

92 LA GORCE CIR RESIDENCE

92 LA GORCE CIR
MIAMI BEACH, FL 33141

DRB 21-0659 FINAL SUBMITTAL - NOVEMBER 08 2021

SCOPE OF WORK:
NEW 2-STORY SINGLE FAMILY RESIDENCE



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
571 NW 28TH ST MIAMI, FL 33127
T: 305.573.1818

Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE
92 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:
Name: OWNER
Address: OWNER ADDRESS1
Address: OWNER ADDRESS2
Tel: OWNER PHONE
Email: OWNER EMAIL

Consultant:
Name:
Address:
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Architect :
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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COVER

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Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	92 LAGORCE CIR, MIAMI BEACH, FL 33141		
2	Folio number(s):	02-3211-005-0050		
3	Board and file numbers :	DRB 21-0659		
4	Year built:	1939	Zoning District:	RS-2
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	3.89' NGVD
6	Adjusted grade (Flood+Grade/2):	5.945' NGVD	Free board:	+2.00' NGVD (10'-0" NGVD)
7	Lot Area:	42,749 SF		
8	Lot width:	175'-10"	Lot Depth:	205'-4"
9	Max Lot Coverage SF and %:	12,824 SF (30%)	Proposed Lot Coverage SF and %:	10,844 SF (25%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	9,473 SF (22%)
11	Front Yard Open Space SF and %:	2,880 SF (57%)	Rear Yard Open Space SF and %:	6,987.7 SF (16.3%)
12	Max Unit Size SF and %:	21,374 SF (50%)	Proposed Unit Size SF and %:	15,709.42 SF (37%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	8,007.7 SF (19%)
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	N/A PER ORDINANCE 2020-4359
15			Proposed Second Floor Unit Size SF and % :	7,453.9 SF (17%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	28'- FLAT ROOFS		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		38'-5"	
20	Front Second level:	30'-0"		44'-10"	
21	Side 1:	17'-6" MIN.		18'-4"	
22	Side 2 or (facing street):	16'-7" MIN.		26'-4"	
23	Rear:	15% OF 205'-4" = 30.75'		30'-10"	
	Accessory Structure Side 1: NORTH	7'-6"		8'-1"	
24	Accessory Structure Side 2 or (facing street) : SOUTH	7'-6"		7'-8"	
25	Accessory Structure Rear:	15'-5"		15'-5"	
26	Sum of side yard :	20'-0" (25% of Lot Width)		22'-1" (27% of Lot Width)	
27	Located within a Local Historic District?			Yes or ☐ No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or ☐ No	
29	Determined to be Architecturally Significant?			Yes or ☐ No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

LEGAL DESCRIPTION LA GORCE ISLAND PB 40-7 LOT 6 LESS N40FT & ALL OF LOT 7 BLK 4 & LOT 1 LESS BEG SW COR TH E204.40 FT NLY65 FT WLY205.03 FT SLY40FT TO POB BLK 5 OF LA GORCE ISLAND OF PB 44-56 LOT SIZE 42750 SQ FT OR 18723-2032 06 1999 1 COC 23103-2245 02 2005 1
NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A 15'-0" TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN HEIGHT OF 2'-0" AND 8'-0" ABOVE AVERAGE GRADE (5.935' N.G.V.D) MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION.
THE SIDE OF THE PROPERTY SHALL BE GRADED IN A MANNER TO RETAIN ALL RAINWATER ON THE PROPERTY WITH THE USE OF INTERCEPTOR SWALES AROUND THE PERIMETER OF THE SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES AND THE AREA ADJACENT TO THE CANAL WILL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO THE CANAL.
SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTION R4101.17.1.1 THROUGH R4101.17.1.14 OF THE FLORIDA BUILDING CODE, 2010 RESIDENTIAL. POOL, EQUIPMENT AND POOL BARRIER ARE UNDER A SEPARATE PERMIT.

