

FINAL SUBMITTAL
5500 LAGORCE DRIVE
ZBA24-0160,
07-9-24

NARRATIVE RESPONSE TO COMMENTS

Dear Rogelio, and Miriam,

Thank you for your thoughtful consideration of our application. Please find my responses to your comments below, and don't hesitate to let me know if you have any additional questions.

Sincerely,
Nick Gelpi

01.

Planning Department Review - Fail

Rogelio Madan Ph: email: RogelioMadan@miamibeachfl.gov

Comments:

First Submittal Comments

a. The file number, ZBA24-0160, shall be noted in the plans. Add "FINAL SUBMITTAL" and ZBA File No. 24-0160 to front cover title of plans for heightened clarity.

[RESPONSE] – CONFIRMED SEE REVISED COVER SHEET A-000.

c. Identify code section in LOI from which the variances are being requested: #01, #02, and #03 are from Section 7.2.2.3.b.1

[RESPONSE] – CONFIRMED PLEASE SEE REVISED LOI.

e. A variance diagram shall be included in the final submittal set. Required and proposed setbacks should be highlighted. The diagram should refer to the variance numbers in the LOI.

[RESPONSE] – CONFIRMED PLEASE SEE VARIANCE DIAGRAMS ADDED TO NEW SHEET, A-008.

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

[RESPONSE] – NOT DETERMINED YET, ANY COST ESTIMATE AT THIS POINT IS PREMATURE, BUT WE PLAN TO STAY BELOW THE SUBSTANTIAL IMPROVEMENT THRESHOLD. TO BE DETERMINED BEFORE PERMIT APPLICATION WHEN PLANS ARE MORE DETAILED.

b. In June of 2023, the Resiliency Code took effect. As a result, code sections have been updated. Cited code sections in plans and LOI should be updated to reflect current code sections. Section 142-105 is now Section 7.2.2.3. Section 133-50 is now Section 7.1.2.4.

See link to the Resiliency Code:

<https://codehub.gridics.com/us/fl/miami-beach#/adb736bf-e704-4ba4-bd81-97c8b8b609fc/864665b5-7876-450e-9b6f-2ea8e2df50f1/5d>

08d584-f9db-4a46-bec1-ba6345639ec1/1fc14a56-8658-4db8-93e2-641be0006897

[RESPONSE] – CONFIRMED CODE SECTIONS UPDATED TO CURRENT RESILIENCY CODE TITLES...

Staff First Submittal Comments Board of Adjustment

Final Submittal & Formal Submittal (CAP): 07/07

Notice to proceed issued and Final Fees Invoiced: 07/17

Agenda finalized & all fees paid by: 07/19

Tentative BOA meeting agenda date: 09/06

Draft Notice:

ZBA24-0160 5500 La Gorce: An application has been filed requesting a variance from the minimum required rear setback, in order to construct a single story addition to an existing single story home. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

f. Final submittal drawings need to be DATED, SIGNED AND SEALED

[RESPONSE] – CONFIRMED SEE REVISED

02.

Planning Admin Review - Fail

Miriam Herrera Ph: email: miriamherrera@miamibeachfl.gov

Comments:

Page (4) Owner Affidavit for Individual Owner missing Notary Public signature and stamp.

[RESPONSE] – CONFIRMED SEE REVISED

Page (8) Applicant Affidavit missing date, notary public stamp and signature.

[RESPONSE] – CONFIRMED SEE REVISED

COMMENTS ISSUED BY 06/21/24

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 07/17/24

1. Mail Label Fee (\$5.16 p/ mailing label)

2. Advertisement - \$1,876

3. Board Order Recording (1) - \$ 128

4. Courier (7) - \$ 133

5. Posting (1) - \$128

6. Variance(s) - \$788 p/variance

7. Sq. Ft Fee - \$.33 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 07/19/24

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 07/19/24, before 12p.m. (Tardiness may affect being placed on the agenda):

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted for Final Submittal to the attention of Miriam Herrera – Planning Department. Please leave your package with Central Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
 - One (1) original Letter of Intent.
 - One (1) original set of architectural plans signed, sealed, and dated. (11x17)
 - One (1) original signed, sealed, and dated Survey. (11x17)
 - Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
 - Any additional information/documents provided (i.e., traffic studies, concurrency, reports, etc.).
 - A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 25MB). CDs will be checked at time of drop off - anything larger than 25MB will not be accepted.
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- Each file document must be labeled by day of submittal and document name.
 - 14 collated copies

NOTE: Please make sure you identify the final submittal by the file number and address at time of drop off. (Attn: Planning Department– Miriam Herrera)

Please email Excel file of label owner list.

[RESPONSE] – CONFIRMED, UNDERSTOOD.

Should you have any further questions, please contact:

MiriamHerrera@miamibeachfl.gov

[RESPONSE] – CONFIRMED THANK YOU MIRIAM.