IRONBLU DESIGN

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PRELIMINARY FEASIBILITY STUDY · V3

Detached ADU and addition on a 7,500 SF RU-1 lot

Unincorporated Miami-Dade · RU-1 · Flood zone AH

[Illustrative case address] · Folio XX-XXXX-XXX-XXXX · identifiers replaced

PREPARED FOR	REPORT DATE	JURISDICTION
[Illustrative case recipient]	03-Oct-2026	Miami-Dade, unincorporated
ZONING · LOT	**REQUESTED PROGRAM**	**FLOOD**
RU-1 · new subdivision · 75' x 100' = 7,500 SF	Detached ADU and attached addition	AH · BFE 8.0' NGVD29

Determination

CONCLUSIONS BEFORE INVESTING IN DESIGN

What may be built, and at what size?	Detached ADU: CONDITIONAL Attached addition: CONDITIONAL Second story: NOT ADVISABLE Duplex: NOT PERMITTED	The accessory allowance admits a detached ADU with a 480 SF footprint and approx. 430 SF of living area. The attached addition is capped at approx. 260 SF by the **substantial improvement** budget. A second story is not advisable and a duplex is not a permitted use in RU-1.
What does the property carry?	CONDITIONAL	A 2009 electrical permit remains open and expired, which could condition the issuance of new permits on the folio. No active code cases are on record. The county lien search could not be obtained.
How certain is this determination?	MEDIUM	Zoning, flood and sanitary service are confirmed against official sources. The available survey dates from 2019 and the building value comes from the Property Appraiser, with no independent appraisal.
Could the full scope be reported?	PARTIAL	Two items remain outstanding: the county lien search, which is a paid query, and Zoning's written interpretation of how the rear yard is measured.

ILLUSTRATIVE CASE — FICTIONAL DATA

GOVERNING CONSTRAINT

For the attached addition the governing constraint is the 50% substantial improvement rule, approx. 260 SF, and not zoning, which would leave 1,254 SF of lot coverage available.

FACTORS THAT WOULD CHANGE THIS DETERMINATION

01 · Lien search
An active code enforcement lien could condition the issuance of permits until it is cleared.

02 · Appraisal
An independent appraisal above the building value would raise the 50% budget.

03 · Survey
If the rear yard proves shorter than 35', the accessory allowance and the ADU shrink.

04 · Elevation Certificate
Not on record. It sets the finished floor required for new construction.

Executive summary

The lot admits a detached ADU with a 480 SF footprint and an attached addition of up to approx. 260 SF.

The cap on the addition does not come from zoning, which would leave 1,254 SF of lot coverage available, but from the 50% **substantial improvement** rule that applies by virtue of the property's location in flood zone AH. The detached ADU does not draw on that budget, being new construction separate from the dwelling.

Two matters must be resolved before design begins: the 2009 electrical permit, which remains open and expired, and the county lien search, which could not be run online. If the lien search comes back clear and the updated survey confirms the depth of the rear yard, the determination on page 1 stands.

The study relies on public records reviewed on October 2, 2026 and on the 2019 survey provided by the client. The code figures are theoretical until confirmed through an updated survey and a site plan.

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ILLUSTRATIVE CASE
FICTIONAL DATA

ABOUT THIS EDITION

This is the English edition of a report written in Spanish. In case of any discrepancy, **the Spanish edition prevails**. Technical terms follow the applicable code and the Miami-Dade counters — **setback**, **lot coverage**, **under roof**, **substantial improvement**, **finished floor**, **rear yard**. All areas are expressed in SF and all distances in feet.

01 Property data

Every data point is sourced in the evidence log on page 13. Where the survey and the Property Appraiser roll differ, the more conservative value is adopted.

ITEM	VALUE	ITEM	VALUE
Jurisdiction	**Miami-Dade, unincorporated**	Living area	**1,290 SF**
Routing verified by	**Folio, millage and GIS**	Adjusted area (PA)	**1,470 SF**
Zoning	**RU-1 Single Family**	**Under roof** footprint (survey)	**1,650 SF**
Subdivision	**New · 2004 plat**	Accessory structures	**96 SF shed**
Land use	**0101 Single Family**	Existing **lot coverage**	**23.3%**, shed included
Lot	**75' x 100' = 7,500 SF**	Building value (PA 2026)	**$184,000**
Lot type	**Interior**	Flood zone	**AH · BFE 8.0' NGVD29**
Year built	**2005**	Sanitary service	**Sewer (WASD)**
Bedrooms and baths	**3 / 2, one story**	HOA	**None identified**

BASIS OF THE LOT COVERAGE CALCULATION

The **under roof** footprint from the survey is adopted, 1,650 SF, rather than the Property Appraiser's adjusted area, 1,470 SF. The shed counts toward lot coverage.

