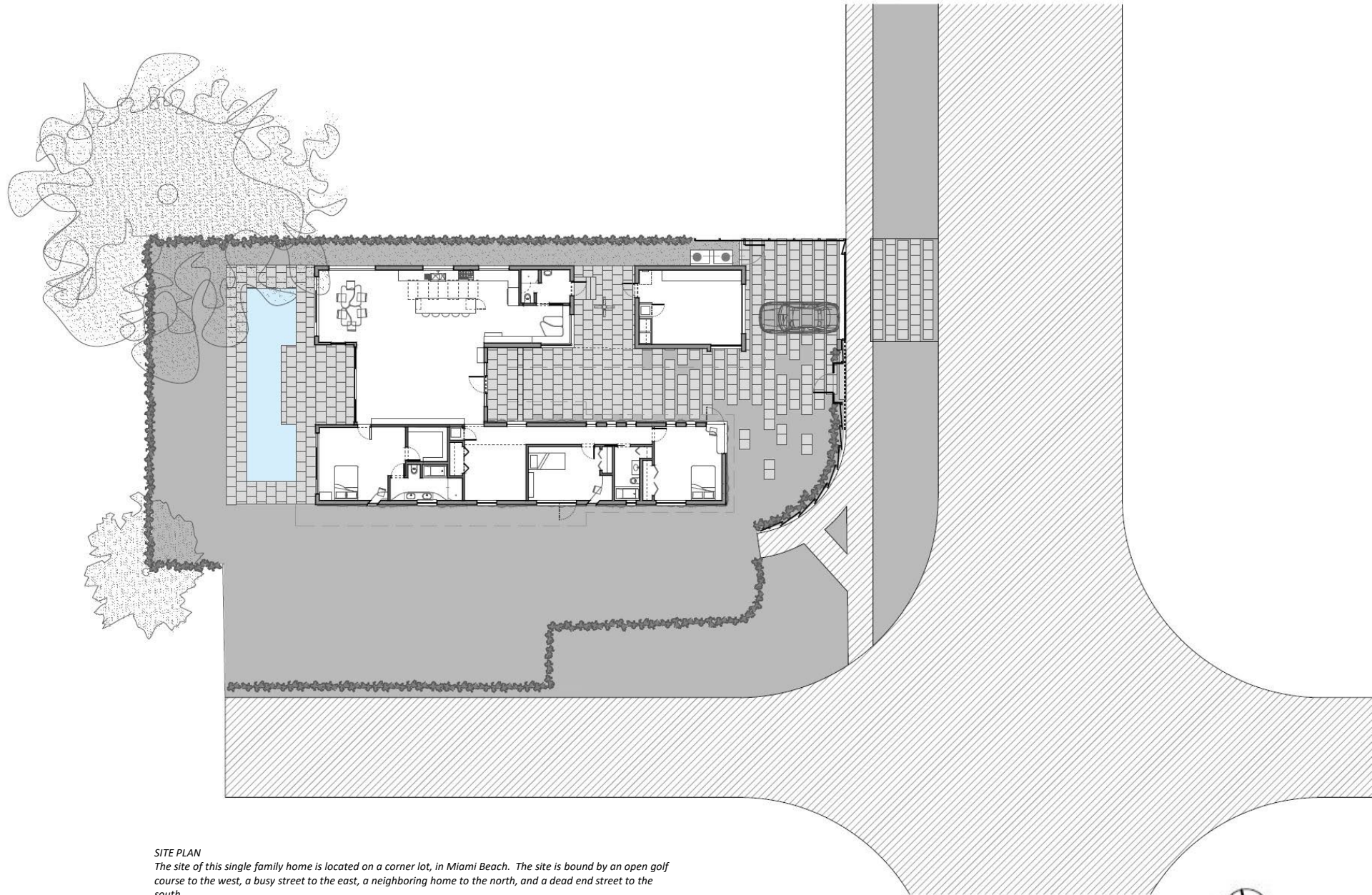


ZBA 24-0160

5500 LAGORCE DRIVE

BOARD OF ADJUSMENT
PRESENTATION

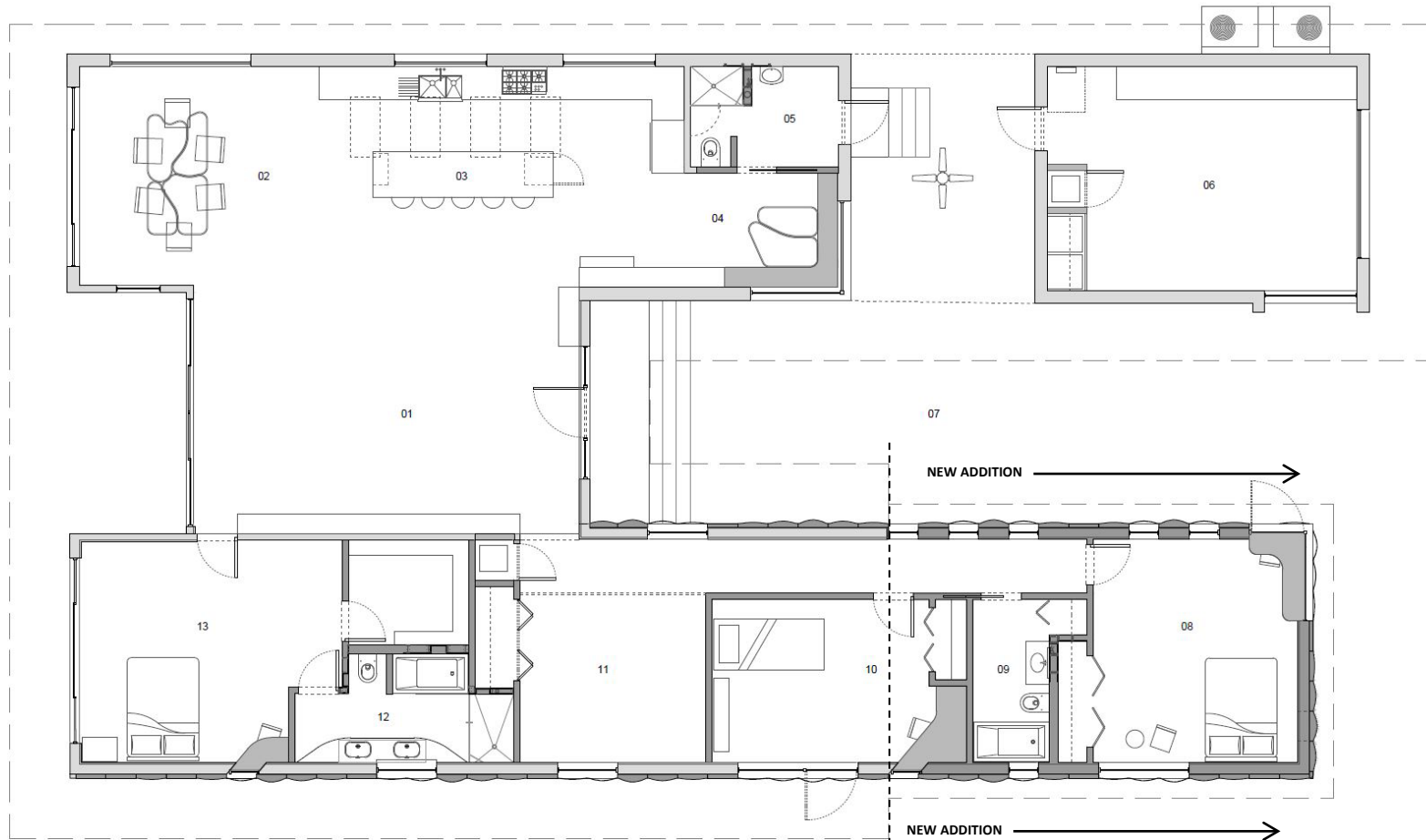
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SITE PLAN

The site of this single family home is located on a corner lot, in Miami Beach. The site is bound by an open golf course to the west, a busy street to the east, a neighboring home to the north, and a dead end street to the south.





01 GF PLAN



PLAN

The plan of this home, is transformed from a shallow J-Shape, to a deep U-Shape. By extending the bar of program at the south of the property, a new courtyard is framed in the center creating an internal space which remains exterior. The front door to the house is arrived at after a long walk through the long courtyard.

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

- 01 LIVING ROOM
- 02 DINING
- 03 KITCHEN
- 04 BREAKFAST
- 05 BATH
- 06 GARAGE
- 07 COURTYARD
- 08 BEDROOM
- 09 BATH
- 10 BEDROOM
- 11 STUDY
- 12 MASTER BATH
- 13 MASTER BEDROOM



BETWEEN NEW AND OLD

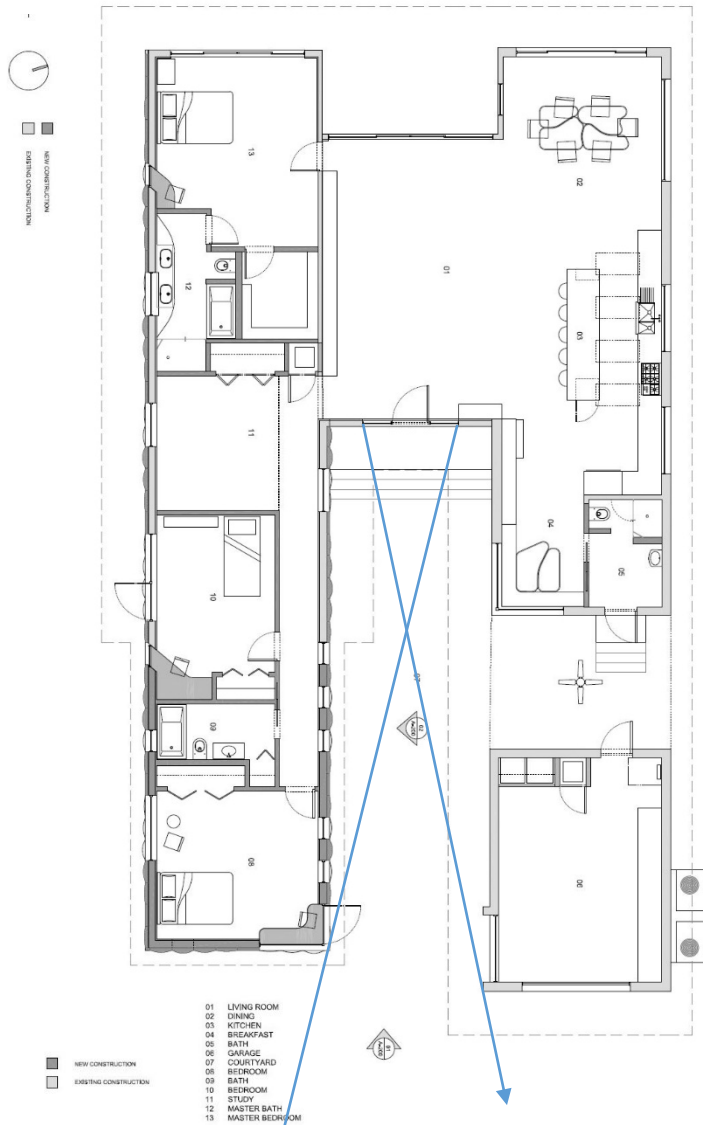
A view from the street looking toward the front door of the house, which is set back deep into the center of the lot.

