ITEM



PORT SALERNO NAC OCTOBER 17, 2019

- I. TITLE: Request for alternative compliance at 4812 SE Flounder Street in Port Salerno, by Eloy Valencia, the property owner, represented by the building contractor, Daniel Marin.
- II. THE APPLICANT REQUESTS ALTERNATIVE COMPLIANCE TO: Construct a single family residence that is 27 feet wide whereas the minimum house width for a Rear Yard House in Port Salerno is 30 feet, Section 3.262.F.2.b., LDR.
- III. BACKGROUND: Art. 3, Div. 6 of the LDRs, at §3.260.D, provides:

An applicant for development approval may submit a site, landscape, or architectural plan which varies from the requirements of the CRA code in order to accommodate unique circumstances of the proposed development site. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only after having been reviewed by the appropriate Neighborhood Advisory Committee and upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of the CRA code as well as or more effectively than adherence to the strict requirements and would help carry out specific goals or objectives outlined in the particular CRA plan. Appropriate justifications for approving alternative plans include but are not limited to:

- 1. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Redevelopment Overlay Districts.
- 2. The utilization of existing site characteristics, such as historical or archaeological features, topography, scenic views or native vegetation.
- 3. Improve or provide integration of proposed development with the surrounding off-site development.
- 4. The preservation of the historical or archaeological features of the area.

IV. ANALYSIS

The lot is 47.5 feet wide. In order to comply with the maximum grade of 4 feet horizontal to 1 foot vertical, the side setbacks must be increased from the minimum

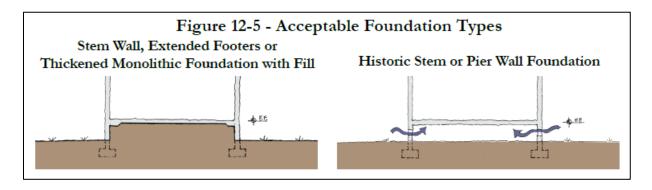
5-foot side setback required by the zoning ordinance to 10.25 feet. On a 47.5-foot wide lots, it is not possible to construct a house that is 30 feet wide and provide 10.25-ft. side setbacks..

Figure 1. Location Map

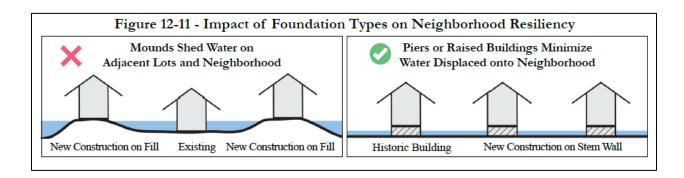


It is possible to construct a house with 5-foot side setbacks, achieve the minimum floor elevation, and adhere to the required maximum graded slope by using a stem wall, extended footers or thickened monolithic foundation with fill, rather than conventional fill. See Figures 2 and 3. However, until this method of construction is required for all house plans, staff does not recommend that it be required of any individual applicant.

<u>Figure 2.</u> Illustration from Article 12, Redevelopment Code, Division 1, General (not yet effective)



<u>Figure 3.</u> Illustration from Article 12, Redevelopment Code, Division 1, General (not yet effective)



V. RECOMMENDED ACTION:

Staff recommends approval of the request to construct a 27-foot wide house at 4812 SE Flounder Street.

VI. PREPARED BY: Irene Szedlmayer, AICP, Senior Planner,
Martin County Growth Management Department

CODE FIRE SPRINKLER SYSTEM--NOT REQUIRED BUILDING CODE: 2017 FLORIDA BUILDING ASCE 7-10 OCCUPANCY CLASS--- RESIDENTIAL R--MARTIN COUNTY FLA. BUILDING DESIGNED AS ENCLOSED TYPE OF CONSTRUCTION ---V FIRE ALARM -- NOT REQUIRED EXPOSURE: C JURISDICTION-

SHINGLE PER PRODUCT APPROVAL WND VELOCITY: Vult=170 Nqh=56.57 psf
Kh=.85
Kzt=1.0
Gcpi=.18+/GCpf=1.0+, 1.4P=0.6w

