



FINAL AGENDA

Community Zoning Appeals Board 10
Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
Monday, March 10, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|----------------|-------|----------|---|
| 1. | Z2024000017 | Iraida Paulino | 24-17 | 54-40-16 | N |
|----|-------------|----------------|-------|----------|---|



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10
MEETING OF MARCH 10, 2025

KENDALL VILLAGE CENTER, CIVIC PAVILION
8625 SW 124 AVENUE, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND
ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. IRAIDA PAULINO Z2024000017

Area 10/District 10

The application is to permit existing additions (bedroom and covered terrace) to an existing duplex residence to occupy more area on the lot than allowed by code.

NON-USE VARIANCE of zoning requirements to permit the existing duplex with a lot coverage 36.21% (30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "New Addition & Terrace to be Legalized for: Iraida Paulino", as prepared by Ramses Perez, P.E., dated stamped received 11/05/2024, consisting of a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 9015 & 9017 SW 25 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.17 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the [Department of Regulatory and Economic Resources \(RER\)](#), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 10**

PH: Z24-017

March 10, 2025

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	Iraida Paulino
Summary of Requests	The applicant seeks to permit existing bedroom and terrace additions to an existing duplex residence that have resulted in a lot coverage greater than permitted by code.
Location	9015-9017 SW 25 Street, Miami-Dade County, Florida.
Property Size	±0.17 acre
Existing Zoning	RU-2, Two-Family Residential District.
Existing Land Use	Duplex residence
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential (6 to 13 dua) <i>(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 <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit an existing duplex residence with a lot coverage of 36.21% (30% maximum allowed).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled “New Addition & Terrace to be Legalized for: Iraida Paulino”, as prepared by Ramses Perez, P.E., dated stamped received 11/05/2024, consisting of a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted site plan depicts an existing one (1)-story duplex residence with a total area of 2,732 sq. ft. located on the on the ±0.17-acre subject property. The applicant seeks to legalize and maintain existing bedroom and terrace additions to the duplex residence that has resulted in the total building footprint of the structure on the property to exceed the allowable lot coverage by 469 sq. ft. The submitted plans, photos, and the County’s Geographical Information System (GIS) aerial map indicate existing landscaping in the form of trees, and also an existing 6-foot-high wood fence located along the rear (north), as well as along both the interior side (east and west) property lines of the subject site.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; duplex residence	Low-Medium Density Residential (6 to 13 dua)
North	RU-2; duplex residence	Low-Medium Density Residential (6 to 13 dua)

South	RU-2; duplex residence	Low-Medium Density Residential (6 to 13 dua)
East	RU-2; duplex residence	Low-Medium Density Residential (6 to 13 dua)
West	RU-2; duplex residence	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject ±0.17-acre property consists of an existing duplex residence, and is an interior lot located at 9015-9017 SW 25 Street. The surrounding area is characterized by existing duplex residences, also developed under the RU-2, Two-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize and maintain additions to an existing 1-story duplex residence as described above with increased lot coverage. Staff opines that any visual impact that the existing structure may have on the surrounding residences is minimal and would be sufficiently mitigated by existing landscaping as well as the existing 6-foot-high wood fence located along the rear (north), and both the interior side (east and west) property lines.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.17-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low-Medium Density Residential**. The CDMP Land Use Element interpretative text for Low-Medium Density Residential states that the *type of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments.* Staff opines that the approval of the request under this application that seeks to legalize existing additions to the duplex residence that has resulted in a 6.21% increase in lot coverage, is not excessive, and will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Staff also notes that there are other approvals for similar requests for an increase in lot area in the surrounding neighborhood. Since the applicant is not requesting to add additional dwelling units or change the existing duplex residence use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low-Medium Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

The application seeks to legalize and maintain existing bedroom and terrace additions to an existing duplex residence with an increased lot coverage area of the subject property. Staff's notes that the County's aerial photographs show that the existing 618 sq. ft. bedroom and terrace addition were built around 2023. When the request for increased lot coverage is analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards, staff opines that approval with conditions of same would not affect the stability and appearance of the community and would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

When analyzing the request to permit the duplex residence with a lot coverage of 36.21% (30% maximum permitted), staff opines that the 6.21% increase does not represent an overutilization

of the property. Further, staff opines that approval of the request would not result in an obvious departure from the aesthetic character of the surrounding area. In addition, staff's research found a similar approval in the neighborhood for lot coverage increase. In January 2005, pursuant to Resolution #CZAB10-12-05, the Community Zoning Appeals Board #10 had, among other requests, approved a lot coverage of 31.3% (30% maximum allowed) for the property located at 9115 SW 27 Street. Staff notes from the plans and photographs submitted by the applicant as well as the County's Geographic Information System (GIS) that any visual impact from the request would be adequately mitigated by the existing landscaping and shade trees along the rear and interior side property lines, which staff opines, would buffer any visual intrusion of the on the surrounding properties especially to the interior side (west) property line of the subject property. Staff recommends as a condition for approval that the said fence along the rear and interior side property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a minimum height of 6', or a fence with a hedge of 3' high at the time of planting, which shall grow to and be maintained at minimum height of 6', in accordance with section 33-11(h) of the County Code.

Staff opines that approval of this request will not have a significant impact on the surrounding roadways or transportation facilities, and would not generate any additional vehicle trips, based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) dated May 20, 2024. Additionally, staff notes that the memorandum from the Division of Environmental Resource Management (DERM) dated February 27, 2025, of RER indicates that the existing additions meet the Level of Service (LOS) standards for an initial development order, and therefore, will not have an unfavorable impact on the natural resources of Miami-Dade County. Further, staff opines that the architectural style and scale of the additions to the existing duplex residence are designed and arranged in a manner that would not cause the residence to be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested lot coverage would be **compatible** with the surrounding duplex residences and with the aesthetic character of the immediate neighborhood. Based on the foregoing analysis, **staff recommends approval with conditions of the application request under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Addition & Terrace to be Legalized for: Iraida Paulino", as prepared by Ramses Perez, P.E., dated stamped received 11/05/2024, consisting of a total of 3 sheets. Plans may be modified at public hearing. Except as may

be specified by any zoning resolution applicable to the subject property, 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.
4. That the 6' high wood fence along the rear and interior side property lines be maintained as a visual buffer, and if said fence are destroyed or removed, it must be replaced by an opaque fence at a minimum height of 6', or a fence with a hedge of 3' high at the time of planting, which shall grow to and be maintained at minimum height of 6', in accordance with section 33-11(h) of the County Code.
5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer of the Department of Regulatory and Economic Resources as indicated in their memorandum dated 5/22/2024.
6. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum dated 5/20/2024.
7. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
8. That the applicant submits a Declaration of Use agreement in recordable form which is acceptable to the Director that restricts this property to duplex use prior to the issuance of a building permit.

