

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z23-014

October 19, 2023

Item No. 3F

Recommendation Summary	
Commission District	08
Applicant	Intiraymi Figueroa
Summary of Requests	The applicant is requesting to permit an existing single-family residence with a proposed covered entry porch to setback less than required by Code from the front property line. The applicant also seeks to permit two utility sheds on the property, where only one is allowed, with a total area greater than permitted and setback less than required by Code.
Location	16421 SW 292 Street, Miami-Dade County, Florida.
Property Size	0.33 Acre
Existing Zoning	EU-M, Single-Family Modified Estate District, 15,000 sq. ft.
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	<i>Low Density Residential (see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with condition of request #1, denial without prejudice of requests #2 through #5.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION

This Board has jurisdiction over this application pursuant to Section 20-42(e), which states "If a Community Council, in its capacity as a Community Zoning Appeals Board, does not have sufficient elected or appointed members in office to constitute a quorum at the time an application for zoning action is ready to be noticed for public hearing before that Community Council, such application shall be noticed and scheduled for public hearing directly before the Board of County Commissioners on the next available zoning agenda. This item was deferred from the September 26, 2023 Community Zoning Appeal Board 14 hearing due to lack of quorum.

REQUESTS:

- (1) NON-USE VARIANCE to permit a proposed addition to an existing single-family residence to setback 17.62' (25' required) from the front (south) property line.
- (2) NON-USE VARIANCE of the zoning regulations limiting one utility shed to one residential lot; to waive same and permit 2 sheds (Sheds #1 and #2) on the subject lot.
- (3) NON-USE VARIANCE of the zoning regulations requiring a utility shed not to exceed 20% of the sq. ft. of the principal building on the property, up to 400 sq. ft.; to waive same and permit existing Shed #1 with 656.31 sq. ft. and existing Shed #2 with 73.26 sq. ft. for a total of 729.57 sq. ft. (400 sq. ft. maximum permitted).

(4) NON-USE VARIANCE to permit the existing Shed #1 to setback 7.31' (7.5' required) from the rear (north) property line and to setback a minimum of 2.59' (30' required) from the side street (east) property line.

(5) NON-USE VARIANCE to permit the existing Shed #2 to setback a minimum of 0.85' (20' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Proposed Residence Remodeling for Intiraymi Figueroa" as prepared by Gabriel Salazar, Salazar Architectural Group, dated stamped received 05/23/2023, consisting of a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

In February 1978, pursuant to Resolution Z-36-78, the subject property was a part of a larger parcel that was rezoned from AU (Agricultural District) to EU-M (Modified Estates 1 family per 15,000 sq. ft. net). The resolution also approved a special exception to permit the resubdivision of 36 non-conforming lots into six (6) conforming and nine (9) non-conforming building lots. The aforementioned 9 lots were approved with a lot frontage of 100' where 120' was required.

The applicant has now filed an application requesting the above-listed five non-use variances pertaining to varying certain zoning regulations. The submitted plans show an existing 1773. 44 sq. ft. single family residence proposed additions. The proposed additions include a covered entry, which encroaches into the front setback area. Further, the submitted plans shows two existing sheds which exceed the total number permitted by code, exceeds the maximum area permitted by code and with less setbacks than required.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-M; single-family residence	Low Density Residential, (2.5 to 6 dua)
North	EU-M; single-family residences	Low Density Residential, (2.5 to 6 dua)
South	EU-M; single-family residences	Low Density Residential, (2.5 to 6 dua)
East	EU-M; single-family residences	Low Density Residential, (2.5 to 6 dua)
West	EU-M; single-family residences	Low Density Residential, (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject 0.33-acre property is located within an existing residential area. The area surrounding the subject property is primarily characterized by single-family residences that are developed under the EU-M regulations.

SUMMARY OF THE IMPACTS:

The approval of this application will permit the owner to maintain the existing residence with the proposed covered entry porch, which encroaches into the front setback area and which would have minimal visual impact on the adjacent properties. However, the encroachment requests into

the interior side and side street setback areas by the existing sheds, in staff's opinion would have negative visual impacts on the surrounding properties.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.*

The applicant seeks to permit proposed an addition comprised of a covered entry porch to an existing single-family residence to setback 17.62' (25' required) from the front (south) property line (request #1). Additionally, the applicant seeks to permit 2 sheds (Sheds #1 and #2) on the subject property where only one shed is permitted per lot (request #2), to permit the two sheds with a total of 729.57 sq. ft. where 400 sq. ft. maximum is permitted (request #3), to permit Shed #1 to setback 7.31' (7.5' required) from the rear (north) property line and to setback a minimum of 2.59' (30' required) from the side street (east) property line (request #4), and to permit Shed #2 to setback a minimum of 0.85' (20' required) from the interior side (west) property line (request #5). Requests #2 through #5 are inextricably intertwined and internal to the application site. Staff opines that approval of these requests will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP and will not change the single-family use. Therefore, staff opines that approval of the application with conditions, will be **consistent** with the uses allowed under the Low-Density Residential Land use category text and the density threshold of CDMP Low-Density Residential Communities LUP map designation.