MEAN ROOF HEIGHT: 14FT IMPORTANCE FACTOR: 1.0

IMPACT PROTECTION: PER PRODUCT APPROVAL-WINDOWS AND DOORS IMPACT RATED SOIL BEARING CAPACITY: 2500 PSF REVIEWED FOR SHEAR WALL REQUIREMENTS: 30 PSF 25 ROOF DEAD LOAD: ROOF LIVE LOAD

RISK CATAGORY: II

END ZONE WIDTH FOR 30FT L BUILDING: 3 FT

COMPONENTS AND CLADDING DESIGN WIND PRESSURES

WALL

ZONE Leeward/Windward Leeward/Windy

TRIBUT.AREA 10sf 1

-36.7 +2.3

ROOF PERIMETER 2
-63.8 +2.3

WALL CORNER 3
-63.8 +2.3

WALL CORNER 5 -53.6 +40.1

INTERNAL COEFFIECIENT: 0.18

DESIGN PRESSURES FOR OPENINGS (IN PSF): SEE WIND LOAD DATA SHEET D-1
GARAGE_DOOR NOT APPLICABLE

INSULATION: FLOOR NOT APPLICABLE
WALLS R 4.1 MIN OR
WALLS R13 © 6" FRAME EXTERIOR
ROOF R 30 MIN
FROOF R 30 MIN
FREQUIRED

1.8 EXTERIOR GRADE PLYWOOD W/ 8D RING SHANK NAILS 1. 8 D RING SHANK NAILS AT 4" EDGE AND 6" FIELD WALL SHEATHING

WIND DESIGN DATA

-54,3 PSF MIN -50.6 PSF STUCCO. CLADDING. DOORS AND WINDOWS:

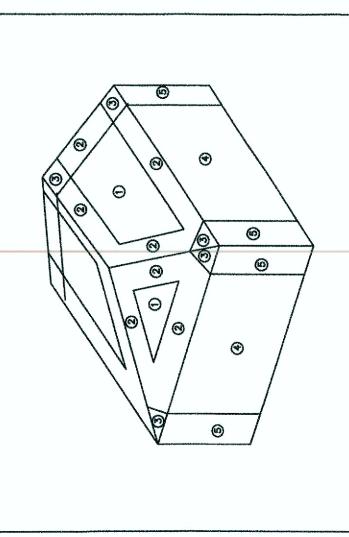
ZONE 4: +48.7 PSF MAX.,

ZONE 5: +49.4 PSF MAX.,

END ZONE WIDTH: 4 FT GARAGE DOORS: ₩ O

THE SITE OF THIS BUILDING IS NOT SUBJECT TO TOPOGRAPHICAL WIND EFFECTS AS PER SECTION 1609.1.1.1 OF THE 2017 FBC. ALL EXTERIOR GLAZED OPENINGS SHALL BE PROTECTED FROM WIND BORNE DEBRIS AS PER SECTION 1609.1.2 FBC 2017 THE ULTIMATE WIND SPEED WAS USED TO DETERMINE THESE COMPONENT AND CLADDING PRESSURES.

COMPONENT AND CLADDING DESIGN PRESSURES: THE EXTERIOR SHELL OF THIS BUILDINGS ENVELOPE IS DIVIDED INTO 5 DIFFERENT ZONES AS SHOWN IN THIS DIAGRAM:



FLASHING DETAIL FOR WINDOWS IN MASONRY/ CONCRETE CONSTRUCTION:

1.) BUCK TO SET IN 1/4 INCH DEEP BED OF SEALANT BEFORE FASTENING TO CONCRETE/MASONRY STRUCTURE

2.) SEAL WOODEN BUCK BY COVERING IN APPROVED AMMA LIQUID MEMBRANE INSIDE FACE AND WRAP AROUND TO SURROUNDING OUTSIDE FACES OF MASORY AND

AND

CONCRETE ALL FOUR SIDES(JAMBS, SILLS AND HEAD) /DOOR 3.) ALL INSTALLATIONS PER FMA/AAMA METHODS AND WINDOW MANUFACTURERS REQUIREMENTS

ALL INSTALLATIONS PER FMA/AAMA METHODS AND WINDOW /DOOR MANUFACTURERS REQUIREMENTS

(6"MIN)

PERIMETER SEALANT STUCCO FINISH

1 x 4 PT BUCK

SEALANT (CAULKING) ON THE EXTERIOR SIDE OF THE WINDOWS SI MEET THE REQUIREMENTSS OF FBC R703.4. CAULKING SHALL B ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.