ES:JB:SS:EA:VM



Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Iraida Paulino

PH: Z24-017

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 Medium Density Residential (Pg. I-29)	<i>The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
Policy LU-4A (Page I-9)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-49	<i>For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:</i>					
	<i>District</i>	<i>Families</i>	<i>Min. Width</i>	<i>Min. Lot Area (Sq. Ft.)</i>	<i>Max. Lot Coverage (% of Lot Area)</i>	<i>Min. Bldg. Size (Cu. Ft.)</i>
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
	RU-1	1	New sub.-75'	7,500	40%	8,500
			Old sub.-50'	5,000	35%	8,500
	RU-1M(a)	1	50'	5,000	45%	8,500
	RU-1M(b)	1	60'	6,000	45%	8,500
	RU-1Z	1	New sub.-45'	4,500	50%	8,500
			Old sub.*			
	RU-2	1	New sub.-75'	7,500	35%	8,500
			Old sub.-None	3,750	30%	8,500
		2 singles	New sub.-75'	7,500	30%	8,500 front res. 5,000 rear res.
			Old sub.-50'	5,550	30%	8,500 front res. 3,000 rear res.
		duplex	New sub.-75'	7,500	30%	8,500
			Old sub.-50'	5,550	30%	8,500

ZONING RECOMMENDATION ADDENDUM

Iraida Paulino

PH: Z24-017

Section 33-50	<p><i>The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">District/Families</th> <th style="width: 20%;">Front (Ft.)</th> <th style="width: 20%;">Rear (Ft.)</th> <th style="width: 10%;"></th> <th style="width: 15%;">Interior Side (Ft.)</th> <th style="width: 20%;">Side Street (Ft.)</th> </tr> </thead> <tbody> <tr> <td>RU-1: One</td> <td>15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages</td> <td>15 for 50% of the lineal footage of the width of the house and 25 for balance</td> <td style="text-align: center;">—</td> <td>10% lot width min.—5' max.—7½'</td> <td>15</td> </tr> <tr> <td>Acc. bldg.</td> <td>75</td> <td>5</td> <td></td> <td>same as RU-1 res.</td> <td>equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.</td> </tr> <tr> <td>Canopy carport</td> <td>5</td> <td>5</td> <td style="text-align: center;">—</td> <td>2</td> <td>5</td> </tr> <tr> <td>RU-2: One</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Two singles: Front</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Rear</td> <td></td> <td></td> <td></td> <td>- same as RU-1 acc. bldg. -</td> <td></td> </tr> <tr> <td>Duplex</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Acc. bldg.</td> <td></td> <td></td> <td></td> <td>- same as RU-1 acc. bldg. -</td> <td></td> </tr> <tr> <td>Canopy carport</td> <td>5</td> <td>5</td> <td style="text-align: center;">—</td> <td>2</td> <td>5</td> </tr> </tbody> </table>	District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15	Acc. bldg.	75	5		same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.	Canopy carport	5	5	—	2	5	RU-2: One				- same as RU-1 res. -		Two singles: Front				- same as RU-1 res. -		Rear				- same as RU-1 acc. bldg. -		Duplex				- same as RU-1 res. -		Acc. bldg.				- same as RU-1 acc. bldg. -		Canopy carport	5	5	—	2	5
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Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p><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></p>																																																												

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

IRAIDA PAULINO

9015 SW 25 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000017

DATE

HEARING NUMBER

FOLIO: 30-4016-004-0551

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 24, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case 20230218949-B Opened on September 28,2023, for Failure to obtain required building permit(s) prior to commencing work on: Enclosed addition to include exterior door on the west side, electrical and plumbing, dura fence, subdivided fence in the rear and split a/c unit. Notice of violation issued on September 28,2023, and Book: 33912 Page: 3928 Total Pages: 1 on October 6,2023. There are no outstanding fees. The case is open.

BUILDING SUPPORT REGULATIONS CLOSED:

There are no closed cases.

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, fines, or fees.

Memorandum

Date: February 27, 2025

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

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2024000017-2nd Review
Iraida Paulino
9015-17 SW 25th Street
NUV for lot coverage to legalize an addition and an enclosed terrace area.
(RU-2) (0.17 Acres)
16-54-40

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 related to potable water service and wastewater disposal.

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, if an addition (attached or detached) is 25 percent or more of the total floor area of the existing development, then feasible distance shall be calculated using the total floor area of both the existing development and the addition(s). Based on the site plans submitted with this application, the total area of the proposed additions along with the existing single-family residence, are calculated to be within feasible distance to the public sewers system. Therefore, all existing structures and structures being legalized are required to connect to public water and public sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits,

DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled “New Addition & Terrace to be Legalized for: Iraida Paulino” prepared by Ramses Perez., P.E., and dated as received by Miami-Dade County on May 01, 2024, was submitted with the subject application, and indicates that tree resources onsite will not be removed. Please note that 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. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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 Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with 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: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: May 22, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
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 - Iraidia Paulino
Application No. Z2024000017 - Revision # 1 - (Pre-App. # Z23P-277)

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. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Iraidia Paulino

Location: The proposed project is located on approximately 0.17 acres at 9015-17 SW 25th Street, with Folio No. 30-4016-004-0551, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance to allow 35% lot coverage, in efforts to legalize an attached addition of 343 sq. ft. and an enclosed terrace area. The property consists of a one-story duplex.

This project results in a no-net-increase for the water demand and since this property is connecting to the WASD's sewer system for the first time, the sewer demand will be 300 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply is being provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is connected to water.

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

A WASD Agreement No. 32655 was requested on March 9, 2024, for the subject development, and points of connection are pending to be issued. Since this property is connecting to the WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD's Rules & Regulations, Section 3.02(6) and 3.04(2)(d). Therefore, the developer shall connect to an existing 8-inch gravity sewer main (ES9190-2) in SW 25th Street, partially abutting the southern boundary of the property and extend the same 8-inch gravity sewer main westerly AT FULL DEPTH along SW 25th Street to the southwestern corner of the property. *Final points of connections and capacity approval to connect to the sewer system will be provided at the time the WASD Agreement No. 32655 is offered.*

If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 813, P.S. No. 761, P.S. No. 536, or P.S. No. 559. All pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. No. 813

Existing NAPOT: 2.47 hrs.

Proposed Development: 300 gpd

Proposed Projected NAPOT: 2.50 hrs.

P.S. No. 761

Existing NAPOT: 2.01 hrs.

Proposed Development: 300 gpd

Proposed Projected NAPOT: 2.01 hrs.

P.S. No. 536

Existing NAPOT: 6.99 hrs.

Proposed Development: 300 gpd

Proposed Projected NAPOT: 6.99 hrs.

OR

P.S. No. 559

Existing NAPOT: 5.58 hrs.

Proposed Development: 300 gpd

Proposed Projected NAPOT: 5.58 hrs.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

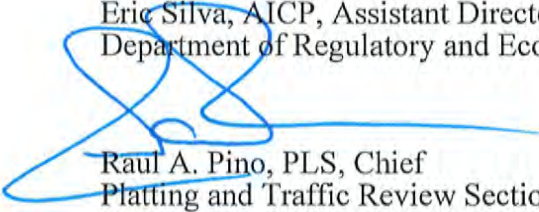
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov

Memorandum



Date: May 20, 2024

To: Eric Silva, AICP, 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: Z2024000017
Name: Iraida Paulino
Location: 9015-17 SW 25 Street
Section 16 Township 54 South Range 40 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application does not generate any additional trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- 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: November 13, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000017

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 11/5/2024. 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.