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A0.3	SITE IMAGES
A0.3.1	SITE IMAGES
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A0.4	CONTEXTUAL IMAGES
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A0.5	ZONING DIAGRAMS - LOT COVERAGE
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A1.0	GROUND FLOOR PLAN
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A6.0	RENDERINGS
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A8.3	AXONOMETRIC RENDERING
A8.4	EXPLODED AXONOMETRIC

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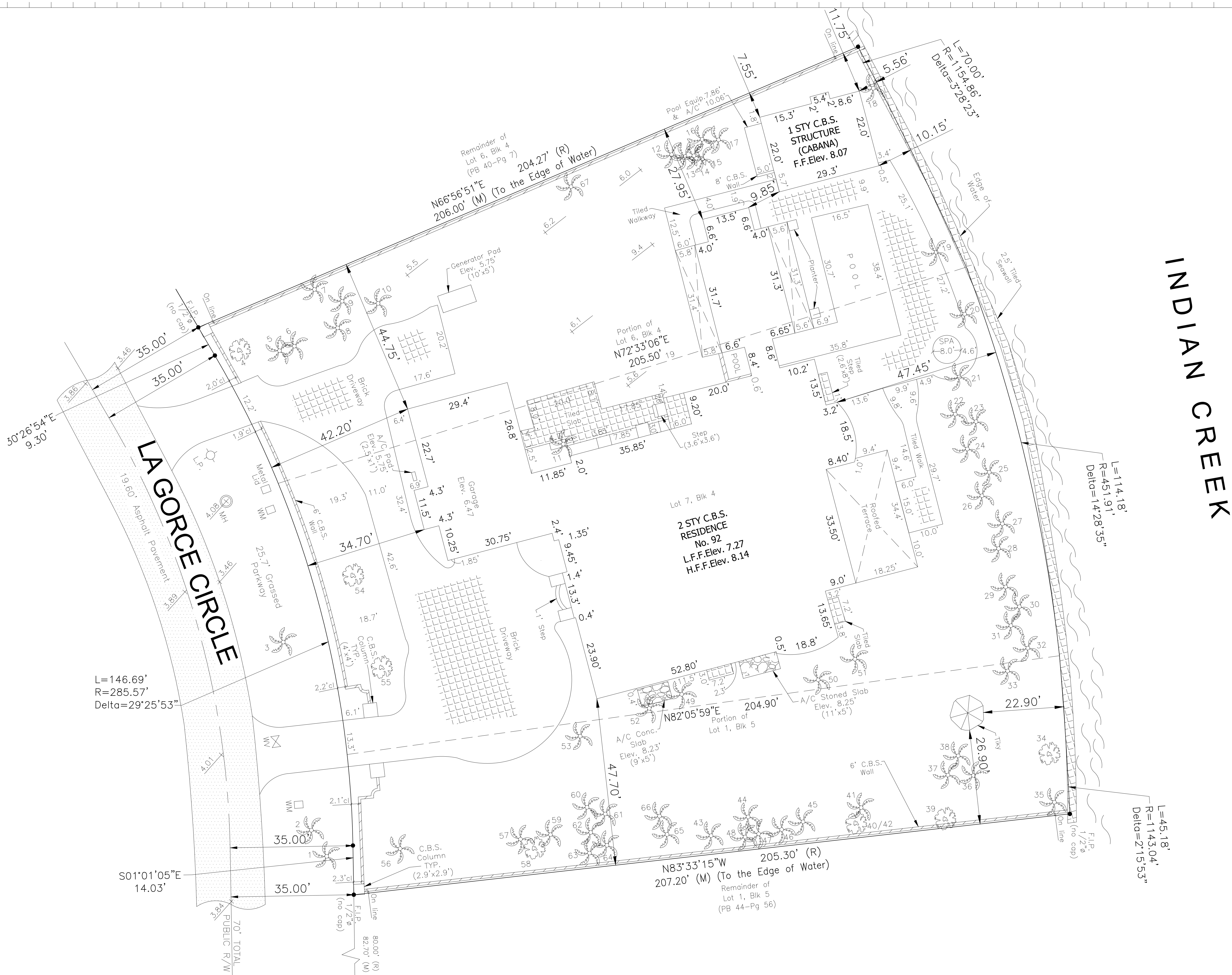
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ZONING DATA

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SURVEY

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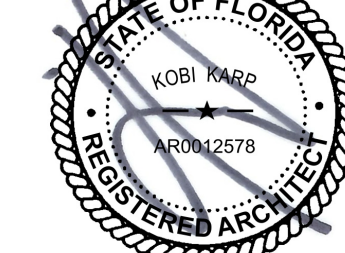
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LOCATION

