

92 LA GORCE CIR RESIDENCE

92 LA GORCE CIR
MIAMI BEACH, FL 33141

DRB21-0659 PRESENTATION - 12-17-2021

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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MIAMI BEACH, FL 33141

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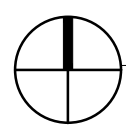
KOBI KARP
Lic. # AR0012578

K O B I

K A R P

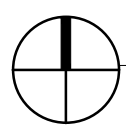
COVER

Date	--	Sheet No.
Scale	--	A0.0
Project	--	



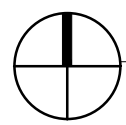
LOCATION MAP

Scale N.T.S



AERIAL VIEW

Scale N.T.S



SITE PHOTO

Scale N.T.S

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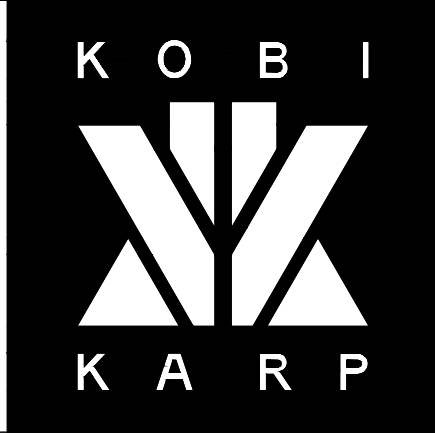
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LOCATION

Date	--	Sheet No.
Scale	--	A0.2
Project	--	



1 GROUND FLOOR PLAN

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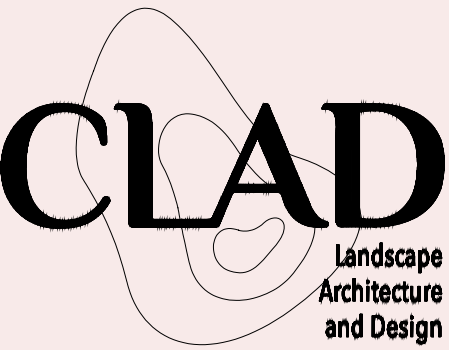
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PROPOSED
GROUND FLOOR PLAN

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



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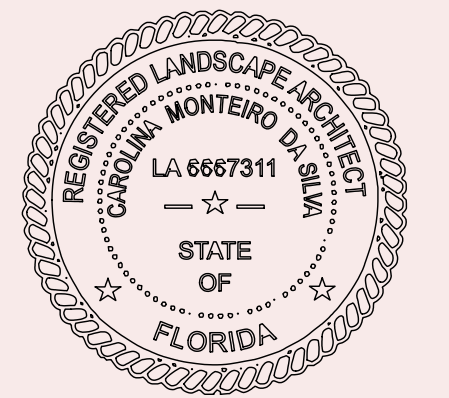
SITE ADDRESS:

92 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:



CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

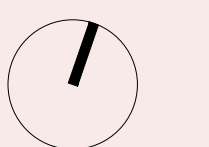
OVERALL SITE PLAN

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REVISIONS:

ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21
FINAL DRB SUBMITTAL	11/08/21

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



PROJ. N°:
2115
SHEET N°:

L-2



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Renderings
Front

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A6.00
Project	2106 - 92 LA GORCE CIRCLE DRIVE	



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A FRONT RENDERING

Scale: N.T.S.

Renderings

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A6.01
Project	2106 - 92 LA GORCE CIRCLE DRIVE	



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Renderings

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A6.02
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Renderings

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A6.03
Project	2106 - 92 LA GORCE CIRCLE DRIVE	



1 FRONT ELEVATION
Scale: 1" = 0" = 3/32"



2 LEFT SIDE ELEVATION
Scale: 1" = 0" = 3/32"

ELEVATION MATERIAL
Legend



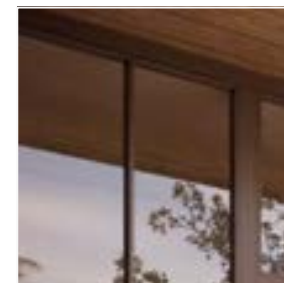
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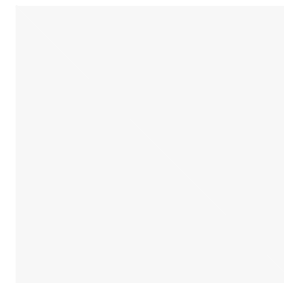
2. WOOD PANEL



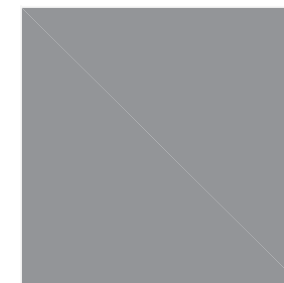
3. FRAMELESS
GLASS RAIL



4. GUNMETAL
FRAME GLAZING
SYSTEM



5. PAINTED
SMOOTH
STUCCO WHITE



6. PAINTED
SMOOTH
STUCCO GRAY

Rev.	Date	Rev.	Date

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PROPOSED
Elevations

Date	05/10/2021	Sheet No.
Scale	1" = 3/32"	A7.0
Project	2106 - 92 LA GORCE CIRCLE DRIVE	



1 REAR ELEVATION
Scale: 1' = 0" = 3/32"



2 RIGHT SIDE ELEVATION
Scale: 1' = 0" = 3/32"

ELEVATION MATERIAL
Legend



1. TRAVERTINE



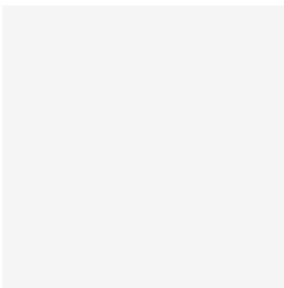
2. WOOD PANEL



3. FRAMELESS
GLASS RAIL



4. GUNMETAL
FRAME GLAZING
SYSTEM



5. PAINTED
SMOOTH
STUCCO WHITE



6. PAINTED
SMOOTH
STUCCO GRAY

Rev.	Date	Rev.	Date

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PROPOSED
Elevations

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A7.1
Project	2106 - 92 LA GORCE CIRCLE DRIVE	



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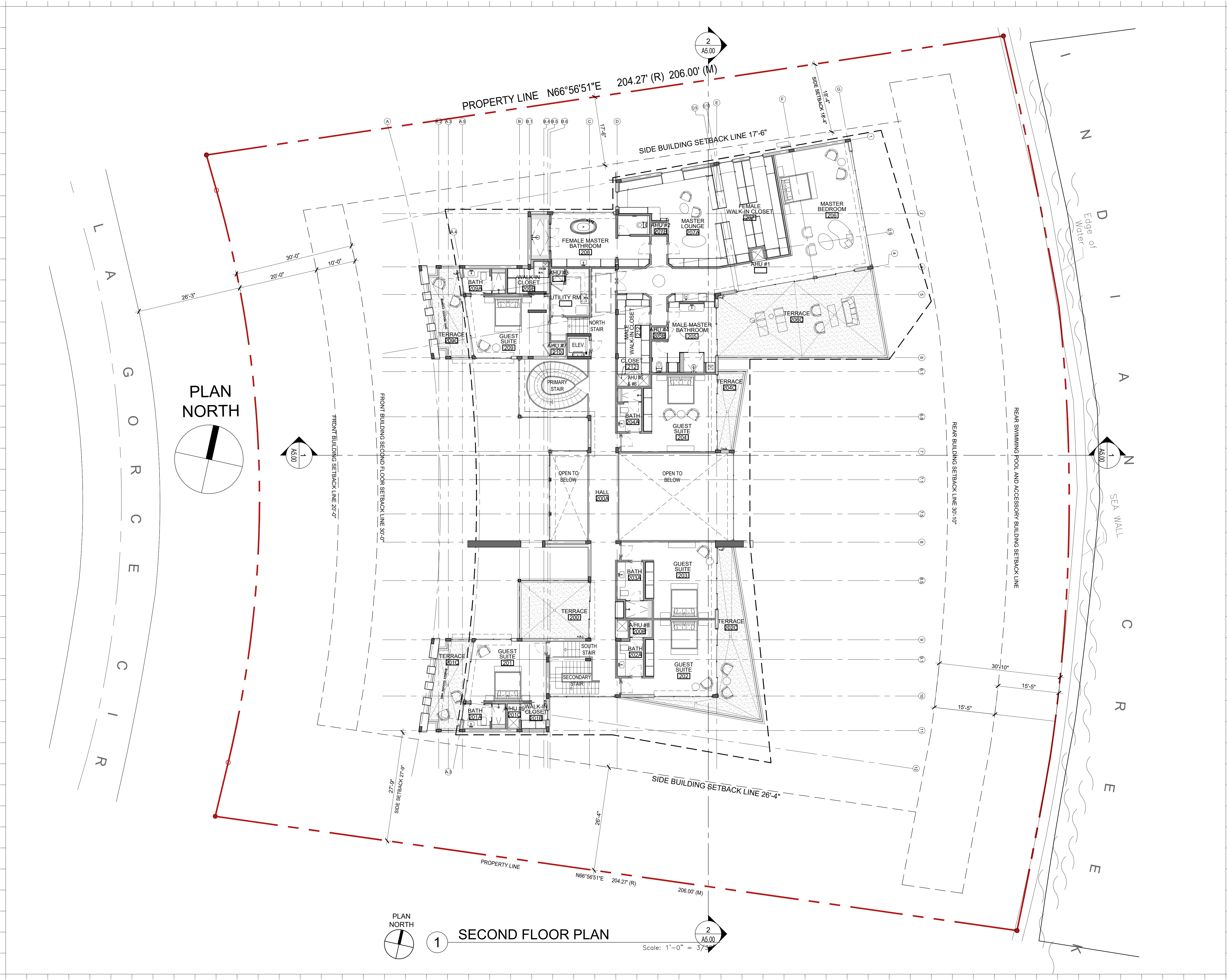
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SITE PLAN

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



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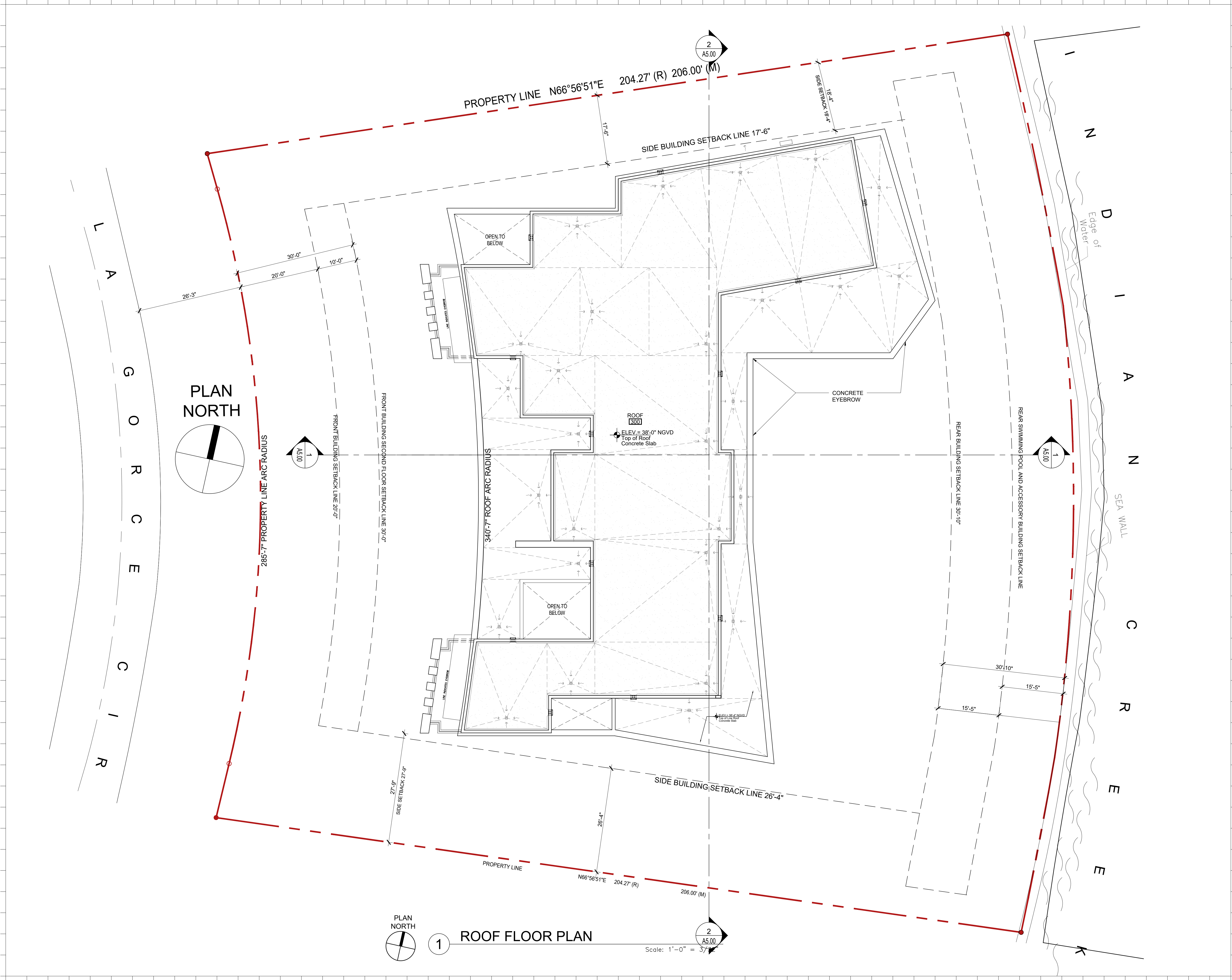
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**PROPOSED
SECOND FLOOR PLAN**

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PROPOSED
ROOF FLOOR PLAN

Date	--	Sheet No.
Scale	--	A3.0
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Renderings
Front

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A6.00
Project	2106 - 92 LA GORCE CIRCLE DRIVE	



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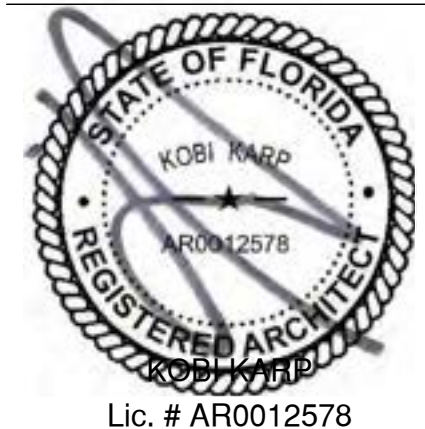
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Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33127 USA
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Fax: +1(305) 573 3766



Renderings

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A6.03
Project	2106 - 92 LA GORCE CIRCLE DRIVE	

END



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.

INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0.0	COVER
A0.1	ZONING DATA / DRAWING INDEX & GENERAL NOTES
S	SURVEY
A0.2	LOCATION MAP
A0.3	SITE IMAGES
A0.3.1	SITE IMAGES
A0.3.2	SITE IMAGES
A0.4	CONTEXTUAL IMAGES
A0.4.1	CONTEXTUAL IMAGES
A0.5	ZONING DIAGRAMS - LOT COVERAGE
A0.6	ZONING DIAGRAMS - PERVIOUS REQUIREMENTS
A0.7	ZONING DIAGRAMS - UNIT SIZE REQUIREMENTS
A0.7.1	ZONING DIAGRAMS - UNIT SIZE REQUIREMENTS
A0.8	ZONING DIAGRAMS - SETBACKS
SP1.0	SITE PLAN
A1.0	GROUND FLOOR PLAN
A2.0	SECOND FLOOR PLAN
A3.0	ROOF PLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A4.2	ACCESSORY BLDG. ELEVATIONS
A4.3	NOT USED
A5.0	SECTIONS
A5.1	YARD SECTION DRAWINGS
A6.0	RENDERINGS
A6.1	RENDERINGS
A6.2	RENDERINGS
A6.3	RENDERINGS
A7.0	RENDERED ELEVATIONS
A7.1	RENDERED ELEVATIONS
A8.0	AXONOMETRIC RENDERING
A8.1	AXONOMETRIC RENDERING
A8.2	AXONOMETRIC RENDERING
A8.3	AXONOMETRIC RENDERING
A8.4	EXPLODED AXONOMETRIC

