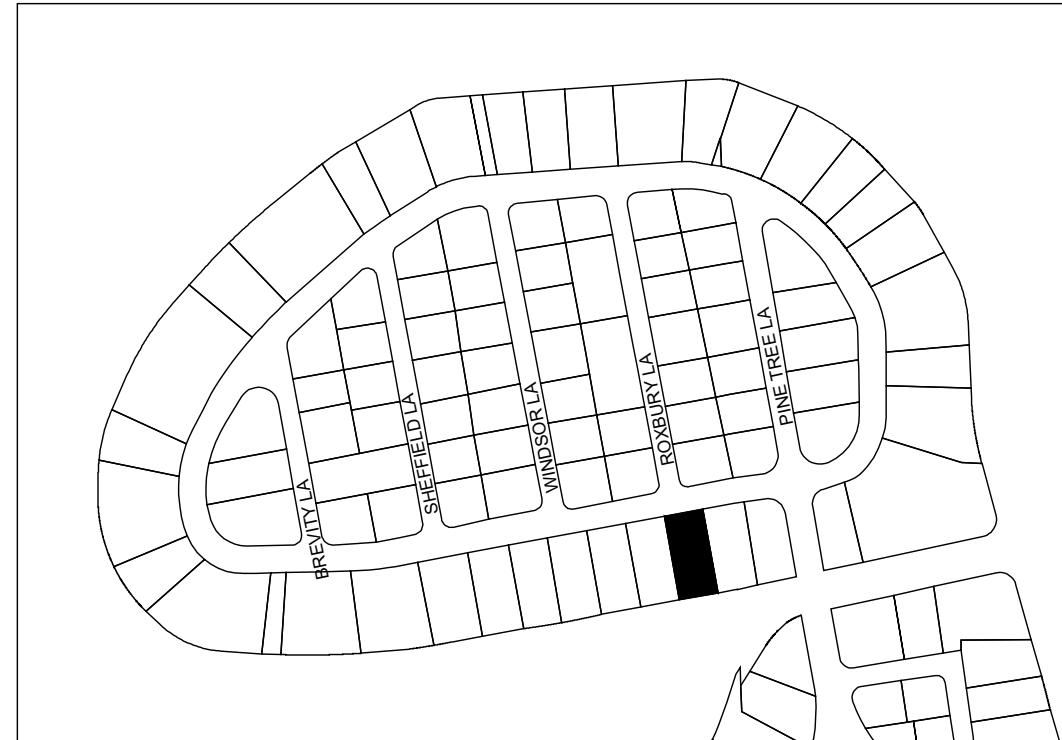

6 LA GORCE RESIDENCE PAVILION

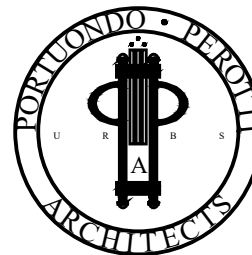
6 LA GORCE CIRCLE - MIAMI BEACH - FL - 33141



ZBA24-0165

PROJECT NO.: 2017-16

SEPTEMBER 6th, 2024
FINAL SUBMITTAL



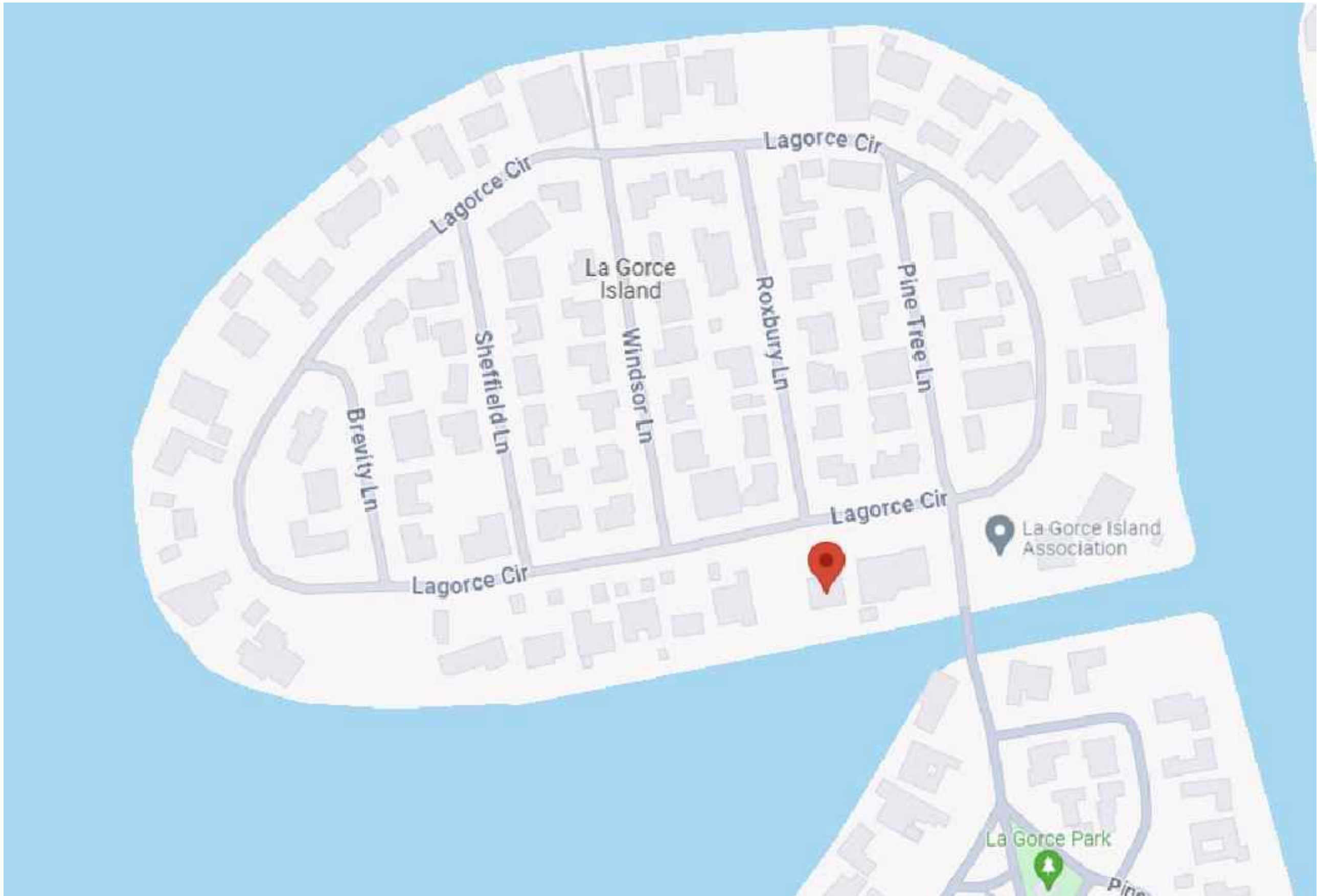
PORTUONDO PEROTTI ARCHITECTS, INC.
5717 SW 8TH STREET
MIAMI, FLORIDA 33144
PH: (305) 260-9331
FAX: (305) 260-9318
E-MAIL: INFO@PORTUONDO-PEROTTI.COM

SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS SUBMITTAL IS LIMITED ONLY TO REQUEST FOR APPROVAL OF REDUCED REAR SETBACK FOR PREVIOUSLY APPROVED AND PERMITTED POOL PAVILION.

TOP OF SLAB EL. AT PAVILION:
EL. 0'-0" = 9.0' N.G.V.D.

ZBA24-0165



01

N.T.S.

AREA MAP

A-002

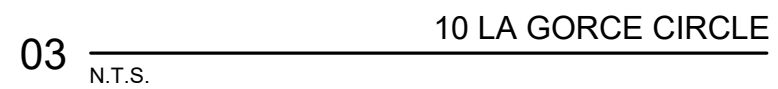
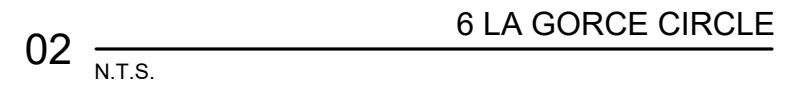
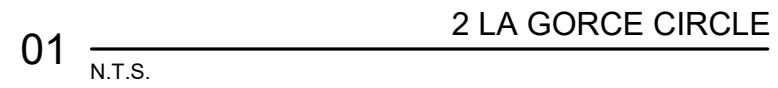
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6 LA GORCE
6 LA GORCE CIRCLE
MIAMI BEACH, FLORIDA 33141