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SITE IMAGE

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SITE IMAGE

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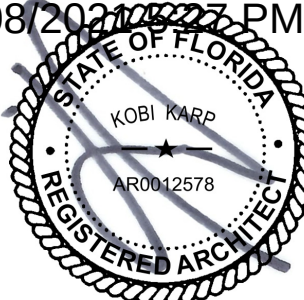
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Miami, Florida 33127, USA
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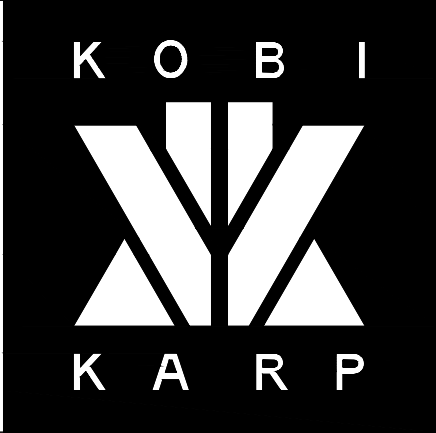
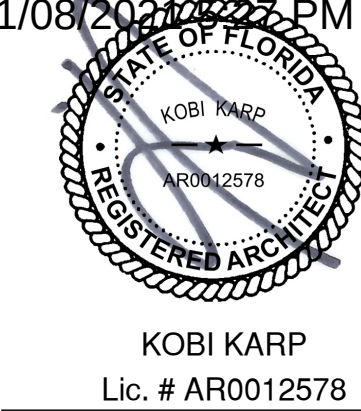
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PROJECT SITE
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5 SITE IMAGE 99 La gorce cir, Miami Beach, FL
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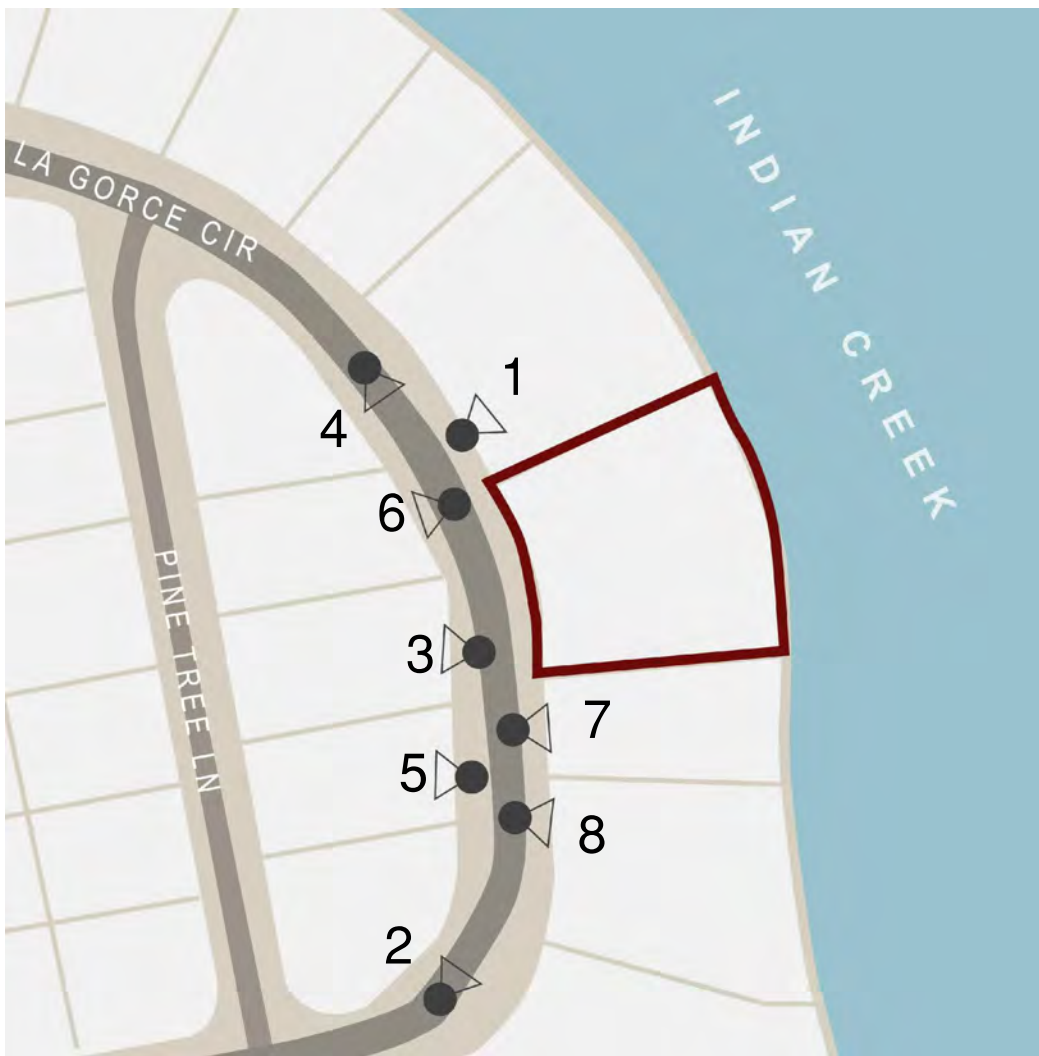
7 SITE IMAGE 94 La gorce cir, Miami Beach, FL
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6 SITE IMAGE 6655 Pine Tree Ln
