

42 LA GORCE
ADDITION AND RENOVATION - GATE VARIANCE

42 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

CURRENT APPROVED PERMIT:
BREV161164
CURRENT APPROVED TCO:
TCO1700131

FOLIO : 02-3210-003-0170

VARIANCE APPLICATION
FINAL SUBMITTAL: 08/24/2017

SCOPE OF WORK:
-TO OBTAIN A VARIANCE FOR
THE PROPERTY'S FRONT
VEHICULAR GATES.
-FRONT GATES WERE BUILT PER
PRIOR EXISTING GATE
HEIGHTS.
-A PORTION OF THE
NORTHEAST GATE IS
APPROXIMATELY 2'-10 1/2"
HIGHER THAN THE ALLOWED
MAXIMUM HEIGHT OF 7'-0"
MEASURED FROM GRADE.
-A PORTION OF THE
SOUTHEAST GATE IS
APPROXIMATELY 1'-10"
HIGHER THAN THE ALLOWED
MAXIMUM HEIGHT OF 7'-0"
MEASURED FROM GRADE.

DRAWING LIST:	
A0.00	COVER SHEET, SCOPE OF WORK & LOCATION PLAN
A0.01	SURVEY
A0.02	CONTEXT PHOTOS/ KEY PLAN
A0.03	CONTEXT PHOTOS/ KEY PLAN
A0.04	OLD & NEW GATE CONTRAST
A2.00	OVERALL SITE PLAN
A2.01	ENLARGED SITE PLAN & GATE ELEVATIONS
LP1	LANDSCAPE SITE PLAN
LP2	LANDSCAPE SITE PLAN
LP3	LANDSCAPE SITE PLAN
LP4	LANDSCAPE SITE PLAN



INTERIOR DESIGN
ARGENT DESIGN LIMITED
100 George Street, London W1U 8NU
United Kingdom
Tel: +44 20 7563 4250

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KOBI KARP ARCHITECTURE
& INTERIOR DESIGN, INC.
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Fax: (305) 573-3766

LANDSCAPE ARCHITECT
NIEVERA WILLIAMS DESIGN
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REVISIONS / SUBMISSIONS	

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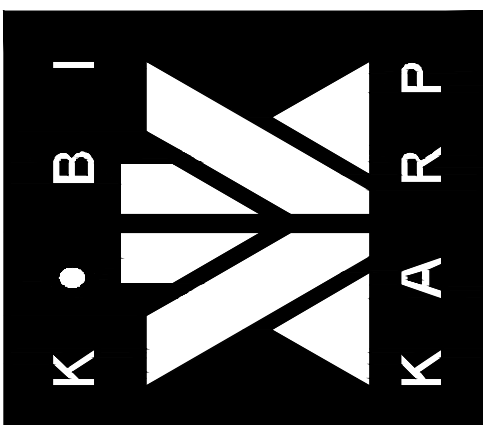
42 LA GORCE-GATE VARIANCE
42 LA GORCE CIRCLE
MIAMI BEACH, FLORIDA

COVER

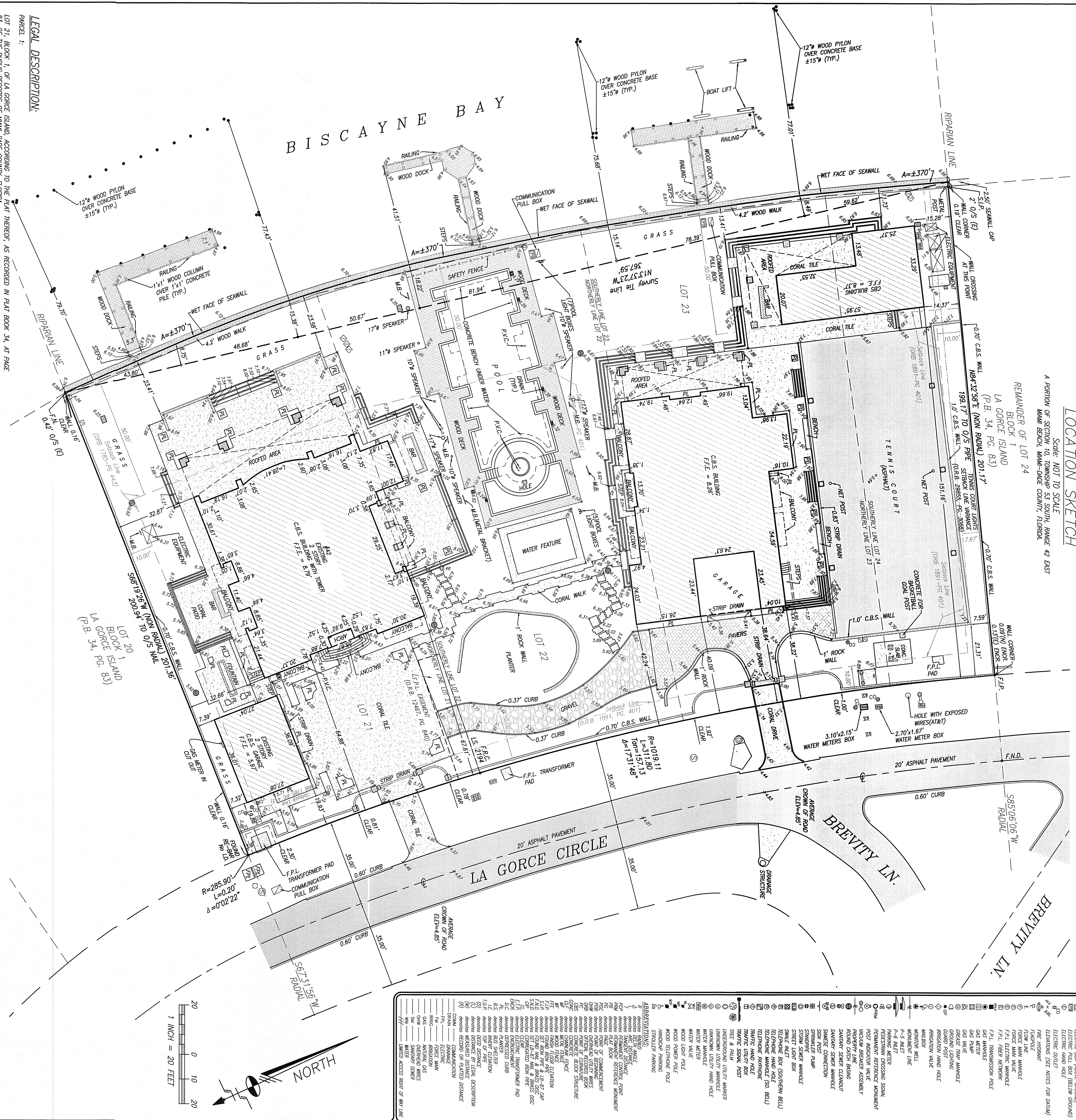
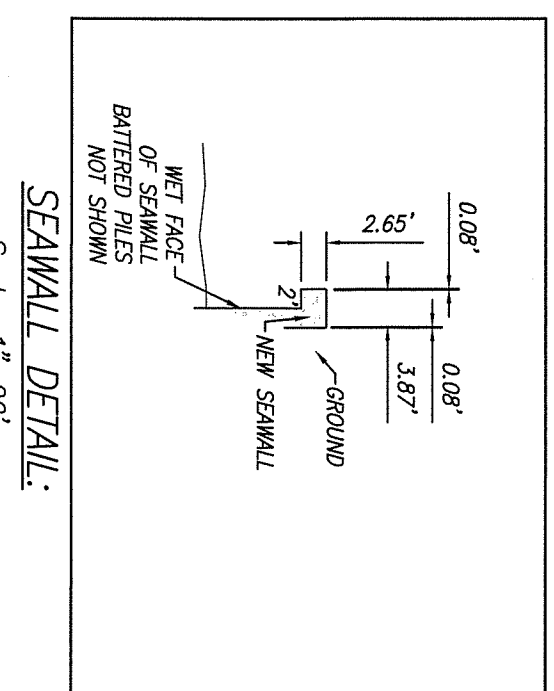
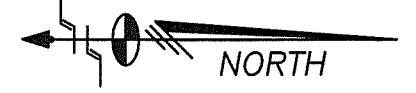
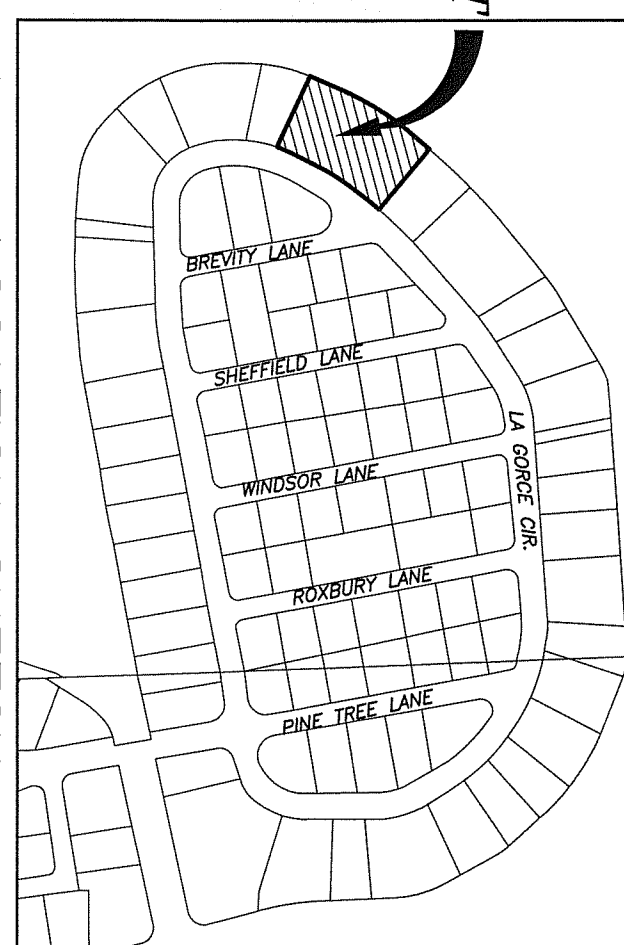
FINAL
SUBMITTAL