PROJECT NUMBER: 2017-16
DATE: 08.18.2024
DRAWN BY: C.E.
CHECKED BY: R.P./JLG

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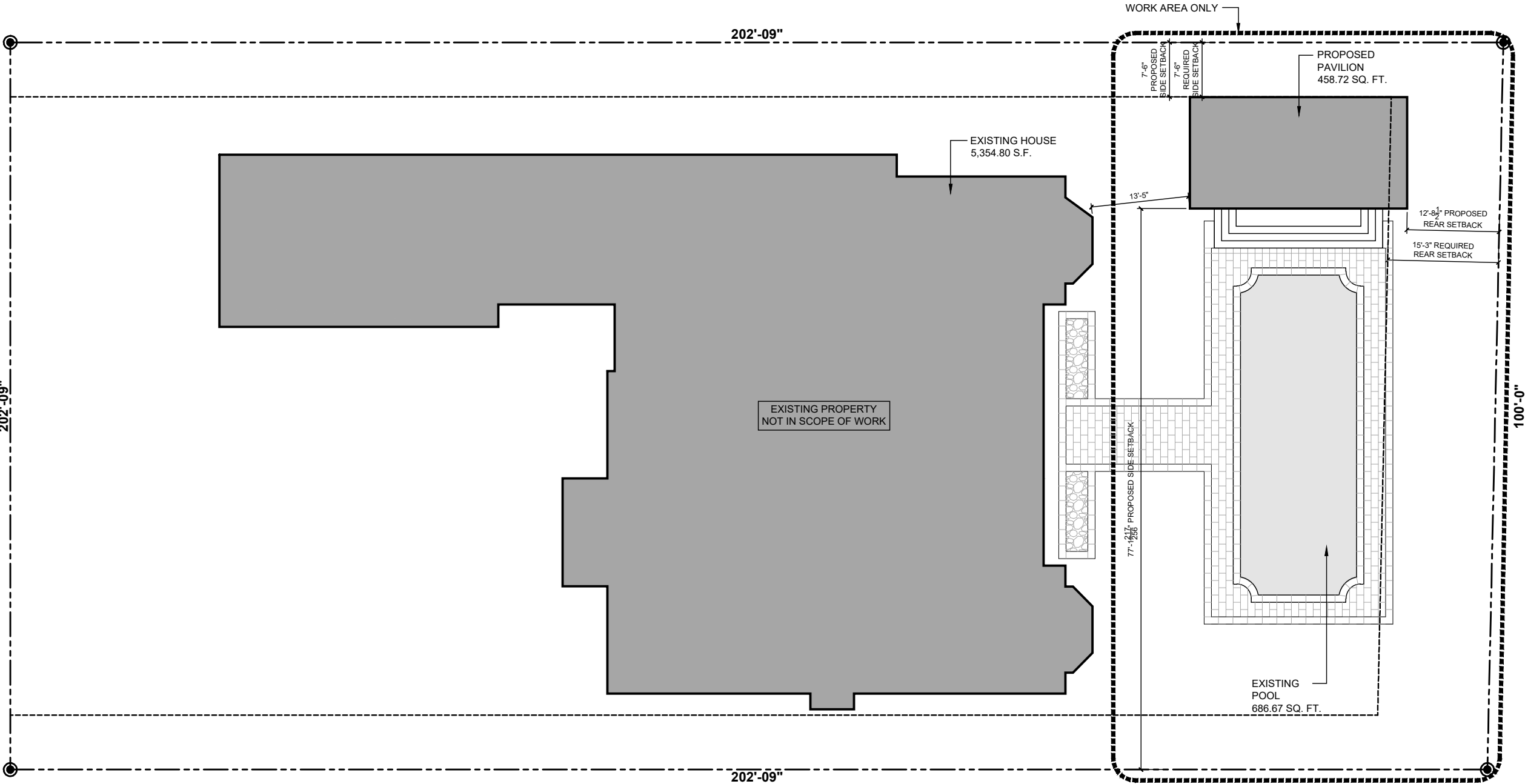
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01

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

SITE DIAGRAM

A-003

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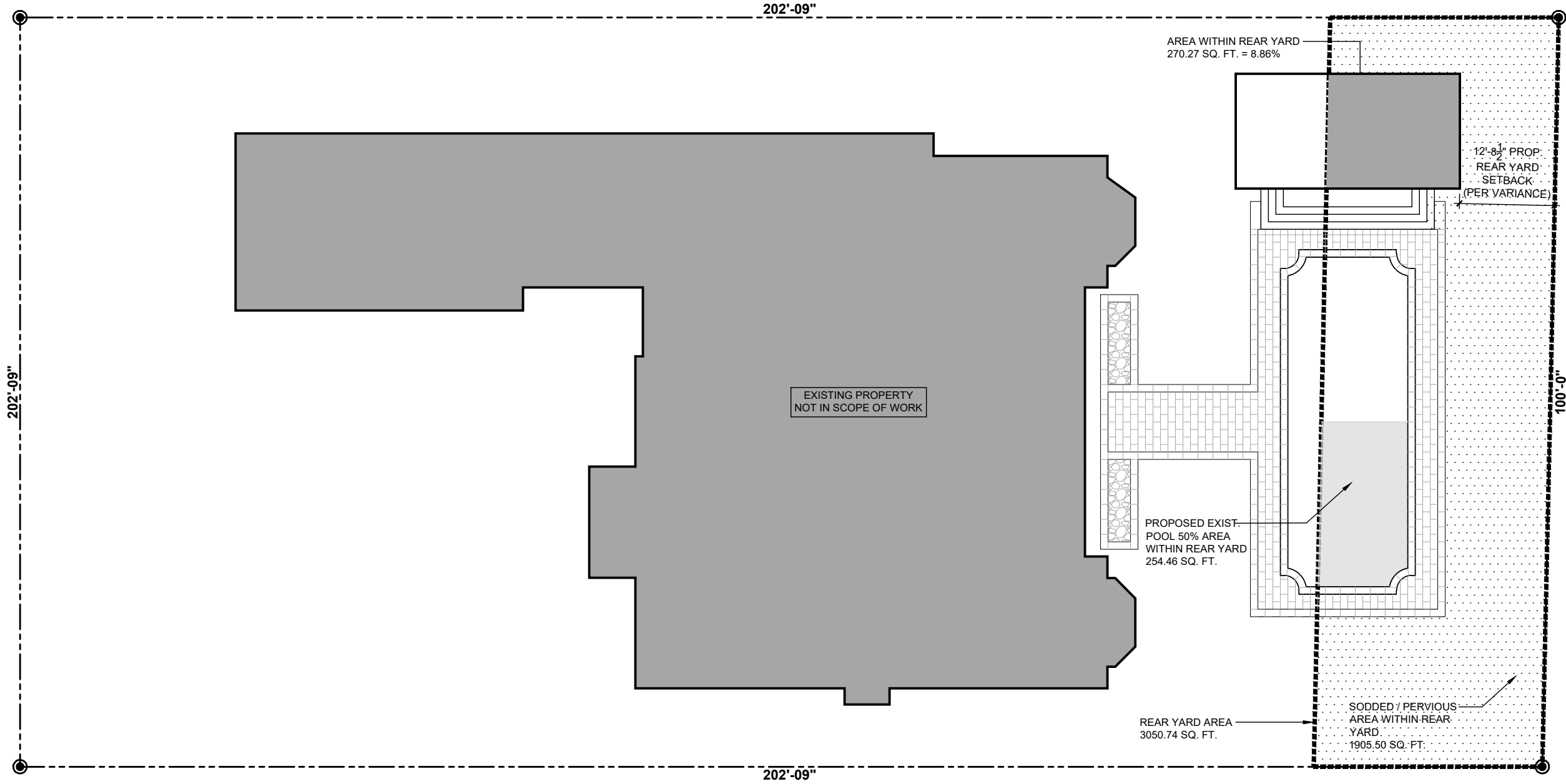
A-003.1

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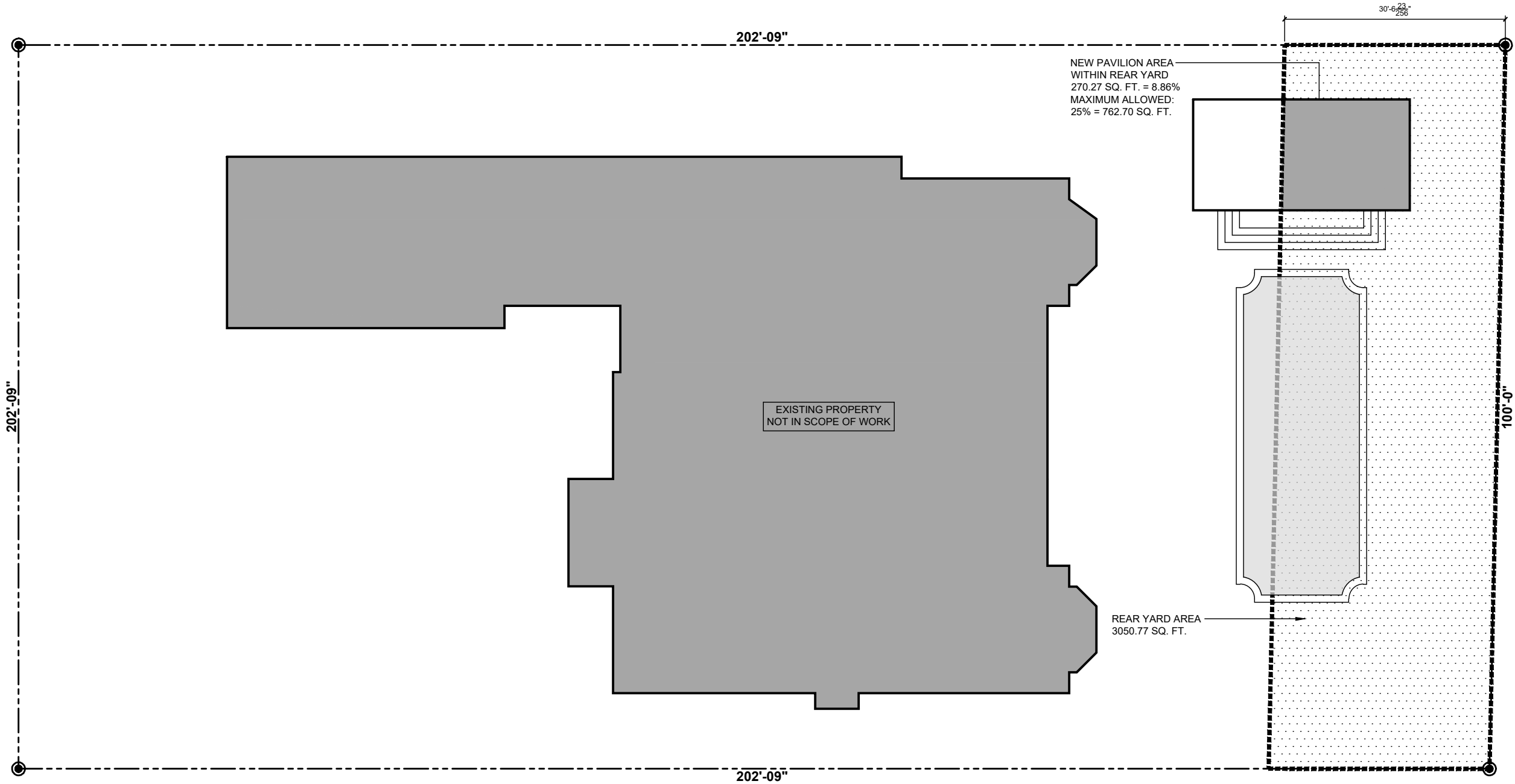
01

