

REQUEST FOR DRB APPROVAL FOR:
HARARI RESIDENCE

FINAL SUBMITTAL - 01/06/2020
MARCH 3 AGENDA

98 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA 33134

MIAMI BEACH, FLORIDA



CLIENT
98 LAGORCE AQUA LLC

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT
CLAD LANDSCAPE ARCHITECTURE AND DESIGN
1665 NE 4th COURT,
MIAMI, FL 33138
(786) 536-6016

SCOPE OF WORK

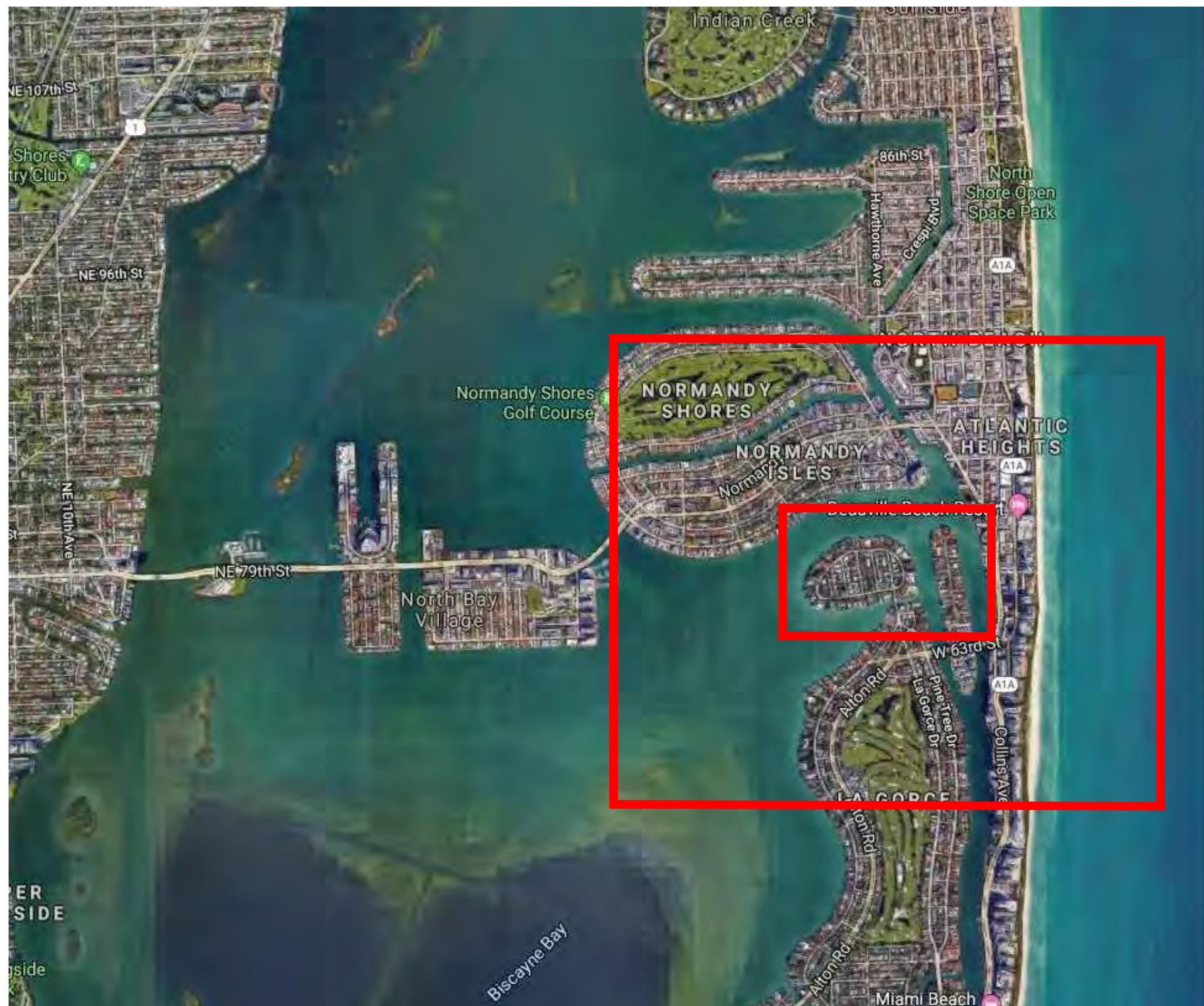
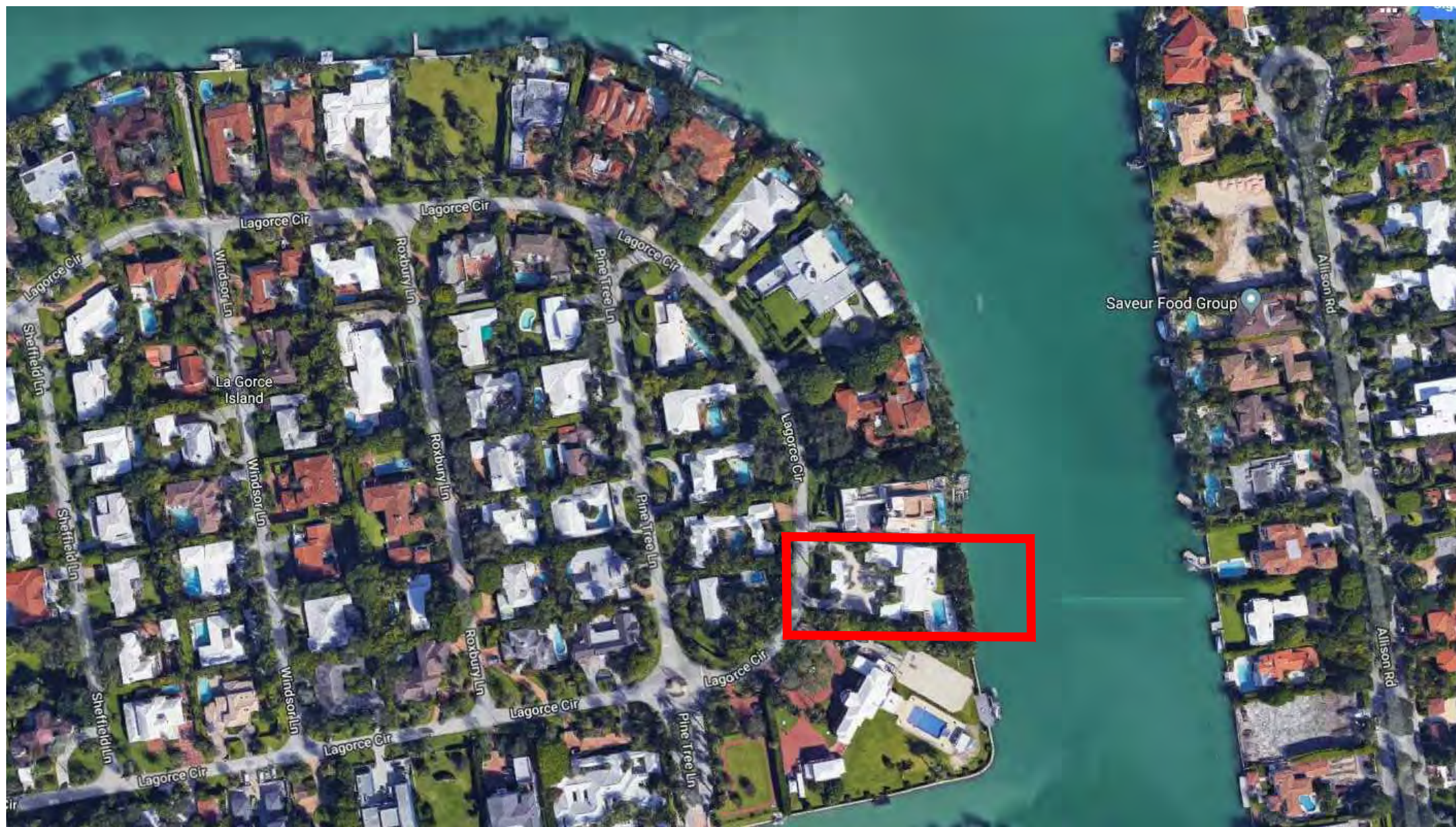
REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT 98 LA GORCE CIRCLE, MIAMI BEACH, FL
33134.
VARIANCE(S):
1. CABANA HEIGHT VARIANCE.
WAIVER(S):
1. TWO-STORY OPEN SPACE (SOUTH)
2. FIRST TO SECOND FLOOR RATIO

