

| VILLAGE OF PINECREST<br>ZONING INFORMATION                                                                                                                                                                                                                             |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                      |          |                                          |        |                |                     |                                                                                                                                                                                    |                                                                       |
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| DIVISION 4.2 RESIDENTIAL DISTRICT AND ARTICLE 5 ADDITIONAL REGULATIONS<br>ZONING DISTRICT: RESIDENTIAL ESTATE (EU-1)(SINGLE FAMILY)<br>CASA OHAD<br>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                                                                                                                                                                                |                                                                       |
| 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:<br>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<br><br>TWO-STORY STRUCTURE OR PORTION OF THE STRUCTURE THAT IS TWO STORIES:<br>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<br><br>MAXIMUM HEIGHT OF TRUSS HEEL: 1 FOOT.    | 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)   |                                                                                                                                                                                    |                                                                       |
|                                                                                                                                                                                                                                                                        |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 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     |                     |                                                                                                                                                                                    |                                                                       |
|                                                                                                                                                                                                                                                                        |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1 FOOT                                                                                                                                               |          | N/A                                      |        | FT.            |                     |                                                                                                                                                                                    |                                                                       |
| e                                                                                                                                                                                                                                                                      | BUILDING HEIGHT (MEASURING OF HEIGHT)                                                              | NON-FLOOD HAZARD AREAS:<br>THE VERTICAL MEASUREMENT FROM EIGHT INCHES ABOVE THE HIGHEST CROWN OF THE ADJACENT STREET(S)<br><br>ESTABLISHED GRADE<br>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 |                                                                                                                                                                                    |                                                                       |
|                                                                                                                                                                                                                                                                        |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | +10.5+10.53+10.67+10.79+10.87+11.02+11.1+11.17+11.19+11.20+11.20/12 = 10.88                                                                          |          |                                          |        | NGVD           |                     |                                                                                                                                                                                    |                                                                       |
|                                                                                                                                                                                                                                                                        | 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)  |                                                                                                                                                                                    |                                                                       |
|                                                                                                                                                                                                                                                                        | MINIMUM GREEN SPACE:                                                                               | 55 PERCENT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 55% X 31,960 S.F.= 17,578                                                                                                                            |          | 17,685                                   | 55.3%  | S.F./%         | DIV 4.2 (5)(d)(iii) |                                                                                                                                                                                    |                                                                       |
|                                                                                                                                                                                                                                                                        |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | LOT AREA NET(PERVIOUS PLUS IMPERVIOUS AREAS)= 31,960                                                                                                 |          | 31,960                                   | 100.0% | S.F./%         |                     |                                                                                                                                                                                    |                                                                       |
|                                                                                                                                                                                                                                                                        | MINIMUM LOT WIDTH AND STREET FRONTAGE:                                                             | 125 FEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N/A                                                                                                                                                  |          | 140'-8"                                  |        | FT.            | DIV 4.2 (5)(e)      | AFFECTS SET BACK MEASUREMENTS                                                                                                                                                      |                                                                       |
|                                                                                                                                                                                                                                                                        | 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)                                                                                                                                           |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                      |          |                                          |        |                |                     |                                                                                                                                                                                    |                                                                       |
| a                                                                                                                                                                                                                                                                      | FRONT (EAST)                                                                                       | 50 FEET MIN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                                                                                                                                                  |          | 51'-11"                                  |        | 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 |                                                                       |
| b                                                                                                                                                                                                                                                                      | SIDE (SOUTH)                                                                                       | 20 FEET MIN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                                                                                                                                                  |          | 20'-0"                                   |        | FT.            | DIV 4.2 (5)(g)      |                                                                                                                                                                                    |                                                                       |
| b                                                                                                                                                                                                                                                                      | SIDE STREET(NORTH)                                                                                 | 30 FEET MIN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                                                                                                                                                  |          | 30'-0"                                   |        | FT.            | DIV 4.2 (5)(g)      | LOTS WHOSE FRONTAGE IS LESS THAN 125 FEET IN WIDTH SHALL HAVE A SIDE STREET SETBACK OF 25 FEET                                                                                     |                                                                       |
| c                                                                                                                                                                                                                                                                      | 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)                                                                                                                     |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                      |          |                                          |        |                |                     |                                                                                                                                                                                    |                                                                       |
| a                                                                                                                                                                                                                                                                      | 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)      | REQUEST FOR F.A.R. TRANSFER FROM FIRST FLOOR TO SECOND FLOOR                                                                                                                       |                                                                       |
|                                                                                                                                                                                                                                                                        |                                                                                                    | MAX. 2ND FLOOR = .10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | .10 X 31,960 = 3,196.0                                                                                                                               |          | 3,196                                    | 10.0%  | S.F.           | DIV 4.2 (5)(g)      |                                                                                                                                                                                    |                                                                       |
| 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                                                                                                                               |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                      |          |                                          |        |                |                     |                                                                                                                                                                                    |                                                                       |
| a                                                                                                                                                                                                                                                                      |                                                                                                    | 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 |
| b                                                                                                                                                                                                                                                                      |                                                                                                    | TOTAL F.A.R. TRANSFER REQUEST TO SECOND FLOOR UNENCLOSED BALCONIES =                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                      |          |                                          |        | 494            | S.F.                |                                                                                                                                                                                    |                                                                       |
| c                                                                                                                                                                                                                                                                      |                                                                                                    | REMAINING 1ST FLOOR F.A.R. AFTER TRANSFER =                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                      |          |                                          |        | 131            | S.F.                |                                                                                                                                                                                    |                                                                       |
| ARTICLE 5 ADDITIONAL REGULATIONS                                                                                                                                                                                                                                       |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                      |          |                                          |        |                |                     |                                                                                                                                                                                    |                                                                       |
| a                                                                                                                                                                                                                                                                      | 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<br>SOUTH (AT BRQ) 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)       |                                                                                                                                                                                    |                                                                       |
|                                                                                                                                                                                                                                                                        |                                                                                                    | SHALL NOT EXCEED SIX FEET IN HEIGHT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 6'-0"                                                                                                                                                |          | 6'-0"                                    |        | FT.            |                     |                                                                                                                                                                                    |                                                                       |
| b                                                                                                                                                                                                                                                                      | HEIGHT OF WALL OR FENCE                                                                            | 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.            | DIV. 5.2(d) & (h)   |                                                                                                                                                                                    |                                                                       |
| c                                                                                                                                                                                                                                                                      | 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:<br>MAX. FAÇADE LENGTH PROVIDED AT SOUTH ELEVATION:<br>MAX. FAÇADE LENGTH PROVIDED AT EAST ELEVATION: |          | 35'-4"<br>61'-0"<br>33'-0"               |        | FT.            | DIV. 5.19(a)        |                                                                                                                                                                                    |                                                                       |
| d                                                                                                                                                                                                                                                                      | 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)        |                                                                                                                                                                                    |                                                                       |
| e                                                                                                                                                                                                                                                                      | 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(i)        |                                                                                                                                                                                    |                                                                       |
| 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<br>INFORMATION OBTAINED FROM SURVEY DATED 08-18-2023 BY ALVAREZ, AIGUESVIVES AND ASSOCIATES, INC. L.B.#6867 |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                      |          |                                          |        |                |                     |                                                                                                                                                                                    |                                                                       |