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

OPEN SPACE DIAGRAM

REAR YARD OPEN SPACE CALCULATION

REAR YARD AREA =	3,050.77 SQ. FT.
REQUIRED PERVIOUS / SODDED AREA 70% =	2,135.53 SQ. FT.
PROPOSED PERVIOUS / SODDED AREA =	1,905.50 SQ. FT.
NEW POOL (50% AREA WITHIN REAR YARD) =	254.46 SQ. FT.
TOTAL PROPOSED PERVIOUS / SODDED AREA 70.72% =	2,159.96 SQ. FT.



01

REAR YARD LOT COVERAGE DIAGRAM

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

REAR YARD LOT COVERAGE	
REAR YARD AREA =	3,050.77 SQ. FT.
REQUIRED LOT COVERAGE AREA WITHIN REAR YARD 25% =	762.70 SQ. FT.
PROPOSED PAVILION AREA WITHIN REAR YARD AREA 8.86% =	270.27 SQ. FT.

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A-003.2

SHEET: 01

SITE:

6 LA GORCE

6 LA GORCE CIRCLE

MIAMI BEACH, FLORIDA 33141

TOP OF SLAB EL. AT PAVILION:
EL. 0'-0" = 9.0' N.G.V.D.

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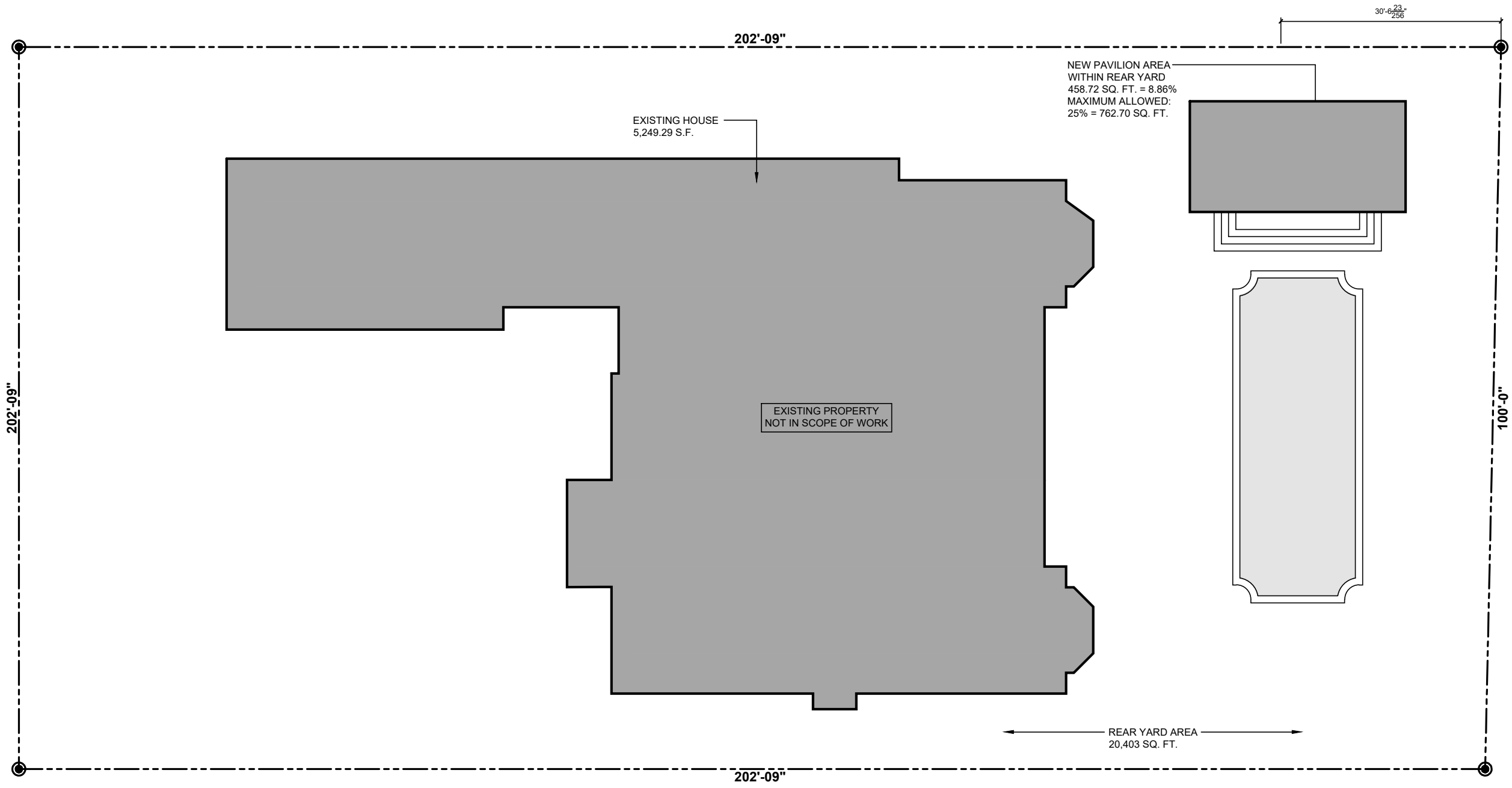
A-003.3

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6 LA GORCE
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MIAMI BEACH, FLORIDA 33141

PROJECT NUMBER: 2017-16
DATE: 08.18.2024
C.E.
R.P./JLGP
DRAWN BY:
CHECKED BY:

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01

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

LOT COVERAGE DIAGRAM

LOT COVERAGE	
LOT AREA =	20,403.80 SQ. FT.
MAXIMUM LOT COVERAGE 30% =	6,120.90 SQ. FT.
PROPOSED LOT COVERAGE (28.0) =	5,708.01 SQ. FT.



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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	6 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA 33141			
2	Folio number(s):	02-3210-003-0030			
3	Board and file number(s) :	N/A			
4	Year built: 2013	Zoning District:	RS-2	RESIDENTIAL	
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	6.5'	
9	Adjusted grade (Flood+Grade/2):	7.25' NGVD	Free board:	1.0'	
10	30" above grade:	9.0' NGVD	Lot Area:	20,403.80 S.F.	
11	Lot width:	100.0'	Lot Depth:	202.8'	
12	Max Lot Coverage SF and %: (30%)	6121.14 S.F.	Proposed Lot Coverage SF and %:	5,708.01 S.F.	
13	Existing Lot Coverage SF and %: (25.7%)	5,249.29 S.F.	Net Lot coverage (garage-storage)	5,708.01 S.F.	
14	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %:	2,159.96 S.F. (70.8%)	
15	Max Unit Size SF and %:		Proposed Unit Size SF and %:		
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	N/A	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):				
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:		
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	12'-0"	-	12'-0"	
20	Front Setbacks:	N/A			
	Front First level:	N/A			
	Front second level:	N/A			
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback. b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.				
22	Sum of side yard :				
23	Side 1:				
24	Side 2 or (facing street):				
25	Rear:				
26	Accessory Structure Side 1:	7'-6"		7'-6"	
27	Accessory Structure Side 2 or (facing street) :				
28	Accessory Structure Rear:	15'-0"		12'-8 1/2"	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

A-003.4

SHEET

SPT.

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AR0010477

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6 LA GORCE

6 LA GORCE CIRCLE

MIAMI BEACH, FLORIDA 33141

PROJECT NUMBER: 2017-16

DATE: 08.18.2024

DRAWN BY: C.E.

