

**CITY OF WEST MIAMI
PLANNING AND ZONING BOARD**



AGENDA

WEDNESDAY, OCTOBER 30TH, 2024

6:30 PM

**COMMISSION CHAMBERS
901 SW 62ND AVENUE
WEST MIAMI, FLORIDA**

MEMBERS:

GUSTAVO CEBALLOS _____
EUGENIO GONZALEZ _____
VICTORIA DE LA TORRE GANS _____
DIANA B. RIO _____
ALEXANDER DIAZ _____
GILBERTO GONZALEZ (ALT) _____

EDWARD SILVA CITY MANAGER _____
DEXTER W. LEHTINEN CITY ATTORNEY _____

1. PLEDGE OF ALLEGIANCE:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

- September 11th, 2024 Planning and Zoning Board Meeting

4. OLD BUSINESS:

None.

5. NEW BUSINESS:

A) Variance Application for Alina Gritsenko and Andres Felipe Garcia Osorio

Property Address: 1250 SW 62 Avenue
West Miami, FL 33144

Applicant requests a variance to build a swimming pool in the front yard within ten (10'-0") feet of the front property line where twenty-five (25'-0") feet is required by Zoning Ordinance 282 to the inside wall of pool. This property is a normal shape corner lot, and the applicants are requesting a normal pool. The lot is 8400.00 square feet with a standard yard.
Zoning Ordinance 282, Section 11.3

6. GOOD OF THE ORDER:

7. ADJOURNMENT:

NOTE:

Information relative to this application is available for review by the public at the City of West Miami Planning and Zoning Department, 901 S.W. 62nd Avenue, West Miami, Florida 33144 from 8:30 A.M. to 4:00 P.M., Monday thru Friday, or telephone (305)-266-4214

NOTE: All interested persons are advised that if a person decides to appeal any decision made by the City Commission or Planning and Zoning Board with respect to any matter considered at these hearings, such person will need a record of the proceedings, and that for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PLANNING AND ZONING MEETING MINUTES



WEDNESDAY, SEPTEMBER 11TH, 2024

6:30 PM

COMMISSION CHAMBERS

901 SW 62ND AVENUE

WEST MIAMI, FLORIDA

1. **PLEDGE OF ALLEGIANCE:** Board Member G. Ceballos led the Pledge of Allegiance. A moment of silence was done for Patriots Day.
2. **ROLL CALL:** The Planning & Zoning Board for the City of West Miami met in regular session on Wednesday, September 11, 2024, beginning at 6:33 PM in the City of West Miami Commission Chambers, 901 SW 62nd AVE, West Miami, FL 33144. Present at the Commission Chambers were: Chairman Gustavo Ceballos, Board Member Diana Rio, newly appointed Board Member Victoria Gans, Board Member Eugenio Gonzalez, and Board Member Alexander Diaz.

Also, in attendance were: Interim Planning & Zoning Director Mercedes Soler, City Manager Edward Silva, City Attorney Dexter W. Lehtinen, and City Clerk Annery Gonzalez.

3. **APPROVAL OF MINUTES:**

- **June 26th, 2024, Planning and Zoning Board Meeting**
Board Member D. Rio motioned for approval of the minutes as presented, seconded by Board Member E. Gonzalez. All voted in favor by a 5-0 voiced vote.

4. **OLD BUSINESS:**

A) Sign Permit Application for New Business Valash Studio-detached sign

Property Address: 5798 SW 8 Street
West Miami, FL 33144

The applicant is requesting a sign permit for a face change of the existing detached sign measuring nineteen (19') feet in height where a maximum of thirty-five feet (35') is allowed by ordinance. The plans submitted show replacement of a sign measuring sixteen square feet where fifty square feet is allowed by ordinance. Zoning section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-10 (b)).

