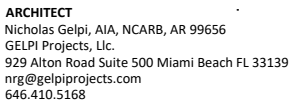



Miami Beach , FL. 33140

FINAL SUBMITTAL - ZBA FILE NO. 24-0160



CODE IN EFFECT

FLORIDA BUILDING CODE - 2023, 8TH EDITION
FLORIDA BUILDING CODE - RESIDENTIAL - 2023, 8TH EDITION
FLORIDA BUILDING CODE - EXISTING BUILDING - 2023, 8TH EDITION
FLORIDA BUILDING CODE - PLUMBING - 2023, 8TH EDITION
FLORIDA BUILDING CODE - MECHANICAL - 2023, 8TH EDITION
NATIONAL ELECTRICAL CODE - NFPA 70A
MIAMI BEACH RESILIENCY CODE 

GENERAL DATA
















PROJECT LOCATION:5500 LA GORCE DR.
MIAMI BEACH FL. 33140

FOLIO NO.02-3214-003-1520
ZONINGRS-4
OCCUPANCY
CONSTRUCTION TYPE
CLASSIFICATION OF WORK
CLASSIFICATION OF STRUCTUREADDITION
CATEGORY II (PER ASCE TABLE 1-1)

ABBREVIATIONS

ABANCHOR BOLT	GALVGALVANIZED	PLYWDPLYWOOD
A/CAIR CONDITIONING	GLGLASS	PNLPANEL
AFFABOVE FINISH FLOOR	GRGRADE	PNLPAINT
ALUMALUMINUM	GYPGYPSUM	POLPOLISHED
APPROXAPPROXIMATE	HBHOSE BIBB	PREFABPREFABRICATED
ARCHARCHITECTURAL/ARCHITECT	HCHANDICAP	PROJPROJECT
BDBOARD	HDWHARDWARE	PSFPOUNDS PER SQUARE FOOT
BLDGBUILDING	HGTHEIGHT	PSIPOUNDS PER SQUARE INCH
BLKBLOCK	HMHOLLOW METAL	PRTRPRESSURE TREATED
BOTTBOTTOM	HRHOUR	PVMPAVEMENT
BRGBEARING	HVACHHEATING/VENTILATING/	QTYQUANTITY
BTWNBETWEEN	HWHOT WATER	REFREFRIGERATOR
CABCABINET	ININCH	REQDREQUIRED
CEILCLGCEILING	INCANINCANDESCENT	REINFREINFORCE-REINFORCING
CEMCEMENT	INCLINCLUDE	RETRETURN
CLGCEILING	INFOINFORMATION	REVREVERSE, REVISION
CLRCLOSET	INSULINSULATE-INSULATION	RGRIGID
COLCOLUMN	INTINTERIOR	RMROOM
CONCCONCRETE	KITCHITCHEN	ROROUGH OPENING
CONSTRCONSTRUCTION	LAMLAMINATED	SCHESCHEDULE
CONTCONTINUOUS	LAVLAVATORY	SDSOAP DISPENSER
CONTRCONTRACTOR	LBLOAD	SEPSEPARATE
CTCERAMIC TILE	LINLINEAR	SECTSECTION
CTRCENTER	LLLIVE LOAD	SHLSHELF
DEGDEGREE	LLT LIGHT	SHTSHEET
DEPTDEPARTMENT	LVRLOUVER	SIMSIMILAR
DTLDETAIL	MATLMATERIAL	SPECSPECIFICATION
DFDRINKING FOUNTAIN	MAXMAXIMUM	SPRSPRINKLER
DIADIAMETER	MECHMECHANICAL	SQSQUARE
DIMDIMENSION	MEMBMEMBRANE	STDSTANDARD
DNDOWN	MTLMETAL	STLSTEEL
DRDOOR	MFCMETAL FURRING CHANNEL	STORSTORAGE
DWGDRAWING	MFRMANUFACTURER	SUBSUBSTITUTE
EA EACH	MNMINIMUM	SURFSURFACE
ELEV ELEVATION	MIRMIRROR	SUSPSUSPEND-SUSPENDED
ELEC ELECTRICAL-ELECTRIC	MISC MISCELLANEOUS	SYS SYSTEM
EQEQU	MO MASONRY OPENING	T & GTONGUE & GROOVE
EQUIP EQUIPMENT	MR MOISTURE RESISTANT	TEL TELEPHONE
EQUV EQUIVALENT	MWV METAL THRESHOLD W/ WEATHER STRIPPING	THKTHICK-THICKNESS
EW EACH WAY	NATNATURAL	THKTHICK-THICKNESS
EXH EXHAUST	NIC NOT IN CONTRACT	TRANS TRANSFORMER
EXIST EXISTING	# NUMBER	TYP TYPICAL
EXT EXTERIOR-EXTERNAL	NOM NOMINAL	UGUND UNDERGROUND
FD FLOOR DRAIN	NTS NOT TO SCALE	UL UNDERWRITERS LAB.
FIN FINISH	OC ON CENTER	VERT VERTICAL
FL FIXTURE	OPN OPENING	W WITH
FIX FLOOR	OPP OPPOSITE	WC WATER CLOSET
FLUOR FLUORESCENT	ORIG ORIGINAL	WH WATER HEATER
FP FIREPLACE	PART PARTITION	WWM WELDED WIRE MESH
FTG FOOTING	PL PLATE	WIO WITHOUT
FURR FURRING	PLAS PLASTER	WP WATERPROOF
GAGAGE, GAUGE		WS WEATHER STRIPPING
		WWF WELDED WIRE FABRIC

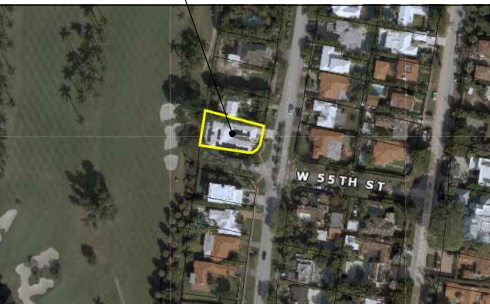
SYMBOLS

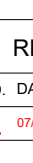

 AT	ELEVATION SYMBOL  DRAWING ON WHICH ELEVATION IS DRAWN
 PLATE	
 CENTER LINE	
 DIAMETER	DETAIL SYMBOL  DRAWING ON WHICH DETAIL IS DRAWN
 REVISION-AFTER AWARD (NUMBER)	
 FOOTING CALLOUT	
 WINDOW TYPE (LETTER)	SECTION SYMBOL  DRAWING ON WHICH SECTION IS DRAWN
 DOOR NUMBER	
 COLUMN DESIGNATION (NUMBER-LETTER)	
 BUILDING ELEVATION	
	TITLE DESIGNATION NUMBER  DRAWING ON WHICH ELEVATION SECTION DETAIL IS DRAWN
	SECTION ELEVATION DETAIL
	TITLE SYMBOL  DRAWING ON WHICH ELEVATION SECTION DETAIL IS DRAWN

NOTES ON THE INDIVIDUAL SHEETS OF THIS SET SUPERCEDE MOST OF THE GENERAL NOTES FOUND ON THIS SHEET, IF THERE ARE ANY DISCREPANCIES OR CLARIFICATIONS NEEDED PLEASE NOTIFY THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.



LOCATION MAP / SITE DATE

5500 LA GORCE DR.
MIAMI BEACH FL. 33140



GELPI PROJECTS  929 Alton Rd, Suite 500 Miami Beach, FL 33139 nrg@gelpiprojects.com 646.410.5168	
REVISIONS	
NO.	DATE DESCRIPTION
	07/09/24 REVISION 01

PROJECT GELPI RESIDENCE 5500 LA GORCE DR. MIAMI BEACH, FL. 33140

SHEET SIZE	11 X 17
DATE	07/09/24
COVER PAGE	
A-000 	
SEAL	AR 99656
	
NICHOLAS GELPI	



929 Alton Rd, Suite 500
Miami Beach, FL 33139
nrg@gelpiprojects.com
646.410.5168

REVISIONS

NO. DATE DESCRIPTION

PROJECT

GELPI RESIDENCE
5500 LA GORCE DR.
MIAMI BEACH, FL. 33140



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "20"
MIAMI, FL. 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
CL	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
P.G.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
--	=DENOTES WOOD FENCE
-x-	=DENOTES CHAIN LINK FENCE
-o-	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
Δ	=DENOTES FOUND NAIL AND DISC
X.XX	=DENOTES ELEVATIONS
[Brick Pattern]	=DENOTES BRICK
[Concrete Pattern]	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	AE	
ELEVATION:	8.0	
COMMUNITY:	120651	
PANEL:	12086C0309	
DATE OF FIRM:	09-11-2009	
SUFFIX:	L	
ORIGINAL FIELD WORK SURVEY DATE	03-13-2020	
BENCH MARK:	N/A	
ELEVATION:	N/A	
DATE	DRAWN BY	SCALE
03-16-2020	J.FEE	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DRAWN BY	DESCRIPTION
04-27-2020	E.SS	UPDATE
JOB No.		
2003-0082-01		

SURVEYOR'S CERTIFICATION:

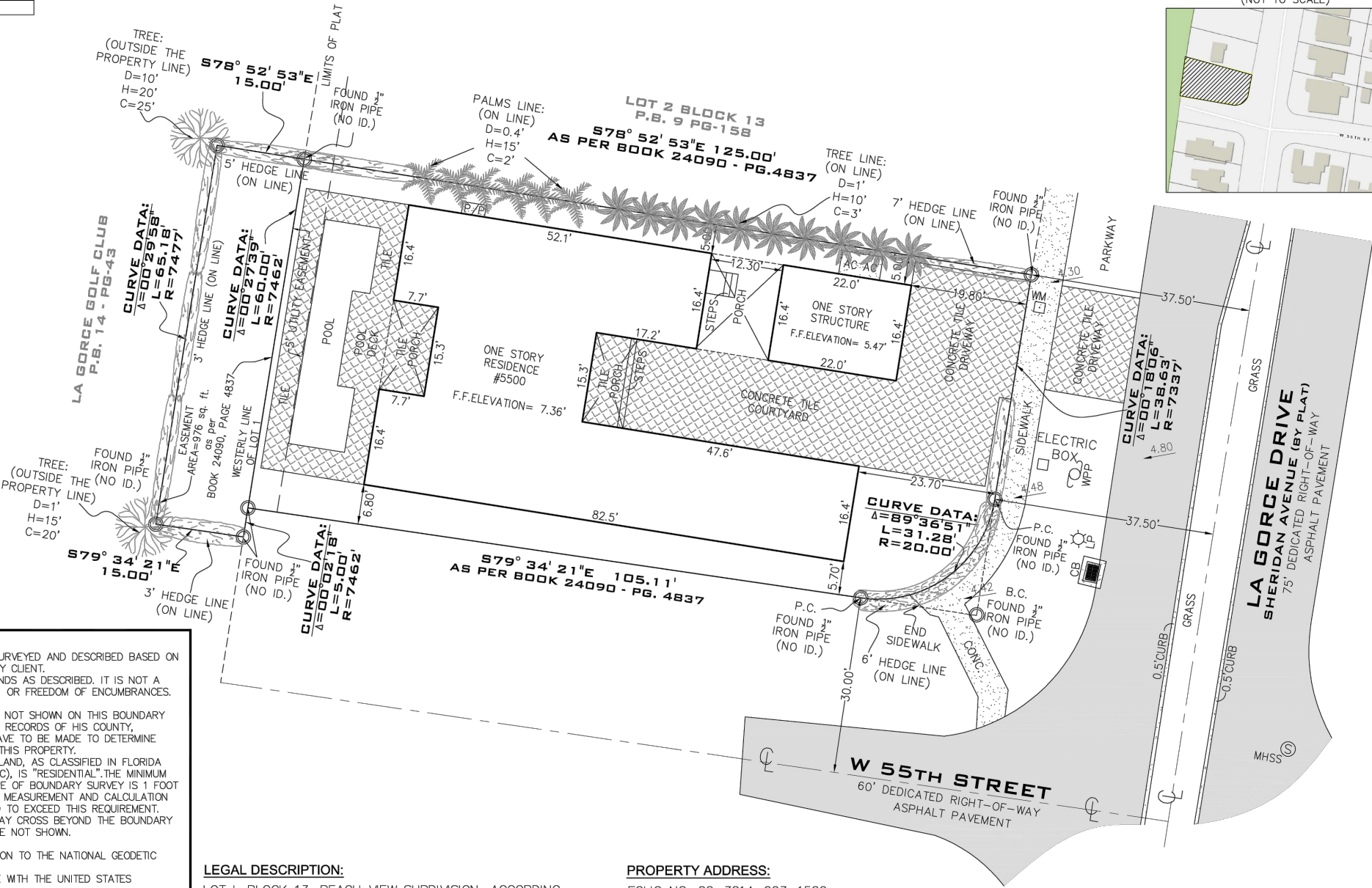
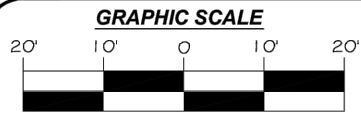
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 460.02, FLORIDA STATUTE.

SIGNED FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. STATE OF FLORIDA, P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL/RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DEVIATIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

MAP OF BOUNDARY SURVEY

LOCATION MAP

SECTION 14, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE FLORIDA
(NOT TO SCALE)



SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "BEACH VIEW SUBDIVISION" RECORDED IN PLAT BOOK 9, AT PAGE 158.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

LEGAL DESCRIPTION:

LOT 1, BLOCK 13, BEACH VIEW SUBDIVISION, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 9, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. TOGETHER WITH EASEMENT IN BOOK 24090, PAGE 4837 ON THE FOLLOWING PROPERTY:

A PORTION OF LAND LYING 15.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF LOT 1, BLOCK 13 OF "BEACH VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, EXTENDED NORTHERLY TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1 AND EXTENDED SOUTHERLY TO THE INTERSECTION WITH A LINE THAT LIES 5.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 1.