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house 1,650 SF + shed 96 SF = 1,746 SF ÷ 7,500 SF = 23.3%
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CURRENCY OF THE SURVEY

The available survey dates from 2019. It is sufficient for this preliminary study, but not for design or for filing: the updated survey with Elevation Certificate appears in the risk and open-item matrix on page 12.

ILLUSTRATIVE CASE — FICTIONAL DATA

02 Folio compliance audit

The audit precedes the zoning analysis. An active code case, an open permit that conditions the issuance of new permits, or unpermitted work leave eligibility blocked and override the overall determination.

QUERY	SOURCE	RESULT	DATE
Open or expired permits	RER Building · query by folio	1 OPEN 2009 electrical permit, expired and without final inspection. It could condition the issuance of new permits on the folio.	02-Oct-2026
Violations and code cases	11 county layers, with negative control	0 ACTIVE The query was run by folio and by address, and both returned negative.	02-Oct-2026
Unpermitted work	Property Appraiser sub-areas cross-checked against permit history	RECONCILES The roll's sub-areas are backed by permits with final inspection.	02-Oct-2026
County liens	Paid lien search	NOT AVAILABLE Request pending. An active code enforcement lien could condition the issuance of permits until it is cleared.	—
Taxes	Tax Collector	CURRENT No past-due balances.	02-Oct-2026

Property Appraiser cross-check against permit history

SUB-AREA IN THE ROLL	SF	SUPPORTING PERMIT	STATUS
Original dwelling	1,290	2005 construction permit, with final inspection	CONFIRMED
Covered patio	360	2012 permit, with final inspection	CONFIRMED
Shed	96	2014 permit, with final inspection	CONFIRMED
Documented under roof footprint	**1,650**	**Matches the 2019 survey. The shed is counted separately.**	—

ILLUSTRATIVE CASE
FICTIONAL DATA

ELIGIBILITY

CONDITIONAL

The folio can proceed through permitting. Even so, closing the 2009 electrical permit and obtaining the county lien search are recommended before investing in design, as these are the two matters that could condition issuance.

03 RU-1 zoning: applicable parameters

PART B · POTENTIAL

Values for a new subdivision. Each parameter carries its code section and its status: confirmed against the current text, or pending written confirmation.

PARAMETER	STANDARD	SECTION	STATUS
Maximum lot coverage	40% = 3,000 SF	§33-49	CONFIRMED
Front and rear setback	15' across 50% of the width, 25' across the remainder	§33-50	CONFIRMED
Interior side setback	7.5'	§33-50	CONFIRMED
Height	35' or two stories	§33-52	CONFIRMED
Accessory structures, total	No more than 30% of the rear yard	§33-20(b)	CONFIRMED
Accessory setbacks	Front 75', rear 5', side 7.5'	§33-20	CONFIRMED
ADU: size	400 to 800 SF of living area	Chapter 33 · Ord. 22-146	CONFIRMED
ADU: minimum lot	7,500 SF. The lot meets it exactly.	Chapter 33 · Ord. 22-146	CONFIRMED
ADU: parking	One additional space	§33-124	CONFIRMED
Rear yard measurement with roofed areas	Subject to Zoning interpretation	—	PENDING
Administrative adjustment	Setback reduction of up to 50%, or relative coverage increase of up to 15%	§33-36.1	CONFIRMED