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8 SITE IMAGE 100 La gorce cir, Miami Beach, FL
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A KEY PLAN
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571 NW 28th Street,
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CONTEXTUAL
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1 SITE IMAGE 86 La gorce cir, Miami Beach, FL
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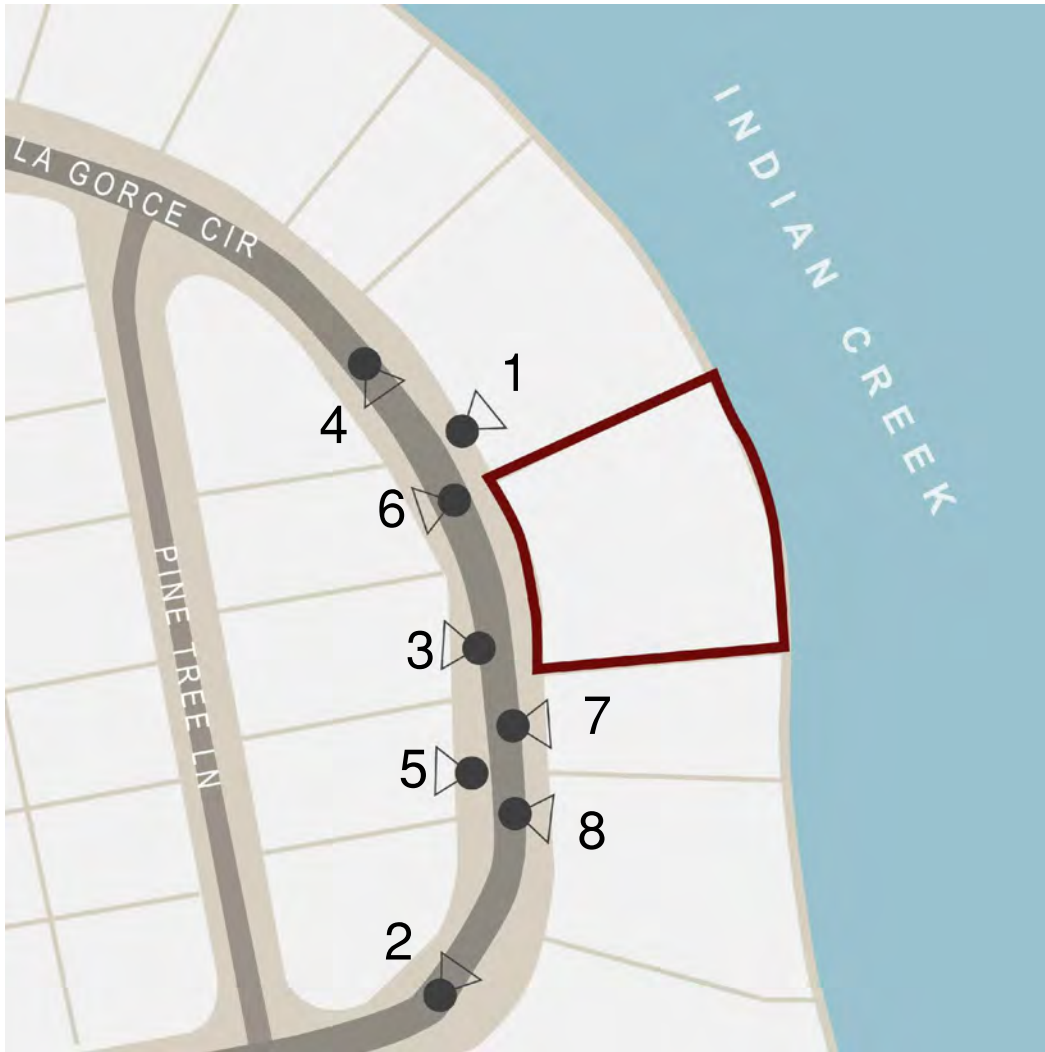
3 SITE IMAGE 95 La gorce cir, Miami Beach, FL
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2 SITE IMAGE
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4 SITE IMAGE
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A KEY PLAN
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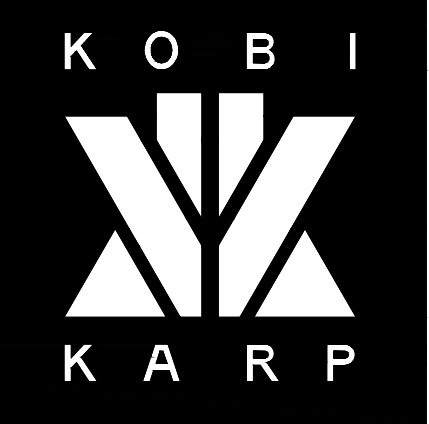
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CONTEXTUAL
Images

