VILLAGE OF PINECREST
ZONING INFORMATION

DIVISION 4.2 RESIDENTIAL DISTRICT AND ARTICLE 5 ADDITIONAL REGULATIONS
ZONING DISTRICT: RESIDENTIAL ESTATE (EU-1)(SINGLE FAMILY)
CASA OHAD
PROJECT:6200 SW 123ND TERRACE (PERMITTING 12-12-23)

FAO ARCHITECTURE

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)	HIGHEST CROWN OF ROAD + .67' = 11.20' + .67' =	11.87	BUILDING HEIGHT MEASURED FROM THIS POINT		NGVD	DIV 9.2 DEFINITIONS	
		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.	10.4 =10.5+10.53+10.67+10.79+10.87+11.02+11.1+11.17+11.19+1.20+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	17,685	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./%		
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)								
a	FRONT (EAST)	50 FEET MIN.	N/A		51'-11"		FT.	DIV 4.2 (5)(g)	
	SIDE (SOUTH)	20 FEET MIN.	N/A		20'-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
b	SIDE STREET(NORTH)	30 FEET MIN.	N/A		30'-0"		FT.	DIV 4.2 (5)(g)	
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)	
		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								
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 =		449		S.F.		
C			REMAINING 1ST FLOOR F.A.R. AFTER TRANSFER =		176		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 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)	
b	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.		
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 : MAX. FAÇADE LENGTH PROVIDED AT SOUTH ELEVATION : MAX. FAÇADE LENGTH PROVIDED AT EAST ELEVATION :		35'-4" 61'-0" 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(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

1 Z-000 ZONING TABLE
SCALE: N.T.S.

FAO ARCHITECTURE
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.448.5830

PROJECT NO: 2308

CLIENT:
RONALDO FL1, LLC
1200 BISCAYNE BLVD.
MIAMI , FLORIDA 33181

REVISIONS:
1 VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 01/30/2024
2 VILLAGE OF PINECREST COMMENTS 2/26/2024

KFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
4450 NW 97THCOURT
DORAL, FLORIDA 33178

NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA OHAD
6200 SW 123RD TERRACE PINECREST, FLORIDA 33156

Felipe Alvarado

PROJECT DESCRIPTION :
SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE LLC.
DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY FAO ARCHITECTURE LLC. AND THE CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:
STATE OF FLORIDA · FELIPE ALVARADO · AR91841 · REGISTERED ARCHITECT

FELIPE ALVARADO AR 91841

PHASE : CONSTRUCTION DOCUMENTS

ISSUE DATE : DECEMBER 12, 2023

SHEET TITLE : ZONING TABLE

SHEET : Z-000