This was deferred from June 26, 2024, meeting with instructions to show proof that detached sign was originally permitted and if the before photo showing Sky Home Center applied for a

permit for the face change. Both documents showing proof were provided to board members by staff. It was also explained to board members that the property owner would be pulling an electrical permit to run the electrical conduit underground. Staff explained further that if the board members approved the sign for a face change that the electrical permit be submitted in 30 days to rectify the issue. After further discussion, Chairman G. Ceballos asked if the applicant was willing to modify the sign so that the box sign on top of the Lil' Pirates would look more like a continuation of the sign. The applicant was willing to adjust on making the sign more uniform if the sign she submitted would get approved.

Board Member D. Rio motioned to approve the sign with the conditions of creating or enlarging the proposed sign so that it is uniform with the Little Pirates sign width so that it does not look like something that was added and to submit for an electrical permit within 30 days to run the electrical conduit underground. Board Member A. Diaz seconded the motion. Item passed with conditions with a 5-0 voiced vote.

B) Sign Permit Application for New Business NWG Mini Mart

Property Address: 1665 SW 67 Avenue
West Miami, FL 33155

The applicant is requesting a sign permit for the business to allow the installation of a non-illuminated wall sign on the west elevation of the building. The plans for the building as submitted show placement of a 32 sq. ft. flat sign in addition to business information on the west elevation of the store fronts windows and door. The sign usage of the flat sign is 32 square feet of the allowed 75.60 square feet for signs. Zoning section 22.0 of Zoning Ordinance 282 (ref: Ordinance 2013-08 Sec. 22-8).

This was deferred from June 26, 2024, meeting. The box frame that will hold the sign exists and the applicant is making a face change. Board Member Rio suggested that if the sign were to get approved that it be in line with the parapet wall and that everything on the windows and doors be removed except for the hours of operation and logo. The applicant mentioned that all store front glazing was removed three days prior. Board Member D. Rio motioned to approve the signage with the condition for it to be lowered to meet or be below the parapet wall and that no film be located on the window and door, except on the door have hours of operation. Board Member A. Diaz seconded the motion. Item passed with conditions with a 5-0 voiced vote.

5. NEW BUSINESS:

A) Swearing in of new Planning & Zoning Board Member Victoria De La Torre Gans by City Clerk

This item was taken out of order and was the first heard item at the meeting. Board Member V. Gans was sworn in by City Clerk A. Gonzalez.

B) Special Use Permit for 6400 Property LLC

Applicant requests a Special Use Permit for the property at 6400 SW 8 Street, West Miami, Florida 33144. The property is zoned for "C" Commercial, and the applicant is requesting to allow for an Adult Day Care Center that will be complimentary to the existing UniVida Medical Center operating on the property.

Special Use Permit Index Number 2024-002

The Attorney and Engineer representing the owner were present. The attorney explained that the use of the Adult Day Care Facility will be applicable to the existing patients or any new patients that will become members. Chairman G. Ceballos asked if there was a limitation of the patients and members that will be attending the proposed use as part of a covenant. The attorney representing the business explained that they are not in the position to take any outside patients or members who do not fit into the system because patients can attend through insurance. The Engineer representing UniVida gave a PowerPoint presentation on the context of the Special Use Permit and what the facility currently does. After further discussion Board Member D. Rio motioned to approve the recommendation for the Special Use Permit with the condition that if the business plan changes primarily from a health facility into a day care it comes back to the board for review along with the conditions stated by staff. Board Member A. Diaz seconded the motion. Item passed with a 5-0 voiced vote for recommendation of approval for City Commission.

6. GOOD OF THE ORDER:

Board Member D. Rio asked when the board would be looking to review the signage section of the code. The City Manager mentioned that at the last Commission meeting an outside consultant was hired to work on the City's Comp Plan and Zoning Ordinances once a week which will start soon.

7. ADJOURNMENT:

There being no further business before the Planning & Zoning Board, the meeting was declared adjourned at 7:13 PM.