ZONING ANALYSIS:

The subject 0.33-acre property is located at 16421 SW 292Street in an area developed under EU-M, Estate Modified zoning district regulations. The plans submitted in conjunction with this application depict the existing residence with the covered entry porch addition encroaching into the front setback area (request #1), two existing sheds on the subject property which is one more than allowed by Code (request #2), the two existing sheds with a combined total of 729.57 sq. ft. where 400 sq. ft. maximum is allowed (request #3), existing Shed #1 encroaching into the rear (north) and side street (east) setback areas (request #4) and existing Shed #2 encroaching into the interior side (west) setback area (request #5).

When request #1 of the application to permit a proposed addition (entry porch) to an existing single-family residence to setback 17.62' (25' required) from the front (south) property line is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that approval with conditions would be **compatible** with the surrounding area. Although staff's research found no similar approvals in the area, staff opines that the requested 7.38' encroachment into the front (south) setback area is minimal and would not cause any significant negative visual impact on the abutting properties. Staff further opines that approval with conditions of this request would be **compatible** with same. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(4)(b), Non-Use Variance standards.**

When the inextricably intertwined requests #2 through #5, as mentioned earlier, are analyzed under Section 33-311 (A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards, staff opines that the approval of these requests would be **incompatible** with the surrounding area and will not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations.

With these requests, the applicant seeks to permit 2 sheds (Sheds #1 and #2) on the subject property where only one is permitted (request #2) and to permit the two sheds with a total area of 729.57 sq. ft. where 400 sq. ft. maximum is permitted (request #3). Additionally, the applicant seeks to permit Shed #1 to setback 7.31' (7.5' required) from the rear (north) property line and to setback a minimum of 2.59' (30' required) from the side street (east) property line (request #4), and to permit Shed #2 to setback a minimum of 0.85' (20' required) from the interior side (west) property line (request #5).

Staff opines that these requests (#2 through #5) are too intensive, represent an over utilization of the subject property and approval of same would be visually intrusive to the surrounding properties. Staff notes that there are no similar approvals with these intensities of uses in the surrounding area. Therefore, staff opines that approval of these requests (#2 through #5) would be an obvious departure from the aesthetic character of the surrounding area or neighborhood and would likely have a significant visual impact on the abutting properties. **As such, staff recommends denial without prejudice of requests #2 through #5 under Section 33-311(A)(4)(b), Non-Use Variance standards From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions of request #1, and denial without prejudice of requests #2 through #5.

CONDITIONS FOR APPROVAL: For request #1 only.

1. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Residence Remodeling for Intiraymi Figueroa" as prepared by Gabriel Salazar, Salazar Architectural Group, dated stamped received 05/23/2023, consisting of a total of 3 sheets. Except any future additions on the property which conform to zoning code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.

NK:JB:JR:DE

A handwritten signature in black ink, appearing to read 'Nathan Kogon', written over a horizontal line.

Nathan Kogon, AICP, Assistance Director
Development Services Division
Miami-Dade County Department
of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Intiraymi Figueroa
(Z23-014)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>Parks, Recreation and Open Space</i>	<i>No objection</i>
<i>Fire and Rescue Department</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low-Density Residential <i>(Pg. I-31)</i>	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
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Memorandum



Date: February 27, 2023

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "Rashid Istambouli".

Subject: Z2023000014-1st Review
Natalia Salazar
16401 SW 292nd Street
Applicant seeks to move the fence line, to develop a covered driveway, to legalize a shed on his property and proposes an addition (laundry room and cabana bath)
(EU-M) (0.48 Acres)

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code.

Potable Water Service and Wastewater Disposal

According to DERM records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Pursuant to the Code, all structures being legalized, and proposed additions are required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

This analysis is based on sanitary sewer infrastructure as it exists at the time of this application. Please be advised that sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

Please note that the Board of County Commissioners adopted an ordinance related to new septic tank standards in July 2022 and an ordinance related to revised feasible distance provisions in October 2022.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A site plan prepared by Gabriel Salazar, R.A., dated and received by Miami Dade County on February 1, 2023, was submitted in support of the subject application, and indicates the removal/relocation of non-specimen (a tree with a

trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised to contact the Tree and Forest Resources Section at (305)372-6574 or tfrs@miamidade.gov for assistance with any tree removal/relocation permits for the subject property.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jennifer.Snell@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

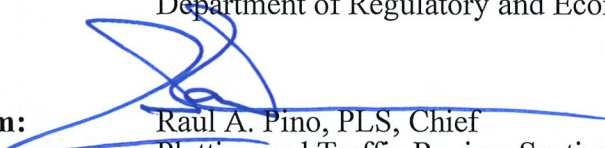
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: June 15, 2023

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2023000014
Name: Intiraymi Figueroa
Location: 16401 SW 292 Street
Section 05 Township 57 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

The land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 6, Block 2, Plat Book 108, Page 45.

This application does not generate any additional trips.

Standard Conditions:


- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: February 22, 2023

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: Zoning Application Comments - 16401 SW 292nd ST
Application No. Z2023000014

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: 16401 SW 292nd ST

Location: The proposed project is located at 16401 SW 292nd Street, with Folio No. 30-7905-014-0110, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a Special Exception to allow the construction of a driveway, a covered entry, a covered terrace, to move the existing fence line due to safety reason, and to maintain an existing shed without the required setbacks, plus an addition of 470 sq. ft. to the existing Single-Family Residence (SFR) of 1,775 sq. ft., as per site plan submitted.

This project results in a no-net-increase to the water demand.