(MINDOW)

DETAIL

 $\overline{\wp}$

HEA SHALL BE IN A 250,

STUCCO FINISH 2x6 P.T. BUCK SET IN 1/4" SEALANT FASTEN W/ (2) .25" TAPCONS © 12"0.0. (6 INCHES FROM ENDS) DOOR TRIM FASTEN TO BUCK W/ FASTEN TO BUCK W/ (2) #6 x 2" LG. P.H. SMS SCREWS © 12" 0/C" DOOR TRIM DOOR TRIM SEALANT (TYP.)	AD/JAMB DETAIL (DOOR)
THE STATE OF THE S	AD/JAME

A MARINE OF THE STATE OF THE ST		MORTAR BED(OPT)	APPROVAL

A ROUND HILL DEVELOPMENT GROUP COMPANY 17968 115 TH AVE. NORTH JUPITER, FLORIDA 33478 PH: 561–216–1000 CELL 561–718–0831 319 167TH ST NO. MIAMI BEACH, FL, 33162 305–454–8000

ARCHITECTS

GENERAL

WWW.ADVANCED—DESIGN—BUILDING.COM
THESE DRAWKS AND SPECIFICATIONS AND
RESTAURTH OF SERVER. AND ARE THE PROPERTY OF
ROUND HILL DEVELOPMENT GROUP, RAC./ dea ADVANCE
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ANY OTHER PROJECTS OF EXTENSIONS OF THIS PROJECT
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NO DESIGN CHANGES WHICH ALTER THE NITENT
OF THESE DRAWKNGS OF SPECTIAL TROUD
WITHOUT OBTANKIO WRITEN PERMISSION FROM
ROUND HILL DEVELOPMENT GROUP.

ARCHITEGE COST

REMARKS

WINDOW AND DOOR SCHEDULE
NO. WIDTH X HT.

ENTRANCE DOOR
ALUM. SLIDING GLASS
DOOR
ALUM. SINGLE HUNG
EGRESS
ALUM. SINGLE HUNG

(1) 36"WIDE X 96" HIGH (2) 72" WIDE X 96" HIGH (3) 36" WIDE X 63" HIGH

(4) 30" WIDE X 63" HIGH

(5) 24" WIDE X 38" IIGH

ALUM. SINGLE I EGRESS OBS.

CONTRACTOR TO VERBY ROUGH OFFINING DI ALL DOORS AND WINDOWS TO BE LOW E G. Per FOR PRODUCT APPROVALS

MARBLE SILL IN MORTAR BED(OPT) WINDOW PER P. APPROVAL FASTEN W/ 3/16" DIA X 1-1/4" EMBEDDED TAPCONS © 16" 0/C & 6" MAX. FROM ENDS © SIDES AND HEAD SILL FLASHING SILL FLASHING STUCCO FINISH 6" POURED SILL WITH 1 #5	WINDOW OPENING DETAIL CBS WALL
ALUMINUM FRAME, FASTEN TO STRUCTURE THRU BUCK W/ 3/16" TAPCON SCREWS Ø 12" O/C. MIN. 1—1/4" —CONC. OR MASONRY —1x4 MIN. P.T. BUCK SET IN SEALANT AND NAILED W/1—1/2" CASE HARDENED COIL NAILS AT 12" O/C. MAX. —DRYWALL BOARD —CAULKING	ETAIL (WINDOW)

	And the second s
MARBLE SILL IN MORTAR BED(OPT) WINDOW PER P. APPROVAL FASTEN W, 3/16" DIA X 11/4" EMBEDDED TAPCONS © 16" 0/C & 6" MAX. FROM ENDS © SIDES AND HEAD SILL FLASHING SILL FLASHING STUCCO FINISH G" POURED SILL WITH 1 #5	WINDOW OPENING DETAIL CBS WALL
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FASTEN CU BUCK SCREWS -1/4" H SET IN ED RRDENED O/C.	W)	

