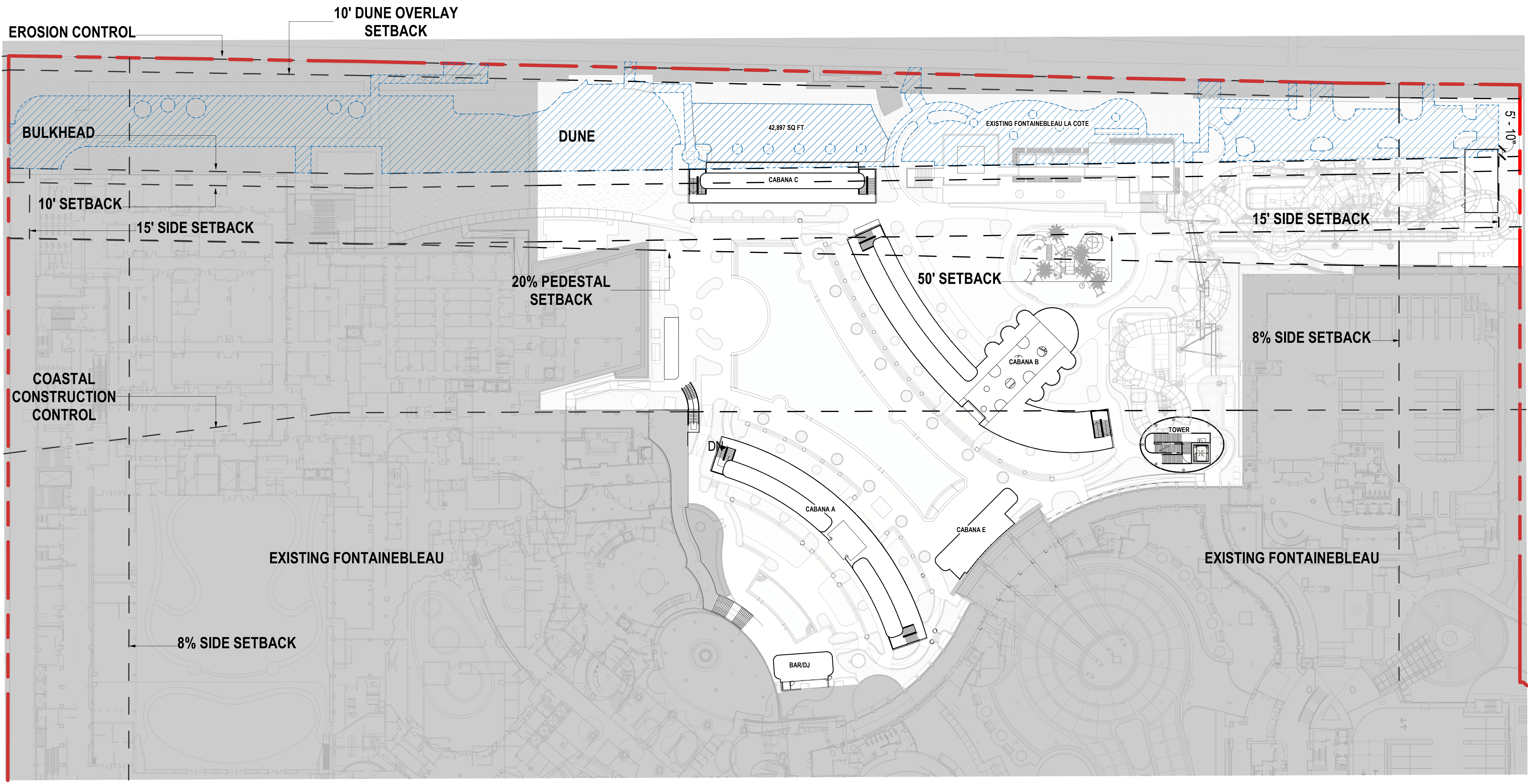

— — — PROPERTY LINE

▨ DUNE ENCROACHMENT

**DUNE OVERLAY, TOTAL AREA: 73,537 SF**
**DUNE OVERLAY MIN OPEN SPACE: 80% (58,829 SF)**
**PROPOSED DUNE OVERLAY ENCROACHMENT: 58.3% (42,897 SF)**
**PROPOSED DUNE OVERLAY OPEN SPACE: 47.7% (30,640 SF)**