Rev.	Date	Rev.	Date

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MIAMI BEACH, FL 33141

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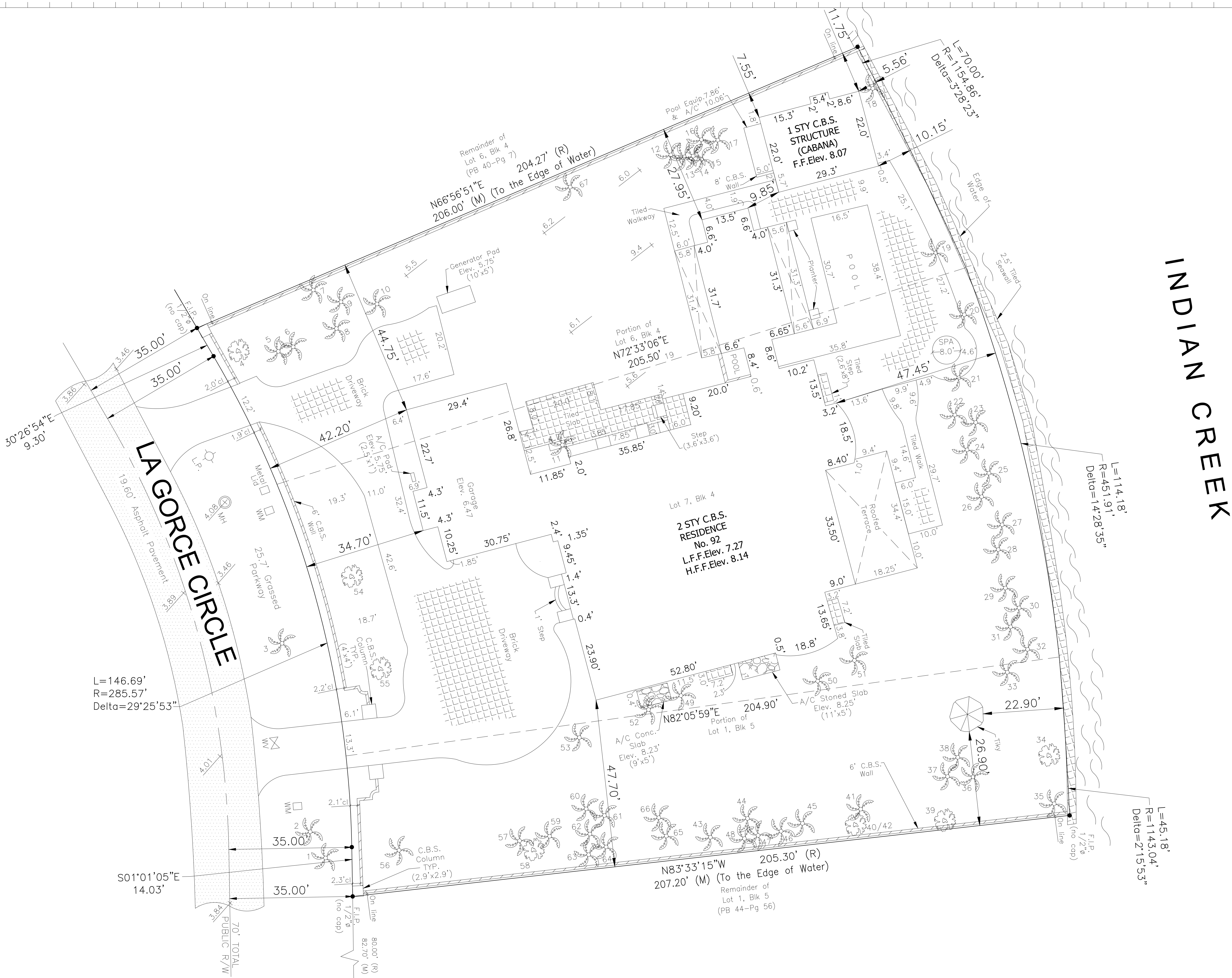
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ZONING DATA

Date	--	Sheet No. A0.1
Scale	--	
Project	--	



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SURVEY

Date	--	Sheet No.
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SITE IMAGE

Scale N.T.S



SITE IMAGE

Scale N.T.S

Rev.	Date	Rev.	Date

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PROJECT SITE
Exist. Structures

Date	--	Sheet No.
Scale	--	A0.3
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SITE IMAGE

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SITE IMAGE

Scale N.T.S

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PROJECT SITE
Exist. Structures

Date	--	Sheet No.
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SITE IMAGE

Scale N.T.S



SITE IMAGE

Scale N.T.S

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PROJECT SITE
Exist. Structures

Date	--	Sheet No.
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5 SITE IMAGE 99 La gorce cir, Miami Beach, FL
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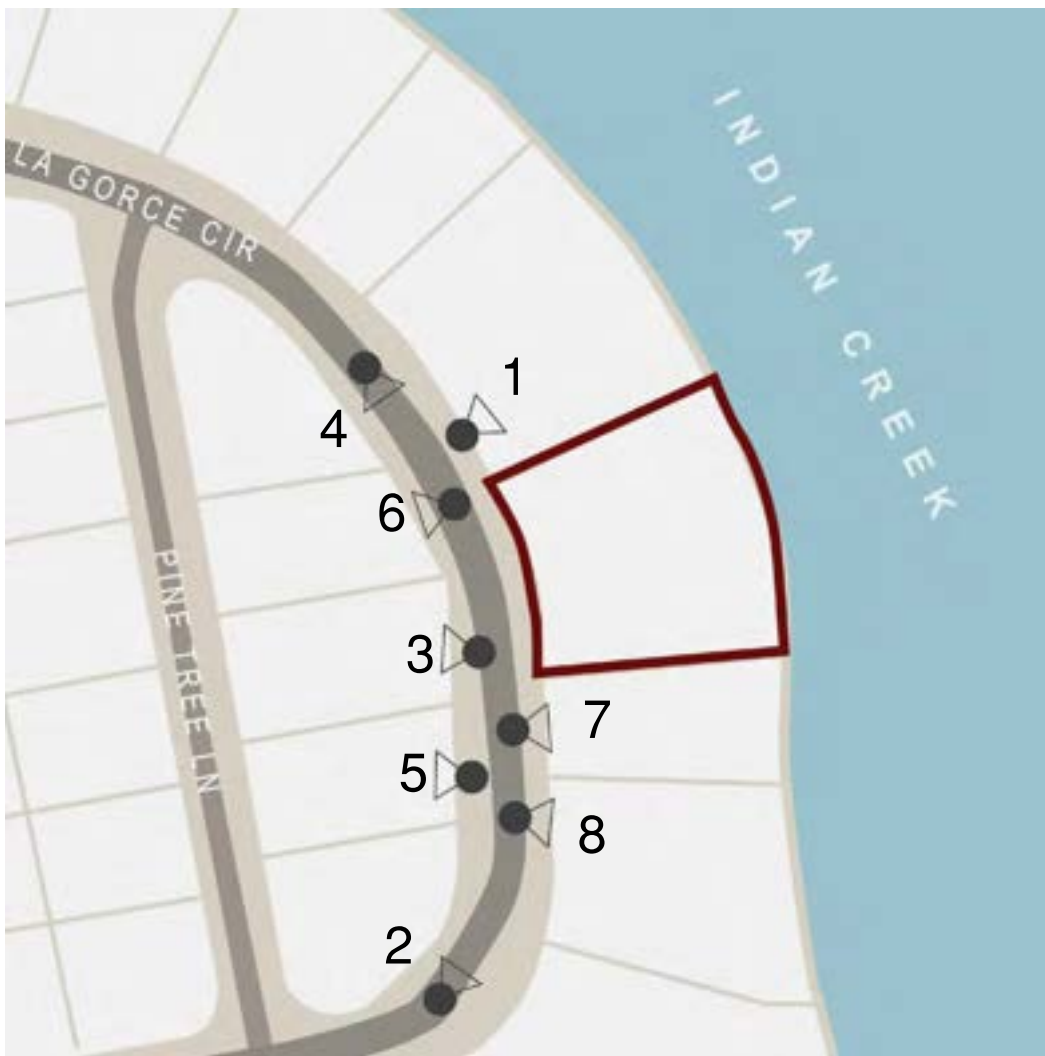
7 SITE IMAGE 94 La gorce cir, Miami Beach, FL
Scale: N.T.S



6 SITE IMAGE 6655 Pine Tree Ln
Scale: N.T.S



8 SITE IMAGE 100 La gorce cir, Miami Beach, FL
Scale: N.T.S



A KEY PLAN
Scale: N.T.S

Rev.	Date	Rev.	Date

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CONTEXTUAL
Images

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Scale	--	A0.4.1
Project	--	



1 SITE IMAGE 86 La gorce cir, Miami Beach, FL
Scale: N.T.S



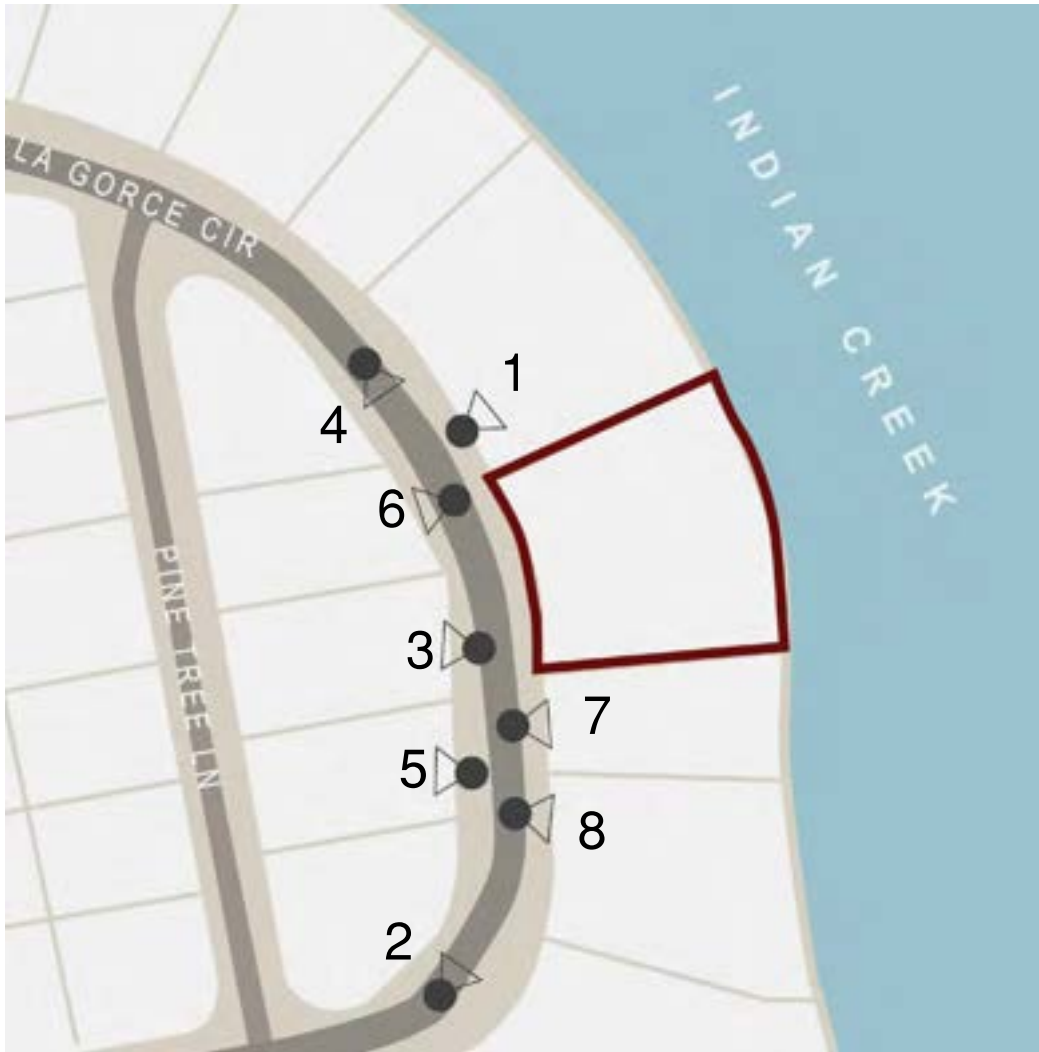
3 SITE IMAGE 95 La gorce cir, Miami Beach, FL
Scale: N.T.S



2 SITE IMAGE
Scale: N.T.S



4 SITE IMAGE
Scale: N.T.S



A KEY PLAN
Scale: N.T.S

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CONTEXTUAL
Images

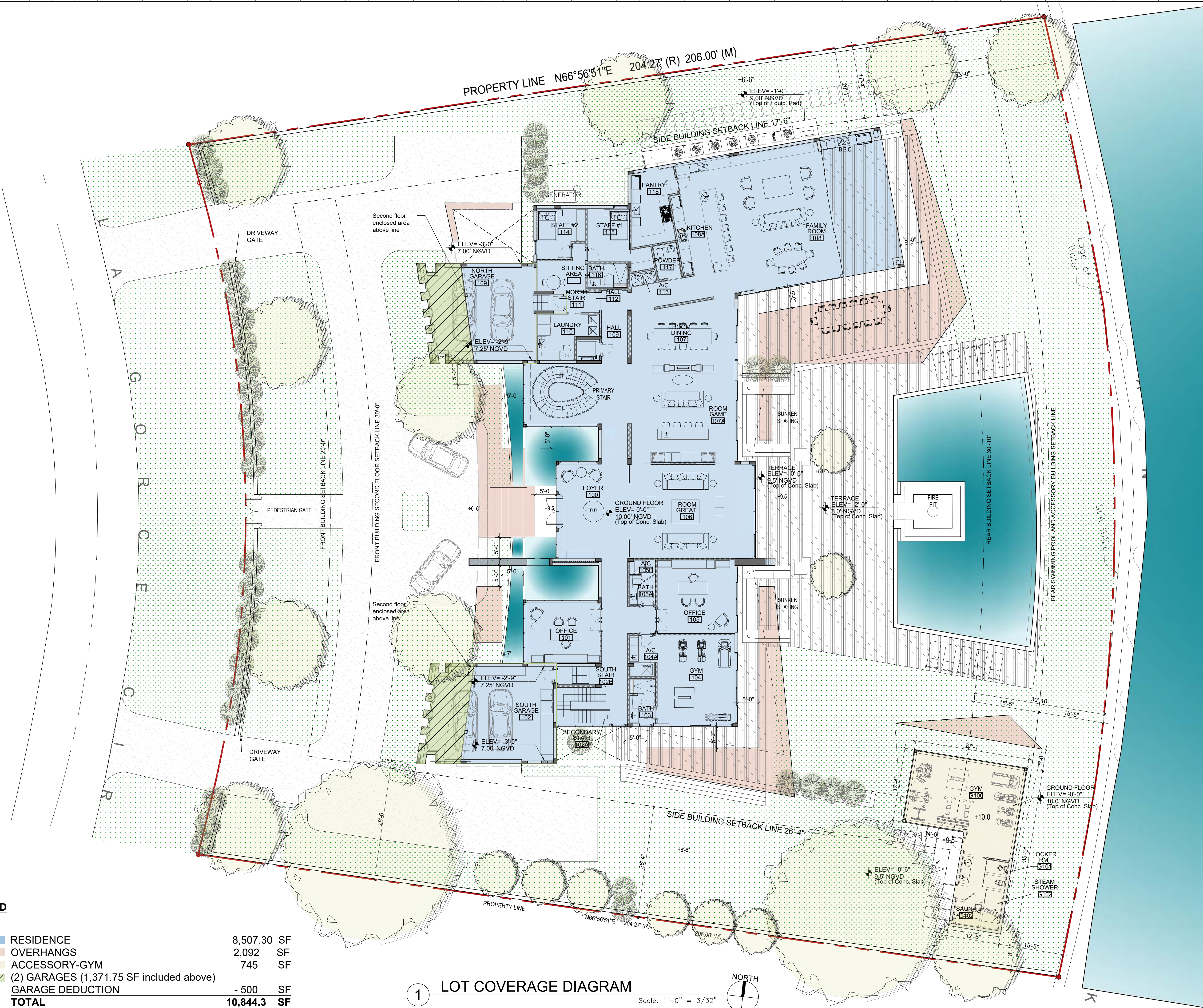
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Project	--	

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

1 LOT COVERAGE DIAGRAM

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



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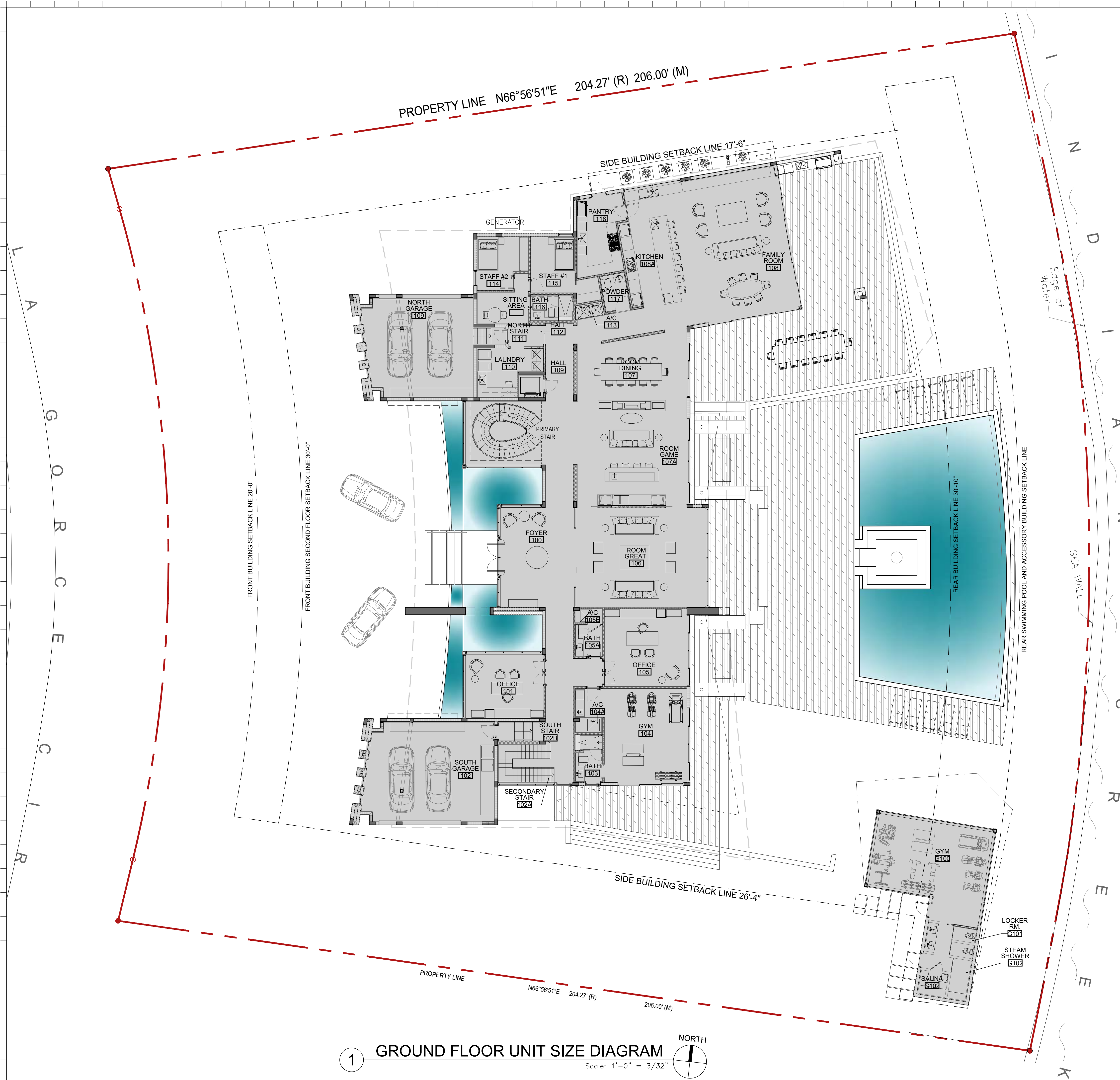
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ZONING DIAGRAM
Lot Coverage