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LOCATION MAP
SCALE: N.T.S.

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LEGEND:

- CATCH BASIN
- WATER METER
- AIR CONDITIONER
- POOL HEATER
- EXISTING ELEVATION
- CENTER LINE
- MANHOLE
- TV BOX
- TREE NUMBER

ABBREVIATIONS:

- R/W RIGHT OF WAY
- (Meas) MEASURED
- (R) RECORD
- (Calc) CALCULATE
- CONC. CONCRETE
- C.L.F. CHAIN LINK FENCE
- CBS CONCRETE BLOCK & STUCCO
- F.F.E. FINISH FLOOR ELEVATION
- CL CLEAR
- PL PLANTER
- (TYP) TYPICAL
- L= ARC LENGTH
- Tan= TANGENT
- R= RADIUS
- = INTERIOR ANGLE OF CURVE
- P.B. PLAT BOOK
- PG. PAGE

NOTE:

THE SUBJECT PROPERTY CONTAINS A TOTAL NET AREA OF 31,765 SQUARE FEET = ± 0.73 ACRE.

SKETCH OF SURVEY

PREPARED BY:

GUNTER GROUP, INC.

LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507

9350 S.W. 22nd TERRACE

MIAMI, FLORIDA 33165

(305) 220-0073

TREE TABLE

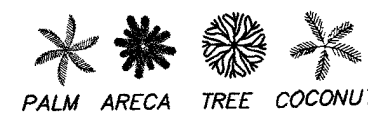
No.	Common Name	Diameter inches	Height feet	Spread feet
1	Royal Palm	18	45	10
2	Hybrid Date Palm	24	40	16
3	Christmas Palm	6,6	18	14
4	Christmas Palm	6,6	16	13
5	Royal Palm	18	28	18
6	Royal Palm	22	40	16
7	Royal Palm	17	30	14
8	Chinese Fan Palm	10	10	8
9	Sabal Palm	15	16	8
10	Sabal Palm	12	16	7
11	Screw-Pine	10	9	16
12	Royal Palm	21	30	12
13	Christmas Palm	6,6	12	14
14	Christmas Palm	6,6,7	12	16
15	Chinese Fan Palm	10	12	8
16	Chinese Fan Palm	9	10	9
17	Royal Palm	18	40	14
18	Melaleuca	27	22	25
19	Chinese Fan Palm	8	10	8
20	Chinese Fan Palm	8	16	9
21	Chinese Fan Palm	6	12	8
22	Black Olive	38	40	35
23	Montgomery Palm	7,7,7	30	16
24	Royal Palm	18	38	16
25	Montgomery Palm	7	20	8
26	Montgomery Palm	10	20	6
27	Montgomery Palm	10	20	8
28	Fishtail Palm	Cluster	26	14
29	Montgomery Palm	7,8	28	10
30	Montgomery Palm	7	8	7
31	Montgomery Palm	8	12	8
32	Montgomery Palm	6	9	7
33	Montgomery Palm	6	8	6
34	Montgomery Palm	8	25	8
35	Montgomery Palm	8	30	10
36	Sabal Palm	13	15	8
37	Chinese Fan Palm	8	18	7
38	Chinese Fan Palm	8	18	6
39	Chinese Fan Palm	8	17	8
40	Chinese Fan Palm	8	17	9
41	Sea Grape	72	26	40
42	Sabal Palm	14	17	8
43	Royal Palm	12	40	16
44	Royal Palm	15	30	16
45	Date Palm	11,12,14	25	18
46	Coconut Palm	8	10	6
47	Coconut Palm	10	14	8
48	Coconut Palm	6	8	5
49	Coconut Palm	7	18	8
50	Coconut Palm	11	19	10
51	Coconut Palm	8	9	8
52	Coconut Palm	8	16	9
53	Coconut Palm	7	10	8
54	Coconut Palm	8	20	10
55	Coconut Palm	7	6	6
56	Coconut Palm	10	22	10
57	Coconut Palm	11	18	11
58	Coconut Palm	10	16	9
59	Coconut Palm	8	23	12
60	Coconut Palm	6	12	8
61	Coconut Palm	11	10	10
62	Coconut Palm	6	8	8
63	Coconut Palm	8	20	11
64	Coconut Palm	7	12	8
65	Coconut Palm	8	18	10
66	Coconut Palm	6	8	12
67	Coconut Palm	8	16	15
68	Coconut Palm	15	22	14
69	Coconut Palm	12	24	16
70	Coconut Palm	8	8	6
71	Coconut Palm	8	26	12
72	Coconut Palm	8	10	7
73	Coconut Palm	10	28	14
74	Coconut Palm	10	8	7
75	Coconut Palm	10	24	8
76	Coconut Palm	10	9	6
77	Coconut Palm	12	12	9
78	Fishtail Palm	Cluster	18	14

TREE NOTE:

THERE ARE OTHER SHRUBS ON THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY. ONLY TREES WITH A MINIMUM OF 4 INCHES IN DIAMETER OF THE TRUNK AT 4 FEET FROM THE GROUND ARE SHOWN ON THIS SURVEY.