CHECKED BY: R.P./JLGP

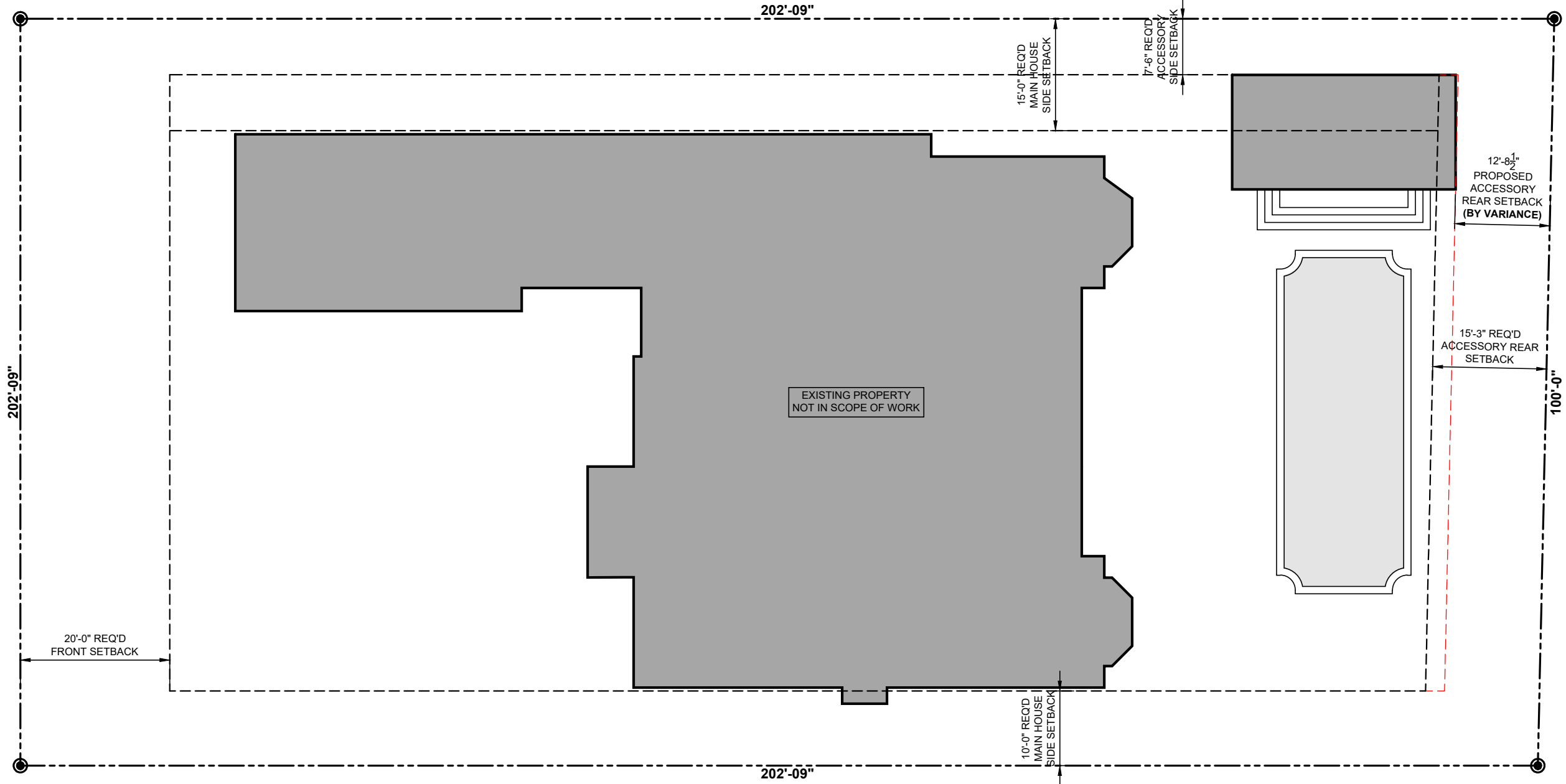
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TOP OF SLAB EL. AT PAVILION:
EL. 0'-0" = 9.0' N.G.V.D.

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01

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

VARIANCE DIAGRAM

A-003.5

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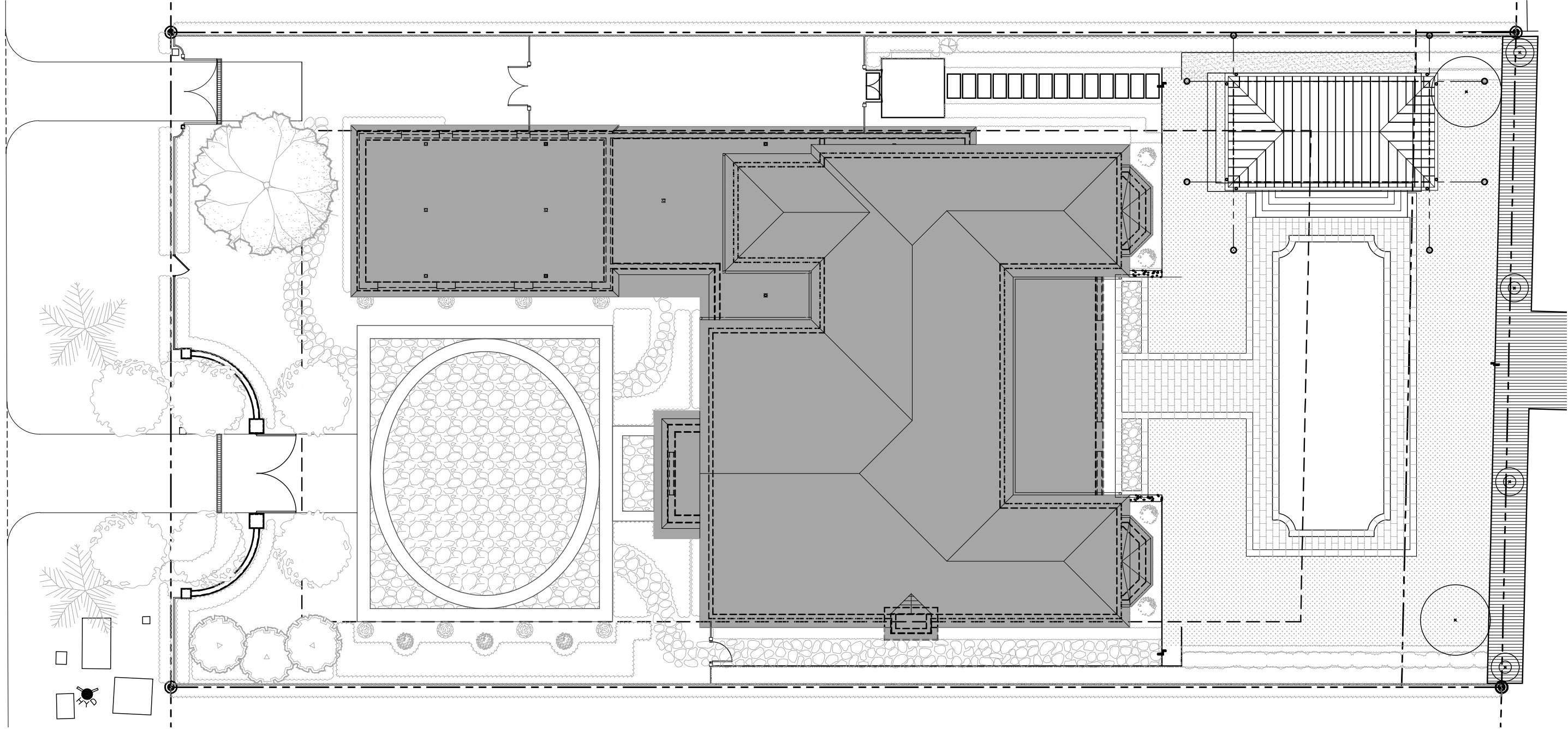
6 LA GORCE

6 LA GORCE CIRCLE
MIAMI BEACH, FLORIDA 33141

PROJECT NUMBER: 2017-16
DATE: 08.18.2024

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01

1/8" = 1'-0"

PROPOSED SITE DIAGRAM

TOP OF SLAB EL. AT PAVILION:
EL. 0'-0" = 9.0' N.G.V.D.

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A-004.1

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6 LA GORCE
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MIAMI BEACH, FLORIDA 33141

PROJECT NUMBER: 2017-16
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ACCESSORY BUILDING

LEGAL DESCRIPTION (S)

LOT 3, BLOCK 1 "LA GORGE ISLAND" A SUB-DIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS (ES)

6 LA GORGE CIRCLE,
MIAMI BEACH, FLORIDA 33141

ZONING CLASSIFICATION

RS-2 - SINGLE FAMILY RESIDENTIAL DISTRICT

FLOOD CRITERIA

FLOOD ZONE 'AE-8'
BASE FLOOD ELEVATION = 8.0' NGVD
DESIGN FLOOD ELEVATION = 9.0' NGVD

LOT AREA

GROSS LOT AREA = 20,403.8 SQ. FT. (PER BOUNDARY SURVEY)

LOT COVERAGE INCLUDING ACCESSORY BLDG.

MAXIMUM 30% OF LOT AREA: 20,403.8 SQ. FT. x .30 = 6,121.14 SQ. FT.

MAX. PROPOSED:
5,249.29 SQ. FT. - EXISTING HOUSE
458.72 SQ. FT. - PROPOSED PAVILION
5,708.01 SQ. FT. - TOTAL (48.29 % OF LOT AREA)

UNIT SIZE INCLUDING ACCESSORY BLDG.

MAXIMUM 50% OF LOT AREA: 20,403.8 SQ. FT. x .50 = 10,201.9 SQ. FT.

MAX. PROPOSED:
9,473.33 SQ. FT. - EXISTING HOUSE
458.72 SQ. FT. - PROPOSED PAVILION
9,932.05 SQ. FT. - TOTAL (48.67% OF LOT AREA)

ACCESSORY BUILDING HEIGHT

MAXIMUM: 12'-0" ABOVE BASE FLOOD ELEVATION PLUS 1'-0" FREEBOARD, MEASURED TO THE TOP OF THE STRUCTURAL SLAB TO THE MID-POINT OF THE SLOPE FOR A SLOPED ROOF

PROPOSED: 12'-0"

REAR YARD

REQUIRED REAR YARD: 3,050 SQ. FT.
REQUIRED (70% LANDSCAPED AREA): 2,135 SQ. FT.