Date	--	Sheet No.
Scale	--	A0.5
Project	--	



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

Rev.	Date	Rev.	Date

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ZONING DIAGRAM
Unit Size

Date	--	Sheet No.
Scale	--	A0.7
Project	--	



1 SECOND FLOOR UNIT SIZE DIAGRAM

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

NORTH

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
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TOTAL:	15,709.42 SF

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MIAMI BEACH, FL 33141

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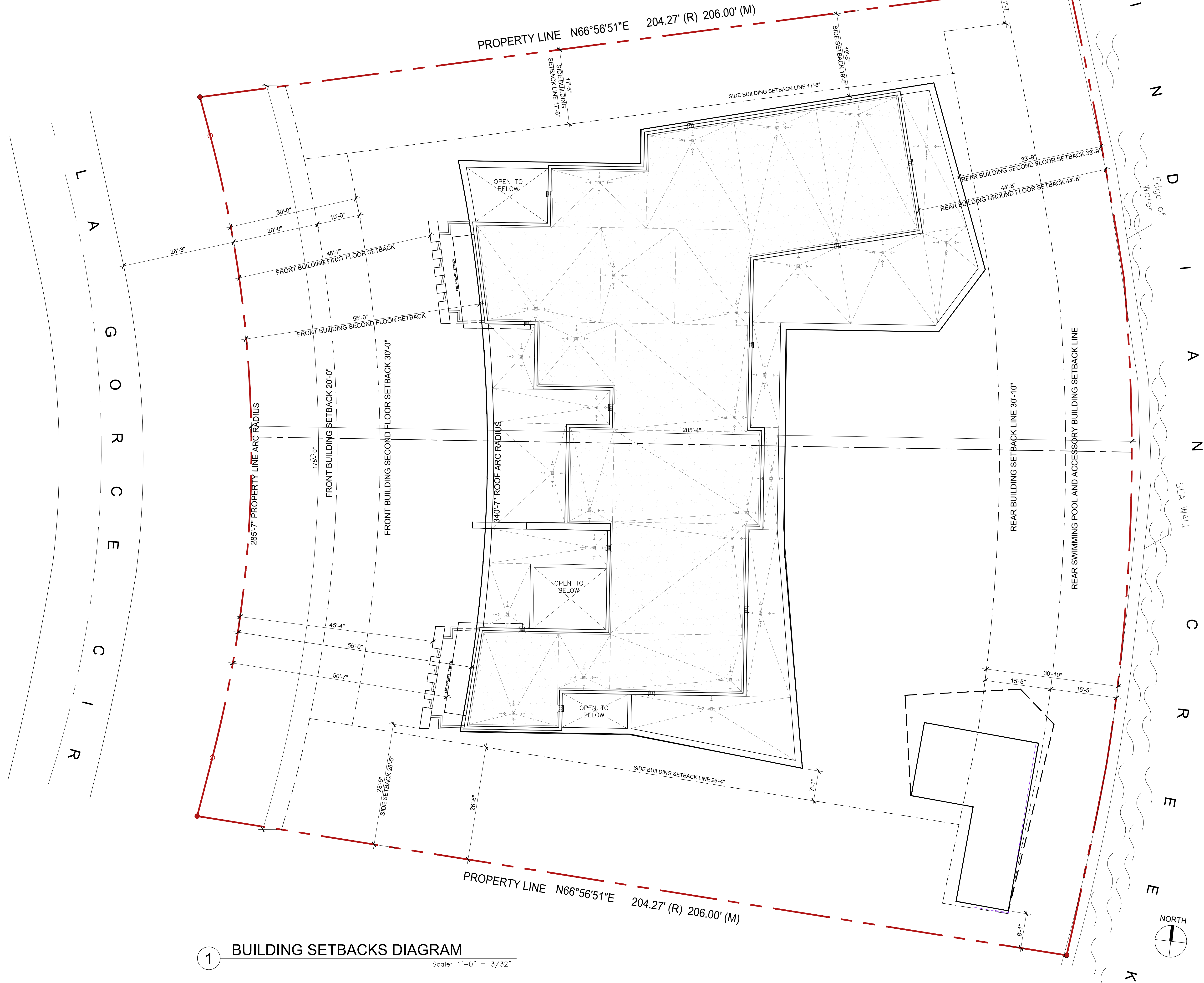
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ZONING DIAGRAM

Unit Size

Date	--	Sheet No.
Scale	--	A0.7.1
Project	--	



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

Rev.	Date	Rev.	Date

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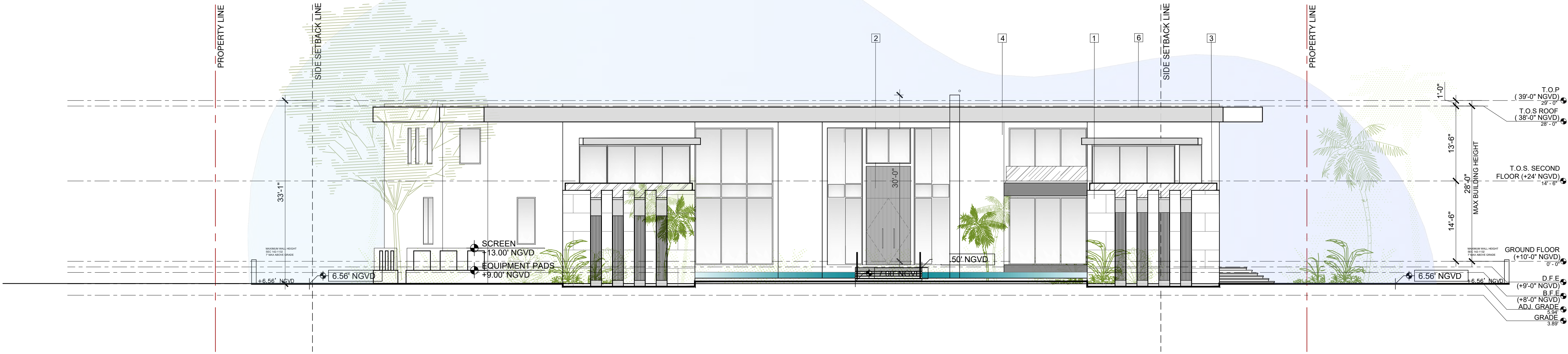
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ZONING DIAGRAM
SET BACKS

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



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



2 LEFT SIDE ELEVATION
Scale: 1' - 0" = 3/32"

ELEVATION MATERIAL
Legend



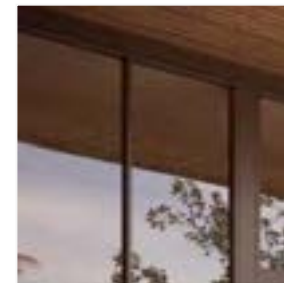
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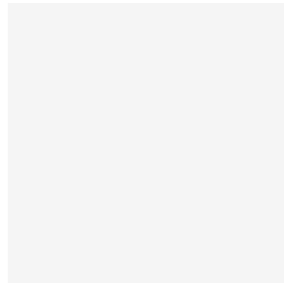
2. WOOD PANEL



3. FRAMELESS
GLASS RAIL



4. GUNMETAL
FRAME GLAZING
SYSTEM



5. PAINTED
SMOOTH
STUCCO WHITE



6. PAINTED
SMOOTH
STUCCO GRAY

Rev.	Date	Rev.	Date

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MIAMI BEACH, FL 33141

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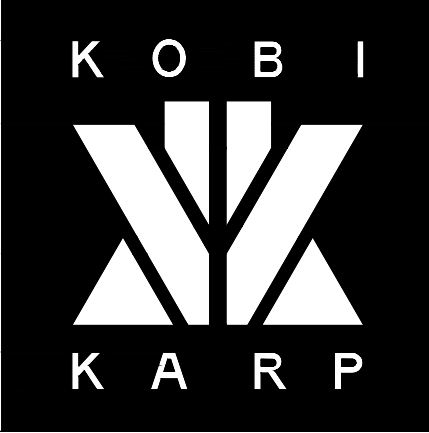
Consultant:
Name
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Email

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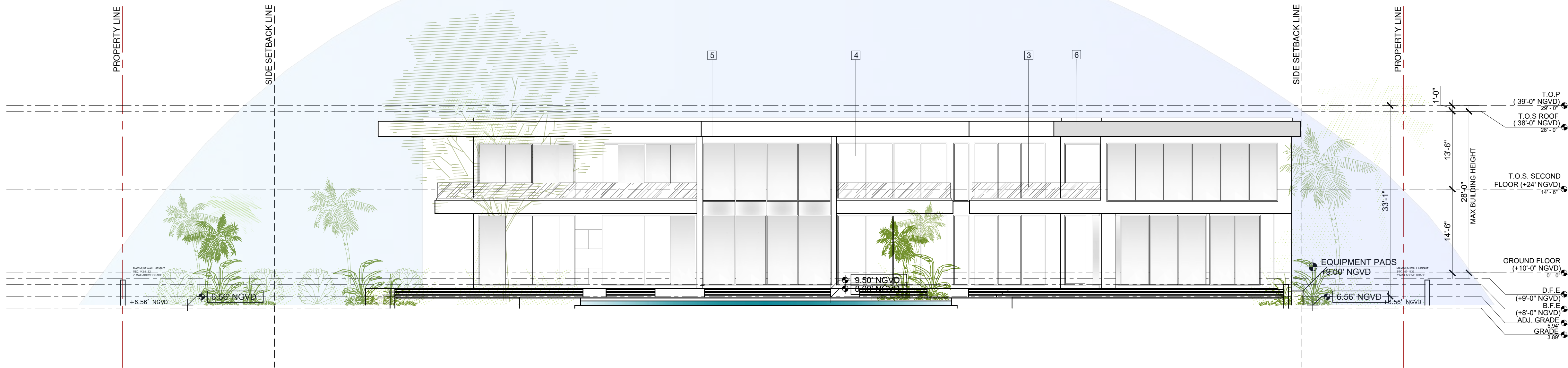
Architect :
Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

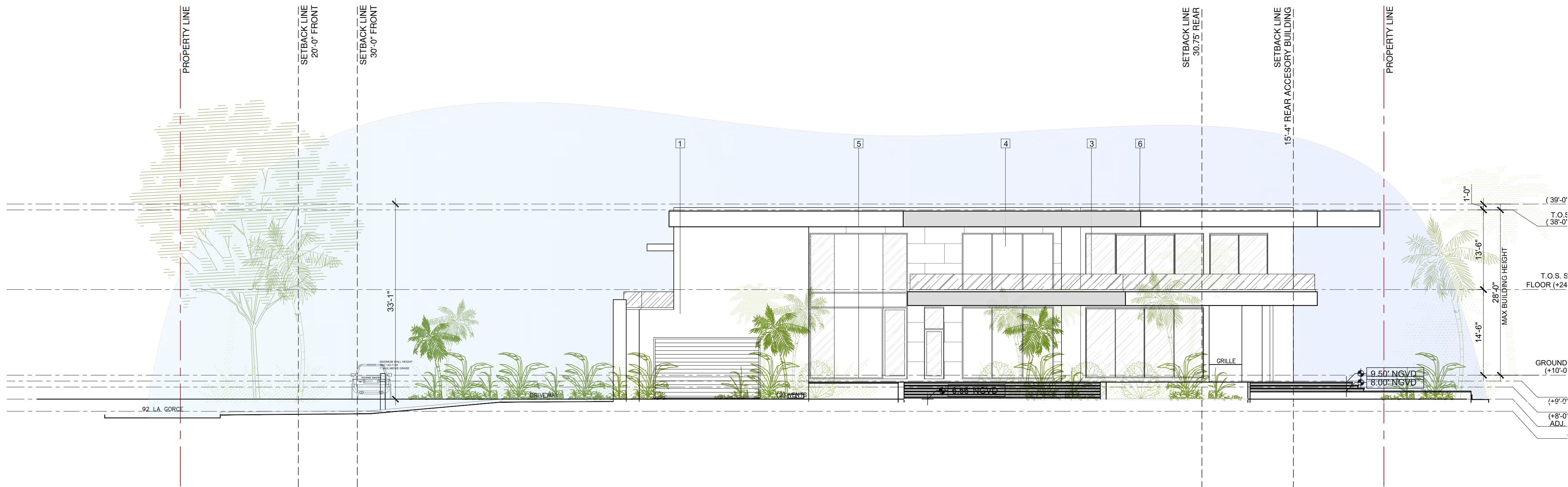


PROPOSED
Elevations

Date	--	Sheet No.
Scale	--	A4.0
Project	--	



1 REAR ELEVATION
Scale: 1' = 0" = 3/32"



2 RIGHT SIDE ELEVATION
Scale: 1' = 0" = 3/32"

ELEVATION MATERIAL
Legend



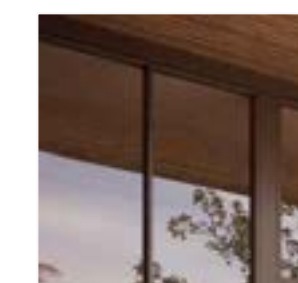
1. TRAVERTINE



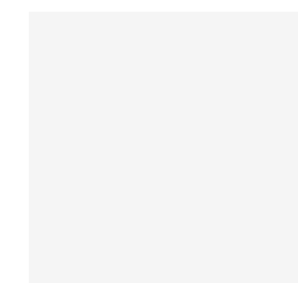
2. WOOD PANEL



3. FRAMELESS
GLASS RAIL



4. GUNMETAL
FRAME GLAZING
SYSTEM



5. PAINTED
SMOOTH
STUCCO WHITE



6. PAINTED
SMOOTH
STUCCO GRAY

Rev.	Date	Rev.	Date

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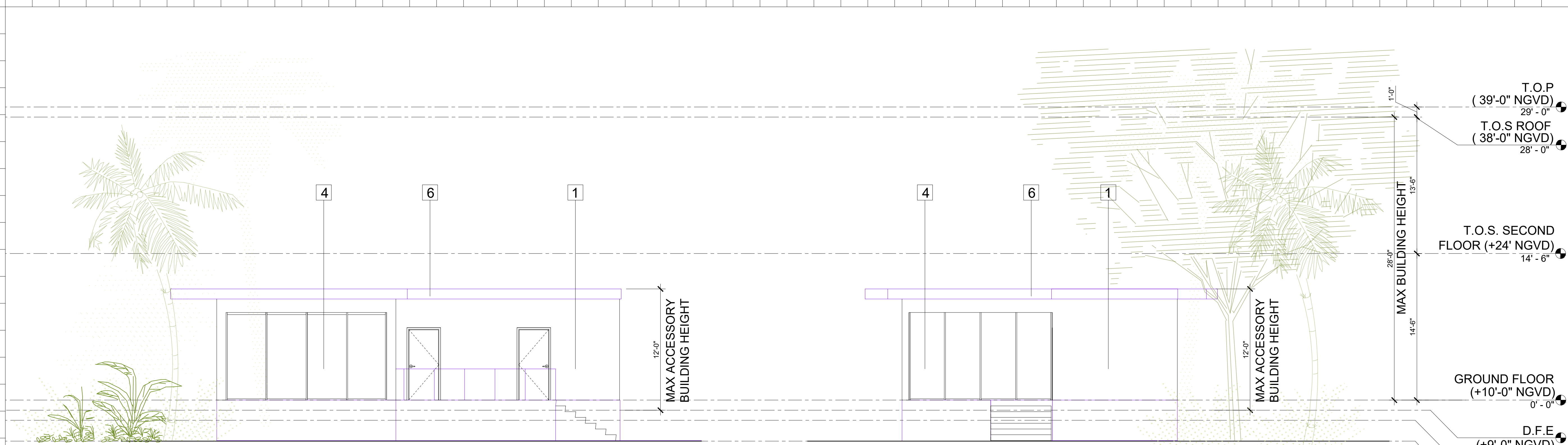
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PROPOSED
Elevations