The historic side of the house sits on the North (right side) with a smooth unassuming texture and hipped roof. The new addition to the South (left side) is clad in the system of precast concrete tiles, with a playful undulating texture.



COURTYARD VIEW

A view from the front door of the house, looking east framed by the walls of the courtyard. The bar of bedrooms to the south is clad in the exotic concrete cladding.

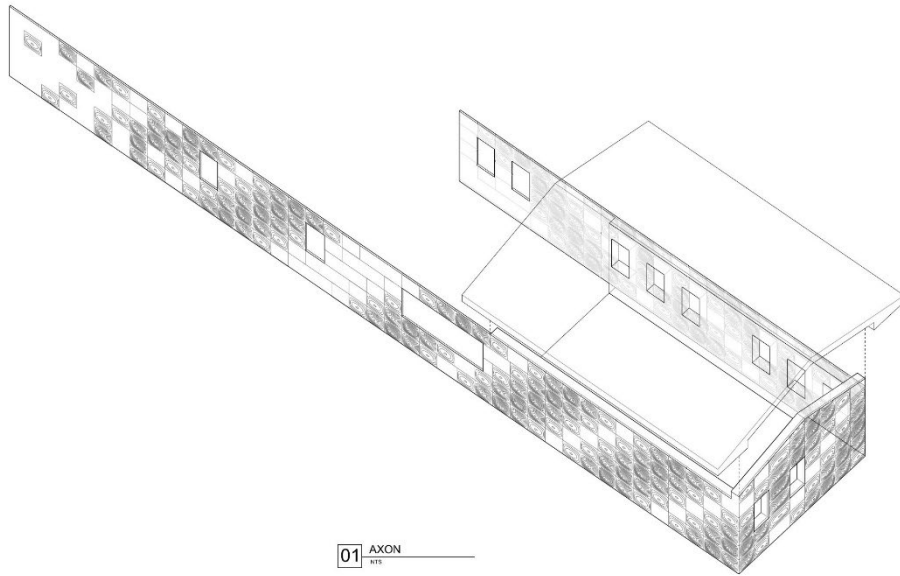


BETWEEN INSIDE AND OUT
The courtyard serves as the main entry into the house.

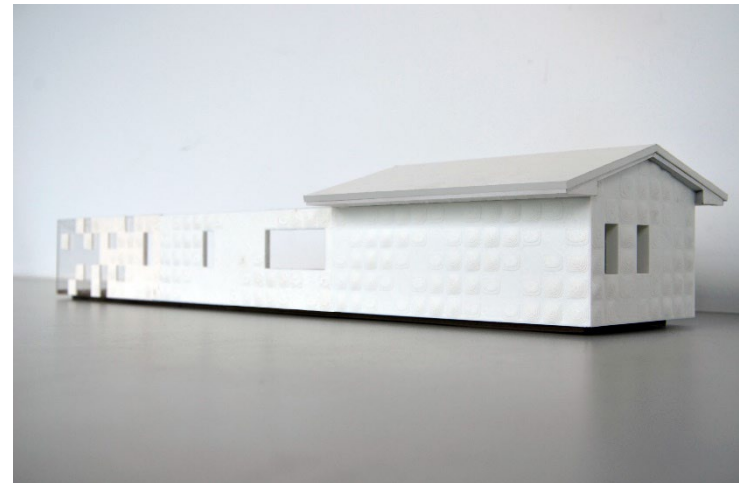
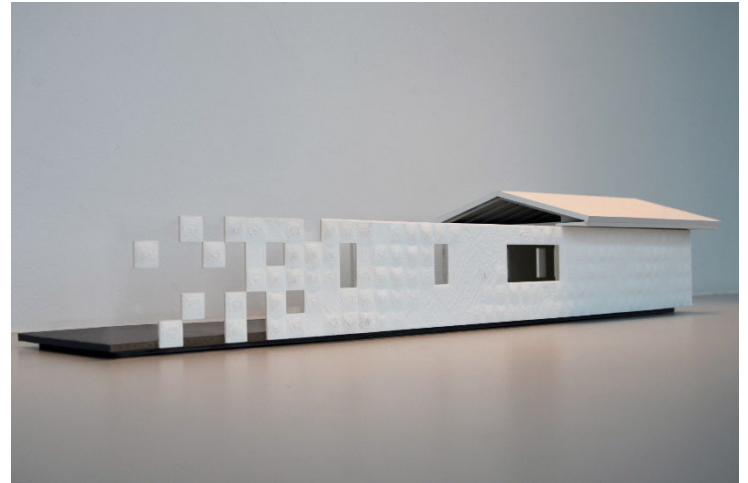


BETWEEN INSIDE AND OUT
Views from the inside and outside of the courtyard. Because of the depth and proportion, the courtyard provides privacy, while still remaining open.

The south facing façade, which absorbs most of the solar exposure throughout the day, is clad with the unique material, insulating the interior.



This axon drawing was composed to show the extents of the new addition. In addition to the new expanded footprint, a new cladding system wraps the new and old, blending them together.



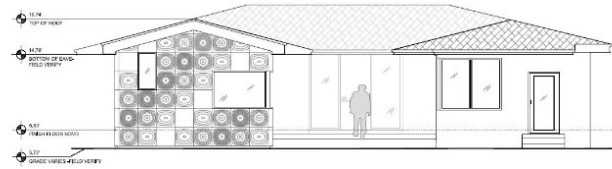
This study/concept model constructs the physical addition to the house, and omits the existing building.



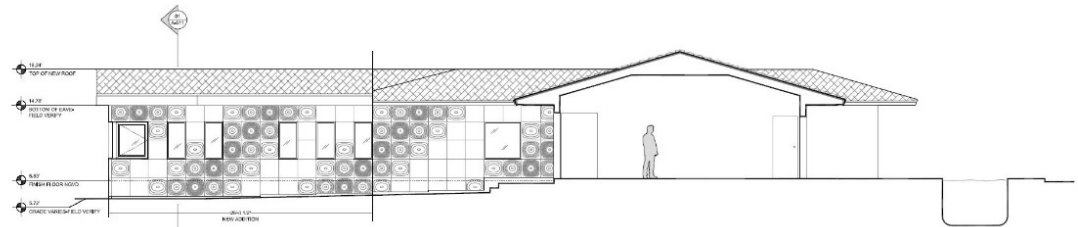
The south facing façade, which absorbs most of the solar exposure throughout the day, is clad with the unique material, insulating the interior.



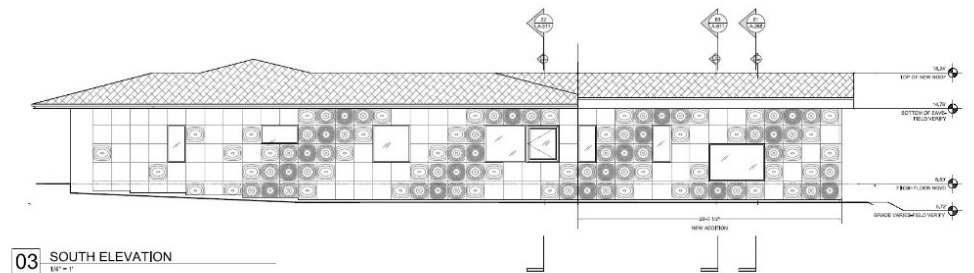
Photographs from the south and north, showing the shadows cast in different directions based on the view.



01 EAST ELEVATION
3/4" = 1'



02 NORTH ELEVATION
3/4" = 1'



03 SOUTH ELEVATION
3/4" = 1'

The elevations of the new exterior cladding system, and the shifting windows which are placed within the grid of tiles.

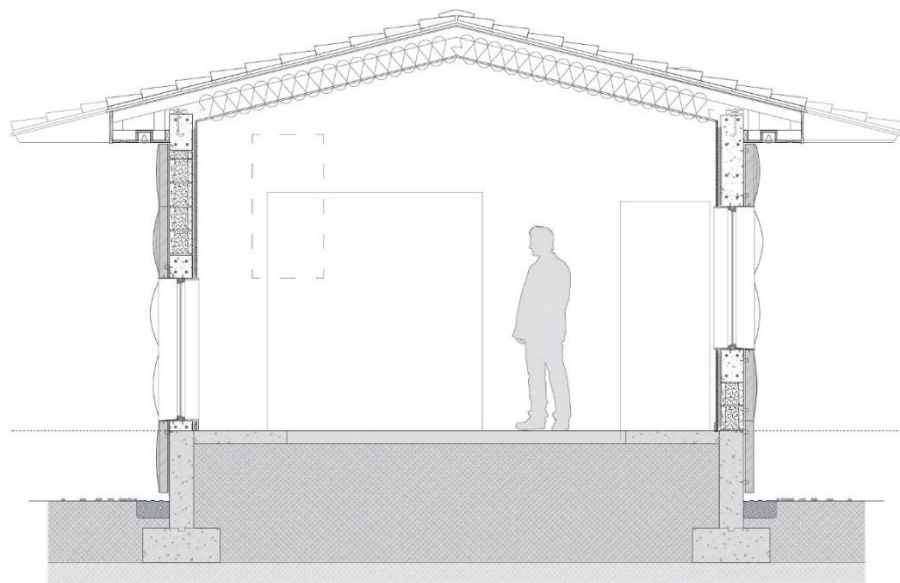


SOUTH FAÇADE

The south façade of the house, which is clad in the unique exotic concrete cladding in a diagonal wave pattern, emulating the fluidity of the ocean nearby, and the playfulness of architectural approach.



EXOTIC CONCRETE HOUSE / MIAMI BEACH, FLORIDA USA / 2014-2015



The cross section through the new addition of the house, shows the windows at typical height on one side and at floor level on the other. The bulging tiles can be seen in the wall section here.

