two exterior court lights were installed by previous owners without required permits from the Village of Pinecrest. The current property owners have applied for an after-the-fact permit for the sports court and turf and are now requesting review and approval of a conditional use permit from the Village Council to allow continuation of the existing outdoor lighting.

## PUBLIC COMMENT

The Building and Planning Department has received one telephone inquiry. The resident has no objections to the requested conditional use permit provided the lighting is not used between the hours of 10:00 p.m. and 8:00 a.m. as restricted by the Village's Land Development Regulations.

## ANALYSIS

In order to obtain approval of a conditional use, an applicant is required to demonstrate compliance with the following standards of Division 3.3 of the Land Development Regulations:

1. **LAND USE COMPATIBILITY** - *The Conditional Use, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts shall be compatible and harmonious with adjacent land uses and shall not adversely impact land use activities in the immediate vicinity.*

The existing lightning will be compatible with adjoining residential land uses if maintained in accordance with required specifications of the Village's Land Development Regulations. Additionally, there is a solid metal fence, several mature oak trees, clusters of palm trees, and other landscaping that exist along the fence line that will be effective in buffering the sports court and lighting from neighboring residents.

2. **SUFFICIENT SIZE, SITE SPECIFICATIONS AND INFRASTRUCTURE TO ACCOMMODATE THE PROPOSED USE** - *The size and shape of the site, the proposed access and internal circulation, and the urban design must be adequate to accommodate the proposed scale and intensity of conditional use requested. The site shall be of sufficient size to provide adequate screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.*

The proposed lighting is for an existing half basketball court. The size of the subject property is over one acre in area (48,787 square feet) and of sufficient size necessary to accommodate the

proposed lighting in compliance with setback requirements of the Pinecrest Land Development Regulations.

- 3. COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDMP) AND LAND DEVELOPMENT CODE** - *The conditional use and site plan shall comply with environmental, zoning and other applicable regulations of the Land Development Code, and shall be consistent with the CDMP.*

The proposed use is consistent with the CDMP Policy 1-1.1.1 and all applicable requirements of the Village's Land Development Regulations if designed and completed as indicated in submitted plans and pursuant to proposed conditions of approval.

- 4. PROPER USE OF MITIGATIVE TECHNIQUES** - *The conditional use and site plan shall incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.*

The existing lights are shielded and aimed downward. A six-foot metal fence and landscaping consisting of several mature canopy trees and palm trees exist along the south, east, and west property lines. Clusia plants also exist along the western property line.

- 5. HAZARDOUS WASTE - HAZARDOUS WASTE** - *No conditional use which generates hazardous waste or uses hazardous materials shall be located in the Village unless the specific location is consistent with the CDMP, Land Development Code, and does not adversely impact well fields, aquifer recharge areas, or other conservation resources, as may be applicable now or in the future. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation unless the Village Council approves conditions requiring mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare.*

This standard is not applicable to the proposed conditional use.

In addition to the general standards that are applicable to all conditional uses as provided in Division 3.3 of the Pinecrest Land Development Regulations, Division 5.25 of the Land Development Regulations includes specific standards for approval of outdoor court lighting as follows:

- (a) A photometric plan shall be submitted which specifies the illumination levels, expressed in initial foot-candles, along all affected property lines.**

If approved by the Village Council, a letter of compliance will be required to be submitted prior to issuance of a certificate of use, demonstrating compliance with the maximum permitted level of illumination of 0.5 foot-candles at the property lines.

- (b) The lighting shall be designed so that any overspill of lighting onto adjoining properties or street rights-of-way shall not exceed 0.5 foot-candle vertically or horizontally and shall not cause any reflected illumination onto adjacent properties, structures or rights-of-way.**

The submitted application and an inspection of the existing lights indicates that the existing lights are shielded and aimed downward to prevent glare and overspill of lighting on to adjoining properties. If the requested Conditional Use Permit is approved by the Village Council, a letter of compliance will be required to be submitted prior to closure of the permit and issuance of a certificate of use, demonstrating that lighting is 0.5 foot-candles or less at the property line.

- (c) Lighting standards and fixtures shall not exceed 18 feet in overall height and shall be located within the confines of the tennis court(s)/basketball court(s).**

The two existing light poles located on the south side of the half basketball court are 18 feet in height, consistent with the maximum permitted height restrictions.