Memorandum



Date: May 29, 2024

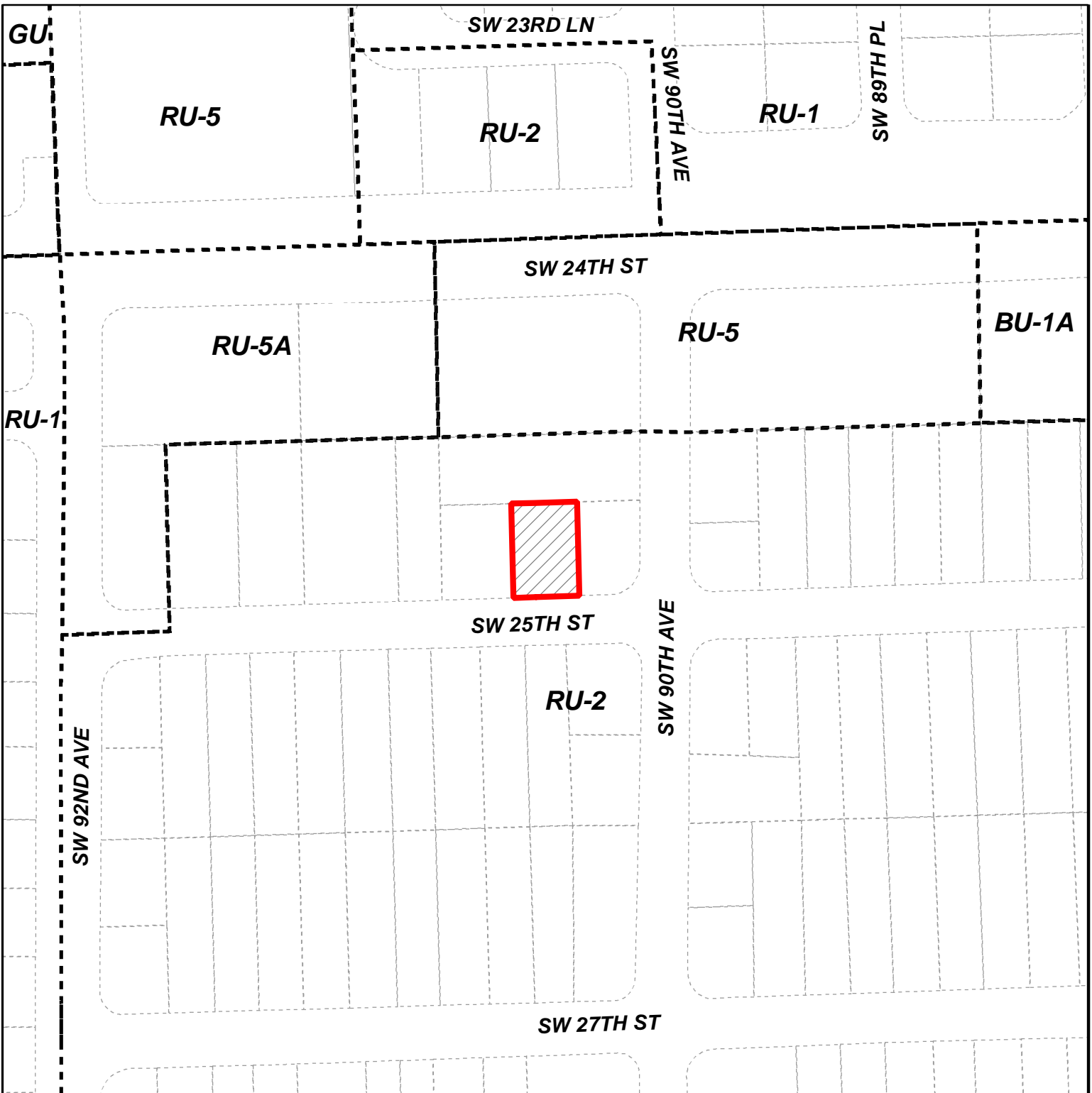
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2024-000017 Iraida Paulino

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.



MIAMI-DADE COUNTY

HEARING MAP

Section: 16 Township: 54 Range: 40
 Applicant: Iraida Paulino
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000017



Legend

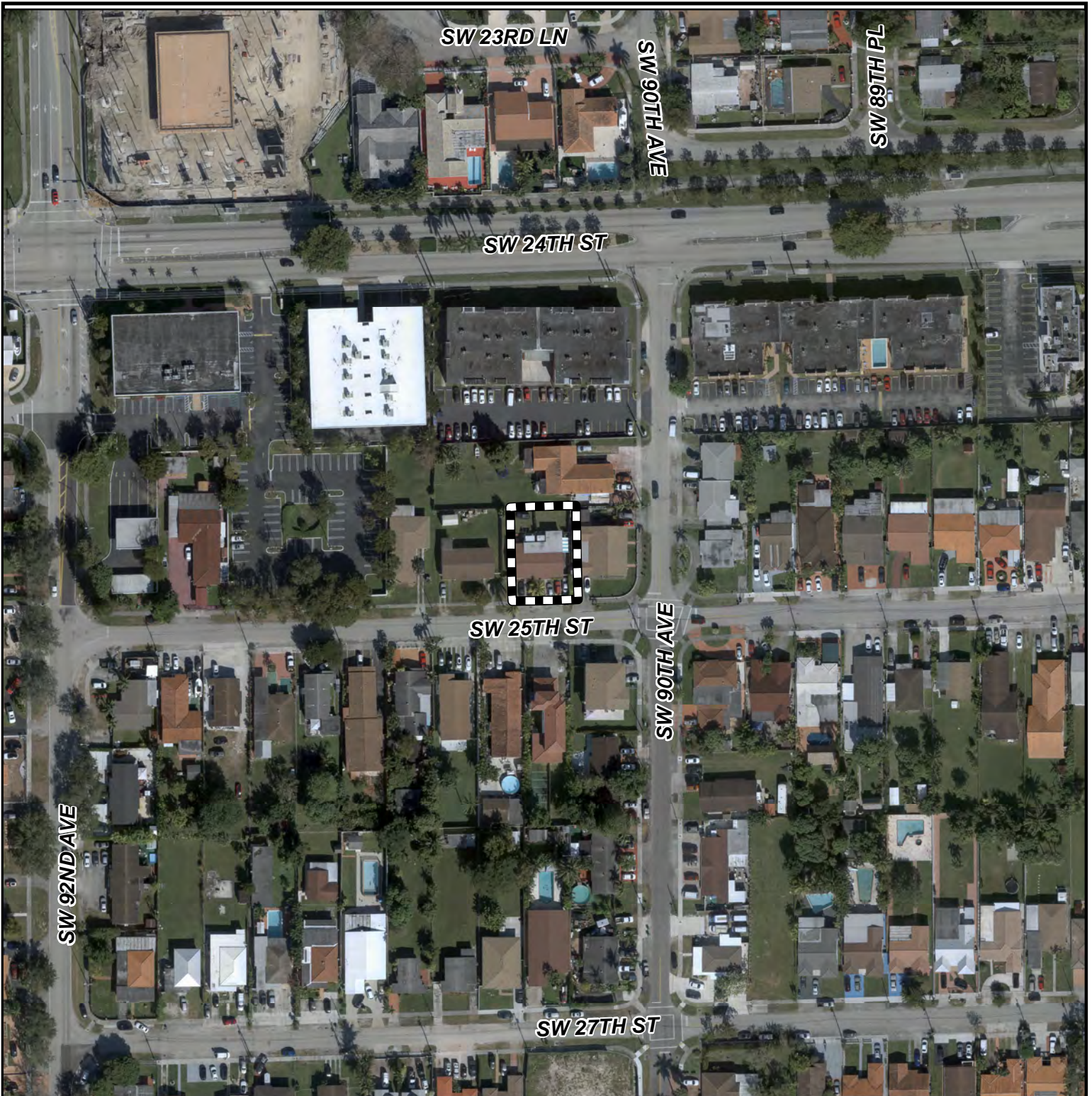
 Subject Property Case

 Zoning




SKETCH CREATED ON: Wednesday, February 21, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000017