CRITERION

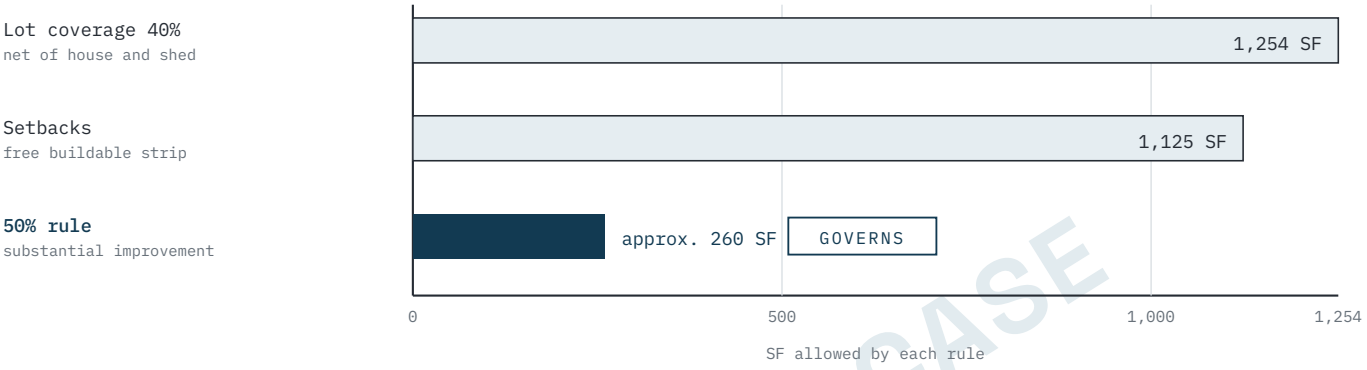
No absent rule is read as the absence of a limit. Whatever the code does not resolve is recorded as pending and raised at the pre-application meeting with Zoning, page 12.

ILLUSTRATIVE CASE — FICTIONAL DATA

04 Constraint ladder

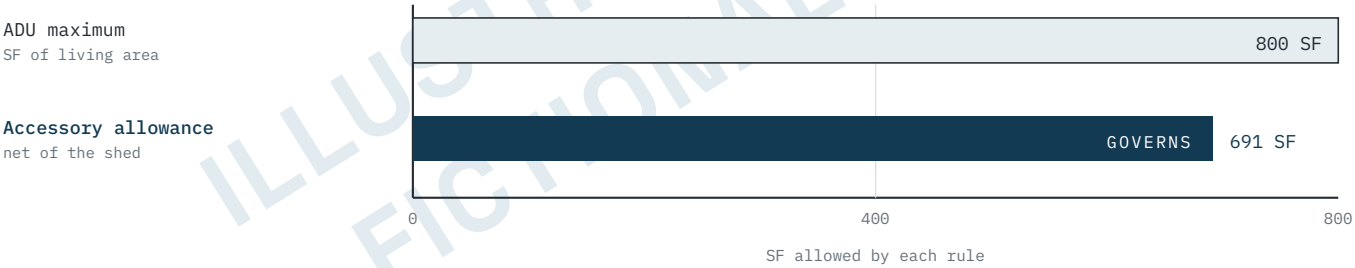
Each bar represents what one rule allows on its own. The real ceiling for each building type is set by the shortest bar, marked as governing.

Attached addition



lot coverage: 7,500 x 0.40 = 3,000 SF - 1,746 SF existing (house 1,650 + shed 96) = 1,254 SF · setbacks: (20' x 37.5') + (10' x 37.5') = 1,125 SF of free strip, under the rear setback of 15' across 50% of the width and 25' across the remainder · 50% rule: ($184,000 x 0.50) - $14,000 for the 2025 re-roof = $78,000 ÷ $300/SF = approx. 260 SF

Detached ADU



ILLUSTRATIVE CASE
FICTIONAL DATA

allowance: rear yard 35' x 75' = 2,625 SF x 0.30 = 787 SF - 96 SF for the shed = 691 SF · proposal: 480 SF of footprint, with 211 SF to spare

READING

The detached ADU does not draw on the **substantial improvement** budget, being new construction separate from the dwelling: its ceiling is set by the accessory allowance. The attached addition does draw on it, and therefore falls well below what lot coverage and setbacks would permit.