RESPECTFULLY SUBMITTED BY:



Mercedes Soler, MPA
Clerk to the Planning and Zoning Board

APPROVED: 10 / 30 /2024 Planning and Zoning Board Meeting

NOTE:

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To: Planning & Zoning Chairman & Board Members

Date: October 30, 2024

From: Mercedes Soler, Interim P & Z Director

Re: Variance Application for
Alina Gritsenko and
Andres Felipe Garcia Osorio at
1250 SW 62 Avenue

Applicant requests a variance to build a swimming pool in the front yard within ten (10'-0") feet of the front property line where twenty-five (25'-0") feet is required by Zoning Ordinance 282 to the inside wall of pool. This property is a normal shape corner lot, and the applicants are requesting a normal pool. The lot is 8400.00 square feet with a standard yard. (Section 11.3, Zoning Ordinance 282).

While the variances for pools have been approved in the past mostly pertaining to the rear and side setback of the property, this variance pertains to the front setback of the property. The staff would like to refrain from any recommendation allowing the board to make an independent and informed decision.

NOTE: THE COMPLETED APPLICATION WITH PLANS AND THE FEE REQUIRED MUST BE IN THE OFFICE NO LATER THAN 25 WORKING DAYS PRIOR TO THE SCHEDULED MEETING. UNLESS OTHERWISE NOTIFIED, THE PLANNING AND ZONING BOARD MEETS THE LAST WEDNESDAY OF EACH MONTH AT 6:30 P.M.



CITY OF WEST MIAMI
901 SW 62 AVE
WEST MIAMI, FLORIDA 33144

APPLICATION FOR EXCEPTION OR VARIANCES
OF ZONING ORDINANCES

DATE 09/30/2024 TELEPHONE 631-830-7119
NAME OF APPLICANT Andres Felipe Garcia Osorio
ADDRESS 1250 SW 62nd Ave, West Miami FL 33144
Legal Description of Property Covered by Application 12 54 40 Alameda PB 44-45
Lot 18 Blk 17

Size of Area Covered by Application 8,400 Sq. ft.

Street Boundaries SW 13th St and 62nd Ave

Ownership of Property Obtained 10/21/2022

When Was Leased Signed _____ 20 ____ Terms from _____

When property is not owned by the applicant a letter must be attached giving the consent of the owner to the applicant to request a change of Zoning or Variance on the property

Zone Classification at Present single family

Zone Classification Desired not applicable

How Many Square Feet Does Proposed Building Contain not applicable

How Many Feet are Outer Walls from Side Lines of Property interior wall of the pool
is 10 ft. to the property line,
where 25 ft is required

What, if any, Permits have been applied for building permit #B24-000243

Special Uses Desired, which are not Permitted by Present Zoning Classification not applicable

Special Property Hardship or Reasons believed justifying a Variance we live on a corner lot where front of our house faces sideline of the lot. The requested space is the only place we have where a pool can fit.

The following enclosures are needed to complete the Application

____ Plot Plan or site plan of Proposed Layout **(8 copies)** ____ Building Plans of Structures to be erected **(8 Copies)** ____ and a Check in the Amount of \$500.00 to cover the cost of Processing the Application. A \$2.00 Convenience Fee is charged for Debit Card payments, 3% Fee for Credit Card, and 4% for American Express. In addition, a recovery fee is also required and an invoice will be sent via email during the time of processing. Applicant shall pay all expenses and costs for publication of notices and mailing of notices.

I Andres Felipe Garcia Osorio being duly Sworn, Depose and say

That: ✓ I am Owner of the Property

____ I Lease the Property

____ I am the Legal Representative of the Owner or Lease the Property described which is the Subject Matter of this Application; that all answers to the questions in said Application, and all Sketches, Dates and Matters attached to and made a part of said Application are honest and true to the best of my knowledge and belief.

