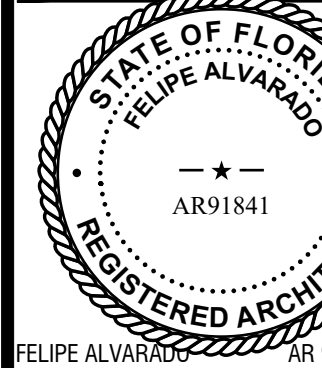
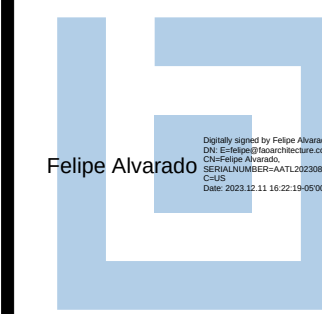




VILLAGE OF PINECREST ZONING INFORMATION										FAO ARCHITECTURE	
DIVISION 4.2 RESIDENTIAL DISTRICT AND ARTICLE 5 ADDITIONAL REGULATIONS ZONING DISTRICT: RESIDENTIAL ESTATE (EU-1)(S)(SINGLE FAMILY) CASA OHAD PROJECT:6200 SW 123ND TERRACE (PERMITTING 12-12-23)											
DIMENSIONAL REGULATIONS											
	REQUIRED/ALLOWED	MAX./MIN. CALCULATION		PROVIDED		UNITS	ZONING SECTION	COMMENT			
A	LOT AREA (NET)	WITHIN PROPERTY LINES		N/A		31,960	0.73	S.F. / ACRE	N/A	PER LAND SURVEY	
B	MIN LOT AREA/LOT AREA (GROSS)	MIN. ONE ACRE(INCLUDING 1/2 THE RIGHTS OF WAY ADJACENT TO PROPERTY)		N/A		43,594	1.00	S.F. / ACRE	DIV 4.2 (5)a		
C	DENSITY	ONE PRINCIPAL DWELLING UNIT PER ONE GROSS ACRE		N/A		1.00	1	UNITS	DIV 4.2 (5)b		
D	MAXIMUM HEIGHT PRINCIPAL USE	ONE-STORY STRUCTURE OR PORTION OF THE STRUCTURE THAT IS ONE STORY: 24 FEET TO THE TOP OF THE PARAPET. IF THE ROOF OF THE ONE-STORY STRUCTURE HAS A PITCH OF AT LEAST 3/12, THEN THE PEAK OF SUCH ROOF MAY BE 28 FEET IN HEIGHT, PROVIDED THE HEIGHT TO THE TOP OF THE TIE BEAM DOES NOT EXCEED 24 FEET		24 FEET TO THE TOP OF THE PARAPET = 11.87' + 24' = 35.87 MAX.		14'-4"/26.20'		FT./NGVD	DIV 4.2 (5)(c)(i)		
		TWO-STORY STRUCTURE OR PORTION OF THE STRUCTURE THAT IS TWO STORIES: 35 FEET. HOWEVER, ANY PORTION OF THE BUILDING OR STRUCTURE WITH A FLAT ROOF, OR SLOPED ROOF CONCEALED BY A PARAPET, SHALL NOT EXCEED 28 FEET TO THE TOP OF THE ROOF OR 29.5 FEET TO THE TOP OF THE PARAPET		28 FEET TO THE TOP OF THE ROOF = 11.87' + 28' = 39.87 MAX.		25'-8" / 37.54'		FT. / NGVD			
				29.5 FEET TO THE TOP OF THE PARAPET = 11.87' + 29.5' = 41.37 MAX.		27'-2" / 39.04'		FT. / NGVD			
		MAXIMUM HEIGHT OF TRUSS HEEL: 1 FOOT.		1 FOOT		N/A		FT.			