TREES INFORMATION SHOWN HERE IN WAS DONE WITH THE BENEFIT OF REPORT DATED DECEMBER 11th, 2019, PREPARED BY CAROLINA MONTEIRO, RLA, ASLA FROM CIAD (LANDSCAPE ARCHITECTURE & DESIGN).

TREE LEGEND



NOTE:

THIS SURVEY HAS BEEN REVISED ON JUNE 20th, 2019, TO SHOW THE RESTRICTIONS ON BUILDING AND DOCK SET-BACKS AS SHOWN ON THE WARRANTY DEED INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2524, AT PAGE 317, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

98 La Gorce Circle, Miami Beach, Florida 33141.

LEGAL DESCRIPTION:

Lot 3 and all of Lot 2 with the exception of the North 1/2 thereof, in Block 5, of LA GORCE ISLAND; according to the Plat entitled Subdivision of Block 5 of LA GORCE ISLAND, said Plat being recorded in Plat Book 44, at Page 56, in the Office of the Clerk of the Circuit Court in and for Dade County, Florida, said excepted portion thereof being described by metes and bound as follows:

Beginning at the intersection of the dividing line between Lots 1 and 2, "Subdivision of Block 5, LA GORCE ISLAND" and the Easterly line of La Gorce Circle as same is recorded in Plat Book 44, at Page 56, Public Records of Miami-Dade County, Florida, run an Easterly direction along the dividing line between Lots 1 and 2, a distance of 204.40 feet to a point on the Easterly line of the concrete bulkhead on the Westerly shore of Indian Creek; thence run Southerly meandering the Easterly face of said bulkhead, a distance of 55 feet to the midpoint of said Lot 2; thence run in a Westerly direction along a line passing through the last mentioned point and the midpoint on the Westerly line of said Lot 2, namely 42.5 feet Southerly as measured along La Gorce Circle from the Northwest corner of said Lot 2, a distance of 207.59 feet to a point; thence run Northerly along the Easterly line of La Gorce Circle on the Westerly line of Lot 2, a distance of 42.50 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida. Property lies within the West 1/2 of Section 11, Township 53 South, Range 42 East, Miami-Dade County, Florida.

FOR:

98 LAGORCE AQUA LLC, a Florida limited liability company.

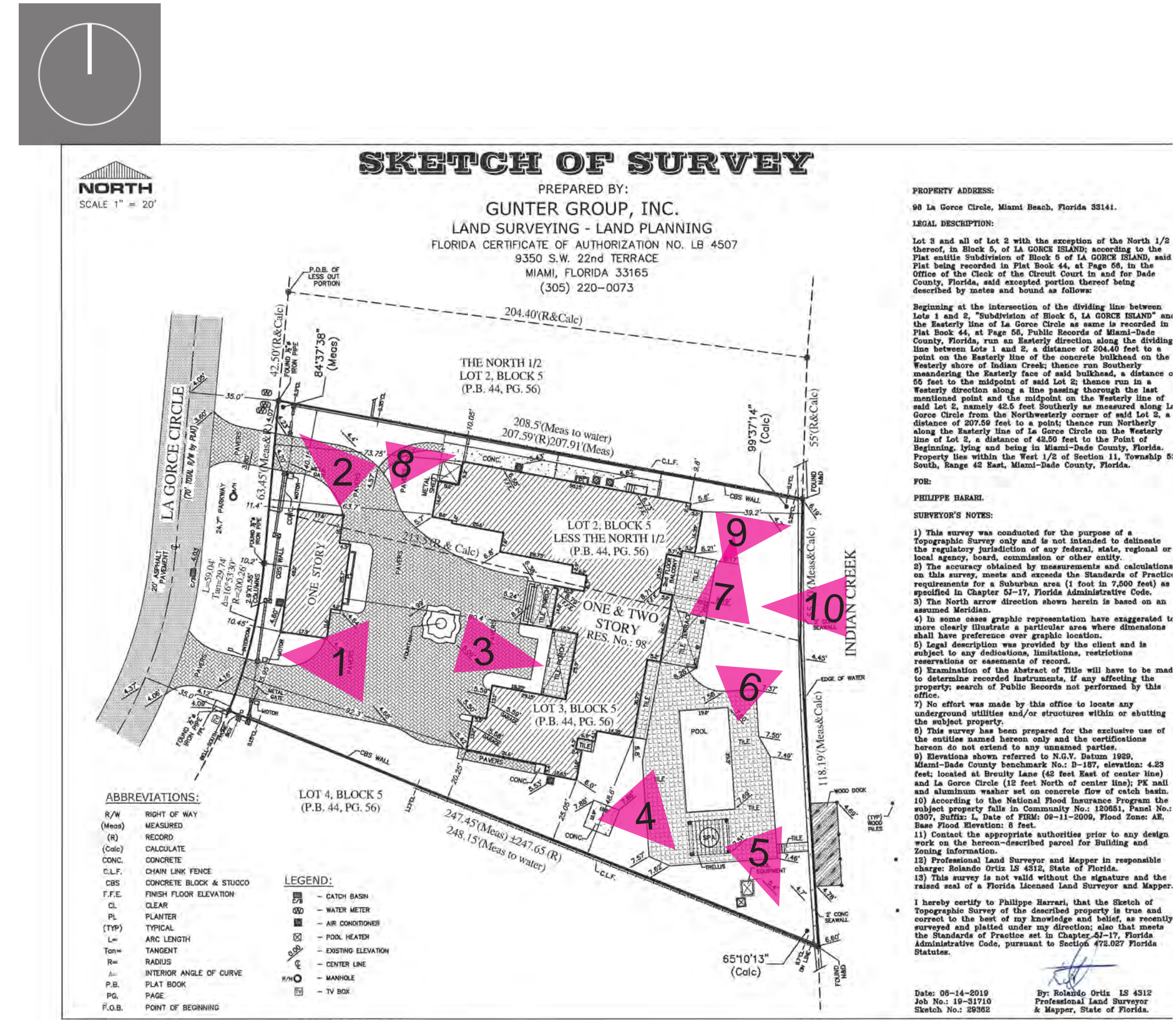
SURVEYOR'S NOTES:

- This survey was conducted for the purpose of a Topographic Survey only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- The North arrow direction shown herein is based on an assumed Meridian.
- In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No.: D-187, elevation: 4.23 feet; located at Breuity Lane (42 feet East of center line) and La Gorce Circle (12 feet North of center line); PK nail and aluminum washer set on concrete flow of catch basin.
- According to the National Flood Insurance Program the subject property falls in Community No.: 120651, Panel No.: 0307, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: AE, Base Flood Elevation: 8 feet.
- Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to 1) 98 LAGORCE AQUA LLC, a Florida limited liability company; 2) Union Title Services, Inc.; 3) Commonwealth Land Title Insurance Company, Inc., that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platting under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Revised Tree Table: 01-02-2020
Up-Date: 12-02-2019
Re-Certified: 09-07-2019
Revision: 06-20-2019
Date: 06-14-2019
Job No.: 19-31710
Sketch No.: 29362

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.





SITE (6494 ALLISON ROAD)



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SORROUNDING PROPERTIES





SUBJECT PROPERTY 1 (6494 ALLISON ROAD)



RESIDENCE 1



RESIDENCE 2

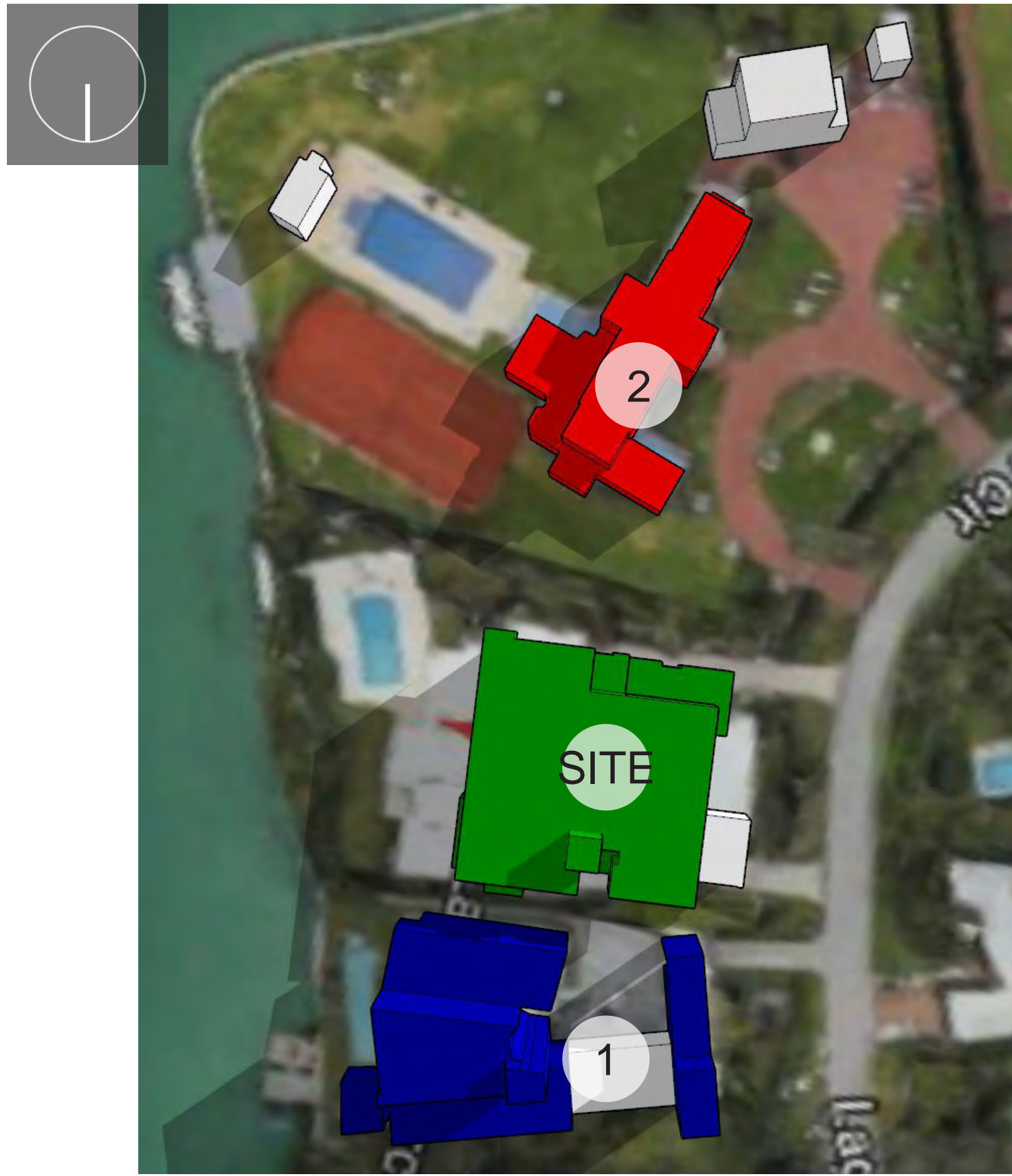


AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED





LOCATION MAP



MASSING STUDIES

RESIDENCE 1 (BLUE)
 ADJACENT PROPERTY: 94 LA GORCE DRIVE CIR
 LOT SIZE: 20,857.5 SQ. FT.
 LIVING AREA: 16,994.0 SQ. FT.
 FOOTPRINT:8,841 SQ. FT.
 APPROXIMATE LOT COVERAGE: 42.3%
 APP. FIRST-SECOND FLOOR RATIO: 74.6%

RESIDENCE 3 (RED)
 ADJACENT PROPERTY: 100 LA GORCE DRIVE CIR

 LOT SIZE: 77,748 SQ. FT.
 LIVING AREA: 10,605 SQ. FT.
 FOOTPRINT: 12,687 SQ. FT.
 APPROXIMATE LOT COVERAGE: 16.3%
 FIRST-SECOND FLOOR RATIO: 57.7%

PROPOSED RESIDENCE (GREEN)
 98 LA GORCE CIR MIAMI BEACH, FL, 33141
 LOT SIZE: 31,764.67 SQ. FT.
 FOOTPRINT: 9,422.14 SQ. FT.
 LOT COVERAGE: 29.66%
 FIRST-SECOND FLOOR RATIO: 95.01%



ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 8	
2	FIRM Map Number	12086C0307L	
3	Base Flood Elevation (BFE):	8.00' NGVD	
4	Proposed Flood Design Elevation:	11.00' NGVD	
5	Crown of Road Elevation:		
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	98 Lagorce Circle, Miami Beach, FL 33141 Legal Description: Lot 3 and all of Lot 2 with the exception of the North $\frac{1}{2}$ thereof, in Block 5, of LA GORCE ISLAND; according to the Plat entitle Subdivision of Block 5 of LA GORCE ISLAND, said Plat being recorded in Plat Book 44, at Page 56, in the Office of the Clerk of the Circuit Court in and for Dade County, Florida, said excepted portion thereof being described by metes and bound as follows: Beginning at the intersection of the dividing line between Lots 1 and 2, "Subdivision of Block 5, LA GORCE ISLAND" and the Easterly line of La Gorce Circle as same is recorded in Plat book 44, at Page 56, Public Records of Miami-Dade County, Florida, run an Easterly direction along the dividing line between Lots 1 and 2, a distance of 204.40 feet to a point on the Easterly line of the concrete bulkhead on the Westerly shore of Indian Creek; thence run Southerly meandering the Easterly face of said bulkhead, a distance of 55 feet to the midpoint of said Lot 2; thence run in a Westerly direction along a line passing through the laste mentioned point and the midpoint on the Westerly line of said Lot 2, namely 42.5 feet Southerly as measured along La Gorce Circle from the Northwesterly corner of said Lot 2, a distance of 207.59 feet to a point; thence run Northerly along the Easterly line of La Gorce Circle on the Westerly line of Lot 2, a distance of 42.50 feet to the point of Beginning, lying and being in Miami -Dade County, Florida. Property lies within the West $\frac{1}{2}$ of section 11, Township 53 South, Range 42 East, Miami-Dade County, Florida.			
2	Folio number(s):	02-3211-006-0030			
3	Board and file numbers :				
4	Year built:	1951	Zoning District:	RS-2	
5	Based Flood Elevation:	8.00 (Zone AE)	Grade value (AVG. C.O.R.):	4.21' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.11'	Free board:	8.00' + 3.00' (11')	
7	Lot Area:	31,764.67 SF			
8	Lot width (MEASURED AT FRONT 20'):	125.71'	Lot Depth (AVG.):	227.71'	
9	Max Lot Coverage SF and %:	9,529.40 SF (30%)	Proposed Lot Coverage SF and %:	9,424.09 SF (29.67%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage & cabana o.h.) SF:	901.37 SF	
11	Front Yard Open Space SF (50% MIN.):	1,380.71 SF (55.48%)	Rear Yard Open Space SF (70% MIN.):	4,009.15 SF (71.29 %)	
12	Max Unit Size SF and %:	15,882.34 SF (50%)	Proposed Unit Size SF and %:	14,771.94 (46.50%)	
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	7,371.29 SF	
			Proposed Second Floor Unit Size (INC. ROOF):	7,400.65 SF	
14			Proposed First Floor Unit Size (volumetric) :	6,962.83 SF	
15			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	6,615.59 SF (95.01 %) WAIVER REQUESTED	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,562.05 SF (23.9%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0"		28'-0"	
18	Front First level Setback :	20'-0"		30'-0"	
19	Front Second level Setback :	30'-0"		46'-5"	
20	Side 1 Setback (125.71'/4)=31.42':	16'-0"		18'-4"	
21	Side 2 Setback :	15'-5-1/16"		18'-4"	
22	Rear Setback: (227.71' x .15 = 34'-1 $\frac{7}{8}$ ")	34'-2"		47'-0"	
23	Accessory Structure Side 1 Setback:	9'-2"		19'-4"	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear : 34'-2" / 2 = 17'-1"	17'-1"		18'-7"	
26	Sum of Side yard :	36'-8"		36'-8"	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No		
Notes:					

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.

1927

date:
12 / 09 / 2019

revised:

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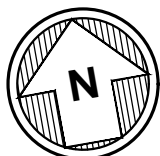
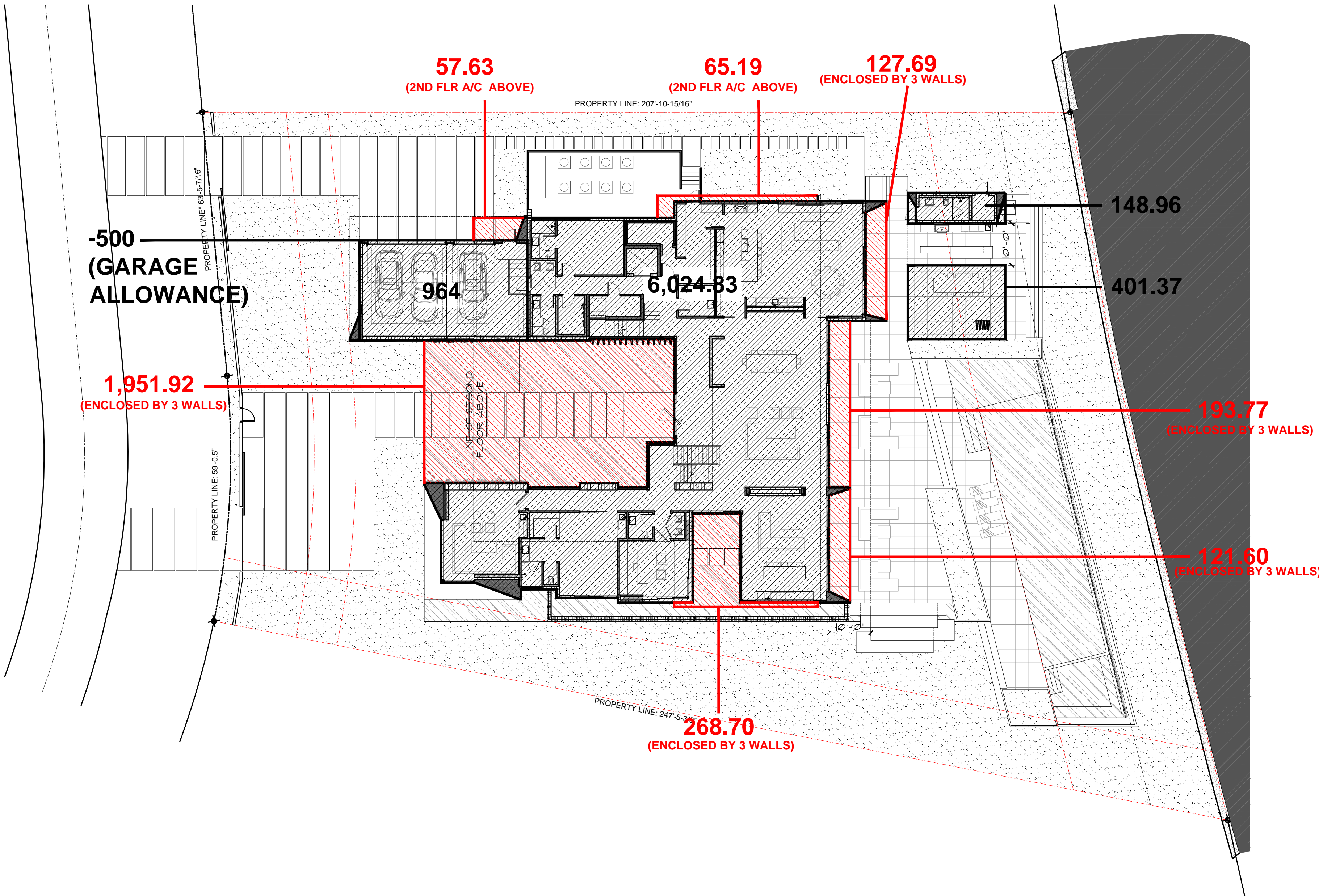
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LOT COVERED (FOOTPRINT) :