Legend
 Subject Property

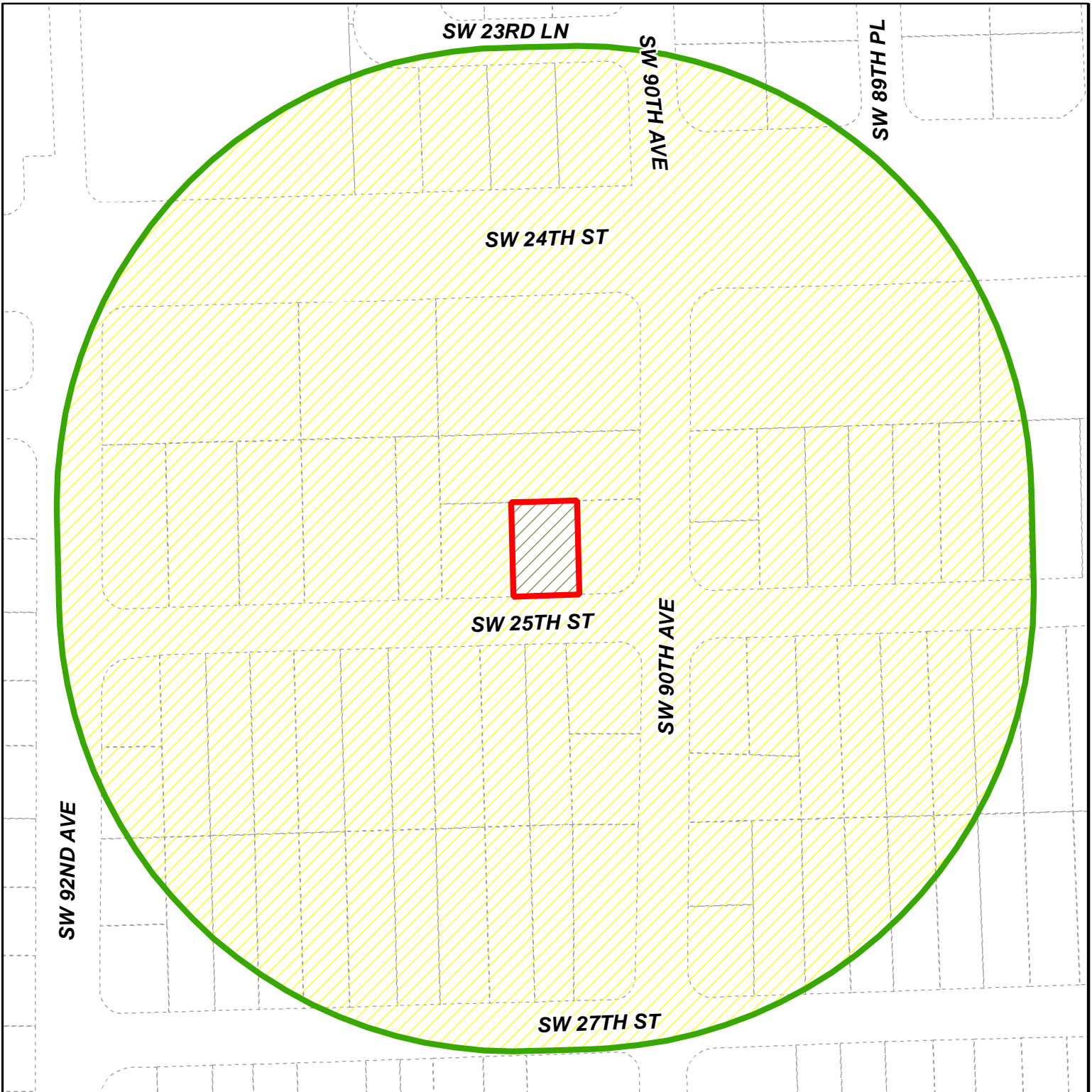


Section: 16 Township: 54 Range: 40
 Applicant: Iraida Paulino
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, February 21, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY

RADIUS MAP

Section: 16 Township: 54 Range: 40
 Applicant: Iraida Paulino
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000017
 RADIUS: 500

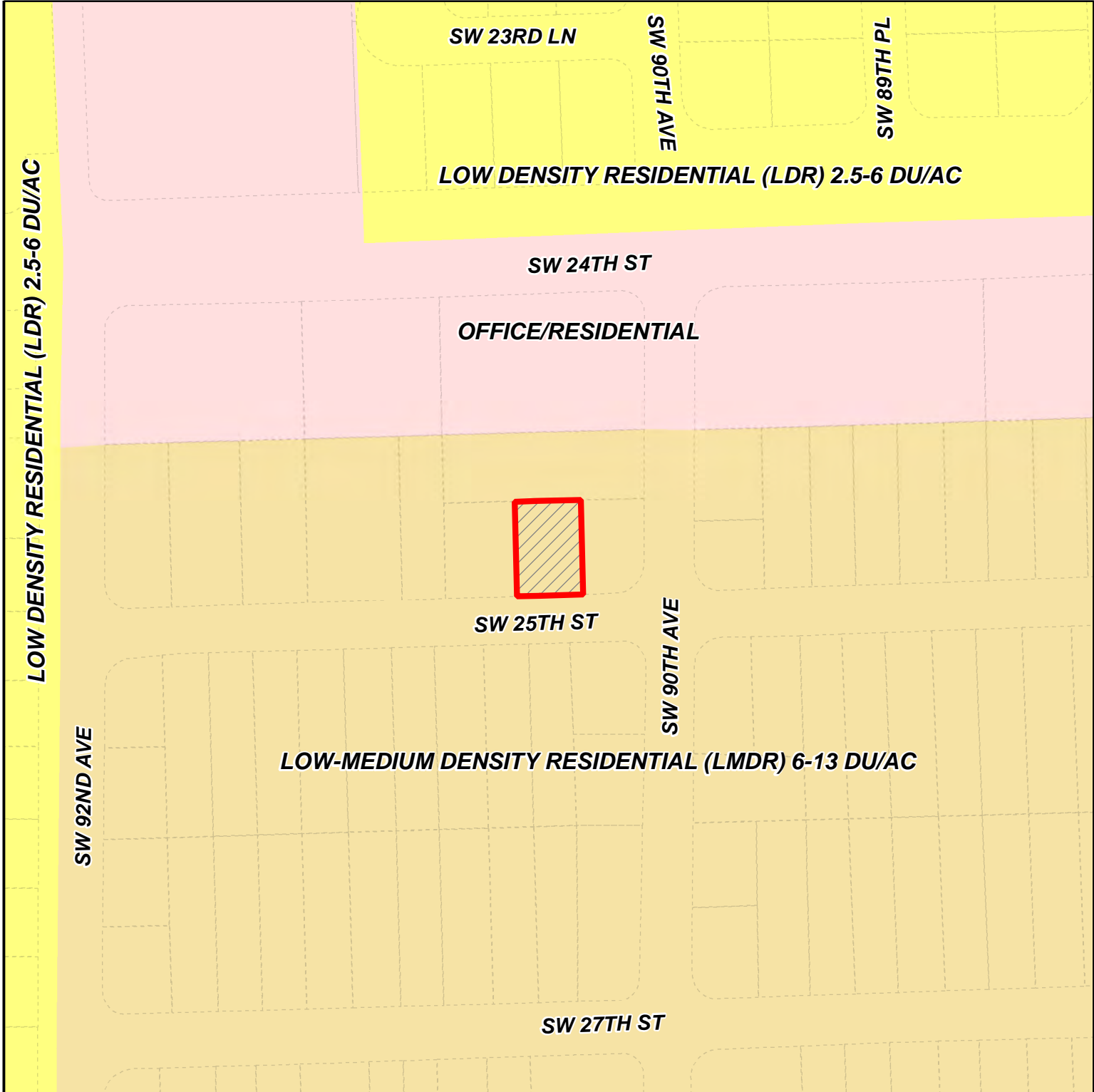
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, February 21, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000017