E	BUILDING HEIGHT (MEASURING OF HEIGHT)	NON-FLOOD HAZARD AREAS: THE VERTICAL MEASUREMENT FROM EIGHT INCHES ABOVE THE HIGHEST CROWN OF THE ADJACENT STREET(S) ESTABLISHED GRADE SHALL BE THE AVERAGE ELEVATION OF THE SIDEWALK ABUTTING SUCH BUILDING SITE OR, IF THERE IS NO SIDEWALK, THE AVERAGE ELEVATION OF THE CROWN OF THE ROAD OR STREET ABUTTING SUCH BUILDING SITE. WHERE A BUILDING SITE ABUTS MORE THAN ONE ROAD AND /OR STREET, THE ESTABLISHED GRADE SHALL BE THE AVERAGE ELEVATION OF THE SIDEWALKS ABUTTING UPON SUCH BUILDING SITES, OR IF THERE ARE NOT SIDEWALKS, THE AVERAGE ELEVATION OF THE CROWN OF THE ROAD AND/OR STREETS ABUTTING SUCH BUILDING SITE.		HIGHEST CROWN OF ROAD + .67' = 11.20' + .67' = 11.87		BUILDING HEIGHT MEASURED FROM THIS POINT		NGVD	DIV 9.2 DEFINITIONS		
				10.4 +10.5+10.53+10.67+10.79+10.87+11.02+11.1+11.17+11.19+11.20+11.20/12 = 10.88				NGVD			
F	MAXIMUM IMPERVIOUS SURFACE RATIO:	45 PERCENT.		45% X 31,960 S.F. =		14,382	14,275	44.7%	S.F./%	DIV 4.2 (5)(d)(ii)	
G	MINIMUM GREEN SPACE:	55 PERCENT		55% X 31,960 S.F. =		17,578	17,688	55.3%	S.F./%	DIV 4.2 (5)(d)(iii)	
H	MINIMUM LOT WIDTH AND STREET FRONTAGE:	125 FEET		N/A			140'-8"		FT.	DIV 4.2 (5)(e)	AFFECTS SET BACK MEASUREMENTS
I	MINIMUM LOT DEPTH: THE MEASUREMENT SHALL BE FROM THE CENTERLINE OF THE ABUTTING FRONT RIGHT-OF-WAY	200 FEET		N/A			263'-1"		FT.	DIV 4.2 (5)(f)	
PRINCIPAL TWO STORY STRUCTURE SETBACK (REQUIRED SETBACKS SHALL APPLY TO THE NET LOT AREA, EXCLUSIVE OF PUBLIC RIGHTS-OF-WAY)											
J	FRONT (EAST)	50 FEET MIN.		N/A			51'-11"		FT.	DIV 4.2 (5)(g)	
K	SIDE (SOUTH)	20 FEET MIN.		N/A			20'-0"		FT.	DIV 4.2 (5)(g)	
L	SIDE STREET(NORTH)	30 FEET MIN.		N/A			30'-0"		FT.	DIV 4.2 (5)(g)	LOTS WHOSE STREET FRONTAGE IS LESS THAN 135 FEET IN WIDTH SHALL HAVE AN INTERIOR SIDE YARD SETBACK ON EACH SIDE OF 15 PERCENT OF THE WIDTH WITH A SETBACK OF NOT LESS THAN 15 FEET LOTS WHOSE FRONTAGE IS LESS THAN 125 FEET IN WIDTH SHALL HAVE A SIDE STREET SETBACK OF 25 FEET
M	REAR (WEST)	25 FEET MIN.		N/A			25'-6"		FT.	DIV 4.2 (5)(g)	
FLOOR AREA RATIO (F.A.R.)/LOT COVERAGE (REQUIRED FLOOR AREA RATIO/LOT COVERAGE SHALL APPLY TO THE NET LOT AREA, EXCLUSIVE OF PUBLIC RIGHTS-OF-WAY)											
N	PRINCIPAL TWO STORY STRUCTURE	MAX. 1ST FLOOR = .20		.20 X 31,960 =		6,392.0	5,767	18.0%	S.F.	DIV 4.2 (5)(g)	
		MAX. 2ND FLOOR = .10		.10 X 31,960 =		3,196.0	3,196	10.0%	S.F.	DIV 4.2 (5)(g)	REQUEST FOR F.A.R. TRANSFER FROM FIRST FLOOR TO SECOND FLOOR
		F.A.R. TRANSFER REQUEST FROM FIRST FLOOR TO SECOND FLOOR AS ALLOWED BY DEFINITION OF FLOOR AREA RATIO(F.A.R.) FOR UNENCLOSED BALCONY USE									
O		FIRST FLOOR REMAINING F.A.R. = 6,392 S.F. (ALLOWED) - 5,767 S.F. (PROVIDED) =				625.0		S.F.	DIV 9.2 DEFINITIONS	CLIENT TO PROVIDE VILLAGE OF PINECREST REQUIRED COVENANT FOR TRANSFER	
P		TOTAL F.A.R. TRANSFER REQUEST TO SECOND FLOOR UNENCLOSED BALCONIES =				494		S.F.			