Date	--	Sheet No.
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LEGEND

RESIDENCE	8,507.30	SF
OVERHANGS	2,092	SF
ACCESSORY-GYM	745	SF
(2) GARAGES (1,371.75 SF included above)		
GARAGE DEDUCTION	- 500	SF
TOTAL	10,844.3	SF

LOT COVERAGE DIAGRAM

Scale: 1'-0" = 3/32"



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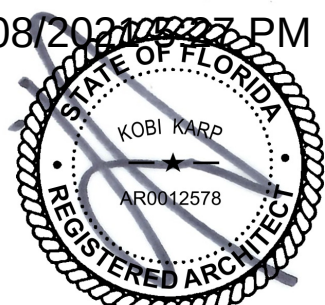
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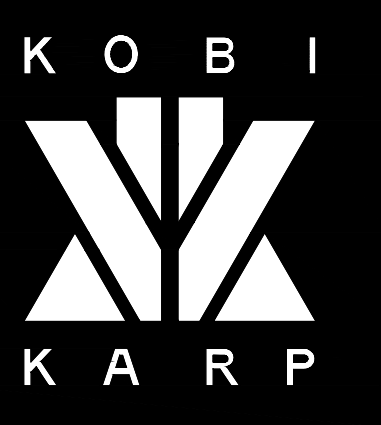
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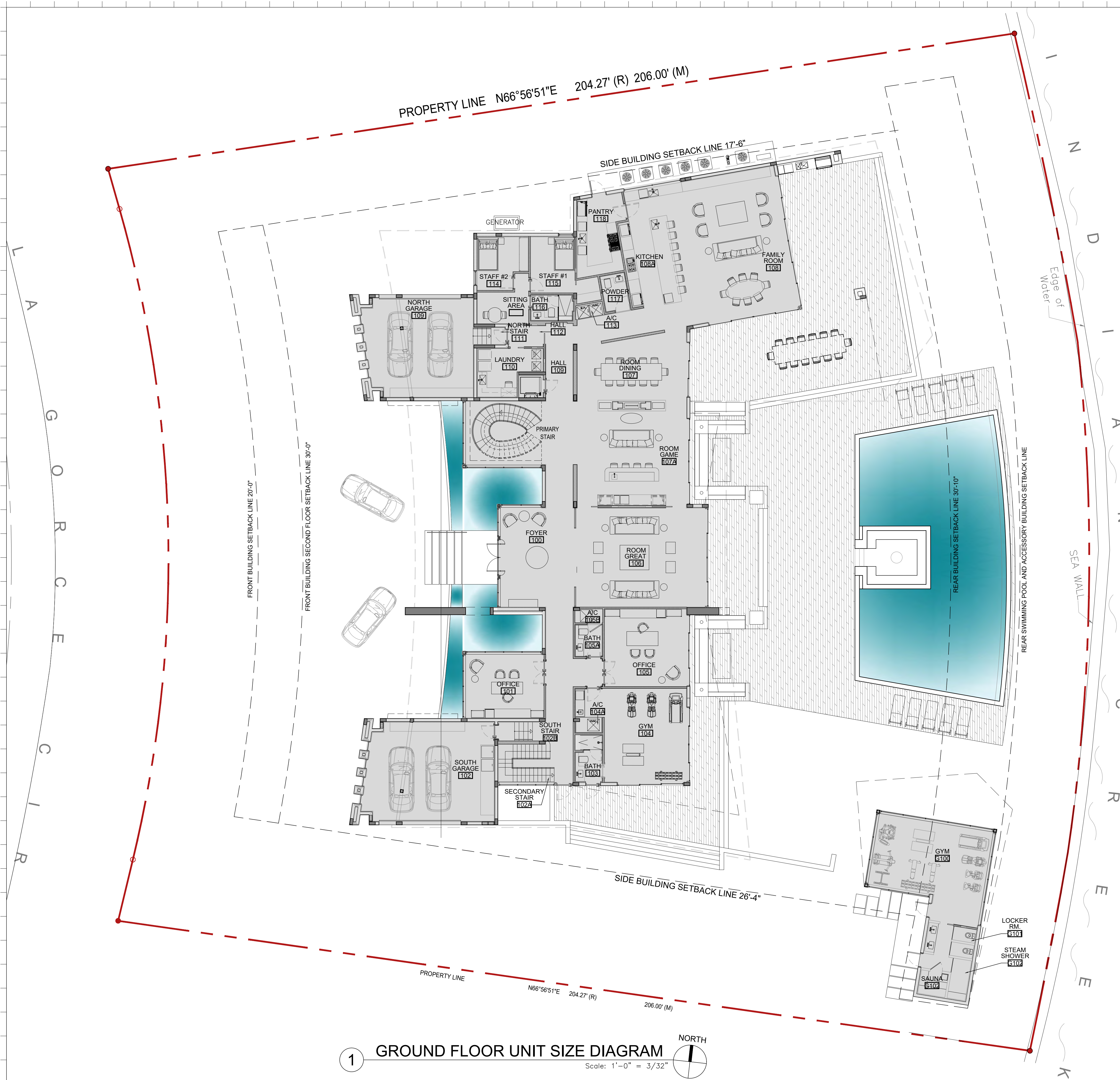