LOT SIZE:	31,764.67 S.F.
FIRST FLOOR	6,024.83 S.F.
GARAGE	964 S.F.
CABANA	148.96 S.F.
ENTRY (ENCLOSED BY 3 WALLS)	2,663.68 S.F.
SECOND FLOOR LIVABLE SPACE O.H.	122.82 S.F.
GARAGE ALLOWANCE	-500 S.F.
TOTAL	9,424.09 S.F.
UNIT / LOT COVERAGE	29.67% (30% MAX.)

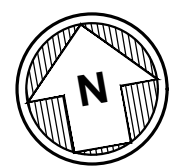
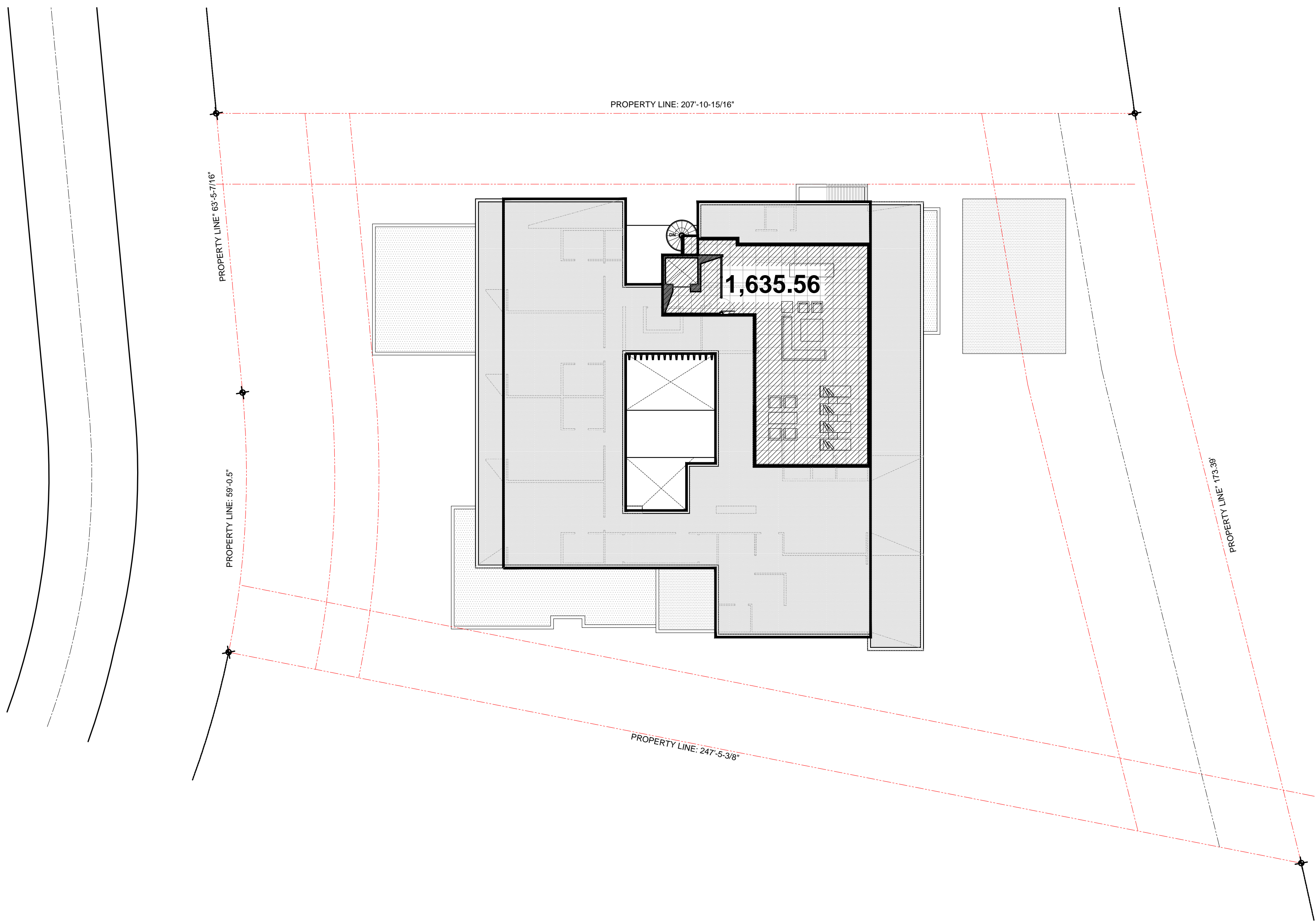
COVERED TERRACE ALLOWANCE:

LOT SIZE:	31,764.67 S.F.
2% OF LOT SIZE:	635.29 S.F.
COVERED TERRACES OVER 10':	401.37 S.F.
COV. TERR. ALLOWANCE:	-401.37 S.F.