PROPERTY ADDRESS:

FOLIO NO. 02-3214-003-1520

5500 LA GORCE DRIVE,
MIAMI BEACH, FLORIDA 33140-2138

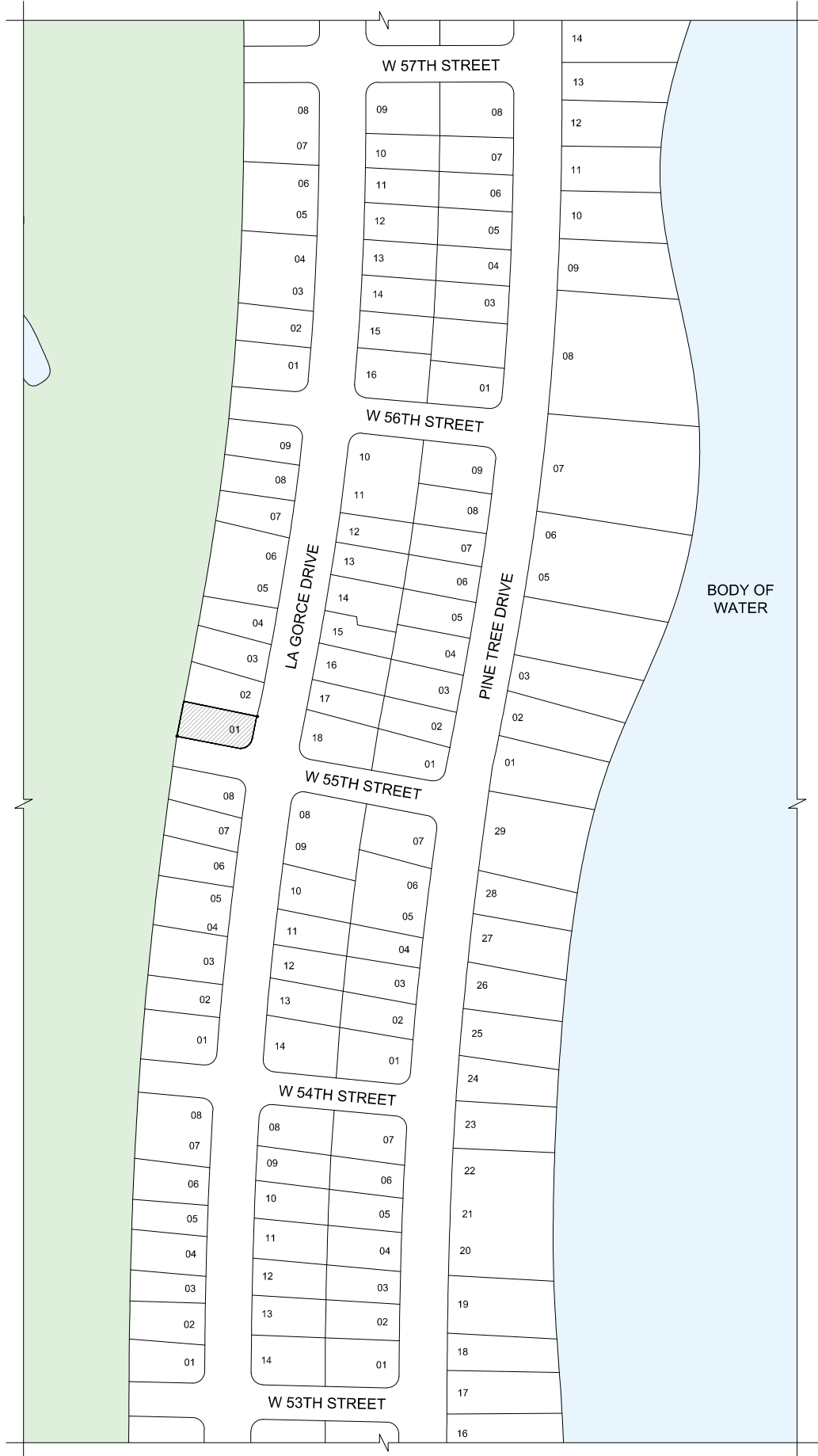
AREA OF PROPERTY: 8,302 SQUARE FEET AND/OR
0.191 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-NICHOLAS GELPI AND ESTHER GELPI





01 CONTEXT LOCATION MAP
1/128" = 1'-0"



02 ZONING INFORMATION
N.T.S.

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:		5500 LA GORCE DRIVE MIAMI BEACH, FLORIDA 33140			
2	Folio number(s):		02-3214-003-1520			
3	Board and file number(s) :					
4	Year built: 1962		Zoning District:	RS-4		
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:		8.00'	Grade value in NGVD: 4.48'		
9	Adjusted grade (Flood+Grade/2):		6.24'	Free board: 9.0'		
10	30" above grade:		6.98'	Lot Area: 7,406.25 SF		
11	Lot width:		60 FT	Lot Depth: 125 FT		
12	Max Lot Coverage SF and %:		2,221.875 SF (30%)	Proposed Lot Coverage SF and %: 3,179 SF (42.9%)		
13	Existing Lot Coverage SF and %:		3,023 SF (40.8%)	Net Lot coverage (garage-storage) 3,023 SF (40.8%)		
14	Front Yard Open Space SF and %:		637 SF (58%)	Rear Yard Open Space SF and %: 447.5 SF (37.3%)		
15	Max Unit Size SF and %:		3,703.125 SF (50%)	Proposed Unit Size SF and %: 3,670 SF (49.5%)		
16	Existing First Floor Unit Size:		2,624 SF	Proposed First Floor Unit Size: 3,005 SF		
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		N/A	N/A		
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	NO		
ZONING INFORMATION / CALCULATION			Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard		9' NGVD	9.24' NGVD	21.89' NGVD	
20	Front Setbacks:		20'	20'	20'	
	Front First level:		20'	20'	20'	
	Front second level:		40'	N/A	25'	
21	Front second level if lot coverage is 25% or greater:		40'	N/A	24.77'	
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.		35%	N/A	100%	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.		50%	N/A	N/A	
22	Sum of side yard :		15'	11.25'	11.25'	
23	Side 1:		7.5'	5'	5'	
24	Side 2 or (facing street):		15'	6.25'	6.25'	
25	Rear:		20'	18.5'	18.5'	
26	Accessory Structure Side 1:		N/A	N/A	N/A	
27	Accessory Structure Side 2 or (facing street) :		N/A	N/A	N/A	
28	Accessory Structure Rear:		N/A	N/A	N/A	
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.



929 Alton Rd, Suite 500
Miami Beach, FL 33139
nrg@gelpiprojects.com
646.410.5168

REVISIONS

NO.	DATE	DESCRIPTION
1	07/09/24	REVISION 01

PROJECT
GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE
11 X 17

DATE
07/09/24

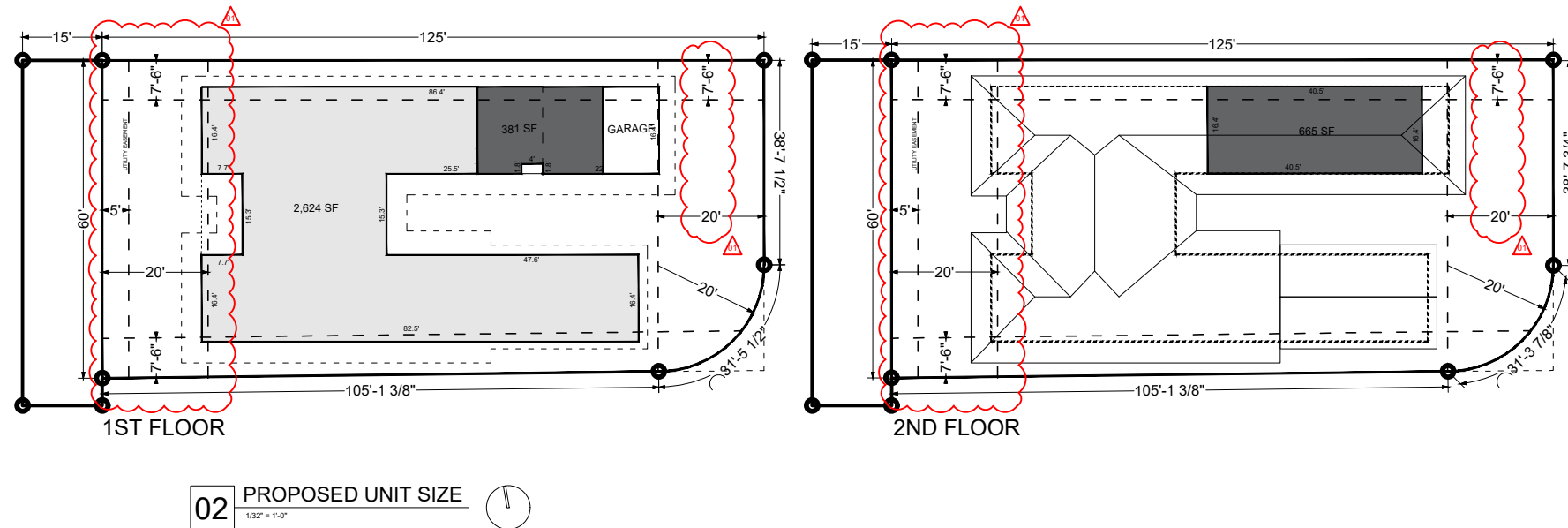
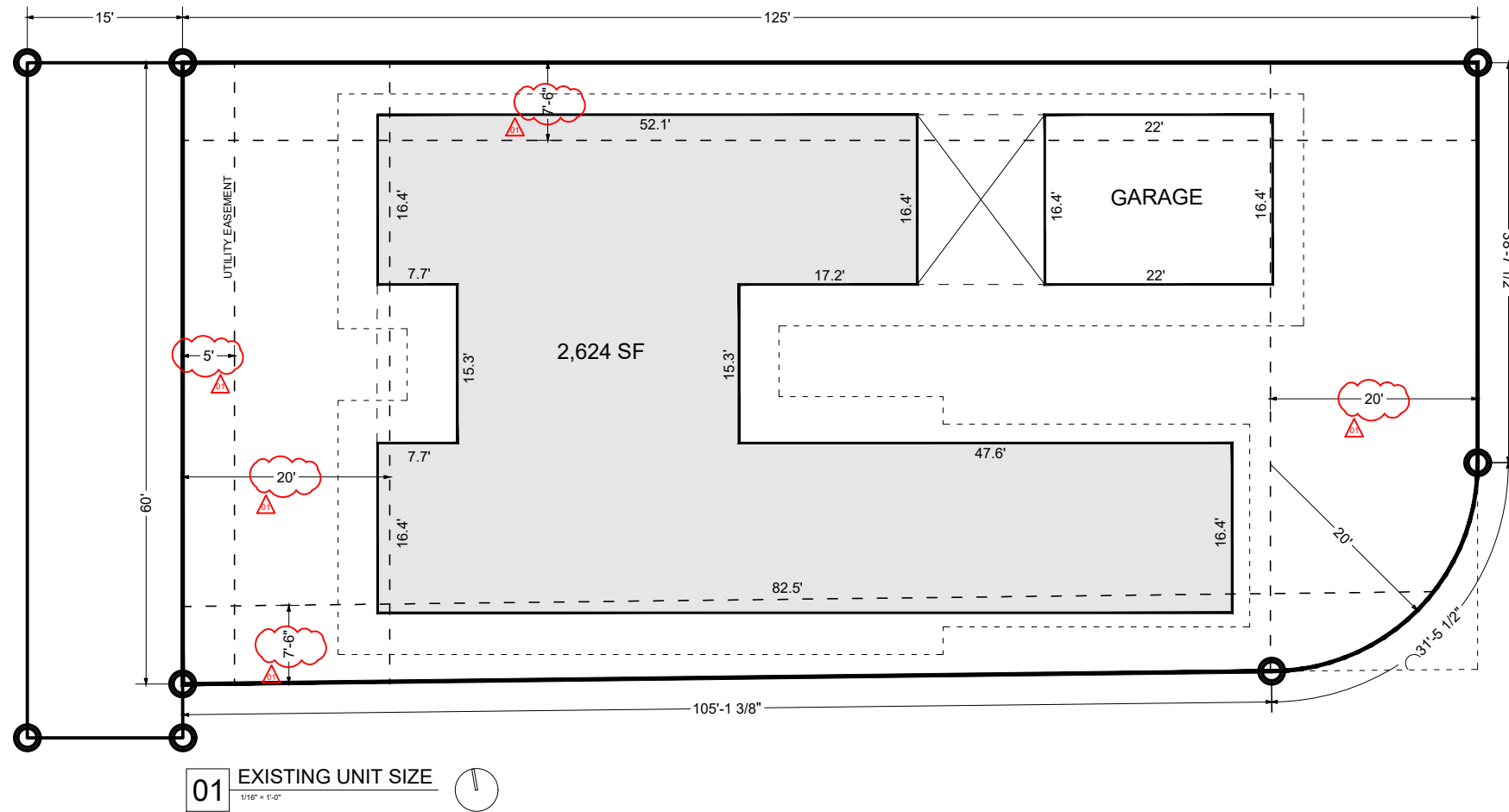
CONTEXT MAP /
ZONING INFORMATION

A-002
Nicholas Gelpi

SEAL AR 99656



NICHOLAS GELPI



EXISTING UNIT SIZE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. UNIT SIZE:	50% OF LOT AREA		
- ALLOWED =	3,703.125 / 7,406.25	= 50%	
EXISTING =	2,624 / 7,406.25	= 35.4%	

PROPOSED UNIT SIZE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. UNIT SIZE:	50% OF LOT AREA		
- ALLOWED =	7,406.25 X 50%	= 3,703.125 SF	
EXISTING =	2,624 / 7,406.25	= 35.4%	
PROPOSED =	2,624 + 381 SF		
- 1ST FLOOR:	665 SF		
- 2ND FLOOR:	665 SF		
- TOTAL:	3,670 / 7,406.25	= 49.5%	

UNIT SIZE CODE

7.2.2.3.b.5 Unit size requirements

For purposes of this subsection, unit size means the sum of the gross horizontal areas of the floors of a single-family home, measured from the exterior faces of exterior walls. However, the unit size of a single-family home shall not include the following, unless otherwise provided for in these land development regulations:

- Uncovered steps.
- Attic space, providing structural headroom of less than 7 feet 6 inches.
- Open breezeways, connected to more than one structure, which consist of roof protection from the elements and are open on all sides.
- Covered terraces and porches, which are unenclosed and open on at least one side, with the exception of roof supports and required safety railing.
- Enclosed floor space used for required off-street parking spaces (maximum 500 square feet).
- Covered exterior unenclosed private balconies.
- Non-air-conditioned areas located directly below the first habitable floor shall not count in the unit size calculations subject to section 7.2.2.3.b.6 below.