Signature of Applicant or Owner

SWORN AND SUBSCRIBED before me this 30 day of September 2024

NOTARY PUBLIC



Notary Public
State of Florida
Comm# HH111339
Expires 3/30/2025

My Commission Expires: 3/30/25

Variance

Approved

Denied

West Miami Planning and Zoning Board

Chairman

Date



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/02/2024

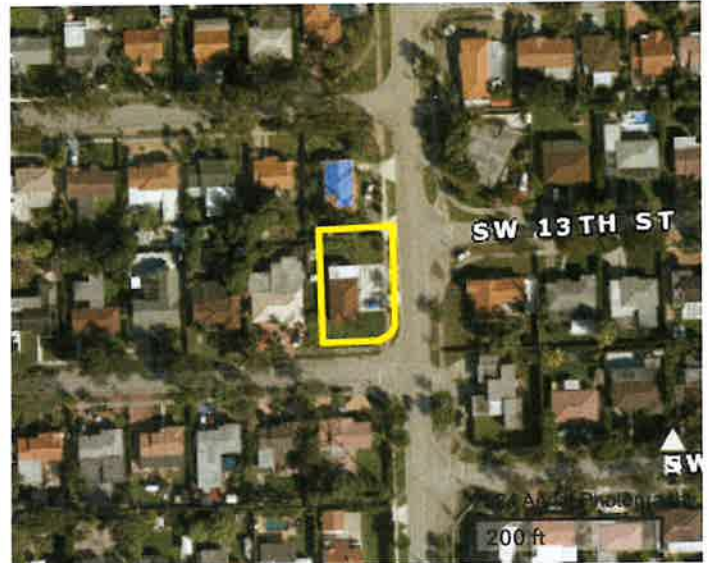
PROPERTY INFORMATION	
Folio	15-4012-021-2680
Property Address	1250 SW 62 AVE WEST MIAMI, FL 33144-5610
Owner	ALINA GRITSENKO , ANDRES FELIPE GARCIA OSORIO
Mailing Address	1250 SW 62 AVE WEST MIAMI, FL 33144
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,488 Sq.Ft
Living Area	1,282 Sq.Ft
Adjusted Area	1,385 Sq.Ft
Lot Size	8,400 Sq.Ft
Year Built	1946

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$353,000	\$317,700	\$264,750
Building Value	\$145,425	\$140,439	\$135,453
Extra Feature Value	\$326	\$329	\$333
Market Value	\$498,751	\$458,468	\$400,536
Assessed Value	\$472,222	\$458,468	\$400,536

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$26,529		
Homestead	Exemption	\$25,000	\$25,000	
Second Homestead	Exemption	\$25,000	\$25,000	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
12 54 40	
ALAMEDA PB 44-45	
LOT 18 BLK 17	
LOT SIZE 75.000 X 112	
OR 15453-2969 0392 1	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$422,222	\$408,468	\$400,536
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$0
Taxable Value	\$447,222	\$433,468	\$400,536
CITY			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$422,222	\$408,468	\$400,536
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$0
Taxable Value	\$422,222	\$408,468	\$400,536

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/21/2022	\$525,000	33475-0413	Qual by exam of deed
05/16/2022	\$0	33189-0807	Corrective, tax or QCD; min consideration
03/01/1992	\$96,000	15453-2969	Sales which are qualified
05/01/1987	\$80,000	13279-1596	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