Section: 16 Township: 54 Range: 40
 Applicant: Iraida Paulino
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 21, 2024

REVISION	DATE	BY

ATTACHED ONE STORY ADDITION – PAULINO'S RESIDENCE

RAMSES PEREZ P.E.
P.E. No. 64685
13006 S.W. 51th ST
MIAMI, FL 33175
PHONE: 786-824-9441
EMAIL: rperes76@yahoo.com

SEAL:

BUILDING ADDRESS:
9015-9017 SW 25th STREET.
MIAMI, FLORIDA 33165
FOLIO # 30-4016-004-0551

LEGAL DESCRIPTION:
THE SOUTH 100 FEET OF LOT 79, AND THE EAST 25 FEET OF THE SOUTH 100 FEET OF LOT 80, "JOHN A. CAMPBELL'S LITTLE FARMS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 31, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

NOTE: THIS PROJECT IS FOR NEW BEDROOM/BATHROOM AND KITCHEN ADDITION AND SHALL CUMPLY WITH F.B.C. RESIDENTIAL 2020 7th EDITION

PROJECT INFORMATION:

ZONING INFORMATION:

AREA AND ZONING: RU-2

LOT AREA.....7,544.00 SQF **

EXIST. DUPLEX BLDG. AREA.....2,010.38 SQF

BUILDING FOOT PRINT:

MAX. PERMITTED - 30%.....2,263.20 SQF

EXIST. DUPLEX BLDG. AREA TO REMAIN:.....2,113.35 SQF

ATTACHED ADDITION AT 9017 UNIT:.....343.37 SQF

NEW TERRACE AT 9015-9017 DUPLEX.....275.28 SQF

TOTAL BUILT AREA:.....2,732.00 SQF *

PROVIDED (36.21%) = 2,732.00 SQ.FT. > 2,263.20 SQ.FT. = (30.00%) MAX. REQUIRED
⇒ ADMIN. VARIANCE REQUIRED FOR 35 % LOT COVERAGE AREA

CONC. AREA:

EXIST. CONC. AREA TO REMAIN:.....1,568.98 SQF *

GREEN AREA:

EXIST. CONC. AREA TO REMAIN:.....1,568.98 SQF *

TOTAL BUILDING AREA:.....2,629.03 SQF*

TOTAL AREA:.....4,198.01 SQF **

LOT AREA=(7,544.00 SQ.FT.**)-TOTAL AREA=(4,198.01 SQF**)= GREEN AREA=(3,345.99 SQF)

MIN. REQUIRED _ 30 %.....2,263.20 SQF

PROVIDED_____ 44.35 %.....3,345.99 SQF

BUILDING HEIGHT (AT FOYER): 13'-1" < 30.00' MAX.

NUMBERS OF STORIES: ONE

PRINCIPAL BUILDING SETBACKS:

	FRONT:	REAR:	RIGHT SIDE	LEFT SIDE
REQUIRED:	25.00'	25.00'	7.50'	7.50'
EXISTING:	25.75'(MIN.)	27.00'(MIN.)	9.14'(MIN.)	10.26'(MIN.)
PROPOSED:	N/A	25.00'(MIN.)	N/A	9.50'

NOTE:

-ALL ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929)

-SEE ELEVATIONS IN PLAN A-04

-NO TREES WILL BE REMOVED BY THE NEW ADDITION

- SCOPE OF WORK:**
- ◇ EXISTING ONE STY ATTACHED ADDITION (M. BEDROOM, BATHROOM & WEB-BAR AREA) TO EXIST. 9017 DUPLEX, AND TERRACE AT 9015-9017 TO BE LEGALIZED
 - ◇ EXIST. STORAGE & LAUNDRY TO BE DEMOLISH. WH, WM & DM TO BE RELOCATED
 - ◇ EXIST. O.H. AND PART OF THE ROOF TO BE REMOVED
 - ◇ STRUCTURAL PLAN NEEDED
 - ◇ MECH. PLAN NEEDED
 - ◇ ELECT. PLAN NEEDED
 - ◇ PLUMB. PLAN NEEDED

SOIL STATEMENT:

THE ENGINEER HAS VISITED & OBSERVED THE SITE AND FOUND THE FOUNDATION CONDITIONS ARE SAND AND LOOSE ROCK, WHICH ARE SIMILAR TO DESIGN BASIS. FURTHERMORE, UPON BREAKING OF GROUND, A LETTER SHALL BE SUBMITTED TO THE BUILDING OFFICIAL VERIFYING AND ATTESTING THAT THE SITE CONDITIONS ARE SIMILAR TO THOSE WHICH THE DESIGN WAS BASED ON. ASSUMED BRG. IS 2000 P.S.F.

TERMITE PROPECTION:

ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" (AS PER R4409.13.5 F.B.C.)

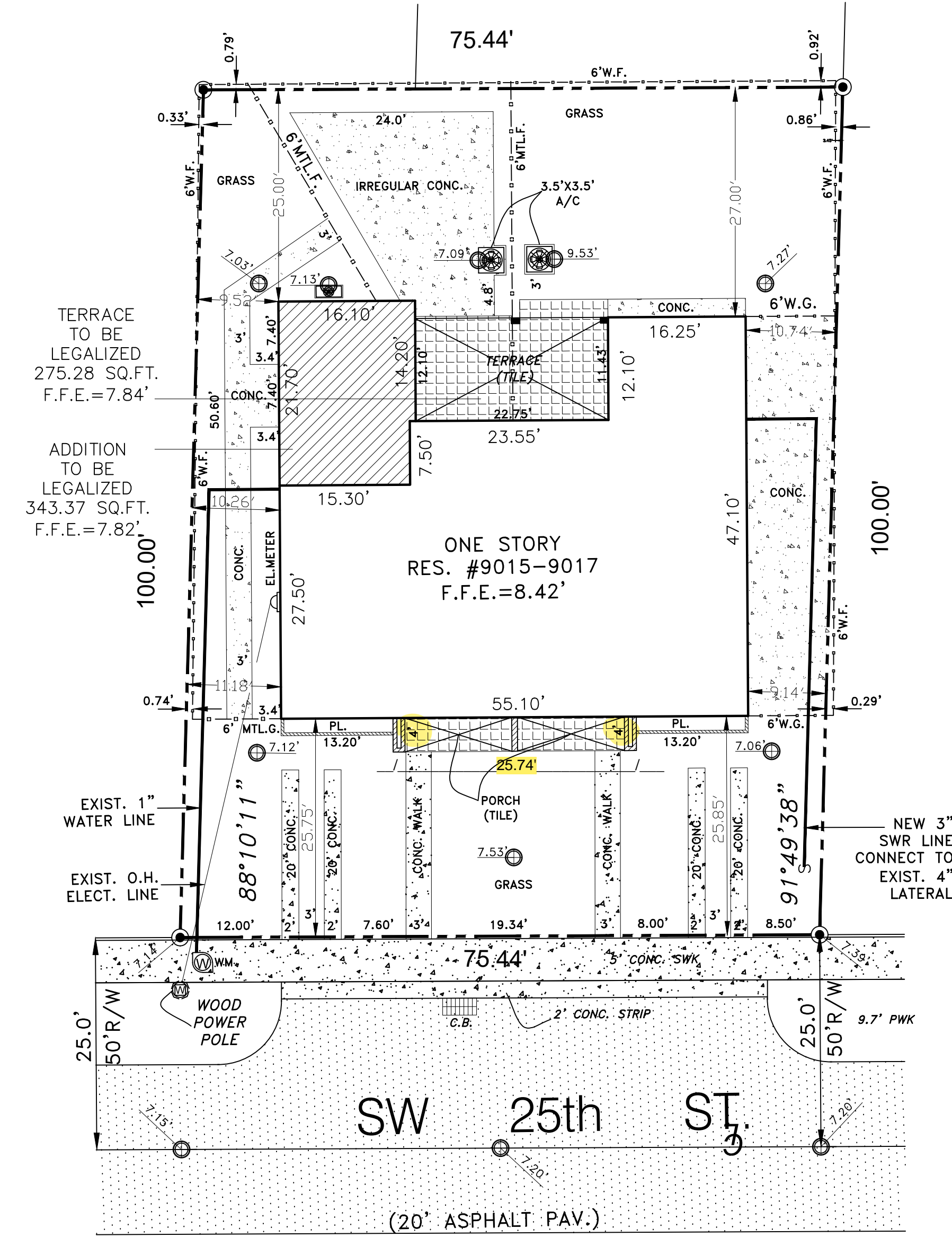
CLASIFICATION OF WORK:

ALTERATION - LEVEL 2:
(F.B.C. 2020) 404.1 SCOPE. LEVEL 2. RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE CONFIGURATION OR EXTENSION OF ANY SYSTEM OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

- FLOOD NOTES:**
1. ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT WILL BE PLACED 1' MINIMUM ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)
 2. ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.
 3. THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY, INTERCEPTOR SWALES OR BERMS SHALL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

FLOOD ZONE INFORMATION:

MAP NUMBER: 12086C
COMMUNITY NUMBER: 120635
PANEL NUMBER: 452
MAP REVISED: 09/11/09
FLOOD ZONE "AH" BASE FLOOD ELEV. 8.0'



SITE PLAN
SCALE: N.T.S.

NEW ADDITION & TERRACE TO BE LEGALIZED FOR:
IRAIIDA PAULINO
9015-9017 SW 25 St MIAMI FL 33165

Revisions:

No.	Description

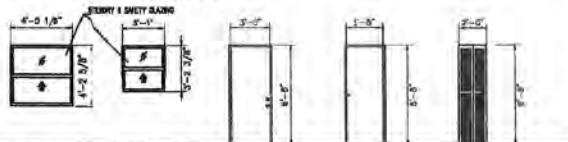
DATE : 05/14/2023
SCALE : SHOWN
DRAWN : NV
JOB NO. : 05142022

SHEET NO. :
A-01
OF: **6**

ATTACHED ONE STORY ADDITION – PAULINO'S RESIDENCE

WINDOW AND DOOR ELEVATIONS

SCALE: 1/4" = 1'-0"

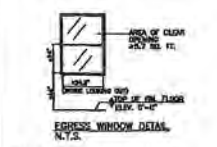


1	2	A	B	C
SINGLE HUNG (SH-10) 67% 1 MATERIAL: ALUMINUM/GLASS IMPACT RESISTANCE	SINGLE HUNG (SH-20) 67% 1 MATERIAL: ALUMINUM/GLASS IMPACT RESISTANCE	DOUBLE HUNG DOOR 67% 2 MATERIAL: ALUMINUM HIDE IMPACT RESISTANCE STAINLESS STEEL	DOUBLE HUNG DOOR 67% 2 MATERIAL: WOOD HIDE IMPACT	DOUBLE DOOR 67% 2 MATERIAL: WOOD HIDE IMPACT
ZONE 4 + 35.19 - 34.25	ZONE 4 + 35.68 - 34.71	ZONE 4 + 35.03 - 34.09		

NOTE:
ALL WINDOW AND DOOR IMPACT RESIST. REQUIRES THE USE OF APPROVED SHATTERS OR EXTERNAL PROTECTION DEVICES COMPLYING WITH FMVZ REQUIREMENTS

APPLICATION OF CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS OVER FIBER CEMENT BOARD:

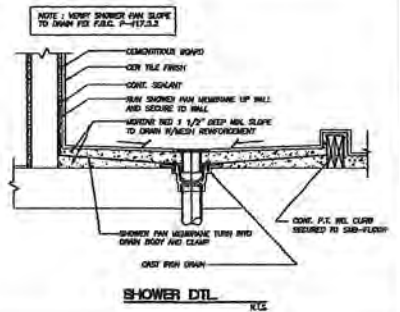
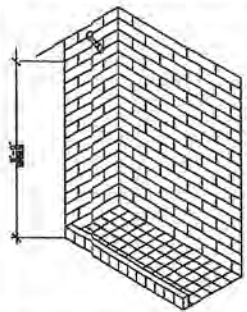
- A1.1.1 A SMOOTH COAT OF ADHESIVE COMPLYING WITH ANSI A 136.1, AMERICAN NATIONAL STANDARDS FOR ORGANIC ADHESIVES FOR INSTALLATION OF CERAMIC TILE, TYPE 1 OR TYPE 2, SHALL BE APPLIED OVER ALL SURFACES THAT HAVE BEEN FINISHED WITH JOINT COMPOUND AND ALLOWED TO CURE BEFORE THE APPLICATION OF TILE BEGINS.
- A1.1.2 JOINT EDGES AND SPINDERS AROUND PIPES AND FITTINGS SHALL BE CHAMFERED FLUSH WITH INTERLOCKING JOINTS. SEALANT OR ADHESIVE COMPLYING WITH ANSI A 136.1, AMERICAN NATIONAL STANDARDS FOR ORGANIC ADHESIVES FOR INSTALLATION OF CERAMIC TILE, TYPE 1 OR TYPE 2, THE TILE WALL PANEL, OR OTHER SURFACING MATERIAL. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED.
- A1.1.3 TILE OR WALL PANELS SHALL BE APPLIED DOWN TO THE TOP SURFACE OF SIDE OF THE FINISHED SHOWER FLOOR, RETURN, OR TUB AND SHALL OVERLAP THE TOP OF THE RECEPTION SUB-PAN, OR TUB AND SHALL COMPLETELY COVER THE AREAS SPECIFIED IN SECTIONS A.1.1.3.1 (a) THROUGH A.1.1.3.1 (c) (see figure).
- A1.1.3.1 SHOWER STALLS: SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 8 FT. ABOVE THE SHOWER PAN OR 6 IN. ABOVE THE HEIGHT OF THE SHOWERHEAD, WHICHEVER IS HIGHER.
- A1.1.3.2 CYPRESS BOARD: SHOWER BILLS AND JAMBS IN SHOWERS OF THIS ENCLOSURE SHALL BE COVERED TO A HEIGHT NOT LESS THAN AS SPECIFIED FOR THE WALL.
- A1.1.3.3 SURFACING MATERIAL SHALL BE APPLIED TO THE FULL SPECIFIED HEIGHT FOR A DISTANCE OF NOT LESS THAN 4 M. (100 mm) BEYOND AN OUTSIDE CORNER OR EDGE.
- A1.1.3.4 FIBER-CEMENT, GFR-REINFORCED CONCRETE/SUBSTRATE UNITS, GLASS MAT CYPRESS BACKERS OR FRG-REINFORCED CYPRESS BACKERS IN COMPLIANCE WITH ASTM C 1098, C 1255, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.



SECOND MEANS OF ESCAPE WINDOW
EXTERIOR WINDOW AS SECOND MEANS OF ESCAPE TO HAVE AN OUTSIDE WINDOW OR DOOR EXCEPT FROM BEING WITHOUT THE USE OF TOOLS AND PROVIDING CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" AREA, AS PER F.B.C. RESIDENTIAL CODE. NOTE: FOOD GLASS TO COMPLY WITH SECTION 5006 F.B.C. GLASS DOOR TO HAVE THIN GLASS.