GELPI PROJECTS

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REVISIONS

NO.	DATE	DESCRIPTION
07/09/24	REVISION 01	

PROJECT

GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

DATE

07/09/24

EXISTING / PROPOSED UNIT SIZE DIAGRAMS

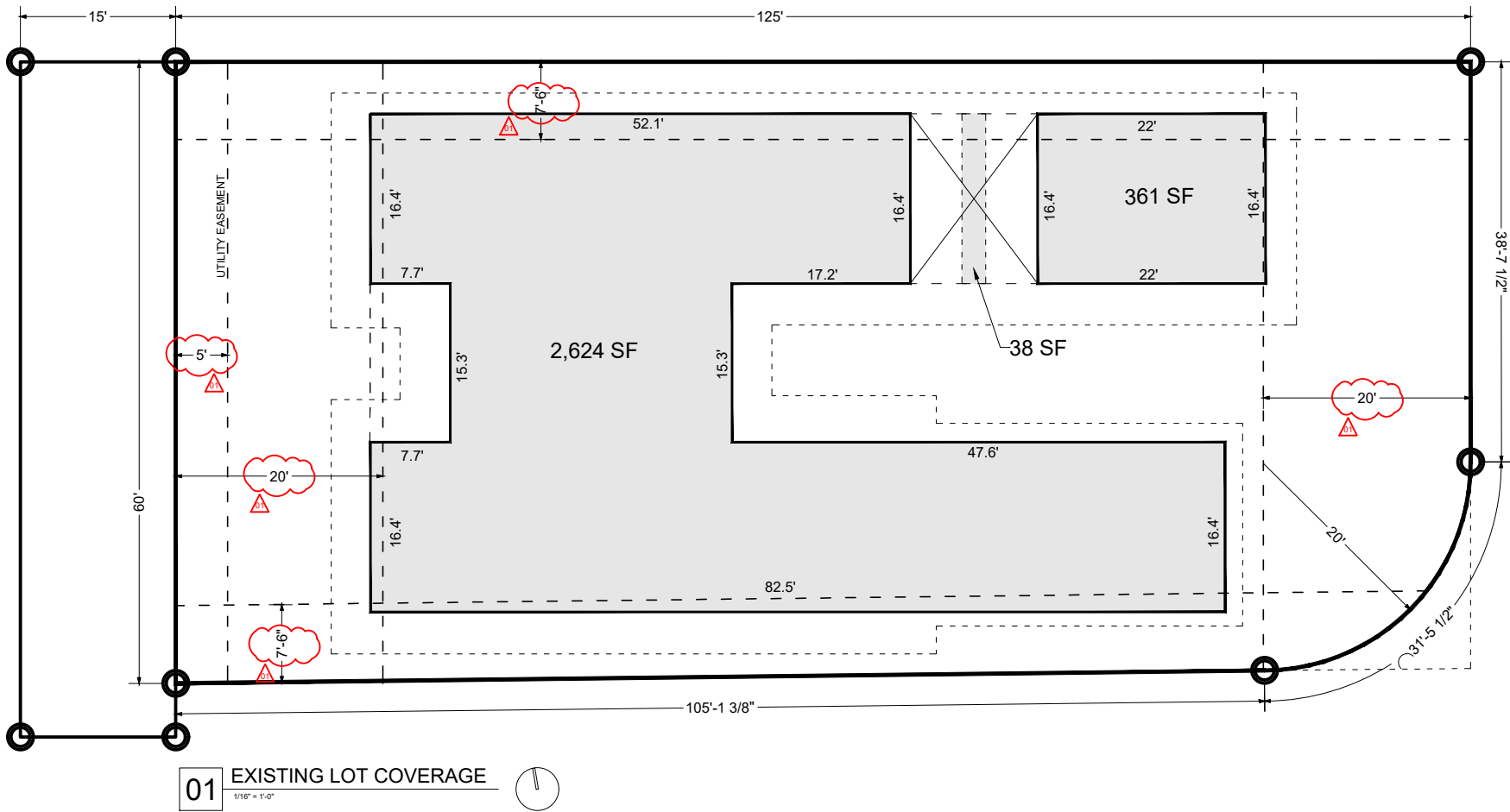
A-003

Nicholas Gelpi

SEAL

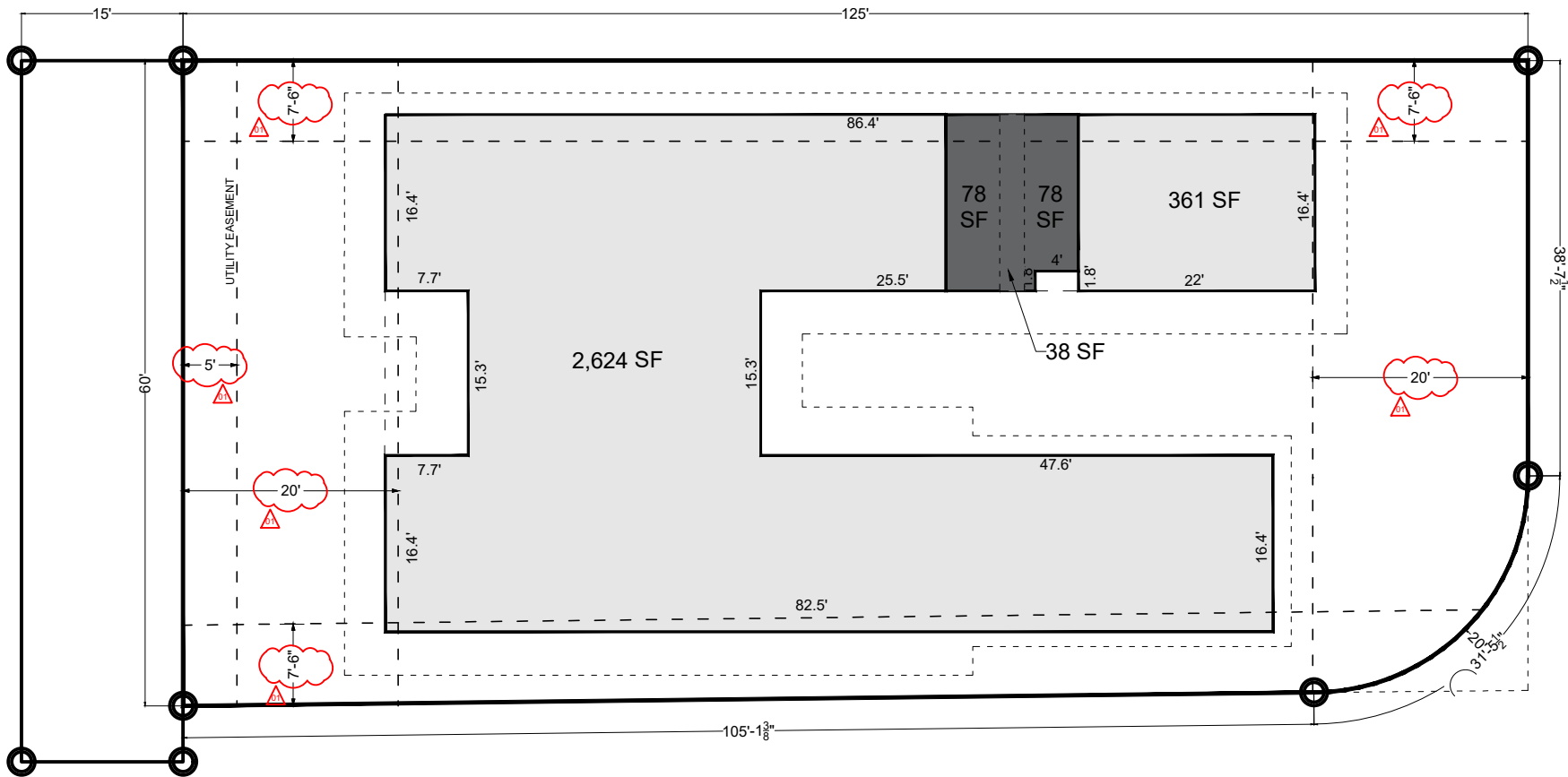
AR 99656

NICHOLAS GELPI



01 EXISTING LOT COVERAGE

1/16" = 1'-0"



02 PROPOSED LOT COVERAGE

1/16" = 1'-0"

EXISTING LOT COVERAGE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. LOT COVERAGE:	50% OF LOT FOR 1-STORY		
ALLOWED:	= 3,703.125	SF	
	3,703.125 / 7,406.25	= 50%	
EXISTING:	= 3,023	SF	
	3,023 / 7,406.25	= 40.8%	

PROPOSED LOT COVERAGE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. LOT COVERAGE:	30% OF LOT FOR 2-STORIES		
ALLOWED:	= 2,221.875	SF	
	2,221.875 / 7,406.25	= 30%	
EXISTING:	= 3,023	SF	
	3,023 / 7,406.25	= 40.8%	
PROPOSED:	= 3,179	SF	
	3,023 + 78 + 78	= 3,179	
	3,179 / 7,406.25	= 42.9%	
** VARIANCE FOR LOT COVERAGE EXCEEDING 30% FOR TWO STORY HOME			

LOT COVERAGE CODE	
7.2.2.3.b.7 Lot Coverage	
A. General. For lots aggregated after September 24, 2013, when a third lot is aggregated, as limited by section 7.2.2.3.b.4, the calculation of lot coverage shall be determined by the two lots on which the house is located.	
B. One-story structures. One-story structures may exceed the maximum lot coverage noted in subsection 7.2.2.3.b.1 above, through staff level review and shall be subject to the setback regulations outlined in 7.2.2.3.b.1, but in no instance shall the lot coverage exceed 40 percent (40%) of the lot area. The DRB or HPB may waive this requirement and allow up to 50 percent (50%) lot coverage for a one-story structure, in accordance with the applicable design review or appropriateness criteria. Notwithstanding the foregoing, for existing one-story structures constructed prior to 1965, the maximum lot coverage shall not exceed 50 percent (50%).	
C. Calculating lot coverage. Lot coverage shall be as defined in section 1.2.1, subject to the following additional regulations:	
I. Internal courtyards, which are open to the sky, but which are substantially enclosed by the structure on four or more sides, shall be included in the lot coverage calculation.	
II. Eyebrows, roof overhangs, covered porches and terraces, projecting a maximum of 5 feet from an exterior wall, shall not be included in the lot coverage calculation. All portions of such covered areas exceeding a projection of 5 feet shall be included in the lot coverage calculation.	
D. Garages. A maximum of 500 square feet of garage space shall not be counted in lot coverage if the area is limited to garage, storage and other non-habitable uses and the garage conforms to the following criteria:	
I. The garage is one story in height and not covered by any portion of enclosed floor area above. Portions of the garage which are covered by enclosed floor area above shall count toward lot coverage. Enclosed floor area shall be as defined in section 1.2.1.	
II. The vehicular entrance(s) of the garage is not part of the principal facade of the main house.	
III. The garage is constructed with a vehicular entrance(s) perpendicular to and not visible from the right-of-way, or the entrance(s) is set back a minimum of 5 feet from the principal facade of the main house when facing a right-of-way.	
E. Nonconforming structures. Existing single-family structures nonconforming with respect to section 7.2.2.3.b, may be repaired, renovated, rehabilitated regardless of the cost of such repair, renovation or rehabilitation, notwithstanding the provisions of chapter 2, article XII of these Land Development Regulations, "nonconformities." Should such an existing structure constructed prior to October 1, 1971, be completely destroyed due to fire or other catastrophic event, through no fault of the owner, such structure may be replaced regardless of the above-noted regulations existing at the time of destruction.	
F. Demolition of architecturally significant single-family homes. Proposed new construction that exceeds the original building footprint of a demolished architecturally significant single-family home shall follow the provisions of section 7.2.2.4.a.	

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REVISIONS

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07/09/24	REVISION 01
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PROJECT

GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

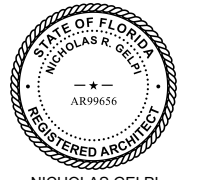
DATE

07/09/24

EXISTING / PROPOSED
LOT COVERAGE DIAGRAMS

A-004

SEAL AR 99656



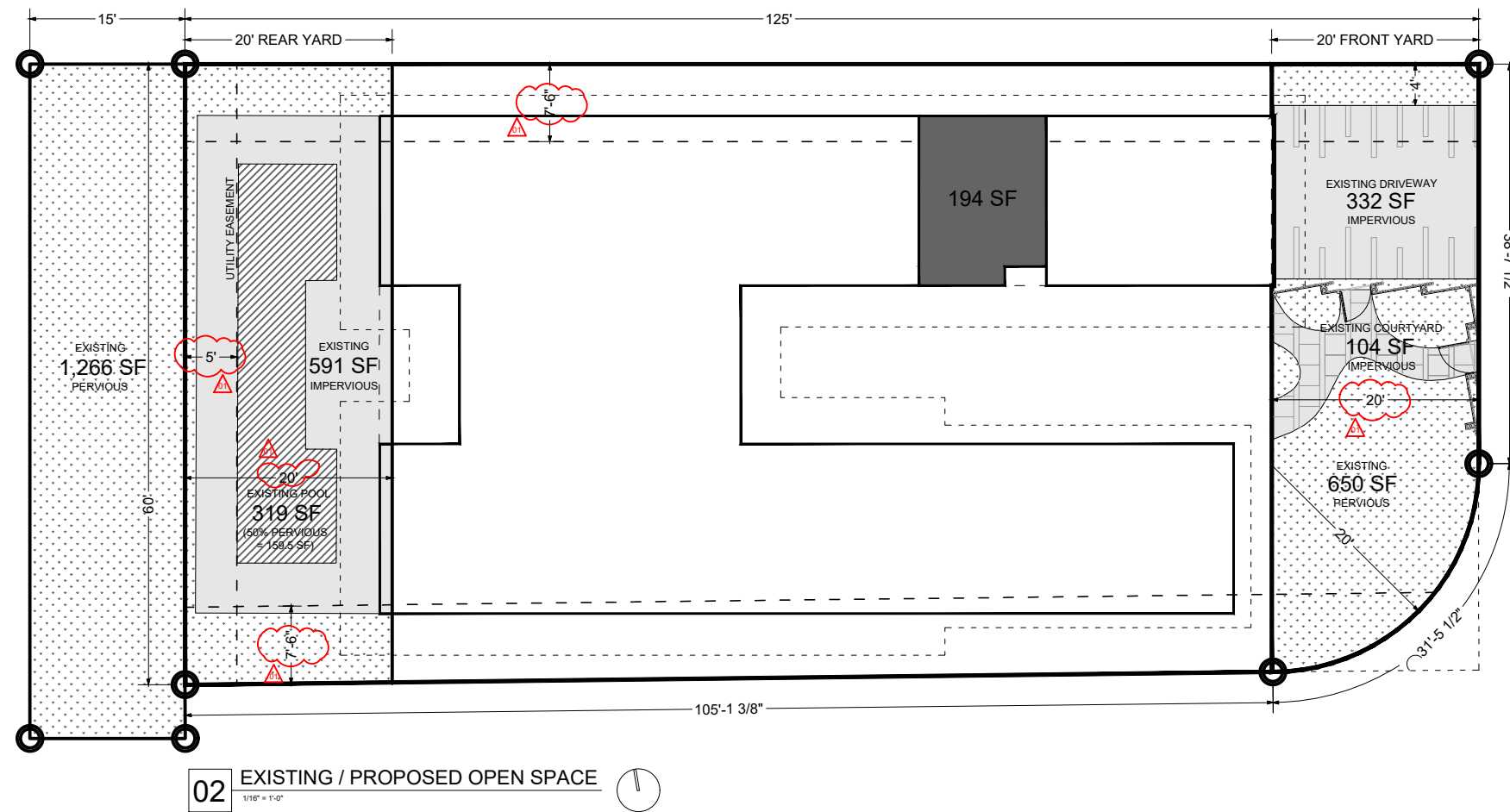
NICHOLAS GELPI

NO.	DATE	DESCRIPTION
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

07/09/24 REVISION 01

GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140



OPEN SPACE CALCULATIONS

FRONT YARD:	2,176	SF
MIN. OPEN SPACE:	70% OF FRONT YARD	
- ALLOWED =	= > 543	SF
543 / 1,086	= 50%	
- EXISTING  (PERVIOUS)= 650		SF
 (IMPERVIOUS)= 332		SF
650 / 1,086	= 59.8%	
REAR YARD:	2,176	SF
MIN. OPEN SPACE:	70% OF REAR YARD	
- ALLOWED =	= > 1,524	SF
1,524 / 2,176	= 70%	
- EXISTING  (PERVIOUS)=1,266		SF
 (IMPERVIOUS)=591		SF
 (POOL AREA 50%)=319		SF
(50% OF POOL AREA IS PERVIOUS)=159.5		SF
1,266 + 159.5 = 1,425.5		
1,425.5 / 2,176	= 65.5%	

EXISTING FRONT & REAR YARD TO REMAIN, NO CHANGE PROPOSED.

OPEN SPACE CODE

7.2.2.3.b.1

(5). If an Understory is not provided, at least 50 percent (50%) of the required front yard and side facing a street yard areas (including portions of the rear and front yards) shall be sodded or landscaped pervious open space. With the exception of driveways and paths leading to the building, paving may not extend any closer than 5 feet to the front of the building. When a pool is located in the side yard, facing a street the area of the water may count as part of the open space.