- DOOR FRAME PER PRO. FASTEN TO BUCK W/
(2) #6 × 2" LG. P.H. SM SCREWS @ 2'-0" O/C

SEALANT (TYP.) STUCCO FINISH

2x6 P.T. BUCK SET IN SEALANT FASTEN W/ (2) 1/4 IN x 3" LG. TAPCONS @ 16" O/(6" FROM ENDS

B DETAIL OR MASONRY

JAMB conc. or

(D00R)

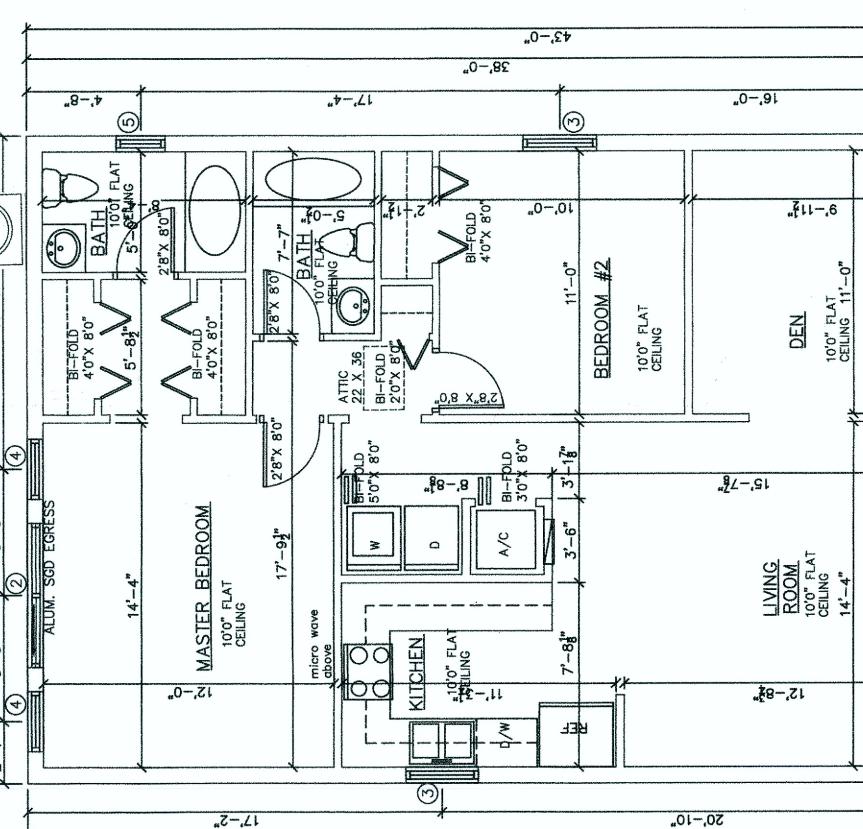
DETAIL

HEAD/JAMB

		£			
		(O)	BATH TOO FLAT TO STANGE TO STANGE THE STANGE	2,8,x 8,0,m	
	13,-11") QTO-JIR	5′-8½"		4,0"X 8'0"
27'0"	5'-3"	M. SGD EGRESS	t'-4"	REDROOM	FLAT

0

PORT SALERNO BLOCK 17 LOT



"0−'8Σ

43,-0.

<u>(0)</u> 19,-0, \bigoplus PORCH 8'-0"

.0-,9

2,-0,,

FLOOR PLAN

75285-19389Z DAIDUIG

SCALE: \$ INCH

PROJECT #

DRAWN BY: CHECKED BY:

REVISIONS:

SQUARE FOOTAGES

A/C+ 1026 SQ. FT GARAGE/NON-A/C= 0 SQ. FT. FRONT PORCH = 40 SQ. FT REAR PORCHES = 0 SQ. FT TOTAL SQ. FOOTAGE = 1086 SQ. FEET



DANIEL PORT SOLERNO HOUSE

EXTERIOR Elevations

REVISIONS:

