

P O R T U O N D O P E R O T T I
A R C H I T E C T S

Date: September 8, 2024

City of Miami Beach Building Department
1700 Convention Center Drive
Miami Beach, Florida 33139
PH: (305) 673-7610

Project Name: 6 LaGorce Circle
Project Address: 6 LaGorce Circle, Miami Beach, FL
BofA Case #: ZBA24-0165

Subject: Response to Building Department Comments

Planning Section Review

Plans Examiner: Rogelio Madan
Date of Comments: 08/23/2024

1. **Identify code section in LOI from which the variance is being requested: Section 7.2.2.3.b.1.**

Response: Please refer to revised LOI for code section reference.

2. **The file number, ZBA24-0165, shall be noted in the plans. Add "FINAL SUBMITTAL" and ZBA File No. 24-0165 to front cover title of plans for heightened clarity.**

Response: Please refer to revised cover and plans for requested information.

3. **Lot coverage diagram on page A-003.2 should include the entire accessory structure. It is unclear if only sections in gray are included. The diagram should also identify the requested rear yard setback variance.**

Response: Sheet A-003.2 is a rear yard lot coverage study. Please refer to new sheet A-003.3 for full lot coverage study. Also, refer to sheets A-003, A-003.1 and A-003.5 for requested rear yard setback by variance.

4. **Provide neighborhood context photos, especially of adjacent sites.**

Response: Please refer to new sheet A-002.1 for neighborhood context photos.

5. **Include the cost of estimate under a separate cover or in the letter of intent.**

Response: Please refer to revised LOI for cost estimate.

6. **Provide rear yard pervious space calculations with the rear yard taking into account the proposed variance.**

Response: Rear yard pervious space calculations on sheet A-003.1 already take into account the proposed variance.

7. **Update the zoning data sheet in the plans to indicate current and proposed unit size, including percentages, as the portion of the accessory building does count towards the maximum unit size. Make consistent calculations on page A-004.2.**

Response: Please refer to updated calculations.

8. **Provide a Variance Diagram (similar to site plan) that clearly identifies required and proposed setbacks across the width of the property.**

Response: Please refer to new sheet A-003.5 for Variance Diagram.

Planning Admin Review

Plans Examiner: Miriam Herrera

Date of Comments: 08/26/2024

1. **Page (1) missing Exhibit “A” Property Information.**

Response: Please refer to updated document with Exhibit A – Property Information.

- END OF COMMENTS -