

M. Lee Pearce Living Trust

Lot Split (PB24-0669)

Miami Beach Planning Board

July 30, 2024

Deed/Acquisition Timeline



Lot	Acquisition Date
Lot 16 (Red)	January 28, 2008
Lot 18 (Blue)	July 14, 1983 *January 5, 2009 (transfer to trust)
Lot 22 (Green)	October 10, 2008
Lot 24 (Black)	October 10, 2008

Streetview



16 La Gorce



22 La Gorce



18 La Gorce



24 La Gorce

Distinct Building Cards

Mailing Address	Permit No.	8744
Subdivision La Gorce Island	No. 16 Street La Gorce Circle	Date Sept. 15-1936
born	Address	16334
t	Address	3210-03-008
Height	Stories 2	Use Residence & Garage
Cost \$35,000.00	Foundation Concrete PILE	Roof TILE
# 9388	Address	Date Sept. 18-1936
Rough approved by Gas ok JJ Farrey-	4-29-1937	Date
Address	Date	
Final approved by	Date	
Septic tank	Make	Date

16 La Gorce

Mailing Address	Permit No.	9369
Subdivision La Gorce Island	No. 22 Street La Gorce Circle	Date Dec. 24-1936
born	Address	16336
t	Address	Fred Zurwelle, engineer: 3210-03-010
Height	Stories 2	Use Residence & Garage
Cost \$ 49,000.00	Foundation concrete Pile	Roof Tile
# 9807	Address	Date Jan. 7-1937
Rough approved by	Date	
Address	Date	
Final approved by	Date	
Septic tank	Make	Date

22 La Gorce

Subdivision LA GORCE ISLAND	Permit No.	36975	Cost \$ 34,500.00
Address 18 La Gorce Circle	Bond No.	Site	3210-03-009
RB Area 35	Engineer	Lot Size 125 X 202	
87' Depth 53'10	Height 13'	Stories 1	
(3/3/52)	Use RESIDENCE & 2 CAR GARAGE-3 bedrooms & 3 baths	Foundation Spread Footing 12 x 24	Roof Tile Date Sept. 26, 1951
Caughan Plumbing Co:	Sewer Connection 1 (4")	Date Oct. 3, 1951	
2	Temporary Water Closet 1		
Swimming Pool Traps	Down Spouts		
Steam or Hot Water Boilers	Wells		
ROUGH APPROVAL 10-31-1951 Rothman			
FINAL APPROVAL 2-27-1952 Rothman			
GAS Contractor	Date		
Gas Ranges 1	Gas Frylators		
Gas Water Heaters 1	Gas Pressing Machine		
Gas Space Heaters 2	Gas Vents for Stove		
Gas Refrigerators			
Gas Steam Tables			
Gas Broilers			
	GAS Rough APPROVAL 11-5-1951 LR		
	GAS FINAL APPROVAL 2-27-52 L.R.		
Brooks Sprinkler Co:	100 heads- Feb. 29, 1952		

18 La Gorce

Mailing Address	Permit No.	12641	Date June 27-1939
Subdivision LA GORCE ISLAND	Address 24 La Gorce Circle		
Ann & Goll, Inc.	Address	16337	
L. Weed	Address	3210-03-011	
95' Height 22'	Stories 2	Use Residence - 9 rms & garage	
Cost \$ 25,000.00	Foundation concrete Piling	Roof Tile	
Fixit # 12195	Address	Date July 6-1939	
- 1 temp closet - 6 lavatories - 4 bath tubs - 1 laundry tubs	Rough approved by	Date	
1 shower	Date		
Address	Date		
Final approved by	Date		
Septic tank	Make	Date	

24 La Gorce

Property Appraiser



The properties are identified by Miami-Dade County Folio Nos.:
02-3210-003-0090 and 02-3210-003-0080

Thank you!

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the frame, creating a modern, layered effect against the white background.

Sec. 2.5.4.1, Resiliency Code

- ▶ a. In order to maintain open space and neighborhood character, wherever there may exist a main permitted structure and any accessory/auxiliary building or structure including, but not limited to, swimming pools, tennis courts, walls, fences, or any other improvement that was heretofore constructed on property containing one or more platted lots or portions thereof, such lots shall thereafter constitute only one building site and no permit shall be issued for the construction of more than one main permitted structure on the site unless the site is approved for the division or lot split by the planning board.
- ▶ b. No lot(s), plot(s) or parcel(s) of land, whether improved or unimproved or building site, as defined herein, designated by number, letter or other description in a plat of a subdivision, shall be further divided or split, for the purpose, whether immediate or future, of transfer of ownership or development, without prior review and approval by the planning board. Lots shall be divided in such a manner that all of the resulting lots are in compliance with the regulations of these land development regulations. All lot lines resulting from the division of a lot shall be straight lines and consistent with the configuration of the adjoining lots.
- ▶ c. If a main permitted structure is demolished or removed therefrom, whether voluntarily, involuntarily, by destruction or disaster, no permit shall be issued for construction of more than one main permitted structure on the building site unless the site is approved for the division or lot split by the planning board.

Separate Platted Lots