Please note that there is a 6-foot Utility Easement along and inside the western boundary of the subject property. The existing Shed located along the western boundary of the property is encroaching on said utility easement. At the present time, WASD does not have water/sewer facilities in said Utility Easement. **WASD has no objections to this application subject to the following condition that shall be included in the Zoning Resolution for this application:**

- If future water/sewer infrastructure is installed in the Utility Easement within the owner's property, the owner is made fully responsible for any damage to permanent structures located in said Utility Easement as a result of Miami-Dade Water and Sewer Department's forces installing water/sewer infrastructure, or performing maintenance or repairs to existing WASD infrastructure located within the utility easement and holds the County harmless of any damage resulting from any such installation, maintenance or repairs. In addition, no other structure should be built within the Utility Easement.

Water: The proposed development is located within the WASD's water service area. The subject property is currently connected to water.

Sewer: The proposed development is located within the WASD's sewer service area. The subject property is currently on septic.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: February 13, 2023

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2023000014

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 02/01/2023. Single family home.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

FIGUEROA, INTIRAYMI

16421 SW 292 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000014

DATE

HEARING NUMBER

FOLIO No: 30-7905-014-0110

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

February 9, 2023

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases

VIOLATOR:

FIGUEROA, INTIRAYMI

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z23-014
DATE: FEB 1 2023
BY: GONGOL



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z23-014
DATE: FEB 1 2023
BY: GONGOL



RECEIVED

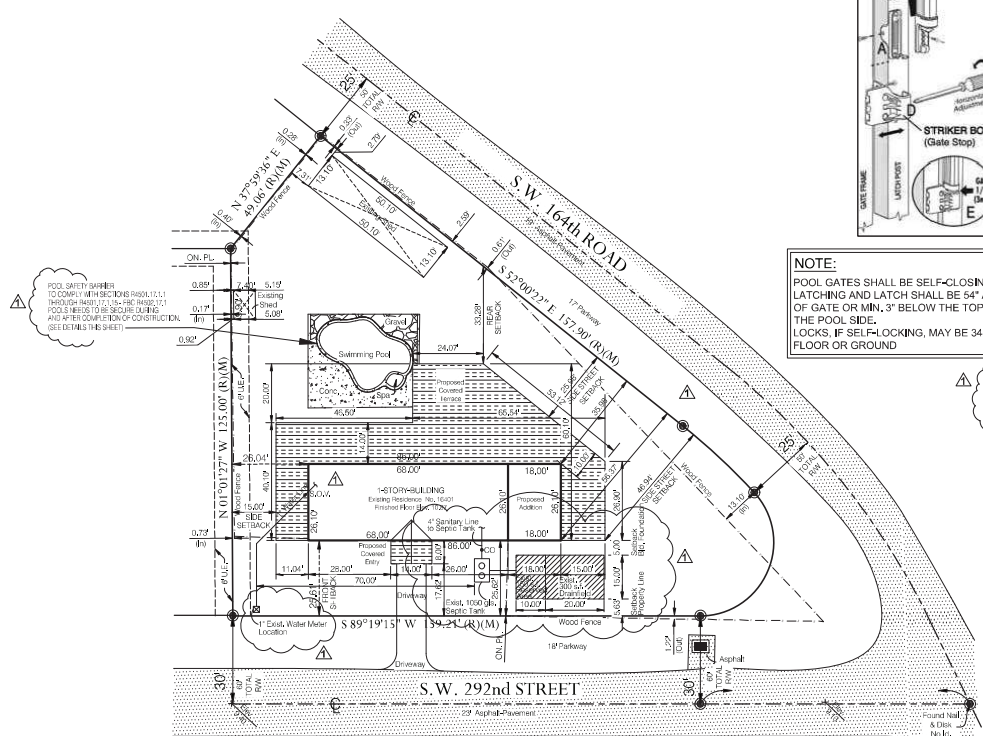
MIAMI-DADE COUNTY
PROCESS NO: Z23-014
DATE: FEB 1 2023
BY: GONGOL



RECEIVED

MIAMI DADE COUNTY
PROCESS NO: Z23-014
DATE: FEB 1, 2023
BY: GONGOL





SITE PLAN
 SCALE: 1" = 20'-0"

SCOPE OF WORK
 RESIDENCE REMODELING, TO CONSIST OF
 A RESIDENCE ADDITION (A BATH, A CLOSET
 AND A LAUNDRY ROOM), A NEW COVERED
 TERRACE AND A NEW COVERED ENTRY

Pool Safety Fence Information: RESIDENTIAL SWIMMING POOLS SHALL COMPLY WITH FBC 2020 EDITION SECTIONS R4001.01,1 THROUGH R4001.01,15 AND R4002.1.1

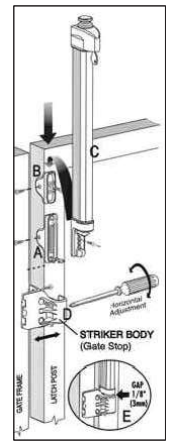
ADD ANOTHER LAYER OF PROTECTION AROUND YOUR POOL
 While there is no substitute for adult supervision, GFL ProtectivePool removable fencing is designed to provide pool owners with an added layer of security.