01 PROPOSED DUNE OVERLAY ENCROACHMENT
SCALE: 1/64" = 1'-0"

**Gensler**

AR0092904

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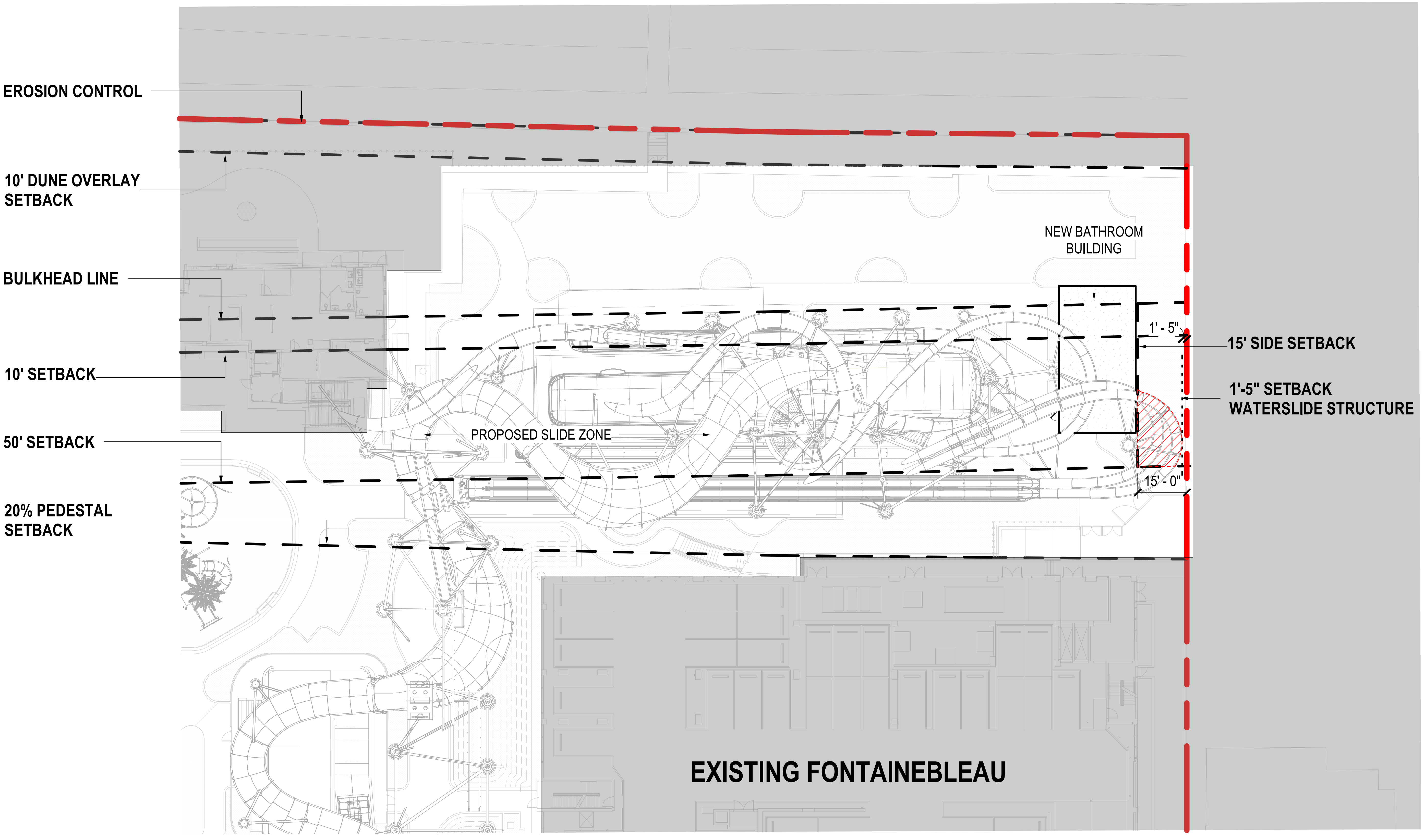
DN: CN=Jorge A Pernas,
dnQualifier=A01410D000001962564EF4800046634,
O=M. ARTHUR GENSLER JR AND ASSOCIATES INC, C=US
Date: 2025.09.05 [illegible]