Interior view of the new addition showing misaligned windows, some at furniture height which wrap the corner, one up high to see the stars from bed, and one low to see out of when sitting on the floor or in a reading chair.



Exterior view of the end of the new addition with shifting windows which align with the grid of tiles.



INSTALLATION

The exotic concrete tiles were hung on the existing and new concrete block wall. Each was installed with stainless steel precast clips on the bottom, and corrugated brick ties fastened to the tops.

Tiles were first hung on the exterior around a single window to test for alignment.



Installation progress out from the single window.



The overall pattern consisted of four unique tiles, each bulging incrementally, arranged into a playful diagonal wave pattern on the exterior. Towards the back of the site, the tiles were trimmed to step up as the grade increase for site drainage.



Morning shadows cast east to west facing north



Morning shadows cast east to west facing south, from inside the courtyard



May 17, 2018
The Wolfsonian-FIU Museum
1001 Washington Avenue, Miami Beach

Chairman: Steven J. Pynes

MIAMI DESIGN PRESERVATION LEAGUE

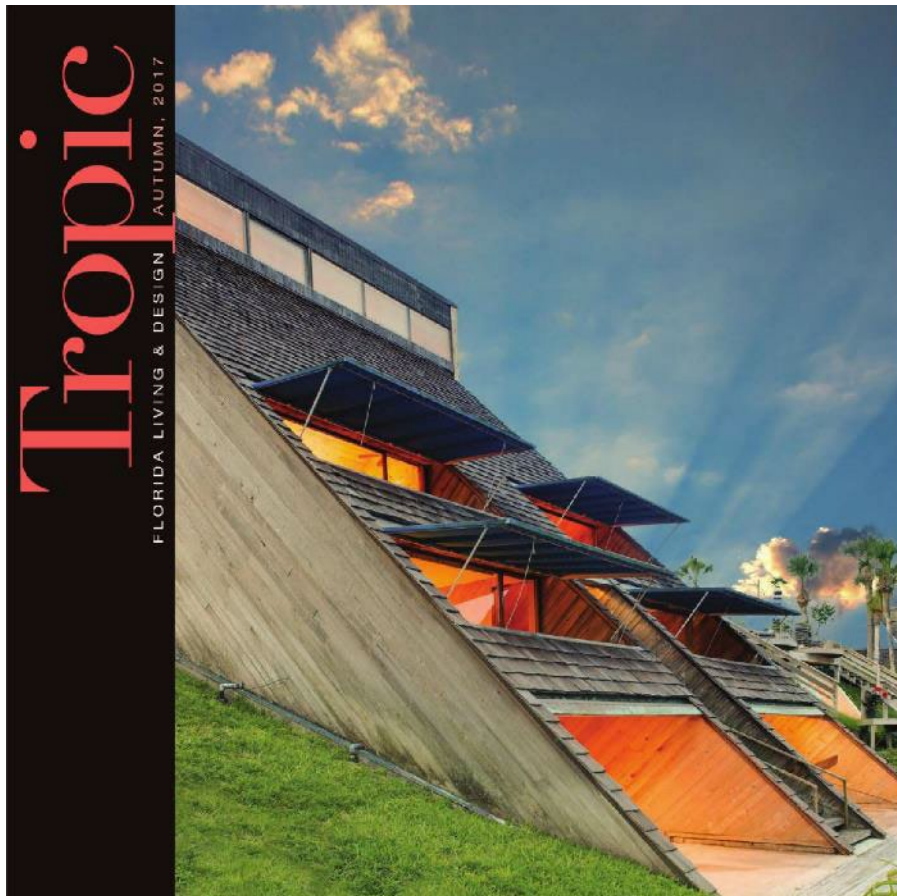
Excellence in Compatible New Design Award

This award is bestowed upon

Exotic Concrete House

Gelpi Projects

The Compatible Design Award is given in recognition of
new projects designed with exceptional
sensitivity to defining typologies and heritage,
and compatibility of scale and materials.



Tropic

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Issue Highlights...

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Designer Rick Gelfo, faced with a growing family and not enough room, makes some great design choices on a South Florida addition and renovation.

ON THE COVER:
Late architect William Morgan's oceanfront dune house in Atlantic Beach. (see page 22) Photo: Duane Talley

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OCTOBER/NOVEMBER 2017



Designer Nick Gelpi designed high relief panels of a lightweight concrete to surface a 600 square foot addition.

LITTLE HOUSE BIG IDEAS

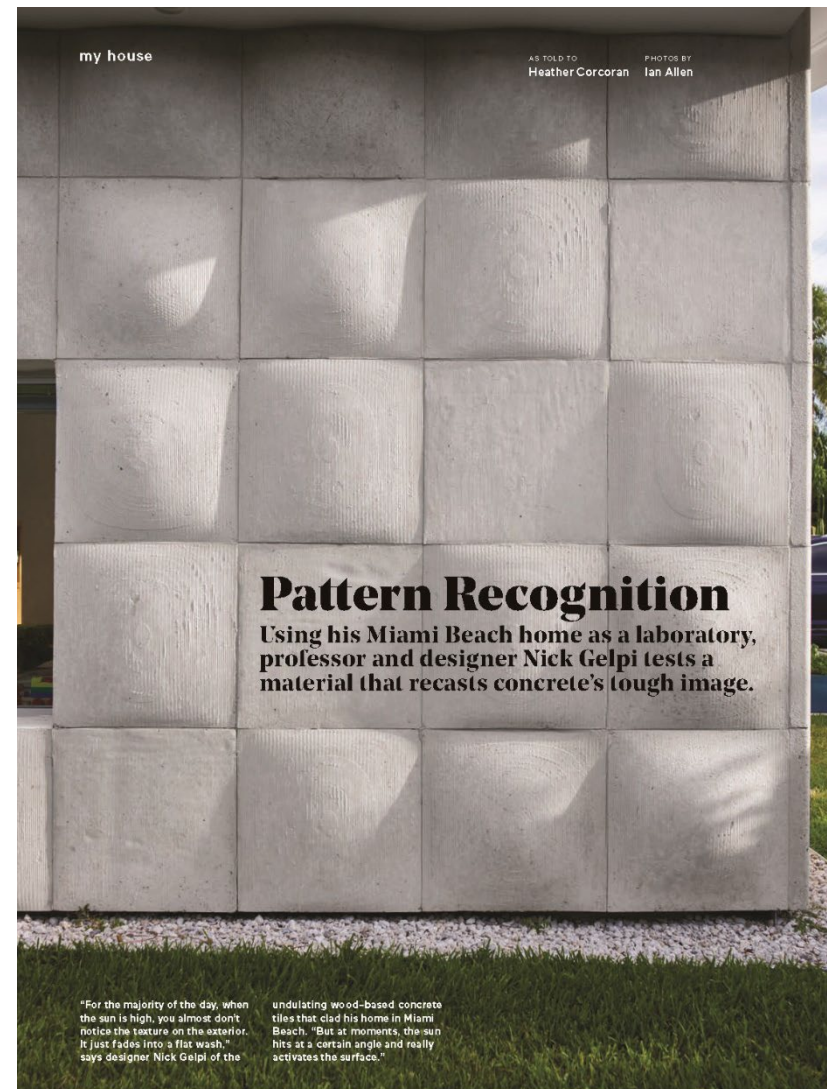
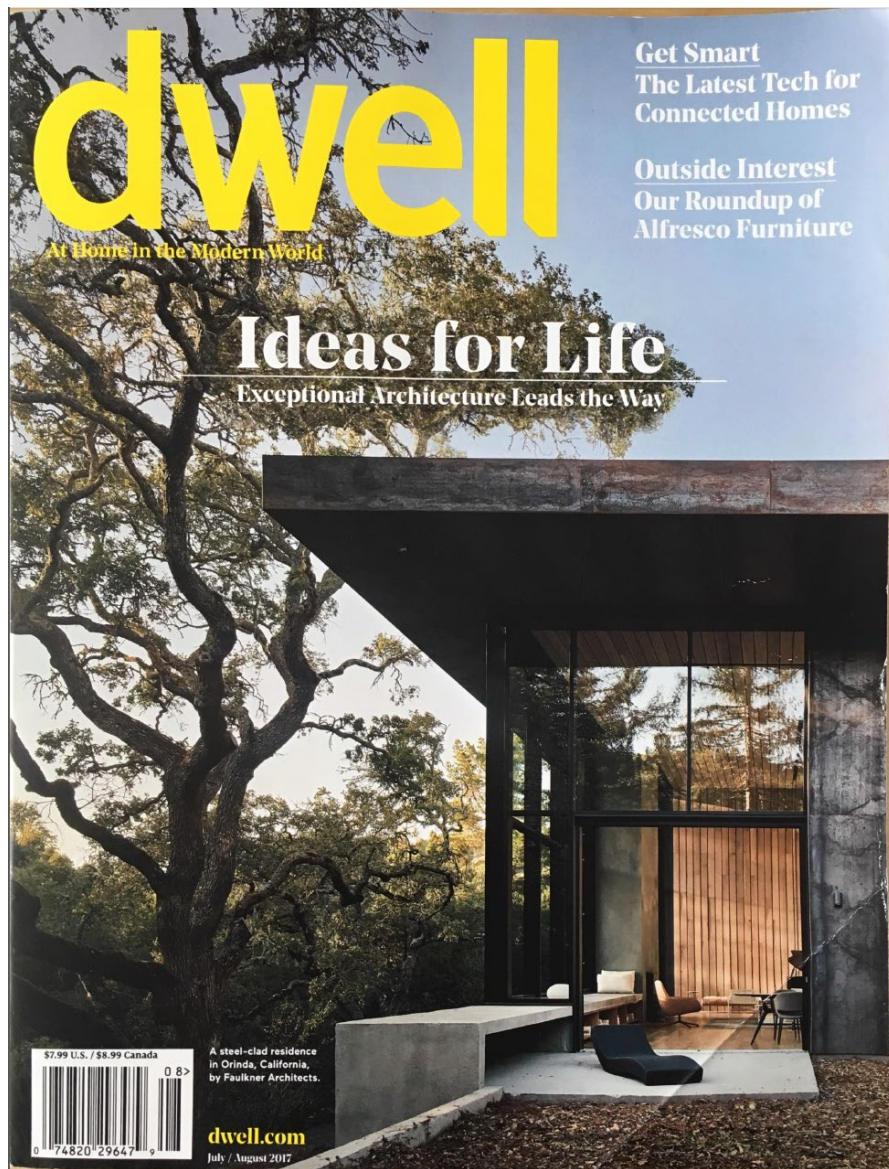
Designer Nick Gelpi opts for texture and performance with his **Exotic Concrete House**

WHAT DO YOU DO when your five-year-old family has outgrown its nearly 60-year old South Florida home? Some choose to uproot and move, some opt for the drastic tear down and rebuild. But when you're a design professional — especially one who sees things not only in terms of systems and function but also as an opportunity for experimentation — taking on an addition might just be the perfect answer.