Date	--	Sheet No.
Scale	--	A4.1
Project	--	



1 FRONT ELEVATION
Scale: 1' - 0" = 3/16"

2 SIDE ELEVATION
Scale: 1' - 0" = 3/16"

3 REAR ELEVATION
Scale: 1' - 0" = 3/16"

4 SIDE ELEVATION
Scale: 1' - 0" = 3/16"

ELEVATION MATERIAL
Legend



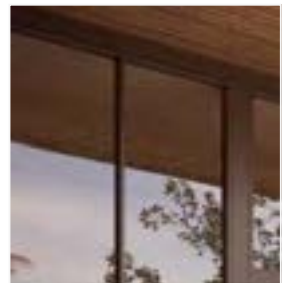
1. TRAVERTINE



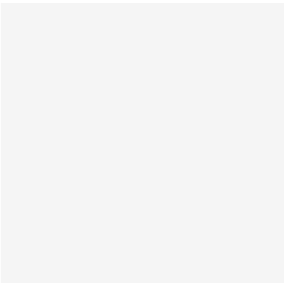
2. WOOD PANEL



3. FRAMELESS
GLASS RAIL



4. GUNMETAL
FRAME GLAZING
SYSTEM



5. PAINTED
SMOOTH
STUCCO WHITE



6. PAINTED
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STUCCO GRAY

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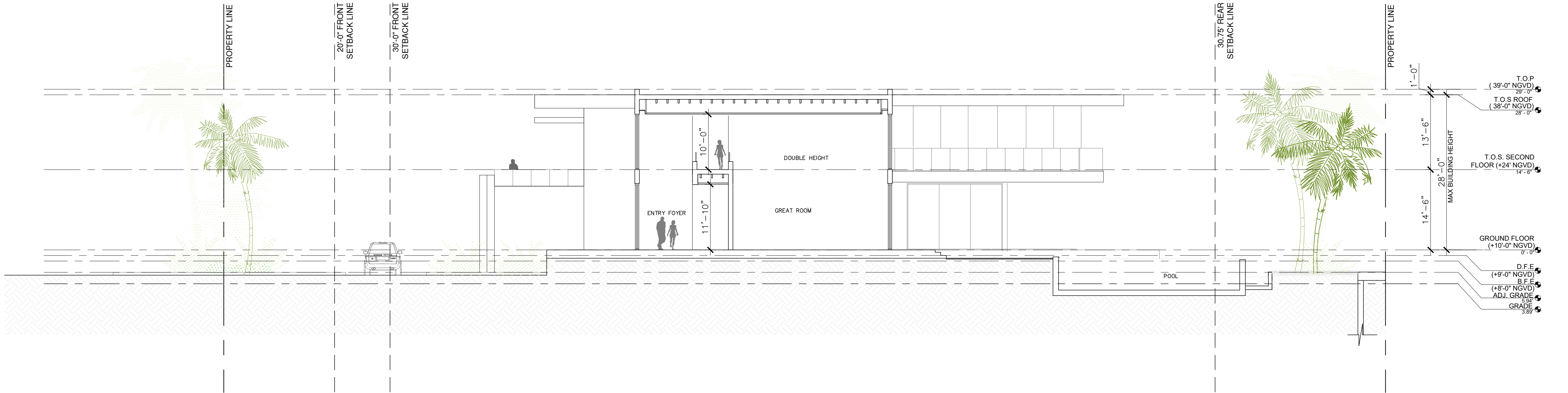
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K O B I
K A R P

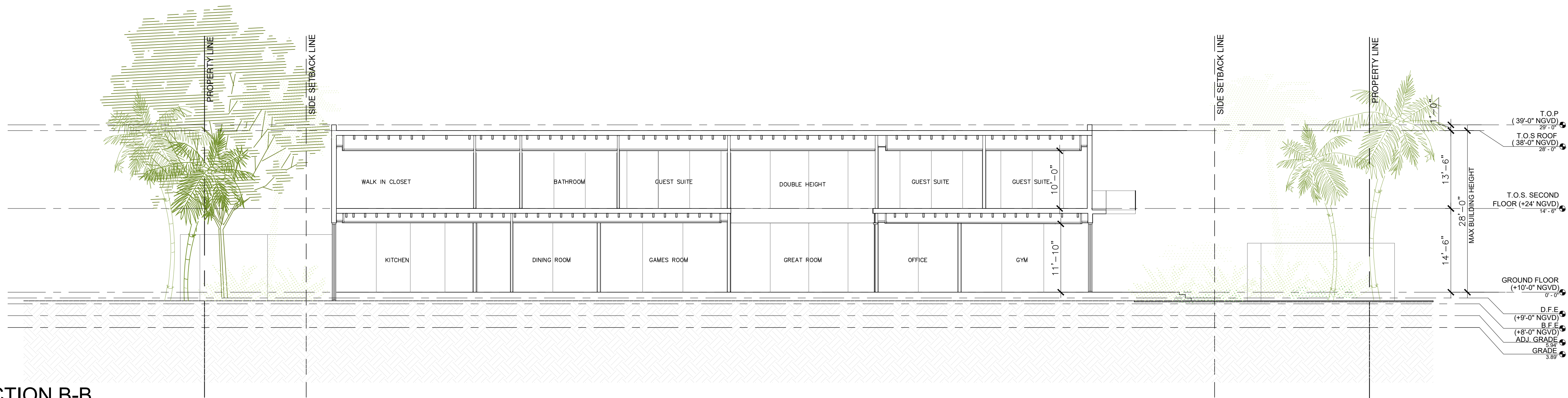
Kobi Karp
Lic. # AR0012578

PROPOSED
Elevations for accessory building

Date	--	Sheet No.
Scale	--	A4.2
Project	--	



1 SECTION A-A
Scale: 1' = 3/32"



2 SECTION B-B
Scale: 1' = 3/32"

Rev.	Date	Rev.	Date

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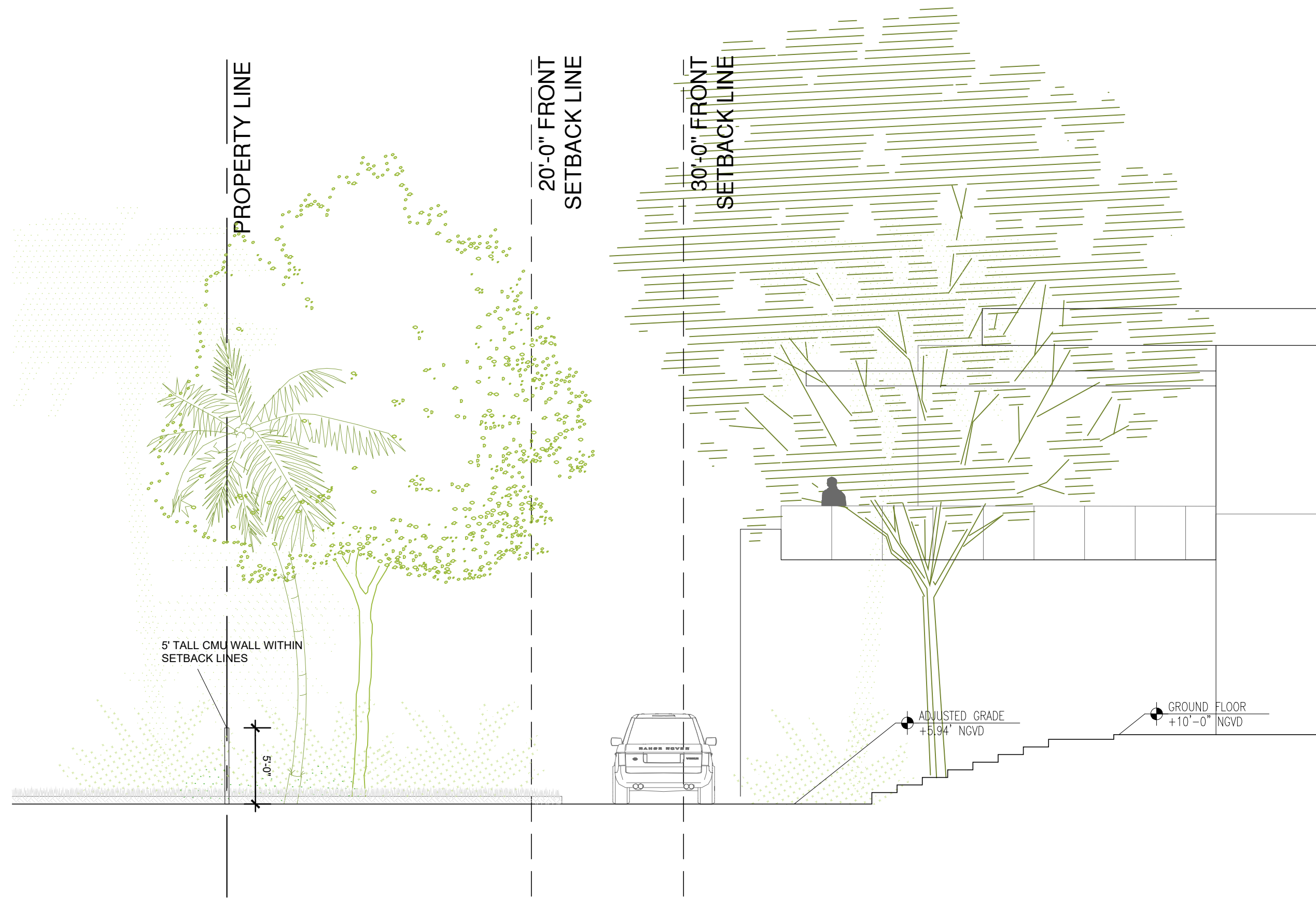
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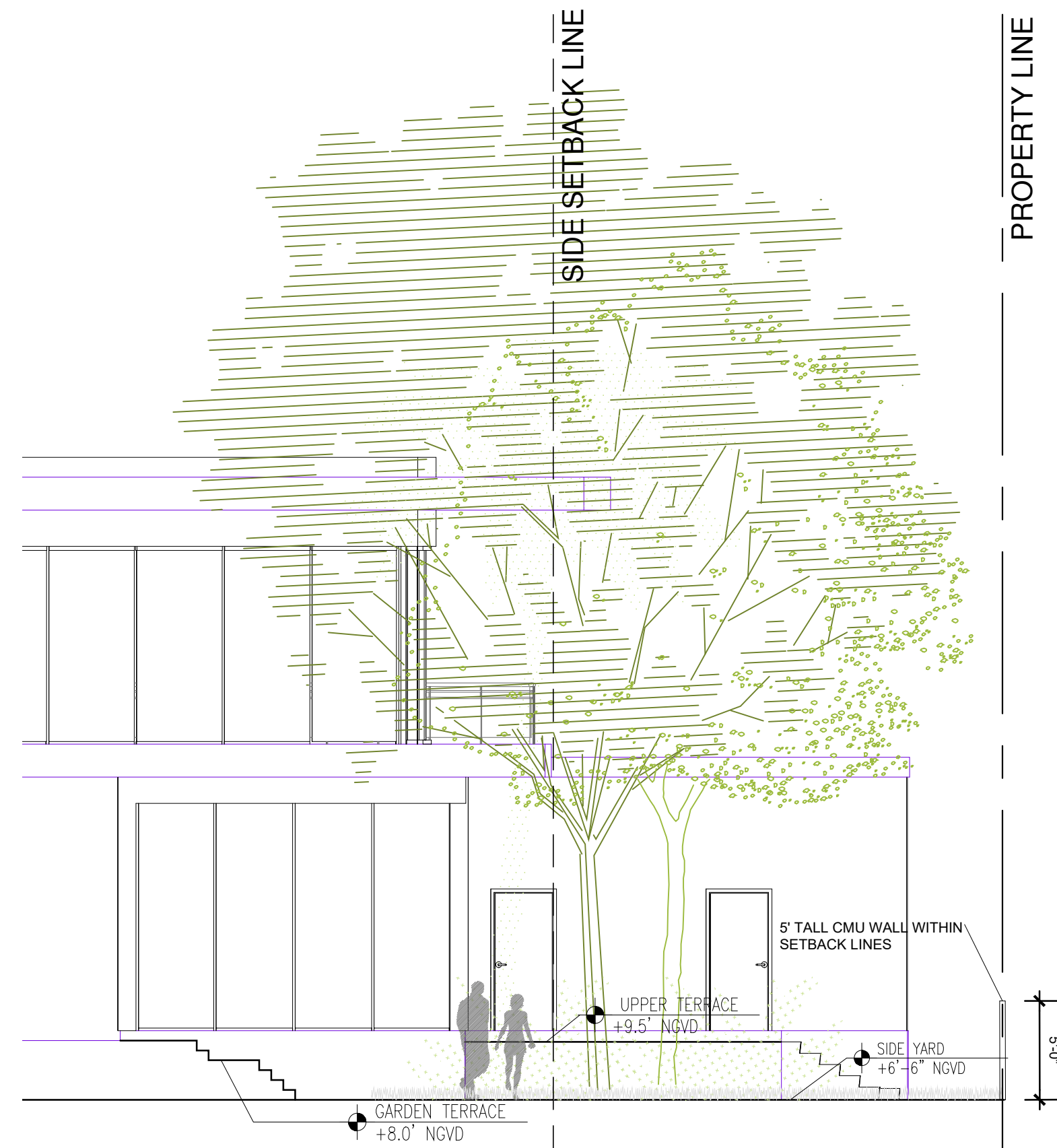


PROPOSED
SECTIONS

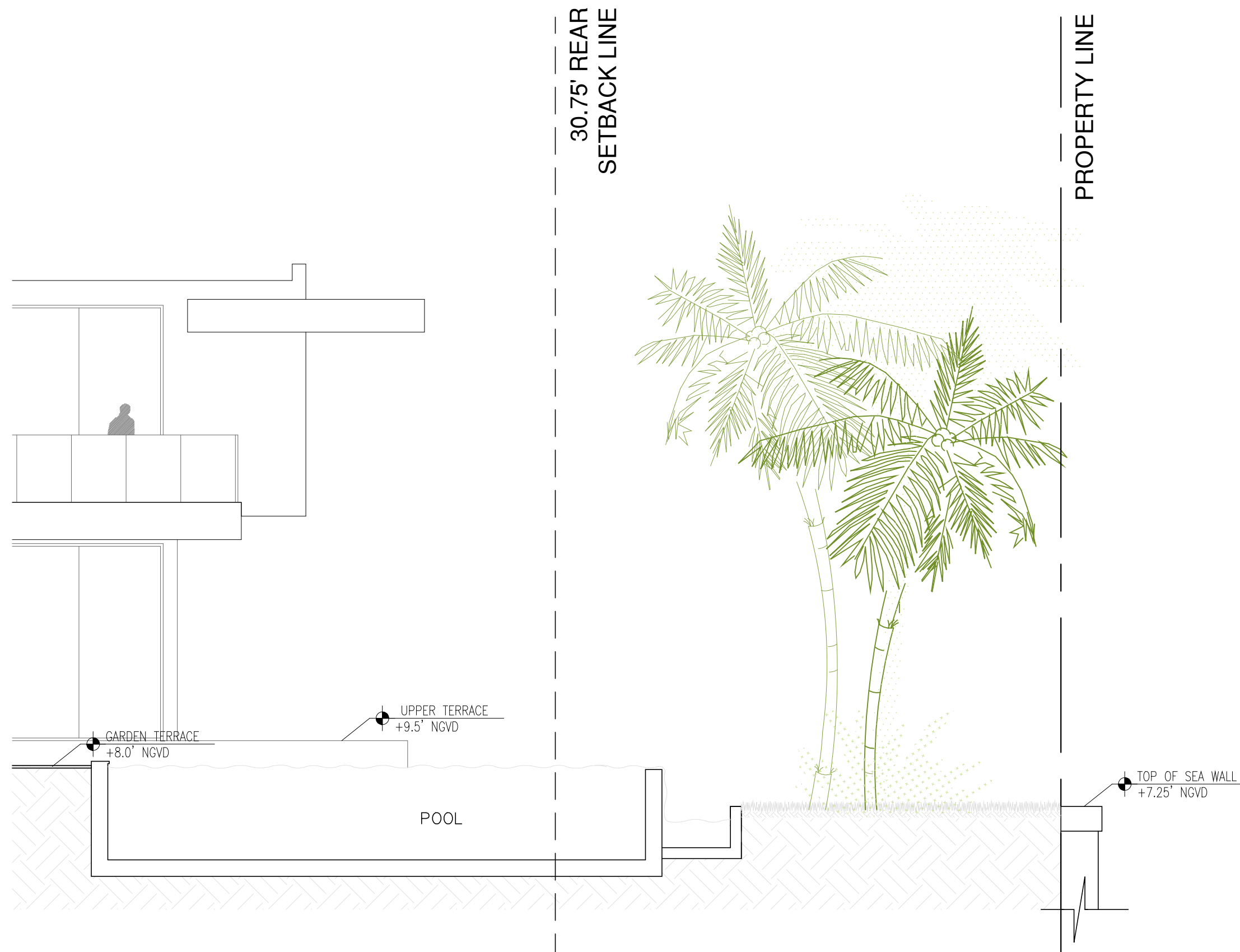
Date	--	Sheet No.
Scale	--	A5.0
Project	--	