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ZONING DIAGRAM
Lot Coverage

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PROPOSED UNIT SIZE	
LOT AREA: (100%)	42,749.00 SF
MAXIMUM UNIT SIZE ALLOWED: (50% of the lot area)	21,374.50 SF
MAXIMUM UNIT SIZE PROVIDED: (36.74% of the lot area)	15,709.42 SF
UNIT SIZE PROVIDED:	
GROUND FLOOR: (GARAGE UNIT include above)	8,007.72 SF
ACCESSORY - GYM:	747.80 SF
SECOND FLOOR:	7,453.90 SF
Sub Total:	16,209.42 SF
GARAGE Unit Deduction:	- 500 SF
TOTAL:	15,709.42 SF

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Unit Size

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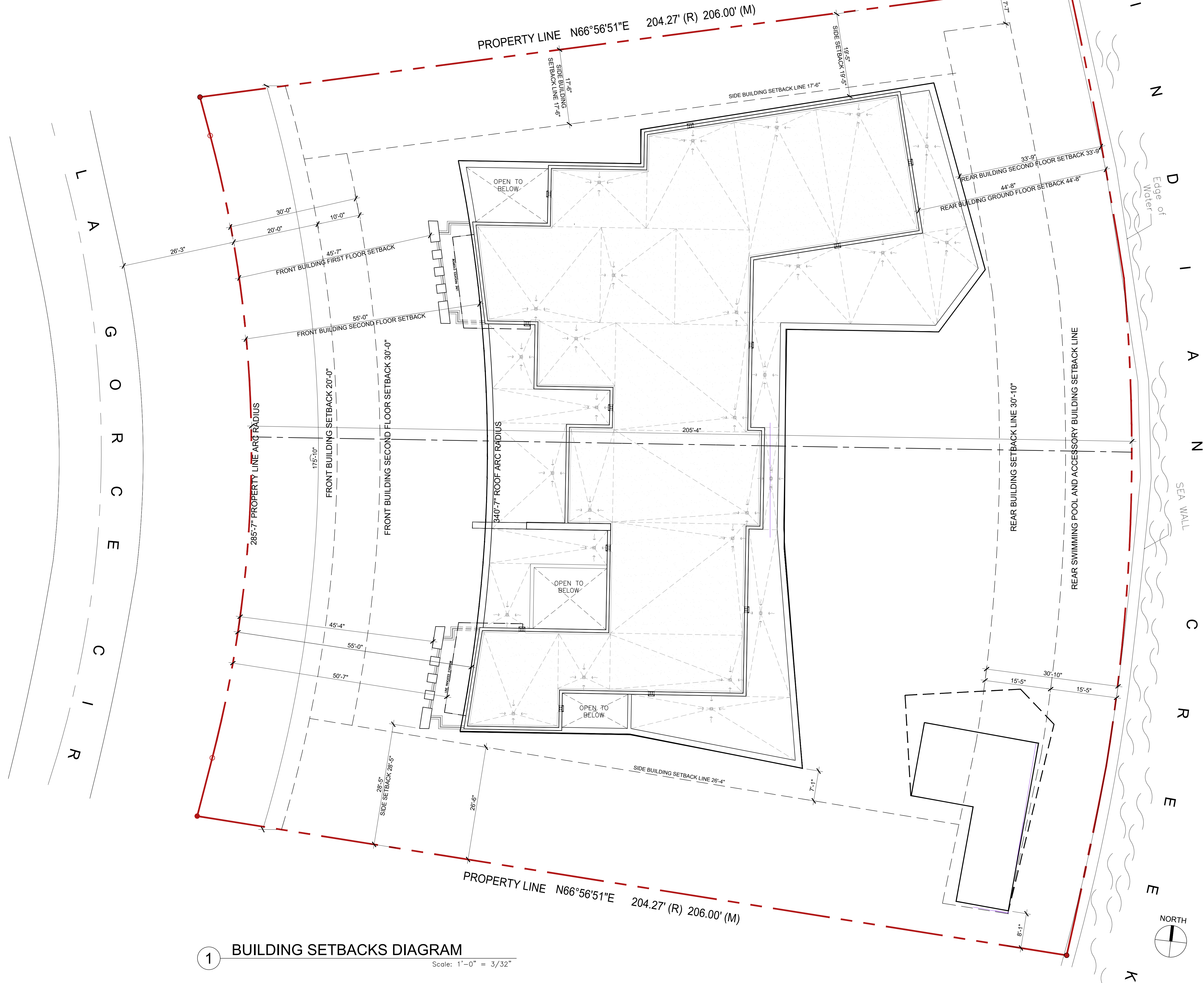
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Project	--	



1 BUILDING SETBACKS DIAGRAM
Scale: 1"=0" = 3/32"

Rev.	Date	Rev.	Date

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PRVATE RESIDENCE
92 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:
Name OWNER
Address OWNER ADDRESS1
Address OWNER ADDRESS2
Tel: OWNER PHONE
Email OWNER EMAIL

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect :
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