It was for Nick Gelpi and his growing family, who were living in a cute concrete block & stucco house built during the Kennedy era that was getting, shall we say, cramped? Gelpi is indeed one of those design professionals who loves problem solving. Having worked for Steven Hall Architects, Gelpi had previously taught at MIT in Cambridge, Massachusetts before joining the faculty at Florida International University. He now heads up his own design firm, GELPI Projects in Miami.

As the original needed to accommodate a growing family with very young children, the designer opted to turn the J-shaped plan of the original into a elongated U, with a long, narrow courtyard





The tiles' forms inspired the soft, curving shapes of Gelpi's furniture designs, including an ash breakfast table, built by Nick Gilmore

(below). With its views of the courtyard, Glo-Ball pendant by Jasper Morrison for Flos, and vintage chairs, this spot is a family favorite.



There's a saying, according to Nick Gelpi, that architects don't design details in Miami, they shop for them. That's because strict product-approval guidelines can leave designers with a limited palette of materials to choose from in this hurricane-prone region. While the challenge would discourage some, Gelpi embraced it head-on when he traded a post at Steven Holl's internationally recognized firm in New York City for his own practice in Miami Beach.

With his 1960s ranch house in Mid-Beach as a testing ground, Gelpi wrapped the facade in a grid of curved tiles made of a wood-based concrete from Belgium, a new hybrid that he has helped fine-tune in the United States. Here, he shares the interwoven story of his home's origins and an emerging material's potential.

Nick Gelpi: The original house is typical of midcentury Miami Beach, somewhat small for its neighborhood, but it's interesting in its renovation. We totally reconfigured the interior, took out all the walls, and really opened it up. It's a house with some highly customized interventions in space: built-in furniture on the inside and custom textured panels on the exterior. We softened it through experimentation and adding some playful design moves.

It wasn't in disrepair, but it had had a series of cosmetic renovations. Once we started peeling away the layers, we realized a lot of things needed to be replaced. We kept the existing roof, but we repaired it. We kept the exterior walls, but we introduced new windows. It was originally a two-bedroom that we converted to three smaller bedrooms with an addition.

Several people suggested that we demolish the house, but we wanted to save it.

I'm a professor at Florida International University, and prior to the renovation, my students and I worked on a grant sponsored by private industry to explore the potential applications of a wood-based concrete that a man in Belgium, Paul Portier, had innovated. We looked at ways to bring this material to Florida, using an invasive tree species as an ingredient, which seemed like a nice solution to an environmental problem. Ultimately, my wife said, "Why don't we just use our house as a case study?"

We chose to test the material as a tile. It's basically a three-inch-thick concrete panel with a special mineralized wood core. The precast panels are made by taking pieces of an invasive tree species from

the Everglades, chipping them, mineralizing the wood chips, and then casting them into cement—basically making a wood-based concrete. There's a flat tile and three others that bulge out one, two, or three inches. They're each precast and then individually hung on the concrete block structure with typical precast clips.

We wanted it to seem almost like something was bubbling up from below the surface. We 3D-printed a series of tiles and arranged them in different orientations. If you look at the elevations, they create kind of a diagonal wave pattern, which we thought was appropriate because we're about a quarter mile from the ocean.

Kids and adults alike ask questions. They can't help but go up and touch it, which is unusual for a home. You don't typically pet buildings. ■

"With every experiment, my goal is to arrive at some pushback, the point at which the material becomes a sort of sparring partner."

NICK GELPI, RESIDENT AND DESIGNER



Rounded 24-inch-square tiles (left), which were custom cast by Architectural Art-Crete, cover most of the facade.



A 450-square-foot addition reconfigured the ranch house from an L- to a U-shape (left). Panes by Eco Window Systems align with the grid of tiles (above).



When the house's existing slab proved too damaged, Gelpi opted for a terrazzo floor tile by Perpetua (above) in the same dimensions as the exterior tiles.

Exotic Concrete House N ⑤

ARCHITECT OF RECORD: STA Architectural Group
DESIGNER: Nick Gelpi
LOCATION: Miami Beach, Florida

A Entrance	D Garage	G Walk-in Closet	J Living Area
B Breakfast Nook	E Bedroom	H Master Bedroom	K Dining Area
C Bathroom	F Study	I Master Bedroom	L Kitchen

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OF THE
AMERICAN INSTITUTE OF ARCHITECTS**

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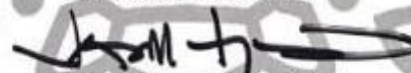
TO

**GELPI PROJECTS
AND
STA ARCHITECTS**

FOR

**EXOTIC CONCRETE HOUSE
GELPI RESIDENCE**

DIVINE DETAIL



OCTOBER 28, 2016

Jason R. Hagopian, AIA
PRESIDENT



**AIA MIAMI
2016 DESIGN AWARDS
MERIT AWARD**



529 Alton Rd, Suite 500
Miami Beach, FL 33139
nrg@gelpiprojects.com
561.410.5168

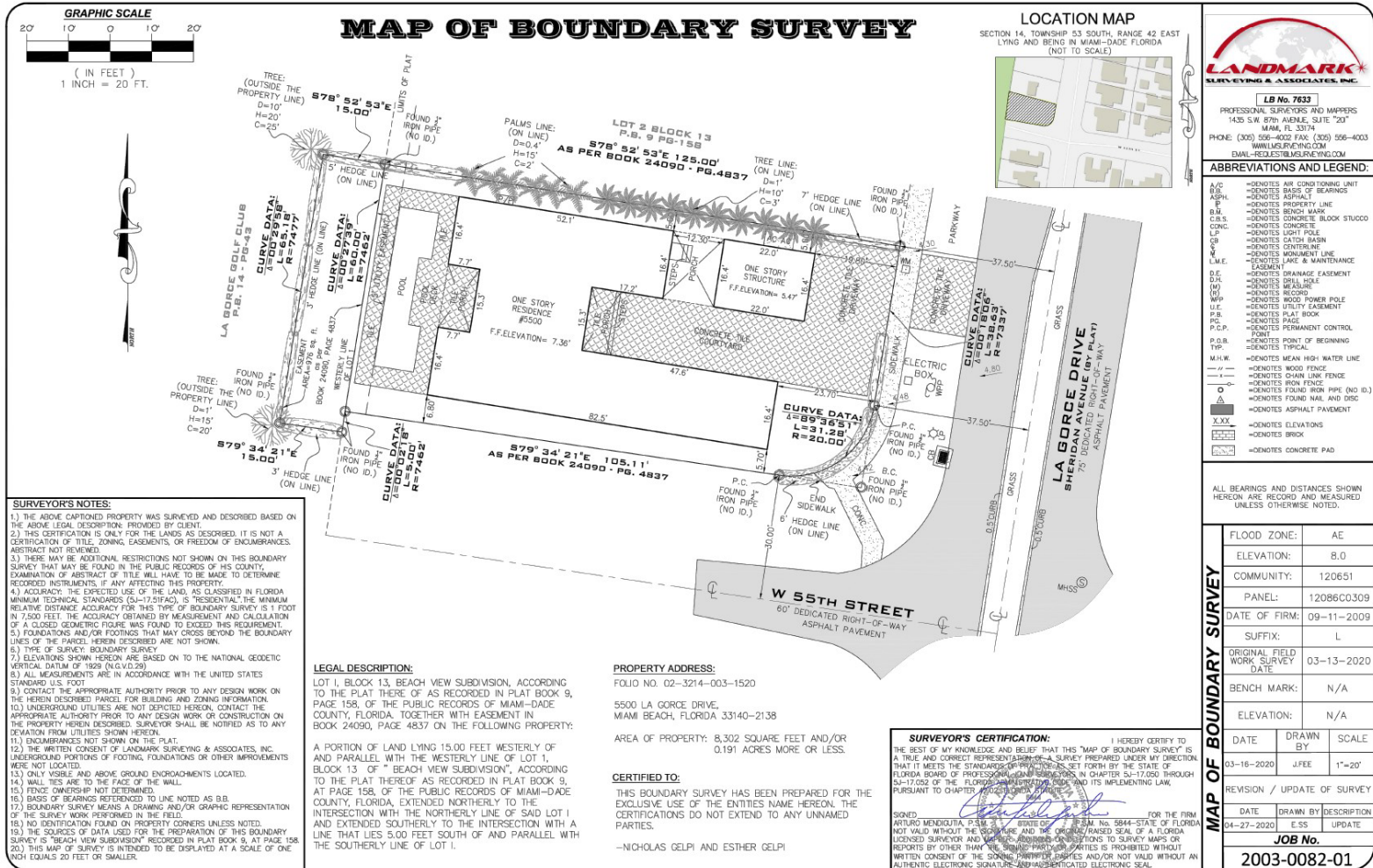
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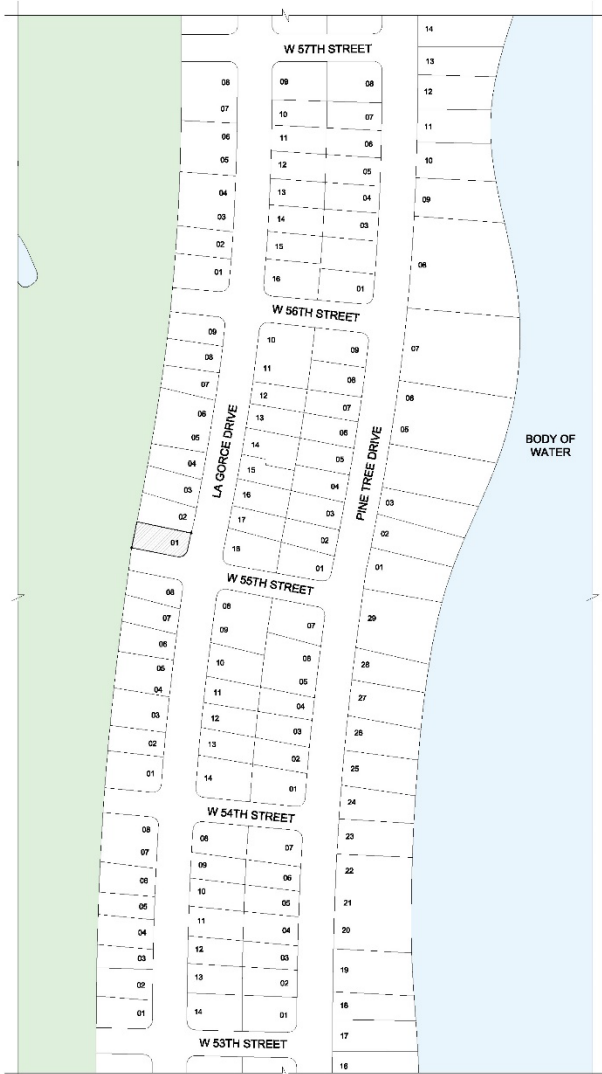
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT

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





01 CONTEXT LOCATION MAP



MIAMIBEACH

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%)	
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 (8.6%)	Rear Yard Open Space SF and %:	447.5 SF (6.0%)	
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'	
20	Front First level:	20'	20'	20'	
20	Front second level:	40'	N/A	25'	
20	Front second level if lot coverage is 25% or greater:	40'	N/A	24.77'	
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35%	N/A	100%	
21	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

GELPI PROJECTS

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

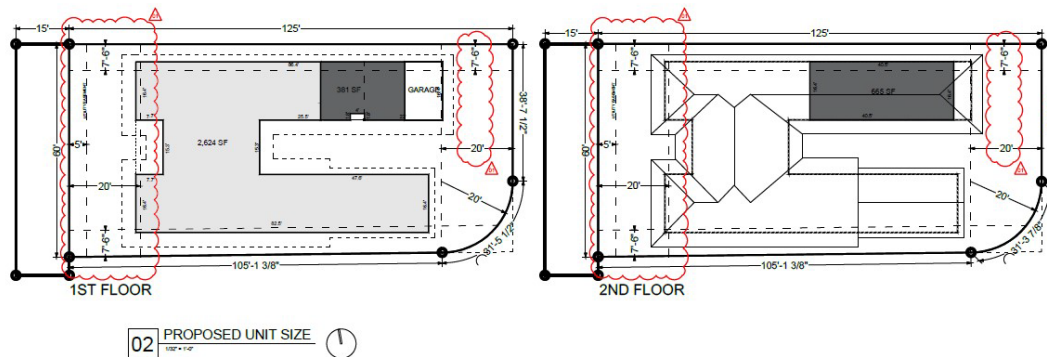
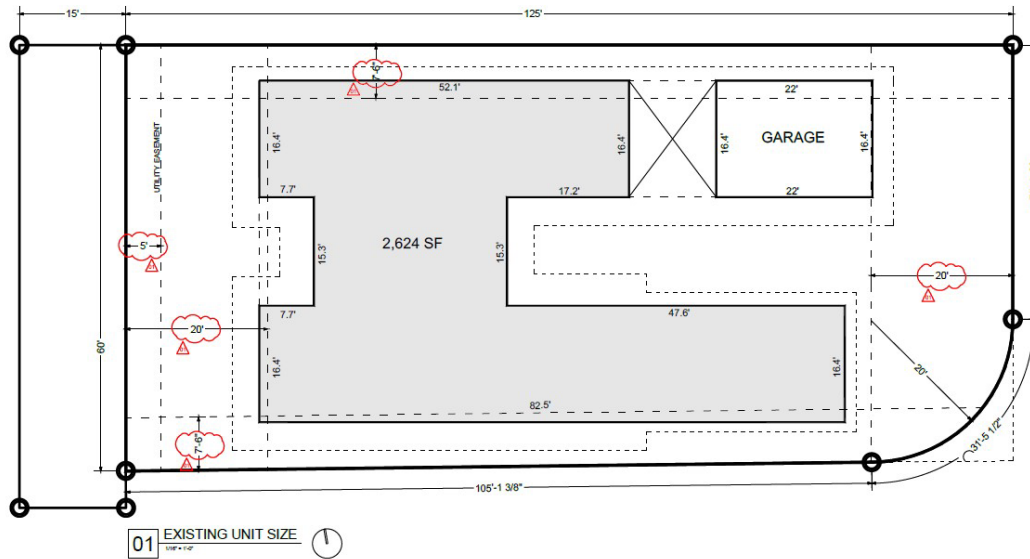
A-002

Nicholas Gelpi

SEAL

AR 90656

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 =	2,624 + 381	SF	
- 1ST FLOOR:	665	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:	
<ul style="list-style-type: none"> - 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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Miami Beach, FL 33139
nrg@gelpiprojects.com
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REVISIONS

NO. DATE DESCRIPTION

07/09/24 REVISION 01

PROJECT

GELPI RESIDENCE
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MIAMI BEACH, FL 33140

SHEET SIZE
11 X 17

DATE
07/09/24

EXISTING / PROPOSED
UNIT SIZE DIAGRAMS

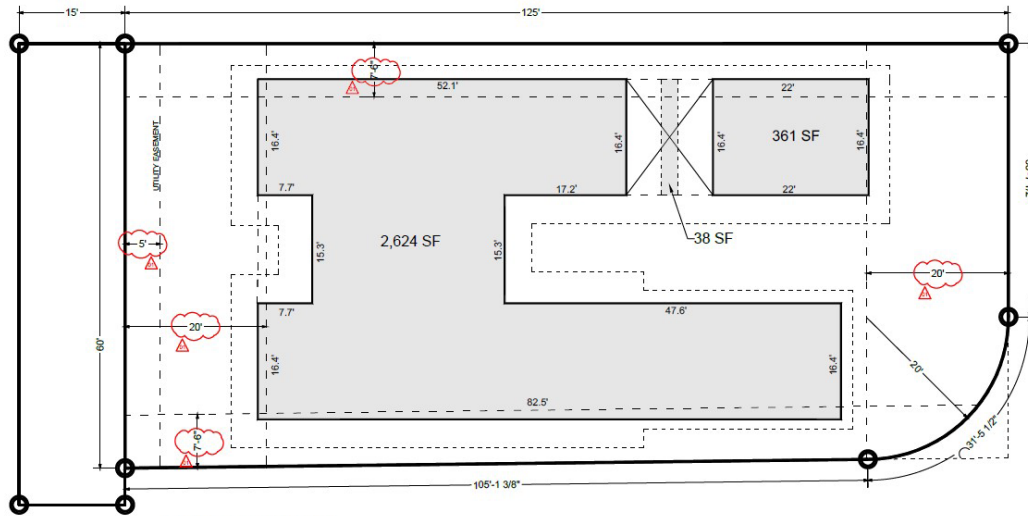
A-003

Nicholas Gelpi

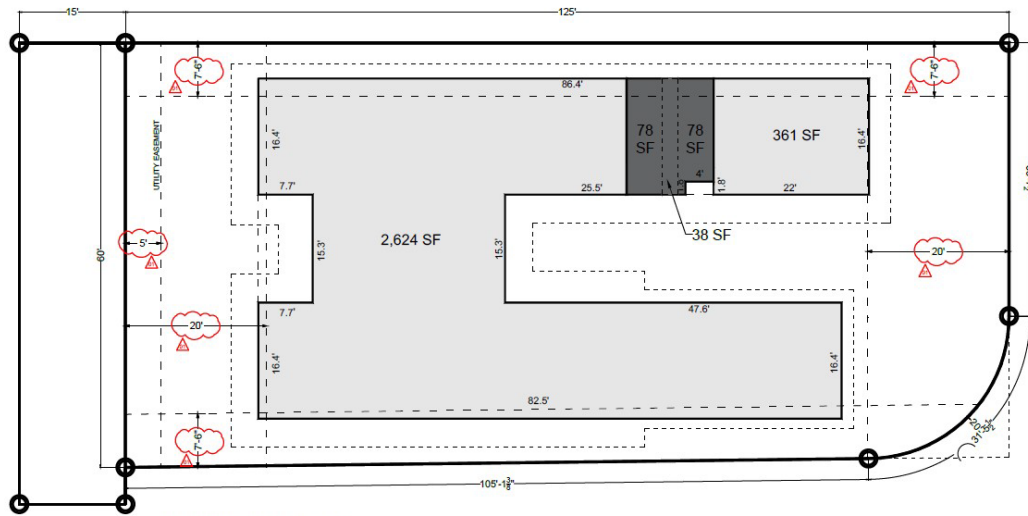
SEAL AR 99656



NICHOLAS GELPI



01 EXISTING LOT COVERAGE



02 PROPOSED LOT COVERAGE

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 / 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:	
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 FOR LOT COVERAGE EXCEEDING 30% FOR TWO STORY HOME	

LOT COVERAGE CODE

7.2.2.3.b.7 Lot Coverage

- 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.
- 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%).
- Calculating lot coverage. Lot coverage shall be as defined in section 1.2.1, subject to the following additional regulations:
 - 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.
 - 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.
 - 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:
 - 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.
 - The vehicular entrance(s) of the garage is not part of the principal facade of the main house.
 - 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.
- 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.
- 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.

GELPI PROJECTS



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REVISIONS

NO. DATE DESCRIPTION

01 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
LOT COVERAGE DIAGRAMS

A-004

Nicholas Gelpi

SEAL AR 99956



NICHOLAS GELPI

NO.	DATE	DESCRIPTION
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07/09/24 REVISION 01



07/09/24 REVISION 01




5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140



OPEN SPACE CALCULATIONS

FRONT YARD: 1,086 SF
MIN. OPEN SPACE: 50% 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)=319 SF
1,266 + 159.5 = 1,425.5
1,425.5 / 1,738 = 81.5%

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 previous 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 _____