LOT COVERAGE
SITE PLAN

SCALE: 1/16"=1'-0"



ROOF PLAN

SCALE: 1/16"=1'-0"

ROOF TOP USE :

ROOF AREA TOTAL 6546.73 S.F.
ROOF LOUNGE 1,635.56 S.F.
ROOF LOUNGE / ROOF AREA TOTAL 24.98%
(25% MAX)

HARARI RESIDENCE
98 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

seal

Ralph Choeff
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JANUARY 6, 2020

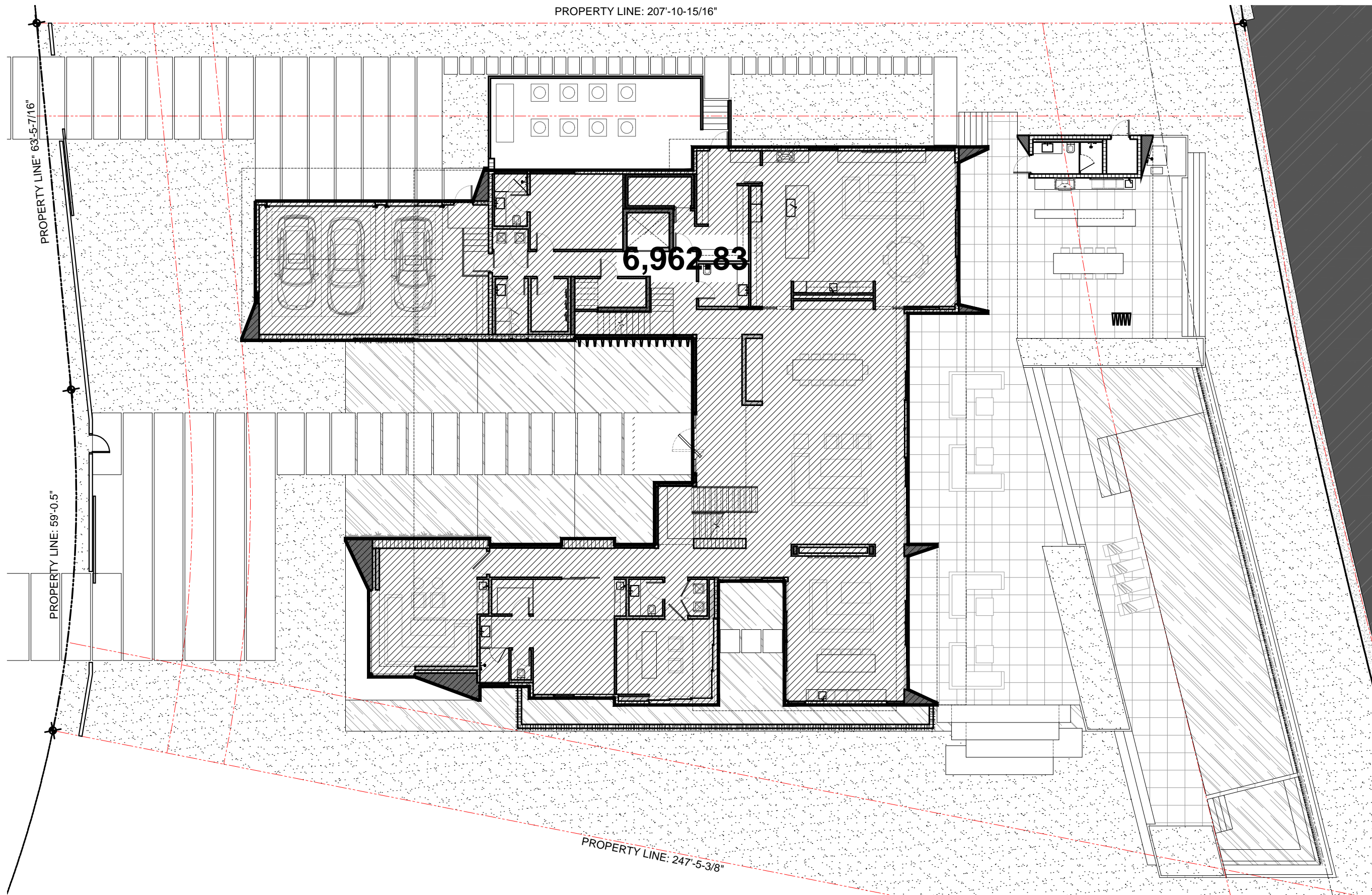


SECOND / FIRST FLOOR RATIO :

LOT SIZE: 31,764.61 S.F.

FIRST FLOOR INCLUDING ADDITIONAL ROOF AREAS 6,962.83 S.F.
SECOND FLOOR 6,615.59 S.F.