The safety fencing offers protection to small children, pets, hand capped and elderly people by creating a barrier to the pool's edge. When properly installed, the strong woven polypropylene mesh fabric of the fence will allow children, pets or toys to pass through. The slip-resistant surface of the fence will inhibit people from going over the fence. In only seconds, an adult can unlock a panel of the fence for easy access to the swimming pool. GFL ProtectivePool fence sections are made in premeasured 3'x6' panels and can be shortened to fit any requirements. An exclusive meshwork system requires that only 5/8" holes be drilled in the deck for installation. When you want an unobscured view to the pool for special occasions, GFL ProtectivePool fencing can be completely removed or installed by just one person in minutes! The lightweight fence sections roll up for compact storage and plastic covers are provided to plug the deck holes when the fence is not in use. Fencing comes complete with hardware, measuring template and instructions. Drill guide is available for a retortable copier (see listing below). A rotary hammer drill is required for installation.

MEETS OR EXCEEDS ASTM F 2284-05 TEST STANDARDS

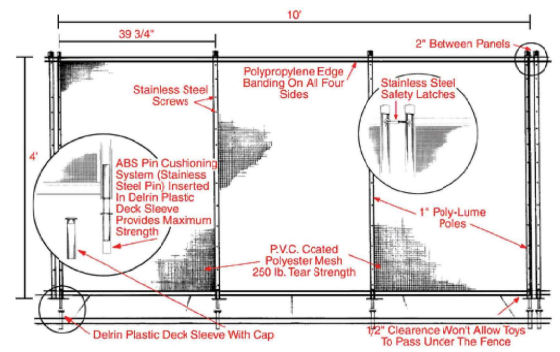
Step One: Measure the perimeter of your pool. If possible, leave at least 18 inches of room around your pool so that you have space to work when the fence is up. Each fence panel is ten feet long. So if the perimeter of your pool is 100 feet, you will need 11 ProtectivePool Fence Panels.
 Step Two: Unpack your ProtectivePool Removable Fence. Ensuring your pool comes in the box, use the measuring template to mark where each hole will be drilled. Then using the ProtectivePool Drill Guide and your hammer drill, drill each of the holes according to the provided directions.
 Step Three: After marking the sleeves into each hole, you may install the fence panels. Once all the panels are in place, you are ready to latch the panels.

- NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



NOTE:
 POOL GATES SHALL BE SELF-CLOSING, SELF LATCHING AND LATCH SHALL BE 54" ABOVE BOTTOM OF GATE OR MIN. 3" BELOW THE TOP OF THE GATE ON THE POOL SIDE.
 LOCKS, IF SELF-LOCKING, MAY BE 34"-48" ABOVE FLOOR OR GROUND

POOL SAFETY DETAILS



PROPERTY ADDRESS:

16401 SW 292nd STREET
 HOMESTEAD, FL, 33033

LEGAL DESCRIPTION:

LOT 6, BLOCK 2, PARADISE PINES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, AT PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY ZONING:

EU-M SINGLE FAMILY ESTATE MODIFIED USE ZONING DISTRICT

BUILDING SETBACKS

	REQUIRED	EXISTING	PROPOSED
- FRONT	25'	25.62'	17.62'
- REAR	25'	73.74'	33.28'
- INTERIOR SIDE	15'	28.04'	15.00'
- SIDE STREET	25'	47.23'	25.98'

LOT COVERAGE

	EXISTING	ADDITION	COVERED TERRACE	PROPOSED
TOTAL AREA LOT	19,844.25 S.F.			
TOTAL LOT COVERAGE	2,903.01 S.F.	469.44 S.F.	2,982.61 S.F.	5,955.06 S.F.
- REQUIRED LOT COVERAGE	30.0 %			
- PROPOSED LOT COVERAGE	30.0 %			