In the event that an existing single-family home has an abutting street raised pursuant to an approved city project, and such home was previously permitted with less than 50 percent (50%) of the required front yard area consisting of sodded or landscaped pervious open space, such property may retain the most recent, previously permitted pervious open space configuration, provided the front yard is raised to meet the new street elevation. However, in no instance shall less than 30 percent (30%) of the required front yard be sodded or landscaped pervious open space.

(6) If an Understory is provided, at least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space. For purposes of this section, the required front yard shall be the same as the required front setback of the principal structure. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited.

(7). At least 70 percent (70%) of the required rear yard shall be sodded or landscaped pervious open space; the water portion of a swimming pool may count toward this requirement, when located above adjacent grade, the water portion of a swimming pool may count towards 50 percent of this requirement, provided adequate infrastructure is incorporated into the design of the pool to fully accommodate on-site stormwater retention.

(8). The Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable, may approve Understory areas. If an Understory is provided, then the maximum height is increased to 31 feet for flat roofs and 34 feet for sloped roofs.

SHEET SIZE

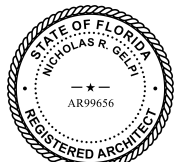
11 X 17

DATE 07/09/24

EXISTING / PROPOSED OPEN SPACE DIAGRAMS

A-005

SEAL AR 99656



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PROJECT

GELPI RESIDENCE
5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

DATE

07/09/24

EXISTING
SITE PLAN

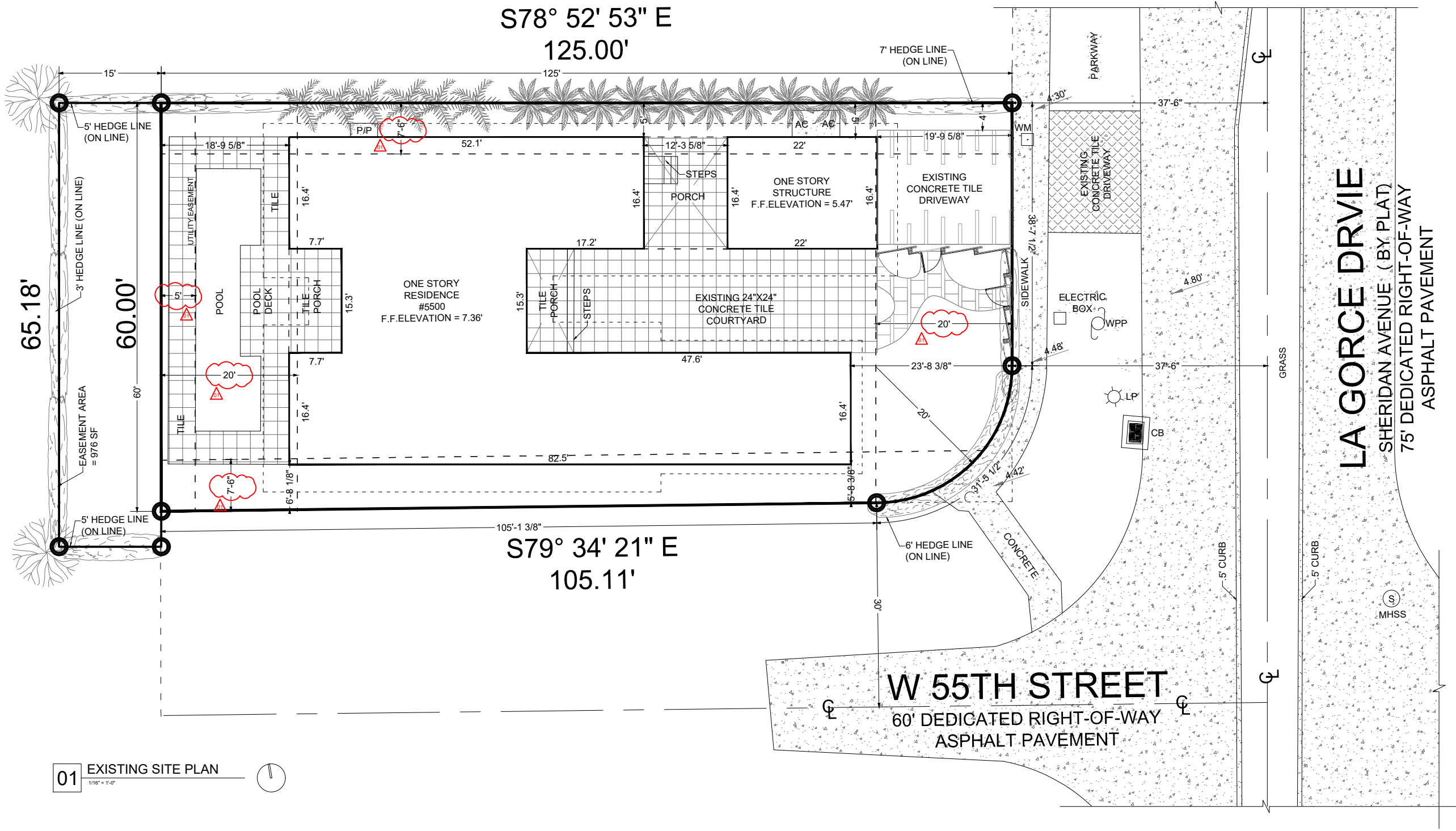
A-006

SEAL

AR 99656



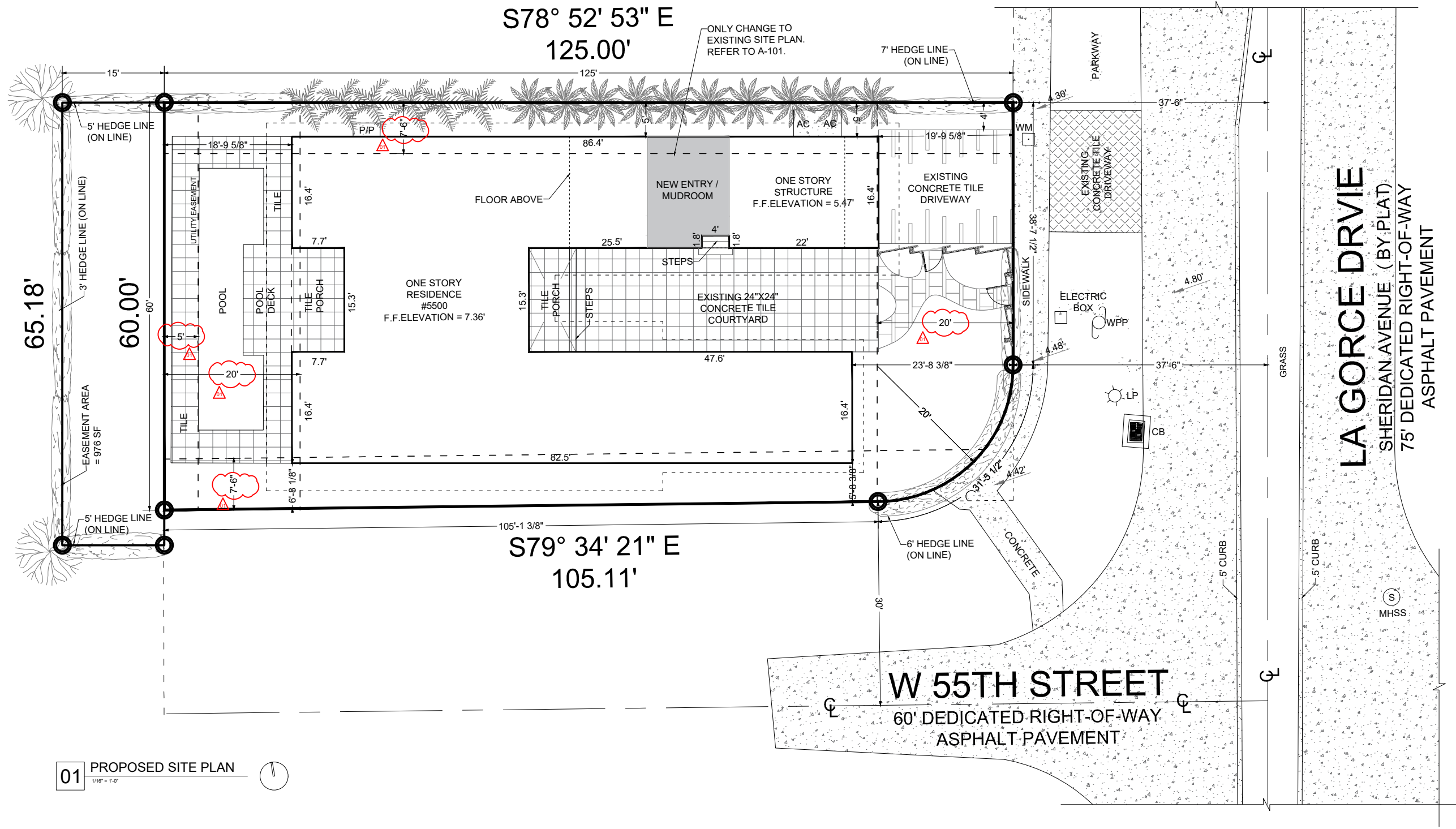
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01 EXISTING SITE PLAN

1/16" = 1'-0"





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ARCHITECTURE

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GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

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PROPOSED SITE PLAN

A-007

Nicholas Gelpi

SEAL

AR 99656

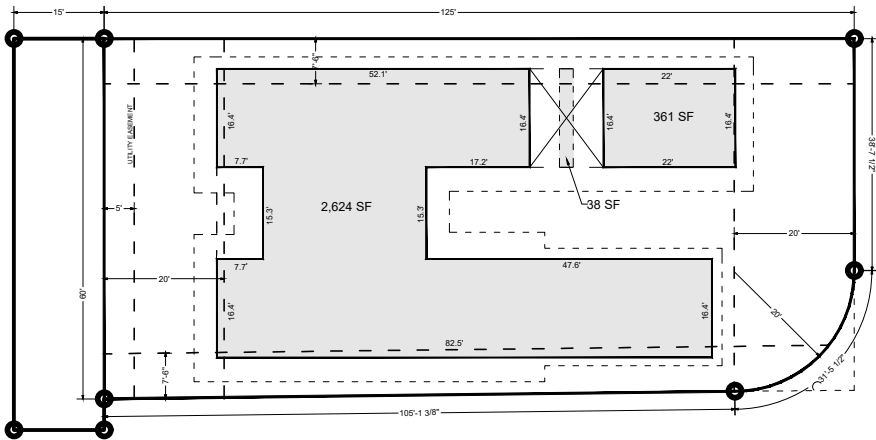
STATE OF FLORIDA

NICHOLAS R. GELPI

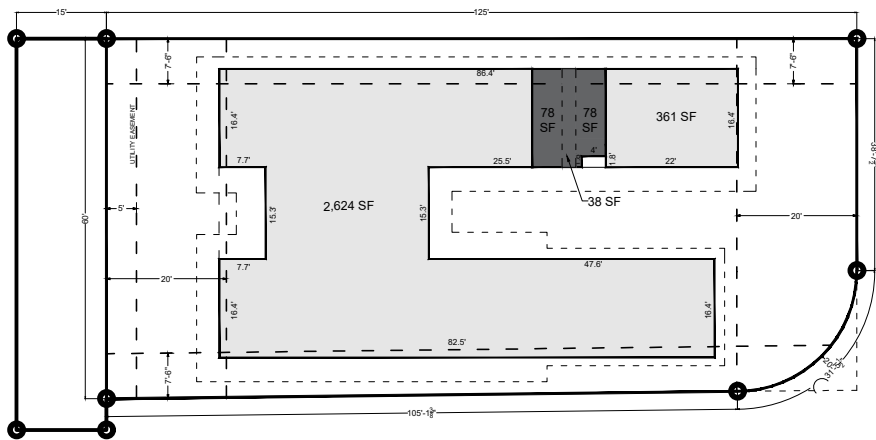
REGISTERED ARCHITECT

AR99656

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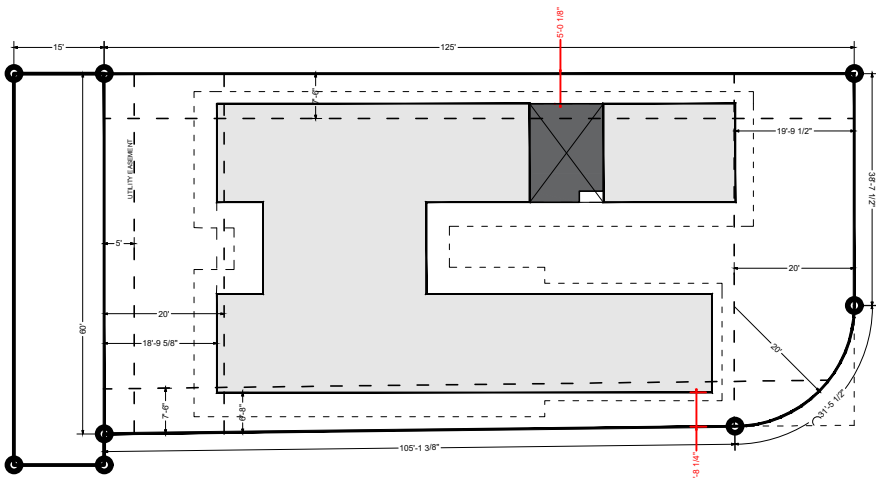


01 PROPOSED VARIANCE - EXISTING LOT COVERAGE
1/32" = 1'-0"

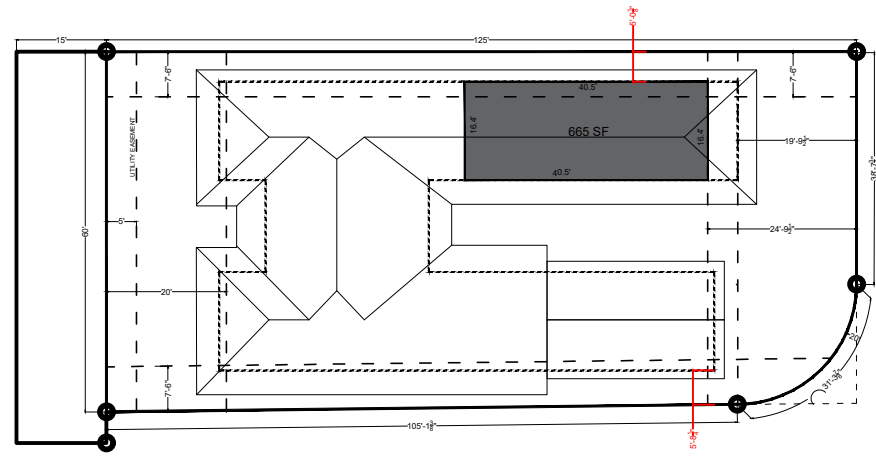


PROPOSED VARIANCE - PROPOSED LOT COVERAGE
1/32" = 1'-0"

PROPOSED LOT COVERAGE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. LOT COVERAGE:	30% OF LOT FOR 2-STORIES		
ALLOWED:	= 2,221.875	SF	
2,221.875 / 7,406.25	= 30%		
EXISTING:			
2,624 + 361 + 38	= 3,023	SF	
3,023 / 7,406.25	= 40.8%		
PROPOSED:			
3,023 + 78 + 78	= 3,179	SF	
3,179 / 7,406.25	= 42.9%		
** VARIANCE TO EXCEED THE MAX LOT COVERAGE ALLOWABLE (30%) FOR TWO STORY HOME.			