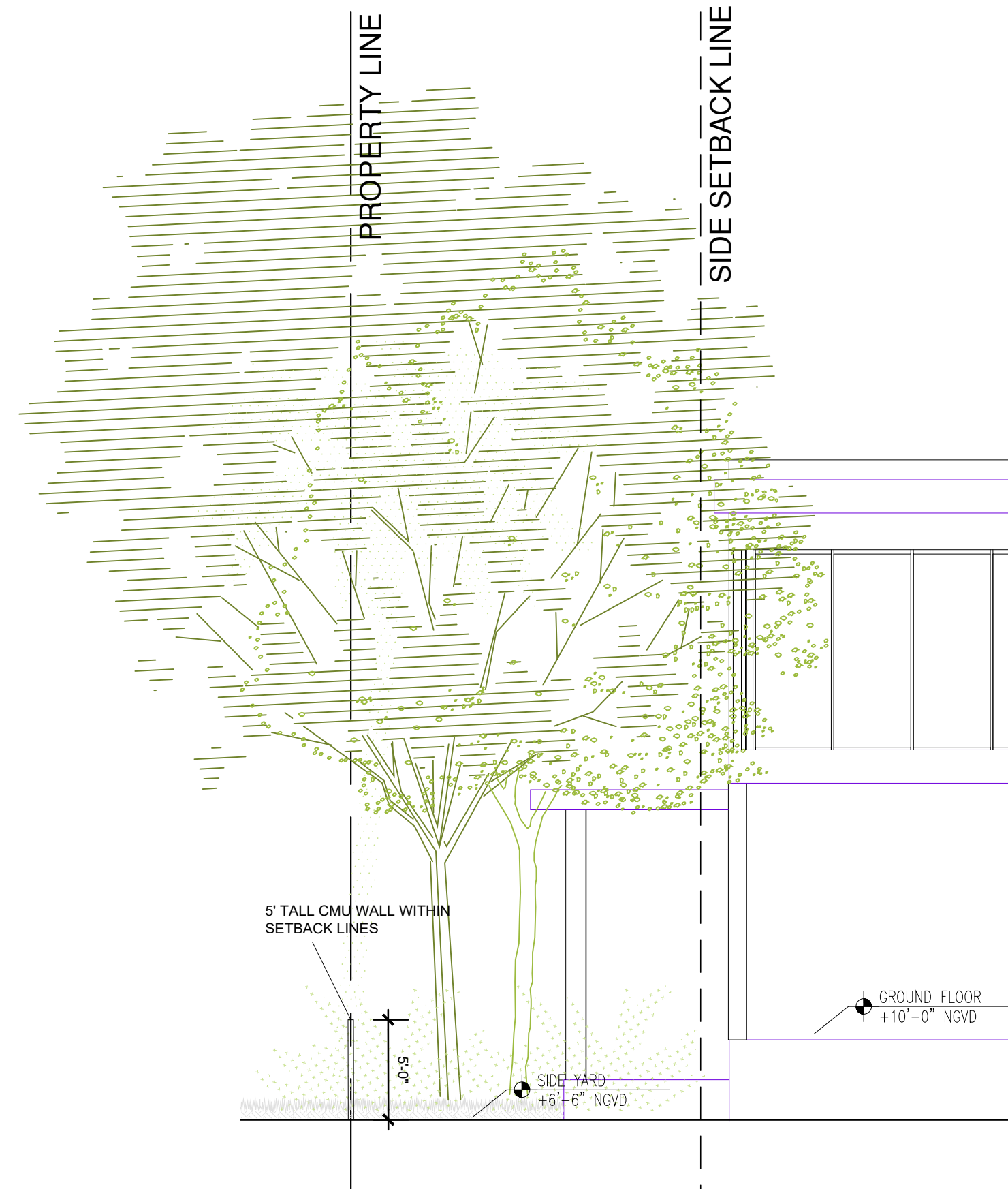
1 SECTION A-A
Scale: 1" = 1/8"



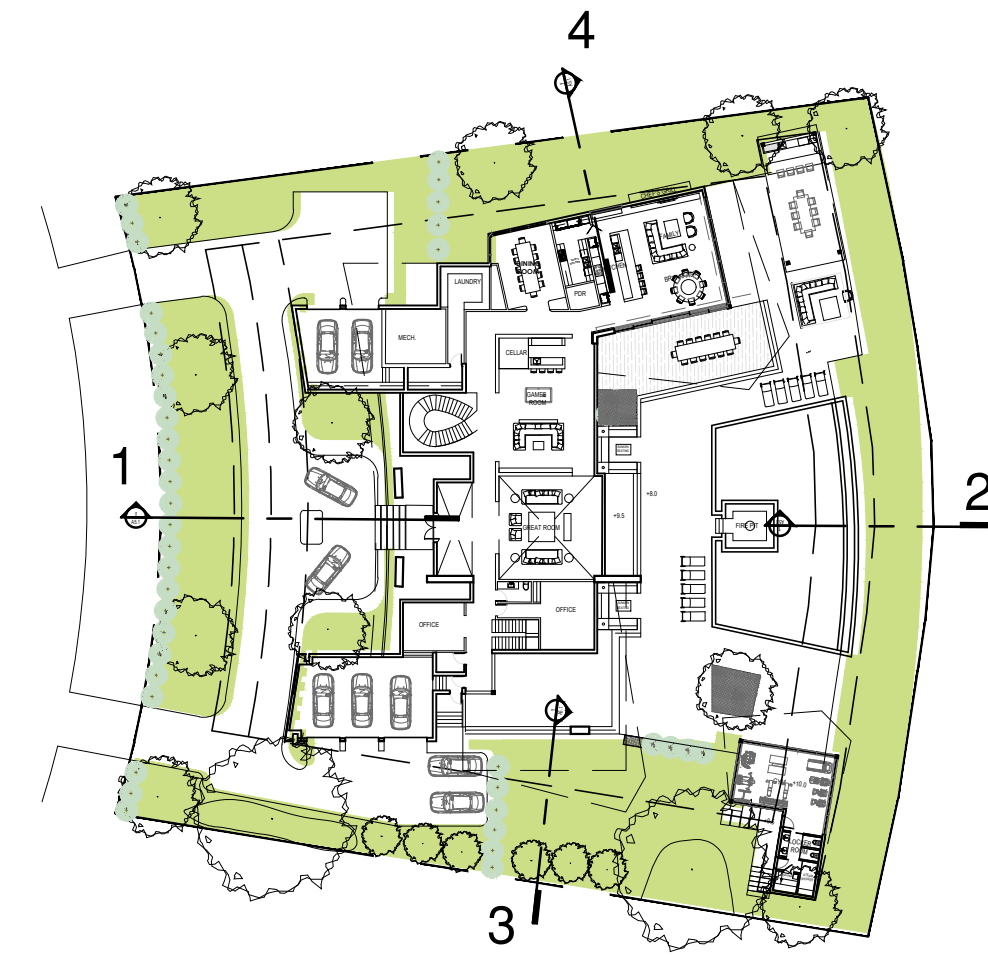
3 SECTION C-C
Scale: 1" = 1/8"



2 SECTION B-B
Scale: 1" = 1/8"



4 SECTION D-D
Scale: 1" = 1/8"



A KEY PLAN
Scale: N.T.S

Rev.	Date	Rev.	Date

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YARD
SECTIONS

Date	--	Sheet No.
Scale	--	A5.1
Project	--	



A NORTH EAST AXO

Scale: N.T.S.

Rev.	Date	Rev.	Date

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AXONOMETRIC

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A8.0
Project	2106 - 92 LA GORCE CIRCLE DRIVE	



A

NORTH WEST AXO

Scale: N.T.S.

Rev.	Date	Rev.	Date

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AXONOMETRIC

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A8.1
Project	2106 - 92 LA GORCE CIRCLE DRIVE	



A SOUTH EAST AXO

Scale: N.T.S.

Rev.	Date	Rev.	Date

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AXONOMETRIC

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A8.2
Project	2106 - 92 LA GORCE CIRCLE DRIVE	



A SOUTH WEST AXO

Scale: N.T.S.

Rev.	Date	Rev.	Date

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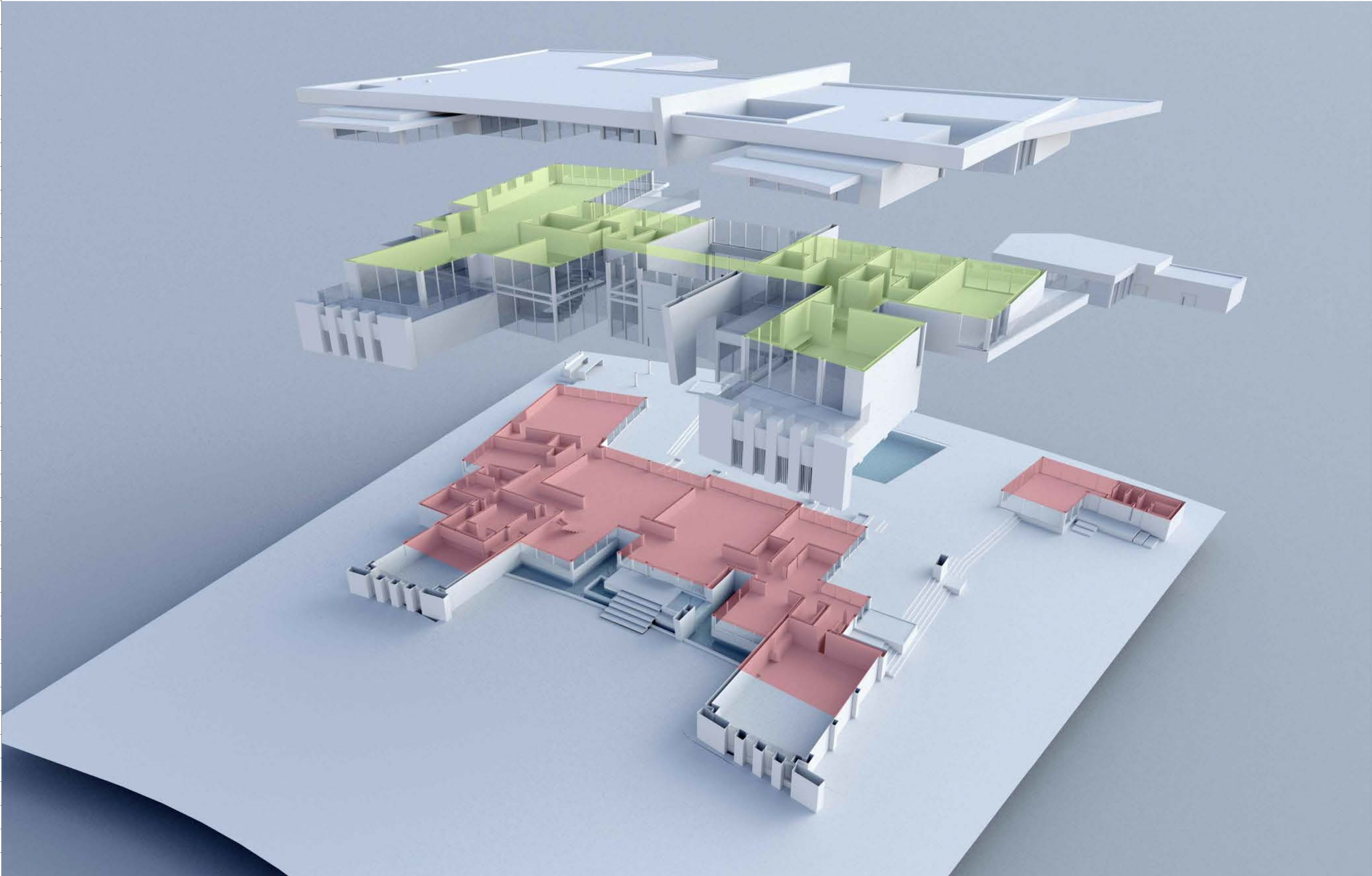
Consultant:
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AXONOMETRIC

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A8.3
Project	2106 - 92 LA GORCE CIRCLE DRIVE	



1

EXPLODED AXO

Scale: N.T.S

Rev.	Date	Rev.	Date

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Email:

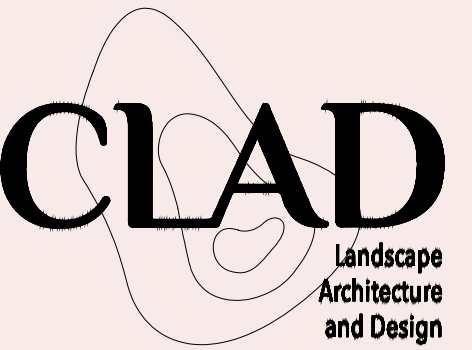
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AXONOMETRIC
Exploded

Date	04/28/2021	Sheet No.
Scale	1"= 3/32"	A8.4
Project		



2 LAGORCE CIRCLE
MIAMI BEACH, FL

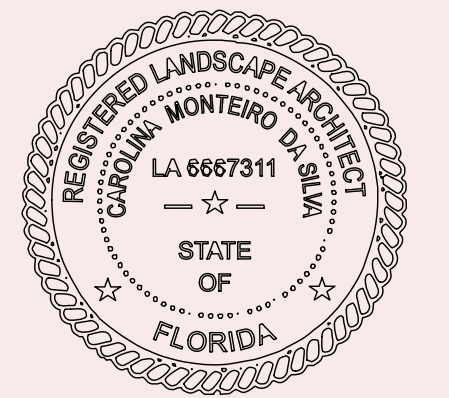
SITE ADDRESS:

22 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT:

CLAD
3020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:



CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
A6667311

DRAWING TITLE:

COVER SHEET
AND INDEX

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REVISIONS:

[illegible]

SCALE:

PROJ. N°:
115
SHEET N°:

-0

- 92 LAGORCE CIRCLE -
MIAMI BEACH, FL

FINAL DRB SUBMITTAL

SHEET INDEX

92 LAJORCE CIRCLE SHEET INDEX		X = SHEET SUBMITTED		• = SHEET REVISED	
SHEET #		DRB SUBMITTAL 4/19/2021	DRB SUBMITTAL REV 1 5/10/2021		FINAL DRB SUBMITTAL 11/08/2021
L-0	COVER SHEET + SHEET INDEX	X		X	
L-1	TREE DISPOSITION PLAN	X		X	
L-1.1	TREE DISPOSITION SCHEDULE	X		X	
L-1.2	TREE MITIGATION PLANTING PLAN	X		X	
L-2	OVERALL SITE PLAN	X		X	
L-5	CANOPY PLANTING PLAN	X		X	
L-5.1	UNDERSTORY PLANTING PLAN	X		X	
L-5.2	PLANTING SCHEDULE + LANDSCAPE LEGEND	X		X	
L-5.3	PLANTING DETAILS	X		X	

92 LAGORCE CIRCLE - TREE DISPOSITION SCHEDULE									
NEW #	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	NOTES	PALMS REMOVED
1	<i>Phoenix dactylifera</i>	DATE PALM	14.5	30	18	FAIR	REMAN		
2	<i>Roystonea regia</i>	ROYAL PALM	15	50	20	FAIR	RELOCATE		
3	<i>Roystonea regia</i>	ROYAL PALM	14.5	50	20	FAIR	REMAN		
4	<i>Ficus aurea</i>	STRANGLER FIG	48	40	30	FAIR	REMAN		
5	<i>Phoenix roebelenii</i>	PYGMY DATE PALM (DOUBLE)	4, 4	6	5	GOOD	REMOVE	NOT REGULATED	
6	<i>Phoenix roebelenii</i>	PYGMY DATE PALM (TRIPLE)	4, 4, 4	6	5	GOOD	REMOVE	NOT REGULATED	
7	<i>Roystonea regia</i>	ROYAL PALM	12	25	15	FAIR	REMOVE		1
8	<i>Latania loddigesii</i>	LATAN PALM	12	12	12	GOOD	RELOCATE		
9	<i>Latania loddigesii</i>	LATAN PALM	12	12	12	GOOD	RELOCATE		
10	<i>Latania loddigesii</i>	LATAN PALM	12	12	12	GOOD	RELOCATE		
11	<i>Sabal Palmetto</i>	SABAL PALM	10	30	6	POOR	REMOVE		1
12-16	<i>Dypsis lutescens</i>	ARECA PALMS (3)	CLUSTER	15	8	FAIR	REMOVE	NOT REGULATED	
17	<i>Dypsis lutescens</i>	ARECA PALMS (2)	CLUSTER	20	8	POOR	REMOVE	NOT REGULATED	
18	<i>Sabal Palmetto</i>	SABAL PALM	14	25	15	GOOD	REMOVE		1
19	<i>Phoenix dactylifera</i>	DATE PALM	17	30	20	GOOD	REMOVE		1
20	<i>Phoenix dactylifera</i>	DATE PALM	16.5	30	20	GOOD	REMOVE		1
21	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
22	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
23	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
24	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
25	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
26	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
27	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
28	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
29	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
30	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
31	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
32	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
33	<i>Cocos nucifera</i>	COCONUT PALM	12	30	16	GOOD	REMOVE		1
34	<i>Coccoloba uvifera</i>	SEAGRAPE	23, 12, 12	25	25	GOOD	REMAN		
35	<i>Sabal Palmetto</i>	SABAL PALM	12	30	10	FAIR	REMOVE		1
36	<i>Sabal Palmetto</i>	SABAL PALM	12	30	10	FAIR	REMOVE		1
37	<i>Sabal Palmetto</i>	SABAL PALM	12	30	10	FAIR	REMOVE		1
38	<i>Sabal Palmetto</i>	SABAL PALM	12	30	10	FAIR	REMOVE		1
39	<i>Scheffera actinophylla</i>	UMBRELLA TREE	10	25	15	FAIR	REMOVE	INVASIVE SPECIES	
40/42	<i>Ficus aurea</i>	STRANGLER FIG	64	50	70	GOOD	REMAN	#42 IS AERIAL ROOT OF TREE	
41	<i>Livistona chinensis</i>	CHINESE FAN PALM	12	15	8	FAIR	REMOVE	NOT REGULATED	
43	<i>Phoenix reclinata</i>	SENEGAL DATE PALM	CLUSTER	15	15	GOOD	REMOVE	NOT REGULATED	
44	<i>Phoenix reclinata</i>	SENEGAL DATE PALM	CLUSTER	18	15	GOOD	REMOVE		1
45	<i>Phoenix reclinata</i>	SENEGAL DATE PALM	CLUSTER	18	15	GOOD	REMOVE		1
46	<i>Sabal Palmetto</i>	SABAL PALM	12	30	12	FAIR	REMOVE		1
47	<i>Sabal Palmetto</i>	SABAL PALM	12	30	12	FAIR	REMOVE		1
48	<i>Sabal Palmetto</i>	SABAL PALM	12	30	12	FAIR	REMOVE		1
49	<i>Sabal Palmetto</i>	SABAL PALM	12	30	12	FAIR	REMOVE		1
50	<i>Caryota Mitis</i>	FISHTAIL PALM	CLUSTER	15	12	POOR	REMOVE	NOT REGULATED	
51	<i>Phoenix reclinata</i>	SENEGAL DATE PALM	CLUSTER	23	18	FAIR	REMOVE		1
52	<i>Phoenix roebelenii</i>	PYGMY DATE PALM (TRIPLE)	4, 4, 4	12	18	GOOD	REMOVE	NOT REGULATED	
53	<i>Phoenix dactylifera</i>	DATE PALM	16	40	20	GOOD	REMOVE		1
54	<i>Quercus virginiana</i>	LIVE OAK	35	40	45	FAIR	REMAN		
55	<i>Quercus virginiana</i>	LIVE OAK	42	50	55	FAIR	REMAN		
56	<i>Bismarckia nobilis</i>	BISMARCK PALM	15	30	20	FAIR	REMAN		
57	<i>Ptychosperma elegans</i>	SOLITAIRE PALMS (4)	4 EACH	35	10	FAIR	REMOVE		1
58	<i>Ficus elastica</i>	RUBBER FIG	216	50	70	GOOD	REMAN		
59	<i>Caryota Mitis</i>	FISHTAIL PALM	CLUSTER	30	10	FAIR	REMOVE	SPECIES NOT REGULATED	
60	<i>Livistona chinensis</i>	CHINESE FAN PALM	10	25	8	GOOD	REMOVE		1
61	<i>Livistona chinensis</i>	CHINESE FAN PALM	10	15	8	GOOD	REMOVE	NOT REGULATED	
62	<i>Sabal Palmetto</i>	SABAL PALM	8	25	8	POOR	REMOVE		1
63	<i>Dypsis lutescens</i>	ARECA PALM	CLUSTER	30	15	FAIR	REMOVE		1
64	<i>Livistona chinensis</i>	CHINESE FAN PALM	8	20	8	FAIR	REMOVE		1
65	<i>Dypsis lutescens</i>	ARECA PALM	CLUSTER	20	8	FAIR	REMOVE		1
66	<i>Phoenix reclinata</i>	SENEGAL DATE PALM	CLUSTER	15	8	GOOD	REMOVE	NOT REGULATED	
67	<i>Livistona chinensis</i>	CHINESE FAN PALM (TRIPLE)	10, 10, 10	14	15	GOOD	REMOVE	NOT REGULATED	
PALMS REMOVED:									36

