



City of Miami
Department of Resilience & Public Works
PLANS APPROVED

Checking of plans and submittals is limited to conformance with general design standards only. It is not intended to be a verification of the items, or total materials required. Approval shall not relieve the applicant, design professional, or contractor of the responsibility for details of design, correct dimensions for proper fitting, capacity performance, permitting, construction or any other requirements of the project.

REVISIONS: Construction of any Right-of-Way Improvement requires a separate ROW closure permit thru IPW System.

ZONING LEGEND T-5 AS PER MIAMI 21, ILLUSTRATION 5.5

BUILDING DISPOSITION		BUILDING PLACEMENT
LOT OCCUPATION		
a. LOT AREA - WITH REAR VEHICULAR ACCESS	5,000 SF MIN. 40,000 SF MAX 1,200 SF MIN. 40,000 SF MAX.	
b. LOT WIDTH - WITH REAR VEHICULAR ACCESS	50 FT. MIN. 16 FT MIN	
c. LOT COVERAGE	80% - 90% max. *, except where greater lot coverage is approved by Exception from City Commission within TOD area.	
d. FLOOR LOT RATIO (FLR)	N/A	
e. FRONTAGE AT FRONT SETBACK	70% MIN.	
f. OPENSACE	10% LOT AREA MIN.	
BUILDING SETBACK		
a. PRINCIPAL FRONT	10 FT. MIN.	
b. SECONDARY FRONT	10 FT. MIN.	
c. SIDE	0 FT MIN.	
d. REAR	0 FT MIN.	
PARKING PLACEMENT		
e. ABUTTING SIDE OR REAR T4	6ft 1st through 5th Story 26 ft. min. above the 5th Story, except where lesser setbacks are approved by Exception from City Commission within TOD area.	
f. ABUTTING SITE OR REAR T3	10% of Lot depth** min. 1st through 2nd Story 26 ft. min. above 2nd Story, except where lesser setbacks are approved by Exception from City Commission within TOD area.	
BUILDING CONFIGURATION		
FRONTAGE		
a. COMMON LAWN	PROHIBITED	
b. PORCH & FENCE	PROHIBITED	
c. TERRACE OR L.C.	PROHIBITED	
d. FORECOURT	PERMITTED	
e. STOOP	PERMITTED	
f. SHOPFRONT	PERMITTED (T5-L AND T5-O ONLY)	
g. GALLERY	PERMITTED BY SPECIAL AREA PLAN	
h. ARCADE	PERMITTED BY SPECIAL AREA PLAN	
i. LOGGIA	PERMITTED	
BUILDING HEIGHT		
a. MIN. HEIGHT	1 STORIES (15 FT. MIN.)	
b. MAX HEIGHT	5 STORIES.	
c. MAX. BENEFIT HEIGHT	3 Stories Abutting D1, except when Abutting T3 3 Stories within a TOD*** 3 Stories for lots assembled and platted prior to Miami 21 that are more than 200,000 sq ft.*** 3 Stories within an Opportunity Zone and a Transit Corridor or TOD	

SCOPE OF WORK

- EXISTING TWO-FAMILY HOME DEMOLITION / INTERIOR RENOVATION & STRUCTURAL REINFORCEMENT AT EXISTING MULTIFAMILY APARTMENTS, LEGALIZATION AFTER THE FACT. CASE #BB2013013304**
- EXISTING TWO-FAMILY HOME TO COMPLETELY DEMOLISH, BY POOR CONDITION AND UNSAFE STRUCTURE, REMOVE ALL WALLS, WINDOWS, DOOR BATHROOM FIXTURES, KITCHEN FIXTURES AND ALL ELECTRICAL, MECHANICAL, AND PLUMBING FIXTURES. SEE EXISTING AND PROPOSED SITE PLANS FOR LOCATION, LEGALIZATION AFTER THE FACT.
 - NEW INTERIOR RENOVATION AND STRUCTURAL REINFORCEMENT FOR EXISTING MULTI-FAMILY APARTMENTS. SEE ALL ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL PLANS DRAWINGS FOR ALL INFORMATION.
 - EXISTING CONCRETE SIDEWALKS TO BE DEMOLISH, SEE EXISTING AND PROPOSED SITE PLANS FOR LOCATION AND MORE INFORMATION.