- (d) Tennis court/basketball court lighting shall not be used between the hours of 10:00 p.m. and 8:00 a.m.**

If approved by the Village Council, the Land Development Regulations and a proposed condition of approval will limit hours of use between 8:00 a.m. and 10:00 p.m.

- (e) Prior to the issuance of a certificate of use, the permittee must submit a letter of compliance from a registered engineer or architect stating that the installation has been inspected under operating conditions and found to be within the requirements set forth above.**

If approved by the Village Council, a letter of compliance will be required to be submitted prior to issuance of a certificate of use, demonstrating compliance with the Village's outdoor sports court lighting requirements.

- (f) The lighting shall not be injurious to the area involved or otherwise detrimental to the public welfare.**

The lighting will not be injurious to the public, if approved and maintained in compliance with the Village's Land Development Regulations and recommended conditions of approval.

## **RECOMMENDATION**

The Building and Planning Department recommends approval of the existing sports court lighting subject to the following conditions:

1. Issuance of required permits for the sports court and artificial turf, and an electrical permit for the outdoor lighting by the Building and Planning Department.
2. Outdoor court lighting shall not be used between the hours of 10:00 p.m. and 8:00 a.m.

3. All light fixtures shall be aimed downward, away from adjoining property lines, and maintained with existing shields to prevent glare.
4. Maintenance of a six-foot opaque fence and landscape buffer adjacent to the south sides of the half basketball court.
5. Submittal of a letter of compliance from a registered engineer or architect, prior to closure of the permit and issuance of a certificate of use, stating that installation of the lights has been inspected under operating conditions and found to be consistent with the requirements of the Land Development Regulations including a maximum level of illumination at the property lines of 0.5 foot-candles.

**PUBLIC HEARING NOTICE**



**PUBLIC HEARING NOTICE**

Stephen R. Olmsted, AICP  
Planning Director  
planning@pinecrest-fl.gov

PINECREST  
MEMORANDUM  
Department of Building and Planning

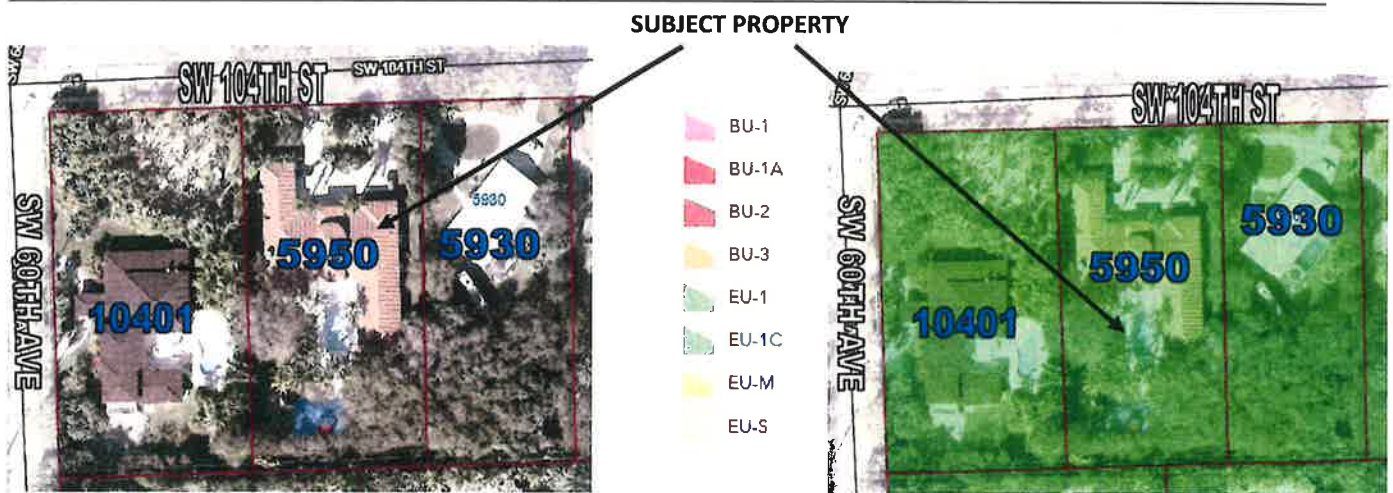
On **Tuesday, May 7, 2024 at 7:00 p.m.**, the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

**OWNERS/APPLICANT(S):** Mario Moreno and Maria Mayoral (Owners and Applicants)

**ITEM:** Application for a conditional use permit to allow outdoor lighting of an existing half basketball court.

**LOCATION:** The subject property is located at 5950 SW 104th Street, Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Folio # 20-5012-000-0030.