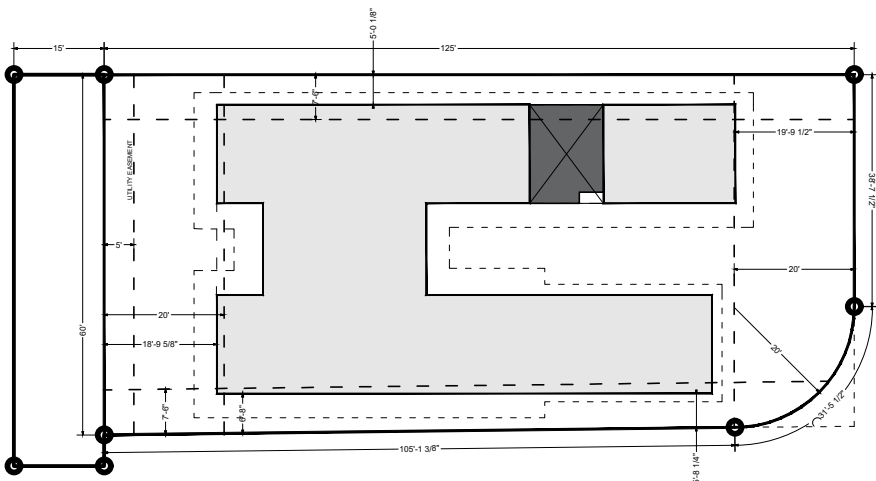


02 PROPOSED VARIANCE - EXISTING SIDE SETBACK 1ST FLR.
1/32" = 1'-0"

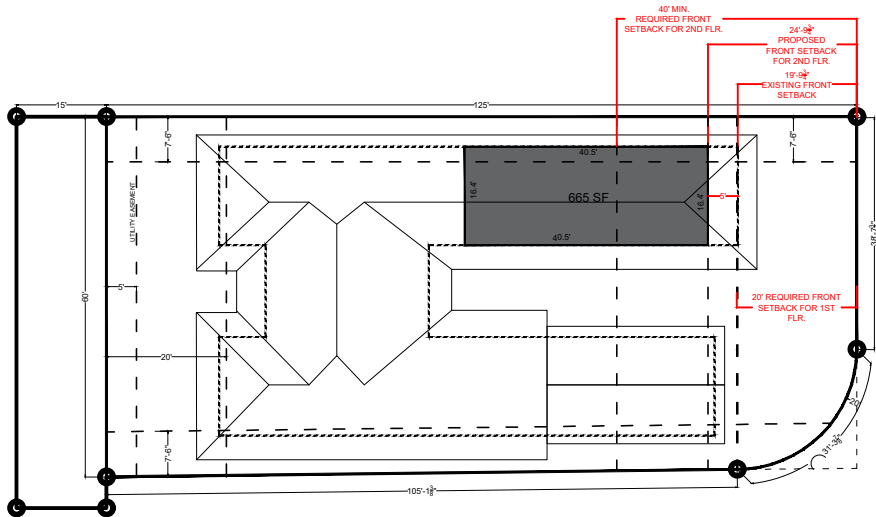


PROPOSED VARIANCE - PROPOSED SIDE SETBACK 2ND FLR.
1/32" = 1'-0"

SETBACKS	
SIDE REQUIRED	= 15% OF LOT WIDTH
	= 7.5'
EXISTING	= 5'-8-1/4" & 5'-0-1/8"
PROPOSED	= 5'-8-1/4" & 5'-0-1/8"
** VARIANCE TO EXTEND NON-CONFORMING SIDE SETBACK.	



03 PROPOSED VARIANCE - FRONT SETBACK 1ST FLR.
1/32" = 1'-0"



PROPOSED VARIANCE - FRONT SETBACK 2ND FLR.
1/32" = 1'-0"

SETBACKS	
FRONT REQUIRED	= 20'
EXISTING	= 19'-9-1/2"
PROPOSED	= 19'-9-1/2"
2ND STORY REQUIRED	= 40' MIN
EXISTING	= N/A
PROPOSED	= 24'-9-1/2"
** VARIANCE TO EXCEED THE MINIMUM FRONT SETBACK FOR A SECOND STORY.	



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5500 LA GORCE DR.
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SHEET SIZE

11 X 17

DATE

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PROPOSED
VARIANCE DIAGRAMS

A-008

Nicholas Gelpi

SEAL AR 99656





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07/09/24

EXISTING / DEMO
FIRST FLOOR PLAN

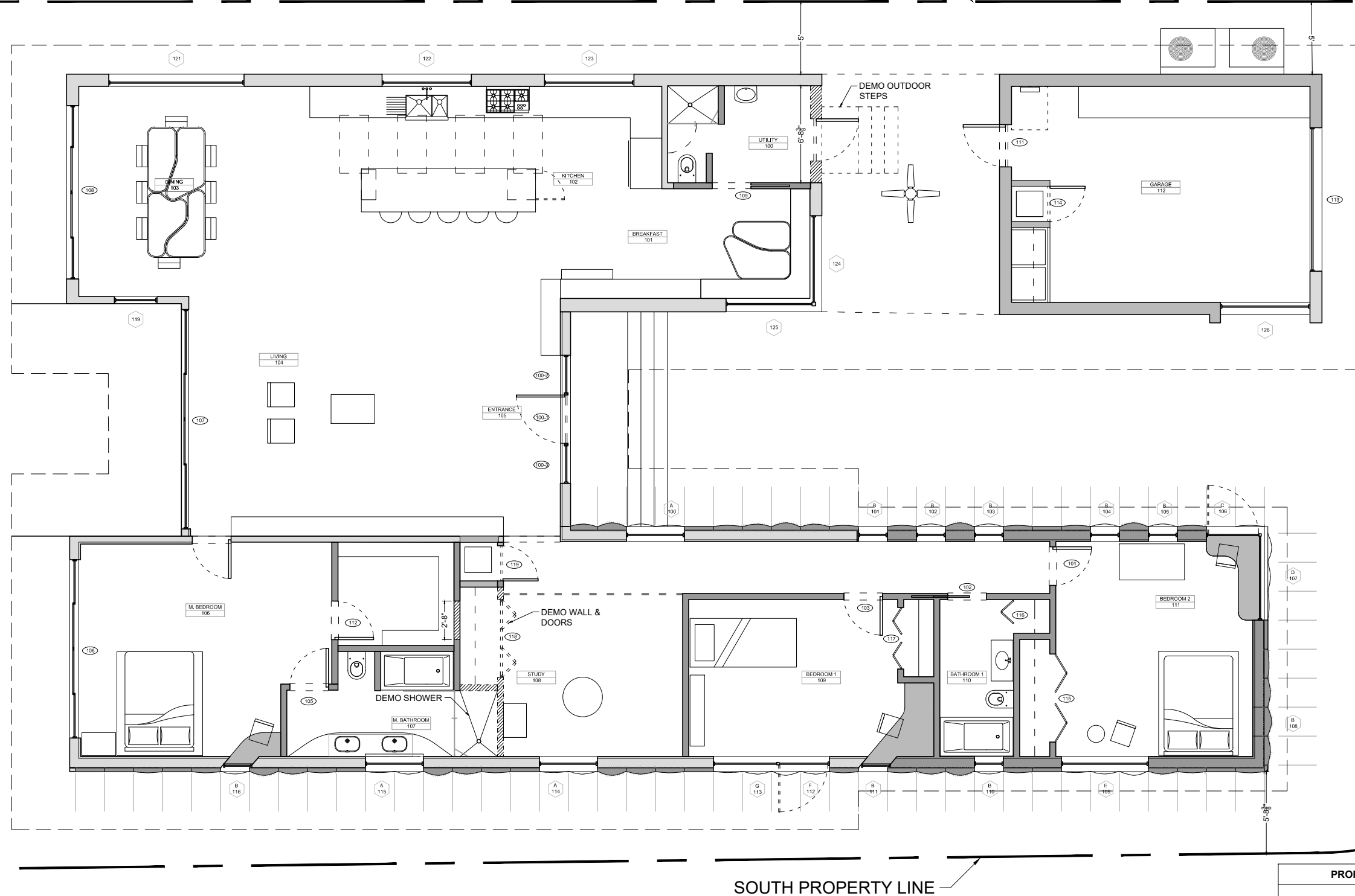
A-100

SEAL AR 99656



NICHOLAS GELPI

NORTH PROPERTY LINE



SOUTH PROPERTY LINE

01 EXISTING / DEMO FIRST FLOOR PLAN

1/8" = 1'-0"



PROPOSED UNIT SIZE CALCULATIONS

LOT AREA	7,406.25	SF
MAX. UNIT SIZE:		
- ALLOWED =	3,703.125	SF
7406.25 X 50%	= 50%	
EXISTING =	2,624	SF
2,624 / 7,406.25	= 35.4%	
PROPOSED =		
- 1ST FLOOR:	2,624 + 381	SF
- 2ND FLOOR:	665	SF
- TOTAL:	3,670	SF
3,670 / 7,406.25	= 49.5%	



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GELPI RESIDENCE

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SHEET SIZE

11 X 17

DATE

07/09/24

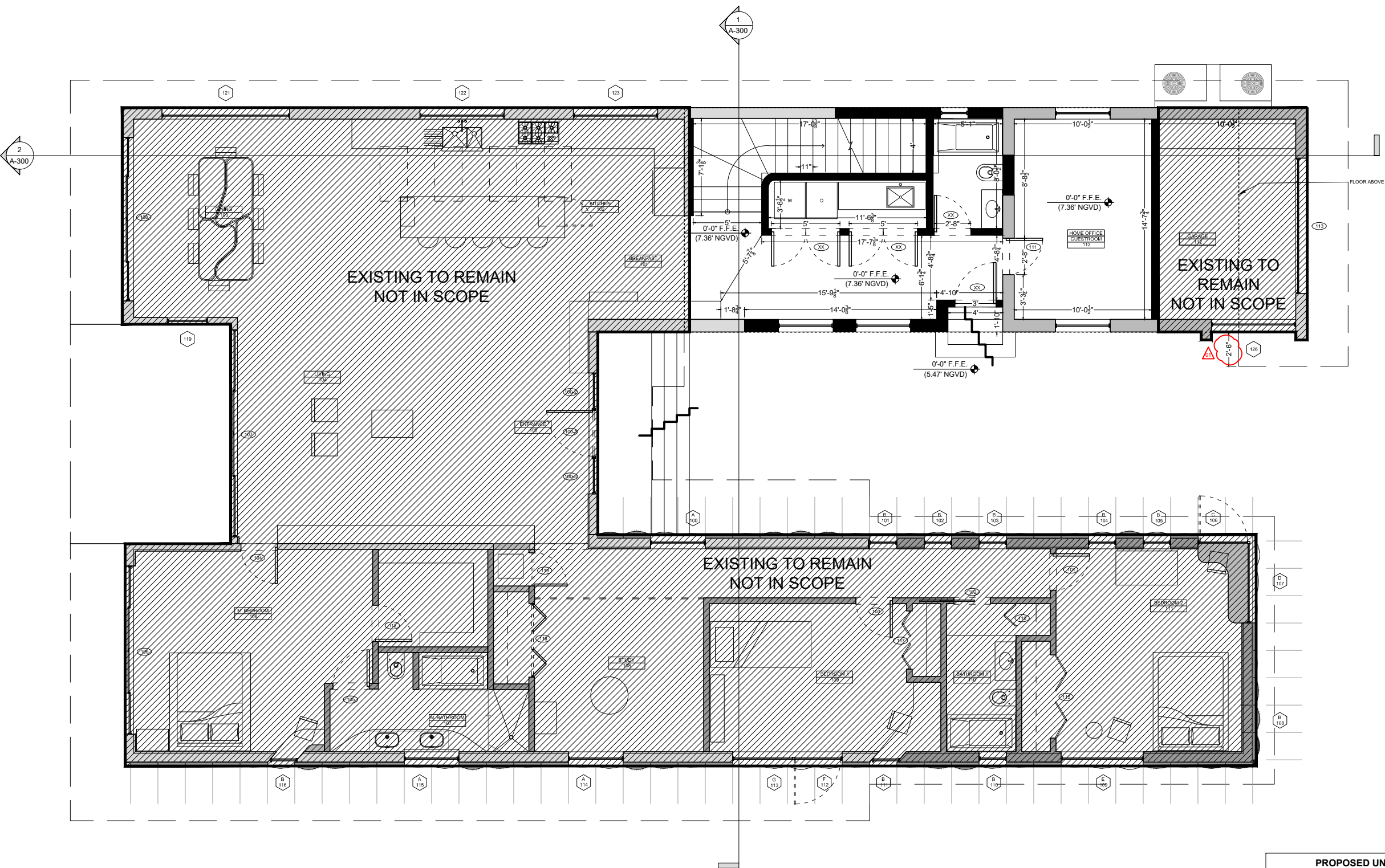
PROPOSED
FIRST FLOOR PLAN

A-101

SEAL AR 99656



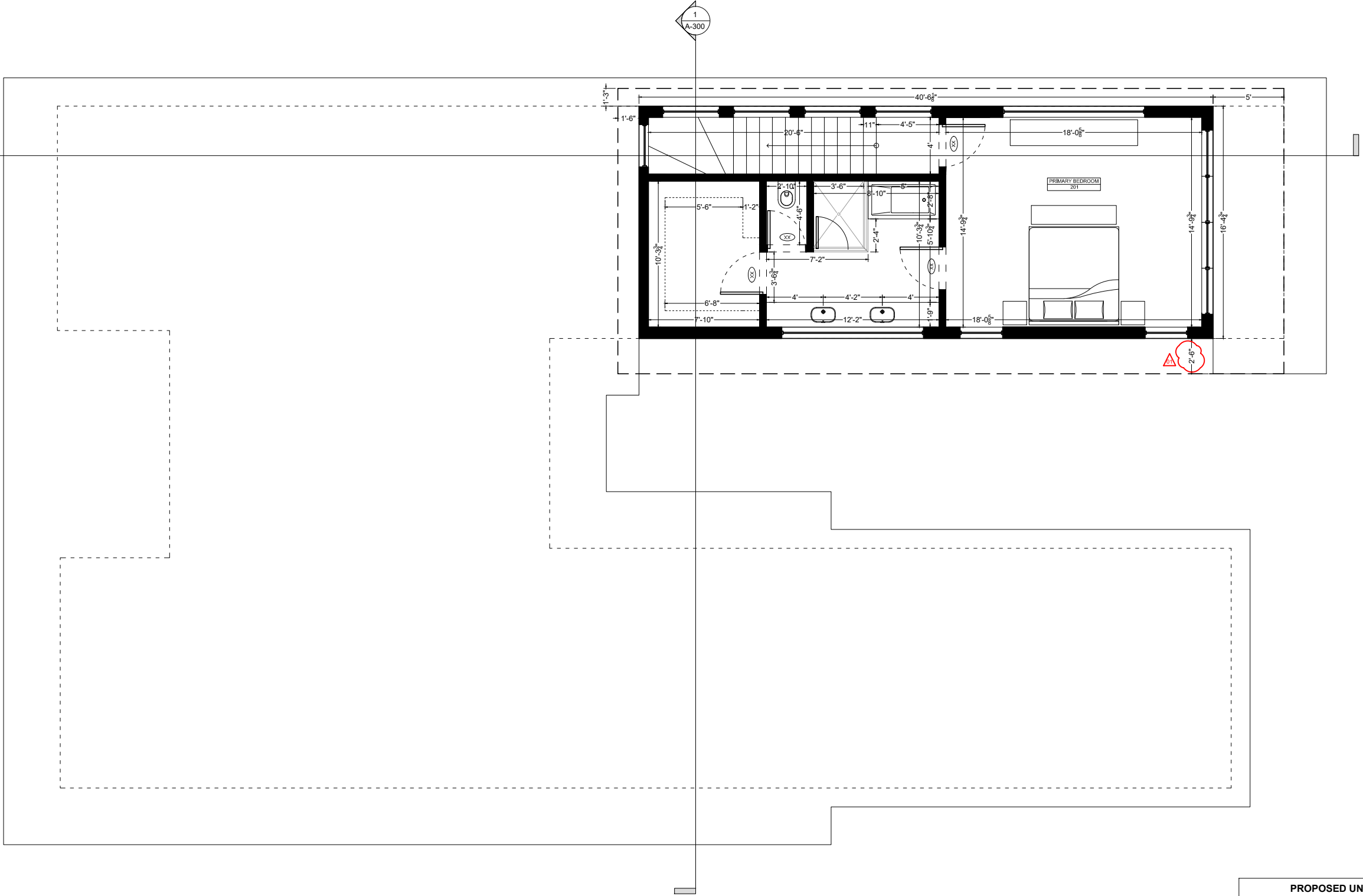
NICHOLAS GELPI



01 PROPOSED FIRST FLOOR PLAN



PROPOSED UNIT SIZE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. UNIT SIZE:			
- ALLOWED =	3,703.125	SF	
7406.25 X 50%	= 50%		
EXISTING =	2,624	SF	
2,624 / 7,406.25	= 35.4%		
PROPOSED =	2,624 + 381	SF	
- 1ST FLOOR:	665	SF	
- 2ND FLOOR:			
- TOTAL:	3,670	SF	
3,670 / 7,406.25	= 49.5%		