GLAZING:
GLASS IN DOORS SHALL BE CATEGORY II SAFETY GLAZING, INCLUDING SLIDING GLASS DOORS, AS PER FBC 2408.4.1 & 2408.4.1.1.
MINIMUM CLEAR OPENING HEIGHT:
THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM) AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE MINIMUM NET CLEAR OPENING AREA SHALL BE 5.7 SQ FT (0.53 M²).

NOTE:
ROOF TRUSSES, AND ROOFING MEMBRANE UNDER SEPARATE FOOTING.



NEW WINDOW SCHEDULE

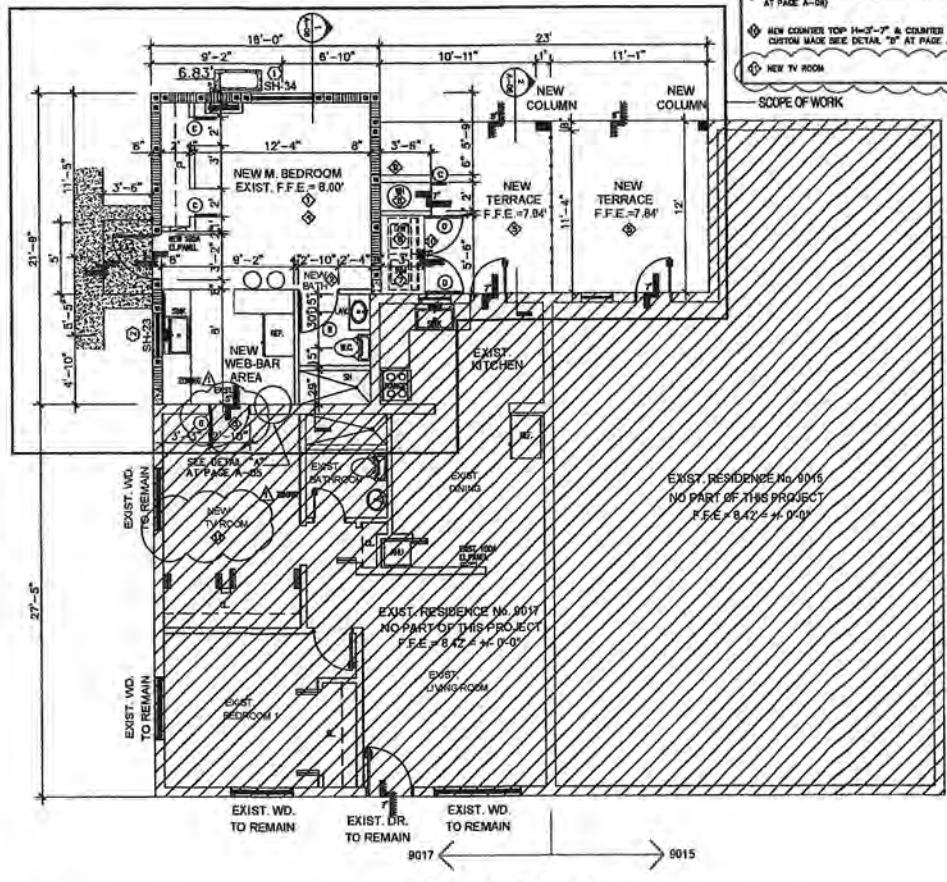
NO.	SIZE	TYPE	MATERIAL	PERMISSION NO.	GLAZING	U-FACTOR	SHGC
1	10' 1/2" x 10' 5/8"	SH-34	ALUMINUM/GLASS - CATEGORY I/IMPACT GLASS	138 / 24-11623	1.27	0.59	
2	3' x 18' 1/8"	SH-23	ALUMINUM/GLASS - CATEGORY I/IMPACT GLASS	138 / 24-11623	1.27	0.59	

NEW DOOR SCHEDULE

NO.	SIZE	TYPE	MATERIAL	PERMISSION NO.	GLAZING	U-FACTOR	SHGC
A	3'-0" x 6'-0"	EXTERIOR HUNG DOOR	WOOD	225 / 10841 / 12	ATC / FLOOR	1.27	0.59
B	3'-0" x 6'-0"	INTERIOR HUNG DOOR	WOOD	---	---	N/A	N/A
C	3'-0" x 6'-0"	SLIP-TOOL	WOOD	---	---	N/A	N/A
D	3'-0" x 6'-0"	SLIP-TOOL	WOOD	---	---	N/A	N/A

NOTES:
1. 10'-1/2" FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS, DOORS OTHER THAN THE REQUIRED EXTERIOR DOOR SHALL BE PROVIDED WITH LANDINGS ON FLOORS NOT MORE THAN 7" INCHES (178 MM) BELOW THE TOP OF THE THRESHOLD.
WINDOW MATERIAL:
ALL GLAZING IN DOORS, BATH WINDOWS, AND BATH SHOWERS SHALL BE CATEGORY II SAFETY GLASS.
EXTERIOR WINDOWS MUST HAVE MINIMUM OPENING OF 57 SQ FT. CEILING MUST HAVE A MINIMUM WIDTH OF 20" AND A MINIMUM HEIGHT OF 24".
WINDOW SHALL BE NO LOWER THAN 30" FROM THE FLOOR AND LOCKING DEVICES NO HIGHER THAN 54" FROM THE FLOOR.
WINDOW SILL HEIGHT:
EMERGENCY ESCAPE AND RESCUE WINDOWS (EZEENR ROOMS) 4" MAX FROM FINISHED FLOOR ELEVATION. FBC 2403.3.2.

- ### SCOPE OF WORK
- NEW MASTER BEDROOM
 - NEW BATHROOM
 - NEW ACCESS AREA TRUE TV ROOM
 - RAISE THE NEW MASTER BEDROOM LEVEL 2 INCHES TO MATCH ZONE-BLT (SEE TYP. WALL SECT.-1 AT PAGE A-04)
 - NEW TERRACE
 - EXIST. WH RELOCATED TO BE ENCLOSED IN NEW CLOSET
 - EXIST. WH RELOCATED TO BE ENCLOSED IN NEW CLOSET CL.
 - EXIST. WH RELOCATED TO BE ENCLOSED IN NEW CLOSET CL.
 - NEW CLOSET (SEE NONE BEARING PARTITION WALL AT PAGE A-04)
 - NEW CLOSET TOP 14'-3"-7" & CEILING DOORS CUSTOM MADE SEE DETAIL "D" AT PAGE A-0333
 - NEW TV ROOM



PROPOSED FLOOR PLAN

FRANSES PEREZ P.E. No. 6885

1000 W. 15th St.
Miami, FL 33135
Tel: 305.375.1111
www.franses.com

BRADA PAULINO
905-907 SW 25 St MIAMI FL 33165

NEW ADDITION & TERRACE TO BE LEGALIZED FOR:

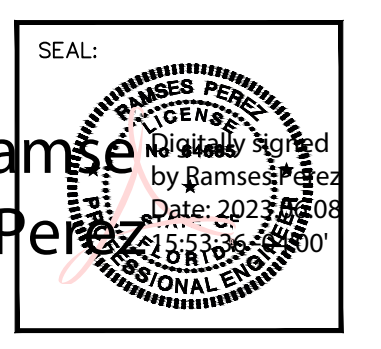
Revision
10/12/2024

DATE: 06/14/2025
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JOB NO.: 0041022