REVISIONS	BY
▲ 03-10-23	FL

PROPOSED RESIDENCE REMODELING FOR:
 INTIRAYMI FIGUEROA'S RESIDENCE
 16401 S.W. 292nd STREET, HOMESTEAD, FLORIDA 33033

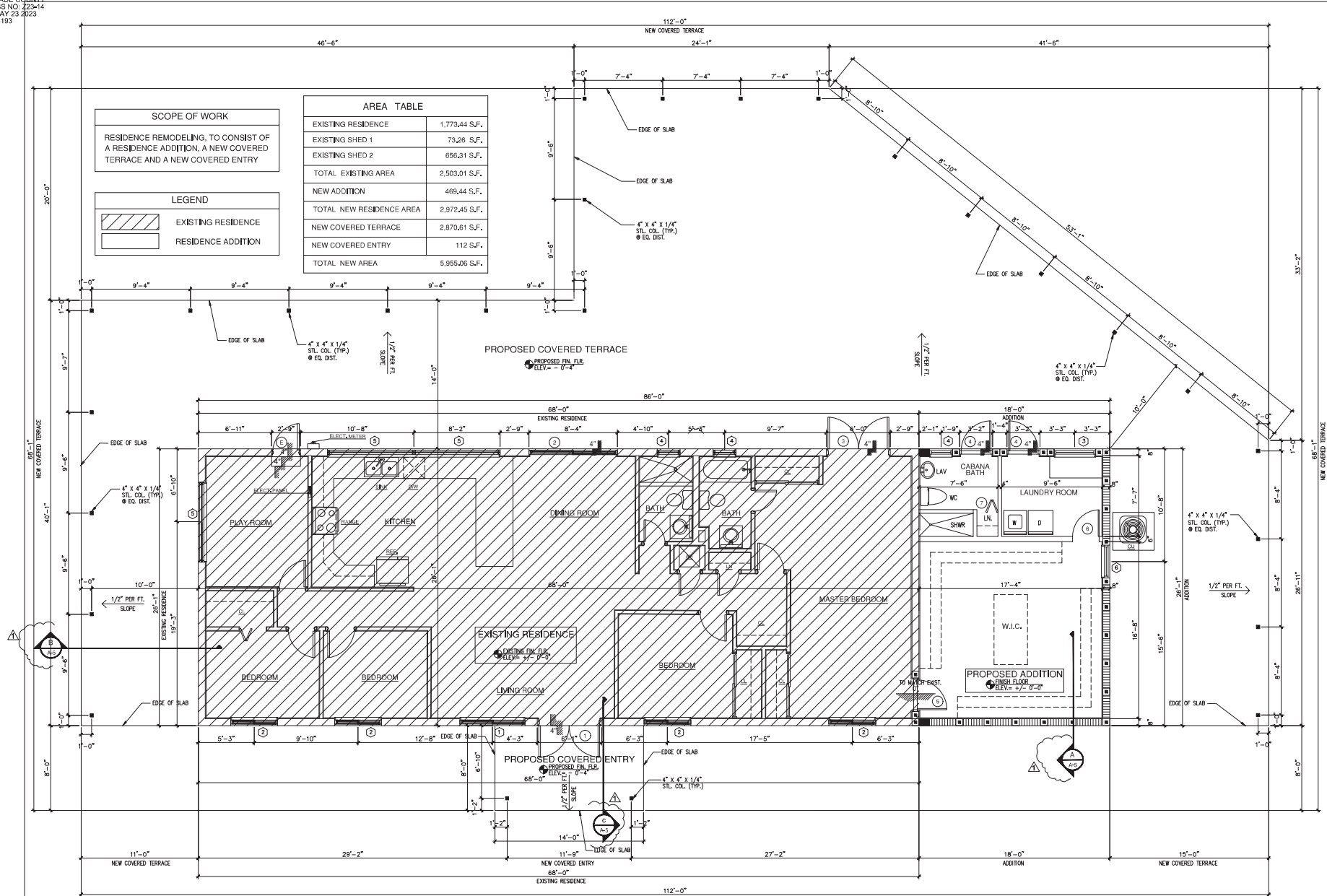
salazararchitectural group
 URBAN PLANNING
 SALAZAR ARCHITECTURAL GROUP
 1914 W. WYOMING DR.
 MIAMI, FLORIDA 33135
 (305) 486-0000

Signed and Sealed by
 GABRIEL SALAZAR AR
 # 0009297
 Digitally signed by
 Gabriel Salazar
 Date: 2023.04.03
 20:54:24
 -0400'

Job No. RF-21-001
 Project Manager G.S.
 Drawn by F.L.
 Scale AS SHOWN
 Date 09-21-21

SHEET No.
SITE PLAN
A-1
 1 OF 13

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS NO: 223-14
 DATE: MAY 23 2023
 BY: T355193



SCOPE OF WORK
 RESIDENCE REMODELING, TO CONSIST OF A RESIDENCE ADDITION, A NEW COVERED TERRACE AND A NEW COVERED ENTRY

LEGEND
 [Hatched Box] EXISTING RESIDENCE
 [White Box] RESIDENCE ADDITION

AREA TABLE	
EXISTING RESIDENCE	1,773.44 S.F.
EXISTING SHED 1	73.26 S.F.
EXISTING SHED 2	656.31 S.F.
TOTAL EXISTING AREA	2,503.01 S.F.
NEW ADDITION	488.44 S.F.
TOTAL NEW RESIDENCE AREA	2,972.45 S.F.
NEW COVERED TERRACE	2,870.61 S.F.
NEW COVERED ENTRY	112 S.F.
TOTAL NEW AREA	5,955.06 S.F.

REVISIONS	BY
△ 03-10-23	FL

PROPOSED RESIDENCE REMODELING FOR:
INTIRAYMI FIGUEROA'S RESIDENCE
 16401 S.W. 292nd STREET, HOMESTEAD, FLORIDA 33033

Salazar Architectural Group
 URBAN PLANNING
 SALAZAR ARCHITECTURAL GROUP, INC.
 15015 WINTERWOOD DR.
 SUITE 200
 MIAMI, FLORIDA 33187
 (305) 444-0100
 www.salazararchitect.com