01 PROPOSED SECOND FLOOR PLAN



PROPOSED UNIT SIZE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. UNIT SIZE:			
- ALLOWED =	= 3,703.125	SF	
7406.25 X 50%	= 50%		
EXISTING =	= 2,624	SF	
2,624 / 7,406.25	= 35.4%		
PROPOSED =			
- 1ST FLOOR:	2,624 + 381	SF	
- 2ND FLOOR:	665	SF	
- TOTAL:	= 3,670	SF	
3,670 / 7,406.25	= 49.5%		

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GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE
11 X 17

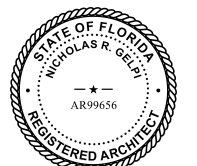
DATE
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PROPOSED
SECOND FLOOR PLAN

A-102

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5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

DATE

07/09/24

PROPOSED
ROOF FLOOR PLAN

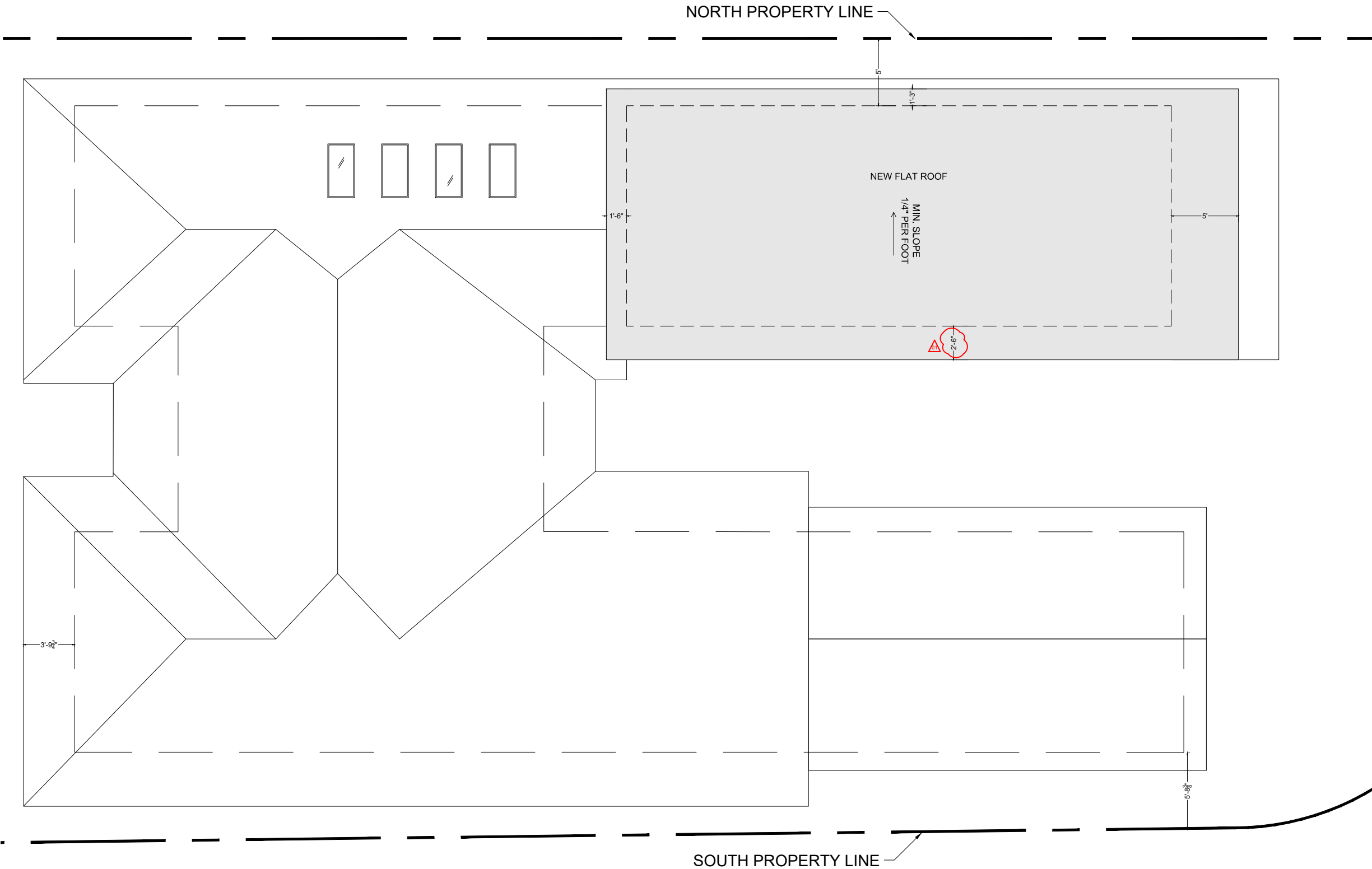
A-103

SEAL AR 99656



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NORTH PROPERTY LINE

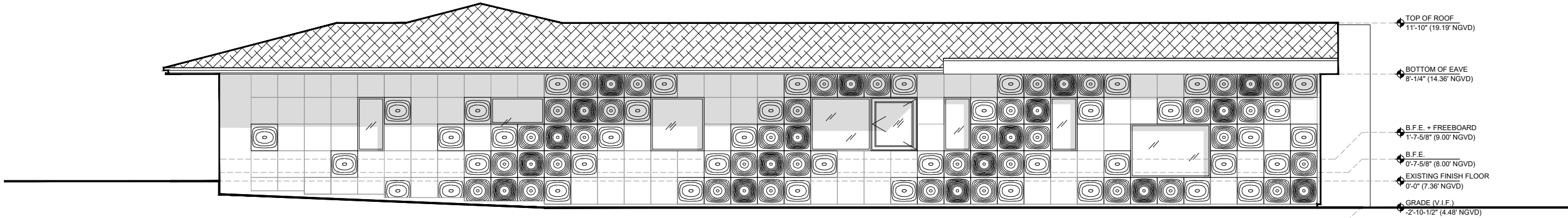


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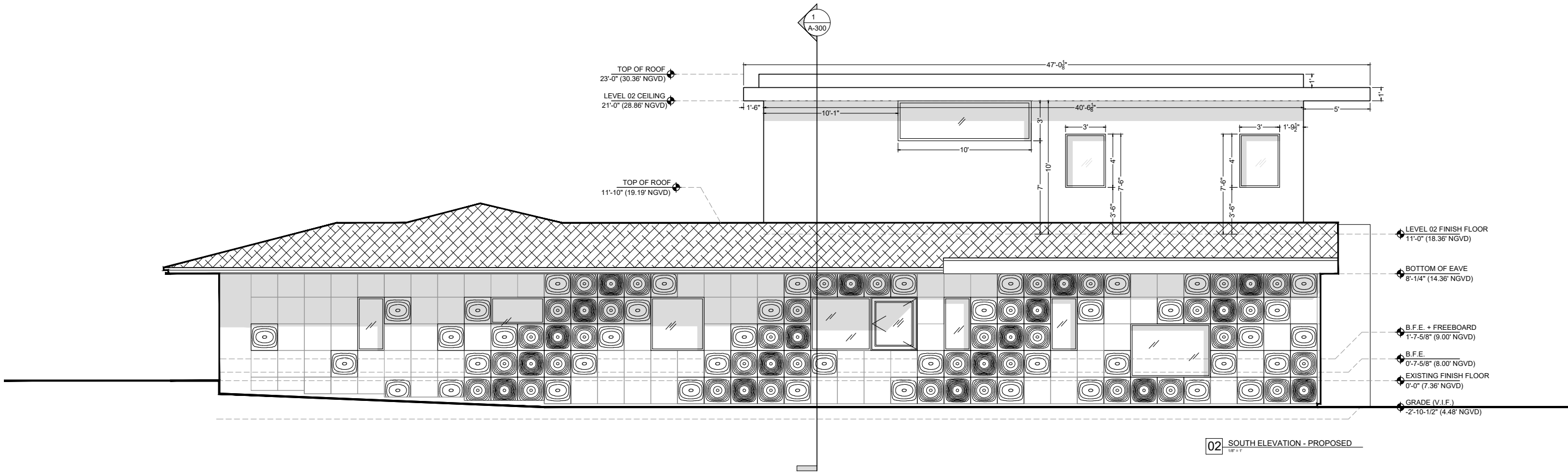
PROPOSED ROOF FLOOR PLAN

1/8" = 1'-0"





01 SOUTH ELEVATION - EXISTING



02 SOUTH ELEVATION - PROPOSED

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DATE

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ELEVATIONS

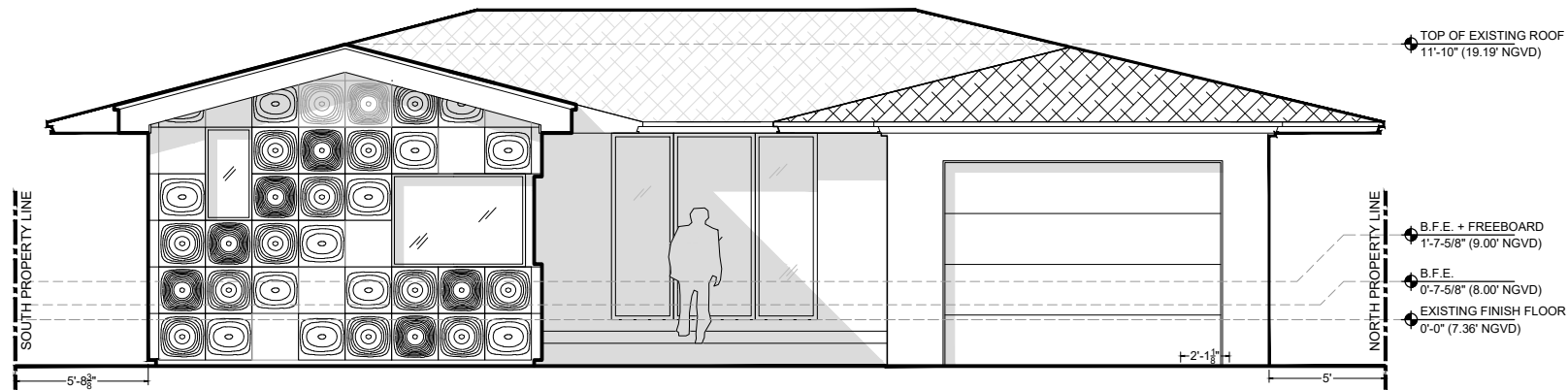
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Nicholas Gelpi

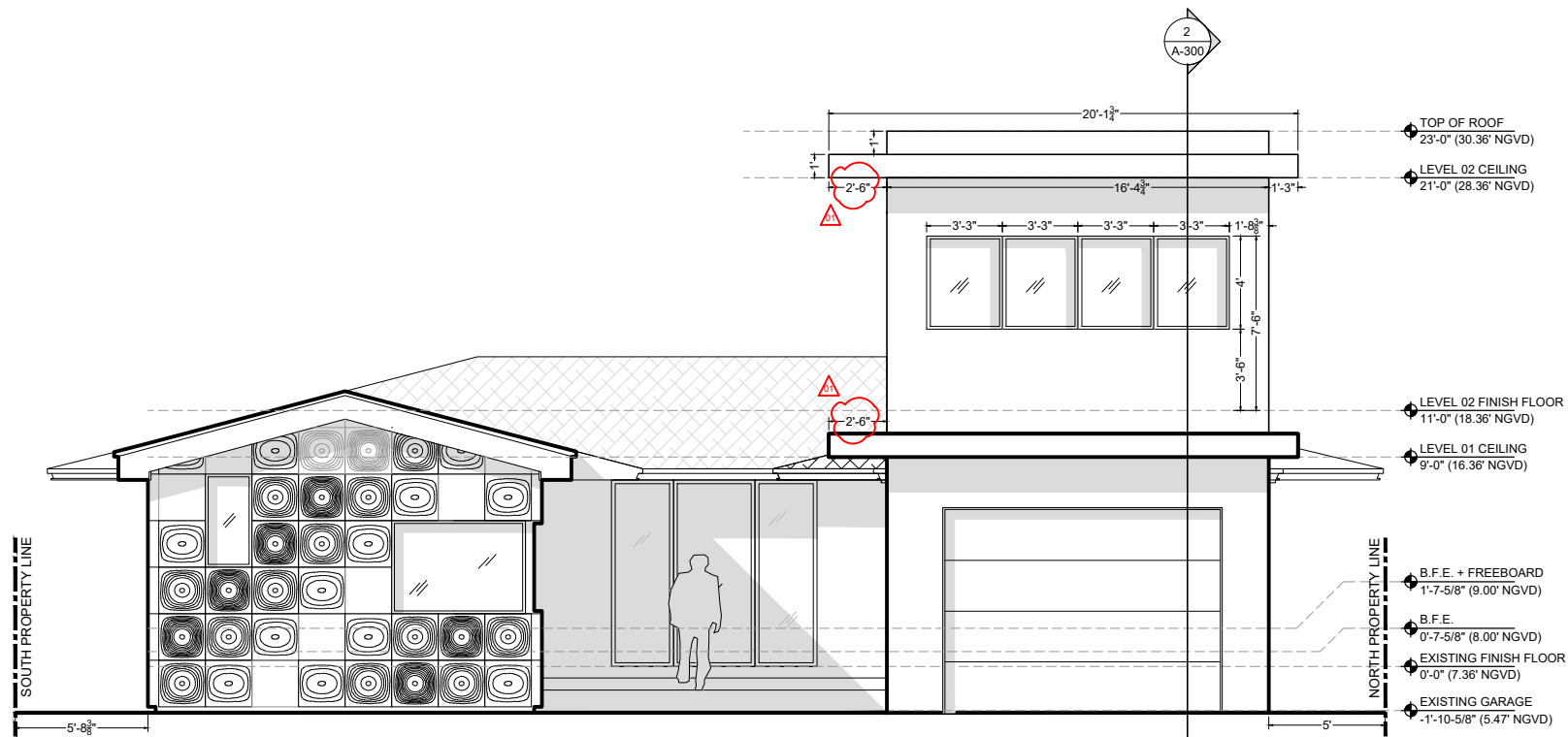
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01 EAST ELEVATION - EXISTING