SCALE: \$ INCH

PORT SALERNO BLOCK 17 LOT

ATTIC VENTILATION CALCULATIONS

TOTAL ATTIC AREA = 1,066 SQ. FT

1/150 X 1,066 = 7.66 SQ. FT

DRAWN BY: CHECKED BY: PROJECT #

67 VENTS @ 4' - 3" O.C. ALONG ENTIRE PERIMETER ON THE SOFFIT.

ENTIRE PERIMETER OF 140 FT / 32 = 4.3 FT

.34 = 31.35 OR 32 VENTS REQUIRED

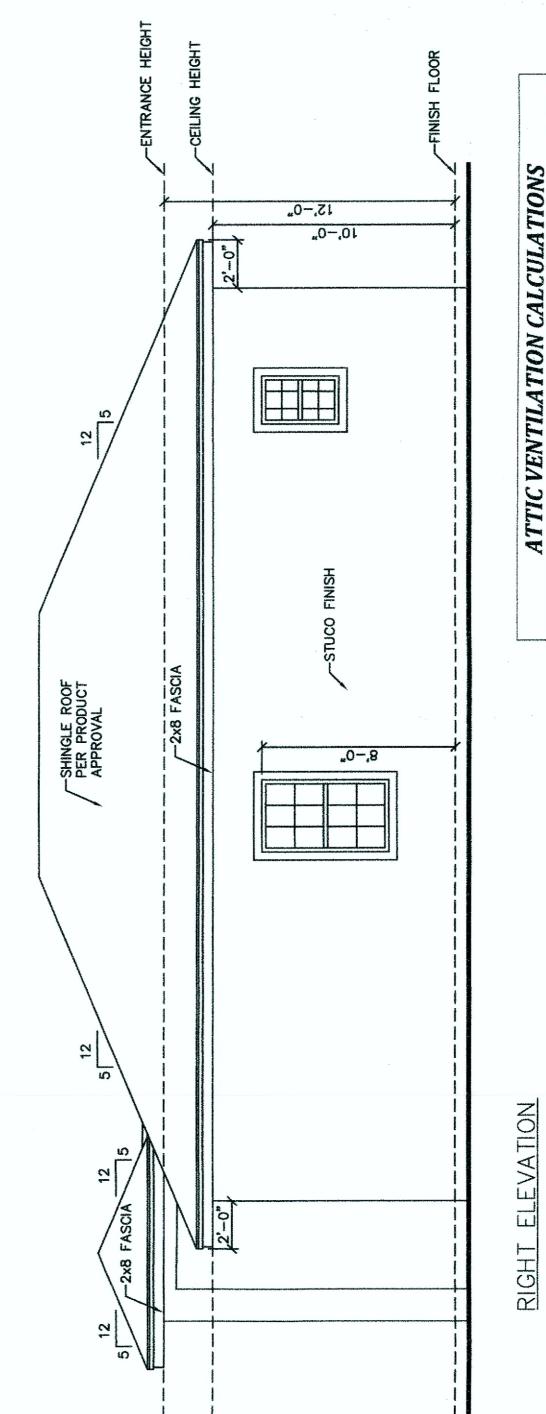
1066

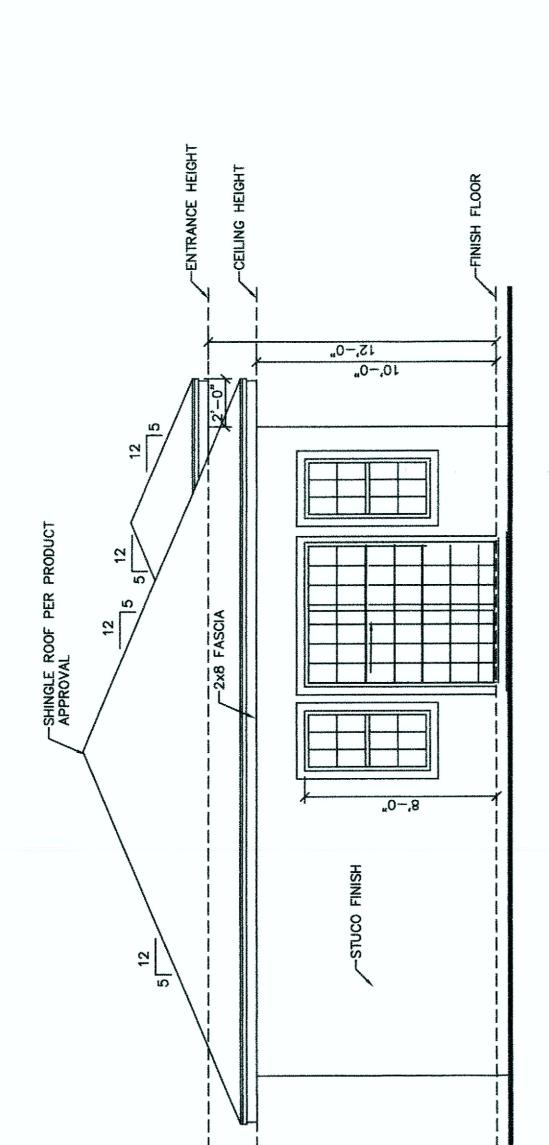
= 49 SQ IN NET OR .34 SQ FT. NET

16" X 6" SCREEN VENTS

ENTRANCE HEIGHT 15,-0, APPROVAL "0-**'**8 -2x8 FASCIA -STUCO FINISH 12 7-2x8 FASCIA 5

FRONT ELEVATION





JOZ VI JOHN JOSES

ARCHITECT: BERNARD