**REQUEST:** Mario Moreno and Maria Mayoral (Owners) are requesting approval of a conditional use permit to allow outdoor lighting of their half basketball court pursuant to the requirements of the Village’s Land Development Regulations, Division 5.25, Tennis Court/Basketball Court/Outdoor Recreational Area Lighting, in compliance with the criteria for a conditional use permit as provided in Division 3.3, Conditional Use Approval.



All interested parties are urged to participate. Live streaming video of the meeting will be available at [www.pinecrest-fl.gov/live](http://www.pinecrest-fl.gov/live). If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to [planning@pinecrest-fl.gov](mailto:planning@pinecrest-fl.gov) or on ZOOM during the meeting by sending a request to [clerk@pinecrest-fl.gov](mailto:clerk@pinecrest-fl.gov) prior to 4:30 p.m. on Monday, May 6, 2024. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at [planning@pinecrest-fl.gov](mailto:planning@pinecrest-fl.gov), or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

In accordance with the American with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than seven business days prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).



VILLAGE OF PINECREST  
Building & Planning Department

### PUBLIC HEARING APPLICATION

Administrative Review Application

- Please check one:
- VILLAGE COUNCIL
  - PLANNING BOARD
  - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY	
Application No.	3/11/24
Date Received:	CU2403-0001

#### INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

#### APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- |   |  |
|---|--|
| <input type="checkbox"/> Change in Zoning District  | <input type="checkbox"/> Plat          |
| <input type="checkbox"/> Variance                   | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision         | <input type="checkbox"/> Site Plan     |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____   |

**IMPORTANT:** THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)		
Mailing Address 5950 SW 104th St.	City, State, Zip Pinecrest, FL 33156	Telephone 571-699-6 Email mayoral-maria@gmail.com
Name of Owner Mario E. Moreno and Maria V. Mayoral		
Mailing Address (same) 5950 SW 104th St.	City, State, Zip Pinecrest, FL 33156	Telephone 571-699-6 Email mayoral-maria@gmail.com

#### PROPERTY INFORMATION

- A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).  
If metes and bounds description – Complete description, including section, township and range).

Folio Number \_\_\_\_\_

Address 5950 SW 104th St. Pinecrest, FL 33156

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Plat Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

FINISHED FLOOR ELEVATION (If applicable): \_\_\_\_\_ FLOOD \_\_\_\_\_ ZONE \_\_\_\_\_

Revised 8/2016

B. ADDRESS (If number has been assigned) \_\_\_\_\_

C. SIZE OF PROPERTY \_\_\_\_\_ ft. X \_\_\_\_\_ ft. = \_\_\_\_\_ sq. ft.; \_\_\_\_\_ acre(s)  
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

*see/refer to letter of intent*

E. DATE SUBJECT PROPERTY WAS ACQUIRED April 8, 2022

**APPLICANT'S PROPOSAL**

Specify in full the request. (Use a separate sheet of paper if necessary.)

*see/refer to letter of intent*

**INTENT**

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

*see/refer to letter of intent*

Is this application the result of a Notice of Violation or deviation from approved plans?  Yes  No

Are there any existing structures on the property?  Yes  No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) \_\_\_\_\_

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

I/We \_\_\_\_\_ as Owner(s) of Lot(s) \_\_\_\_\_

Block \_\_\_\_\_ Section \_\_\_\_\_ PB/PG \_\_\_\_\_

of property which is located at \_\_\_\_\_ desire to file an application for a public hearing before the  Village Council  Planning Board  Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

do hereby authorize \_\_\_\_\_ to act on my/our behalf as the applicant.

will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name Maria V. Mayoral Signature Maria V. Mayoral Date Dec. 13, 2023

Owner's Name Marlo E. Moreno Signature [Signature] Date Dec. 13, 2023

Notary to Owner:

Applicant's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary to Applicant:

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A.  **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B.  **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C.  **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D.  **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E.  **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F.  **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

**NOTE:** SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other \_\_\_\_\_

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

12/13/23 \_\_\_\_\_ / Maria V. Mayoral  
 Date Applicant's Signature Print Name

12/13/23 \_\_\_\_\_ / Mario E. Moreno  
 Date Applicant's Signature (if more than one) Print Name