REFERENCE SECTION 7.3.1.1(d)(1)

# VARIANCE #4 DIAGRAM - PROPOSED DUNE PERSERVATION OPEN SPACE

4441 Collins Avenue, Miami Beach FL 33140 | 09/05/2025 |

A-914



| | |
|---|---|
| — — — | PROPERTY LINE |
| ▨ | ENCROACHMENT |

01 VARIANCE - 15' SIDE SETBACK ENCROACHMENT
SCALE: 1" = 30'-0"

**Gensler**

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JORGE A. PERNAS

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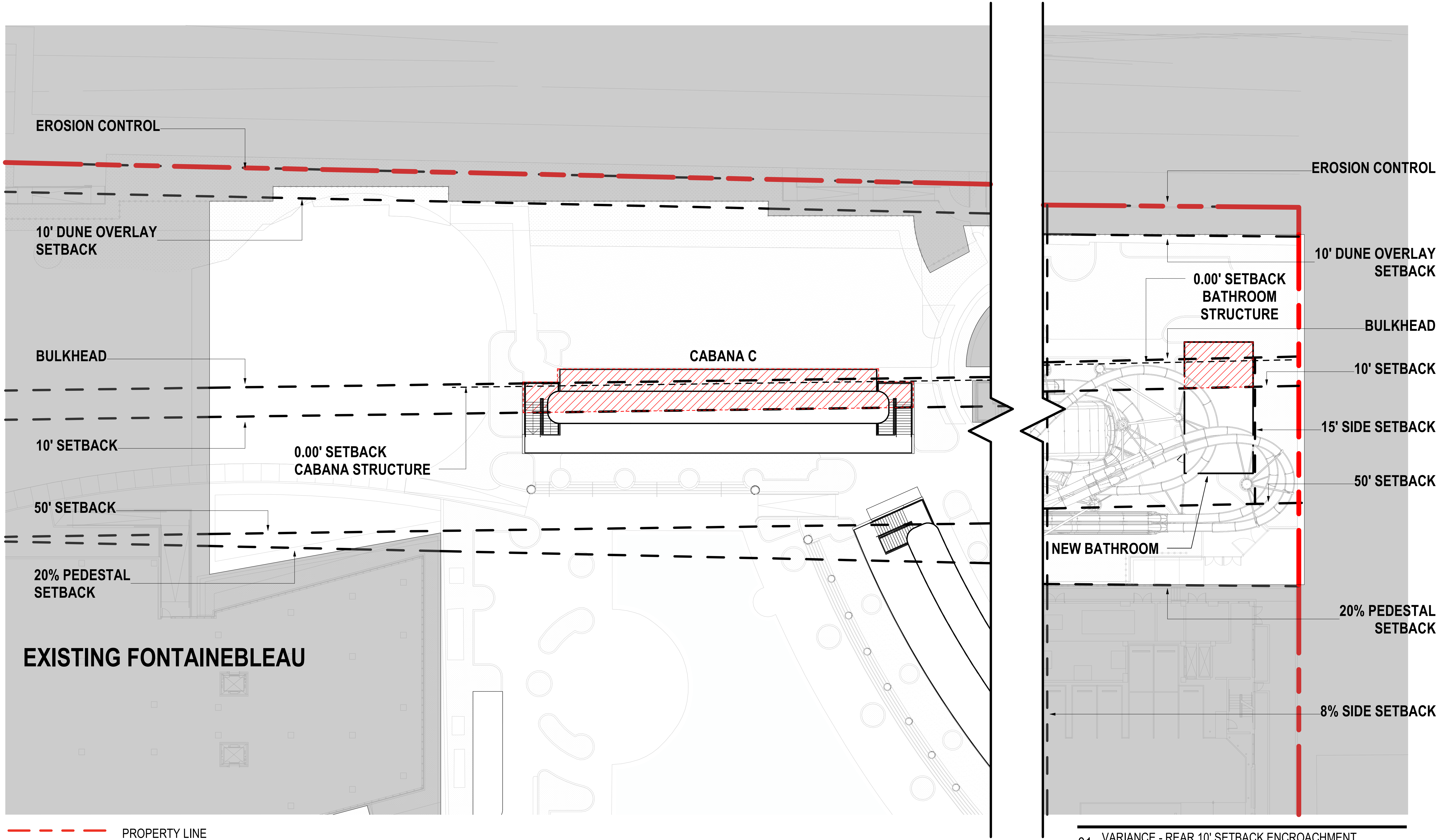
dnQualifier=A01410D0000019625 64EF4800046634,
O=M. ARTHUR GENSLER JR. AND ASSOCIATES,
INC., C=US
Date: 2025.09.[illegible]