SECOND / FIRST FLOOR 95%
(10% MAX)
WAIVER REQUIRED



HARARI RESIDENCE
98 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

seal

Ralph Choeff
registered architect
AR0009679
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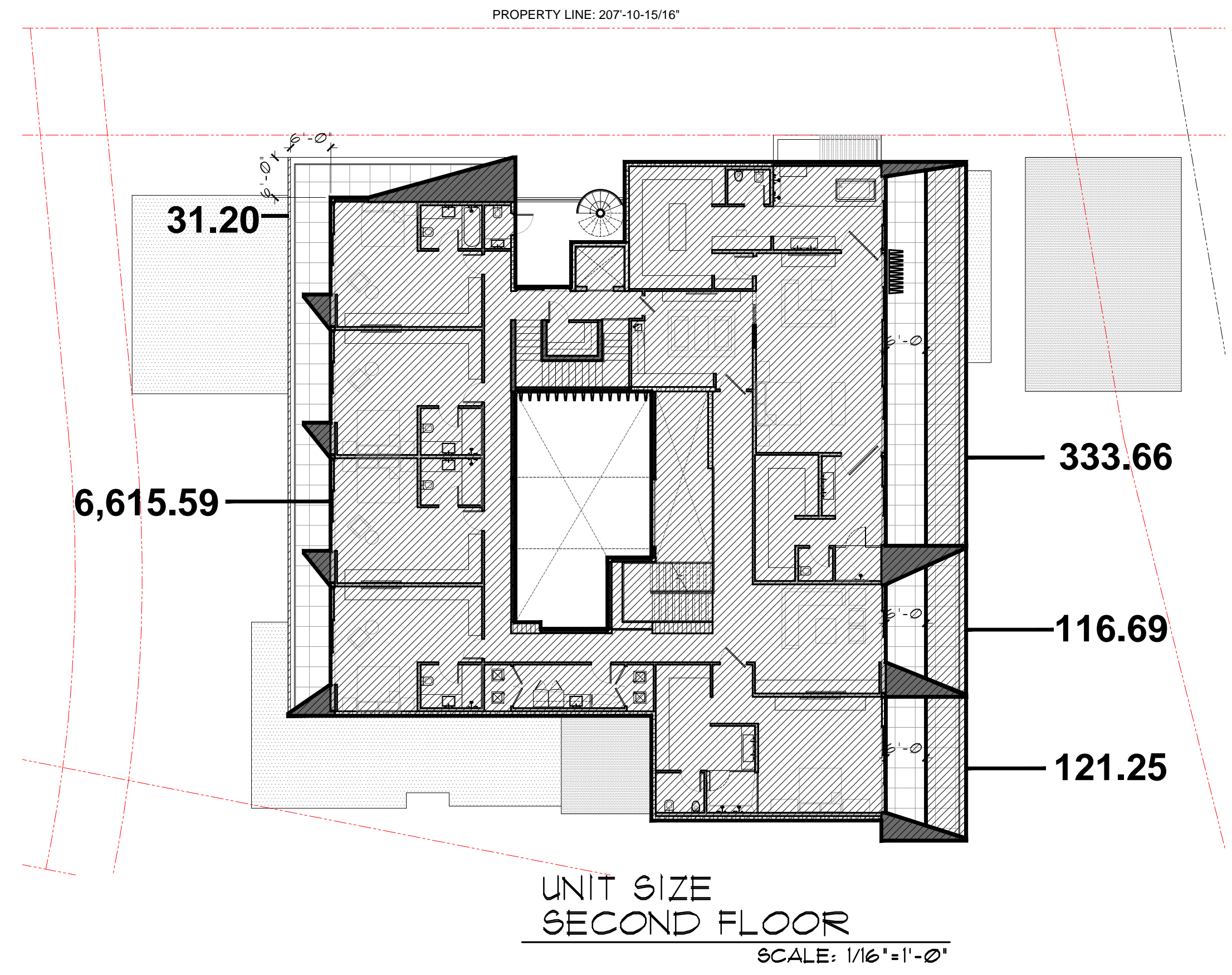
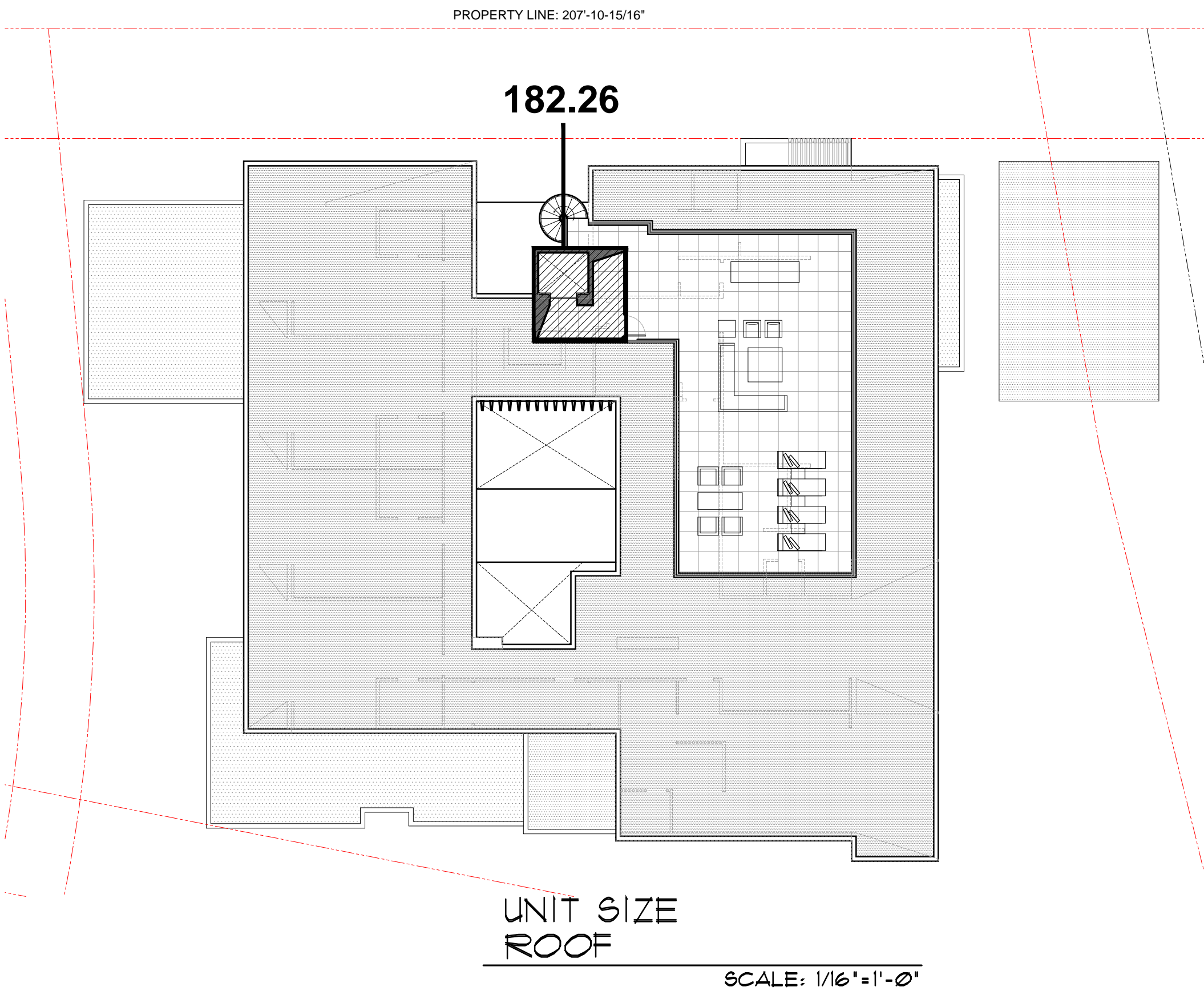
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JANUARY 6, 2020

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ARCHITECTURE + DESIGN
9425 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 882-5292
www.dlarchitects.com



UNIT SIZE :

LOT SIZE:	31,764.67 S.F.
FIRST FLOOR	6,962.83 S.F.
CABANA	148.96 S.F.
FRONT COV. ENTRY	259.5 S.F.
SECOND FLOOR	7,218.39 S.F.
ROOF ELEVATOR	182.26 S.F.
TOTAL	14,771.94 S.F.
UNIT / LOT SIZE	46.50% (50% MAX.)