Q		REMAINING 1ST FLOOR F.A.R. AFTER TRANSFER =				131		S.F.			
ARTICLE 5 ADDITIONAL REGULATIONS											
R	EXCEPTION FOR YARD ENCROACHMENT:	ROOF OVERHANGS UP TO 60 INCHES OR ONE-HALF OF THE REQUIRED YARD, WHICHEVER IS LESS		NORTH (AT CAR GARAGE) 30' X .5 = 15' OR 5' WHICH EVER IS LESS SOUTH (AT BBQ) 20' X .5 = 10' OR 5' WHICH EVER IS LESS		3'-0"		FT.	DIV 5.2(a)(1)		
				EAST 50' X .5 = 25' OR 5' WHICH EVER IS LESS		1'-11"		FT.	DIV 5.2(a)(1)		
				WEST 25' X .5 = 12.5' OR 5' WHICH EVER IS LESS		2'-5"		FT.	DIV 5.2(a)(1)		
				PLANTERS NOT EXCEEDING 30 INCHES IN HEIGHT OR HAVING A CROSS SECTION OF 18 INCHES OR LESS		N/A		N/A		FT.	DIV 5.2(a)(3)
S	HEIGHT OF WALL OR FENCE	SHALL NOT EXCEED SIX FEET IN HEIGHT		6'-0"		5'-0"		FT.	DIV. 5.2(d) & (h)		
		WALLS AND FENCES ALONG STREETS, ROADS, AND RIGHTS-OF-WAY, AND WALLS OR FENCES ON A SIDE PROPERTY LINE WITHIN THE REQUIRED FRONT YARD SETBACK SHALL BE RESTRICTED TO A MAXIMUM OF 36 INCHES OF SOLID CONSTRUCTION WITH AN ADDITIONAL 36 INCHES OF OPEN NON-MASONRY FENCING, PICKETS, OR OTHER DECORATIVE FEATURES ABOVE, EXCLUDING COLUMNS WHICH SHALL BE SPACED A MINIMUM OF EIGHT FEET APART		N/A		N/A		FT.			
T	RESIDENTIAL BUILDING FACADES	FRONT AND SIDE FACADE DESIGN OF THE SECOND STORY OF TWO-STORY RESIDENTIAL DWELLINGS SHALL INCLUDE BUILDING DESIGN VARIATIONS AT INTERVALS NO GREATER THAN SEVENTY-FIVE (75) FEET TO MINIMIZE SCALE IMPACTS AND PROMOTE ACTIVATED ELEVATIONS. DESIGN VARIATIONS OR INTERVALS SHALL BE A MINIMUM OF 7.5 FEET IN LENGTH AND 5 FEET IN DEPTH		MAX. FAÇADE LENGTH PROVIDED AT NORTH ELEVATION = 35'-4" MAX. FAÇADE LENGTH PROVIDED AT SOUTH ELEVATION = 61'-0" MAX. FAÇADE LENGTH PROVIDED AT EAST ELEVATION = 33'-0"		35'-4" 61'-0" 33'-0"		FT.	DIV. 5.19(a)		
U	AIR CONDITIONING AND HEATING UNITS; POOL PUMPS; ABOVE GROUND FUEL TANKS; MECHANICAL EQUIPMENT	MECHANICAL EQUIPMENT SHALL NOT BE PLACED OR INSTALLED WITHIN FIVE FEET OF ANY PROPERTY LINE		WEST EQUIPMENT PAD DISTANCE PROVIDED		18'-8"		FT.	DIV. 5.19(h)		
V	PERMANENTLY INSTALLED GENERATORS	SHALL BE LOCATED OR INSTALLED NO LESS THAN FIVE FEET FROM ANY PROPERTY LINE		WEST GENERATOR PAD DISTANCE PROVIDED		29'-0"		FT.	DIV. 5.19(j)		
LEGAL DESCRIPTION											
LOT 1, BLOCK 4, RIDGELINE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA INFORMATION OBTAINED FROM SURVEY DATED 08-18-2023 BY ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC. L.B.#6867											