07/09/24

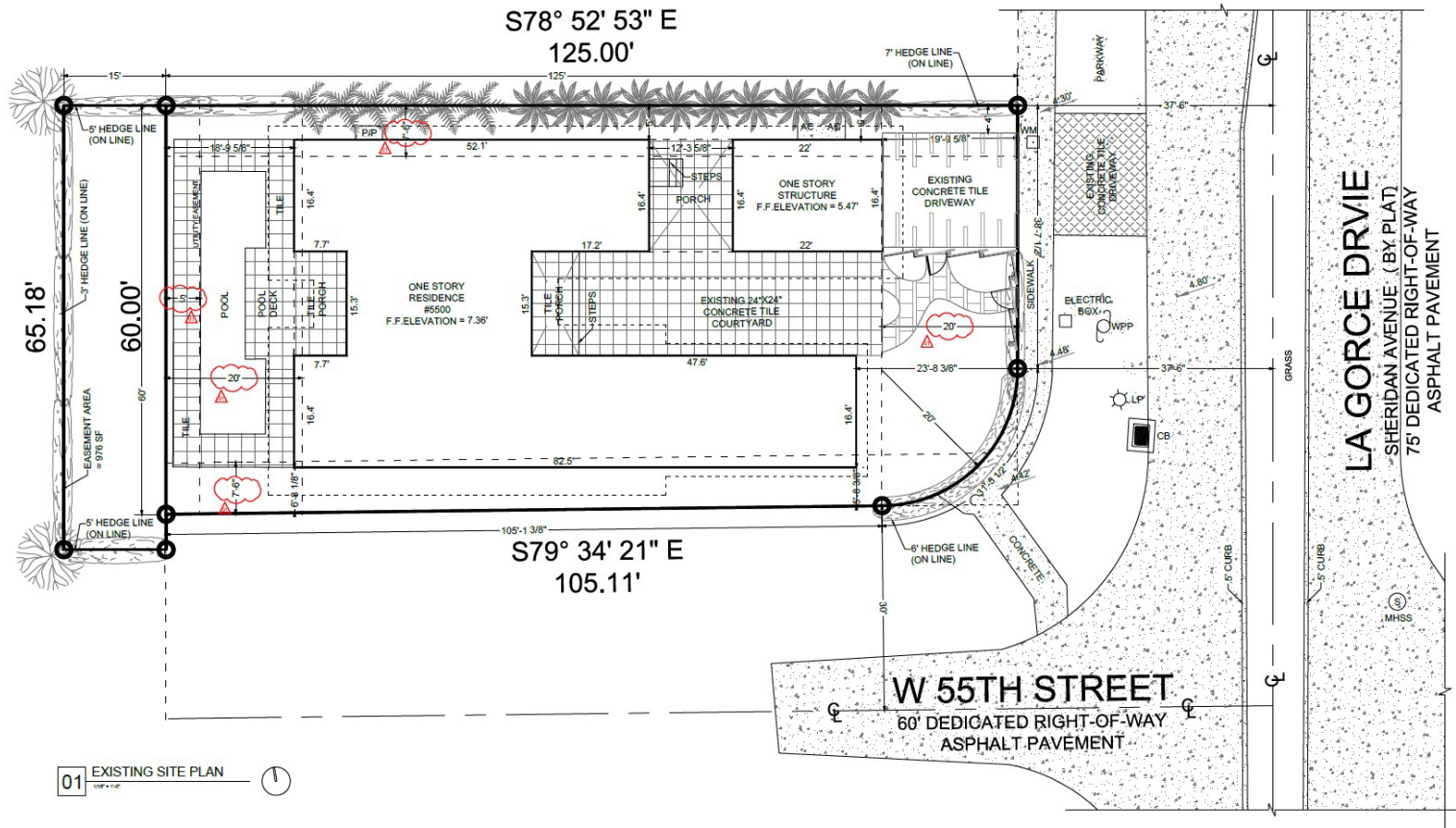
EXISTING / PROPOSED
OPEN SPACE DIAGRAMS

A-005

Nicholas Gelpi

SEAL AR 99858





GELPI PROJECTS



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 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

EXISTING
 SITE PLAN
 A-006

SEAL AR 00058



NICHOLAS GELPI

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

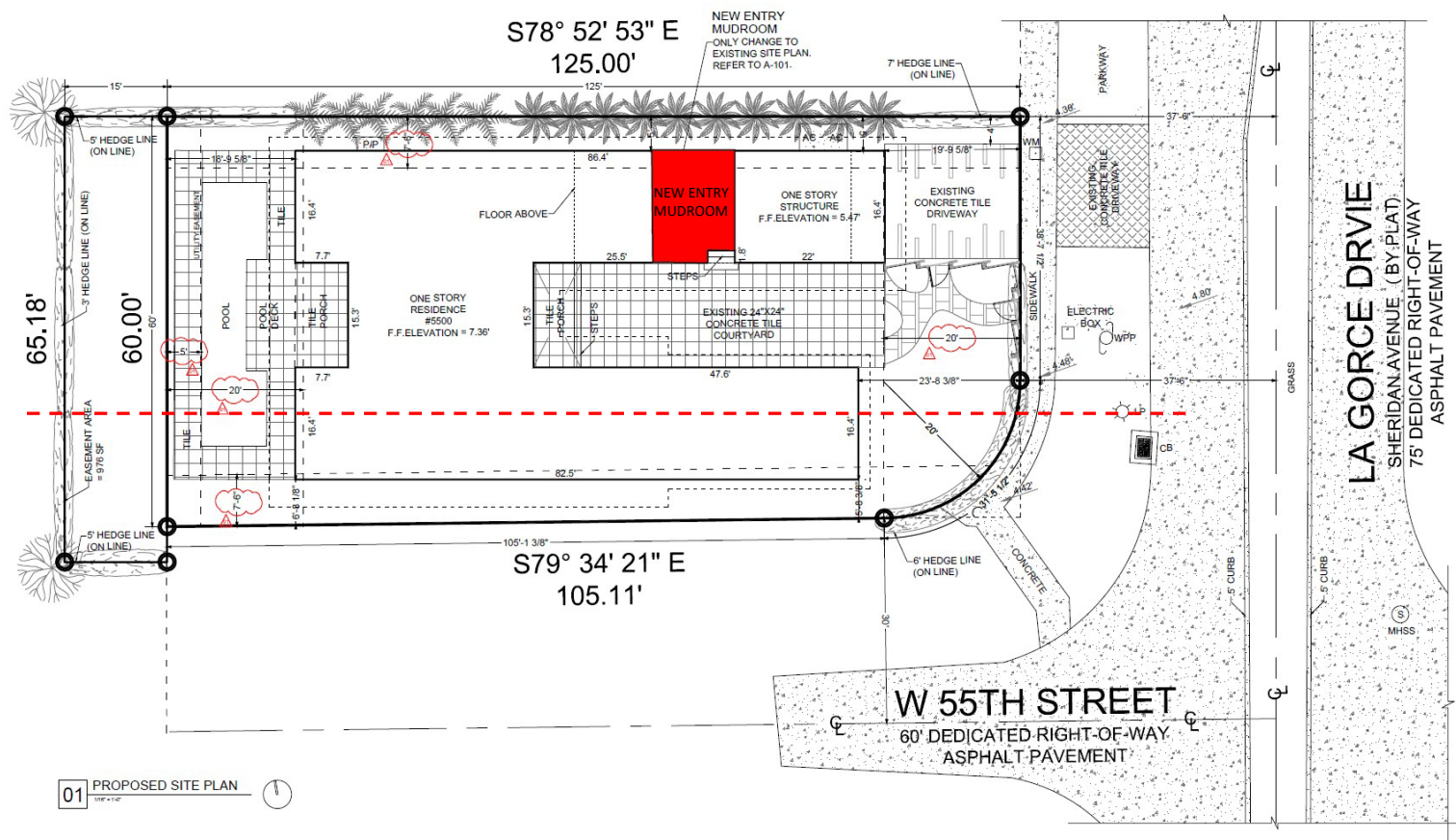
PROJECT

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE
11 X 17

DATE 07/09/24

PROPOSED
SITE PLAN
A-007

SEAL AR 99856



929 Alton Rd, Suite 500
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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT

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

SHEET SIZE

11 X 17

DATE

07/09/24

EXISTING / DEMO
FIRST FLOOR PLAN

A-100

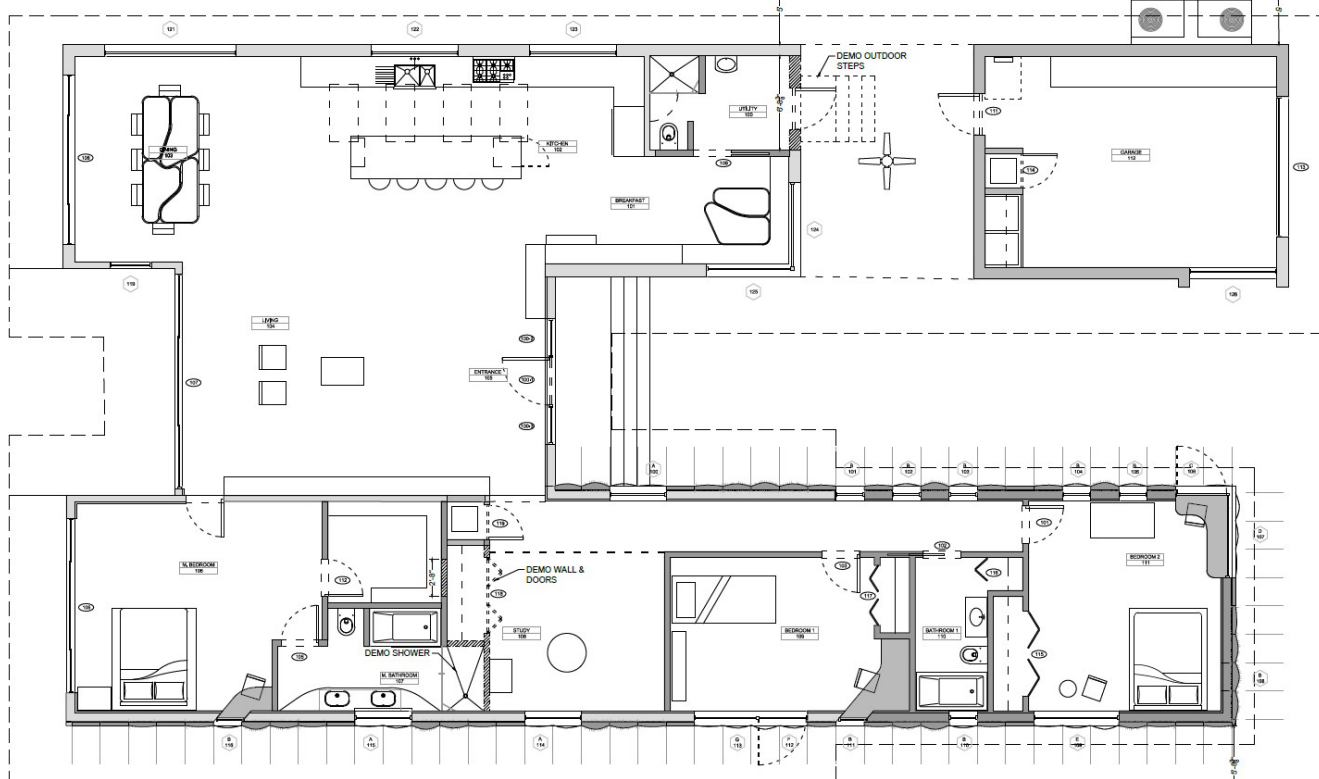
Nicholas Gelpi

SEAL AR 00066



NORTH PROPERTY LINE

SOUTH PROPERTY LINE



01 EXISTING / DEMO FIRST FLOOR PLAN



PROPOSED UNIT SIZE CALCULATIONS

LOT AREA	7,406.25	SF
MAX. UNIT SIZE:		
- ALLOWED =	~ 3,703.125	SF
7,406.25 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:	665	SF
- TOTAL:	3,670	SF
3,670 / 7,406.25	= 49.5%	