PROVIDED: 2,159.96 SQ. FT. (REFER TO LANDSCAPE DRAWINGS.)

ACCESSORY BUILDING SEPARATION

BUILDING SEPARATION FROM MAIN HOME:	REQUIRED 5'-0" (MIN)	PROPOSED 13'-5"
-------------------------------------	-------------------------	--------------------

ACCESSORY BUILDING SETBACKS

SIDE (LEFT): SIDE	REQUIRED 7'-6"	PROPOSED 7'-6"
(RIGHT): REAR,	7'-6"	77'-11.5"
WATERWAY:	REQUIRED/2 = 30'-6"/2= 15'-3"	12'-8 1/2" (BY VARIANCE)

SQUARE FOOTAGE

AREA TABULATION			
	A/C	COV NON-A/C	TOTAL
GROUND FLOOR			
A/C SPACE	4341.93 SQ. FT.		
CAR GARAGE	907.36 SQ. FT.		
COVERED LOGGIA		554.13 SQ. FT.	
COVERED ENTRY		91.47 SQ. FT.	
TOTAL	5249.29 SQ. FT.	645.60 SQ. FT.	
TOTAL AREA A/C & NON-A/C			5894.89 SQ. FT.
UPPER FLOOR			
A/C SPACE	3578.44 SQ. FT.		
NEW PAVILION	458.72 SQ. FT.		
TOTAL	9,286.45 SQ. FT.	645.60 SQ. FT.	
TOTAL AREA A/C & NON-A/C			9,932.05 SQ. FT.

TOP OF SLAB EL. AT PAVILION:
EL. 0'-0" = 9.0' N.G.V.D.

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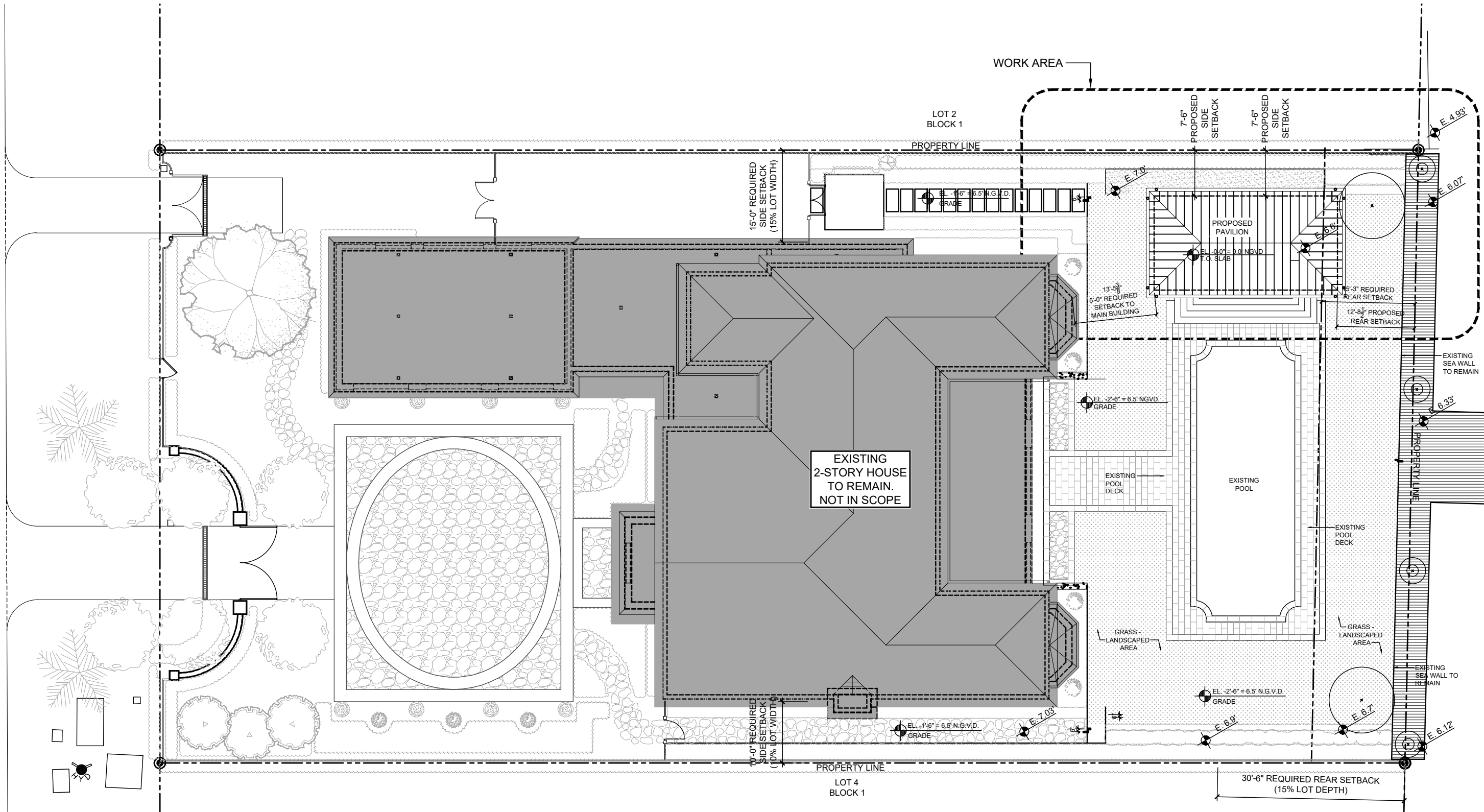
A-100

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6 LA GORCE
6 LA GORCE CIRCLE
MIAMI BEACH, FLORIDA 33141

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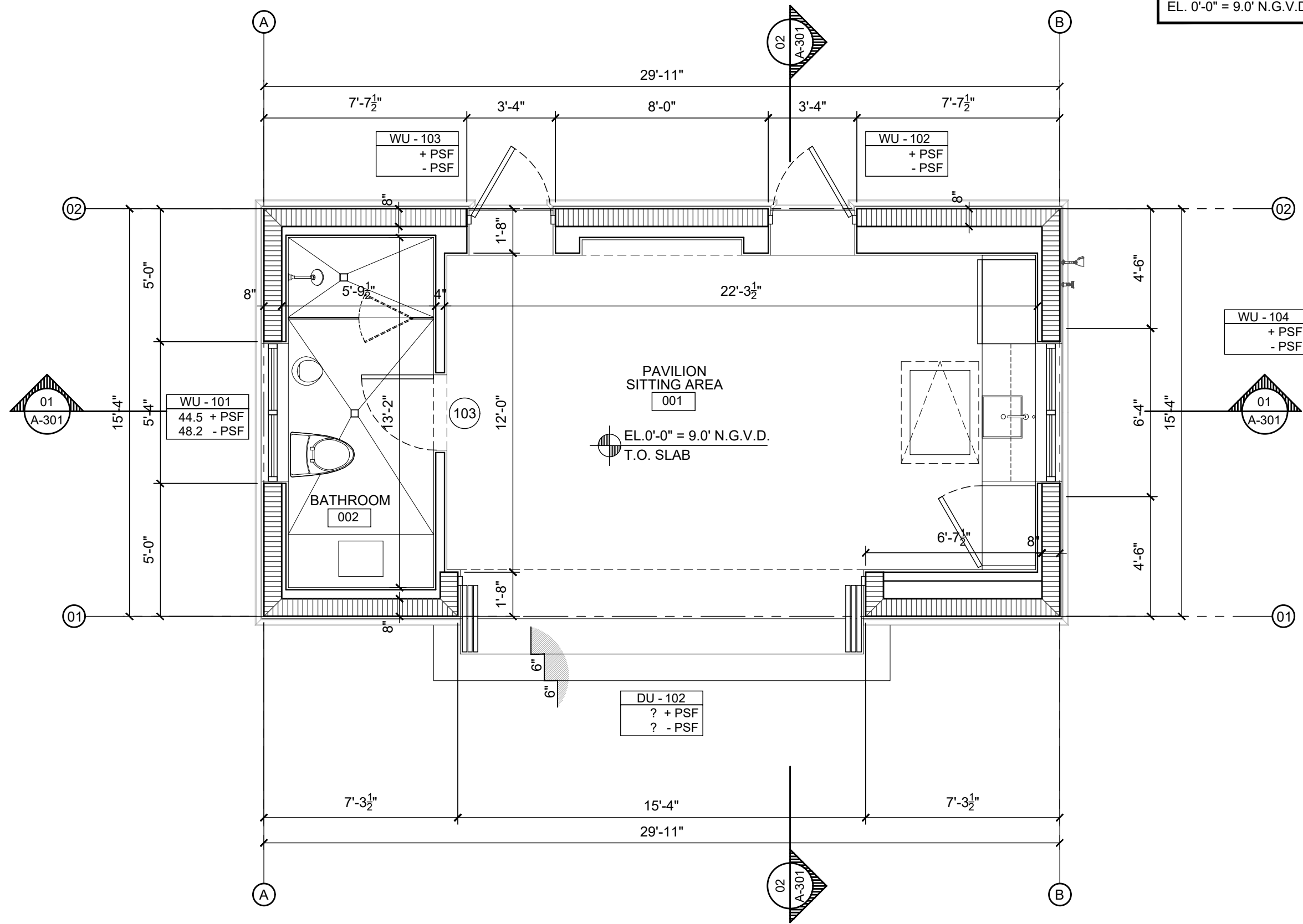
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01

1/8" = 1'-0"

PROPOSED SITE PLAN



TOP OF SLAB EL. AT PAVILION:
EL. 0'-0" = 9.0' N.G.V.D.