05 Matrix by building type and scenarios

BUILDING TYPE	VERDICT	SIZE	CONDITION
Detached ADU	CONDITIONAL	480 SF footprint	Accessory allowance of 691 SF, with 211 SF to spare. 16' x 30', with approx. 430 SF of living area, within the 400 to 800 SF range.
Attached addition	CONDITIONAL	260 SF maximum	**Substantial improvement** budget. The finished floor shall be no lower than BFE + 1'.
Second story	NOT ADVISABLE	–	It exceeds the 50% budget and would trigger the obligation to bring the entire dwelling up to the current flood standard.
Duplex	NOT PERMITTED	–	RU-1 is a single family district. Design does not resolve this.
Existing shed	VIABLE	96 SF	It counts within the accessory allowance and within lot coverage.

accessory allowance: rear yard 35' x 75' = 2,625 SF x 0.30 = 787 SF - 96 SF = 691 SF · coverage with the ADU: 1,746 + 480 = 2,226 SF = 29.7% of the lot

Combined scenarios

SCENARIO	NEW SF	COVERAGE	% OF LOT	VERDICT
A · ADU of 480 SF only	480	2,226 SF	29.7%	CONDITIONAL
B · Addition of 260 SF only	260	2,006 SF	26.7%	CONDITIONAL
C · ADU of 466 SF and later addition of 260 SF	726	2,472 SF	33.0%	CONDITIONAL

scenario C: with the addition on the rear elevation, the rear yard is reduced to 25' deep · 25' x 75' = 1,875 SF x 0.30 = 562 SF - 96 SF for the shed = 466 SF of allowance · the ADU is sized at 466 SF, with approx. 420 SF of living area · coverage 1,746 + 466 + 260 = 2,472 SF = 33.0%

All three scenarios remain below the 40% lot coverage limit. In scenario C the ADU retains approx. 420 SF of living area, within the 400 to 800 SF range. Relocating the addition to another elevation would allow the 480 SF ADU to be kept.

ALTERNATIVES TO THE REQUESTED PROGRAM

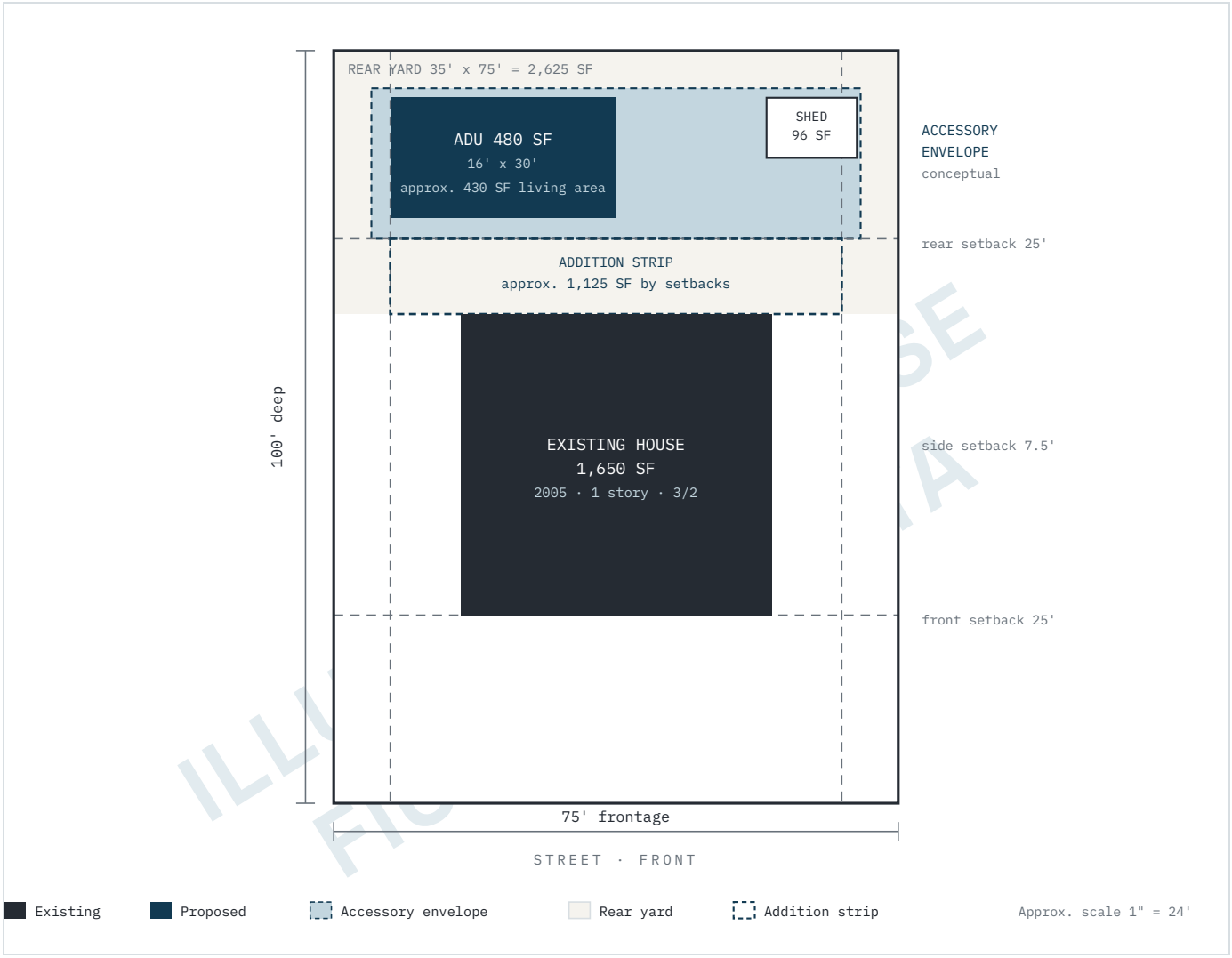
Three routes exist to exceed the 260 SF of attached area. The first, for the Elevation Certificate to establish that the existing finished floor already meets the required elevation. The second, a market value appraisal of the structure accepted by the Floodplain Administrator. The third, bringing the entire existing dwelling up to the requirements for new construction in a flood zone.