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REVISIONS

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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 / DEMO
FIRST FLOOR PLAN

A-100

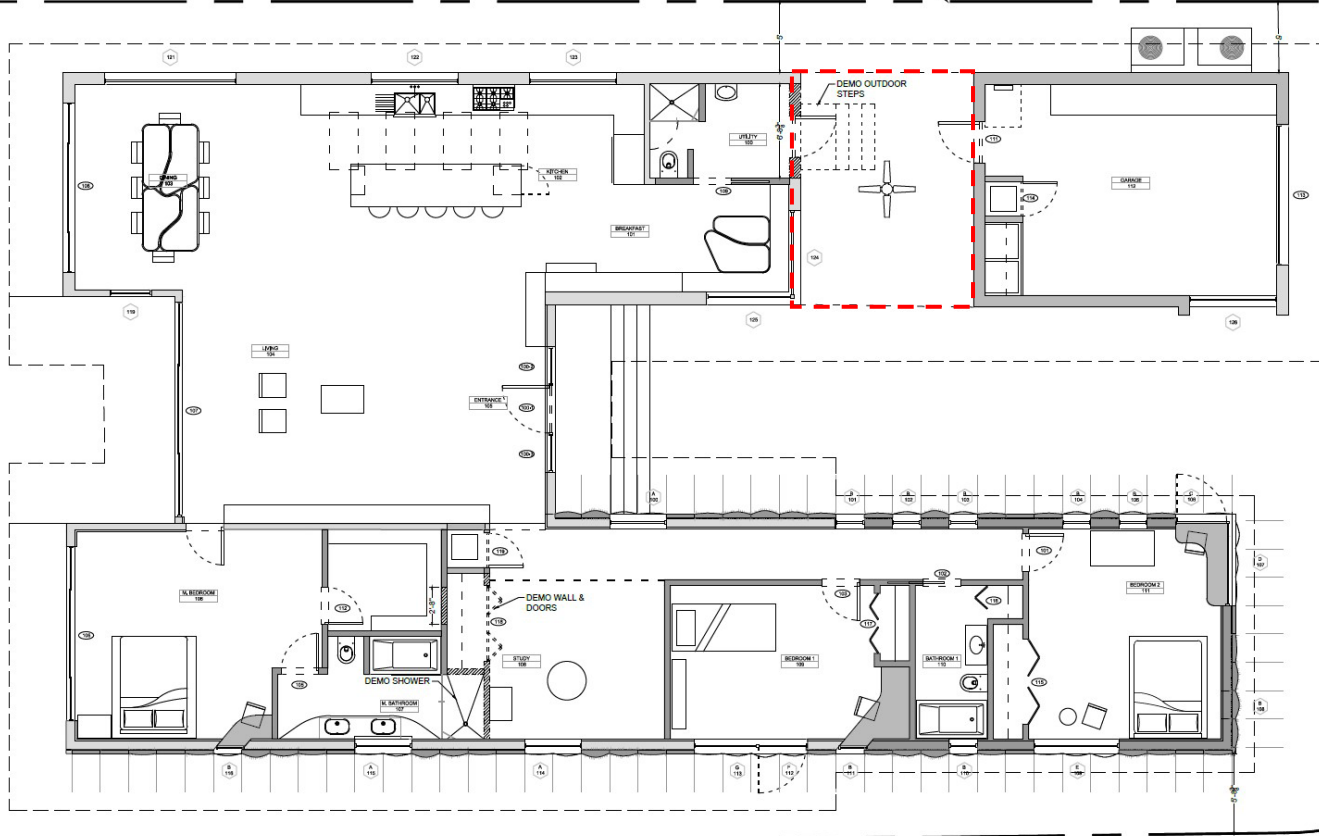
Nicholas Gelpi

SEAL AR 00066



NORTH PROPERTY LINE

SOUTH PROPERTY LINE



01 EXISTING / DEMO FIRST FLOOR PLAN



PROPOSED UNIT SIZE CALCULATIONS

LOT AREA	7,406.25	SF
MAX. UNIT SIZE:		
- ALLOWED =	~ 3,703.125	SF
7,406.25 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%	



REVISIONS

NO. DATE DESCRIPTION

Δ 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

PROPOSED
FIRST FLOOR PLAN

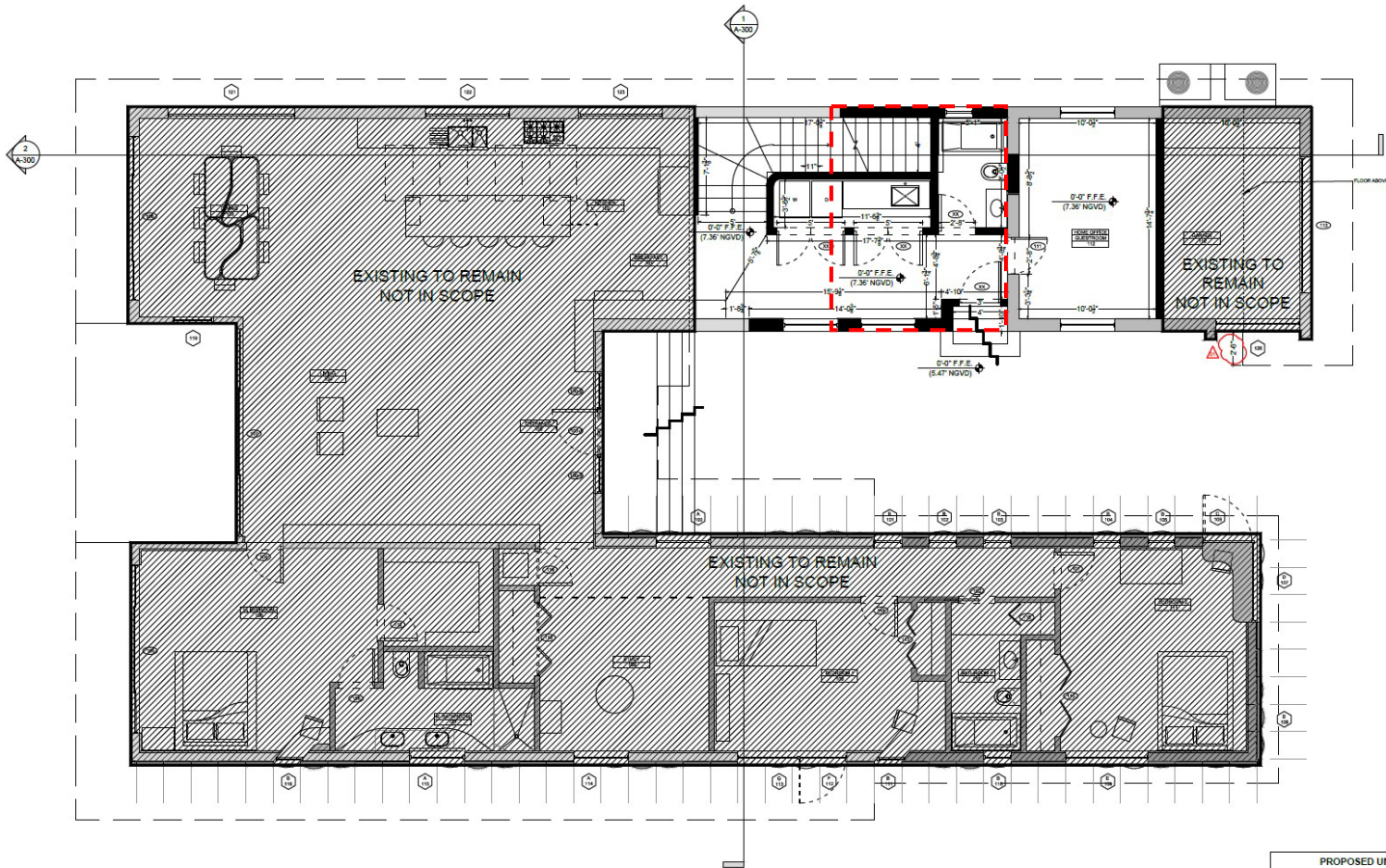
A-101

SEAL

AR 00055



NICHOLAS GELPI



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



Close

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:	= 3,670	SF
TOTAL:	3,670 / 7,406.25	= 49.5%