Lic. # AR0012578

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DRAWN BY:
CHECKED BY:
DATE: AUGUST 24, 2017
A0.00



LEGAL DESCRIPTION:

PARCEL 1:
LOT 21, BLOCK 1, OF LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 83, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALIEN'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALA AND MISS. THIS BOUNDARY SURVEY COMPLETS WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS PURSUANT TO CHAPTER 35-17, FLORIDA ADMINISTRATIVE CODE.

PLICATION:

MAP AND THE SURVEY ON WHICH IT IS BASED
AND THE 2016 MINIMUM STANDARD DETAIL
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
THIS BOUNDARY SURVEY COMPLIES WITH THE
REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD
PURSUANT TO CHAPTER 5A-17, FLORIDA

INTERSECTION OF (NORTH) L

#66
INTERSECTION OF (NORTH) LA CORRE CREEK & WINNERS LAKE IN FRONT OF
ELEVATION = 2,67' NORTH AMERICAN VERTICAL DATUM OF 1928 (NAVD 1988)
4.22' ANNUAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1988)
B) CITY OF KAMIA BEACH P.L. (ONE LG 05 : K.R. MILL AND WISHER IN NW
CORNER OF PARKWAY)
ELEVATION = 2,55' NORTH AMERICAN VERTICAL DATUM OF 1928 (NAVD 1988)
4.10' ANNUAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1988)
12) THIS SKETCH REPRESENTS A "BOUNDARY TOPOGRAPHIC SURFACE"

TITLE INSURANCE POLICY EXCEPTIONS:

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAN OF LA GOMBE ISLAND, AS RECORDED IN PLAT BOOK 34, AT PAGE 83, SHOWING HEREON
10. EASEMENTS IN FAVOR OF UTILITIES AS CONTAINED IN INSTRUMENTS RECORDED IN DEED BOOK 1785, AT PAGE 433, DEED BOOK 1891, AT PAGE 401; AND DEED BOOK 2842, AT PAGE 228, SHOWING HEREON
11. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY, RECORDED APRIL 3, 1985, IN OFFICIAL RECORDS BOOK 12464, AT PAGE 840, SHOWING HEREON
12. AGREEMENT, RECORDED MARCH 2, 1995, IN OFFICIAL RECORDS BOOK 16899, AT PAGE 1294, AS MODIFIED BY AMENDMENT TO AGREEMENT, RECORDED AUGUST 4, 1995, IN OFFICIAL RECORDS BOOK 16933, AT PAGE 1235, AFFECTS PROPERTY AS A WHOLE - NOT PLOTTABLE
13. UNIT OF TITLE, RECORDED OCTOBER 20, 1986, IN OFFICIAL RECORDS BOOK 33054, AT PAGE 314, AFFECTS LOTS 21 AND PORTIONS OF LOTS 22 AND 23, WHOLLY SUBSIDED WITHIN THE SUBJECT PROPERTY - NOT PLOTTED
14. AGREEMENT IN REFERENCE TO WALL, RECORDED JULY 20, 1994, IN OFFICIAL RECORDS BOOK 18444, AT PAGE 5142, AFFECTS PROPERTY - NOT PLOTTABLE (PREFERS TO WALL ALONG THE SOUTHERLY PROPERTY LINE)
15. CITY OF MIAMI BEACH BOARD OF ADJUSTMENT ORDER (FILE NO. 2321), RECORDED NOVEMBER 6, 1998, IN OFFICIAL RECORDS BOOK 71471, AT PAGE 36835, AFFECTS PROPERTY - NOT PLOTTABLE (BUILDINGS RELATED)
16. TERMS AND CONDITIONS OF MEMBERSHIP AGREEMENT, RECORDED JULY 25, 2013, IN OFFICIAL RECORDS BOOK 28740, AT PAGE 1192, AFFECTS PROPERTY AS A WHOLE - NOT PLOTTABLE
17. DECLARATION OF RESTRICTIVE COVENANTS, RECORDED DECEMBER 1, 2015, IN OFFICIAL RECORDS BOOK 29409, AT PAGE 1798, AFFECTS PROPERTY AS A WHOLE - NOT PLOTTABLE
18. CITY OF MIAMI BEACH BOARD OF ADJUSTMENT ORDER (FILE NO. 3392), RECORDED NOVEMBER 16, 2015, IN OFFICIAL RECORDS BOOK 29055, AT PAGE 3068, SHOWING HEREON

OFFICIAL RECORDS BOOK 28/40, AI PAGE 1162. AFFECTS PROPERTY AS A PLOTTABLE

WHOLE - NO)
2015, IN OFFICIAL
- NOT PLOTTABLE
2), RECORDED
SHOWN HEREON

Debra Shire, Whisin & Associates, Inc.