# PUBLIC HEARING APPLICATION SUPPLEMENT

**OPTIONAL**  
However, applicants are encouraged to contact neighbors regarding application.

\_\_\_\_\_ has applied to the Village of Pinecrest for a variance,  
Name of Applicant  
which will affect the property located at \_\_\_\_\_ as follows:  
Property Address

To permit \_\_\_\_\_

The  Village Council  Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel 1 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 2 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 3 _____ Owner Name _____ Address _____ Signature _____ Date
Parcel 4 _____ Owner Name _____ Address _____ Signature _____ Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one)  ←    ↑    ↓    →	Parcel 5 _____ Owner Name _____ Address _____ Signature _____ Date
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel 6 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 7 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 8 _____ Owner Name _____ Address _____ Signature _____ Date

Village of Pinecrest  
Building and Planning Department  
12645 Pinecrest Parkway  
Pinecrest, FL 33156

December 13, 2023

### Letter of Intent

To whom it may concern,

We are writing to petition for a conditional use of corresponding lighting for our half sports/basketball court. The half sports court with lighting has been in place for over 10 years in the home. We bought a home in April 2022 and inherited a half sports court (after the fact permits in process) with lighting. We utilize the sports court and lighting for recreational purposes, mostly whenever our family is outside in our yard playing sports after sundown. This is a rare occurrence as our children have an early bedtime, they attend school during the day and participate in afterschool activities during the week. However, given our focus on optimal child development, we prioritize having spaces where children can play sports.

In buying our home in summer of 2022, we were drawn to Pinecrest for its lush trees, expansive lots, family ambiance, parks, proximity to amazing schools, and overall community feeling. In our opinion, Pinecrest was and continues to be the perfect neighborhood. We hired a realtor to help us find a home and found a home we liked. We did our due diligence, including having a professional survey completed (attached), retaining a lawyer, and eventually bought our home on April 8, 2022 – address 5950 SW 104<sup>th</sup> St Pinecrest, FL 33156. The home included a half basketball court with exterior lighting, features that added significant value to the house. Our survey done on March 3, 2022 reflected the half basketball court as well. From a personal standpoint, our children enjoy playing sports and we visualized the sports court as good space for them to play and stay active and healthy.

The prior homeowners lived in the house for 18 years. The basketball court was built during their home ownership. The prior owners included an NBA / Miami Heat basketball player.

On November 13, 2023, we found a code compliance reminder note (Case Number: CC23-1578) by our front gate. We were surprised as it said that we needed to “obtain permit for unpermitted court on property...” We were not aware that the court and corresponding lighting did not have a permit. Nonetheless, we are now working with Stephen Olmsted and going through the motions of applying for an after the fact building permit to obtain the needed authorization. In the process, we also were made aware that we might need to obtain an after the fact permit for the lighting – which we are hoping we can obtain so we can continue to enjoy our home and participate in the Pinecrest community and life.

Thank you,

Maria V. Mayoral & Mario E. Moreno  
Homeowners & Pinecrest Community Members  
5950 SW 104<sup>th</sup> St Pinecrest, FL 33156  
Phones: 571-699-6666; 404-921-7397  
E-Mails: [mayoral.maria@gmail.com](mailto:mayoral.maria@gmail.com); [mariomorenonny@gmail.com](mailto:mariomorenonny@gmail.com)

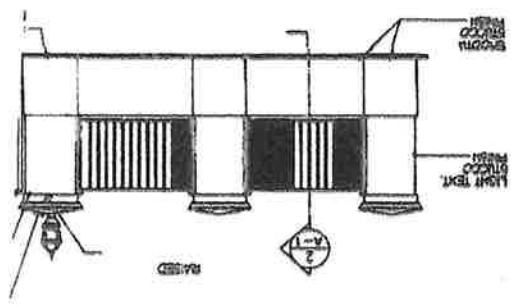
5950 SW 104<sup>th</sup> St  
Pinecrest, FL 33156