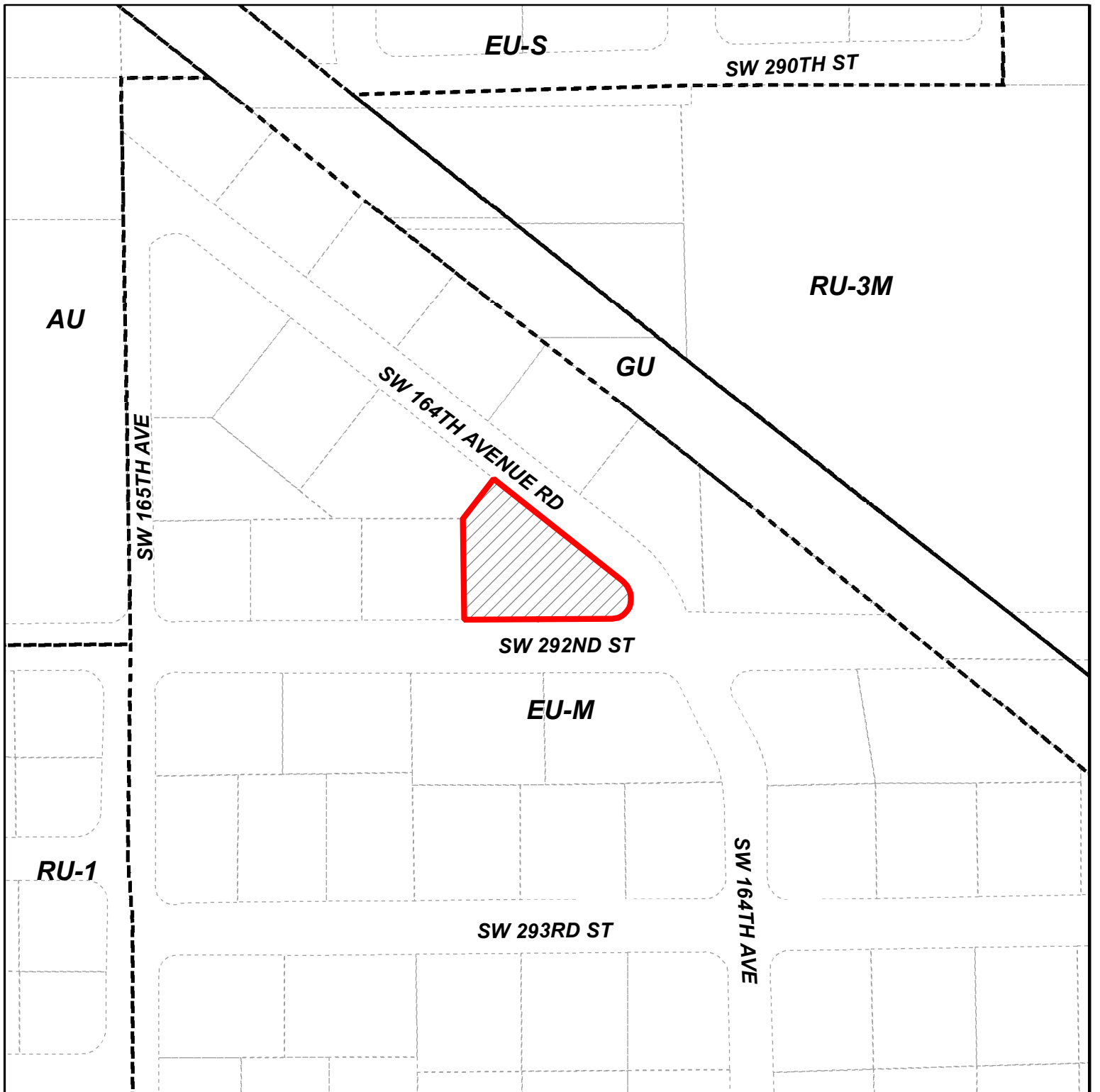
Signed and Sealed by
GABRIEL SALAZAR
 ARCHITECT
 Digitally signed by
Gabriel Salazar
 Date: 2023.04.03 20:58:19 -0400

Job No: RF-21-001
 Project Manager: G.S.
 Drawn by: F.A.
 Scale: AS SHOWN
 Date: 09-21-21

SHEET No.
FLOOR PLAN
A-2
 2 OF 13

PROPOSED FLOOR PLAN
 SCALE 1/4" = 1'-0"

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MIAMI-DADE COUNTY



HEARING MAP

Section: 05 Township: 57 Range: 39
 Applicant: Intiraymi Figueroa
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000014