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

ALTA/NSPS LAND TITLE SURVEY

ORDERED BY: MASH MIAMI INC, A FLORIDA CORPORATION

Schaeble-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

NOTE: This sketch is not valid unless it bears the

This is A "Boundary Survey."

CERTIFICATE
OF AUTHORIZATION
No. LB-87

Checked By: M.S.J. Date: 03-10-2011

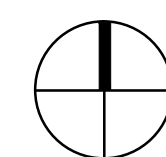
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File No. **AJ-5472**

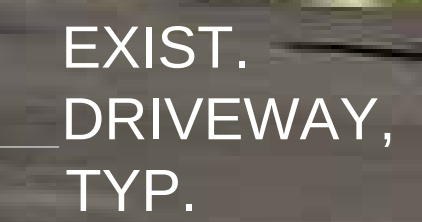
Sheet 1 of 1 Sheet(s)

GENERAL LEVEND:

- [illegible]



NTS



EXISTING RENOVATED
PROPERTY WALL, TYP.

A0.02

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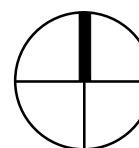
5

D

C

B

A



CONTEXT PHOTOS KEY PLAN

SCALE:

NTS



IMG-05 - SOUTHEAST GATE



IMG-06 - NORTHEAST GATE

REVISIONS / SUBMISSIONS	

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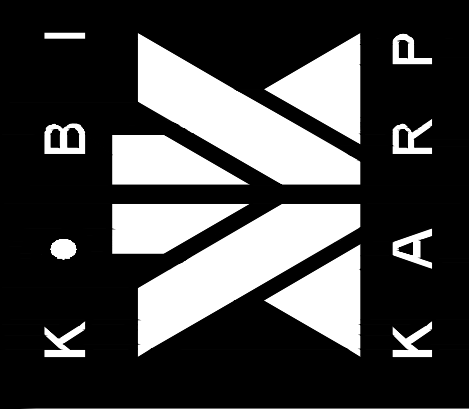
42 LA GORCE GATE VARIANCE
42 LA GORCE CIRCLE
MIAMI BEACH, FLORIDA

CONTEXT PHOTOS/ KEY PLAN

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SUBMITTAL

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DATE: AUGUST 24, 2017

A0.03

1

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ORIGINAL NORTHEAST GATE



NEW NORTHEAST GATE

REVISIONS / SUBMISSIONS	

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42 LA GORCE-GATE VARIANCE

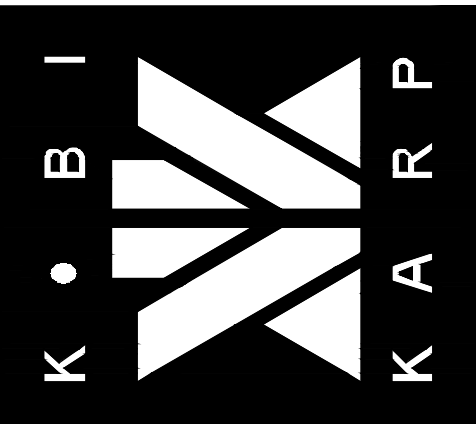
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MIAMI BEACH, FLORIDA

OLD & NEW GATE CONTRAST

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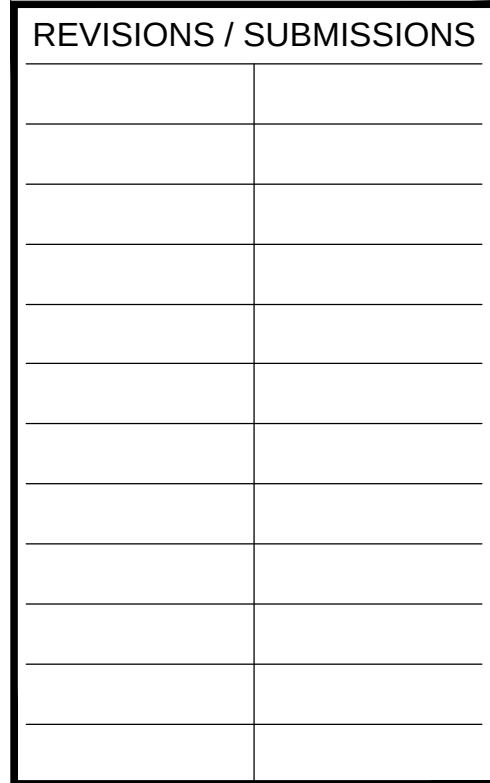
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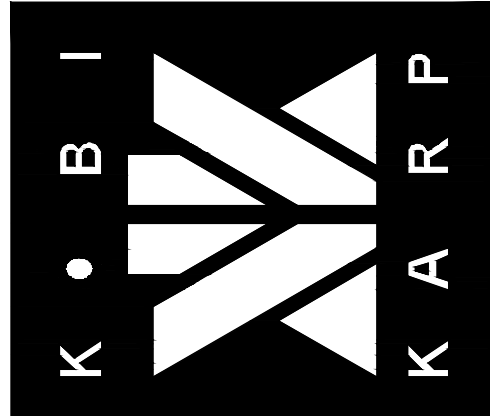


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EXISTING PERMITTED SITE PLAN

