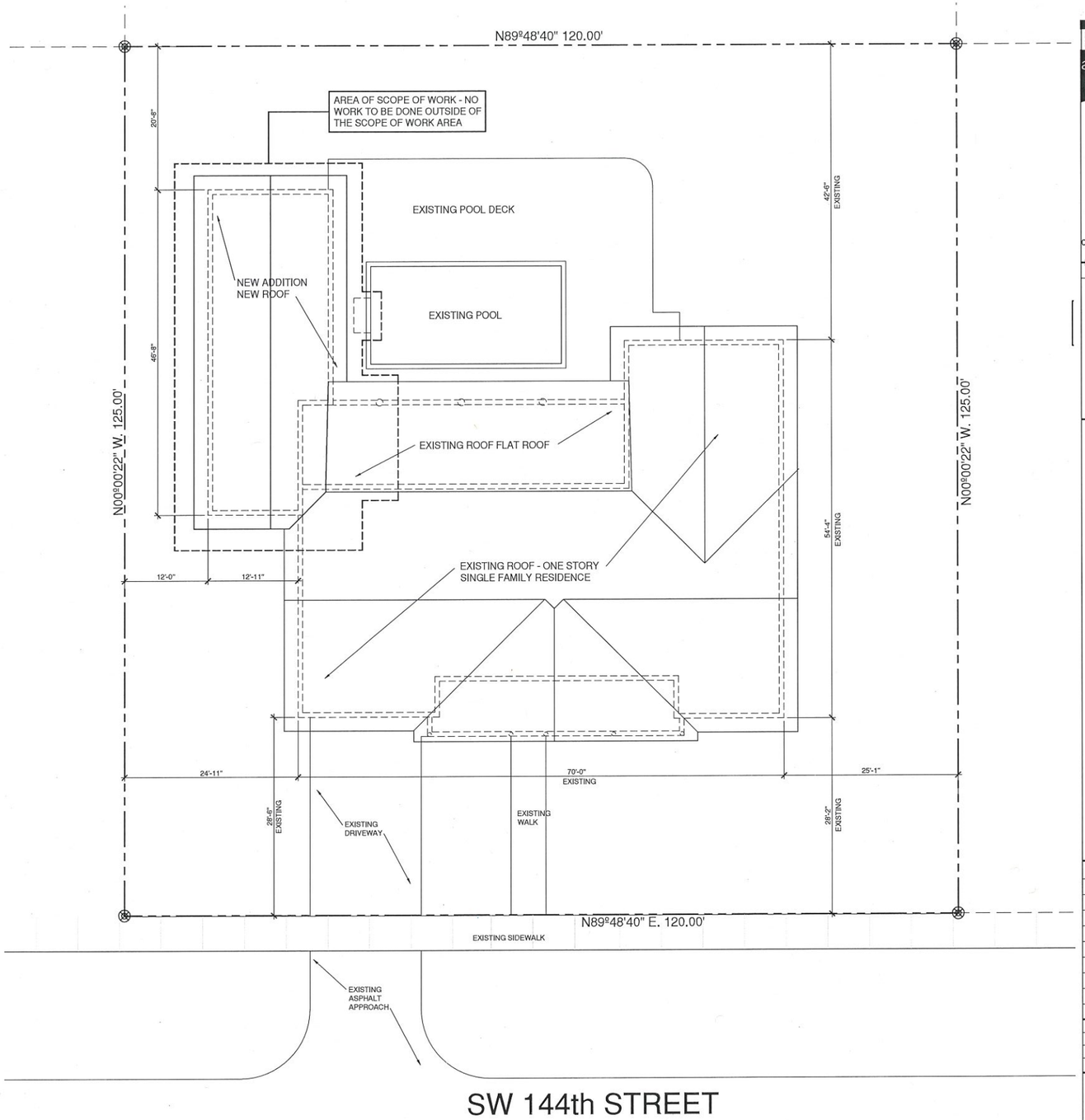
AV-23-002

RECEIVED
Zoning Department
September 25, 2023
Village of Palmetto Bay
Building & Zoning Department
By: AB



ZONING LEGEND

SITE DATA	
PROJECT	MASTER BEDROOM ADDITION
PROPERTY ADDRESS	7921 SW 144 STREET, PALMETTO BAY FOLIO No: 33-5022-028-0470
ZONING	E-M, ESTATE MODIFIED SINGLE FAMILY DISTRICT

ADDITION SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	58'-4"
REAR SETBACK	25'-0"	20'-0" *
INTERIOR SIDE (EAST) SETBACK	15'-0"	12'-0" *
INTERIOR SIDE (WEST) SETBACK	15'-0"	15'-0"

* VARIANCE IS REQUIRED.

SITE CALCULATIONS:

LOT COVERAGE

LOT AREA:	15,000 sq.ft.
LOT COVERAGE ALLOWED (32%) :	4,800 sq.ft.
EXISTING HOUSE COVERAGE :	3,491 sq.ft.
NEW ADDITION COVERAGE :	752 sq.ft.
TOTAL COVERAGE PROVIDED (28%) :	4,243 sq.ft.

OPEN SPACE

OPEN SPACE REQUIRED (68%):	10,200 sq.ft.
OPEN SPACE PROVIDED (72%):	10,757 sq.ft.

PERVIOUS vs IMPERVIOUS AREA

MINIMUM PERVIOUS AREA REQUIRED (35%):	5,250 sq.ft.
TOTAL IMPERVIOUS AREA:	6,420 sq.ft.
PERVIOUS AREA PROVIDED (57%):	8,580 sq.ft.

SITE & FLOOR PLAN

SCALE: 3/32" = 1'-0"

LEGAL DECRIPTION

LOT: 9 BLOCK: 7 ROYAL PALM HARBOR SUBDIVISION - FIRST ADDITION.
PLAT BOOK: 80 PAGE: 6
MIAMI =-DADE COUNTY, FLORIDA

BELLÓN architecture
12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT
CONSULTANTS

ADDTION TO THE RESIDENCE OF
MR. AND MRS. JOHN MUÑOZ
7921 SW 144th STREET
PALMETTO BAY, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No.LB727
DRAWN BY: DNM
CHECKED BY: LB
DATE: 07-13-23

STATE OF FLORIDA · LEOPOLDO BELLON · AR-8737 · REGISTERED ARCHITECT
Digitally signed by LEOPOLDO BELLON
Date: 2023.09.19 11:53:12 -04'00'

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

SP-1.0

SHEET