TREE DISPOSITION SUMMARY					
	TOTAL		REMAIN	REMOVE	RELOCATE
TREES	7		6	1	0
PALMS	58		3	4	51

*1 TREE TO REMOVE IS INVASIVE

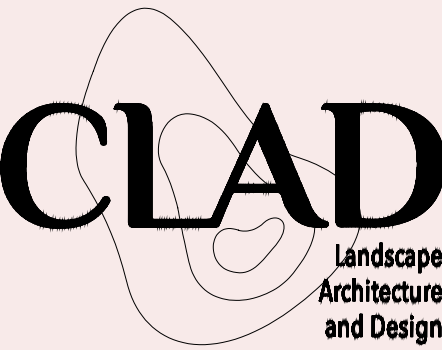
**16 PALMS TO REMOVE ARE NOT REGULATED

TREES USED FOR MITIGATION					
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	NOTES
QV	1	<i>Quercus virginiana</i>	LIVE OAK	Y	MINIMUM 16' HT; 4" DBH
CU	3	<i>Coccoloba uvifera</i>	SEAGRAPE	Y	MINIMUM 16' HT; 4" DBH
GL1	4	<i>Gymnanthes lucida</i>	CRABWOOD	Y	MINIMUM 16' HT; 4" DBH
KF	6	<i>Krugiodendron ferreum</i>	BLACK IRONWOOD	Y	MINIMUM 16' HT; 4" DBH
PO	5	<i>Plumeria obtusa</i> 'Singapore White'	SINGAPORE FRANGIPANI	N	MINIMUM 16' HT; 4" DBH

36 TREES FOR THE REMOVAL OF 36 PALMS, EQUIVALENT TO:
36 REPLACEMENT TREES (MIN. 2" CALIPER, 6' CANOPY, 12 HT), OR
18 REPLACEMENT TREES (MIN. 4" CALIPER, 8' CANOPY, 16 HT)
11 TREES MUST BE NATIVE (30% OF REQUIRED TREES)

SPECIES DIVERSITY:
31-40: 5 SPECIES

THE CODE (NEW ORDINANCE) IS BEING MET BY USING:
19 TREES (MIN. 4" CALIPER, 8' CANOPY, 16 HT)



92 LAGORCE CIRCLE
MIAMI BEACH, FL

SITE ADDRESS:

92 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:



CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

TREE DISPOSITION
SCHEDULE

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REVISIONS:

ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21
FINAL DRB SUBMITTAL	11/08/21

SCALE:

PROJ. N°:
2115
SHEET N°:

L-1.1



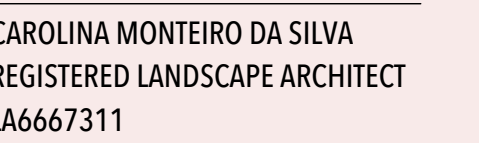
SITE ADDRESS:

22 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT:

CLAD
3020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:



DRAWING TITLE:

TREE DISPOSITION PLAN

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REVISIONS:

ISSUE	DATE
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DRB SUBMITTAL REV1	05/10/21
FINAL DRB SUBMITTAL	11/08/21

TREE DISPOSITION SYMBOL LEGEND

PALM TO REMAIN

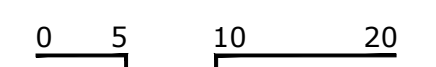
TREE TO REMAIN

PALM TO BE REMOVED

TREE TO BE REMOVED

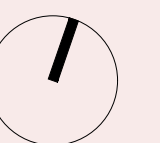
PALM TO BE RELOCATED

CURRENT RESIDENCE WITHIN
PROPERTY BOUNDARY

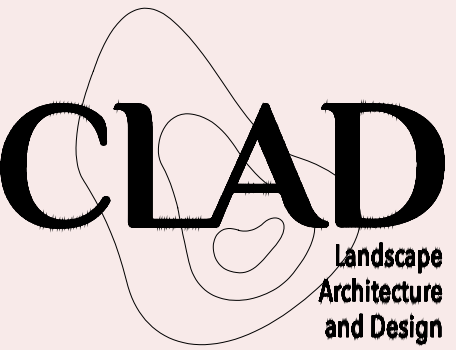
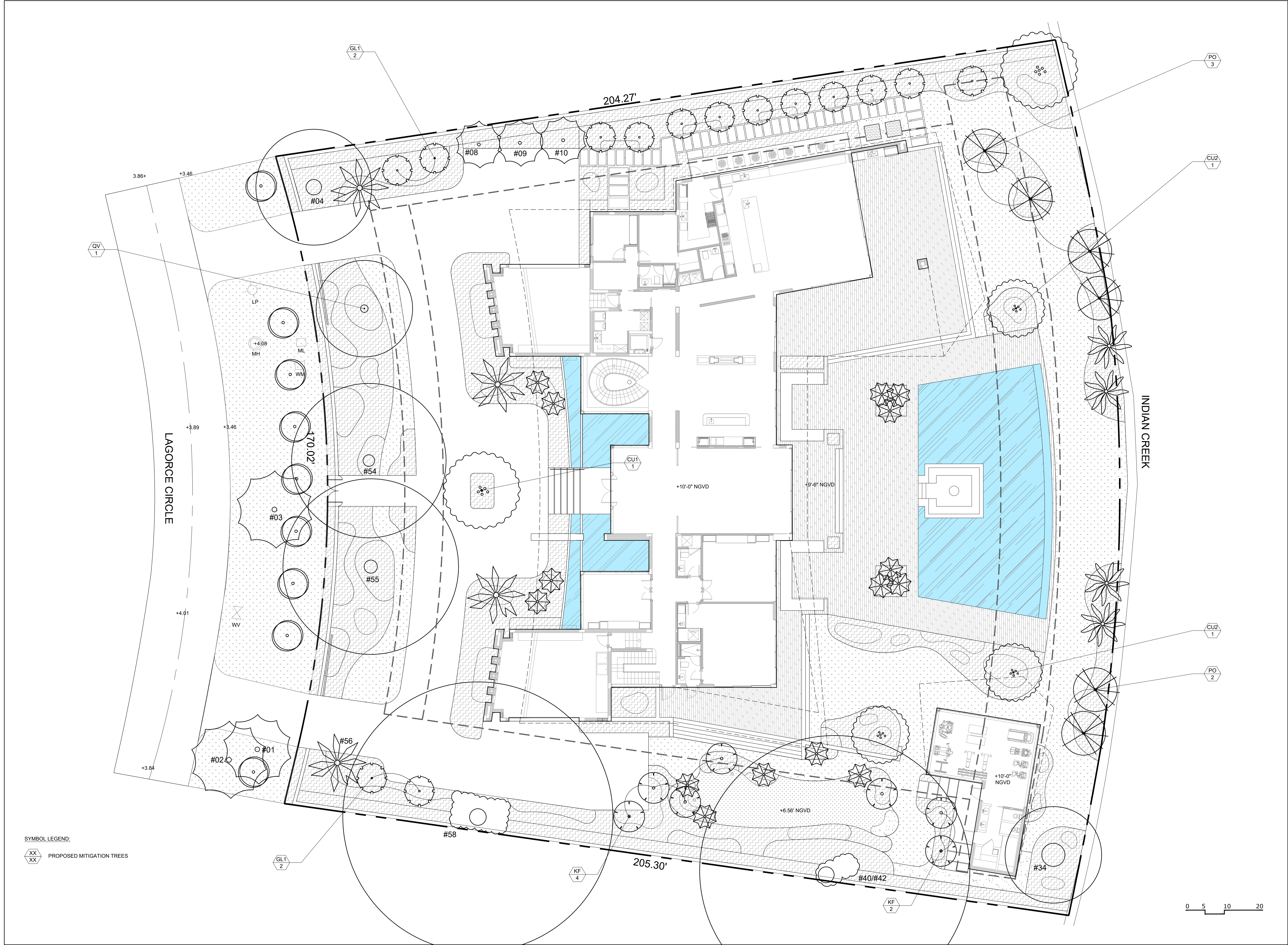


SCALE:
3/32" = 1'-0"

PROJ. N°:
115
SHEET N°:



-1



92 LAGORCE CIRCLE
MIAMI BEACH, FL

SITE ADDRESS:
92 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT:
CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
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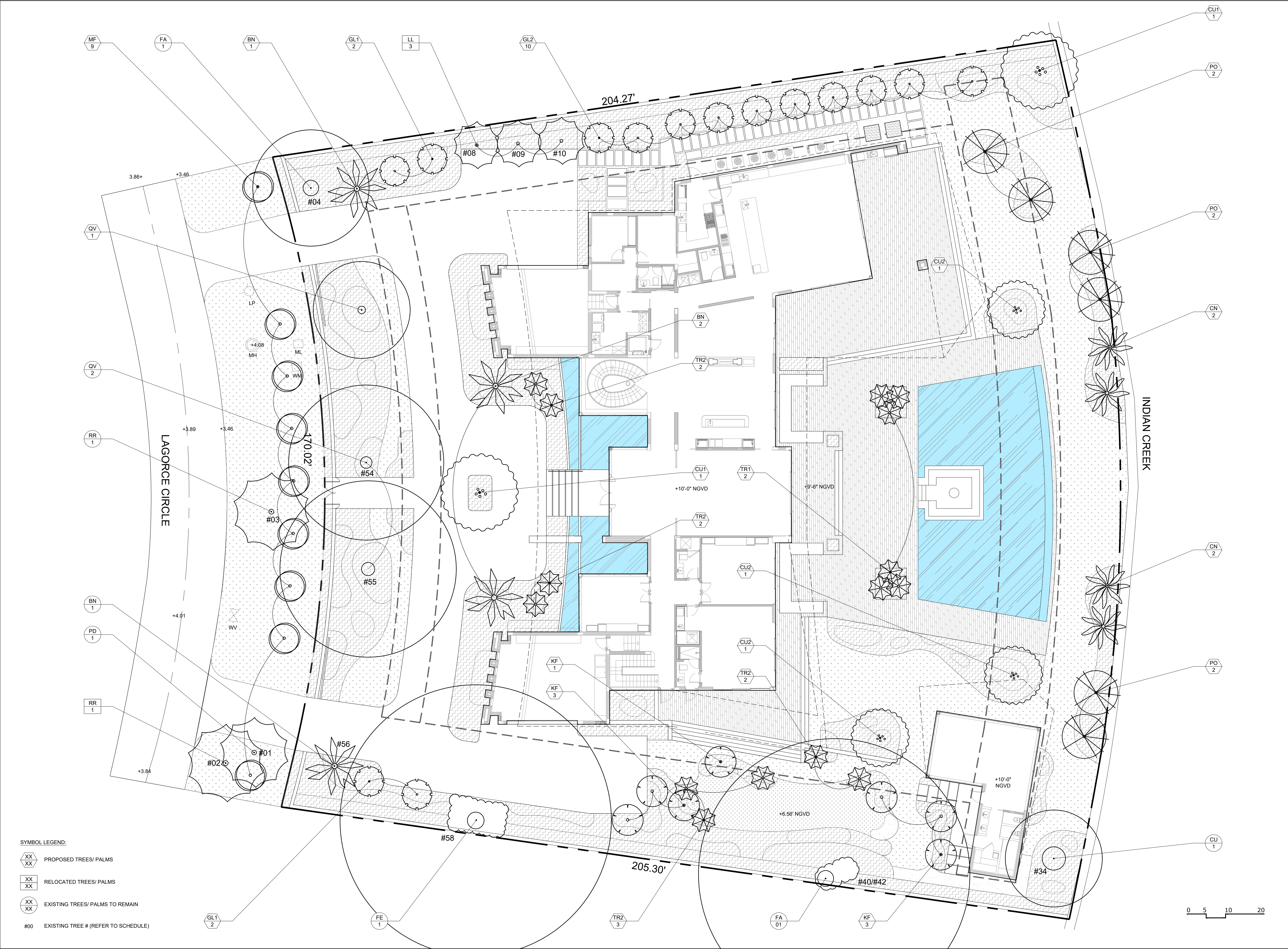
DRAWING TITLE:
TREE MITIGATION
PLANTING
PLAN

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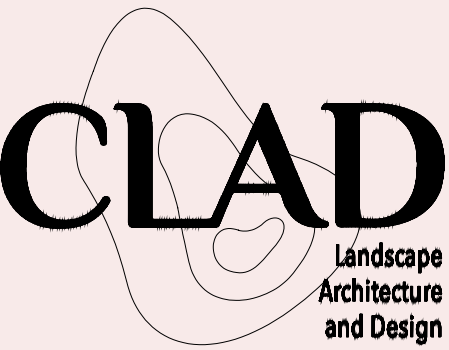
REVISIONS:	
ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21
FINAL DRB SUBMITTAL	11/08/21

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

PROJ. N°:
2115
SHEET N°:
L-1.2



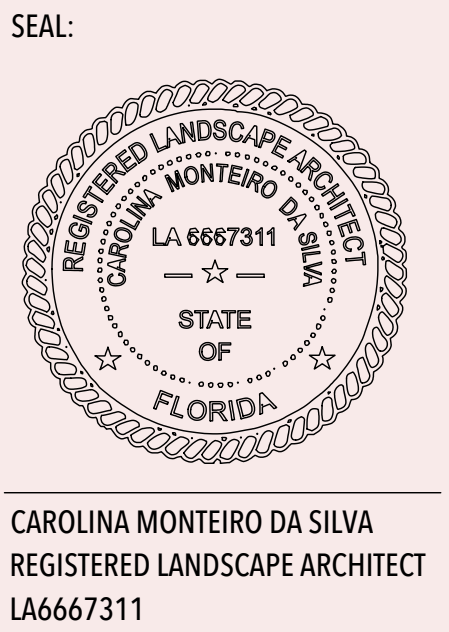
- SYMBOL LEGEND:
- XX XX PROPOSED TREES/ PALMS
 - XX XX RELOCATED TREES/ PALMS
 - XX XX EXISTING TREES/ PALMS TO REMAIN
 - #00 EXISTING TREE # (REFER TO SCHEDULE)



92 LAGORCE CIRCLE
MIAMI BEACH, FL

SITE ADDRESS:
92 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT:
CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
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DRAWING TITLE:
**CANOPY PLANTING
PLAN**

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REVISIONS:	
ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21
FINAL DRB SUBMITTAL	11/08/21