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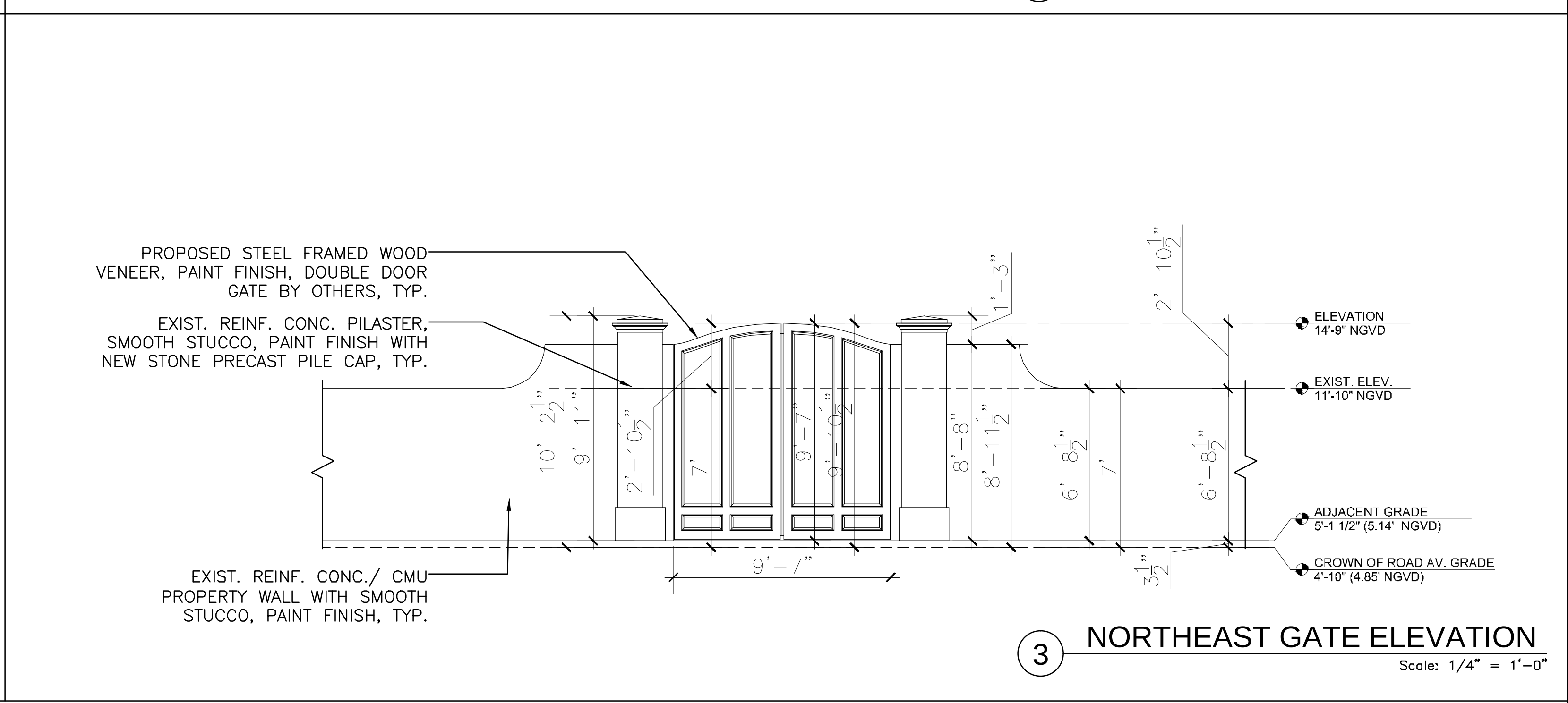
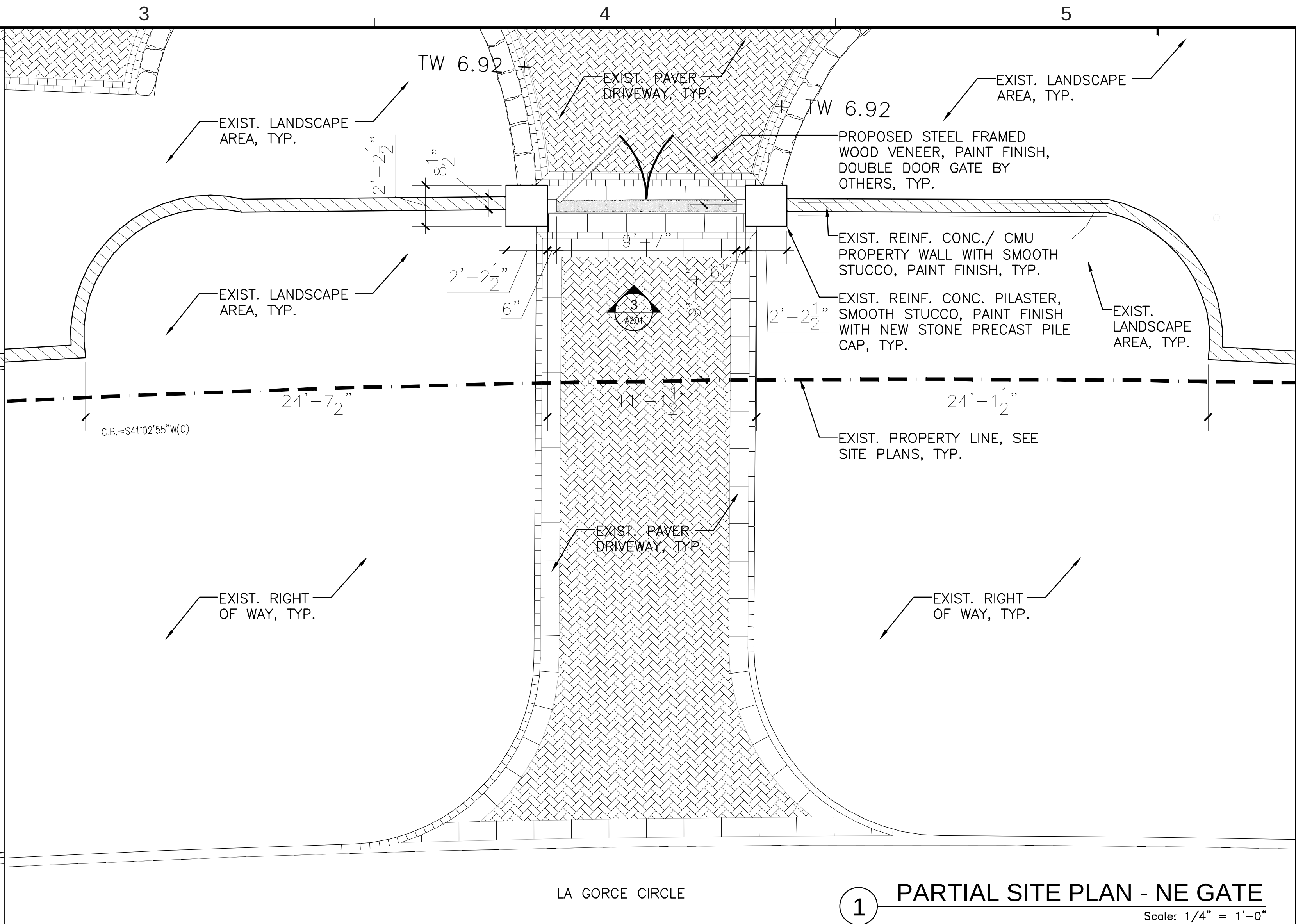