The alternative with the fewest regulatory constraints is to move the program into the detached ADU, which does not draw on that budget, being new construction separate from the dwelling.

ILLUSTRATIVE CASE — FICTIONAL DATA

06 Conceptual envelope on the lot

Conceptual figure, not at construction scale. Positions come from the 2019 survey and will be confirmed with the updated survey.



Conceptual figure. It is not a survey, it is not at construction scale and it must not be used for staking. Dimensions come from the 2019 survey and from the public record.

REAR YARD MEASUREMENT

The rear yard is measured from the rear face of the dwelling to the rear lot line. If Zoning were to measure it from the covered patio roof, the accessory allowance would decrease and with it the area of the ADU. This is recorded in the risk and open-item matrix, page 12.

07 Site conditions

PART B · POTENTIAL

Flood, sanitary service, easements, perviousness and trees. Each finding carries its source and its verification status.

TOPIC	FINDING	SOURCE	STATUS
Flood zone	AH, BFE 8.0' NGVD29. The **finished floor** of new construction — ADU and addition — shall be no lower than BFE + 1'.	FEMA NFHL, current panel	CONFIRMED
FEMA preliminary map	No pending revision for the applicable panel.	Preliminary NFHL	CONFIRMED
Substantial improvement	50% of the structure's value; recent improvements count under the accumulation period in force, to be confirmed with the Floodplain Administrator.	Ch. 11C	PENDING
Sanitary service	WASD sewer; the septic limit does not apply. DERM is involved because of the wastewater load the ADU adds.	WASD + FLWMI	CONFIRMED
Easements	A 6' utility easement at the rear. The proposed ADU falls outside its footprint.	Plat + survey	CONFIRMED
Perviousness	Minimum of 25%. In scenario C it comes to approx. 46.2%.	§24-42.8	CONFIRMED
Trees	One oak in the rear yard. A removal or relocation permit may be required.	Orthophoto	PENDING
Elevation Certificate	Not on record. It sets the required finished floor.	—	PENDING

PERVIOUSNESS IN SCENARIO C

`7,500 - (1,650 house + 96 shed + 466 ADU + 260 addition + 1,400 driveway and patios + 162 for the ADU parking space) = 7,500 - 4,034 = 3,466 SF = 46.2%`

It remains well above the 25% minimum, even in the most demanding of the three scenarios.

ILLUSTRATIVE CASE FICTIONAL DATA

08 Agency route and schedule

Indicative timeframes by stage. The total through permit issuance is 4 to 7 months if the county lien search comes back clear.

