





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

REVISIONS

NO. DATE DESCRIPTION

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
---	=DENOTES CHAIN LINK FENCE
---	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
o	=DENOTES FOUND NAIL AND DISC
X.XX	=DENOTES ELEVATIONS
[Brick Pattern]	=DENOTES BRICK
[Concrete Pad Pattern]	=DENOTES CONCRETE PAD

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

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		

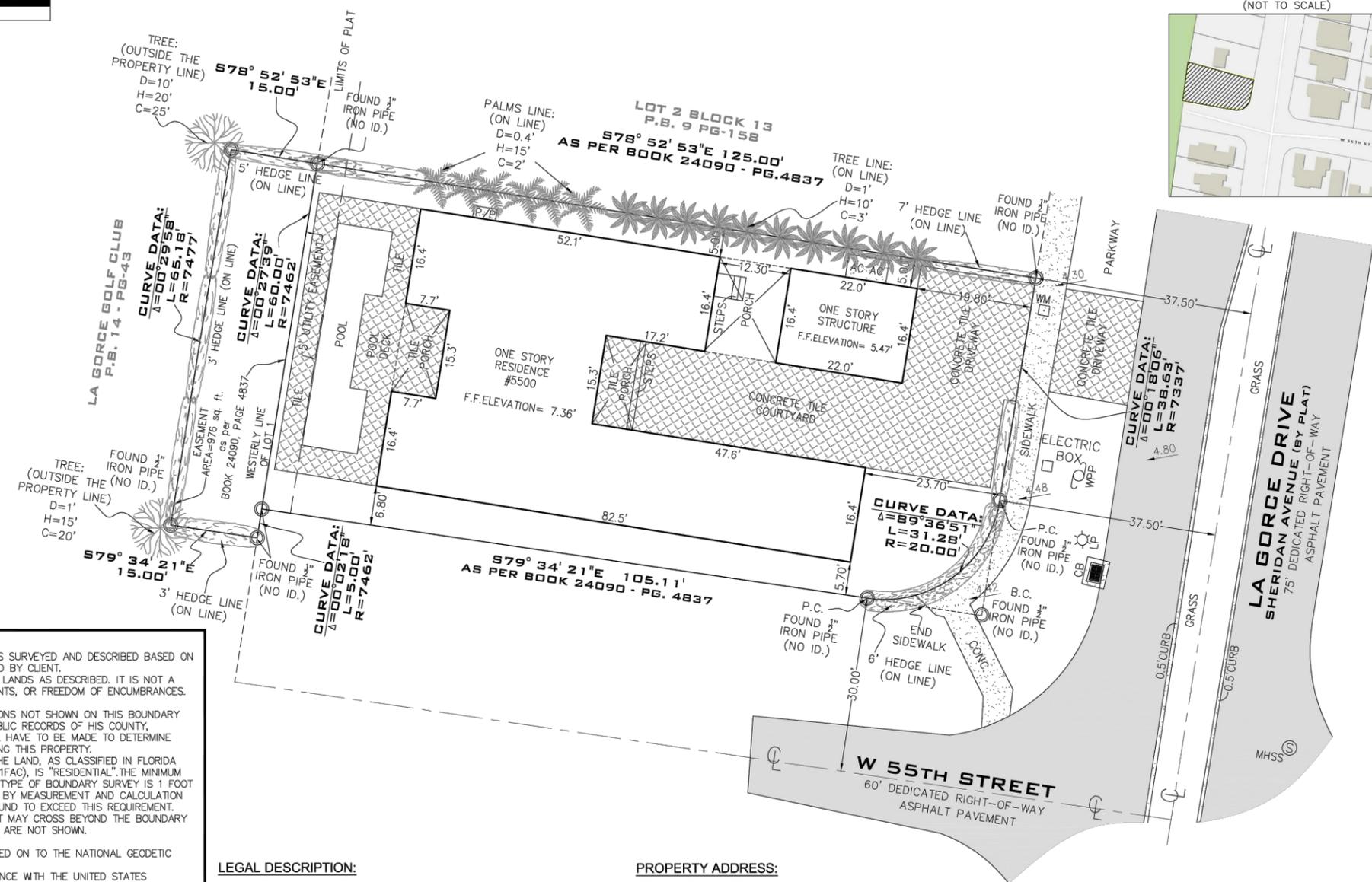
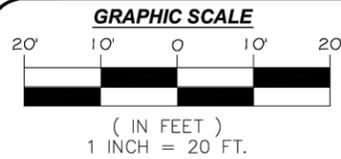
MAP OF BOUNDARY SURVEY

LOCATION MAP

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



MAP OF BOUNDARY SURVEY



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

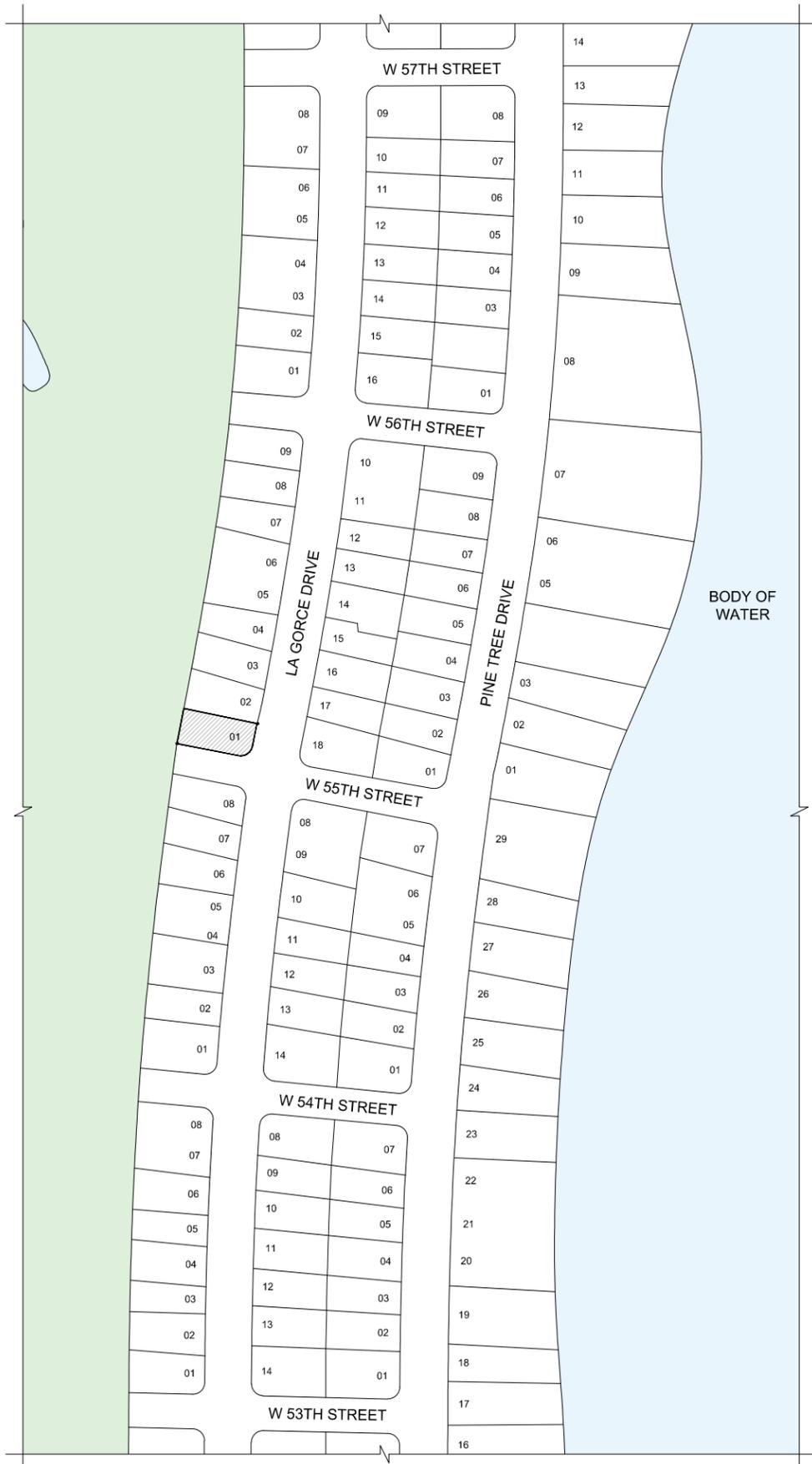
SURVEYOR'S CERTIFICATION:

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 4602, FLORIDA STATUTE.

SIGNED: *Nicholas Gelpi* 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 WITHOUT ADDITIONAL DESIGNATIONS 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.

SEAL AR 99656





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



# MIAMI BEACH

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:	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%) <span style="color:red">⚠</span>	
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' <span style="color:red">⚠</span>	
	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.

02 ZONING INFORMATION  
N.T.S.



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### 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



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PROJECT

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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

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

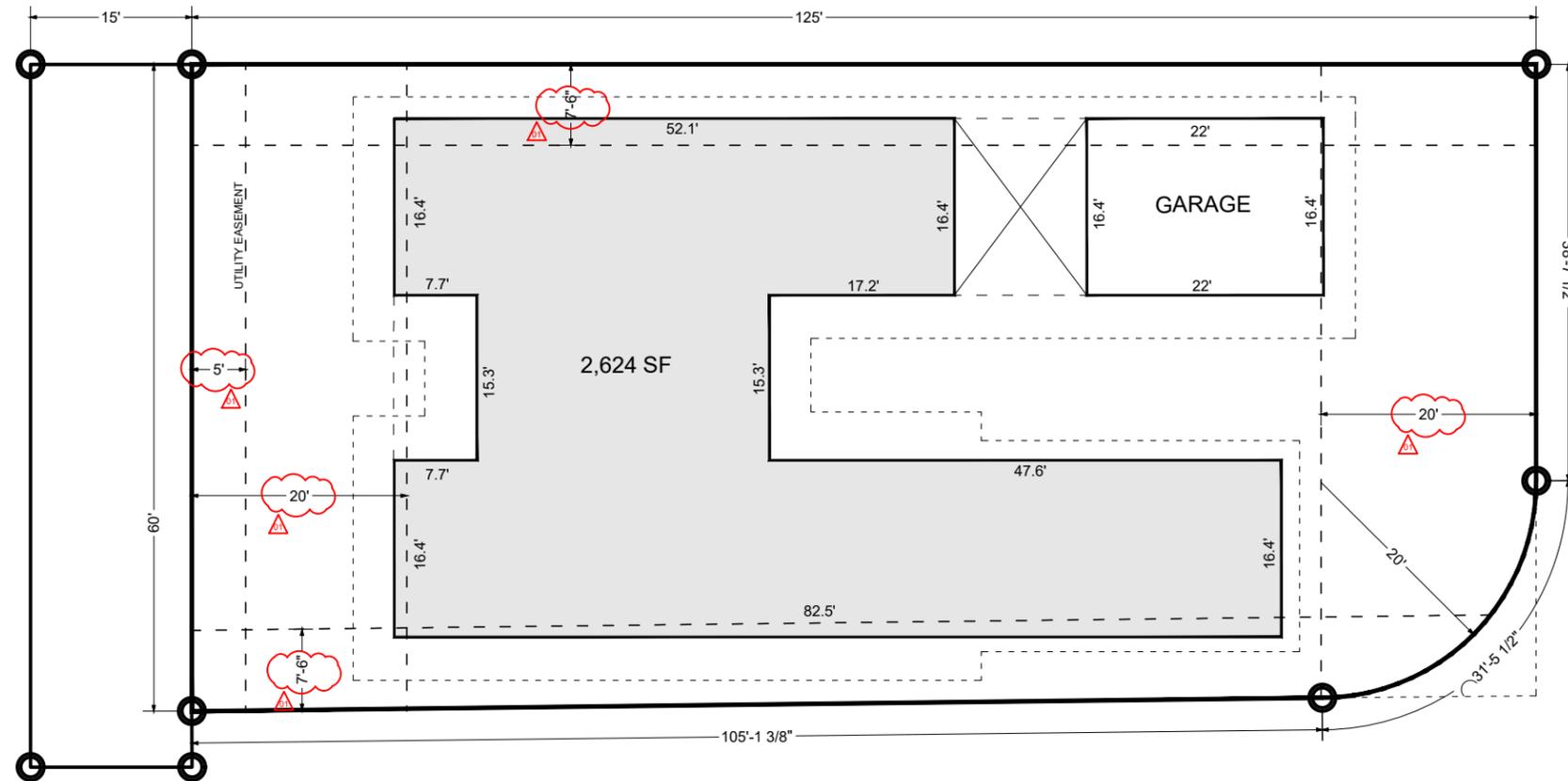
PROPOSED UNIT SIZE CALCULATIONS	
LOT AREA	7,406.25 SF
MAX. UNIT SIZE:	50% OF LOT AREA
- ALLOWED =	= 3,703.125 SF
	= 50%
EXISTING =	= 2,624 SF
	= 35.4%
PROPOSED =	
- 1ST FLOOR:	2,624 + 381 SF
- 2ND FLOOR:	665 SF
- TOTAL:	= 3,670 SF
	= 49.5%