SITE PLAN NOTE #1

ALL INFORMATION SHOW IN THIS SITE PLANS DRAWINGS ARE EXISTING AND REFER ON EXISTING SURVEY PROVIDED BY THE CITY OF MIAMI

SITE PLAN NOTE #2

ALL EXISTING TREES AND PALMS SHOWS ON THIS SITE PLAN ARE EXISTING TO REMAIN AS IS. SEE ON SHEET SP-1.3, TREE DISPOSITION PLAN FOR MORE SPECIFIC INFORMATION AND TREE PROTECTION DETAIL ADDED.

LEGAL DESCRIPTION

LOT 5 AND 6 LESS SOUTH 5 FEET TO STREET BLOCK 1, SECOND AMENDED PLAT FO WESTDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN LEGEND

- CONCRETE AREA
- BBL BASED ON SURVEY DOCUMENT, SEE THIS DOCUMENT ATTACHED.

NEW ZONING CALCULATION

EXISTING TWO-FAMILY HOME DEMOLITION / INTERIOR RENOVATION & STRUCTURAL REINFORCEMENT AT EXISTING MULTIFAMILY APARTMENTS, LEGALIZATION AFTER THE FACT. CASE #BB2013013304

URBAN CENTER TRANSECT ZONE: T5-O - MULTI-FAMILY RESIDENCE

EXISTING LOT AREA	12,580.00 SF	100.00%
ALLOWED LOT COVERAGE	6,290.00 SF	50% MAX.
EXISTING TWO-STORY, MULTI-FAMILY RESIDENCE TO REMODELED	2,876.77 SF	22.86%
1ST FLOOR APARTMENT #1 REMODELED	488.64 SF	3.88%
1ST FLOOR NEW APARTMENT #2	770.78 SF	6.13%
1ST FLOOR APARTMENT #3 REMODELED	635.90 SF	5.05%
1ST FLOOR APARTMENT #4 REMODELED	495.64 SF	3.94%
2ND FLOOR APARTMENT #5 REMODELED	485.81 SF	3.86%
EXISTING ONE-STORY RESIDENCE, MULTI-FAMILY APARTMENT #6	595.11 SF	4.73%
EXISTING COVERED PORCH	65.00 SF	0.51%
NEW CONCRETE AREA	1,067.57 SF	8.48%
NEW GREEN AREA	8,308.65 SF	66.04%