**Half basketball court specs:**

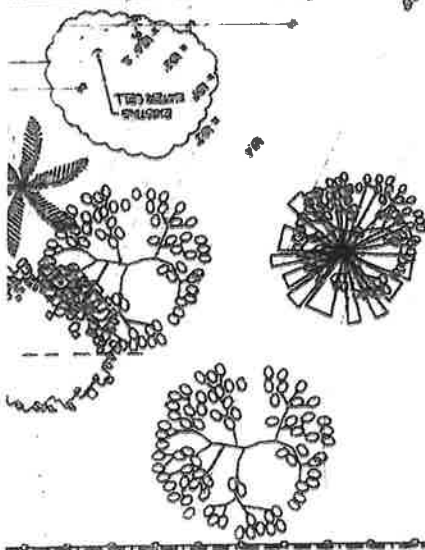
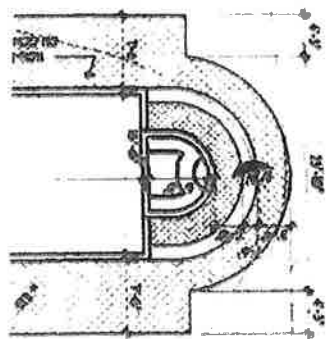
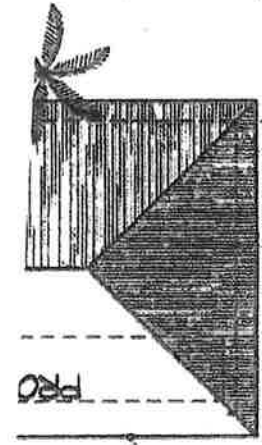
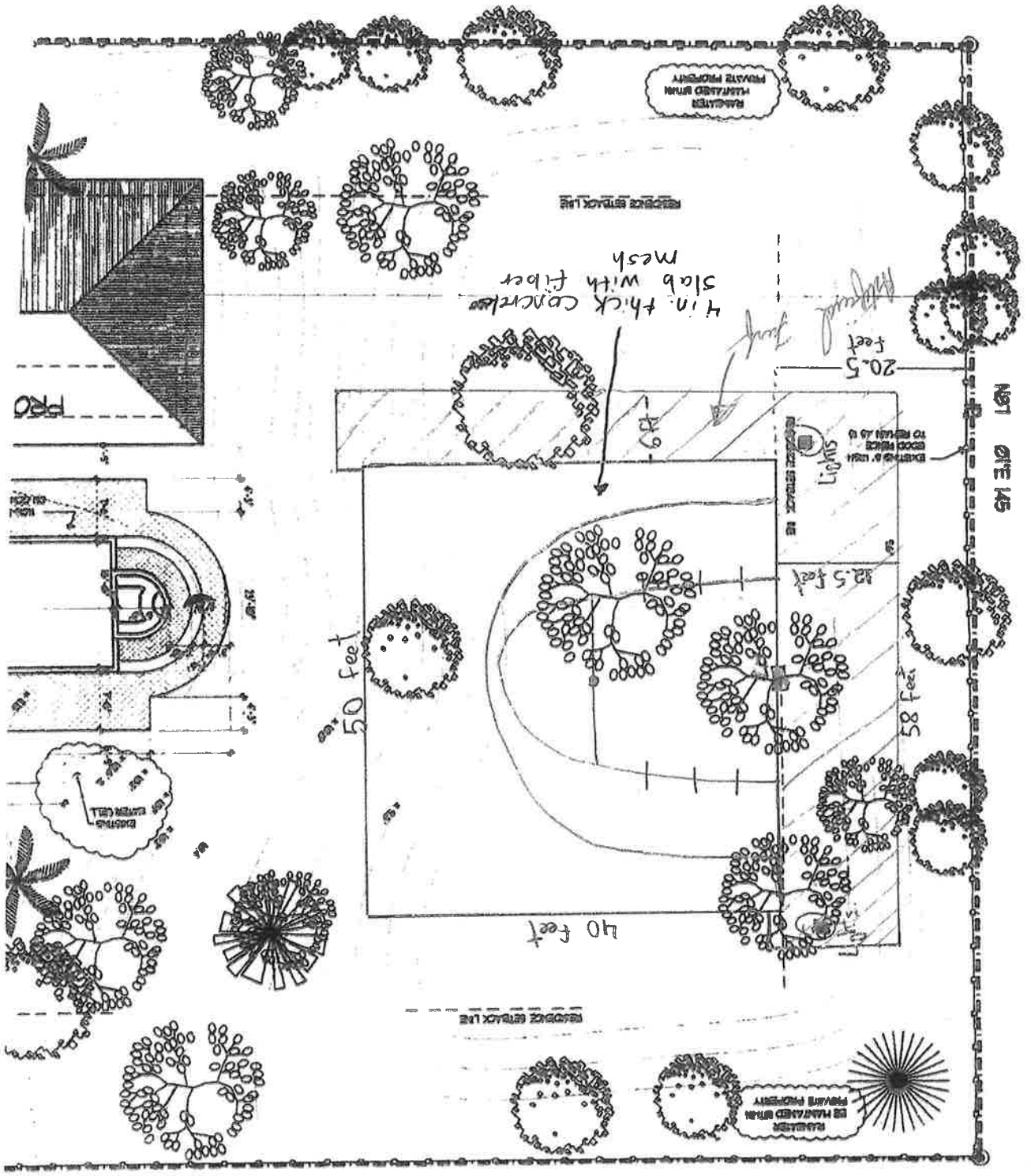
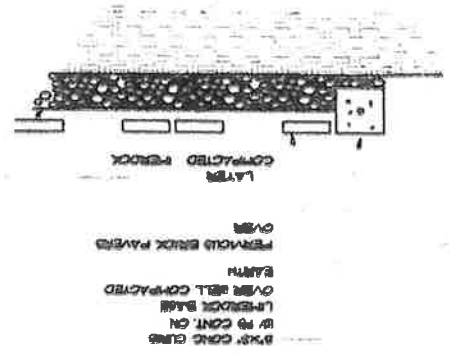
- **Dimensions: 50 ft x 40 ft**
- **Flat concrete slab layered with ½ thick plastic 1ftx1ft squares**
- **Standard, adjustable height single basketball hoop pole (up to 10 ft)**
- **2 Lighting poles – 18ft high each with downward- pointing lighting**