**UNIT SIZE CODE**

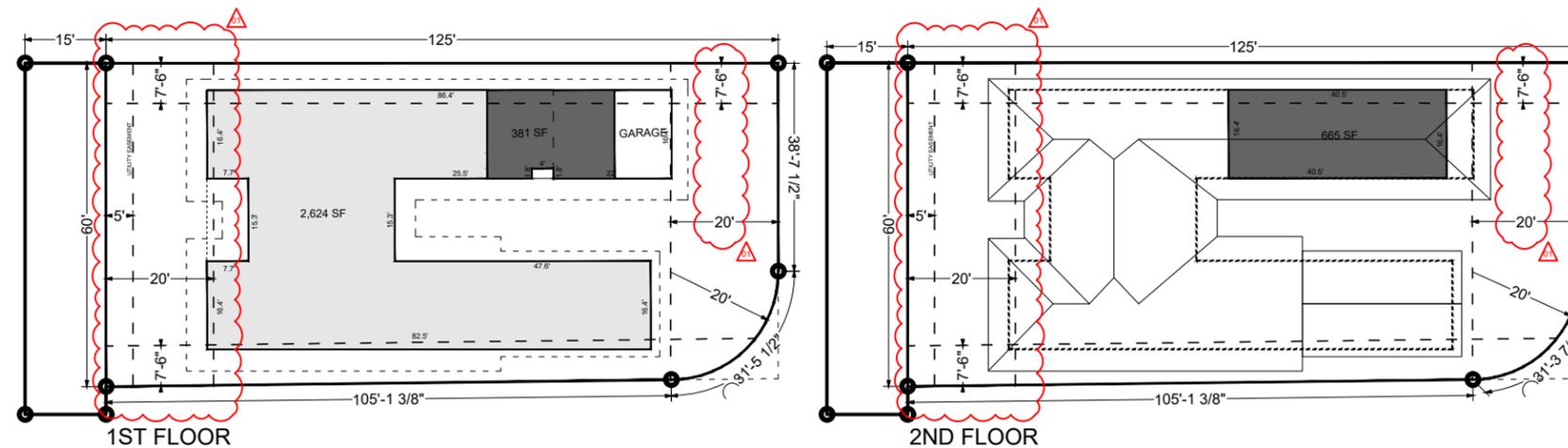
**7.2.2.3.b.5 Unit size requirements**

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:

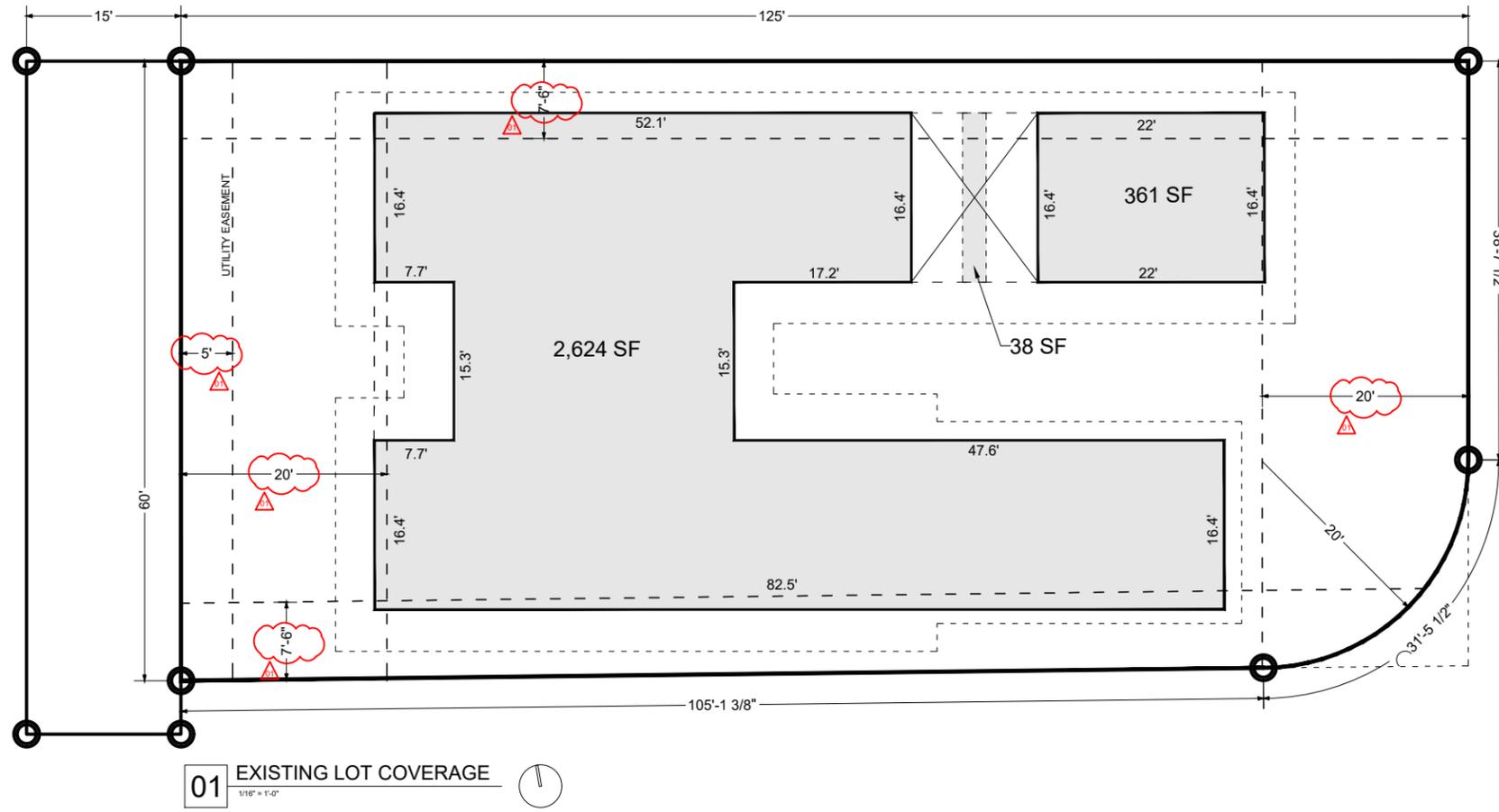
- Uncovered steps.
- Attic space, providing structural headroom of less than 7 feet 6 inches.
- Open breezeways, connected to more than one structure, which consist of roof protection from the elements and are open on all sides.
- Covered terraces and porches, which are unenclosed and open on at least 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.



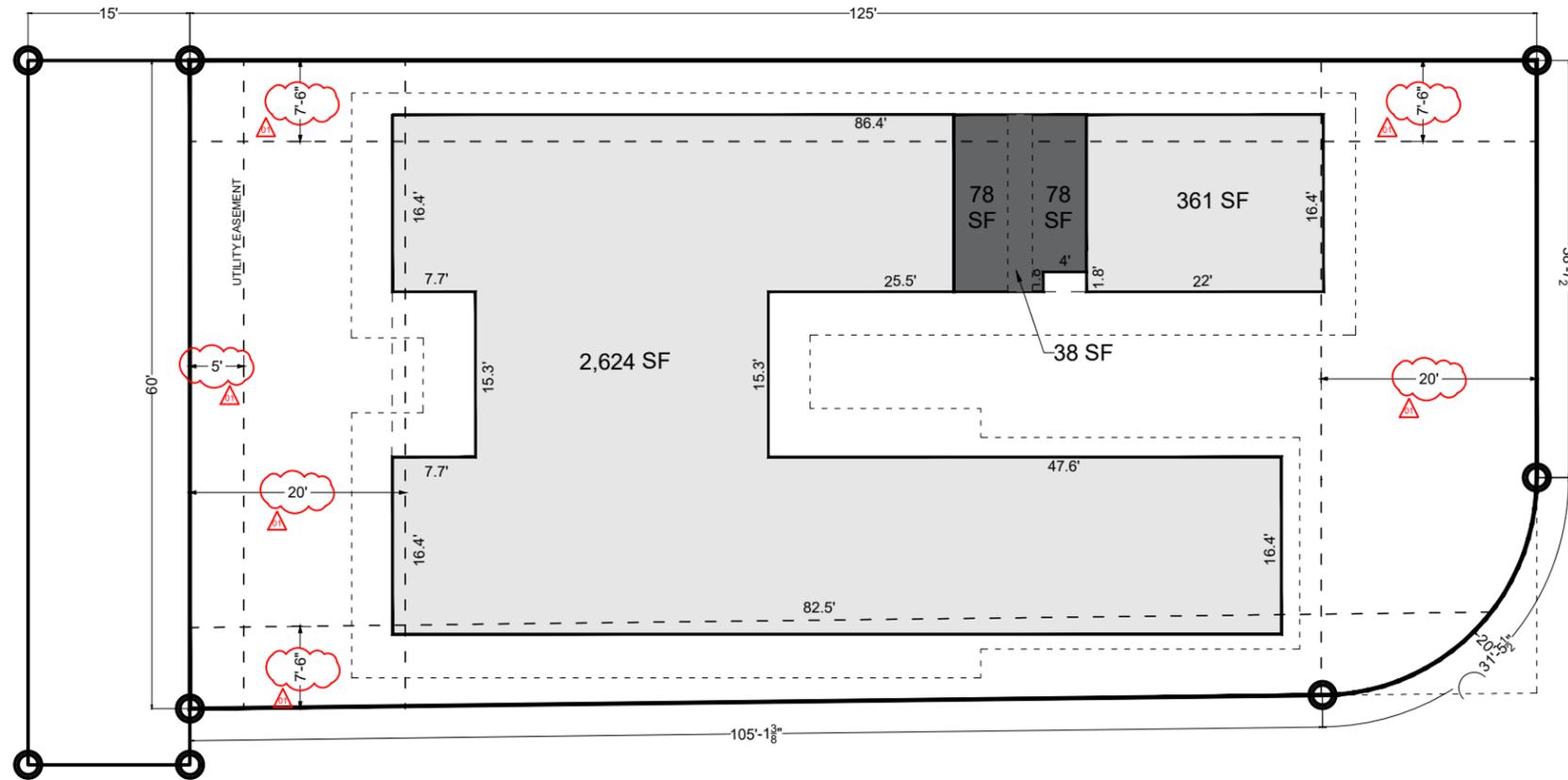
01 EXISTING UNIT SIZE  
1/16" = 1'-0"



02 PROPOSED UNIT SIZE  
1/32" = 1'-0"



**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
	3,179 / 7,406.25	= 42.9%
<b>** VARIANCE FOR LOT COVERAGE EXCEEDING 30% FOR TWO STORY HOME</b>		

**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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11 X 17

DATE  
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EXISTING / PROPOSED  
LOT COVERAGE DIAGRAMS

**A-004**  
*Nicholas Gelpi*





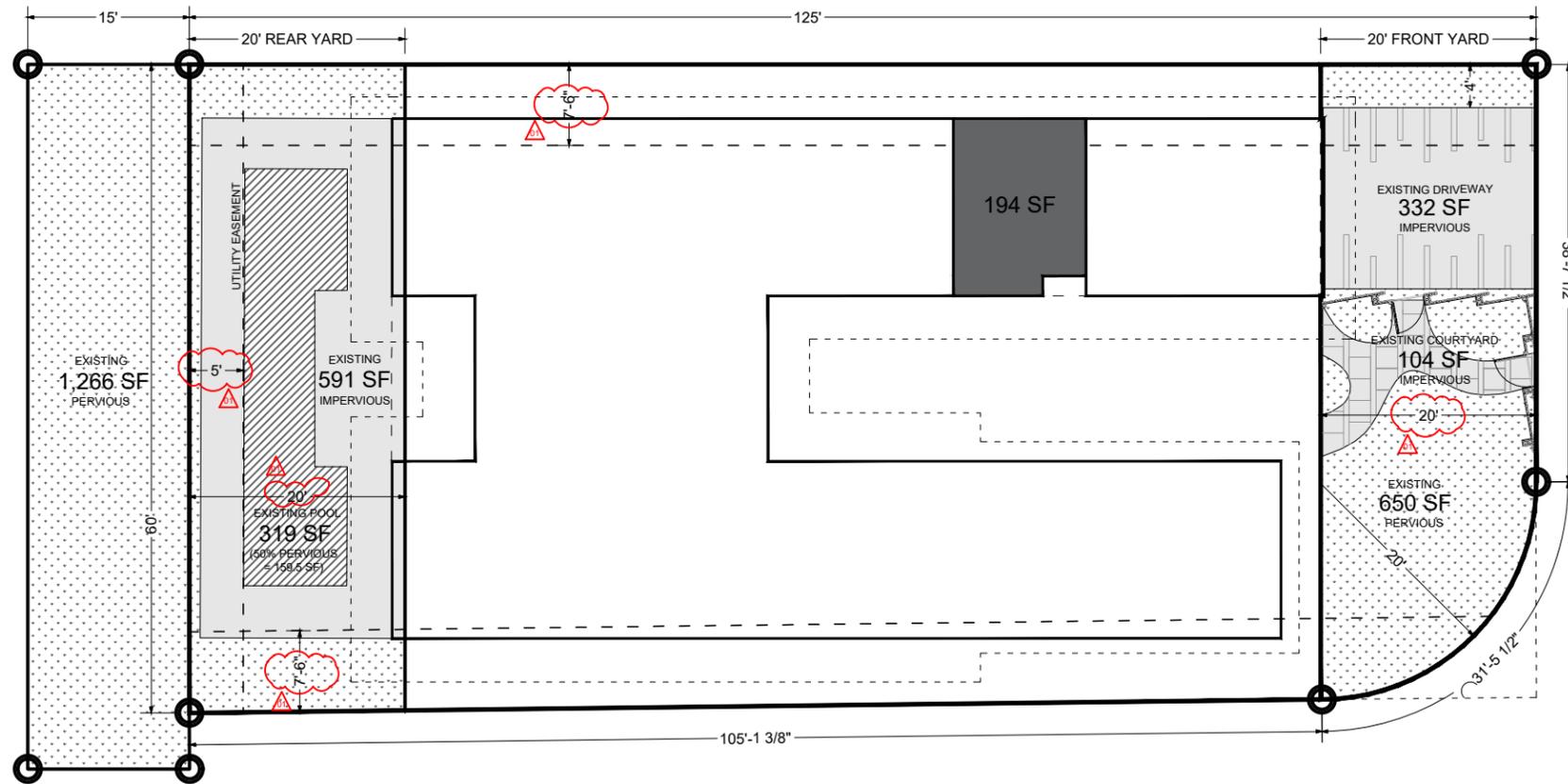
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MIAMI BEACH, FL. 33140



02 EXISTING / PROPOSED OPEN SPACE  
1/16" = 1'-0"

OPEN SPACE CALCULATIONS		
<b>FRONT YARD:</b>	1,086	SF
<b>MIN. OPEN SPACE:</b>	50% OF FRONT YARD	
- ALLOWED =	= > 543	SF
543 / 1,086	= 50%	
- EXISTING	(PERVIOUS)= 650	SF
	(IMPERVIOUS)= 332	SF
650 / 1,086	= 59.8%	
<b>REAR YARD:</b>	2,176	SF
<b>MIN. OPEN SPACE:</b>	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 adjusted 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  
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EXISTING / PROPOSED  
OPEN SPACE DIAGRAMS

A-005

*Nicholas Gelpi*

SEAL AR 99656



NICHOLAS GELPI



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EXISTING  
SITE PLAN

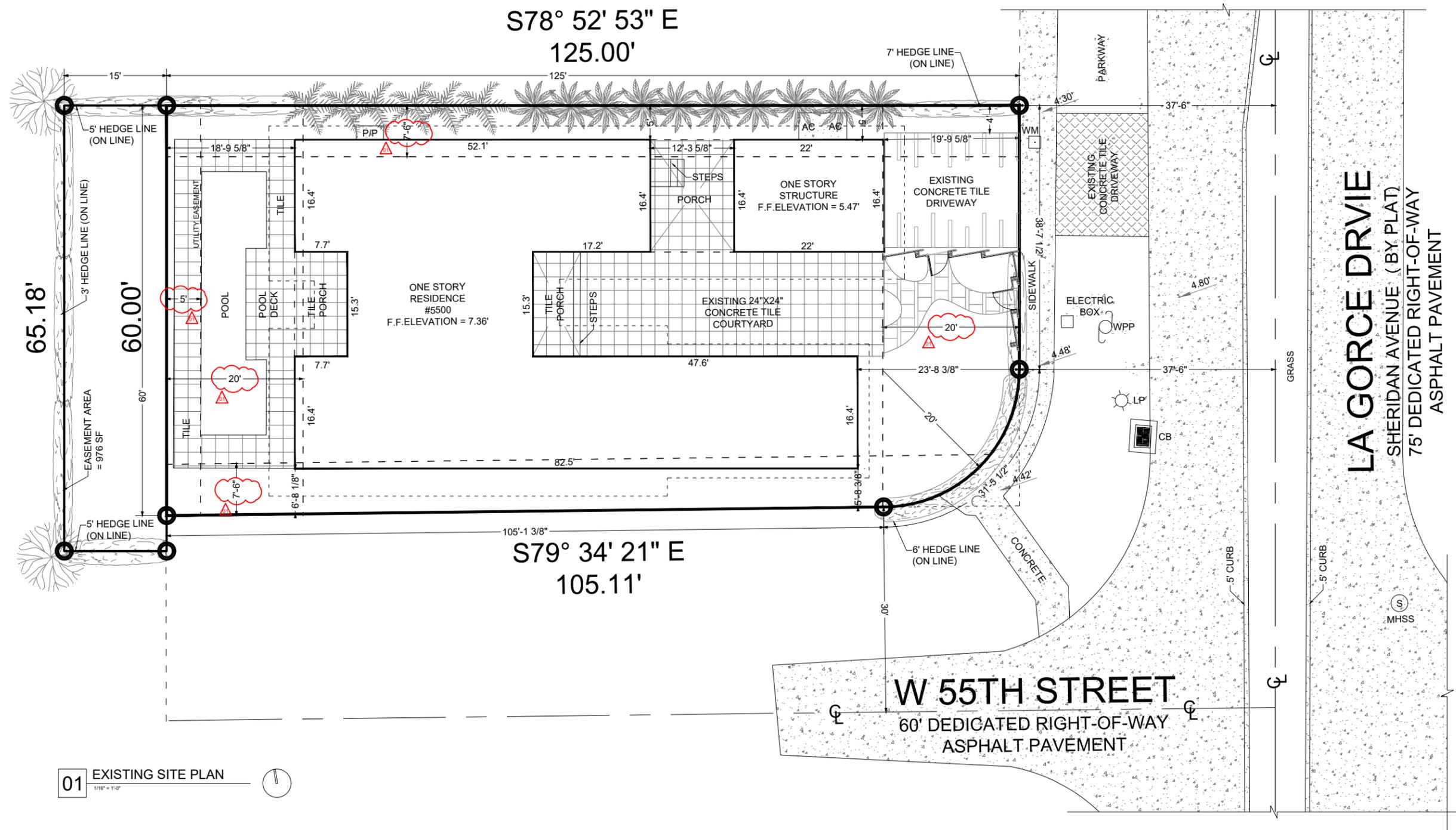
A-006

*Nicholas Gelpi*

SEAL AR 99656



NICHOLAS GELPI



01 EXISTING SITE PLAN

1/16" = 1'-0"





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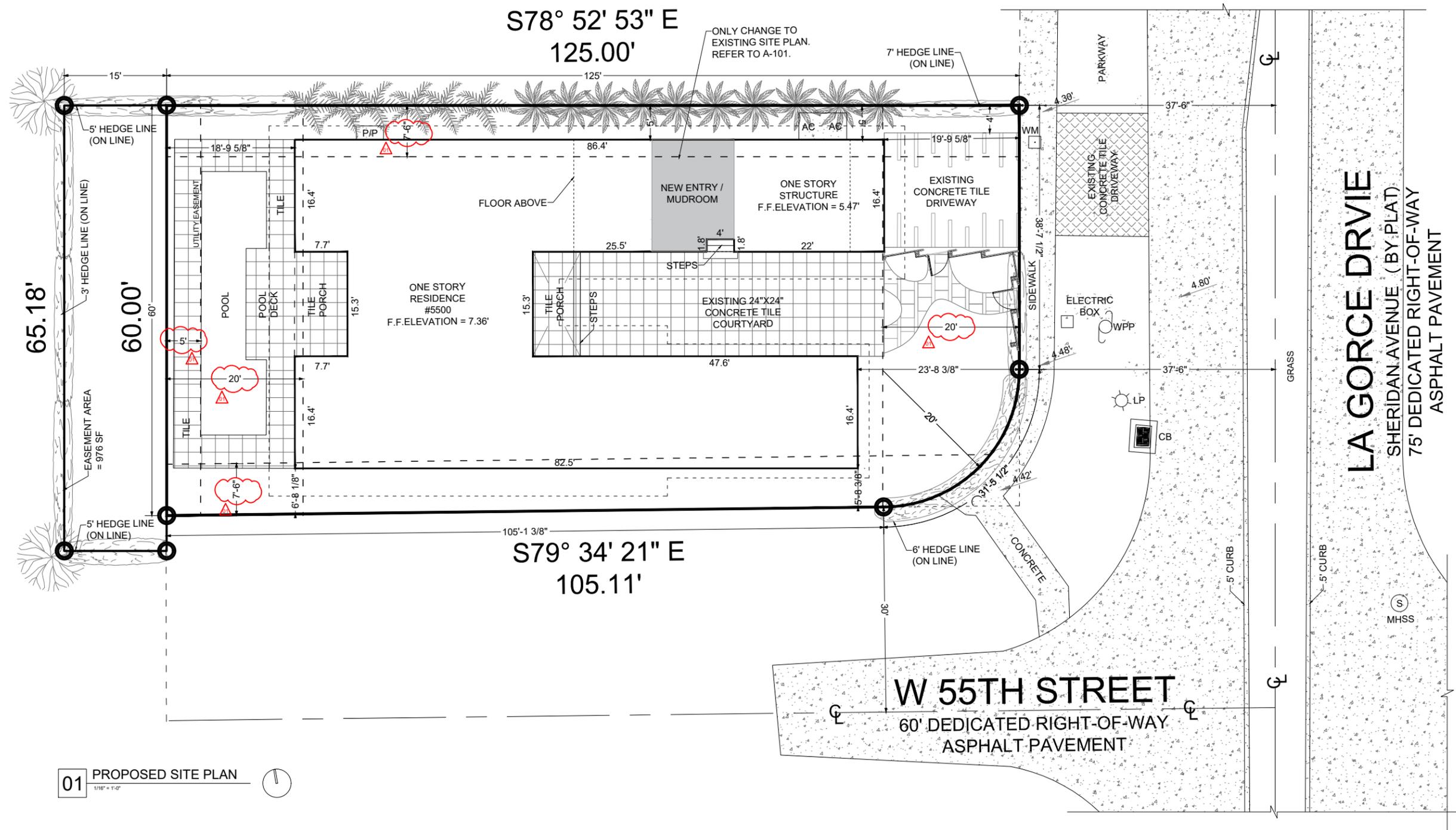
A-007

*Nicholas Gelpi*

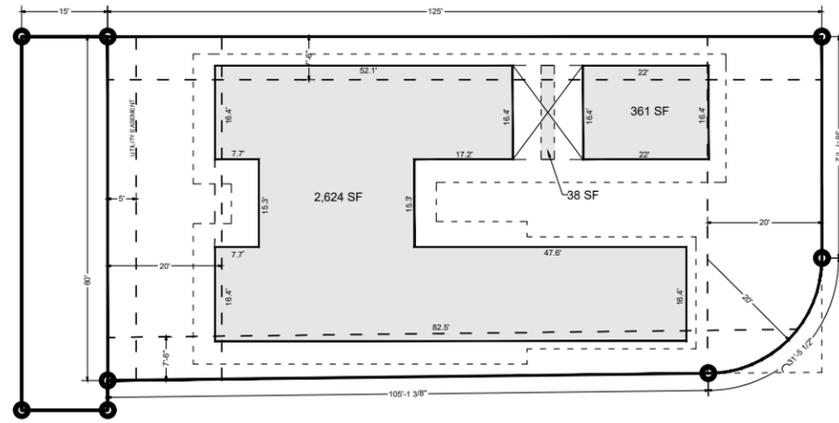
SEAL AR 99656



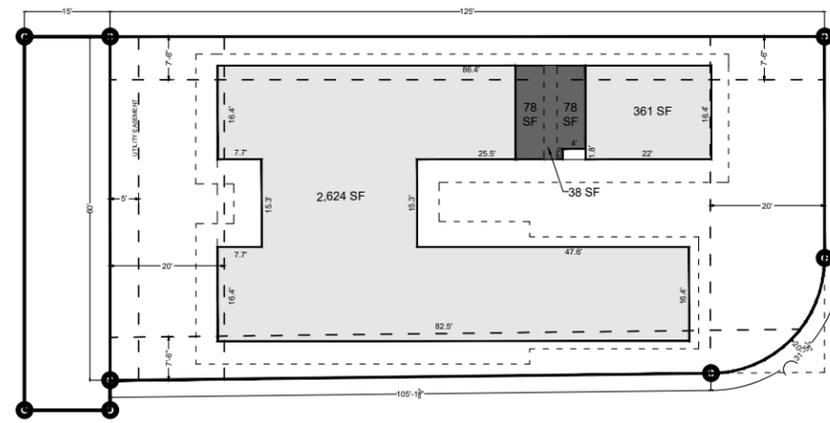
NICHOLAS GELPI



01 PROPOSED SITE PLAN  
1/16" = 1'-0"

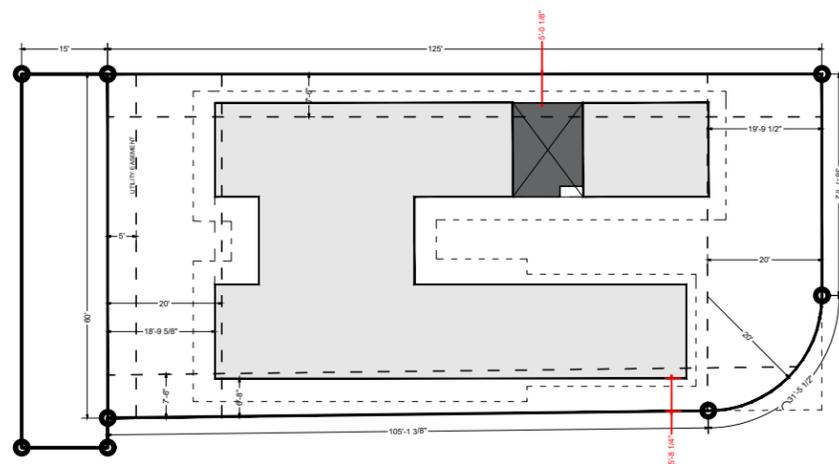


**01** PROPOSED VARIANCE - EXISTING LOT COVERAGE  
1/32" = 1'-0"

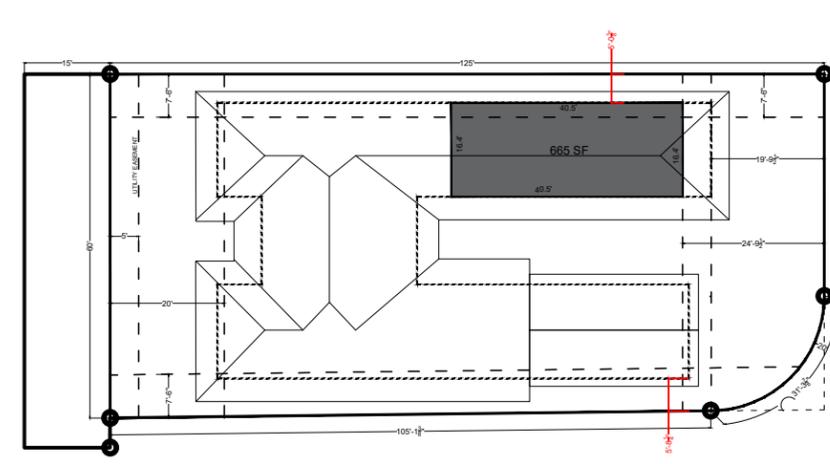


PROPOSED VARIANCE - PROPOSED LOT COVERAGE  
1/32" = 1'-0"

PROPOSED LOT COVERAGE CALCULATIONS		
LOT AREA	7,406.25	SF
MAX. LOT COVERAGE:	30% OF LOT FOR 2-STORIES	
ALLOWED:	= 2,221.875	SF
	= 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%	
<b>** VARIANCE TO EXCEED THE MAX LOT COVERAGE ALLOWABLE (30%) FOR TWO STORY HOME.</b>		

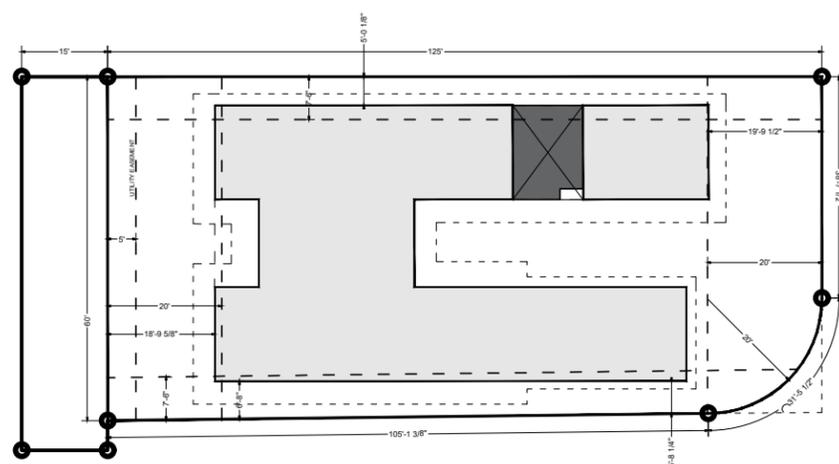


**02** PROPOSED VARIANCE - EXISTING SIDE SETBACK 1ST FLR.  
1/32" = 1'-0"

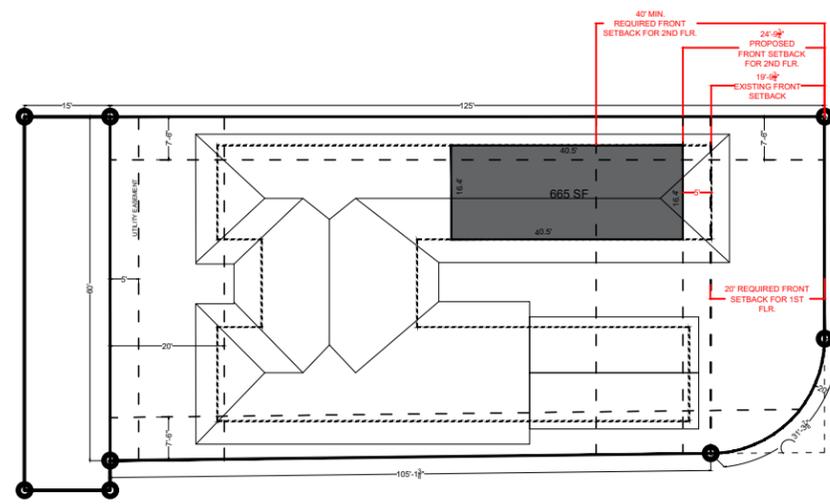


PROPOSED VARIANCE - PROPOSED SIDE SETBACK 2ND FLR.  
1/32" = 1'-0"

SETBACKS	
<b>SIDE</b>	
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"
<b>** VARIANCE TO EXTEND NON-CONFORMING SIDE SETBACK.</b>	



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



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

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

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NO.	DATE	DESCRIPTION

PROJECT

GELPI RESIDENCE  
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MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

DATE

07/09/24

EXISTING / DEMO  
FIRST FLOOR PLAN

A-100

*Nicholas Gelpi*

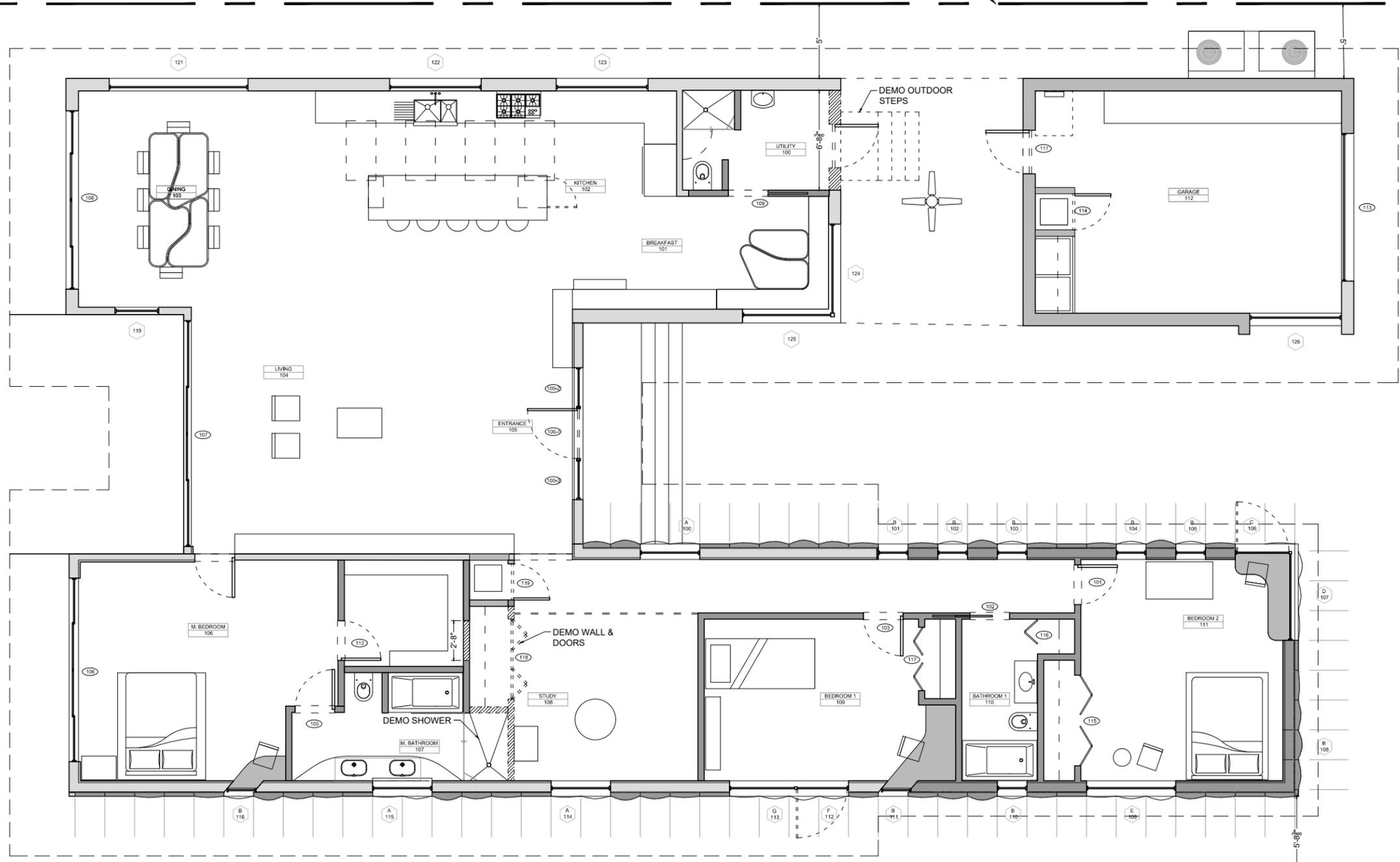
SEAL AR 99656



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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PROPOSED FIRST FLOOR PLAN

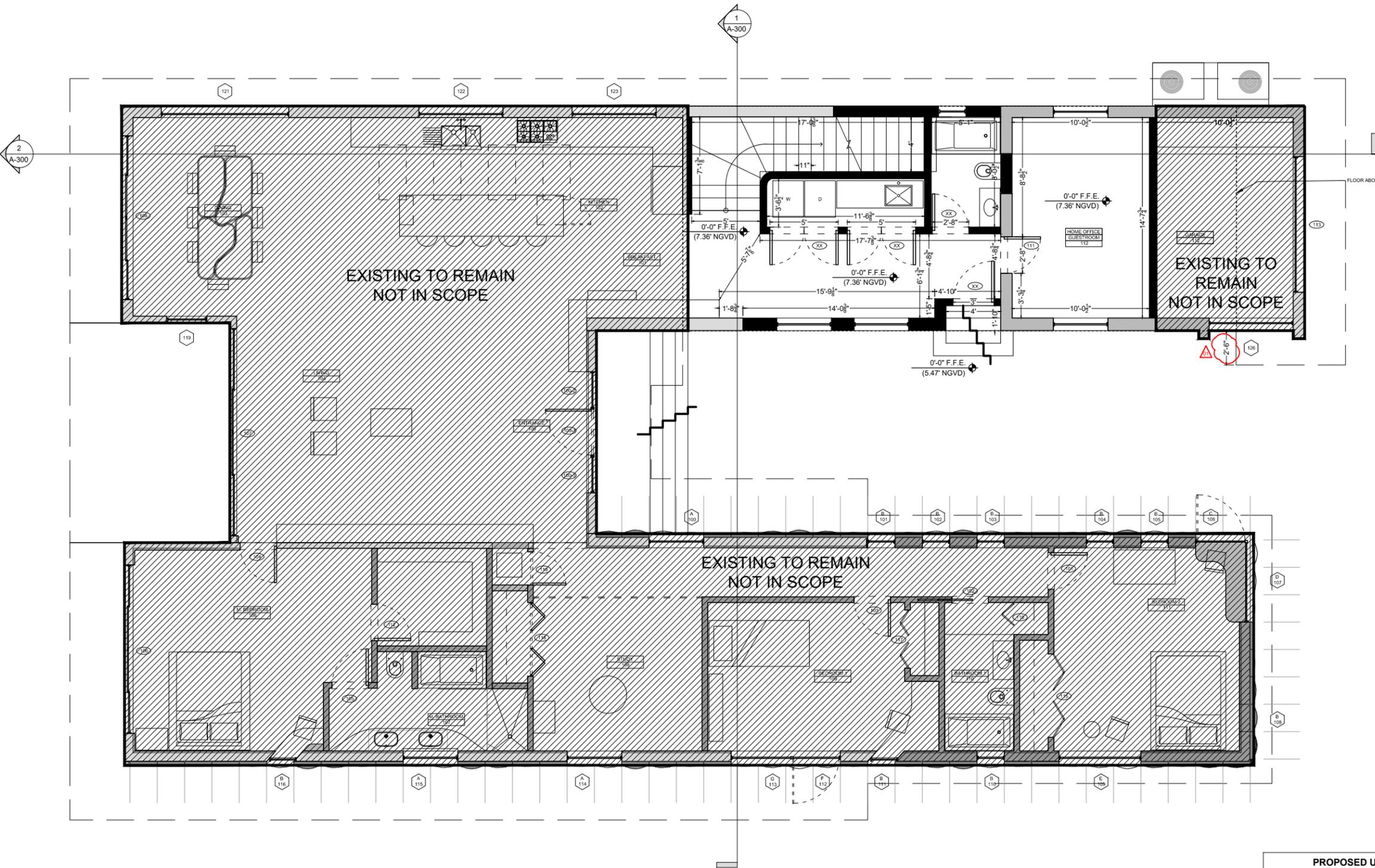
A-101

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SEAL AR 99656



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01 PROPOSED 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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PROPOSED  
SECOND FLOOR PLAN

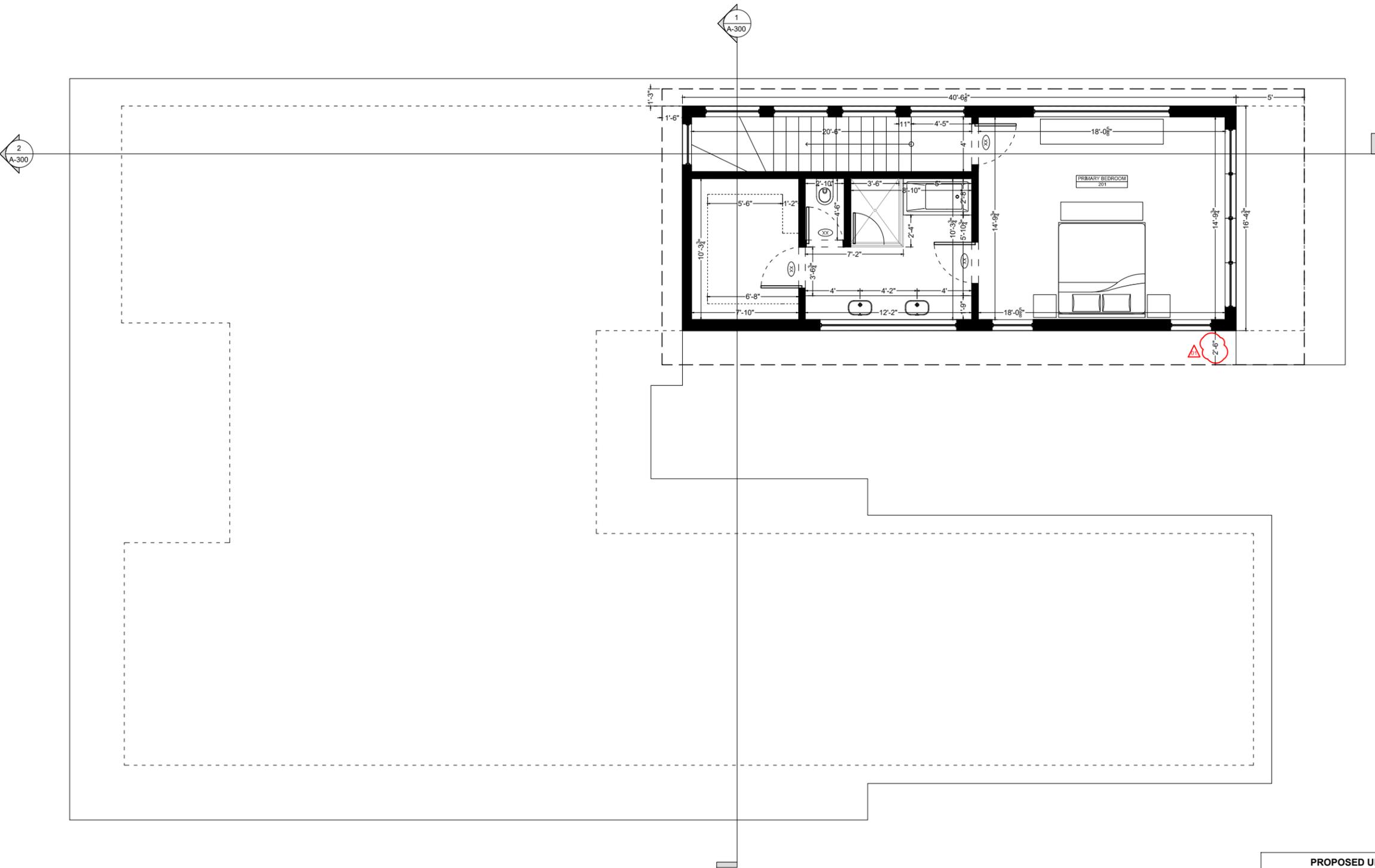
A-102

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SEAL AR 99656



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01 PROPOSED SECOND 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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PROPOSED  
ROOF FLOOR PLAN

A-103

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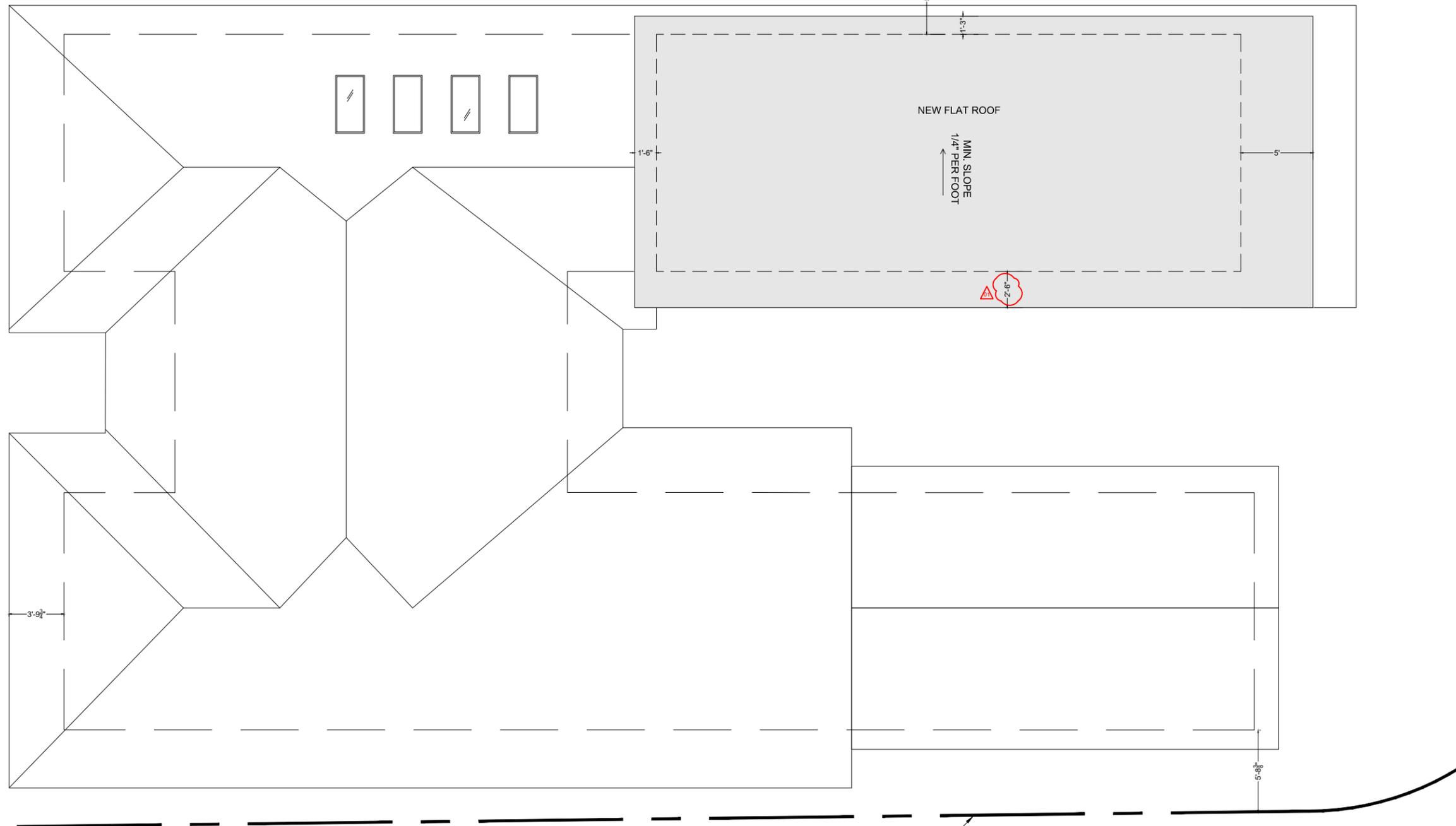
SEAL AR 99656



NICHOLAS GELPI

NORTH PROPERTY LINE

SOUTH PROPERTY LINE



01 PROPOSED ROOF FLOOR PLAN  
1/8" = 1'-0"





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SHEET SIZE

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DATE

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ELEVATIONS

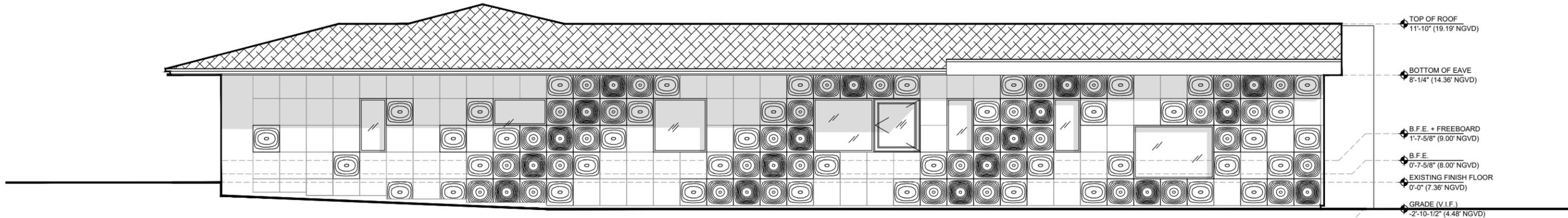
A-201

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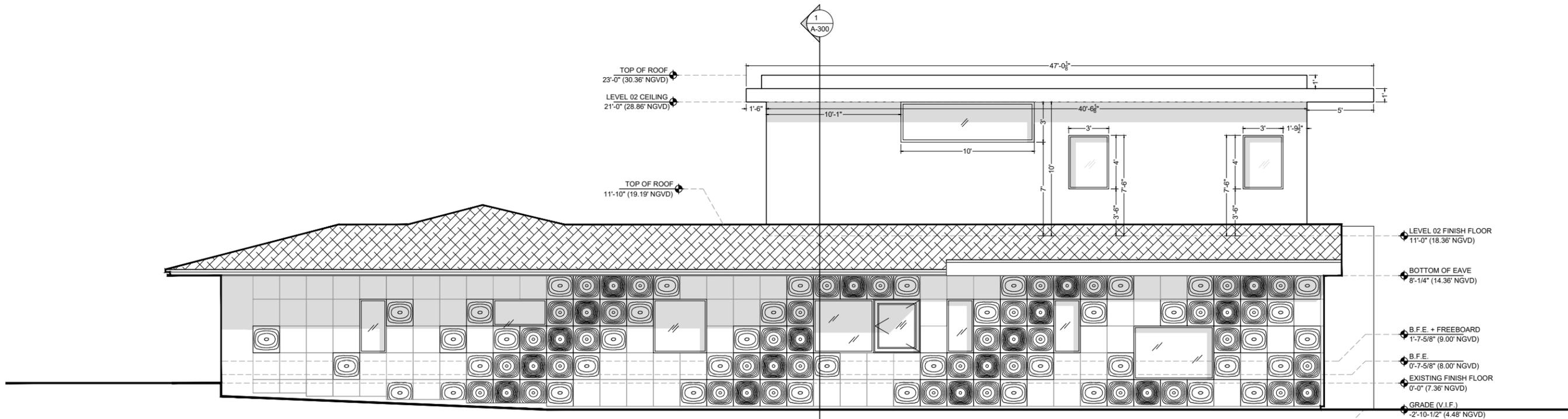
SEAL AR 99656



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01 SOUTH ELEVATION - EXISTING



02 SOUTH ELEVATION - PROPOSED



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ELEVATIONS

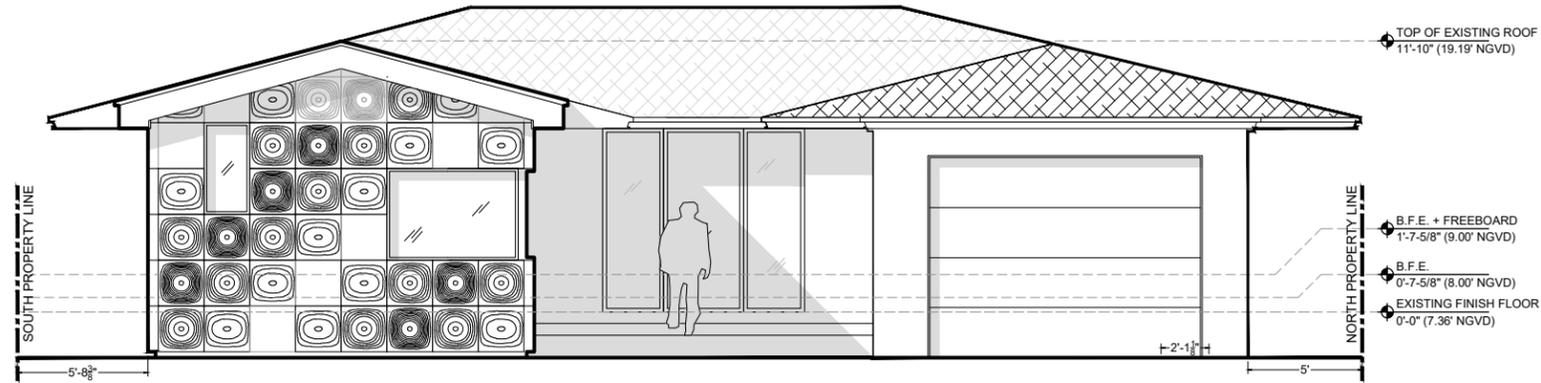
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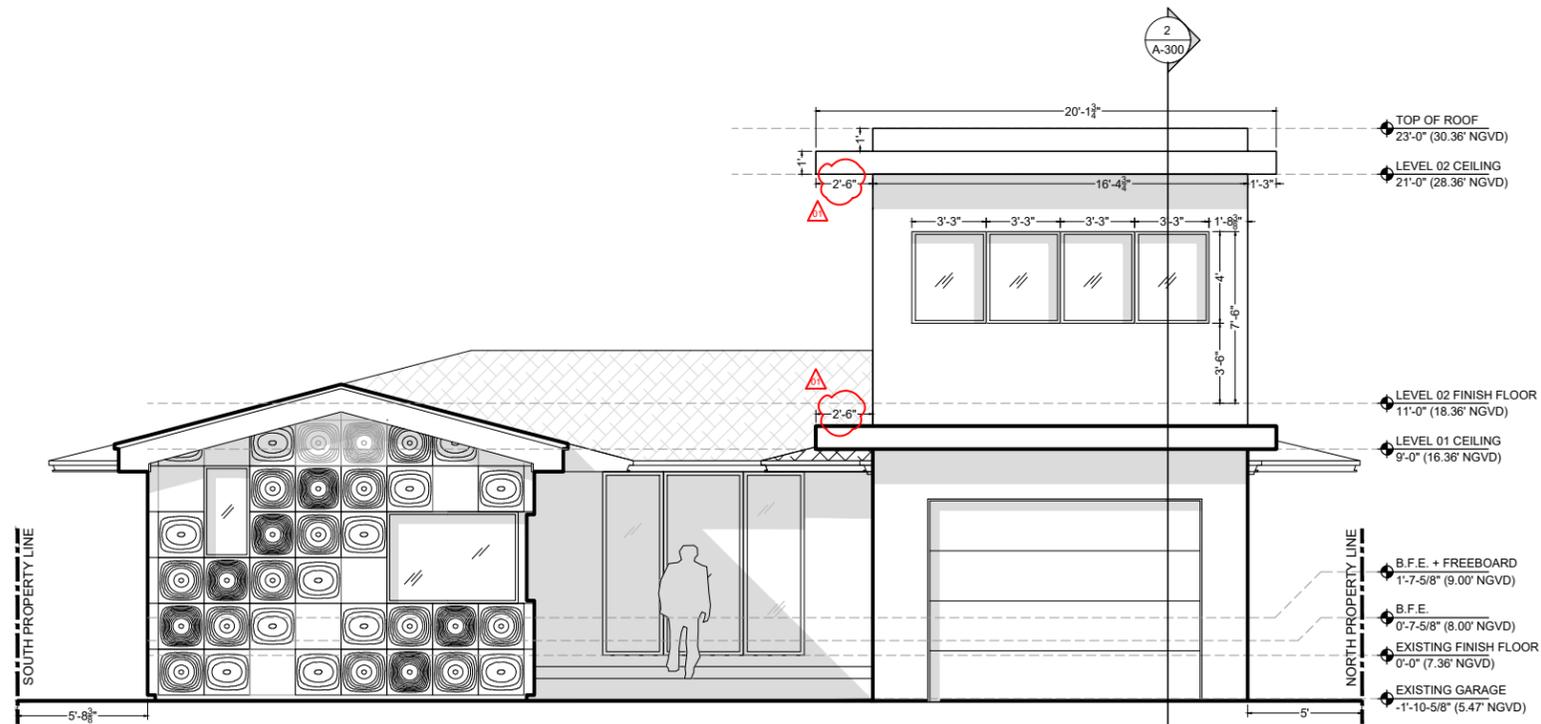
SEAL AR 99656



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01 EAST ELEVATION - EXISTING



02 EAST ELEVATION - PROPOSED



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ELEVATIONS

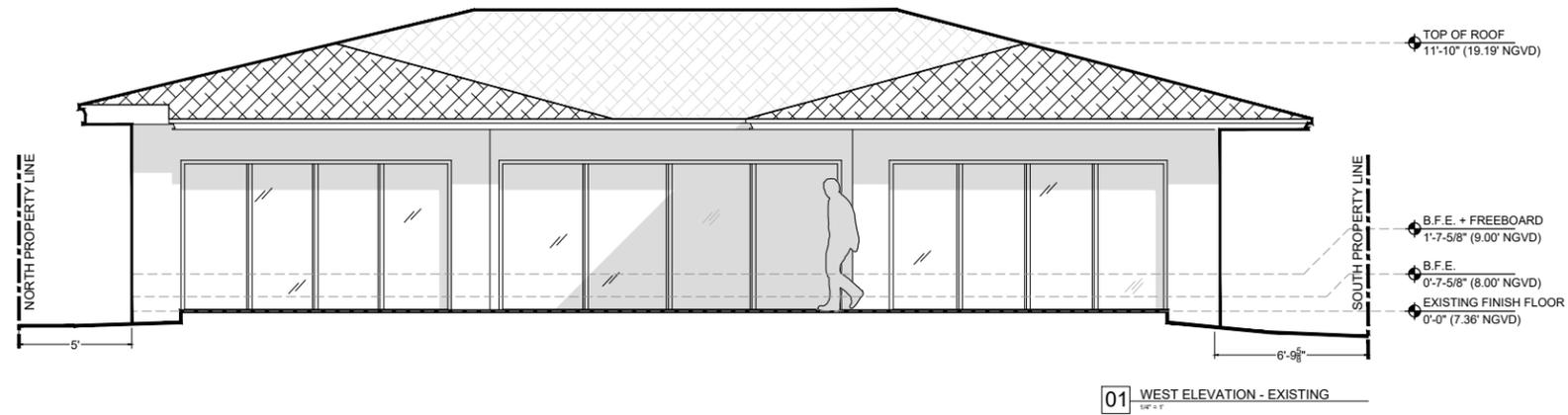
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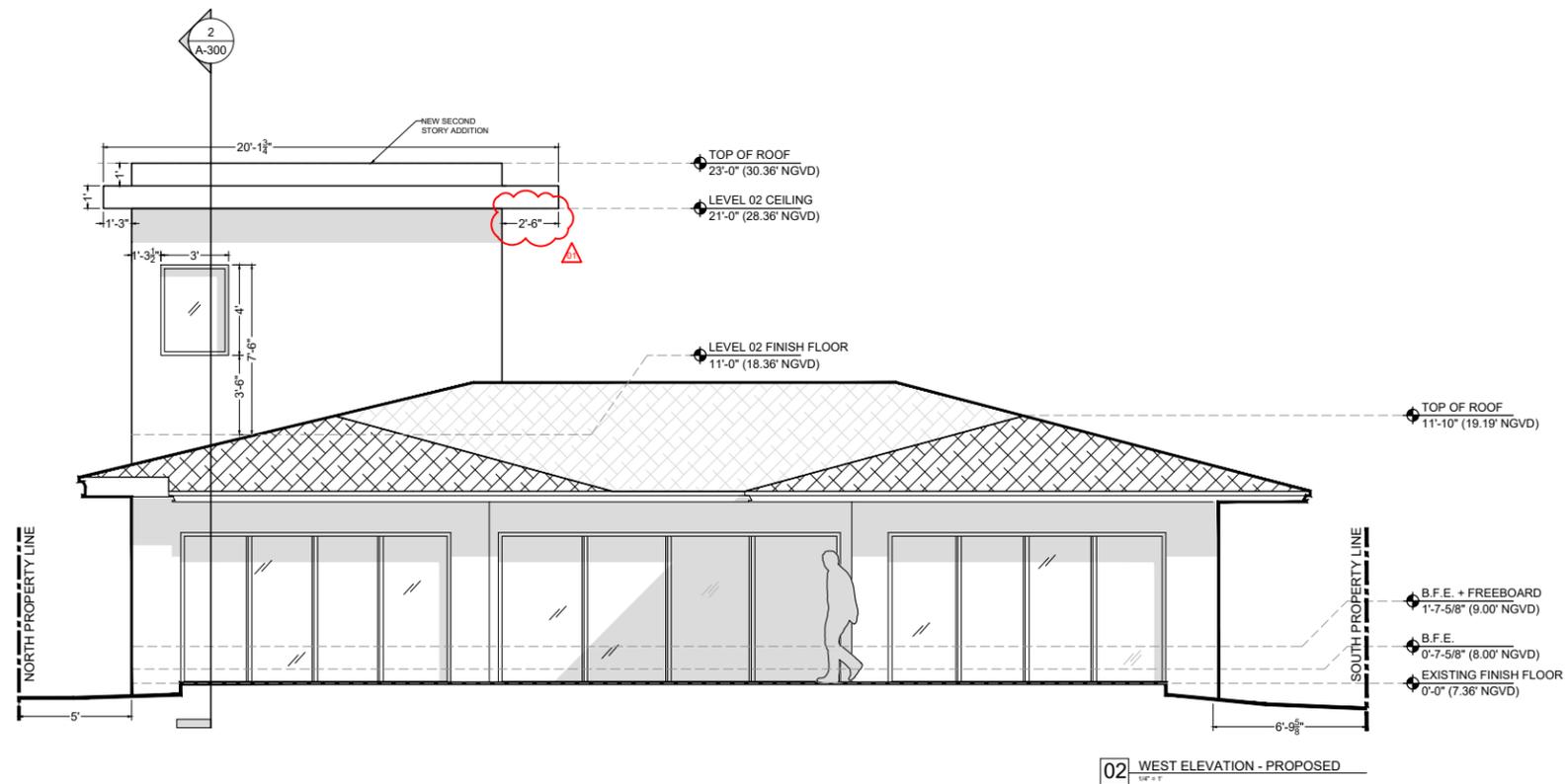
SEAL AR 99656



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



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



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ELEVATIONS

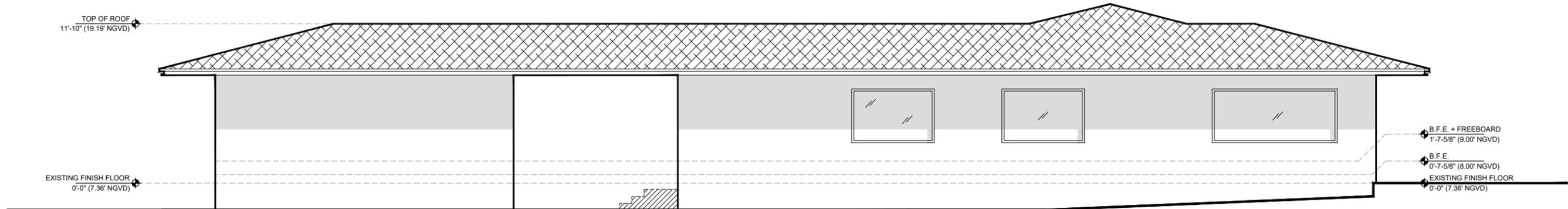
A-204

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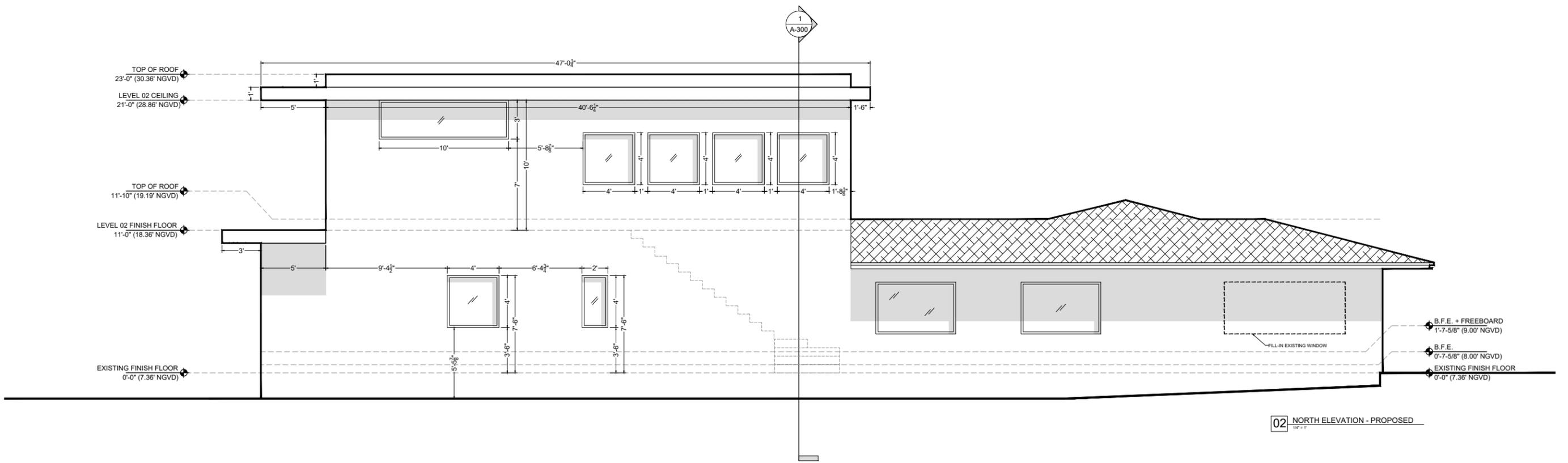
SEAL AR 99656



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01 NORTH ELEVATION - EXISTING



02 NORTH ELEVATION - PROPOSED



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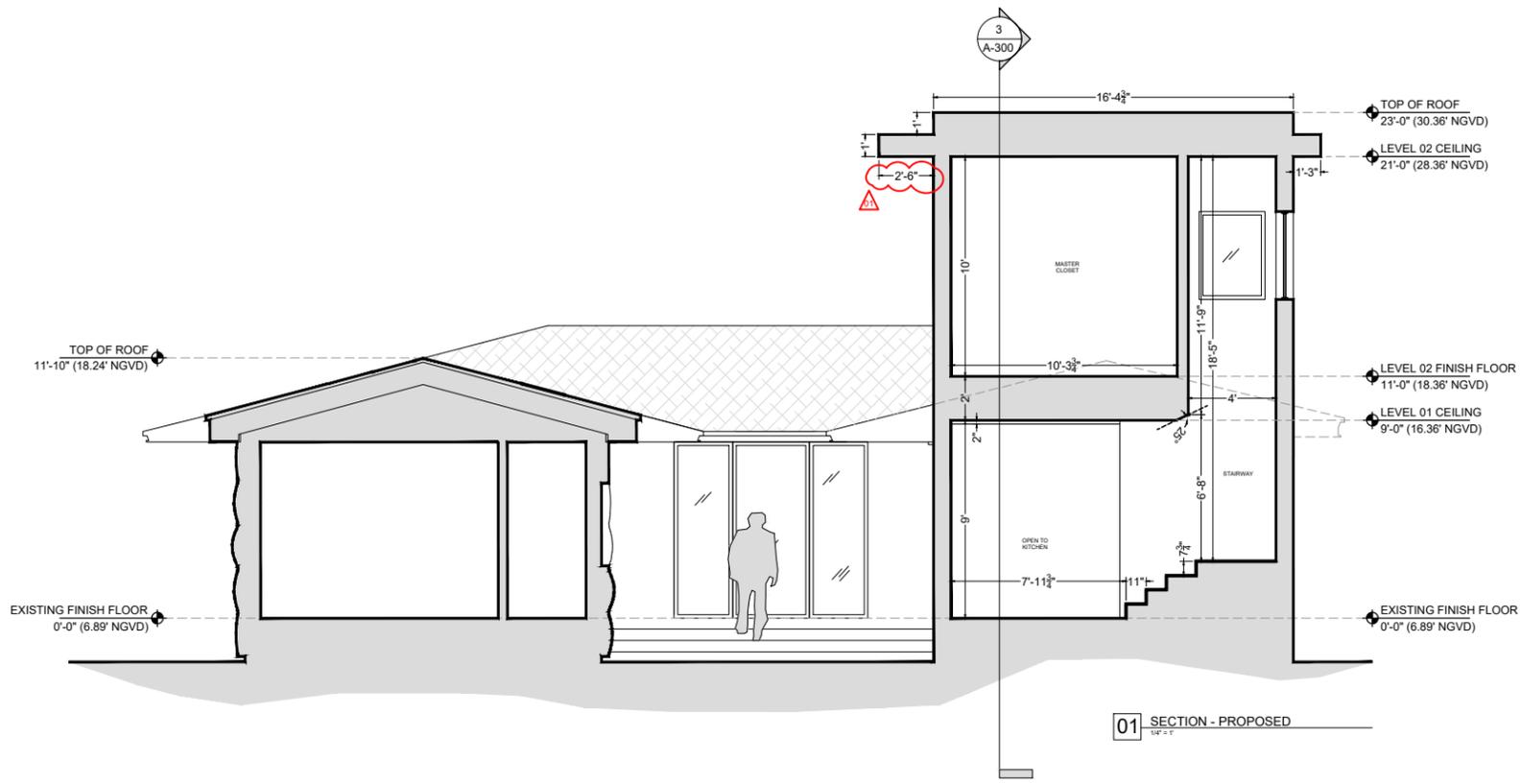
07/09/24

PROPOSED SECTIONS

A-301

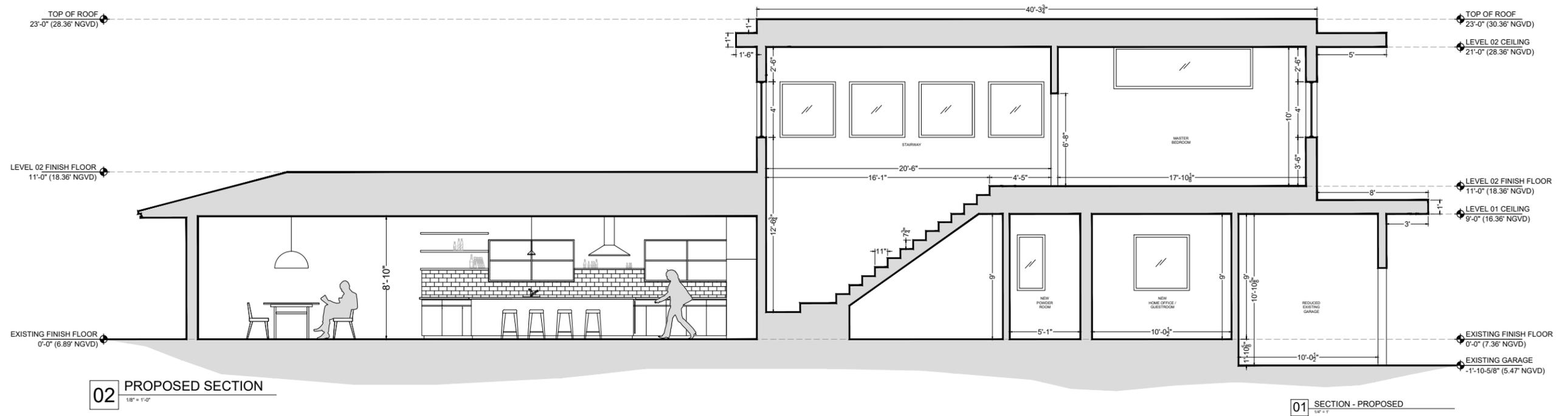
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SEAL AR 99656



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'



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RENDERING

A-600

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01 RENDERING  
N.T.S.



ROOF

White Stucco



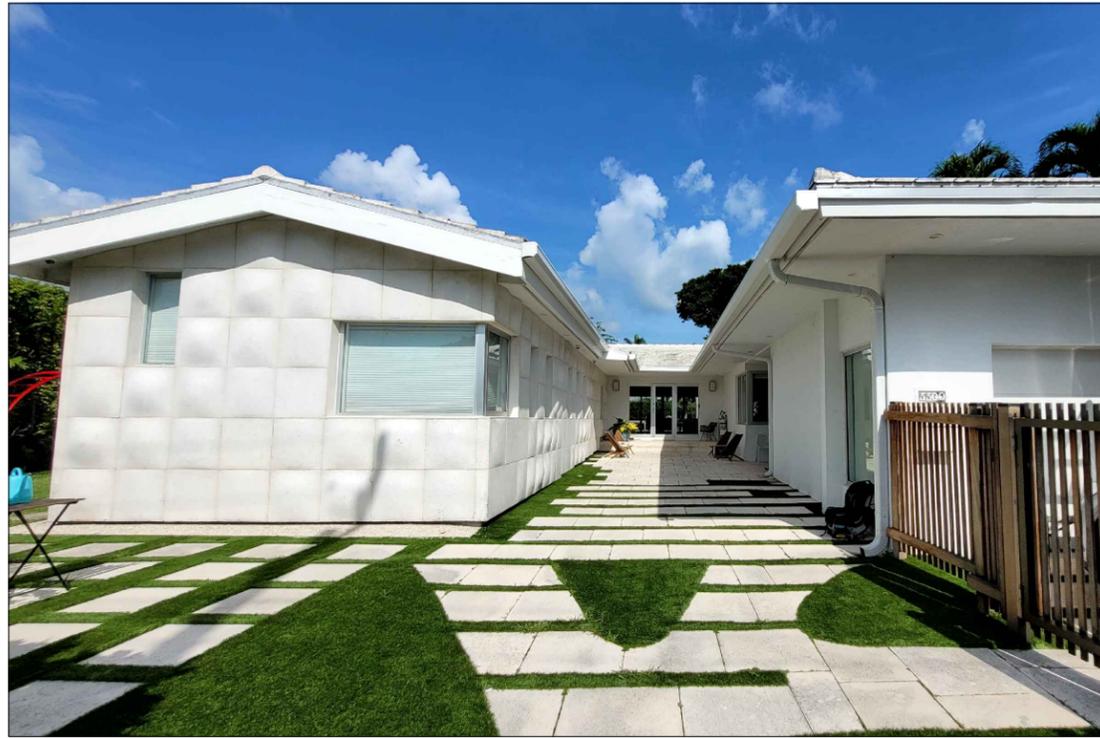
EXTERIOR WALLS

White Stucco (TO MATCH EXISTING)



FRONT FENCE

Existing Ipe Wood to remain



01 CURRENT COLOR PHOTOGRAPHS - EXISTING SITE & STRUCTURE



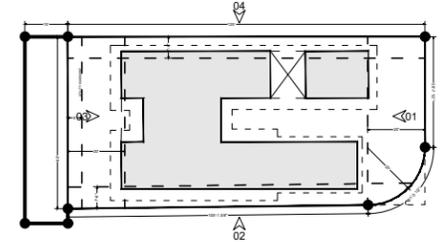
01 CURRENT COLOR PHOTOGRAPHS - EXISTING SITE & STRUCTURE



01 CURRENT COLOR PHOTOGRAPHS - EXISTING SITE & STRUCTURE



01 CURRENT COLOR PHOTOGRAPHS - EXISTING SITE & STRUCTURE



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

**GELPI PROJECTS**  
**GELPI**  
 PROJECTS  
 ARCHITECTURE  
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PHOTOGRAPHS  
EX. SITE & STRUCTURE  
**A-701**  
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SEAL AR 99656  
  
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01 CURRENT COLOR PHOTOGRAPHS - INTERIOR SPACE  
N.T.S.



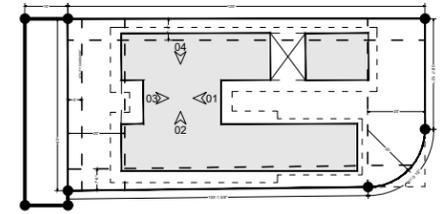
02 CURRENT COLOR PHOTOGRAPHS - INTERIOR SPACE  
N.T.S.



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



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



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

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PHOTOGRAPHS  
INTERIOR SPACE

A-702

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SHEET SIZE

11 X 17

DATE

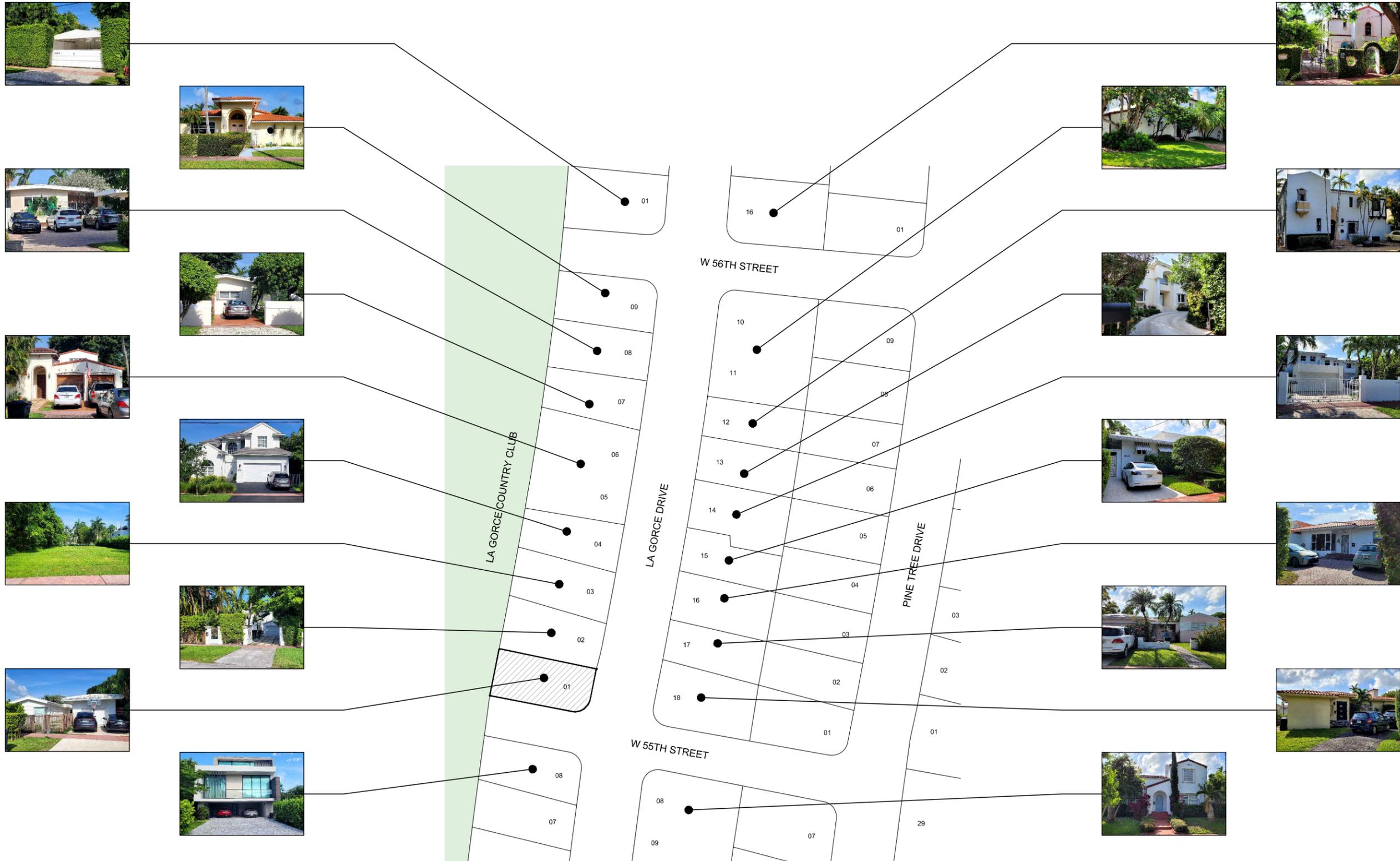
07/09/24

PHOTOGRAPHS  
SURROUNDING PROPERTIES

A-703

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SEAL AR 99656



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





08



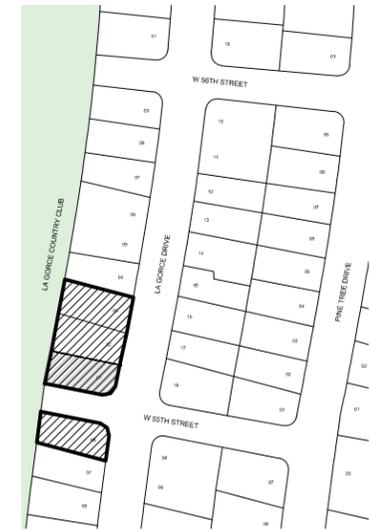
01



02



03



00 LOCATION PLAN  
N.T.S.



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DATE  
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PHOTOGRAPHS  
SURROUNDING PROPERTIES

A-704

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SEAL AR 99656



NICHOLAS GELPI



04



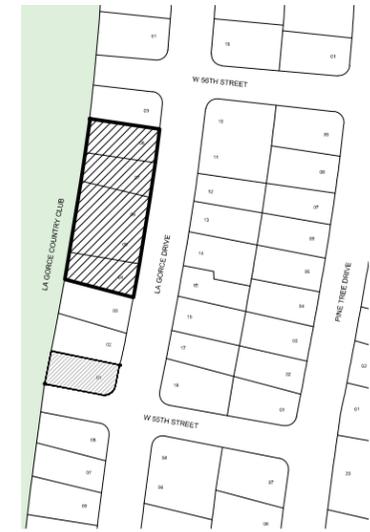
05 & 06



07



08



00 LOCATION PLAN  
N.T.S.



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PHOTOGRAPHS  
SURROUNDING PROPERTIES

A-705

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09



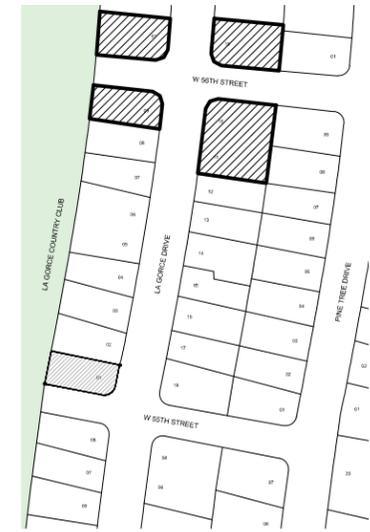
01



16



10 & 11



00 LOCATION PLAN  
N.T.S.



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11 X 17

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PHOTOGRAPHS  
SURROUNDING PROPERTIES

A-706

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12



13



14



15



00 LOCATION PLAN  
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PHOTOGRAPHS  
SURROUNDING PROPERTIES

A-707

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SEAL

AR 99656



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16



17



18



08 & 09



00 LOCATION PLAN  
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PHOTOGRAPHS  
SURROUNDING PROPERTIES

A-708

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SEAL AR 99656



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