JONES
ARCHITECT:

DANIEL PORT SOLERNO HOUSE

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OF THESE DRAWNES OR SPECFCATIONS ARE TO BE MADE
WITHOUT OBTAINING WRITTEN PERMESSION FROM
ROUND HALL DEVELOPMENT GROUP.

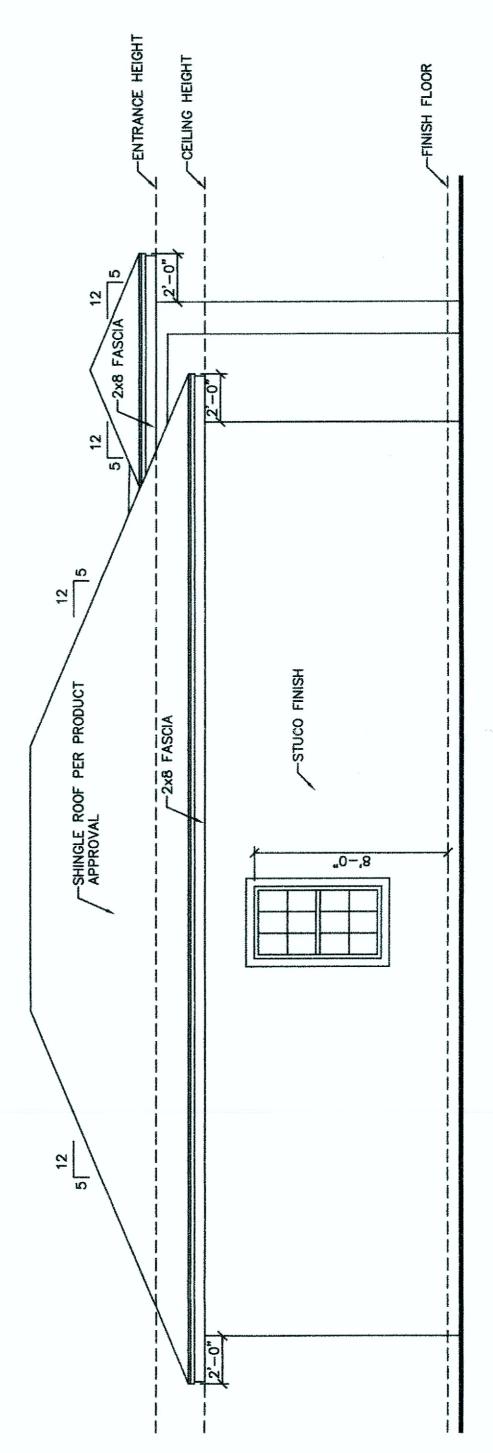
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ONTRACTORS

A ROUND HILL DEVELOPMENT GROUP COMPANY
17968 115 TH AVE. NORTH
JUPITER, FLORIDA 33478
PH: 561-216-1000
CELL 561-718-0831
319 167TH ST
NO. MIAMI BEACH, FL, 33162

ARCHITECTS

REAR ELEVATION



LEFT ELEVATION

EXTERIOR ELEVATIONS

PORT SALERNO BLOCK 17 LOT

REVISIONS:

JMG

DRAWN BY:
CHECKED BY:
PROJECT #:
SCALE: \$ INCH

Martin County, Florida **Growth Management Department DEVELOPMENT REVIEW DIVISION**

ALTERNATIVE COMPLIANCE REQUEST **COMMUNITY REDEVELOPMENT AREA (CRA)**

A. Project information:	
roperty owner-applicant:	
Telephone and fax:	
gent for owner-applicant: Device Marin Address: Savona blvd	
Telephone and fax: Telephone and fax: Diceptoquin (w hotmail. com	
roject name: Part Salergo House	
roject professional's name and telephone number:	
Land planner	
Landscape architect	
ropery address: 481255 Flounder Av. Sturt FL 34	99
egal description: Book 1 Pg 75 Martin County	
arcel control number(s): 51-38-41-001-01M-000901	
3. General instructions:	

This application form identifies the minimum documents and information required to initiate the review of a request for alternative compliance that varies from the strict application of the requirements of Article 3, Division 6, Land Development Regulations, Martin County Code (LDR). The applicant is cautioned to follow the instructions carefully.

F. Inquiries and comments:

If you have any question or comment regarding this application, please contact us at (772) 288-5495. We appreciate suggestions of how to improve our services.

G. Applicant or agent cartification:	
I have read this application, and to the extent that I	participated in the application, I
have answered each item fully and accurately.	
Dugeffiel	09/20/2019
Applicant's or Agent's signature	Date
Daniel Planier	
Printed name	
NOTARY ACKNOWLED	GMENT
STATE OF Florida	
COUNTY OF Markh	
I hereby certify that the foregoing instrument was	acknowledged before me this
is personally known to me or has produced	
as identification.	
M. Mer Demelos	
Notary public signature	
Harahesta Manganiello	MARGHERITA MANGANIELLO
Printed name	Commission # GG 302354
~	Expires February 14, 2023

State of ______ at-large

Bonded Thru Budget Notary Services

DURABLE POWER OF ATTORNEY OF PROPERTY

BY THIS DURABLE POWER OF ATTORNEY, I ELOY VALENCIA, make, constitute, and appoint, **DANIEL MARIN**, who is my CONTRACTOR, and who I will refer to as my "Attorney", as my true and lawful attorney to act for me and my name, place and stead. I intend this instrument to be exercisable until revoked. My Attorney's powers are limited to the following,

REAL PROPERTY: The power of Attorney include but not limited to, get the permits, all documents and other formalities necessaries to build a residential house on my following described property:

- 4812 SE FLOUNDER AVE, Street Address of property: **STUART FL 34997.**
- Legal Description of property, if know: LOT 9 BLOCK 17 PORT SALERNO ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 75 PUBLIC RECORDS MARTIN COUNTY FLORIDA ALSO RECORDED IN PLAT BOOK 1 PAGE 132 PUBLIC RECORDS PALM **BEACH NOW MARTIN COUNTY FLORIDA**

INDEMNITTY THIRD PARTIES: I hereby indemnity and hold harmless any and all third parties who rely on this Durable Power Attorney and who have knowledge of its revocation or its having been amended.

This is intended as a "Durable Power of Attorney" within the meaning of Section 709.08, Florida Statutes. This Durable Power Attorney shall not affected by my disability, incapacity, or incompetence, except as provide by statute.

IN WITNESS WHEREOF, I have executed this power

attorney on 09-16-2019

Signed, sealed and delivered

In presence of: 15 ANSITEA. BRIONES

Address 4239 Empire way Greenacres FL 33463

STATE OF FLORIDA MARTIN COUNTY

JEANETTE A. BRIONES Notary Public - State of Florida Commission # GG 213114 My Comm. Expires Jun 21, 2022 Bonded through National Notary Assn.

I am submitting the following application because according to Section 3.262 F.L and Table 3.262.5: The minimum dwelling width shall be 30 ft. MARTIN CO., FL, LDR. The proposed single family home does not meet the requirements because the engineering standards require a maximum slope of 4 ft. High = 1 V requires larger side setbacks.

Kind regards,

Daniel Marin (Agent)