TIMEFRAME	ACTIVITY	RESPONSIBLE
Weeks 1 to 6	County lien search and closure of the 2009 electrical permit: reactivation and final inspection by a licensed electrician.	Owner · electrician · IronBlu Design (coordination)
Weeks 1 to 4	Updated survey with Elevation Certificate.	Independent licensed surveyor
Week 4	Pre-application meeting with Zoning. The questions appear on page 12.	IronBlu Design
Weeks 4 to 10	Design and drawings by independent licensed professionals.	Architect · engineer
Months 3 to 6	Permit processing before Zoning, Building, Floodplain and WASD.	IronBlu Design
Months 6 to 7	Permit issued.	Authority having jurisdiction
Thereafter	Certificate of Occupancy for the work and annual Certificate of Use for the ADU, once construction is complete.	Owner

> SCOPE OF THE TIMEFRAME
>
> The Certificate of Occupancy and the Certificate of Use are not part of the permit timeframe: they are processed once the work is complete and depend on the final inspections. IronBlu Design coordinates permit processing before the agencies; the technical execution corresponds to the independent licensed professionals.

Agencies involved

AGENCY	REASON FOR INVOLVEMENT
RER Zoning	Use, setbacks, accessory allowance and ADU parameters.
RER Building	Permits for the ADU and the addition, and closure of the 2009 electrical permit.
Floodplain (RER)	Zone AH, finished floor and the **substantial improvement** calculation.
WASD	Connection of the ADU to the sewer network.
DERM	Wastewater load added by the ADU.

ILLUSTRATIVE CASE FICTIONAL

09 Fees, taxes and the substantial improvement budget

Official amounts that are usually not calculated at the start of a project. Fee schedules have effective dates and are revalidated at the time of filing.

ITEM	AMOUNT	BASIS	EFFECTIVE
Permit for the 260 SF addition	≈$600	Implementing Order of fees	Review at filing
Permit for the 480 SF ADU	≈$1,100	Implementing Order of fees	Review at filing
ADU impact fees	≈$15,000	County schedule	Review at filing
State surcharges	1% + 1.5%	F.S.	—
Effect on property taxes	≈$2,000	Per $100,000 of added value, at 2026 millage	Annual

Substantial improvement budget

Available budget

50% OF THE BUILDING VALUE, CUMULATIVE



TOTAL BUDGET	CONSUMED	AVAILABLE
$92,000	$14,000	$78,000
50% of the $184,000 building value.	2025 re-roof, 15.2% of the budget.	Approx. 260 SF of addition at $300 per SF.

ILLUSTRATIVE CASE FICTIONAL DATA

Sensitivity of the cap

PARAMETER PER SF	SF THAT FIT	DERIVATION
$250 per SF	≈312 SF	$78,000 ÷ 250
$300 per SF	≈260 SF	$78,000 ÷ 300
$350 per SF	≈222 SF	$78,000 ÷ 350
$400 per SF	≈195 SF	$78,000 ÷ 400

ECONOMIC SCOPE OF THE REPORT

This study does not include a construction budget. The per-SF values are solely a sensitivity parameter for the **substantial improvement** cap, used to translate the available budget into comparable area. The applicable value is set by the licensed contractor performing the work, and the counter may apply its own valuation criteria.

10 Risk and open-item matrix

OPEN ITEM	RESPONSIBLE	TIMING	EFFECT IF ADVERSE
County lien search	IronBlu Design	Before design	Could condition the issuance of permits until it is cleared.
Closure of the 2009 electrical permit	Owner and licensed electrician	Before filing	Delays issuance of the new permit.
Updated survey and Elevation Certificate	Independent licensed surveyor	Before design	Alters the rear yard, the accessory allowance and the required finished floor.
Zoning interpretation of the rear yard	Zoning, in writing	Before design	If measured from the roofed area, the accessory allowance and the ADU shrink.
Independent appraisal	Owner	Optional	Without it, the addition stays capped at approx. 260 SF.
Tree permit	Owner with an arborist	Before construction	May condition the placement of the ADU within the rear yard.

Questions for the pre-application meeting with Zoning

1. Is the rear yard measured from the dwelling or from the covered patio roof?
2. Does the 480 SF ADU require a minimum separation from the principal dwelling?
3. Is an independent appraisal accepted as the basis for the 50% **substantial improvement** calculation?
4. What accumulation period applies to the **substantial improvement** calculation, and is the 2025 re-roof included?

RECOMMENDED IMMEDIATE ACTIONS

1. **Request the county lien search.** It is the open item that most can condition eligibility and it depends on no other activity.
2. **Commission the updated survey with Elevation Certificate.** The accessory allowance, the area of the ADU and the required finished floor all depend on it.
3. **Assemble the documentation for the 2009 electrical permit** to begin its closure before RER Building.