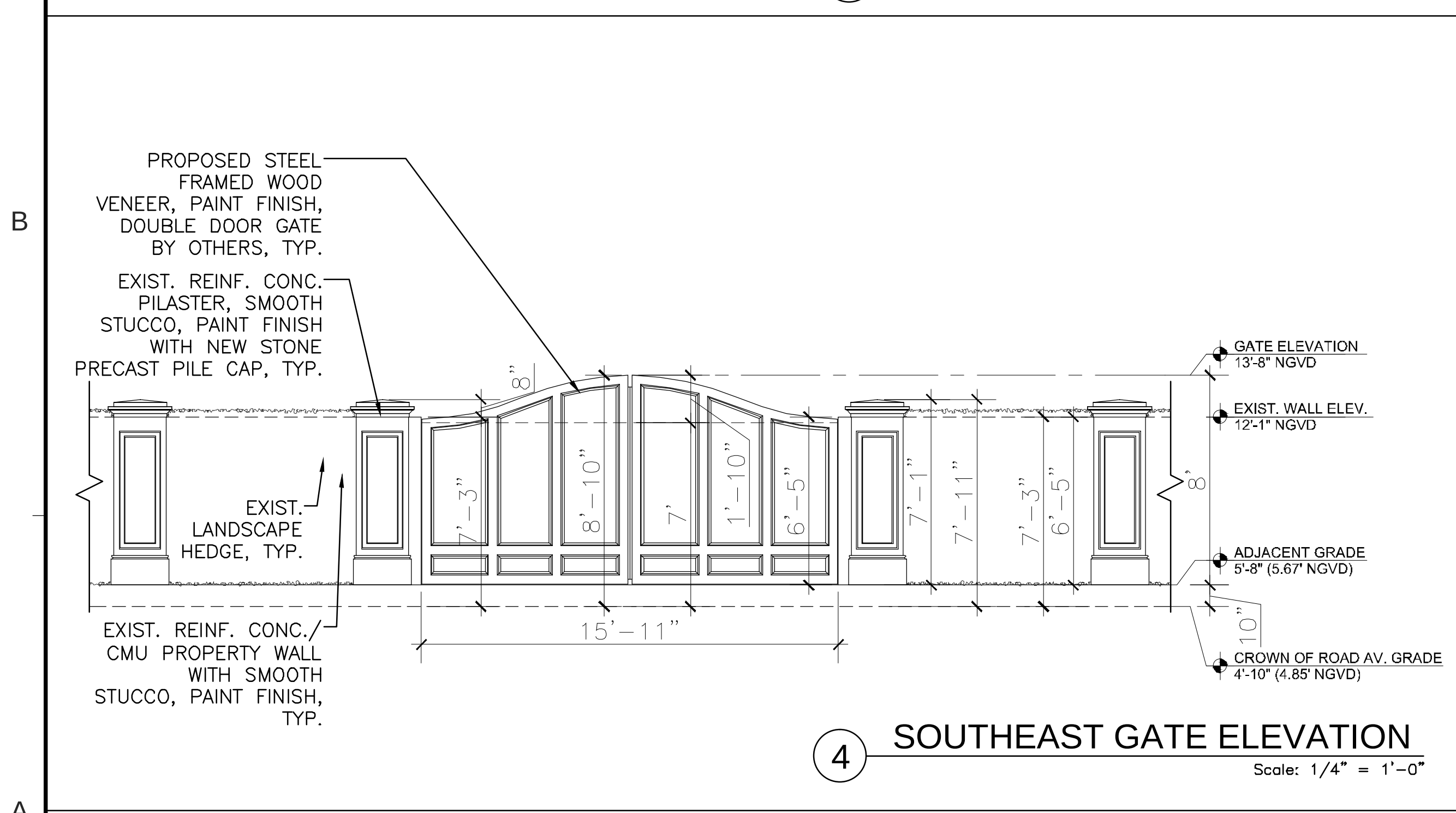
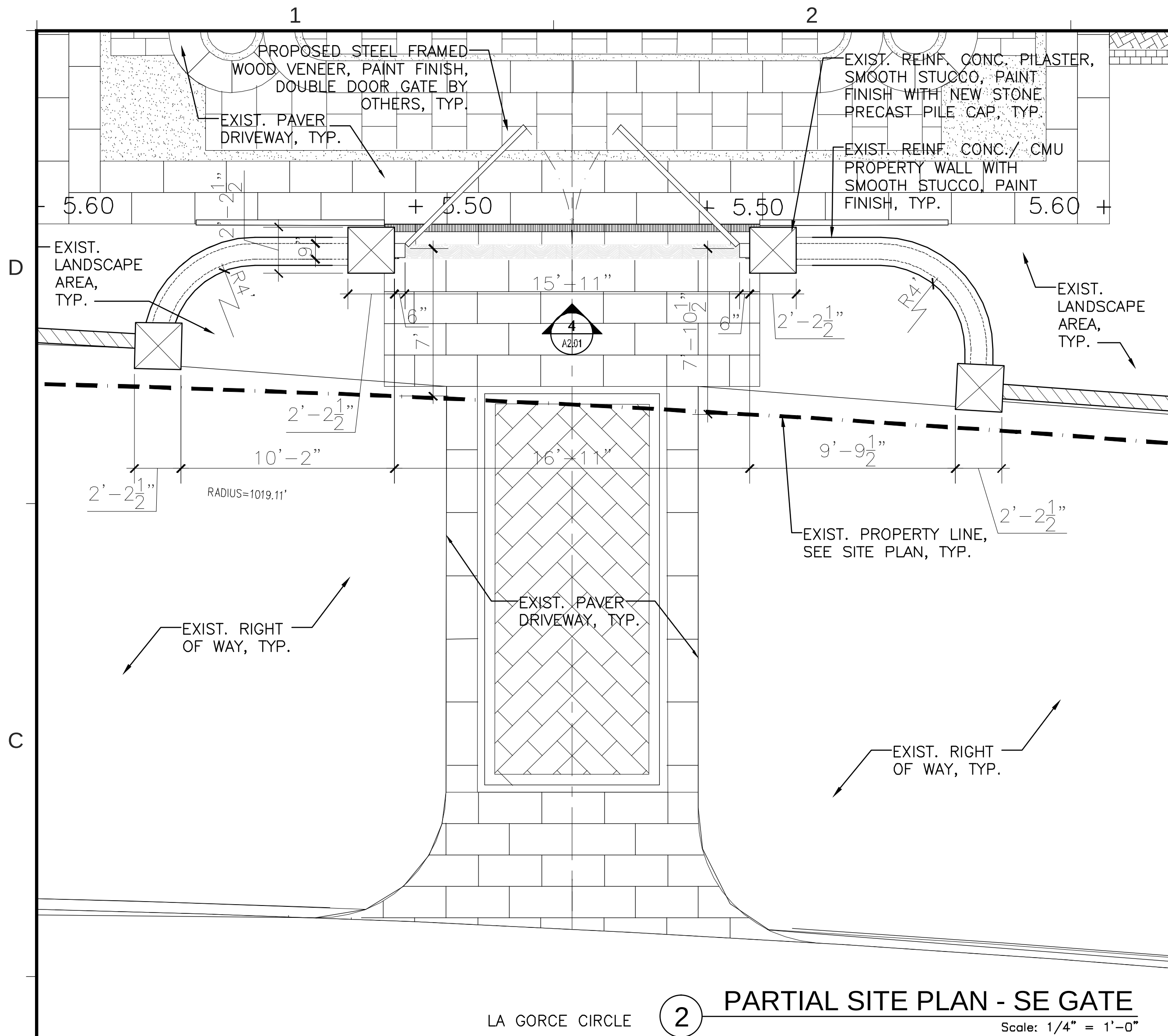
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DATE: AUGUST 24, 201