CITY OF WEST MIAMI

NOTICE OF PUBLIC HEARING

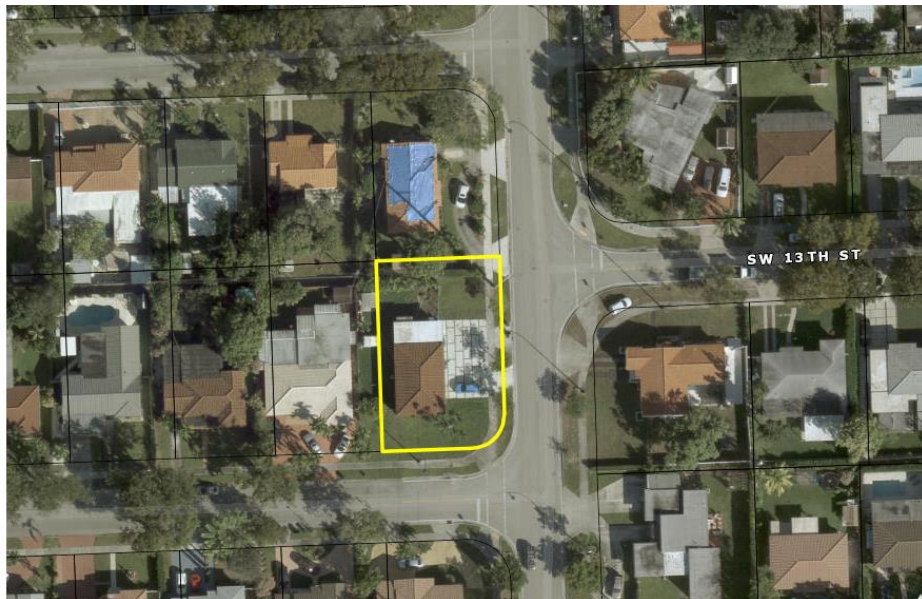
The Planning and Zoning Board of the City of West Miami will hold a Variance Hearing on Wednesday, October 30th, 2024, at 6:30 P.M. Commission Chambers. All decisions made by the Planning and Zoning Board will be a final decision with a right to appeal to the City Commission. To express the views of interested persons on the agenda listed below please join us in the Commission Chamber at 901 SW 62 Avenue, West Miami, Florida 33144, Second Floor.

Variance Hearing Agenda Item

ALINA GRITSENKO &
ANDRES FELIPE GARCIA OSORIO
1250 SW 62 AVENUE
WEST MIAMI, FL 33144

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West Miami, FL 33144

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OUTDOOR SWIMMING BARRIER COMPLYING WITH 7TH EDITION (2020)
R4501.17.1.1 THROUGH R4501.17.1.14

R4501.17
RESIDENTIAL SWIMMING BARRIER REQUIREMENT.
RESIDENTIAL SWIMMING POOLS SHALL COMPLY WITH SECTIONS R4501.17.1 THROUGH R4501.17.3.

EXCEPTION: A SWIMMING POOL WITH AN APPROVED SAFETY POOL COVER COMPLYING WITH ASTM F1346.

R4501.17.1
OUTDOOR SWIMMING POOLS.
THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE BARRIER IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

R4501.17.1.2
THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R4501.17.1.3
SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

R4501.17.1.4
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS. SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

R4501.17.1.5
WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

R4501.17.1.6
MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2-1/4-INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1-3/4 INCHES (44 MM).

R4501.17.1.7
WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1-3/4 INCHES (44 MM).

R4501.17.1.8
ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

R4501.17.1.9
WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:
1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
EXCEPTIONS:
A. SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.
B. WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.
C. SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.
2. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

R4501.17.1.10
A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. SUCH POOL ALARM MUST MEET AND BE INDEPENDENTLY CERTIFIED TO ASTM STANDARD F2208, TITLED STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS, WHICH INCLUDES DETECTION, SENSING, LATCHING, AND TYPED ALARMS. FOR PURPOSES OF THIS PARAGRAPH, THE TERM SWIMMING POOL ALARM DOES NOT INCLUDE ANY SWIMMING PROTECTION ALARM DEVICE DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER.