02 EAST ELEVATION - PROPOSED



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5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

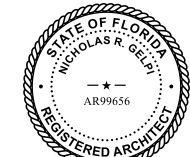
DATE

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ELEVATIONS

A-202

SEAL AR 99656



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PROJECT

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5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

DATE

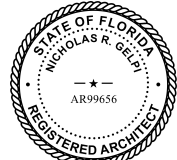
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ELEVATIONS

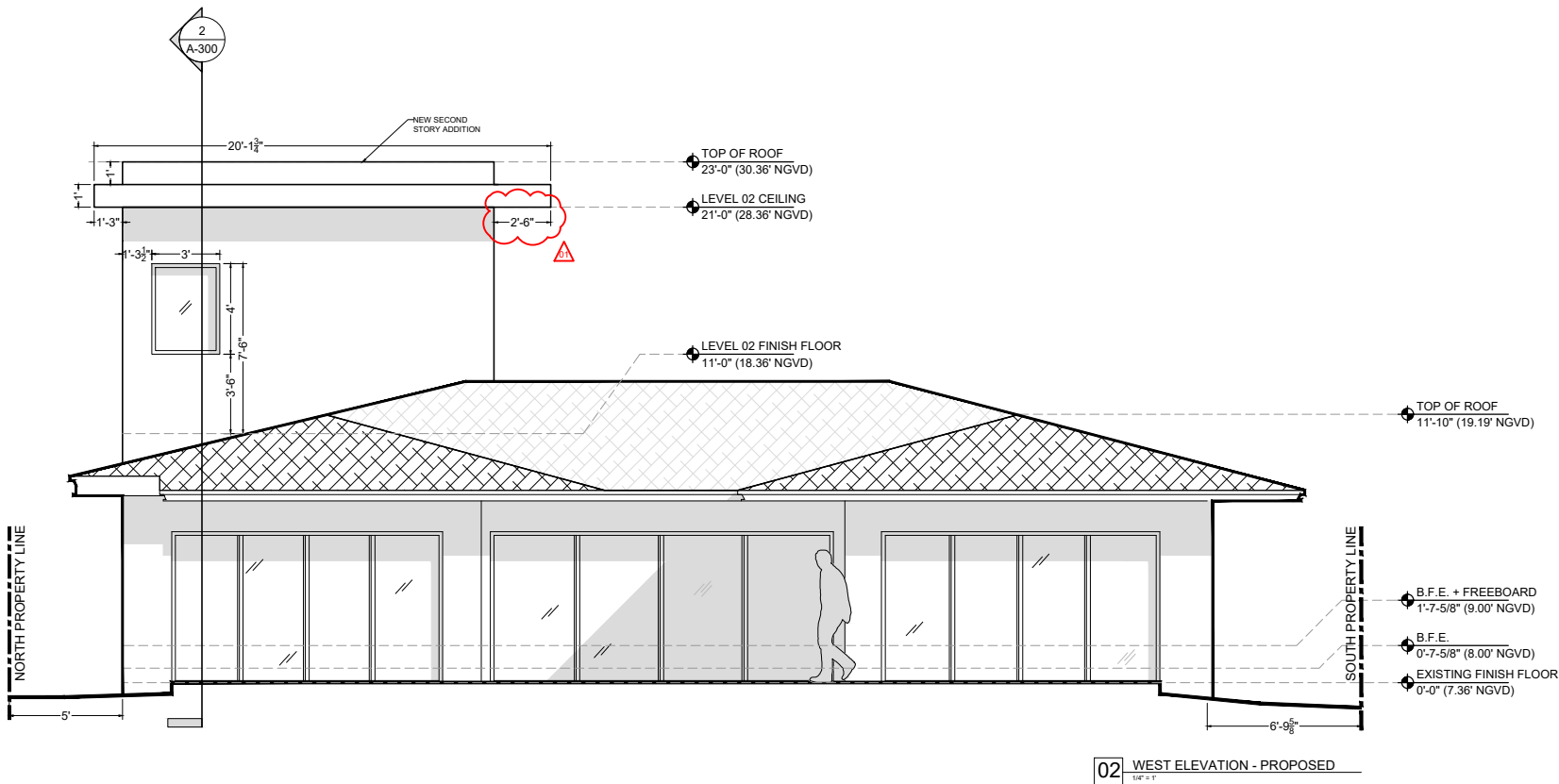
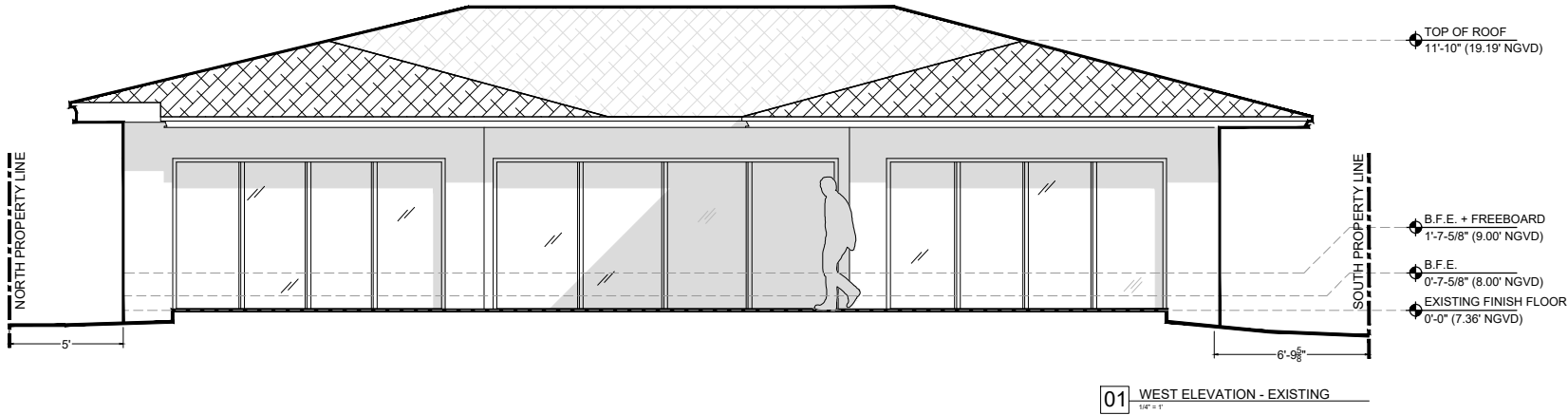
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SEAL

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5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

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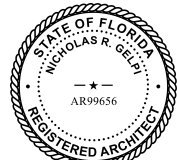
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ELEVATIONS

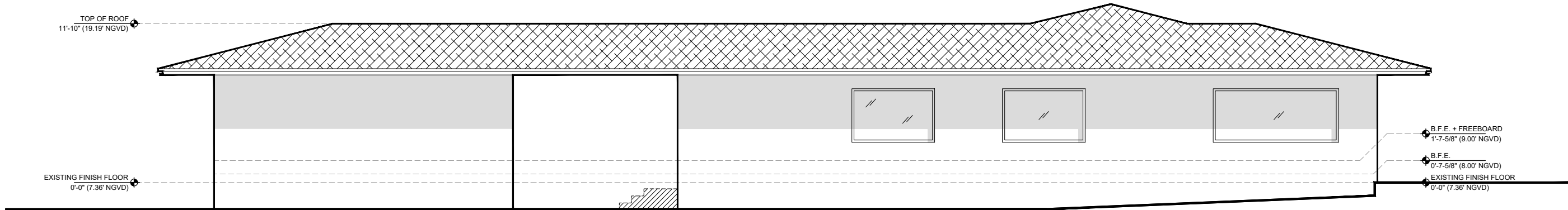
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SEAL

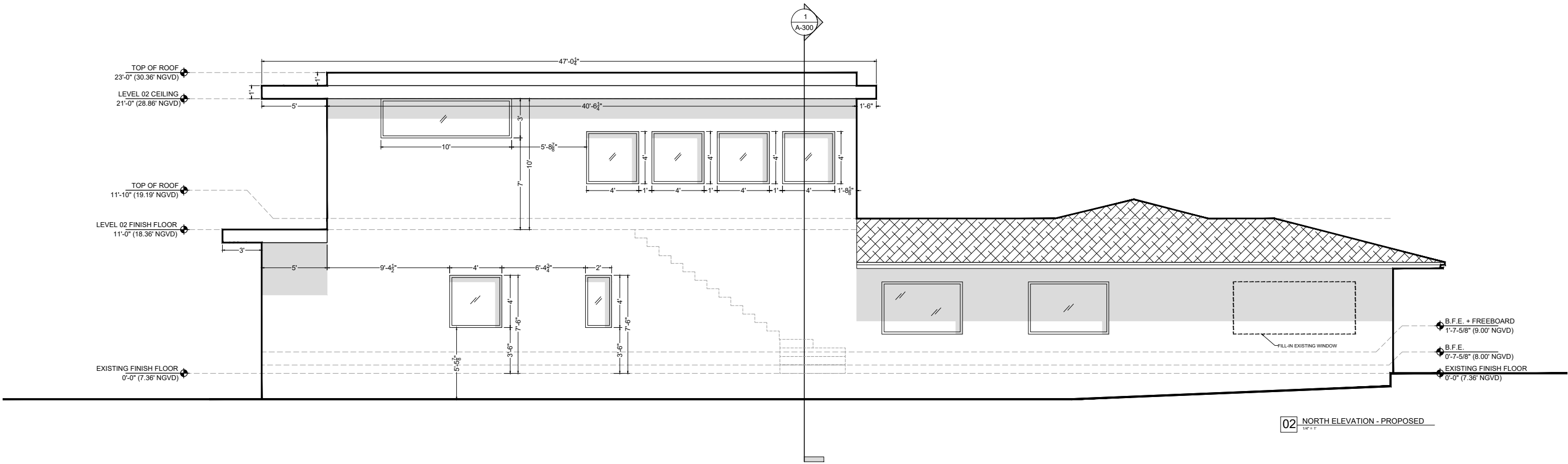
AR 99656



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01 NORTH ELEVATION - EXISTING
1/4" = 1'



02 NORTH ELEVATION - PROPOSED
1/4" = 1'



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GELPI RESIDENCE

5500 LA GORCE DR.
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SHEET SIZE

11 X 17

DATE

07/09/24

PROPOSED
SECTIONS

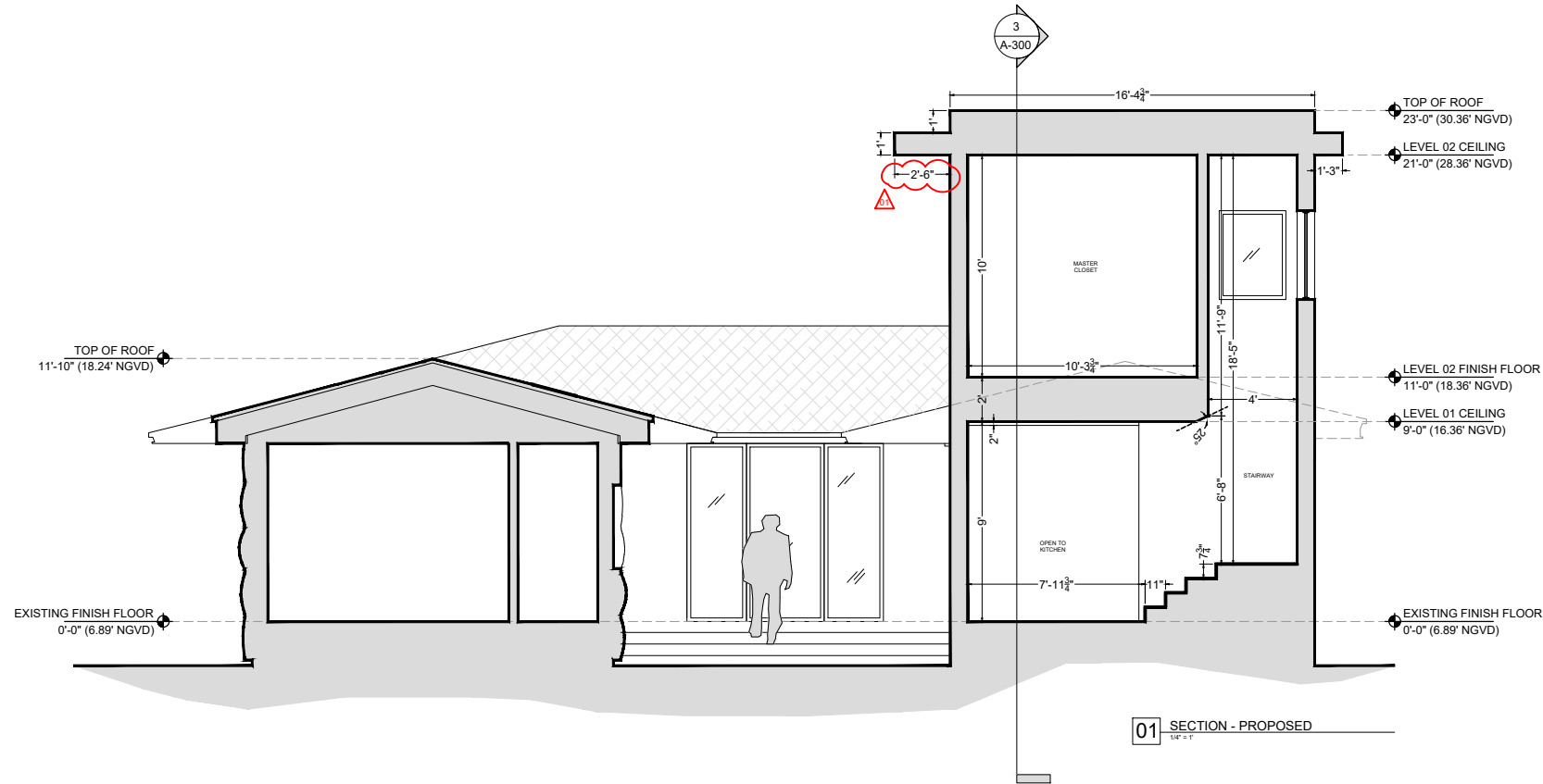
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SEAL

AR 99656

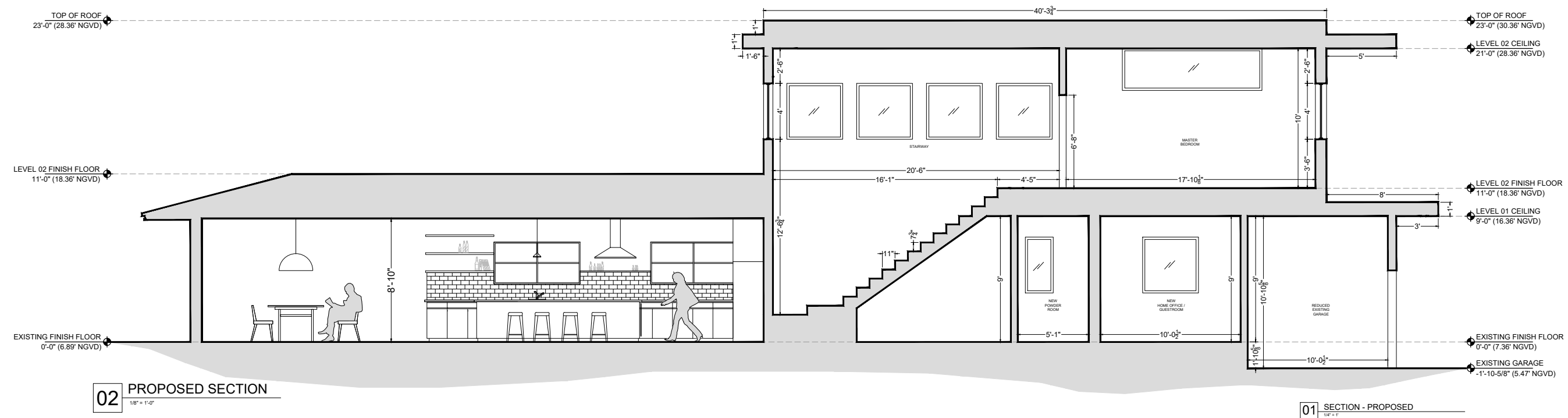


NICHOLAS GELPI



01 PROPOSED SECTION
1/8" = 1'-0"

01 SECTION - PROPOSED
1/4" = 1'



02 PROPOSED SECTION
1/8" = 1'-0"

01 SECTION - PROPOSED
1/4" = 1'



01 RENDERING
N.T.S.



ROOF
White Stucco



EXTERIOR WALLS
White Stucco (TO MATCH EXISTING)



FRONT FENCE
Existing Ipe Wood to remain

GELPI PROJECTS



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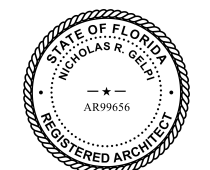
07/09/24

RENDERING

A-600

Nicholas Gelpi

SEAL AR 99656



NICHOLAS GELPI



01 CURRENT COLOR PHOTOGRAPHS -
EXISTING SITE & STRUCTURE



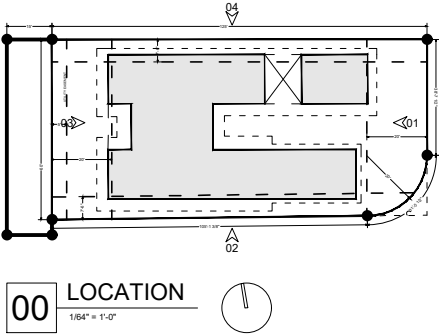
01 CURRENT COLOR PHOTOGRAPHS -
EXISTING SITE & STRUCTURE



01 CURRENT COLOR PHOTOGRAPHS -
EXISTING SITE & STRUCTURE



01 CURRENT COLOR PHOTOGRAPHS -
EXISTING SITE & STRUCTURE



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SHEET SIZE
11 X 17

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07/09/24

PHOTOGRAPHS
EX. SITE & STRUCTURE

A-701

Nicholas Gelpi

SEAL AR 99656



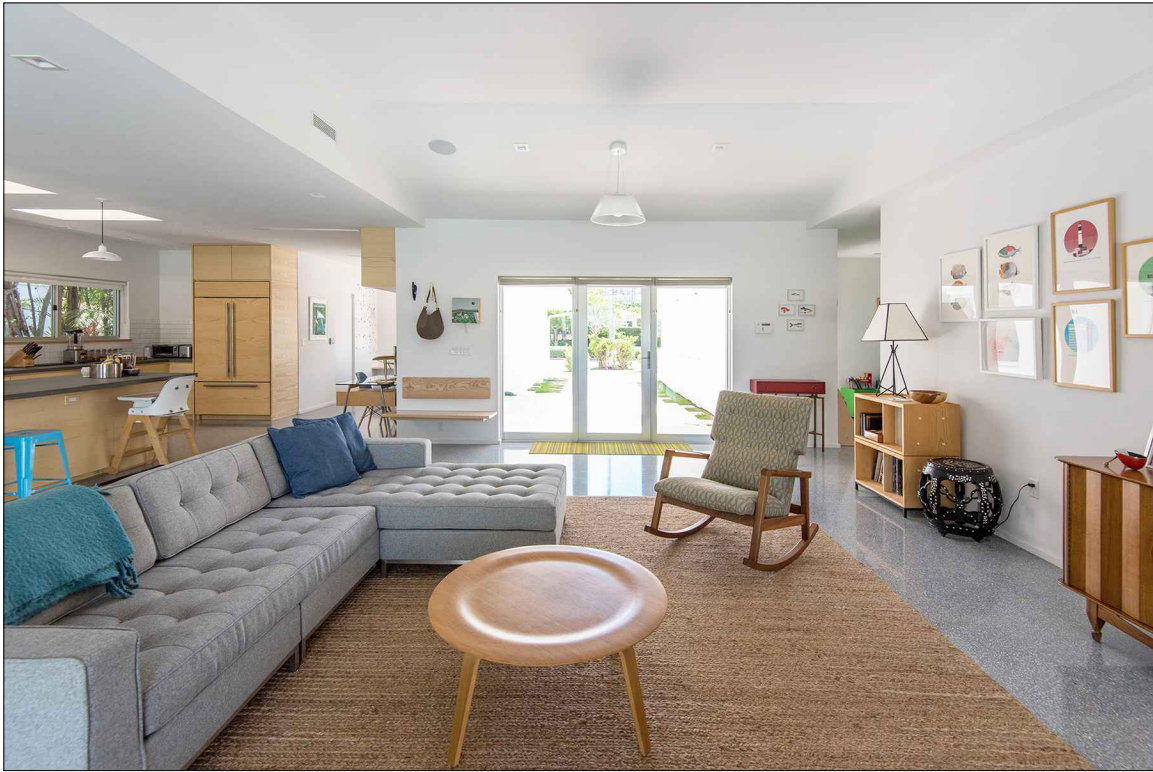
NICHOLAS GELPI



01 CURRENT COLOR PHOTOGRAPHS - INTERIOR SPACE
N.T.S.



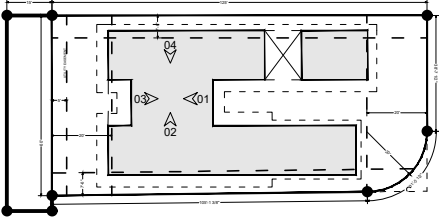
02 CURRENT COLOR PHOTOGRAPHS - INTERIOR SPACE
N.T.S.



03 CURRENT COLOR PHOTOGRAPHS - INTERIOR SPACE
N.T.S.



04 CURRENT COLOR PHOTOGRAPHS - INTERIOR SPACE
N.T.S.



00 LOCATION
1/8" = 1'-0"

GELPI PROJECTS



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REVISIONS

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5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE
11 X 17

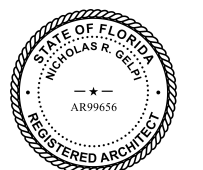
DATE
07/09/24

PHOTOGRAPHS
INTERIOR SPACE

A-702

Nicholas Gelpi

SEAL AR 99656



NICHOLAS GELPI



01 CURRENT COLOR PHOTOGRAPHS - SURROUNDING PROPERTIES
1/128" = 1'-0"



929 Alton Rd, Suite 500
Miami Beach, FL 33139
nrg@gelpiprojects.com
646.410.5168

REVISIONS

NO. DATE DESCRIPTION

PROJECT

GELPI RESIDENCE

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SHEET SIZE

11 X 17

DATE

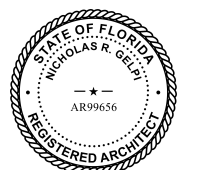
07/09/24

PHOTOGRAPHS
SURROUNDING PROPERTIES

A-703

Nicholas Gelpi

SEAL AR 99656



NICHOLAS GELPI



08



01



02



03



00 LOCATION PLAN
N.T.S.

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PHOTOGRAPHS
SURROUNDING PROPERTIES

A-704

Nicholas Gelpi

SEAL

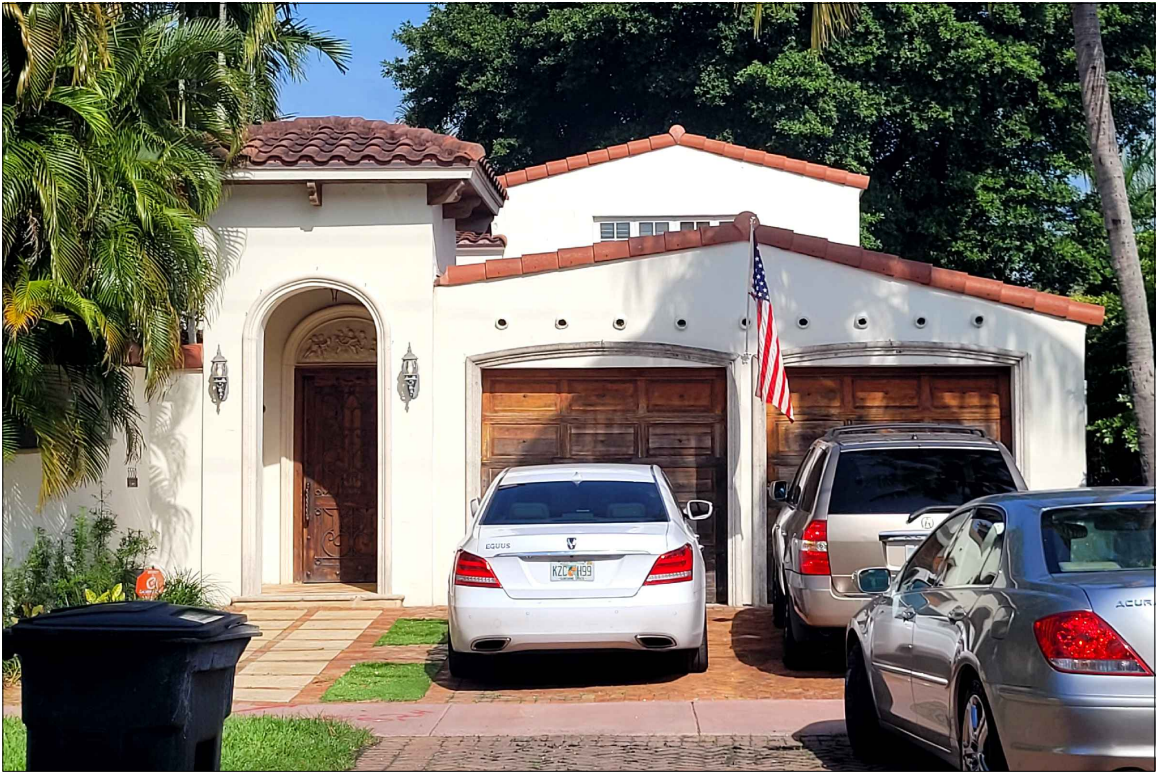
AR 99656



NICHOLAS GELPI



04



05 & 06



07



08



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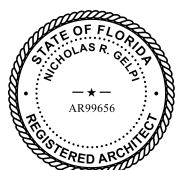
PHOTOGRAPHS
SURROUNDING PROPERTIES

A-705

Nicholas Gelpi

SEAL

AR 99656



NICHOLAS GELPI



09



01



16



10 & 11



00 LOCATION PLAN
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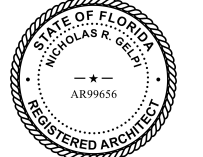
DATE
07/09/24

PHOTOGRAPHS
SURROUNDING PROPERTIES

A-706

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12



13



14



15



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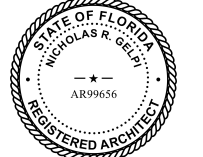
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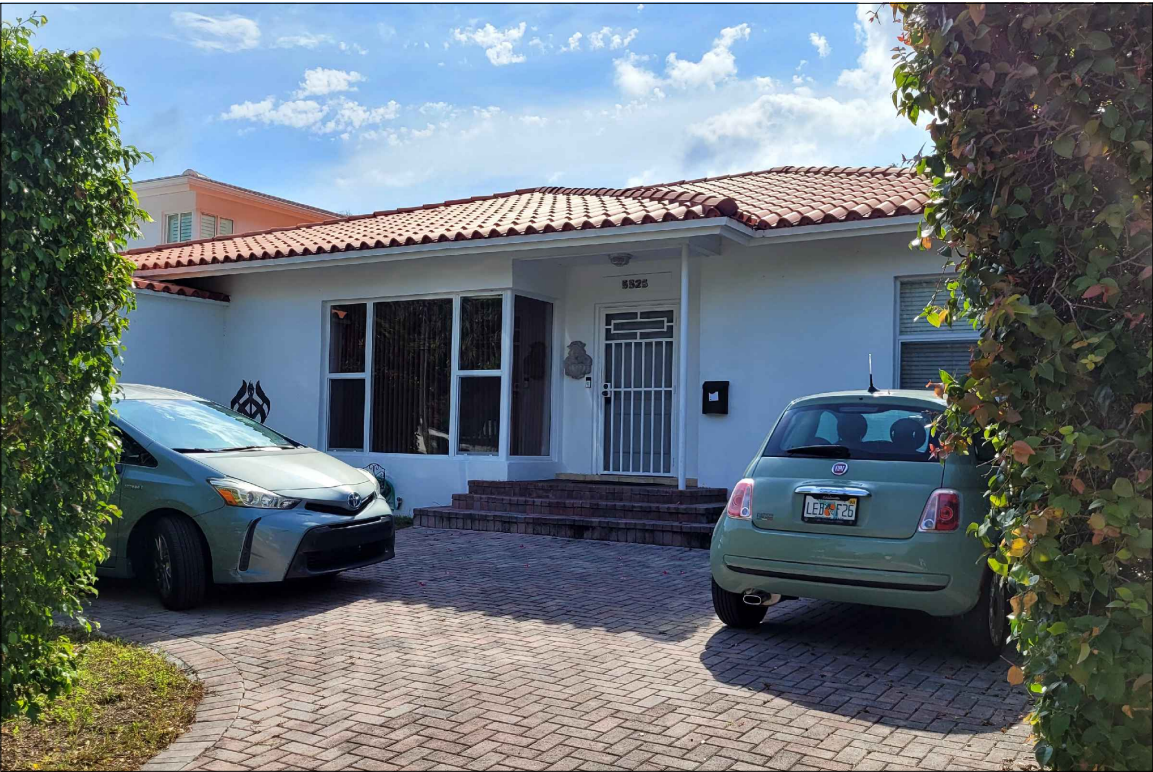
PHOTOGRAPHS
SURROUNDING PROPERTIES

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16



17



18



08 & 09



00 LOCATION PLAN
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