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A:\Users\jgarcia\OneDrive\Documents\1350 GATES VARIANCE\DWG\1350_A2-01 GATES.dwg, A2-01, 10/23/2017 9:45:24 AM.



ZONING NOTES FOR WALLS, FENCES & GATES:

SEC. 142-1132. -- ALLOWABLE ENCROACHMENTS WITHIN REQUIRED YARDS.
(1) ALL DISTRICTS EXCEPT I-1:
A. WITHIN THE REQUIRED FRONT YARD, FENCES, WALLS AND GATES SHALL NOT EXCEED FIVE FEET, AS MEASURED FROM GRADE. THE HEIGHT MAY BE INCREASED UP TO A MAXIMUM TOTAL HEIGHT OF SEVEN FEET IF THE FENCE, WALL OR GATE IS SET BACK FROM THE FRONT PROPERTY LINE. HEIGHT MAY BE INCREASED ONE FOOT FOR EVERY TWO FEET OF SETBACK.

REVISIONS / SUBMISSIONS	

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42 LA GORCE-GATE VARIANCE

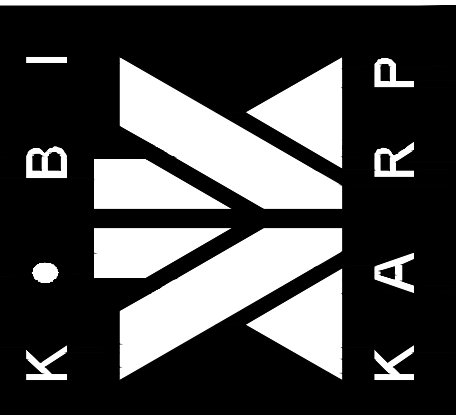
42 LAGORCE CIRCLE
MIAMI BEACH, FLORIDA

SITE PLAN

FINAL
SUBMITTAL

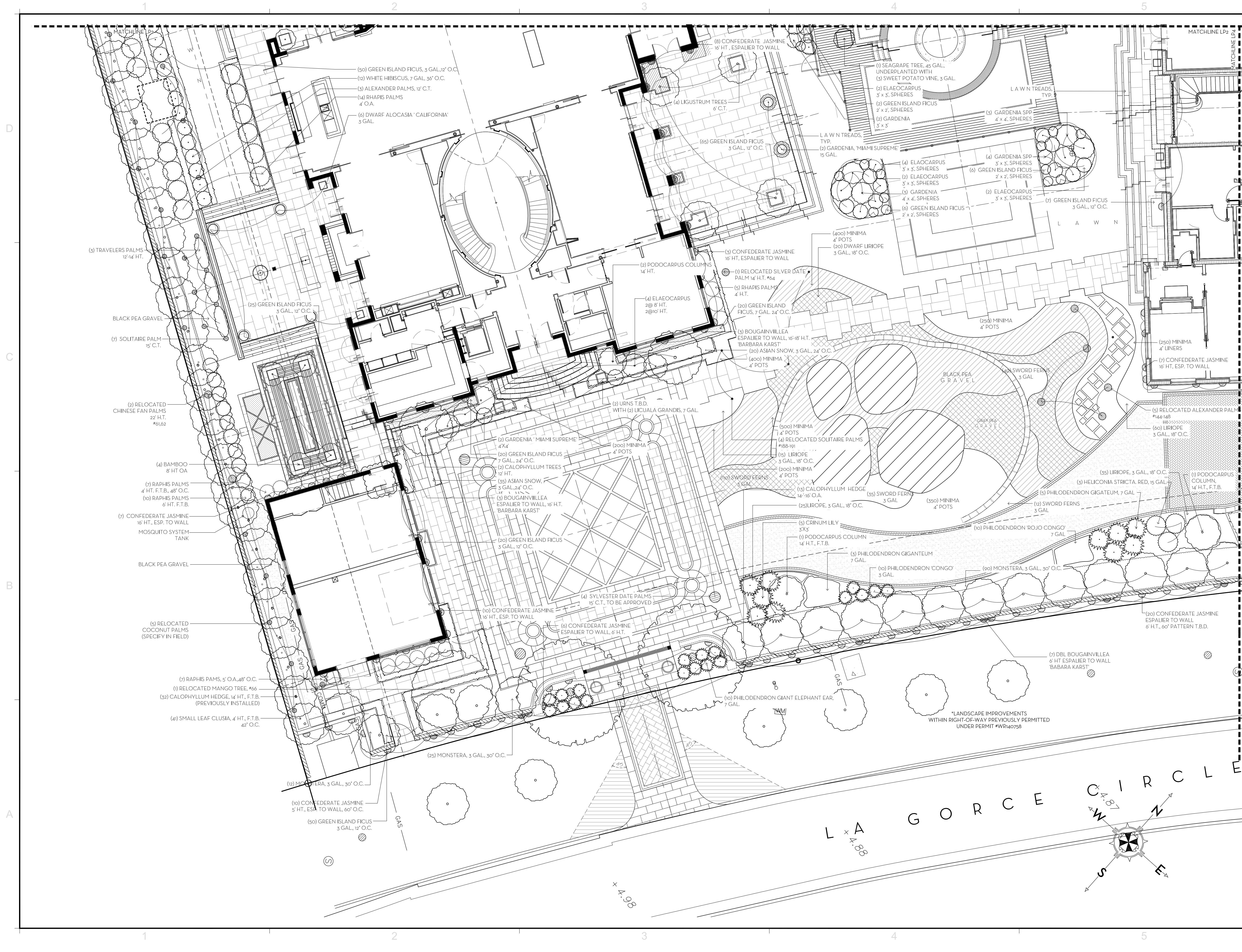
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A2.01



REVISIONS / SUBMISSIONS				
1	MTCI	08/12/14	13	PERM. R1 08/31/15
2	MTCI	09/03/14	14	
3	DERM	09/08/14	15	PERM. R2 02/24/16
4	CONTRUC.	09/15/14	16	
5	COMB	10/13/14	17	
6	COMB	11/25/14	18	MTCI 4/29/16
7	OWNER REV.	01/05/15	19	
8	CONTRUC.	02/03/15	20	CONTRUC. 7/28/16
9	CONTRUC.	02/09/15	21	LSC AS-BUILT 8/22/17
10	COMB	02/12/15	22	
11	CONTRUC.	03/30/15	23	
12	M. PERM. #1	04/07/15	24	

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42 LA GORCE
42 LAGORCE CIRCLE
MIAMI BEACH, FLORIDA

LANDSCAPE PLAN
AS-BUILT

SCALE: 1/8" = 1'-0"