FRONT I



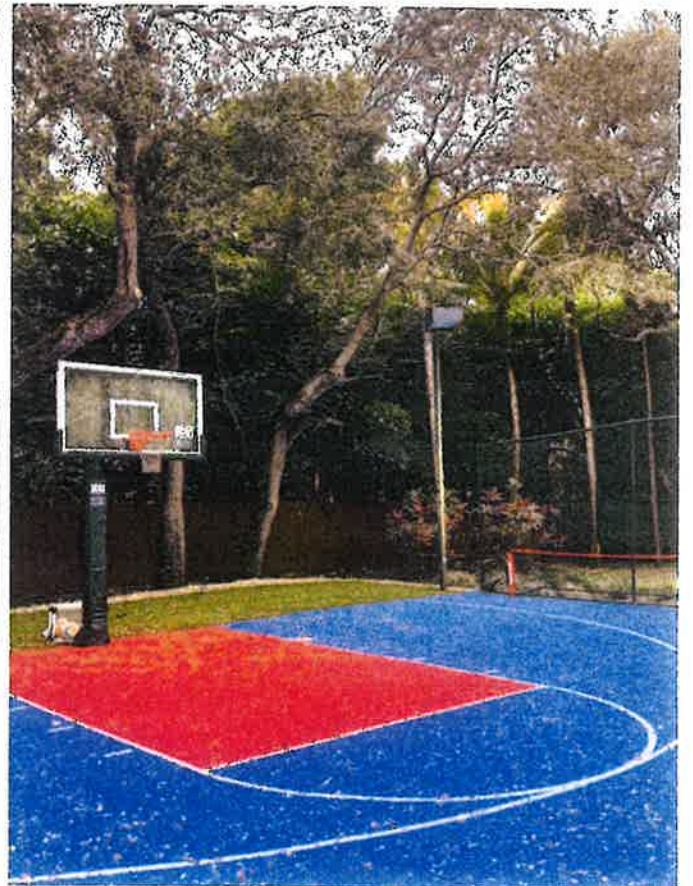
BRCK PAVR DE A



NET ONE LB



5950 SW 104<sup>th</sup> St; Pinecrest, FL 33156



5950 SW 104<sup>th</sup> St; Pinecrest, FL 33156





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Friday • Apr 5, 2024 • 1:37 PM

Adjust

Friday • Apr 5, 2024 • 1:38 PM

Adjust

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🗑️ IMG\_5296

Apple iPhone 14 Pro Max



Apple iPhone 14 Pro Max



Main Camera — 24 mm f1.78

12 MP • 3024 x 4032

Ultra Wide Camera — 13 mm f2.2

12 MP • 3024 x 4032

ISO 80    24 mm    0 ev    f1.78    1/473 s

ISO 40    17 mm    0 ev    f2.2    1/469 s



Adjust

Adjust

