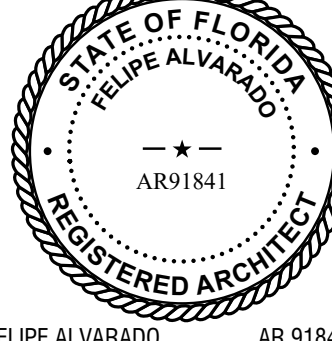




VILLAGE OF PINECREST ZONING INFORMATION										FAO ARCHITECTURE	
DIVISION 4.2 RESIDENTIAL DISTRICT AND ARTICLE 5 ADDITIONAL REGULATIONS ZONING DISTRICT: RESIDENTIAL ESTATE (EU-1)(SINGLE FAMILY) CASA ROBLES 131 PROJECT:6545 SW 131ST STREET (PERMIT)											
DIMENSIONAL REGULATIONS											
	REQUIRED/ALLOWED	MAX./MIN. CALCULATION		PROVIDED	UNITS	ZONING SECTION	COMMENT				
a	LOT AREA (NET)	WITHIN PROPERTY LINES		N/A	40,276	0.92	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	43,792	1.01	S.F. / ACRE	DIV 4.2 (5)a			
c	DENSITY	ONE PRINCIPAL DWELLING UNIT PER ONE GROSS ACRE		N/A	1.01	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 = 11.0' + 24" = 35.0' MAX.	14'-0"/25.0'	FT./NGVD					
		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 = 11.0' + 28" = 39.0' MAX.	25'-10"/36.83'	FT. / NGVD			DIV 4.2 (5)(c)(i)		
		MAXIMUM HEIGHT OF TRUSS HEEL: 1 FOOT.		29.5 FEET TO THE TOP OF THE PARAPET = 11.0' + 29.5" = 40.5' MAX.	28'-2"/39.16'	FT. / NGVD					
				1 FOOT	N/A	FT.					
		FLOOD HAZARD AREAS: THE VERTICAL MEASUREMENT FROM THE BASE FLOOD ELEVATION PLUS ONE FOOT, OR THE BACK OF THE SIDEWALK ELEVATION PLUS ONE FOOT, OR IF THERE IS NO SIDEWALK, THE ELEVATION OF THE HIGHEST CROWN OF ROAD OR STREET ABUTTING SUCH BUILDING SITE PLUS ONE FOOT, WHICHEVER IS GREATER		BASE FLOOD ELEVATION (B.F.E.) + 1' = 10.0' + 1' = 11'	11'	11.0'	FT./NGVD				
		BACK OF SIDEWALK ELEVATION + 1' = N/A + 1' = N/A		N/A	N/A	FT./NGVD					
		NO SIDE WALK AT FRONT OF PROPERTY		N/A	N/A	FT./NGVD					
		IF THERE IS NO SIDEWALK, THE ELEVATION OF THE HIGHEST CROWN OF ROAD OR STREET ABUTTING SUCH BUILDING SITE PLUS ONE FOOT, WHICHEVER IS GREATER		10.39'	N/A	FT./NGVD					
		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.		8.46+8.56+8.81+9.15+9.39/5 = 8.87			FT./NGVD				
	MAXIMUM IMPERVIOUS SURFACE RATIO:	45 PERCENT.	45% X 40,276 S.F. =	18,124	15,342	38.1%	S.F./%	DIV 4.2 (5)(d)(i)			
	MINIMUM GREEN SPACE:	55 PERCENT	55% X 40,276 S.F. =	22,152	26,934	61.9%	S.F./%	DIV 4.2 (5)(d)(ii)			
	LOT AREA (NET)	40,276	TOTAL IMPERVIOUS AREA PLUS GREEN SPACE:		40,276	40,276	100.0%	S.F./%			
	MINIMUM LOT WIDTH AND STREET FRONTAGE:	125 FEET	N/A		143'-0"	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		306'-8"	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 (SOUTH)	50 FEET MIN.	N/A		75'-0"	FT.		DIV 4.2 (5)(g)			
	SIDE (EAST)	20 FEET MIN.	N/A		20'-0"	FT.		DIV 4.2 (5)(g)			
	SIDE (WEST)	20 FEET MIN.	N/A		28'-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		
b	SIDE STREET(N/A)	30 FEET MIN.	N/A		N/A	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 (NORTH)	25 FEET MIN.	N/A		27'-0"	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 MAX. 2ND FLOOR = 10	20 X 40,276 = 8,055.2 10 X 40,276 = 4,027.6	8,055.2 4,027	6,559 4,027	16.3% 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	PRINCIPAL TWO STORY STRUCTURE	FIRST FLOOR REMAINING F.A.R. = 8,055.2 S.F. (ALLOWED)	8,055.2 S.F. (PROVIDED)	1,496.2	1,496.2	S.F.		DIV 9.2 DEFINITIONS	CLIENT TO PROVIDE VILLAGE OF PINECREST REQUIRED COVENANT FOR TRANSFER		
b	PRINCIPAL TWO STORY STRUCTURE	TOTAL F.A.R. TRANSFER REQUEST TO SECOND FLOOR UNENCLOSED BALCONIES =	424	424	S.F.						
c	PRINCIPAL TWO STORY STRUCTURE	REMAINING 1ST FLOOR F.A.R. AFTER TRANSFER =	1,072	1,072	S.F.						
ARTICLE 5 ADDITIONAL REGULATIONS											
a	EXCEPTION FOR YARD ENCRoACHMENT:	STREET SIDE (AT ???) 30' X .5 = 15' OR 5' WHICH EVER IS LESS EAST 20' X .5 = 10' OR 5' WHICH EVER IS LESS		N/A	2'-10"	FT.		DIV 5.2(a)(1)			
		SOUTH 50' X .5 = 25' OR 5' WHICH EVER IS LESS		N/A		FT.		DIV 5.2(a)(1)			
		NORTH 25' X .5 = 12.5' OR 5' WHICH EVER IS LESS		N/A		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"	6'-0"	FT.					
		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 WEST ELEVATION : MAX. FAÇADE LENGTH PROVIDED AT NORTH ELEVATION : MAX. FAÇADE LENGTH PROVIDED AT EAST ELEVATION :	67'-9" 35'-11" 40'-8"	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		EAST EQUIPMENT PAD DISTANCE PROVIDED:	10'-10"	FT.		DIV. 5.19(h)			
e	PERMANENTLY INSTALLED GENERATORS	SHALL BE LOCATED OR INSTALLED NO LESS THAN FIVE FEET FROM ANY PROPERTY LINE		EAST GENERATOR DISTANCE PROVIDED:	14'-8"	FT.		DIV. 5.19(j)			
LEGAL DESCRIPTION											
LOT 3, BLOCK 9, DEVONWOOD FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA INFORMATION OBTAINED FROM SURVEY DATED 11-29-2023 BY ALVAREZ, AGUIESVIVES AND ASSOCIATES, INC. L.B.#6867											