ZONING DIAGRAM
SET BACKS

Date	--	Sheet No.
Scale	--	A0.8
Project	--	



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92 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:
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Address: OWNER ADDRESS1
Address: OWNER ADDRESS2
Tel: OWNER PHONE
Email: OWNER EMAIL

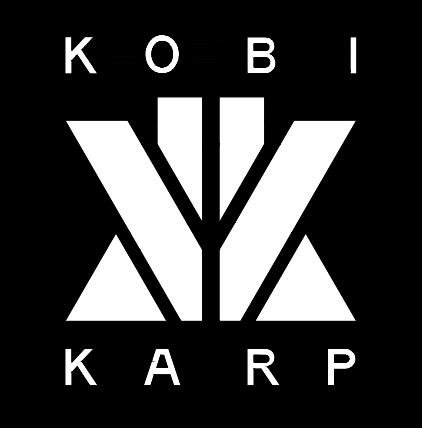
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Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect :
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

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SITE PLAN

Date	--	Sheet No.
Scale	--	SP1.0
Project	--	



1 GROUND FLOOR PLAN

Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE
92 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:
Name: OWNER
Address: OWNER ADDRESS1
Address: OWNER ADDRESS2
Tel: OWNER PHONE
Email: OWNER EMAIL

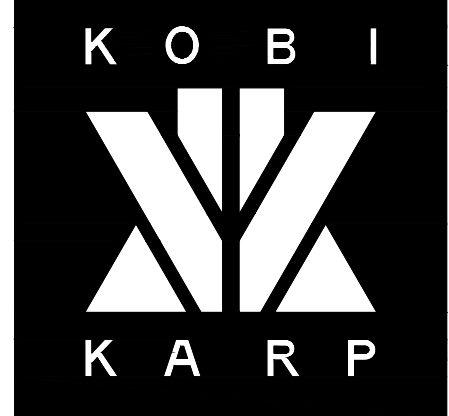
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Consultant:
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Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect :
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