REFERENCE SECTION 7.3.1.2(b)(3)

# VARIANCE #5 DIAGRAM - OCEANFRONT OVERLAY 15' SIDE SETBACK

4441 Collins Avenue, Miami Beach FL 33140 | 09/05/2025 |



01 VARIANCE - REAR 10' SETBACK ENCROACHMENT
SCALE: 1" = 30'-0"

🟥 PROPERTY LINE

▨ ENCROACHMENT

**Gensler**

AR0092904

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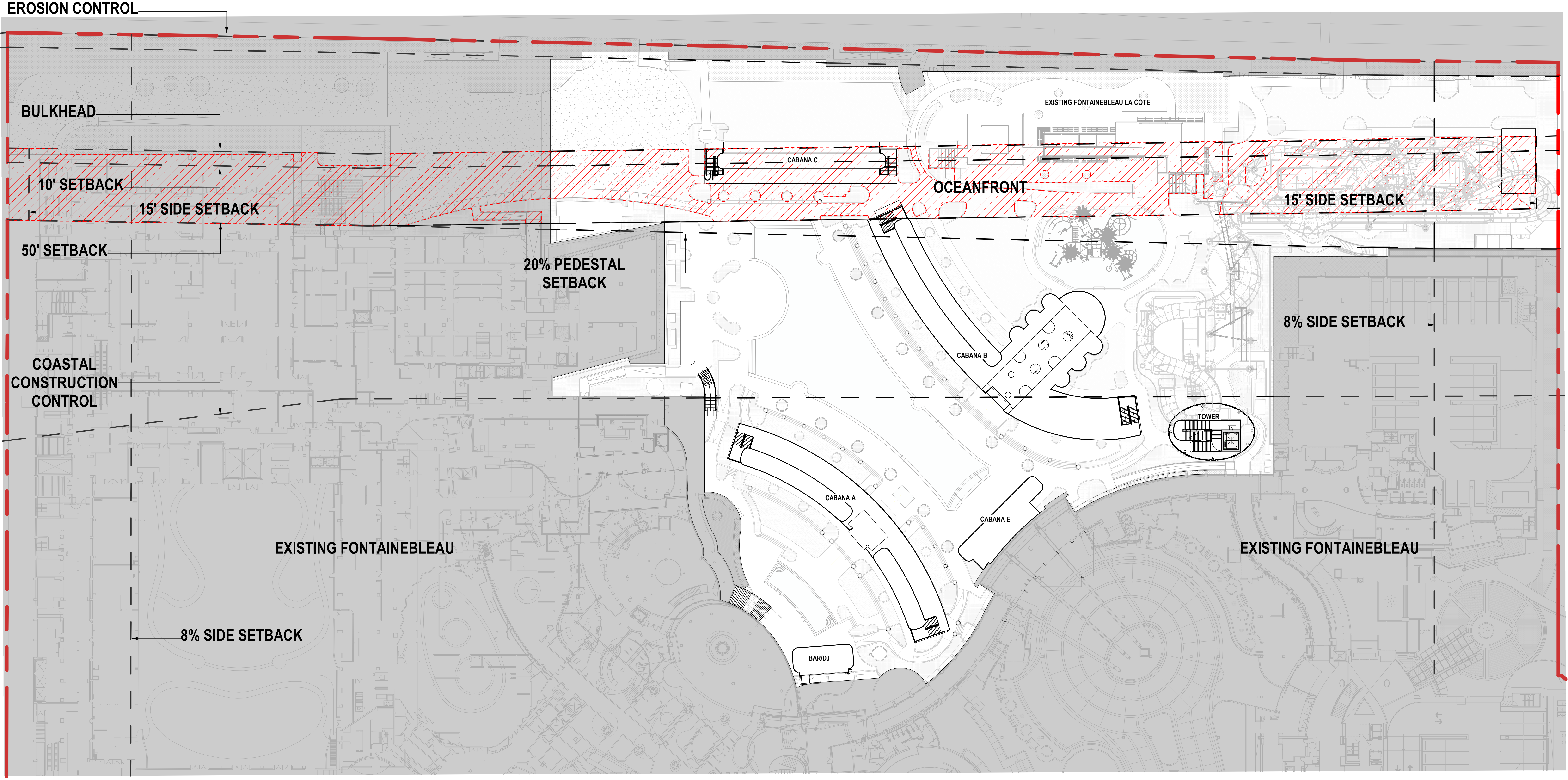
DN: CN=Jorge A Pernas,
dnQualifier=A01410D0000001962564EE4800046634,
O=M. ARTHUR GENSLER JR. AND ASSOCIATES
INC., C=US
Date: 2025.09.05 15:50:54-04'00'