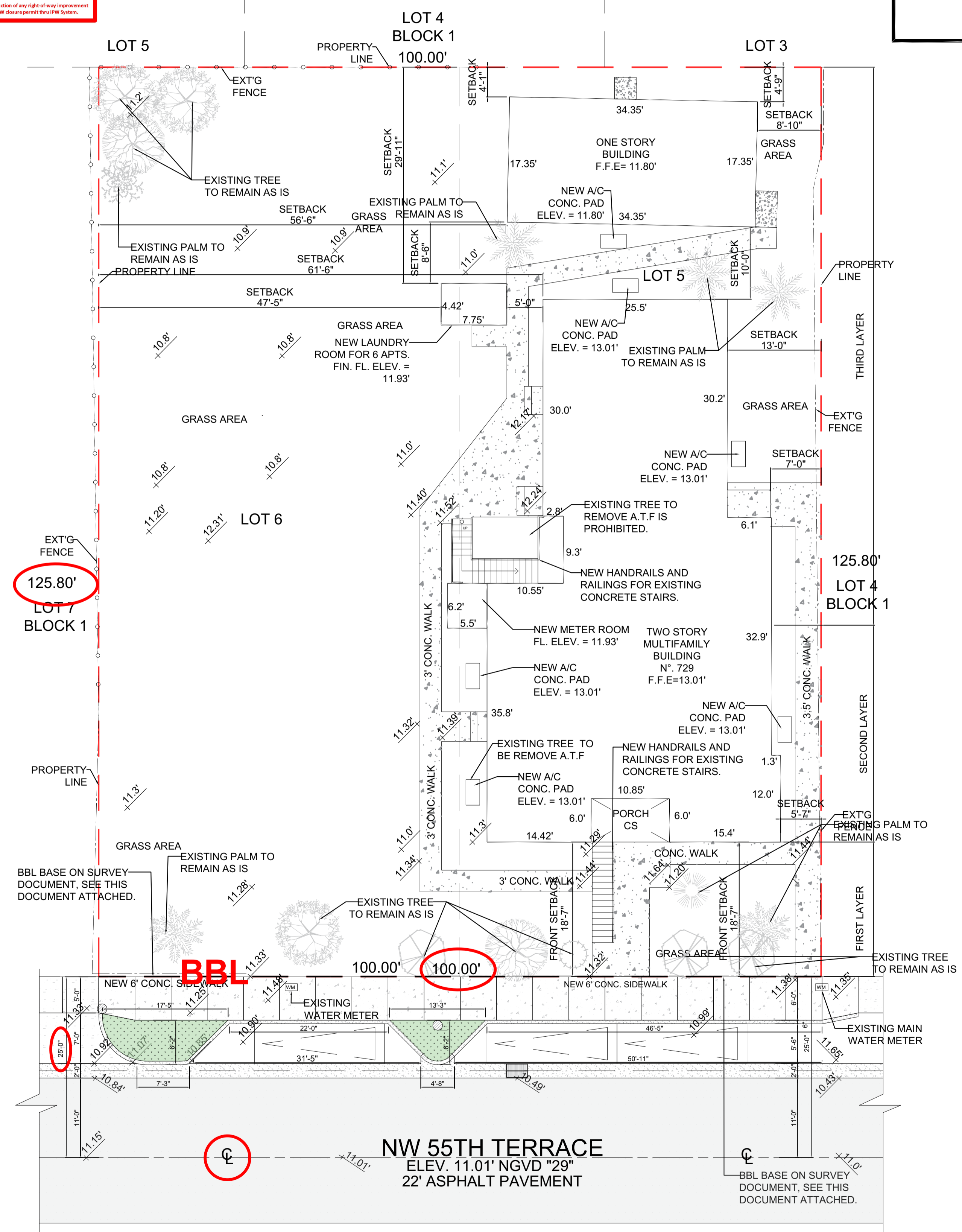
LANDSCAPE REQUIREMENT AS PER TABLE A, ARTICLE 9, MIAMI21 CODE

EXISTING TWO-FAMILY HOME DEMOLITION / INTERIOR RENOVATION & STRUCTURAL REINFORCEMENT AT EXISTING MULTIFAMILY APARTMENTS, LEGALIZATION AFTER THE FACT. CASE #BB2013013304

SUB URBAN TRANSECT ZONE: T3-O - TWO-FAMILY RESIDENCE

TREES	REQUIRED	EXISTING ON SITE
STREET TREES	3	3
SHADE TREES	3	6
LAWN	REQUIRED	EXISTING PROVIDED
LAWN AREA (OPEN SPACE)	25% MIN. 50% MAX.	55.92% 66.04%

LANDSCAPE NOTE:
WITH THE DEMOLITION & RENOVATION ON THIS WORK OF LEGALIZATION AFTER THE FACT (A.T.F.), THE LAWN AREA WILL BE REDUCE AND NOW COMPLY WITH THE REQUIREMENTS OF TABLE A, ARTICLE 9, CITY OF MIAMI ZONING CODE.



REVISIONS	BY
04.14.26	I.V.L.

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PROJECT ADDRESS:
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PROJECT NAME:
EXISTING TWO-FAMILY HOME DEMOLITION / INTERIOR RENOVATION & STRUCTURAL REINFORCEMENT AT EXISTING MULTIFAMILY APARTMENTS, LEGALIZATION AFTER THE FACT. CASE #BB2013013304

PROFESSIONAL SEAL:
Digitally signed by **FAUSTO E GUERRERO**
Date: 2026.04.20 12:05:48 -04'00'

This item has been digitally signed and sealed by **FAUSTO GUERRERO P.E.** Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE:
12/18/2023

PROJECT TYPE:
DEMOLITION & INT. RENOVATION

SP-1.1

SP.1.1 PROPOSED SITE PLAN
SCALE: 1" = 10'