R4501.17.1.11
WHERE AN ABOVEGROUND POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS, THE LADDER OR STEPS EITHER SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS, OR THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.9 AND SECTIONS R4501.17.1.12 THROUGH R4501.17.1.14. WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

R4501.17.1.12
STANDARD SCREEN ENCLOSURES WHICH MEET THE REQUIREMENTS OF SECTION R4501.17 MAY BE UTILIZED AS PART OF OR ALL OF THE BARRIER AND SHALL BE CONSIDERED A NONDWELLING WALL. REMOVABLE CHILD BARRIERS SHALL HAVE ONE END OF THE BARRIER NONREMOVABLE WITHOUT THE AID OF TOOLS.

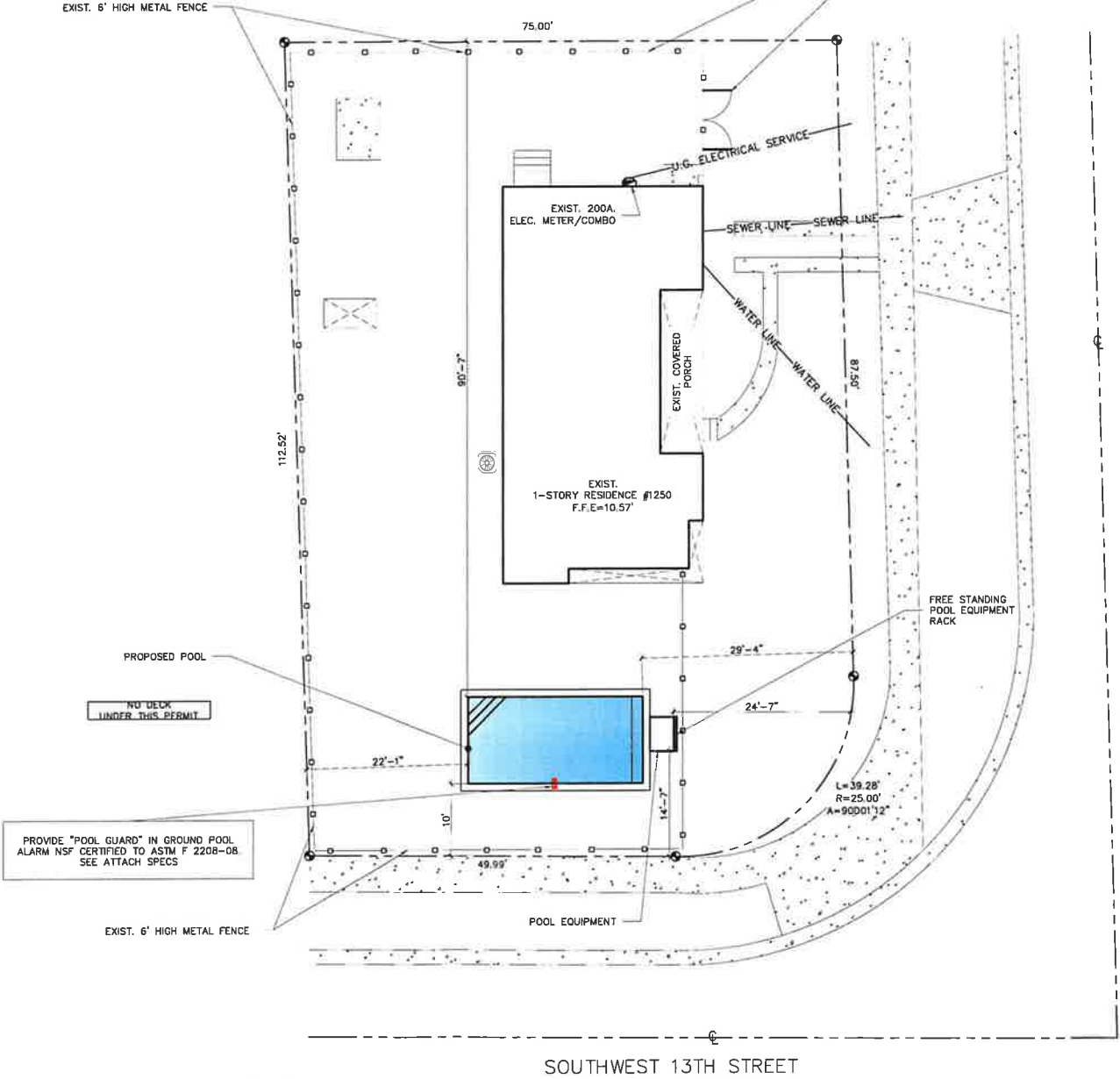
R4501.17.1.13
THE BARRIER MUST BE PLACED AROUND THE PERIMETER OF THE POOL AND MUST BE SEPARATE FROM ANY FENCE, WALL, OR OTHER ENCLOSURE SURROUNDING THE YARD UNLESS THE FENCE, WALL, OR OTHER ENCLOSURE OR PORTION THEREOF IS SITUATED ON THE PERIMETER OF THE POOL, IS BEING USED AS PART OF THE BARRIER, AND MEETS THE BARRIER REQUIREMENTS OF THIS SECTION.