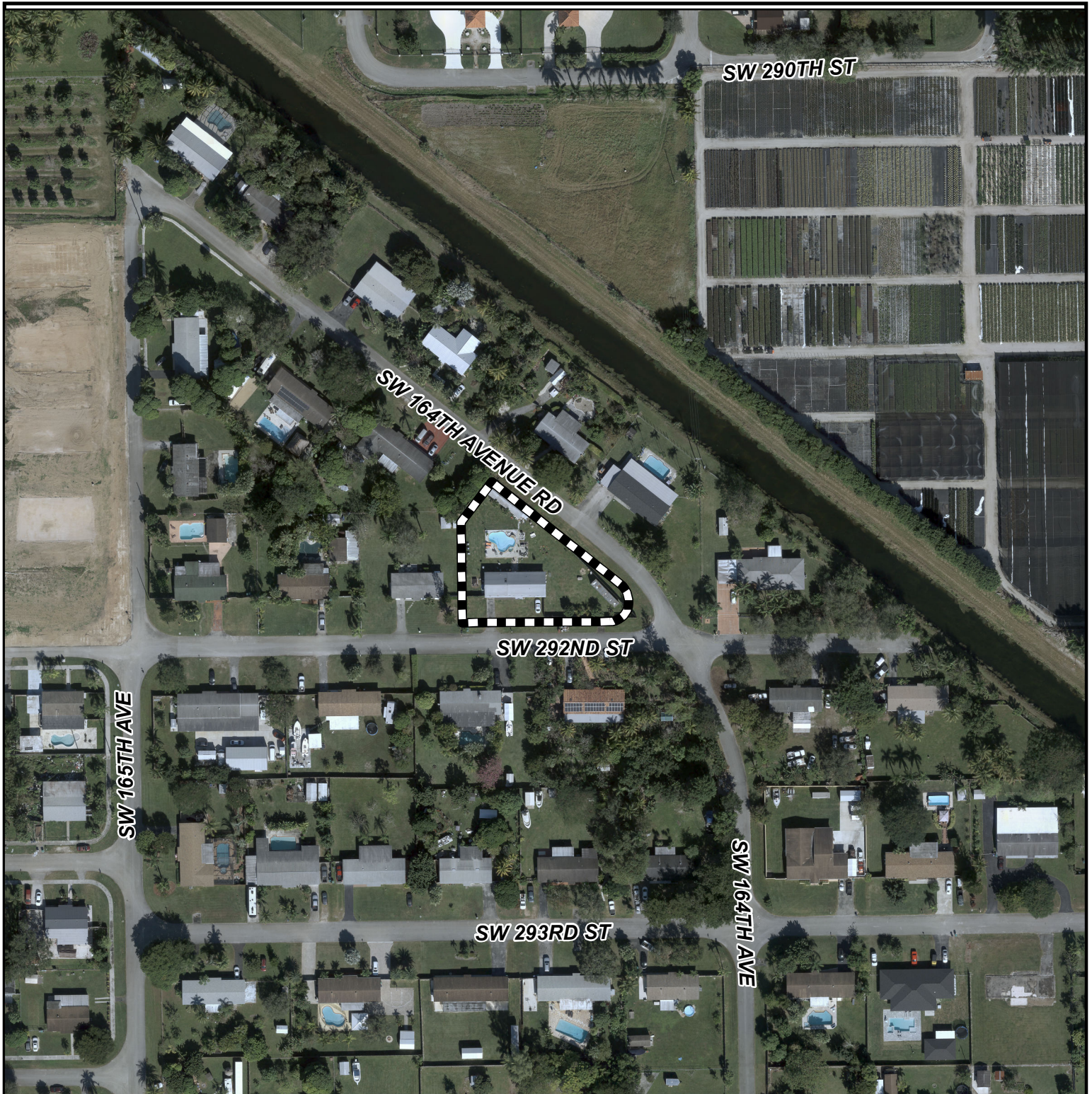


Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000014

Legend
 Subject Property

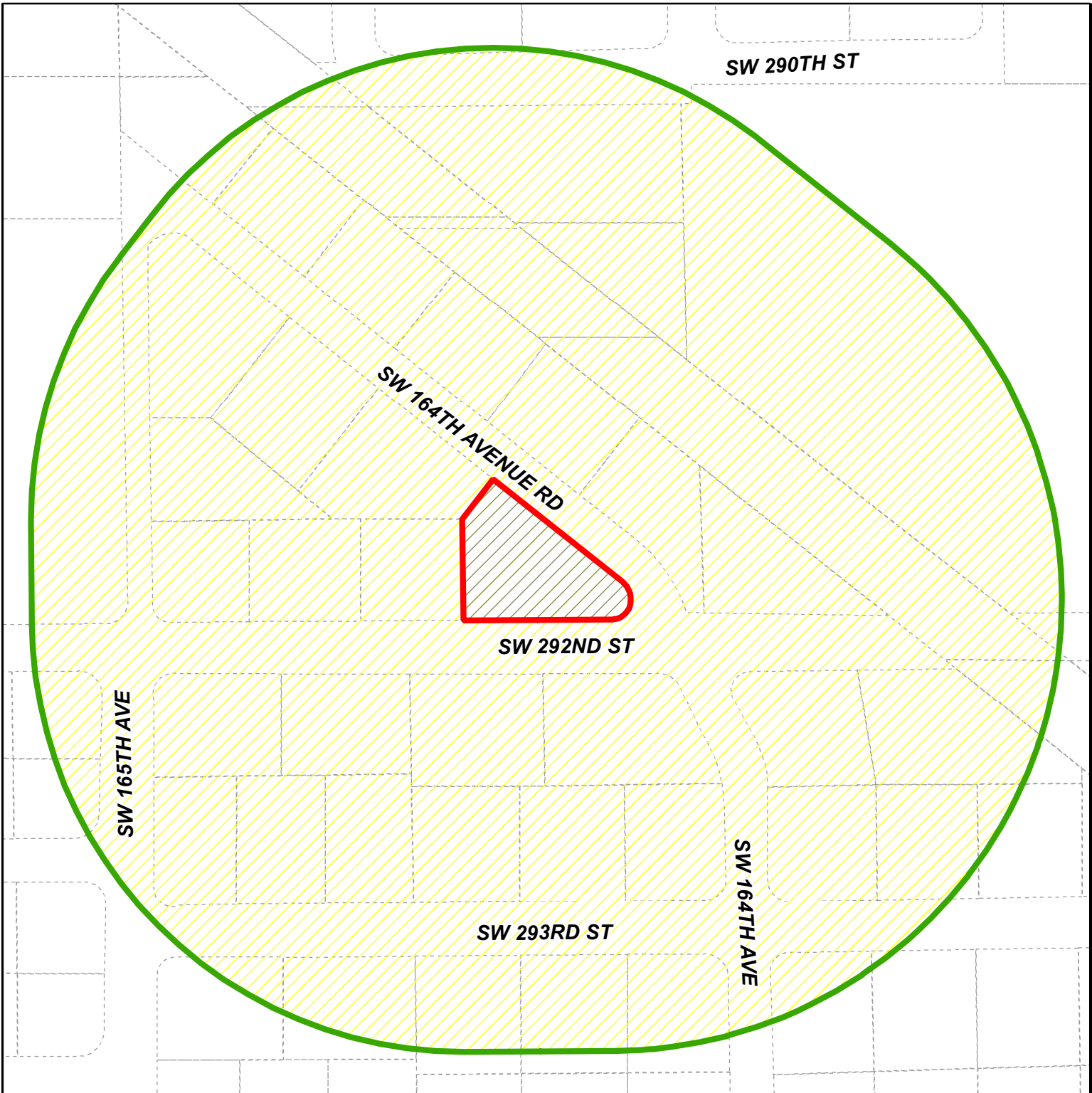


Section: 05 Township: 57 Range: 39
Applicant: Intraymi Figueroa
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, February 3, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 05 Township: 57 Range: 39
 Applicant: Intiraymi Figueroa