ILLUSTRATIVE CASE — FICTIONAL DATA

A Evidence log and quality control

APPENDIX

DATA POINT	SOURCE	REVIEWED	STATUS
RU-1 zoning and routing	County GIS and folio	02-Oct-2026	CONFIRMED
Lot and **under roof** footprint	2019 survey and 2026 roll	02-Oct-2026	CONFIRMED
Building value	Property Appraiser 2026	02-Oct-2026	CONFIRMED
Flood zone and BFE	FEMA NFHL, current panel	02-Oct-2026	CONFIRMED
Sanitary service	WASD and FLWMI	02-Oct-2026	CONFIRMED
Chapter 33 standards	Municode, current supplement	02-Oct-2026	CONFIRMED
County liens	Paid lien search	—	PENDING
Rear yard measurement	Zoning, in writing	—	PENDING

Figures recalculated before issuance

FIGURE	DERIVATION	RESULT	OK
Existing lot coverage	(1,650 + 96) ÷ 7,500	23.3%	✓
Maximum lot coverage	7,500 x 0.40	3,000 SF	✓
Coverage available	3,000 - 1,746	1,254 SF	✓
Free strip by setbacks	(20' x 37.5') + (10' x 37.5')	1,125 SF	✓
Accessory allowance	(2,625 x 0.30) - 96	691 SF	✓
50% budget	($184,000 x 0.50) - $14,000	$78,000	✓
Area at $300 per SF	$78,000 ÷ 300	≈260 SF	✓
Scenario A	(1,746 + 480) ÷ 7,500	2,226 SF · 29.7%	✓
Scenario B	(1,746 + 260) ÷ 7,500	2,006 SF · 26.7%	✓
Accessory allowance in scenario C	(1,875 x 0.30) - 96	466 SF	✓
Scenario C	(1,746 + 466 + 260) ÷ 7,500	2,472 SF · 33.0%	✓
Perviousness in scenario C	(7,500 - 4,034) ÷ 7,500	3,466 SF · 46.2%	✓

ILLUSTRATIVE CASE
FICTIONAL DATA

QUALITY CONTROL

- Cover, matrix and figures express the same values.
- Declared calculation basis: **under roof** footprint, not adjusted area.
- No absent rule is read as the absence of a limit.
- Flood and sanitary service taken from official sources, not from the survey.
- No third-party data and no construction budget.

B Statement of preparation and review

APPENDIX

This study has been prepared by IronBlu Design LLC from public records reviewed on October 2, 2026, from the 2019 survey provided by the client and from the current standards of Chapter 33 of the Miami-Dade Code.

Every figure in the report was recalculated and verified against its source before issuance, in accordance with the quality control in Appendix A. The zoning parameters were checked against the current Municode supplement, and the flood and sanitary conditions against the official FEMA, WASD and FLWMI sources. Anything that could not be confirmed is expressly recorded as pending in the risk matrix on page 12 and in the evidence log.

The determination on page 1 is categorical and preliminary. It does not anticipate the decision of the authority having jurisdiction, which alone may issue a permit, and it remains subject to the resolution of the open items identified.

Ramon Consuegra
Manager — IronBlu Design LLC

PREPARATION

[Reviewer name]
Quality control

REVIEW

SCOPE. Preliminary feasibility study based on public data reviewed on the dates indicated, subject to verification.

LIMITATIONS. It does not constitute a survey, it does not replace municipal review and it does not constitute permit approval. The code figures are theoretical until confirmed through an updated survey and a site plan.

NATURE OF THE SERVICE. IronBlu Design LLC is not an architecture or engineering firm and does not represent that it directly provides regulated professional services. It coordinates architecture, engineering and permitting with independent licensed professionals, who are the ones who provide, review and approve them. IronBlu Design LLC is an independent legal and operating entity.

USE. It does not include a construction budget; the per-SF values are solely a sensitivity parameter for the substantial improvement cap. The document is issued for the recipient's use and in relation to the property identified on the cover.

ILLUSTRATIVE CASE. The data in this document are fictional and are presented solely as an example of the format and scope of the study. They do not correspond to any real property or to any pending application. This is the English edition of a report written in Spanish; in case of any discrepancy, the Spanish edition prevails.

ILLUSTRATIVE CASE
FICTIONAL DATA