R4501.17.1.14
REMOVABLE CHILD BARRIERS MUST BE PLACED SUFFICIENTLY AWAY FROM THE WATER'S EDGE TO PREVENT A YOUNG CHILD OR MEDICALLY FRAIL ELDERLY PERSON WHO MAY MANAGE TO PENETRATE THE BARRIER FROM IMMEDIATELY FALLING INTO THE WATER. SUFFICIENTLY AWAY FROM THE WATER'S EDGE SHALL MEAN NO LESS THAN 20 INCHES (508 MM) FROM THE BARRIER TO THE WATER'S EDGE. DWELLING OR NONDWELLING WALLS INCLUDING SCREEN ENCLOSURES, WHEN USED AS PART OF ALL OF THE BARRIER AND MEETING THE OTHER BARRIER REQUIREMENTS, MAY BE AS CLOSE TO THE WATER'S EDGE AS PERMITTED BY THIS CODE.

R4501.17.1.15
A WALL OF A DWELLING MAY SERVE AS PART OF THE BARRIER IF IT DOES NOT CONTAIN ANY DOOR OR WINDOW THAT OPENS TO PROVIDE DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL.

R4501.17.1.16
ADJACENT WATERWAYS.
PERMANENT NATURAL OR PERMANENT MAN-MADE FEATURES SUCH AS BULKHEADS, CANALS, LAKES, NAVIGABLE WATERWAYS, ETC., ADJACENT TO A PUBLIC OR PRIVATE SWIMMING POOL OR SPA MAY BE PERMITTED AS A BARRIER WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. WHEN EVALUATING SUCH BARRIER FEATURES, THE AUTHORITY MAY PERFORM ON-SITE INSPECTIONS AND REVIEW EVIDENCE SUCH AS SURVEYS, AERIAL PHOTOGRAPHS, WATER MANAGEMENT AGENCY STANDARDS AND SPECIFICATIONS, AND ANY OTHER SIMILAR DOCUMENTATION TO VERIFY, AT A MINIMUM, THE FOLLOWING:
1. THE BARRIER FEATURE IS NOT SUBJECT TO NATURAL CHANGES, DEVIATIONS, OR ALTERATIONS AND IS CAPABLE OF PROVIDING AN EQUIVALENT LEVEL OF PROTECTION AS THAT PROVIDED BY THE CODE.
2. THE BARRIER FEATURE CLEARLY IMPEDES, PROHIBITS OR RESTRICTS ACCESS TO THE SWIMMING POOL OR SPA.