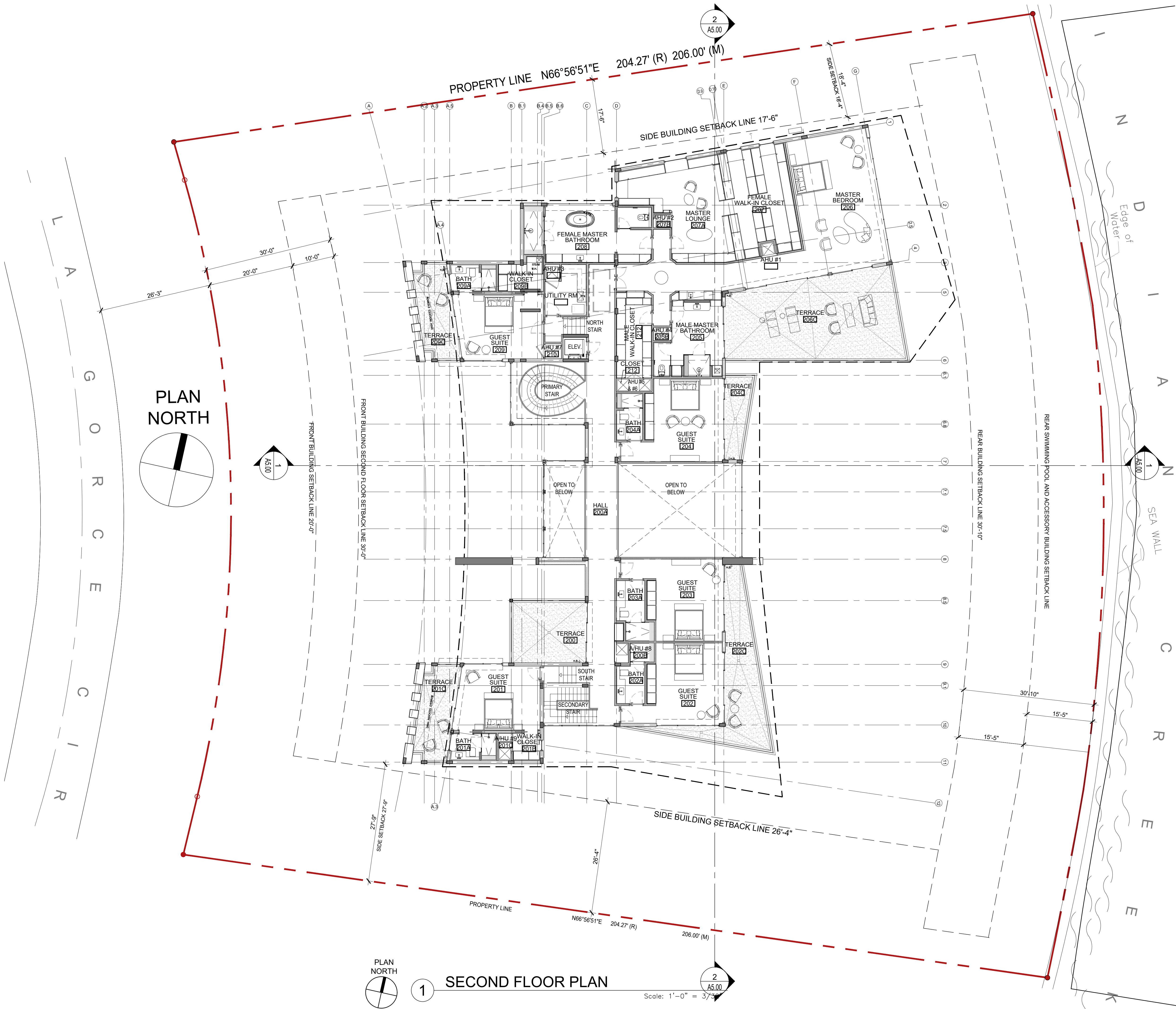
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PROPOSED
GROUND FLOOR PLAN

Date	--	Sheet No.
Scale	--	A1.0
Project	--	



Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE
92 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:
Name: OWNER
Address: OWNER ADDRESS1
Address: OWNER ADDRESS2
Tel: OWNER PHONE
Email: OWNER EMAIL

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect :
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



**PROPOSED
SECOND FLOOR PLAN**

Date	--	Sheet No.
Scale	--	A2.0
Project	--	