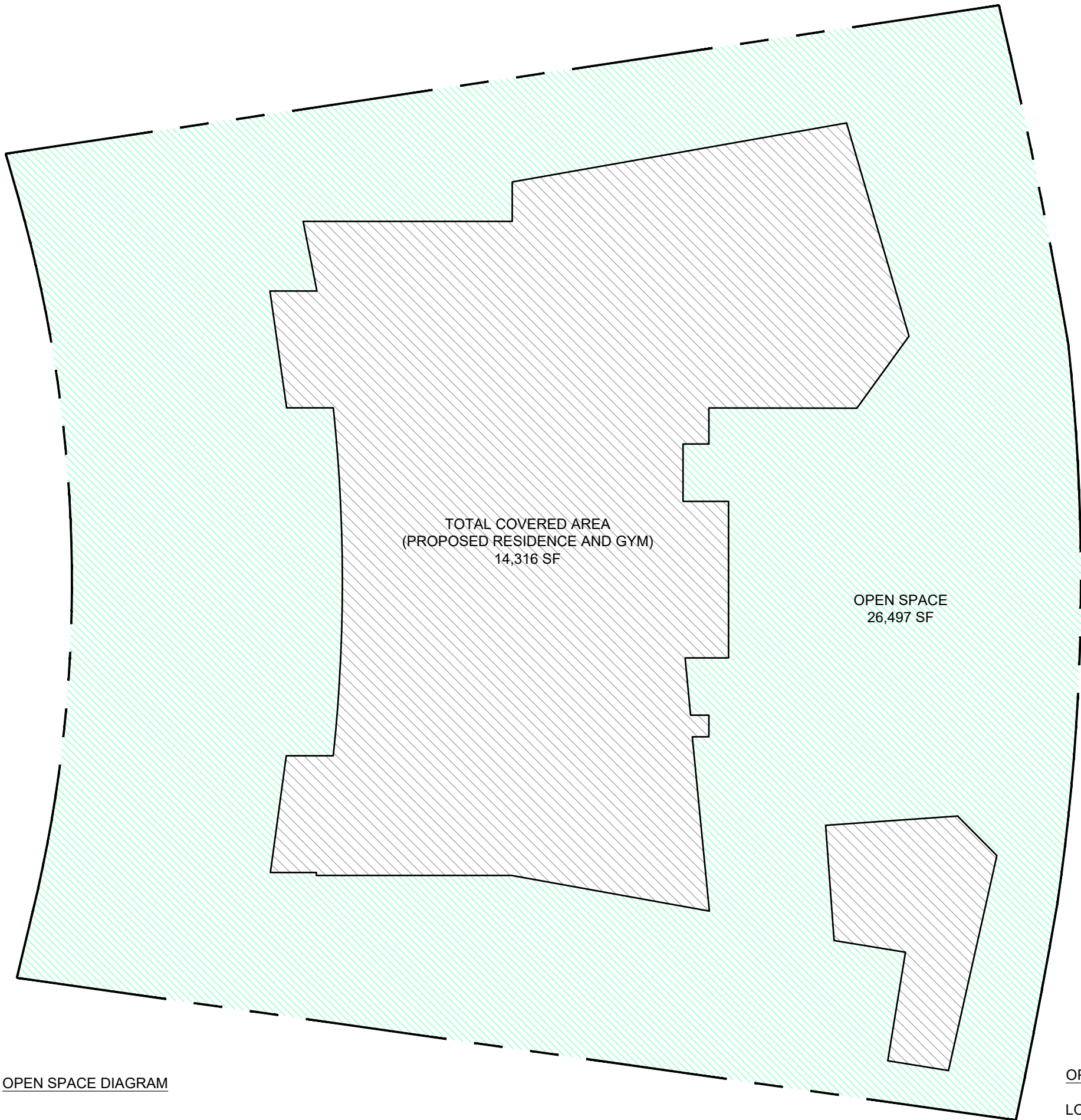
SCALE:
3/32" = 1'-0"

PROJ. N°:
2115
SHEET N°:
L-5

-5.1

LANDSCAPE SCHEDULE - CANOPY SITE					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE	DROUGHT TOLERANT
EXISTING TREES					
FA	2	<i>Ficus aurea</i> FLORIDA STRANGLER FIG	#4 & #40/42	Y	Y
FE	1	<i>Ficus elastica</i> RUBBER FIG	#58	N	Y
QV	2	<i>Quercus virginiana</i> LIVE OAK	#54 & #55	Y	Y
CU	1	<i>Coccoloba uvifera</i> SEAGRAPE	#34	Y	Y
EXISTING PALMS					
RR	1	<i>Roystonea regia</i> ROYAL PALM	#3	Y	Y
BN	1	<i>Bismarckia nobilis</i> BISMARCK PALM	#56	N	Y
PD	1	<i>Phoenix dactylifera</i> DATE PALM	#1	N	Y
RELOCATED PALMS					
RR	1	<i>Roystonea regia</i> ROYAL PALM	#2	Y	Y
LL	3	<i>Latania loddigesii</i> LATAN PALM	#8, #9, #10	N	Y
STREET TREES					
MF	9	<i>Myrcianthes fragrans</i> SIMPSONS STOPPER	12' HT, MULTI-TRUNK 3" DBH	Y	Y
TREES					
QV	1	<i>Quercus virginiana</i> LIVE OAK	25' HT, 20' SP, SPECIMEN, MULTI TRUNK FG	Y	Y
CU1	2	<i>Coccoloba uvifera</i> SEAGRAPE	25' HT, 20' SP, SPECIMEN, MULTI TRUNK FG	Y	Y
CU2	3	<i>Coccoloba uvifera</i> SEAGRAPE	16' HT, 12' SP, CHARACTER, MULTI TRUNK FG	Y	Y
KF	7	<i>Krugiodendron ferreum</i> BLACK IRONWOOD	16' HT, 12' SP, 4-6" DBH MIN. FG	Y	Y
GL1	4	<i>Gymnanthes lucida</i> CRABWOOD	16' HT, 8' SP, STANDARD FG	Y	Y
GL2	10	<i>Gymnanthes lucida</i> CRABWOOD	12' HT, 6' SP, STANDARD 100G	Y	Y
PO	6	<i>Plumeria obtusa</i> 'Singapore White' SINGAPORE FRANGIPANI	16' HT, 8' SP, SPECIMEN FG	N	Y
PALMS					
BN	3	<i>Bismarckia nobilis</i> BISMARCK PALM	25' OA FG	N	Y
CN	4	<i>Cocos nucifera</i> COCONUT PALM	STRAIGHT TRUNK FG, 25' GW	N	Y
TR1	2	<i>Thrinax radiata</i> FLORIDA THATCH PALM	22' HT, TRIPLE SPECIMEN	Y	Y
TR2	9	<i>Thrinax radiata</i> FLORIDA THATCH PALM	12' HT FG	Y	Y

LANDSCAPE SCHEDULE - UNDERSTORY SITE				
LARGE SHRUBS				
CER	127	<i>Conocarpus erectus</i> GREEN BUTTONWOOD	8' HT, 3' SP, FULL TO BASE 15G	Y
SHRUBS				
REX	113	<i>Rhapis excelsa</i> LADY PALM	4' HT, 4' SP, FULL TO BASE 15G	N
NBI	225	<i>Nephrolepis biserrata</i> MACHO FERN	18" HT, 24" O.C 3G	Y
TDA	41	<i>Tripsacum dactyloides</i> FAKAHATCHEE GRASS	24" HT, 18" O.C 3G	Y
TFL	452	<i>Tripsacum floridana</i> DWARF FAKAHATCHEE GRASS	24" HT, 18" O.C 3G	Y
SRE	95	<i>Serenoa repens</i> 'Cinerea' SILVER SAW PALMETTO	36" HT, 36" O.C 25G	Y
CRO	628	<i>Clusia rosea</i> 'Nana' DWARF PITCH APPLE	18" HT, 18" O.C 3G	N
BOD	562	<i>Begonia odorata</i> 'Alba' WHITE BEGONIA	12" HT, 15" O.C 3G	N
ACCENTS				
DSP	18	<i>Dioon spinulosum</i> GIANT DIOON	4' HT, 4' SP 15G	N
GROUNDCOVERS				
POB	1029	<i>Peperomia obtusa</i> BABY RUBBER PLANT	12" HT , 12" O.C 3G	Y
PSC	656	<i>Phymatosorus scolopendria</i> WART FERN	18" HT, 18" O.C 3G	N
LMU	2667	<i>Liriope muscari</i> 'Super Blue' LILYTURF	12" HT , 12" O.C 1G	N
SOD				
SOD	9,043 SF	<i>Zoysia ssp.</i> GEO ZOYSIA	STAGGERED AND BUTTED JOINTS	N
SYNTHETIC SOD				
SOD2	587 SF	LOW PILE	STAGGERED AND BUTTED JOINTS	N/A



OPEN SPACE DIAGRAM

OPEN SPACE AREA:

LOT AREA: 40,813 SF
OPEN SPACE REQUIRED: 20,407 SF (LOT AREA X 50%)
OPEN SPACE PROVIDED: 26,497 SF

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-2 Lot Area 40,813 SF Acres .94

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area = 40,813 s.f.x 50 % = 20,407 s.f.

B. Square feet of parking lot open space required as indicated on site

Number of parking spaces N/A x 10 s.f. parking space =

C. Total square feet of landscaped open space required: A+B=

REQUIRED/
ALLOWED

PROVIDED

20,407

26,497

N/A

N/A

20,407

26,497

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

20,407

26,497

B. Maximum lawn area (sod) permitted= 50 % x 20,407 s.f.

10,204

6,133

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

40 trees x - (6) number of existing trees=

34

40

B. % Natives required: Number of trees provided x 30% =

11

34

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

11

34

D. Street Trees (maximum average spacing of 20' o.c.)

170' linear feet along street divided by 20'=

9

9

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

 linear feet along street divided by 20'=

N/A

N/A

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

408

2,116

B. % Native shrubs required: Number of shrubs provided x 50%=

1058

1,441

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=

59

127

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

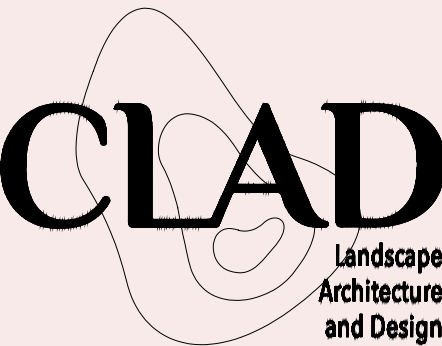
64

127

SPECIES DIVERSITY

Required number of tree species: 7

Provided proposed tree species: 7



92 LAGORCE CIRCLE

MIAMI BEACH, FL

SITE ADDRESS:

92 LAGORCE CIRCLE

MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT:

CLAD

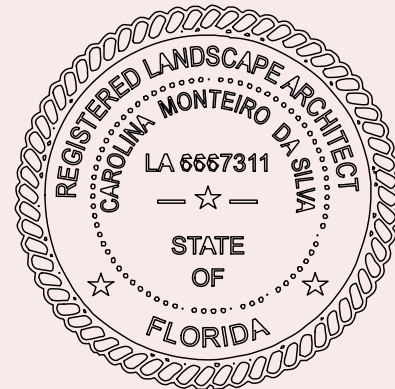
8020 NE 4TH AVE, STUDIO 113

MIAMI, FL 33138

(786) 536-6076

INFO@CLADLANDSCAPE.COM

SEAL:



CAROLINA MONTEIRO DA SILVA

REGISTERED LANDSCAPE ARCHITECT

LA6667311

DRAWING TITLE:

PLANTING SCHEDULE,
LEGEND AND OPEN SPACE
DIAGRAM

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REVISIONS:

ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21
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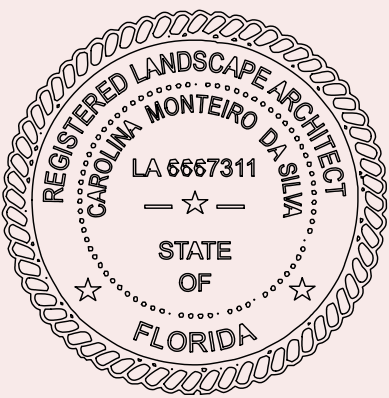
SCALE:

PROJ. N°:

2115

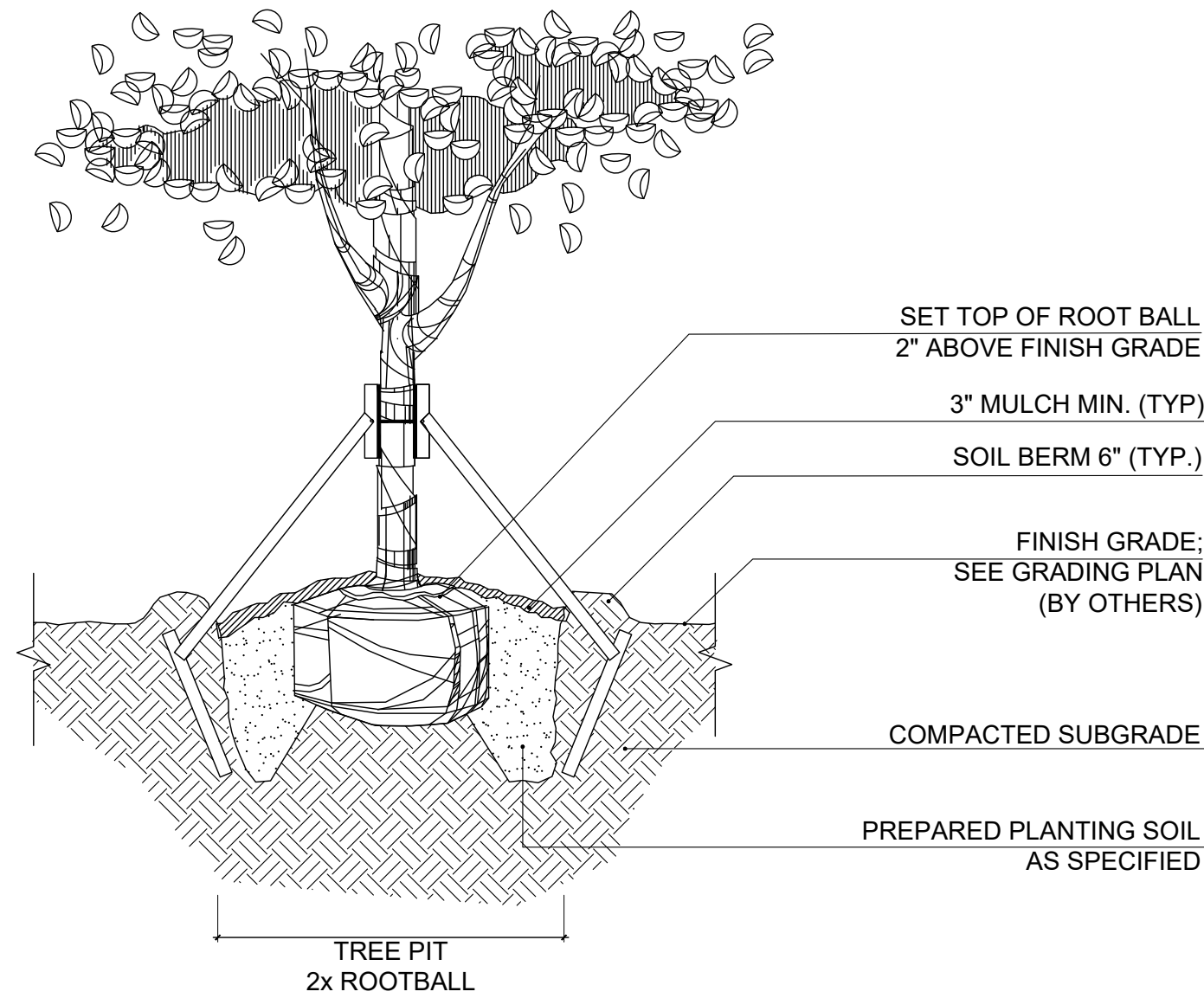
SHEET N°:

L-5.2



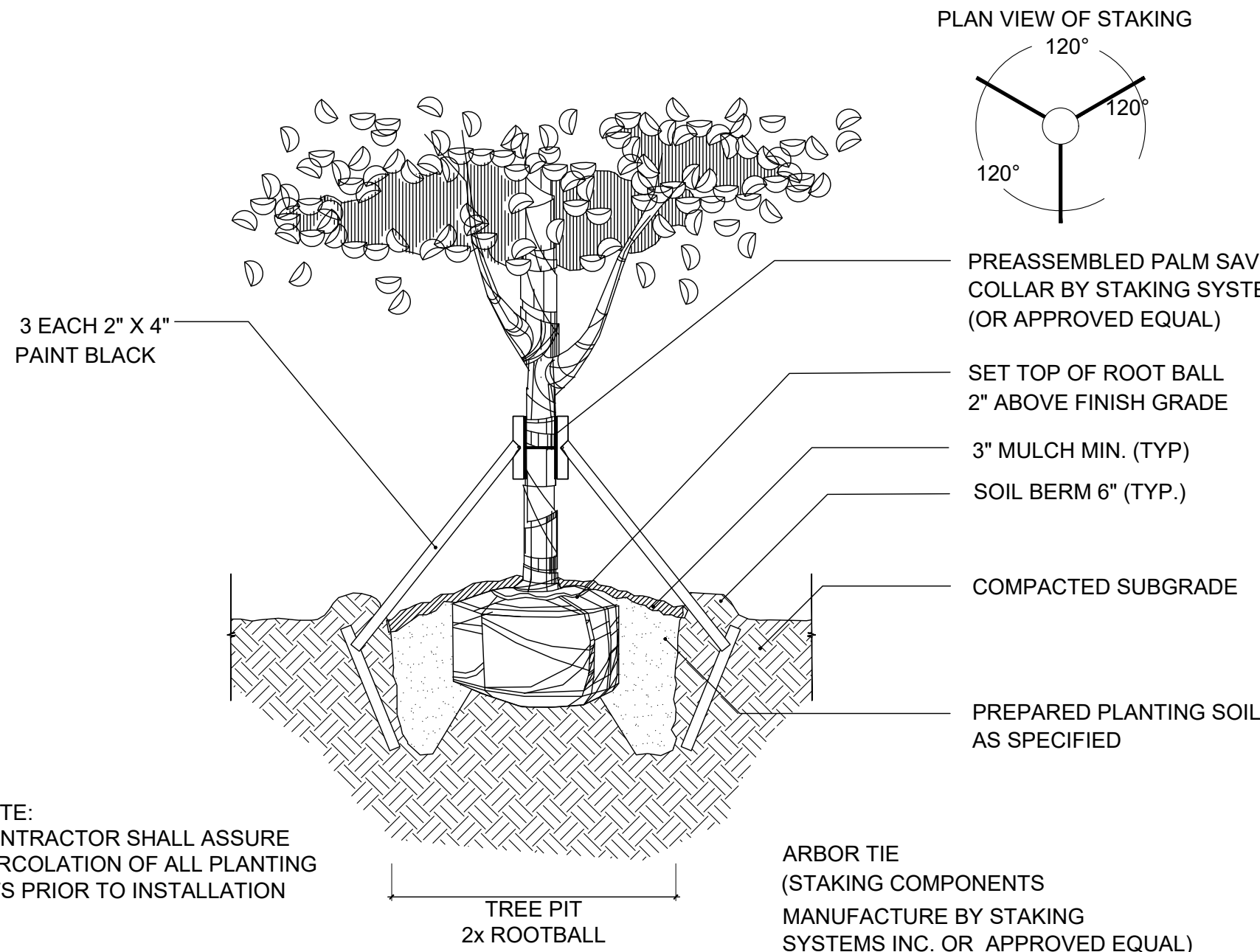
PLANTING
DETAILS

ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21
FINAL DRB SUBMITTAL	11/08/21



NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

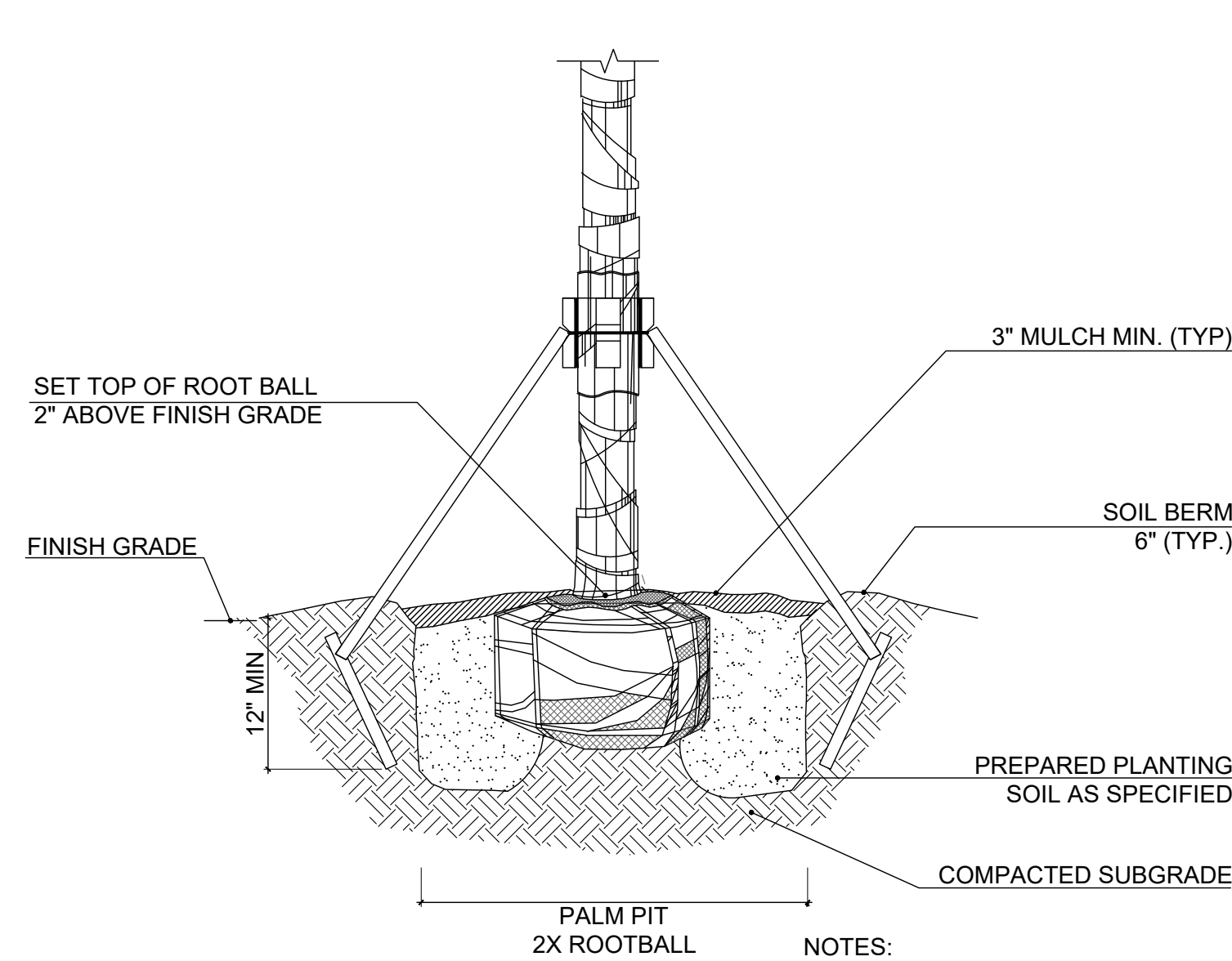
1 SPECIMEN TREE PLANTING DETAIL
SCALE: N.T.S.



NOTE:
CONTRACTOR SHALL ASSURE
PERCOLATION OF ALL PLANTING
PITS PRIOR TO INSTALLATION

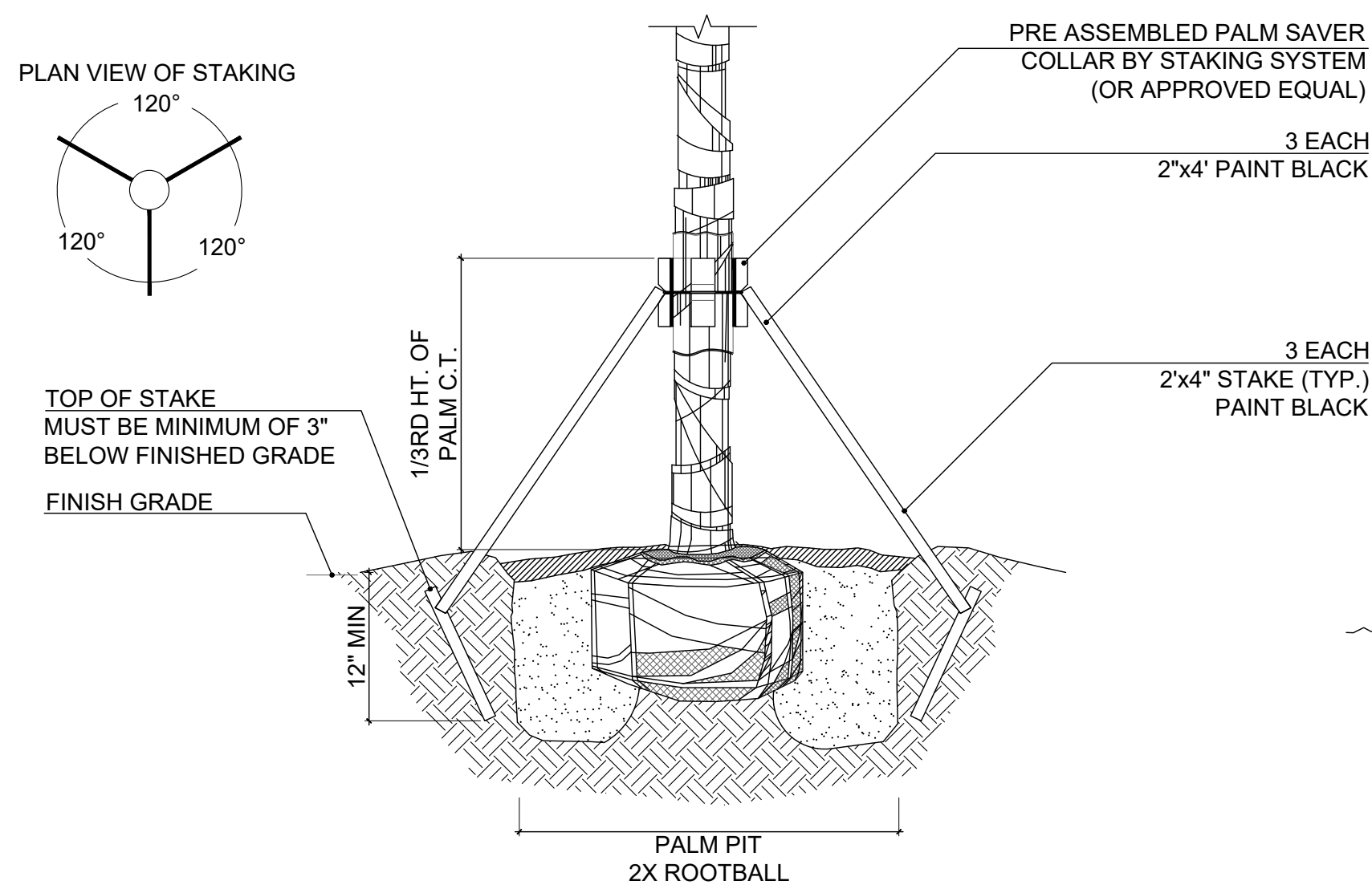
ARBOR TIE
(STAKING COMPONENTS
MANUFACTURE BY STAKING
SYSTEMS INC. OR APPROVED EQUAL)

2 SPECIMEN TREE STAKING DETAIL
SCALE: N.T.S.



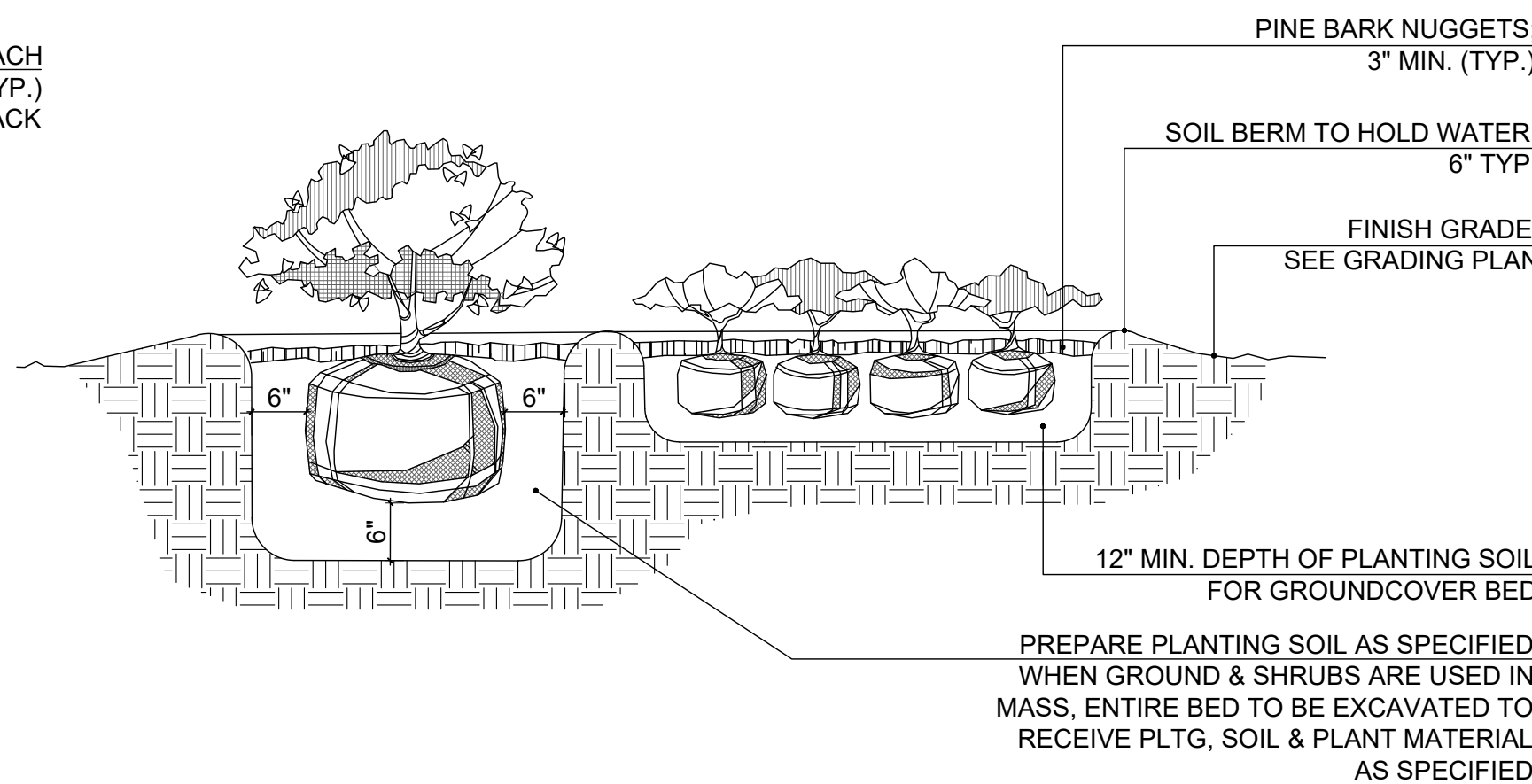
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION
OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT
RIGHT ANGLES TO THE TREE OR SHRUB OR IN
THE POSITION WHICH WILL MOST EFFECTIVELY
SERVE THE PURPOSE OF RETAINING WATER AT
THE BASE OF THE PLANT.

3 PALM PLANTING DETAIL
SCALE: N.T.S.



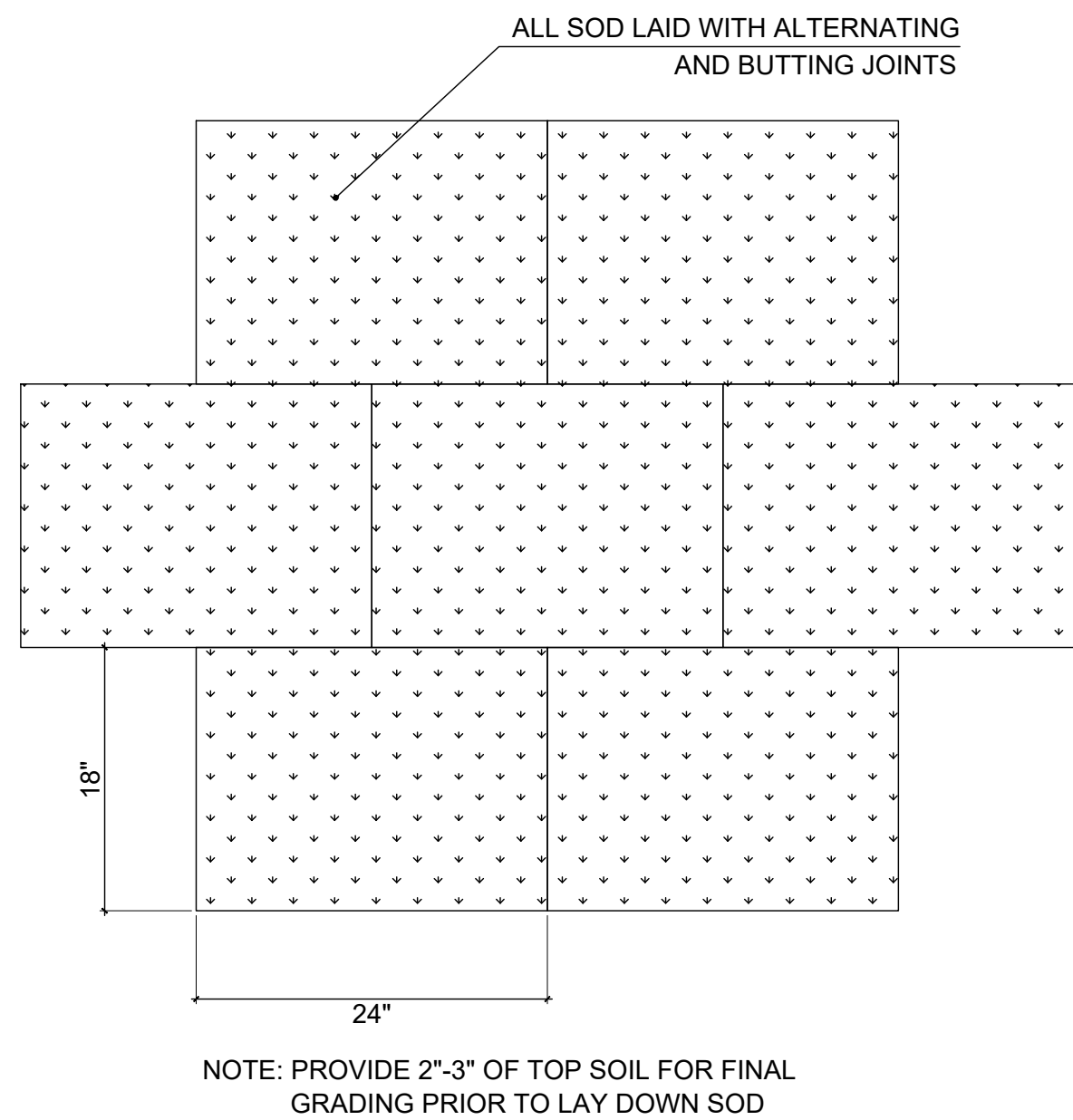
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS
PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE
TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY
SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE
PLANT.

4 PALM STAKING DETAIL
SCALE: N.T.S.



NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL
PLANTING PITS/ BEDS PRIOR TO INSTALLATION

5 SHRUB AND GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



NOTE: PROVIDE 2"-3" OF TOP SOIL FOR FINAL
GRADING PRIOR TO LAY DOWN SOD

6 SOD PLANTING DETAIL
SCALE: N.T.S.