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01

PAVILION FLOOR PLAN

SCALE: 1/4" = 1'-0"

A-100.1

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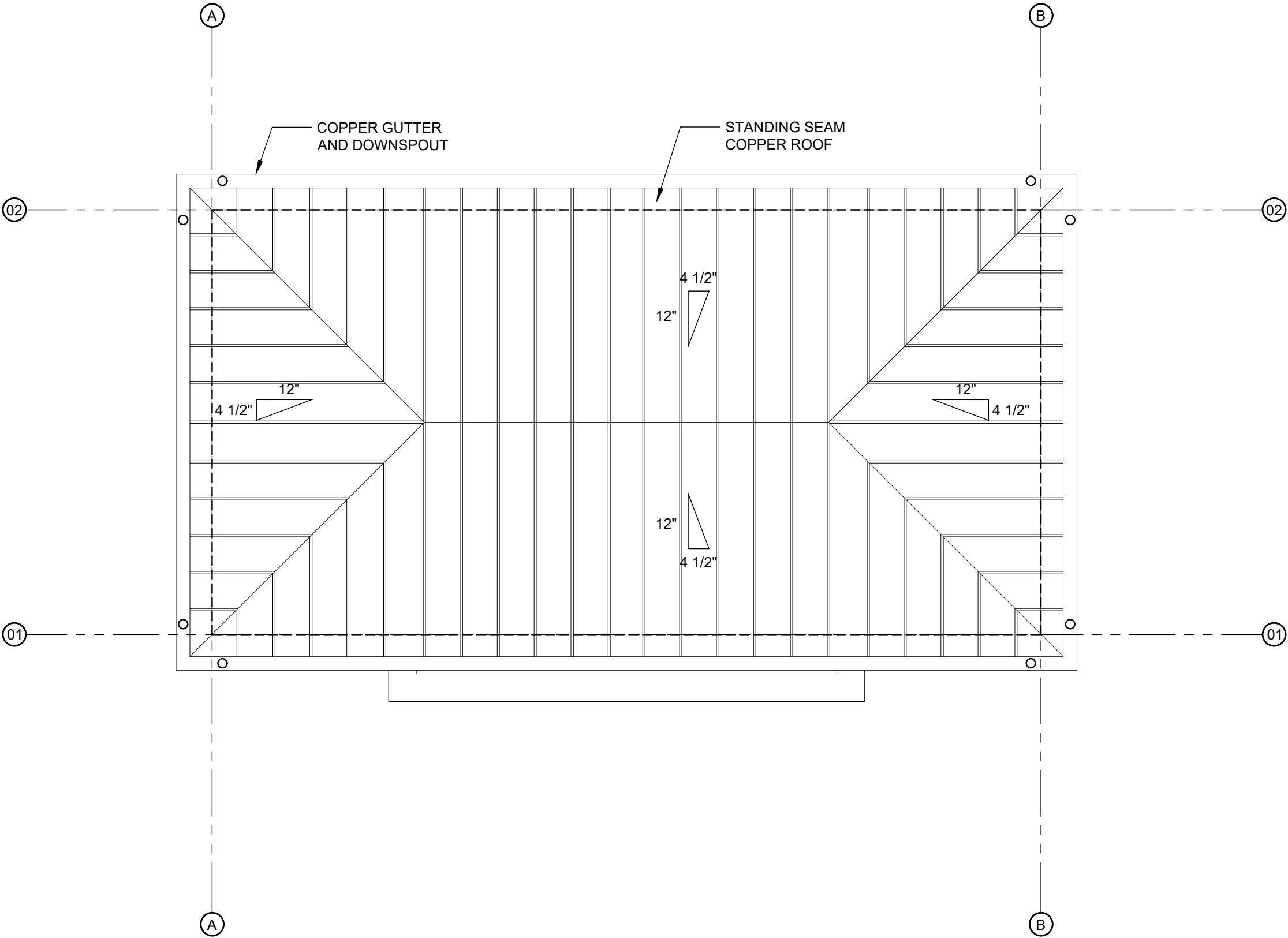
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01

SCALE: 1/4" = 1'-0"

PAVILION ROOF PLAN

A-100.2
SHEET
SIT:

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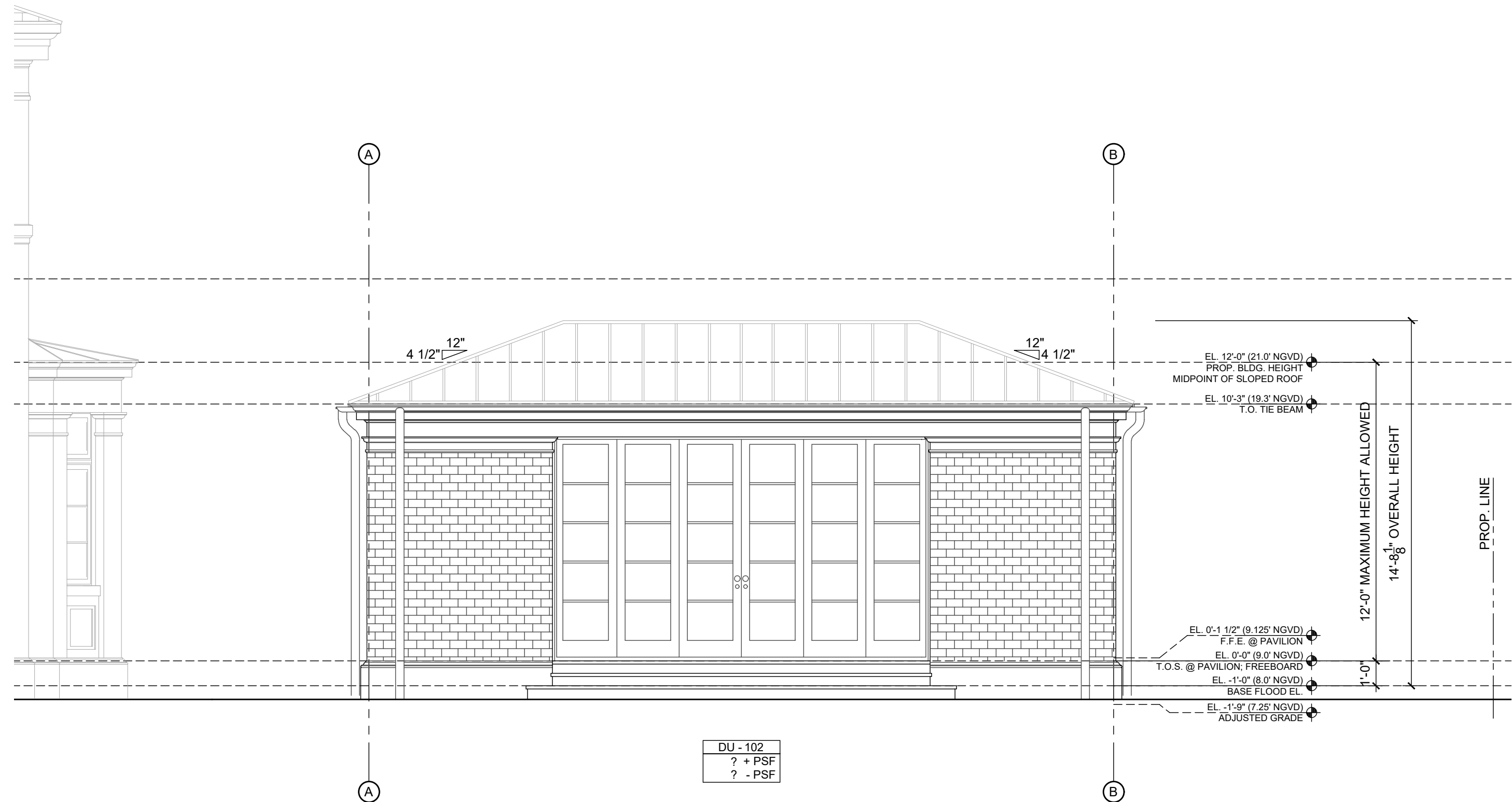
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01

WEST ELEVATION (PAVILION)

Scale: 1/4" = 1'-0"

TOP OF SLAB EL. AT PAVILION:
EL. 0'-0" = 9.0' N.G.V.D.