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000014
 RADIUS: 500

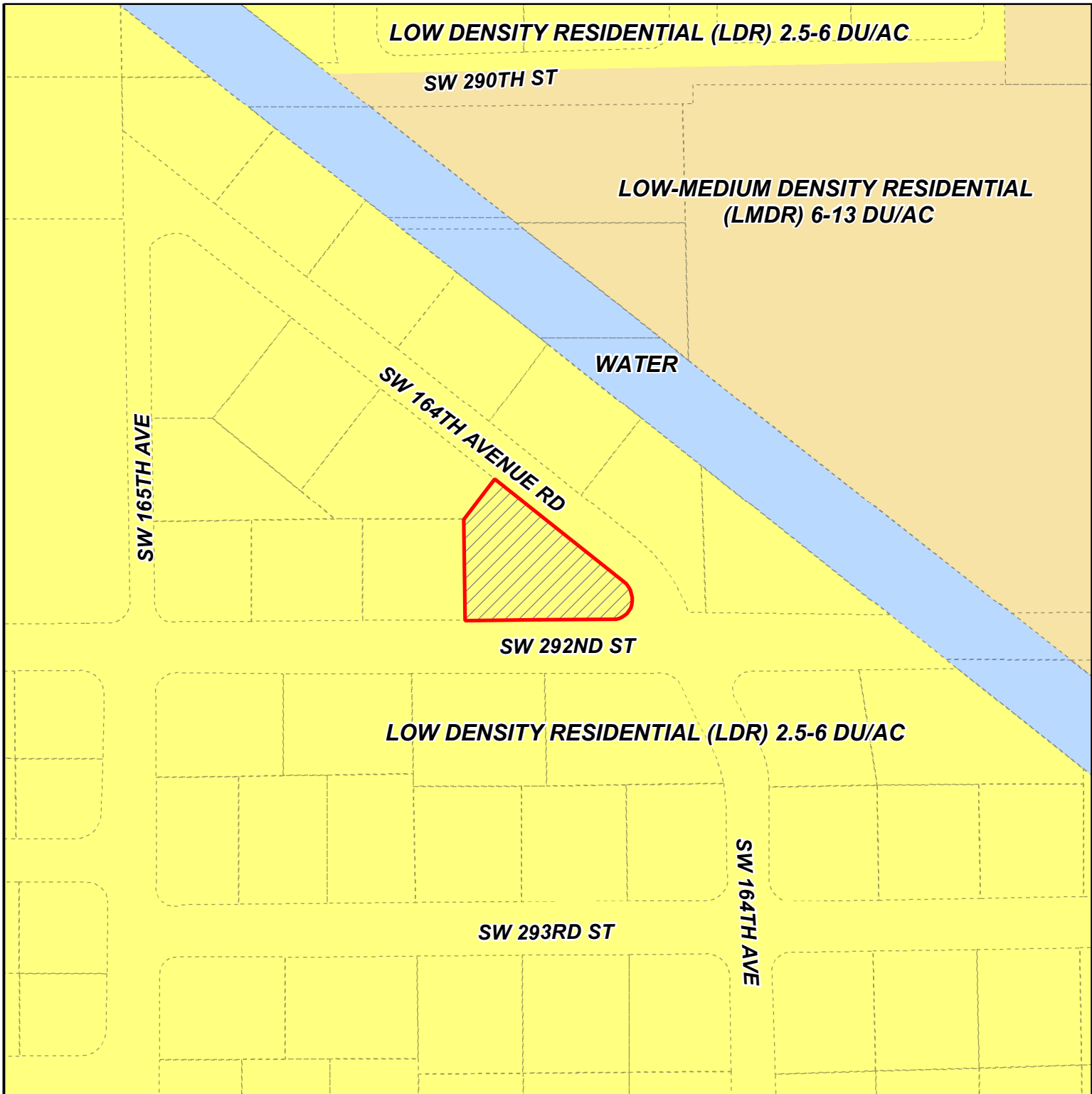
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, February 3, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000014

Section: 05 Township: 57 Range: 39
 Applicant: Intiraymi Figueroa
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, February 3, 2023

REVISION	DATE	BY