REFERENCE SECTION 7.3.1.2(b)(3)

# VARIANCE #6 DIAGRAM - OCEANFRONT OVERLAY 10' SETBACK

4441 Collins Avenue, Miami Beach FL 33140 | 09/05/2025 |

**A-916**



| | |
|---|---|
| ▬ ▬ ▬ | PROPERTY LINE |
| ▨ | OCEANFRONT ENCROACHMENT |

**OCEANFRONT OVERLAY, TOTAL AREA: 53,707 SF**
**OCEANFRONT OVERLAY MIN OPEN SPACE: 50% (26,854 SF)**
**PROPOSED OCEANFRONT OVERLAY ENCROACHMENT: 96.3% (51,708 SF)**
**PROPOSED OCEANFRONT OVERLAY OPEN SPACE: 3.7% (1,999 SF)**

01 PROPOSED OCEANFRONT OVERLAY ENCROACHMENT
SCALE: 1/64" = 1'-0"

REFERENCE SECTION 7.3.1.2(b)(7)

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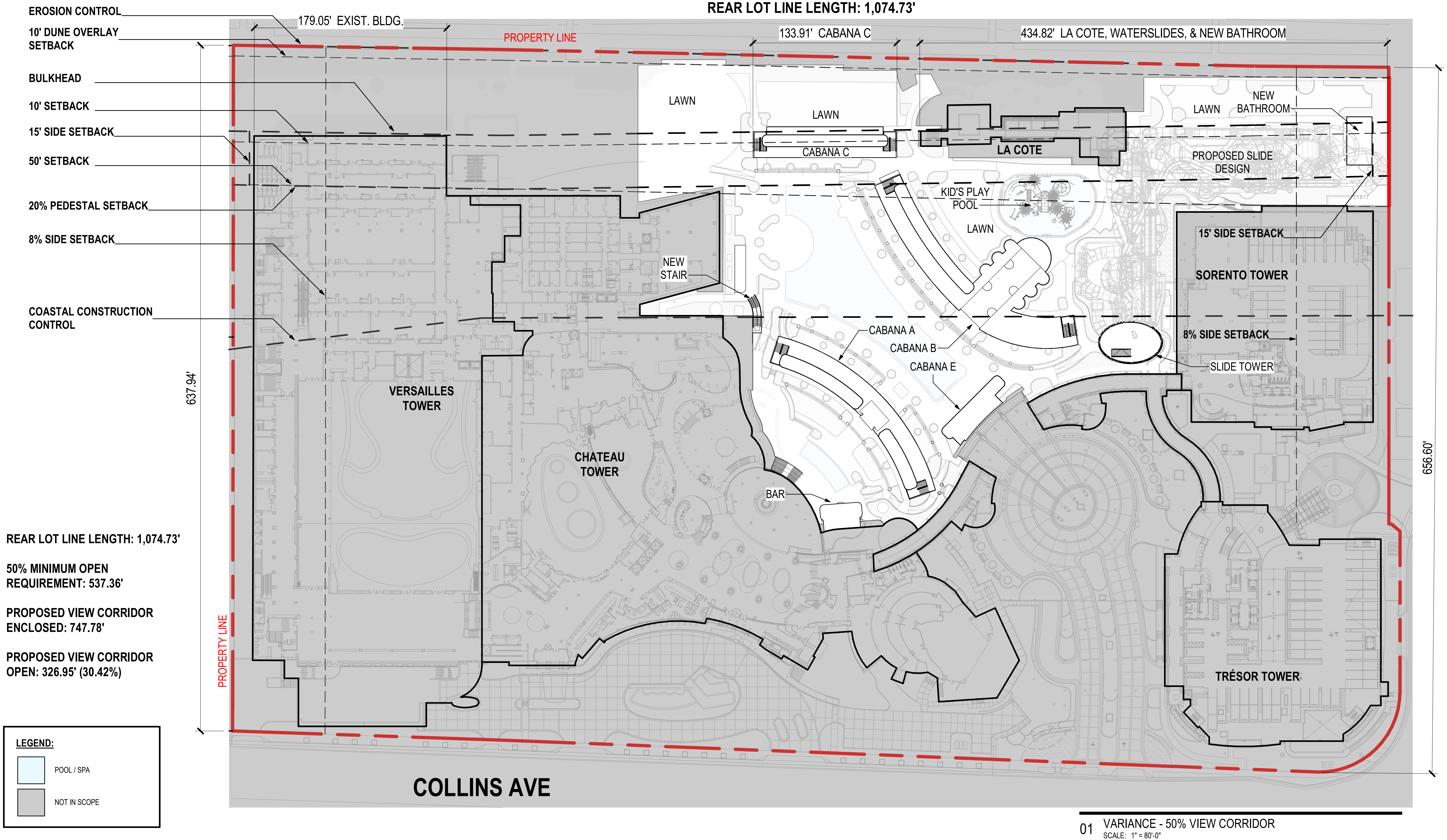
DN: CN=Jorge A Pernas,
dnQualifier=A01410D000001962564EF4800046634,
O=[illegible] ARTHUR GENSLER JR AND ASSOCIATES
[illegible] C=[illegible]
Date: 2025.0[illegible].05 15:[illegible]

# VARIANCE #7 DIAGRAM - PROPOSED OCEANFRONT OVERLAY OPEN SPACE

4441 Collins Avenue, Miami Beach FL 33140 | 09/05/2025 |

**A-917**



**REAR LOT LINE LENGTH: 1,074.73'**

**50% MINIMUM OPEN REQUIREMENT: 537.36'**

**PROPOSED VIEW CORRIDOR ENCLOSED: 747.78'**

**PROPOSED VIEW CORRIDOR OPEN: 326.95' (30.42%)**

**LEGEND:**

| | |
|---|---|
| ☐ | POOL / SPA |
| ▨ | NOT IN SCOPE |

01 VARIANCE - 50% VIEW CORRIDOR

SCALE: 1" = 80'-0"

**Gensler**

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AR0092904

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dnQualifier=A01410D000001962564EF4800046634,
O=M. ARTHUR GENSLER JR. AND ASSOCIATES
INC., C=US
Date: 2025.09.05 15:50:56-04'00'

REFERENCE SECTION 7.3.1.2(b)(8)

# VARIANCE #8 DIAGRAM - 50% VIEW CORRIDOR

4441 Collins Avenue, Miami Beach FL 33140 | 09/05/2025 |

**A-918**