ZBA24-0165

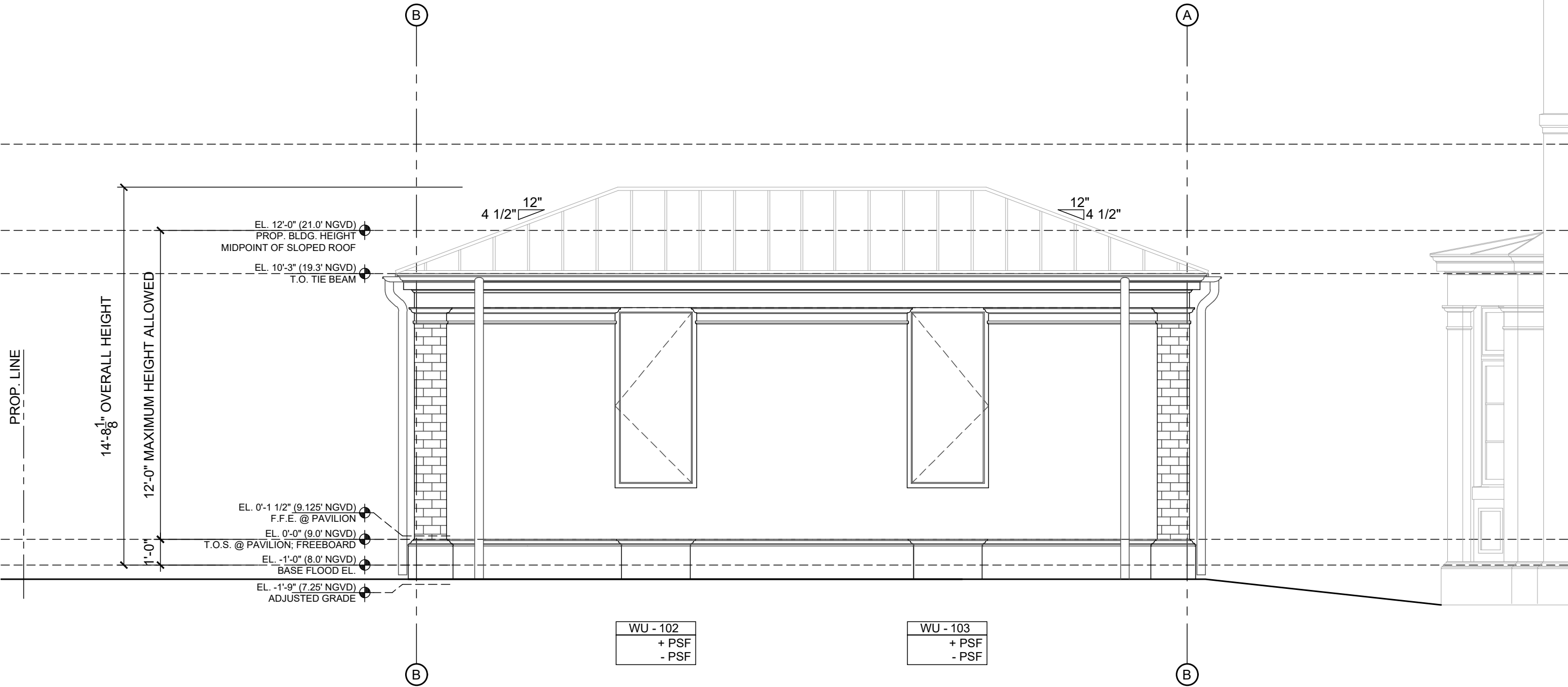
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01

Scale: 1/4" = 1'-0"

EAST ELEVATION

TOP OF SLAB EL. AT PAVILION:
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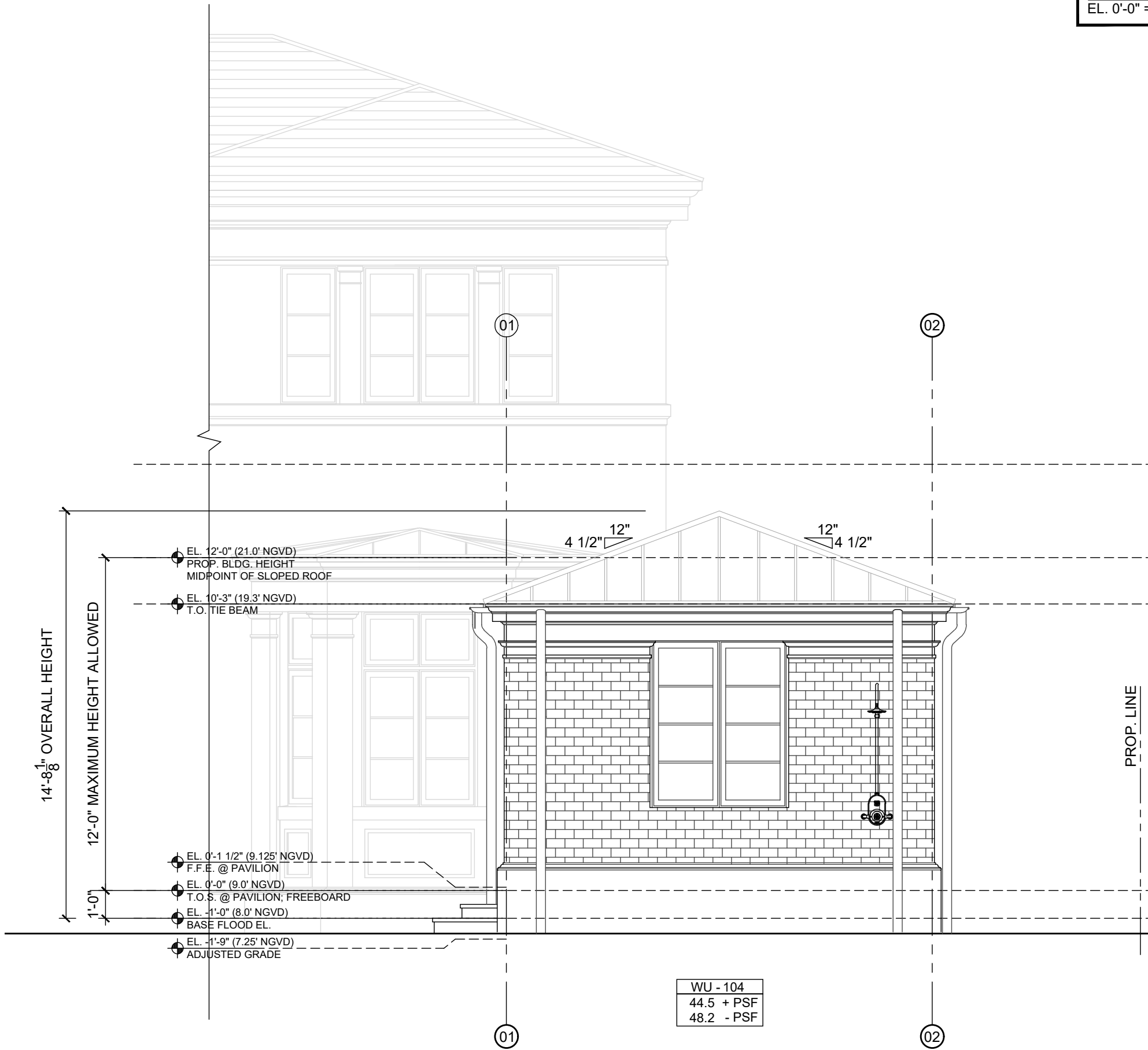
A-201.3
SHEET
SIT:

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MIAMI BEACH, FLORIDA 33141

PROJECT NUMBER: 2017-16
DATE: 08.18.2024
DRAWN BY: C.E.
CHECKED BY: R.P./JLGP

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01

Scale: 1/4" = 1'-0"

NORTH ELEVATION

TOP OF SLAB EL. AT PAVILION:
EL. 0'-0" = 9.0' N.G.V.D.

ZBA24-0165

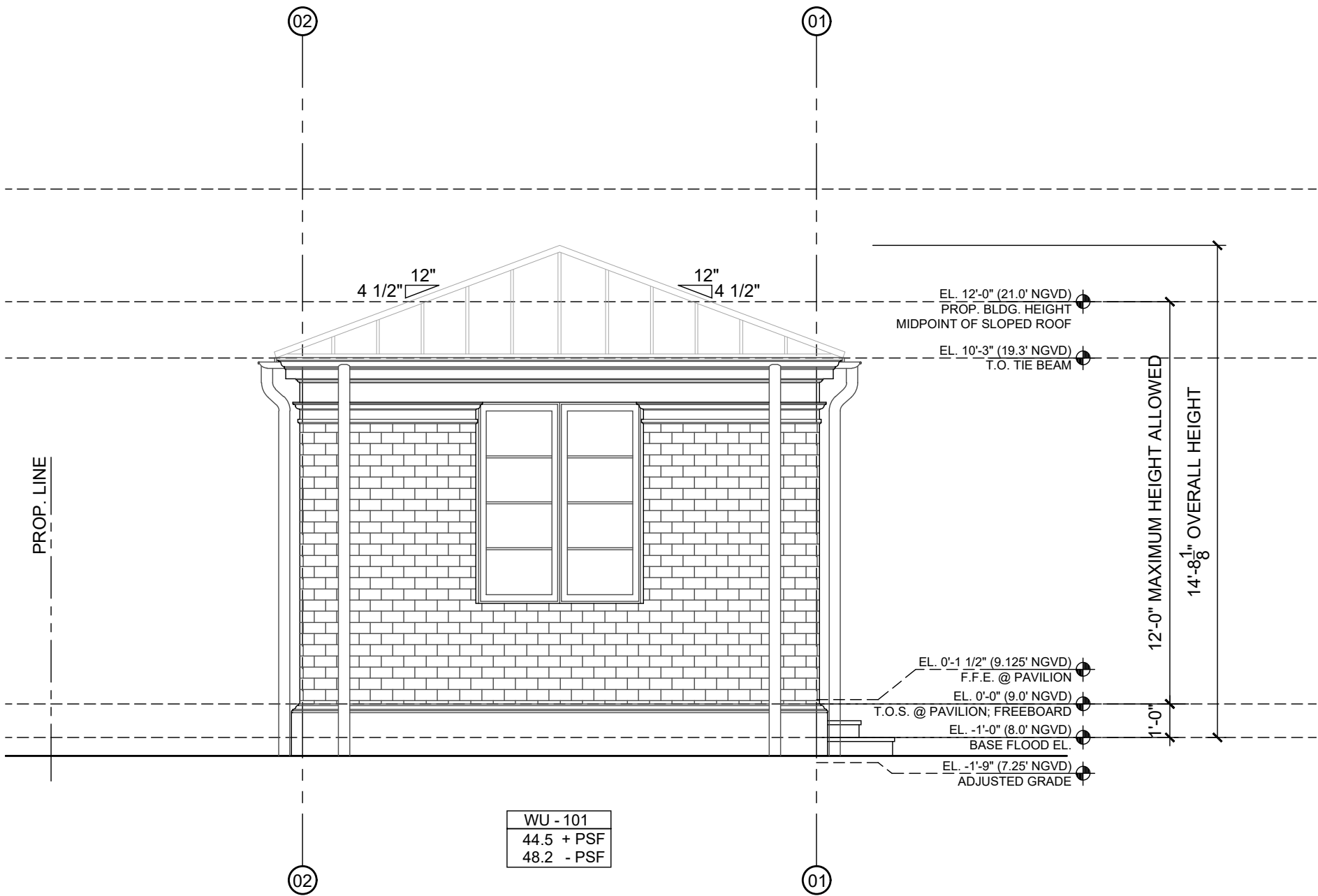
A-201.4

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6 LA GORCE
6 LA GORCE CIRCLE
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WU - 101
44.5 + PSF
48.2 - PSF

01

SOUTH ELEVATION

Scale: 1/4" = 1'-0"

TOP OF SLAB EL. AT PAVILION:
EL. 0'-0" = 9.0' N.G.V.D.