R4501.17.1.17
A MESH SAFETY BARRIER MEETING THE REQUIREMENTS OF SECTION R4501.17 AND THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE CONSIDERED A BARRIER AS DEFINED IN THIS SECTION:
1. INDIVIDUAL COMPONENT VERTICAL SUPPORT POSTS SHALL BE CAPABLE OF RESISTING A MINIMUM OF 52 POUNDS (229 N) OF HORIZONTAL FORCE PRIOR TO BREAKAGE WHEN MEASURED AT A 36-INCH (914 MM) HEIGHT ABOVE GRADE. VERTICAL POSTS OF THE CHILD MESH SAFETY BARRIER SHALL EXTEND A MINIMUM OF 3 INCHES (76 MM) BELOW DECK LEVEL AND SHALL BE SPACED NO GREATER THAN 36 INCHES (914 MM) APART.
2. THE MESH UTILIZED IN THE BARRIER SHALL HAVE A MINIMUM TENSILE STRENGTH ACCORDING TO ASTM D5034 OF 100 POUNDS PER FOOT, AND A MINIMUM BALL BURST STRENGTH ACCORDING TO ASTM D3787 OF 150 POUNDS PER FOOT. THE MESH SHALL NOT BE CAPABLE OF DEFORMATION SUCH THAT A 1/4-INCH (6.4 MM) ROUND OBJECT COULD PASS THROUGH THE MESH.
3. WHEN USED AS A HOLDING STRIP TO ATTACH THE MESH TO THE VERTICAL POSTS, THIS STRIP SHALL CONTAIN, AT A MINIMUM, #6 BY 1/2-INCH (12.7 MM) SCREWS WITH A MINIMUM OF TWO SCREWS AT THE TOP AND TWO AT THE BOTTOM WITH THE REMAINING SCREWS SPACED A MAXIMUM OF 6 INCHES (152 MM) APART ON CENTER.
4. PATIO DECK SLEEVES (VERTICAL POST RECEPTACLES) PLACED INSIDE THE PATIO SURFACE SHALL BE OF A NONCONDUCTIVE MATERIAL.
5. A LATCHING DEVICE SHALL ATTACH EACH BARRIER SECTION AT A HEIGHT NO LOWER THAN 45 INCHES (1143 MM) ABOVE GRADE. COMMON LATCHING DEVICES THAT INCLUDE, BUT ARE NOT LIMITED TO, DEVICES THAT PROVIDE THE SECURITY EQUAL TO OR GREATER THAN THAT OF A HOOK-AND-EYE-TYPE LATCH INCORPORATING A SPRING ACTUATED RETAINING LEVER (COMMONLY REFERRED TO AS A SAFETY GATE HOOK).
6. THE BOTTOM OF THE CHILD MESH SAFETY BARRIER SHALL NOT BE MORE THAN 1 INCH (25 MM) ABOVE THE DECK OR INSTALLED SURFACE (GRADE).



LEGAL DESCRIPTION:
12 54 40
ALAMEDA PB 44-45
LOT 18 BLK 17
LOT SIZE 75,000 X 112
OR 15453-2969 0392 1

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



LOT COVERAGE CALCULATION

ZONING DATA: ZONE "R-1"

TOTAL SQUARE FOOT AREA OF ENTIRE LOT (A) 8,400 SQFT 100.00 %

EXISTING IMPERVIOUS SQUARE FOOTAGE

HOUSE (FIRST FLOOR ALL UNDER ROOF)	1,488 SQFT	
DRIVEWAY & WALK WAY	200 SQFT	
EXIST. TILE	300 SQFT	
A/C PAD AND EQUIPMENT PAD	16 SQFT	
TOTAL EXISTING (B)	2,004 SQFT	23.86 %

PROPOSED IMPERVIOUS SQUARE FOOTAGE

NEW POOL	288 SQFT	
POOL EQUIPMENT PAD	12 SQFT	
TOTAL PROPOSED (C)	300 SQFT	3.57 %

TOTAL COVERAGE (IMPERVIOUS AREA) (B+C) 2,304 SQFT 27.43 %

TOTAL PERVIOUS AREA (GREEN AREA) 6,096 SQFT 72.57 %

REVISIONS

NO	DATE