z

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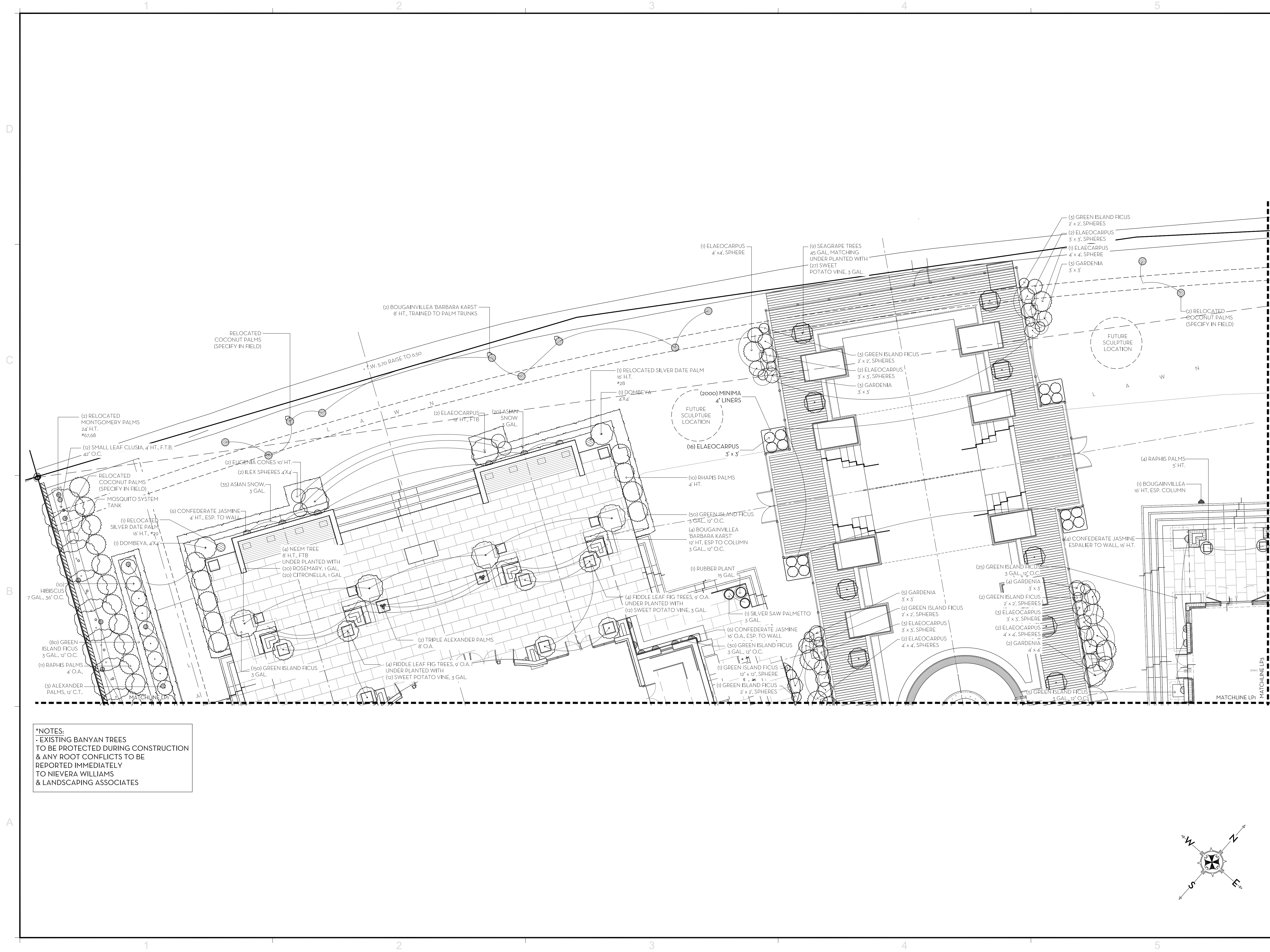
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CHECKED BY: DS

DATE: 06/13/16

LP1



*NOTES:
- EXISTING BANYAN TREES
TO BE PROTECTED DURING CONSTRUCTION
& ANY ROOT CONFLICTS TO BE
REPORTED IMMEDIATELY
TO NIEVERA WILLIAMS
& LANDSCAPING ASSOCIATES

REVISIONS / SUBMISSIONS				
1	MTCI	08/12/14	13	PERM. R1 08/31/15
2	MTCI	09/03/14	14	
3	DERM	09/08/14	15	PERM. R2 02/24/16
4	CONTRUC.	09/15/14	16	
5	C&MB	10/13/14	17	
6	C&MB	11/25/14	18	MTCI 4/29/16
7	OWNER REV.	01/05/15	19	
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42 LA GORCE

42 LAGORCE CIRCLE

MIAMI BEACH, FLORIDA

LANDSCAPE PLAN

AS-BUILT

SCALE: 1/8" = 1'-0"

N

NIEVERA WILLIAMS

DESIGN

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MARIO F. NIEVERA, L.A.

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ARCHITECTURE,

INTERIOR DESIGN

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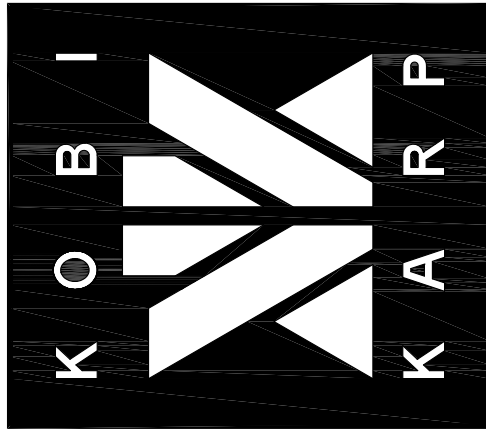
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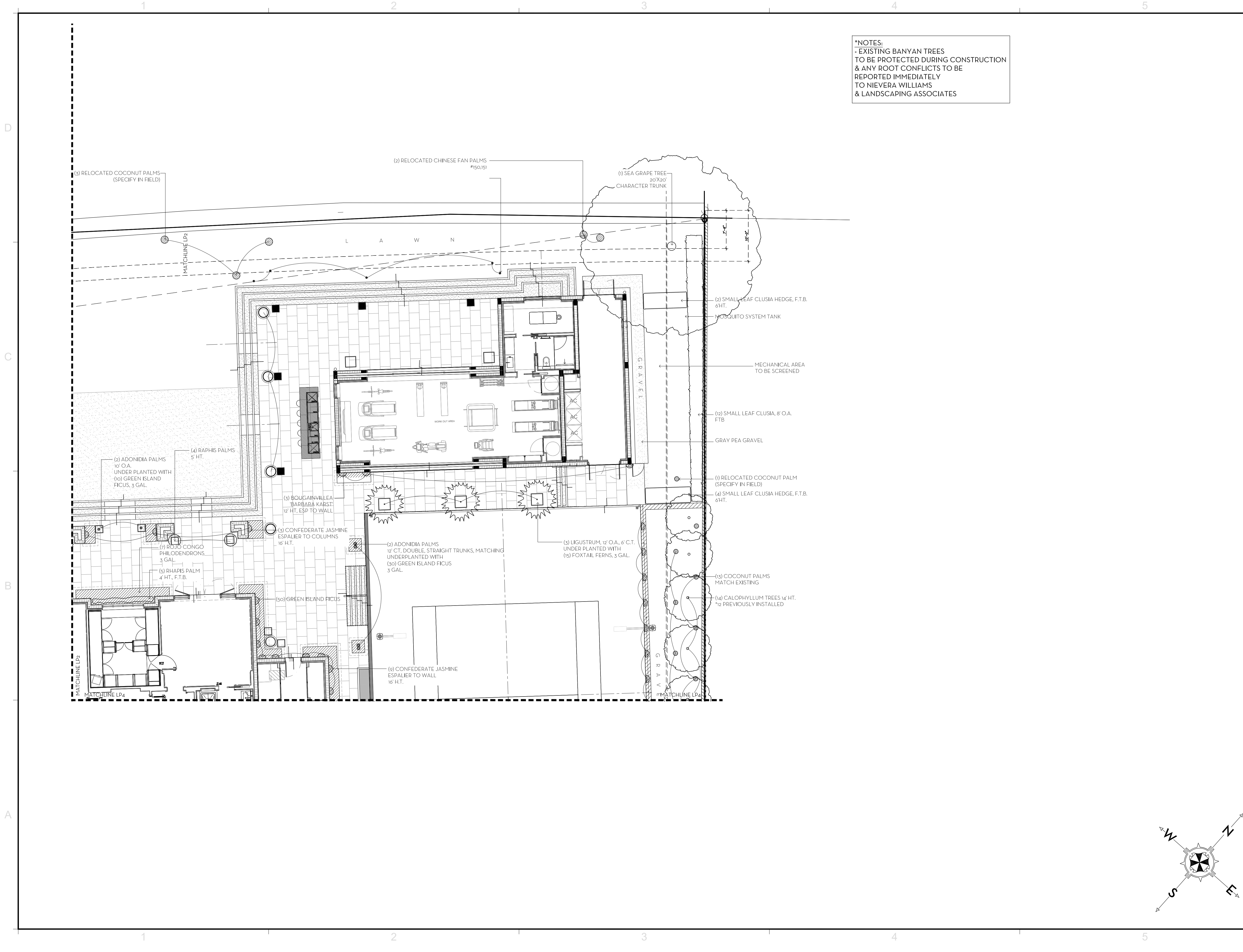
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CHECKED BY:	DS
DATE:	06/13/16