ZBA24-0165

A-301.1

PORTUONDO PEROTTI ARCHITECTS

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6 LA GORCE

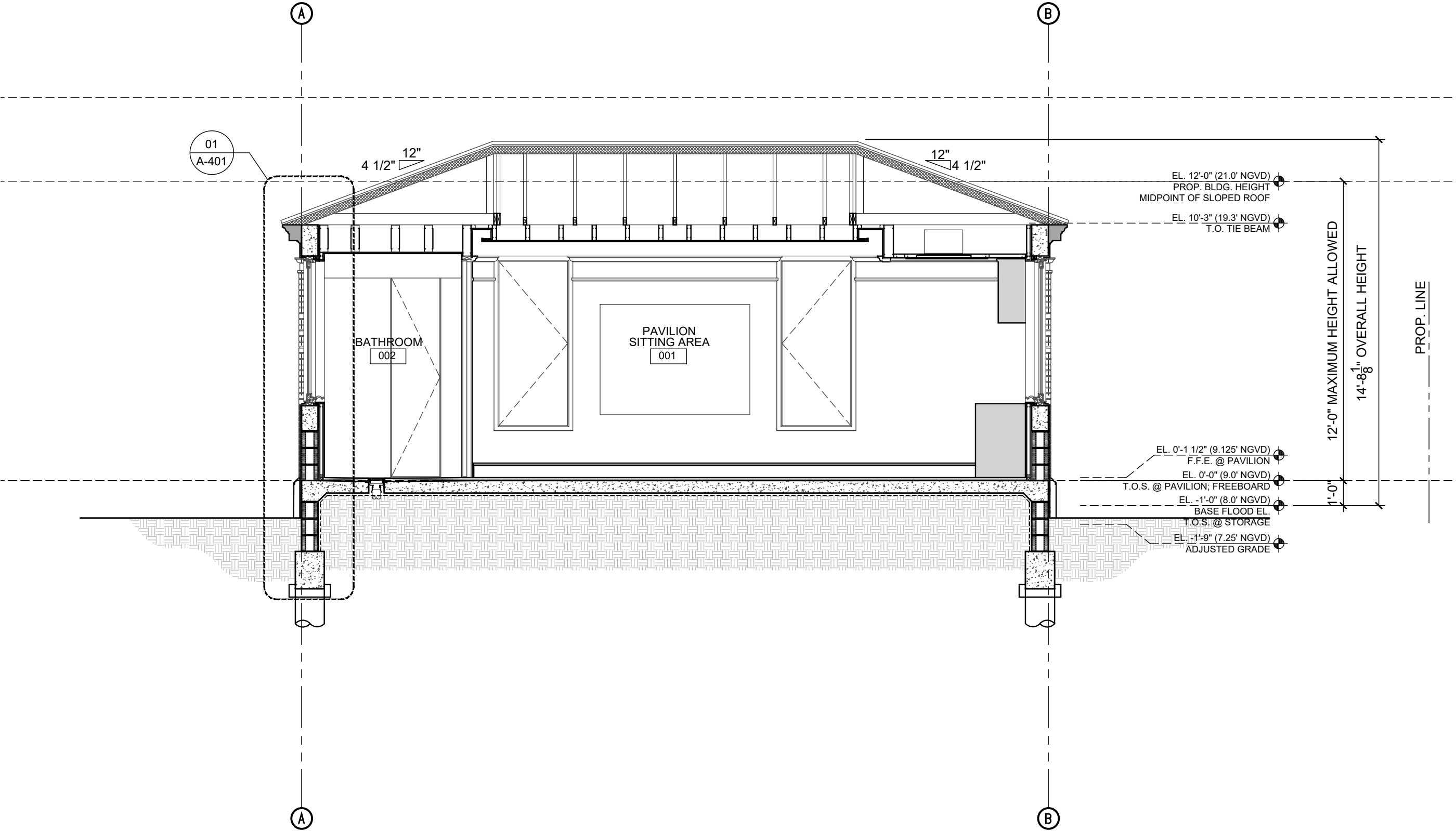
6 LA GORCE CIRCLE
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01

BUILDING SECTION 01

Scale: 1/4" = 1'-0"

TOP OF SLAB EL. AT PAVILION:
EL. 0'-0" = 9.0' N.G.V.D.

ZBA24-0165

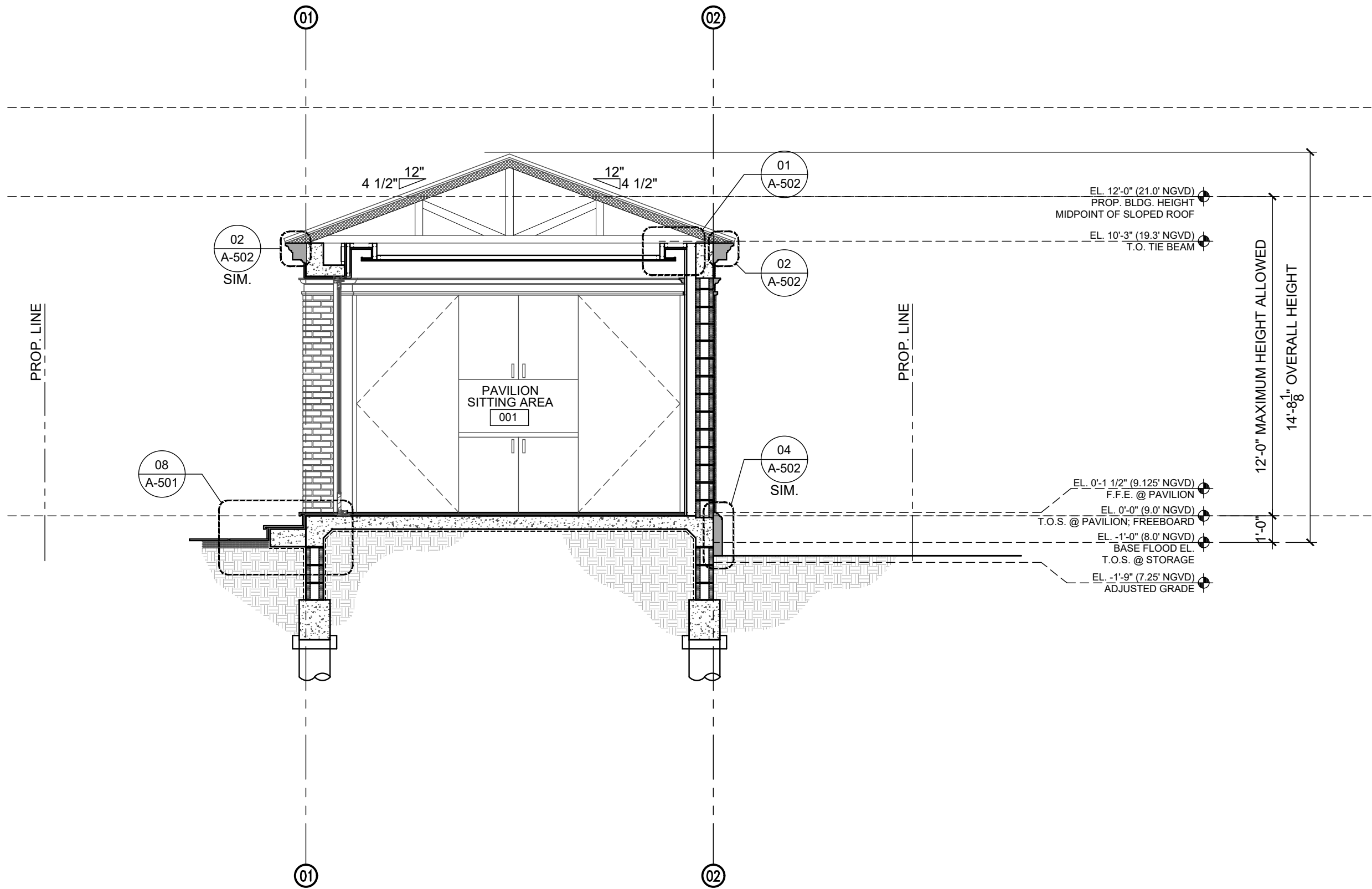
A-301.2

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01

Scale: 1/4" = 1'-0"

BUILDING SECTION 02