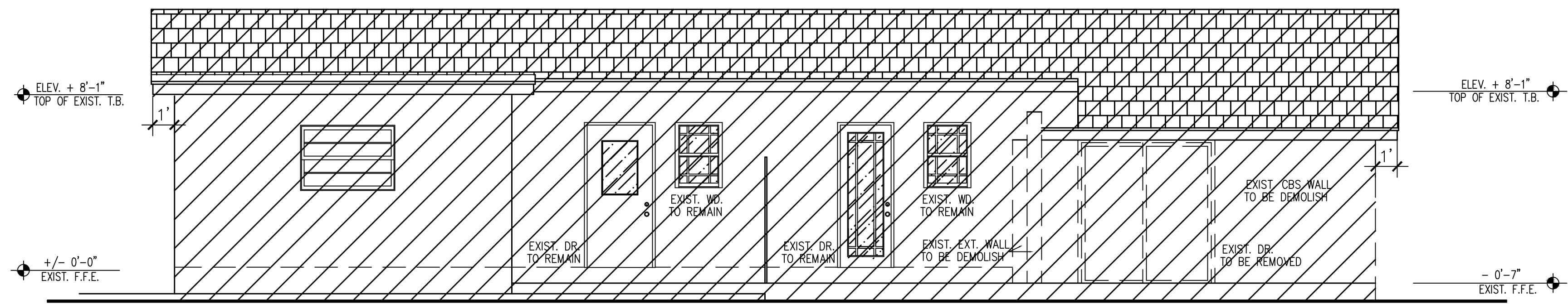
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A-03
OF 6

ATTACHED ONE STORY ADDITION – PAULINO'S RESIDENCE

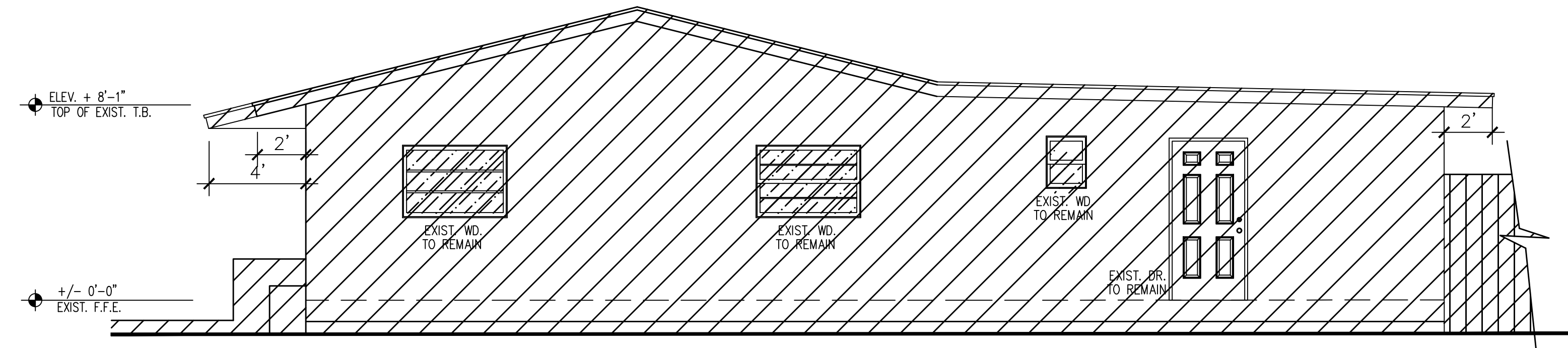
RAMSES PEREZ P.E.
P.E. No. 64685
13006 S.W. 51th ST
MIAMI, FL 33175
PHONE: 305-773-2480
email: r.perez76@yahoo.com



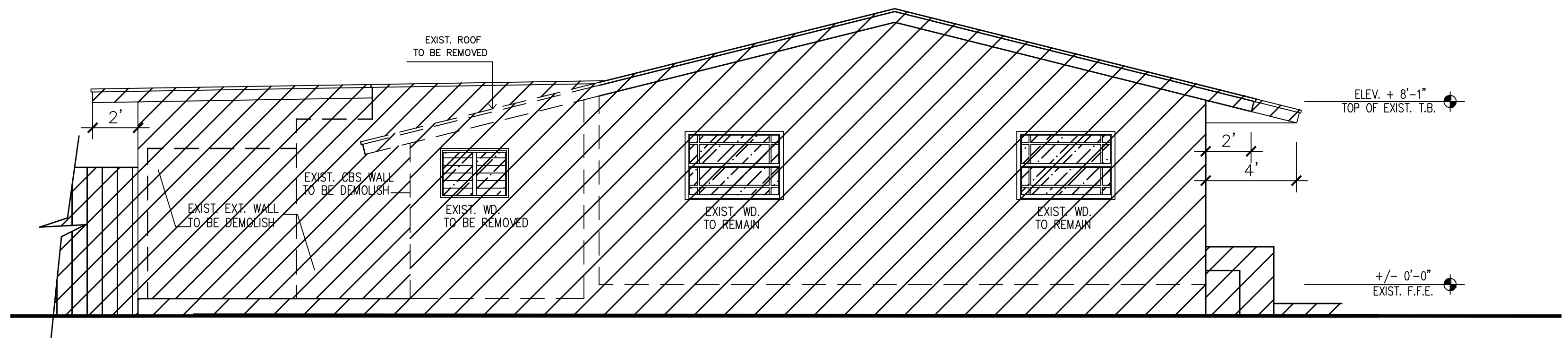
NEW ADDITION & TERRACE TO BE LEGALIZED FOR:
IRAI DA PAULINO
 9015-9017 SW 25 St MIAMI FL 33165



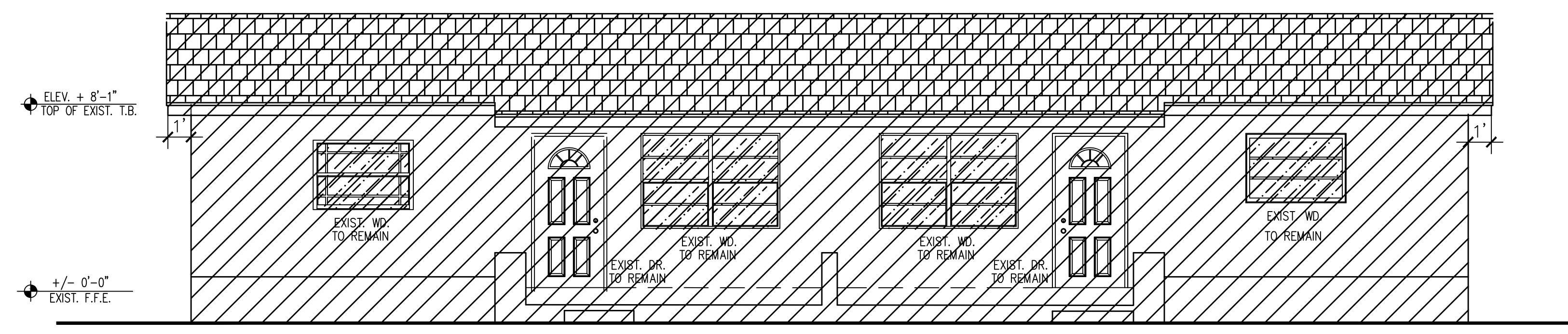
EXISTING NORTH ELEVATION (REAR)
SCALE: 1/4"=1'-0"



EXISTING EAST ELEVATION (RIGHT SIDE)
SCALE: 1/4"=1'-0"



EXISTING WEST ELEVATION (LEFT SIDE)
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"

Revisions:

DATE : 05/14/2023
SCALE : SHOWN
DRAWN : MR
JOB NO. : 05142022

SHEET NO. :
A-04
OF: **6**

PICTURES:



