



ARCHITECTURE INTERIOR DESIGN PLANNING

**DATE:** 10-11-2024  
**TO:** City of Miami Beach Planning Department  
**RE:** Planning Department Review  
for 41 La Gorce Cir, Miami Beach, FL 33141

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**Submittal Intake Version: 1 Date Received: 09/30/2024 Date Completed:**

**1. Planning Department Review - Fail**

Rogelio Madan email: [RogelioMadan@miamibeachfl.gov](mailto:RogelioMadan@miamibeachfl.gov)

**Comments:** Provide recent photos of the home in the plans.

Demonstrate compliance with section 7.2.2.3.b.12.Q, regarding "regulations shall apply for fences, light poles or other accessory structures associated with court games" in the plans. Include the cost of estimate under a separate cover or in the letter of intent.

**KKAID Response:** Setback variance requested considering the fence/light pole is a side yard encroachment.

Add "FINAL SUBMITTAL" to front cover title of plans for heightened clarity.

**KKAID Response:** See Sheet A0.00. Final submittal was added for clarity.

Include the court fence height in the elevations.

**KKAID Response:** See sheet A4.07. Court fence height was added to the elevations.

**Final Submittal File Naming**

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'.

Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

*Document Name Description*

*Application Completed Land Use Board Application form including Exhibit A*

*LOI Letter of Intent*

*Checklist Pre-application Checklist*

*Labels Mailing Labels, List of Property Owners, Certified Letter and Map*

*BTR Copies of Previous Business Tax Receipts*

*Survey Recent Signed and Sealed Survey*

*Plans Architectural Plans and Exhibits*



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KKAID Response: Noted.

## PLANNING DEPARTMENT

Staff First Submittal Comments Board of Adjustment

Final Submittal & Formal Submittal (CSS): 10/13

Notice to proceed issued: 10/23

Agenda finalized & all fees paid by: 10/25

Tentative DRB meeting agenda date: 12/13

Draft Notice:

ZBA24-0169, 41 La Gorce Circle: An application has been filed requesting variances from the minimum required front yard setbacks in order to construct a padel court for a previously approved single-family home.

**Please provide a narrative response to the comments listed below.**

### 1. Comments

Identify the location of lighting fixtures in the site plan.

KKAID Response: See Sheet A2.01. Lighting fixtures have been identified.

Format pages in 11x17.

KKAID Response: Noted.

Provide additional details on the court fence.

KKAID Response: See Sheet A4.07. Specifications for the court fence have been added to the elevation drawings.

### 2. Planning Admin Review - Pass

Miriam Herrera Ph: email: [miriamherrera@miamibeachfl.gov](mailto:miriamherrera@miamibeachfl.gov)

Comments: [miriamherrera@miamibeachfl.gov](mailto:miriamherrera@miamibeachfl.gov)

#### **Taylor Shumate, R.A., LEED AP**

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