LP2



*NOTES:
- EXISTING BANYAN TREES
TO BE PROTECTED DURING CONSTRUCTION
& ANY ROOT CONFLICTS TO BE
REPORTED IMMEDIATELY
TO NIEVERA WILLIAMS
& LANDSCAPING ASSOCIATES

REVISIONS / SUBMISSIONS			
1	MTCI	08/12/14	13 PERM. R1 08/31/15
2	MTCI	09/03/14	14
3	DERM	09/08/14	15 PERM. R2 02/24/16
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6	COMB	11/25/14	18 MTCI 4/29/16
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10	COMB	02/12/15	22
11	CONSTRUC.	03/30/15	23
12	M. PERM. #1	04/07/15	24

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42 LAGORCE CIRCLE
MIAMI BEACH, FLORIDA

LANDSCAPE PLAN
AS-BUILT
SCALE: 1/8" = 1'-0"

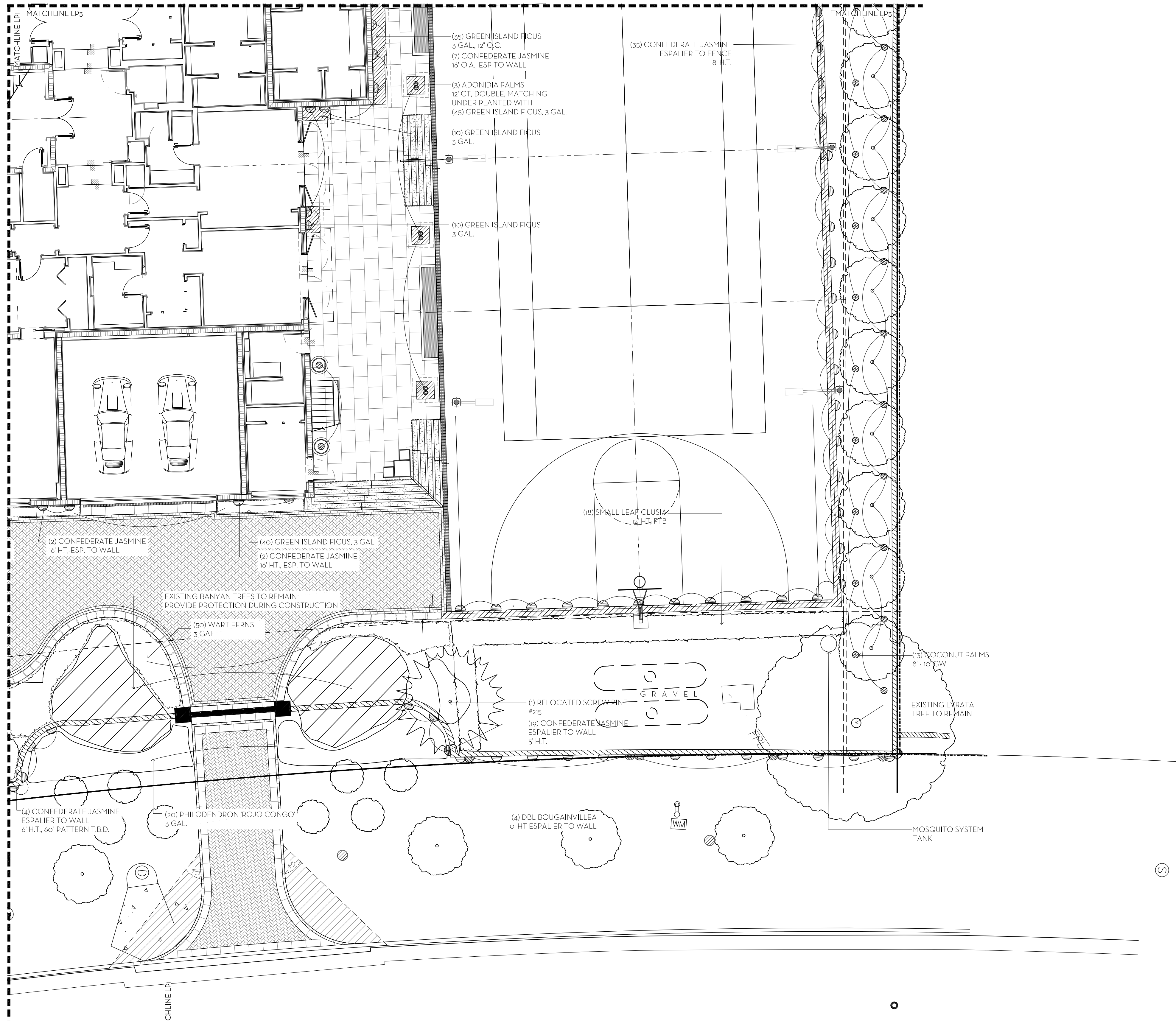
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F: 561-699-8801

MARIO F. NIEVERA, L.A.
Lic. # 6666856

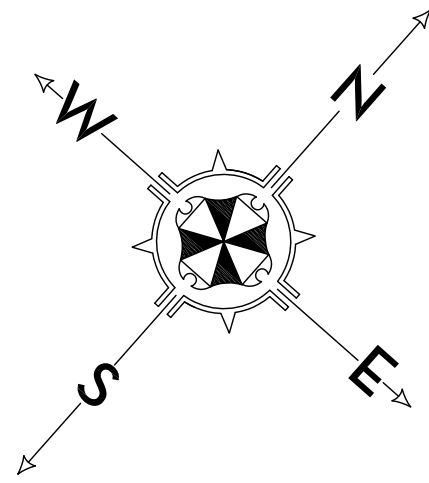
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DRAWN BY:	DS
CHECKED BY:	DS
DATE:	06/13/16

LP3



*NOTES:
- EXISTING BANYAN TREES TO BE PROTECTED DURING CONSTRUCTION
& ANY ROOT CONFLICTS TO BE REPORTED IMMEDIATELY TO NIEVERA WILLIAMS & LANDSCAPING ASSOCIATES



REVISIONS / SUBMISSIONS			
1	MTCI	08/12/14	13 PERM. R1 08/31/15
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10	COMB	02/12/15	22
11	CONSTRUC.	03/30/15	23
12	M. PERM. #1	04/07/15	24

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MIAMI BEACH, FLORIDA

LANDSCAPE PLAN
AS-BUILT
SCALE: 1/8" = 1'-0"

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CHECKED BY:	DS
DATE:	06/13/16

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