REVISIONS

NO. DATE DESCRIPTION

Δ 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

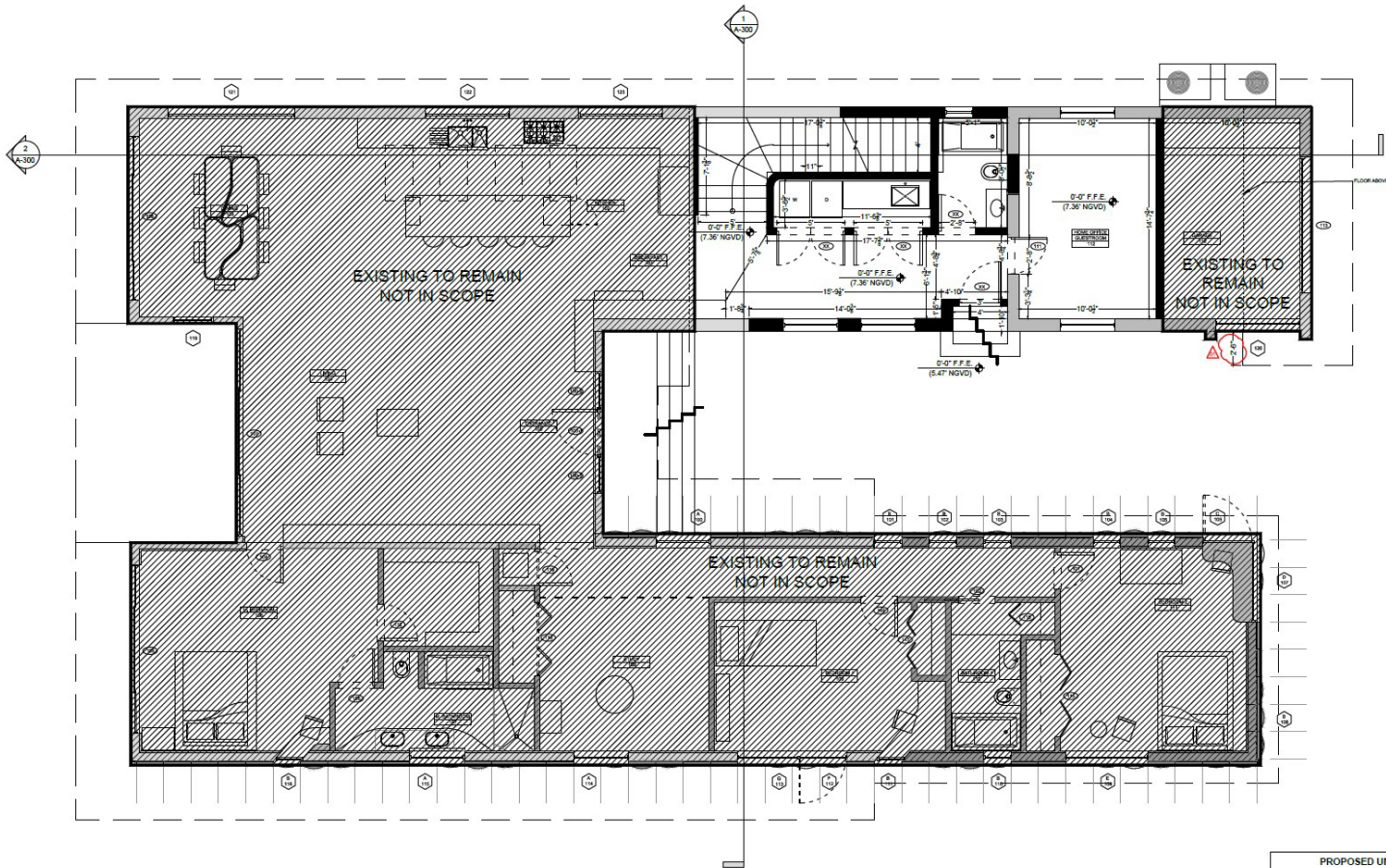
PROPOSED
FIRST FLOOR PLAN

A-101

SEAL AR 00055



NICHOLAS GELPI



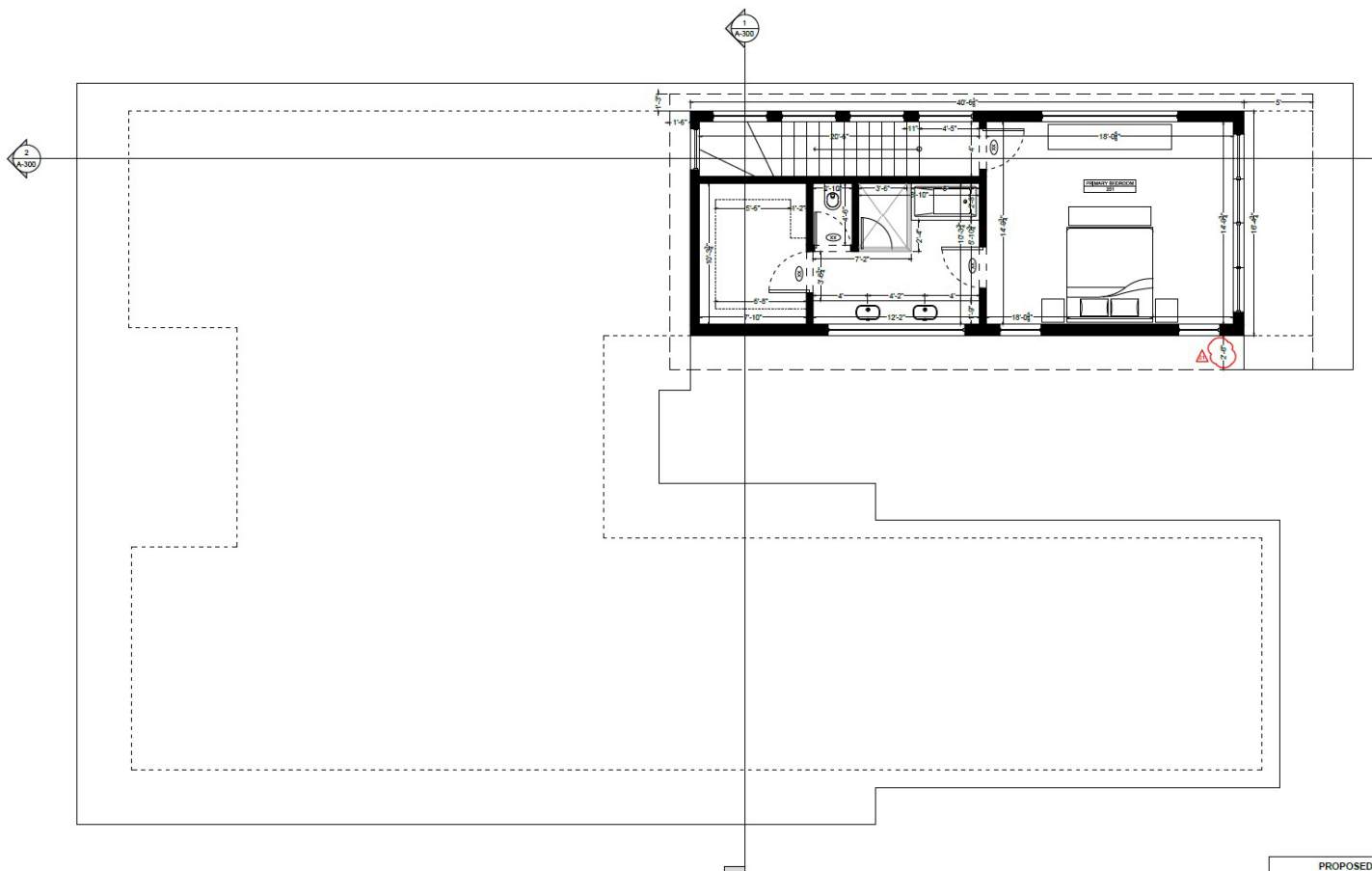
01 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



Close

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:	605	SF
- 2ND FLOOR:	= 3,670	SF
TOTAL:	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%	

GELPI PROJECTS



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Miami Beach, FL 33130
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REVISIONS

NO. DATE DESCRIPTION

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PROJECT

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

SHEET SIZE

11 X 17

DATE

07/09/24

PROPOSED
SECOND FLOOR PLAN

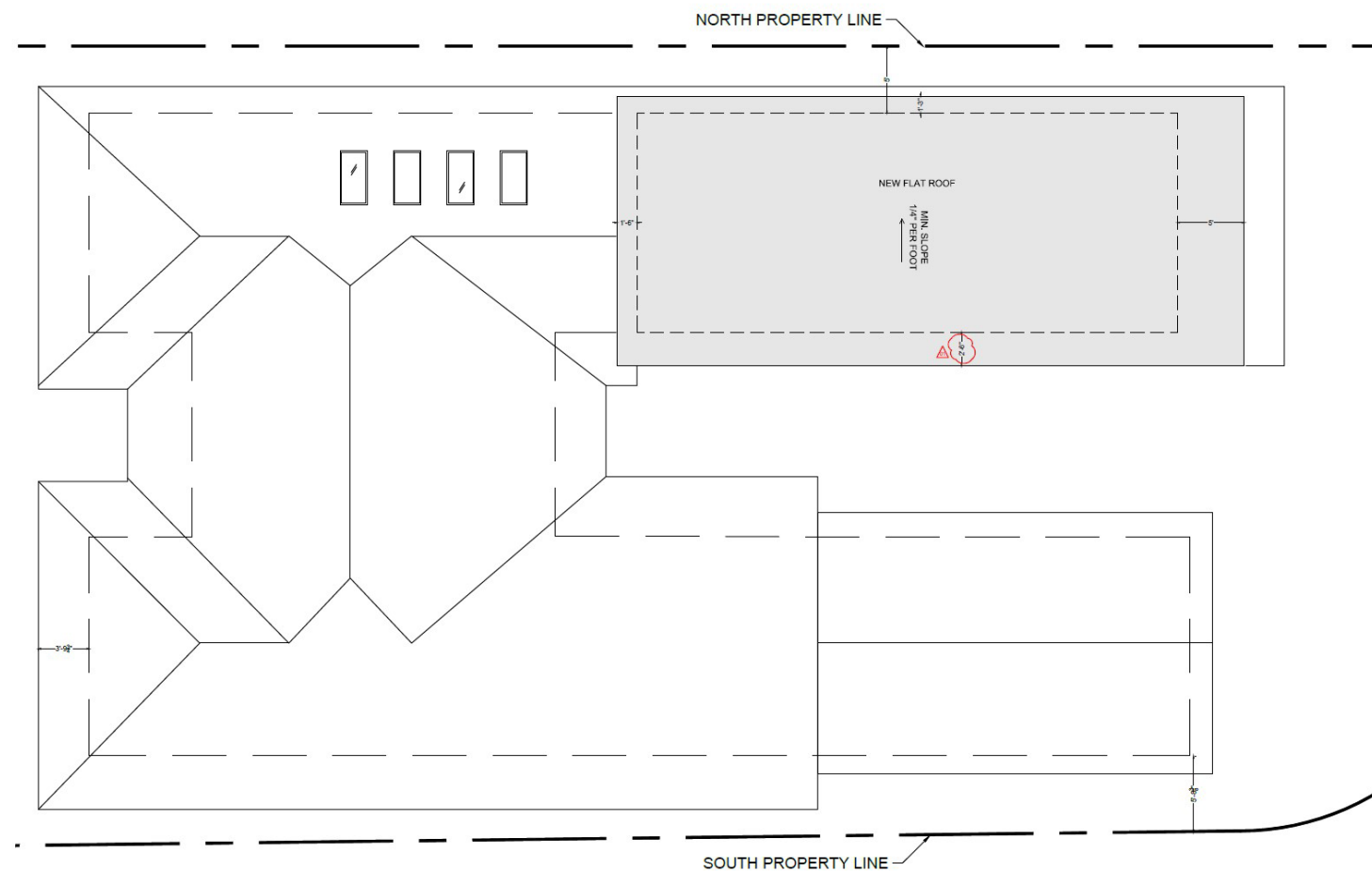
A-102

Nicholas Gelpi

SEAL AR 90055



NICHOLAS GELPI



01 PROPOSED ROOF FLOOR PLAN

GELPI PROJECTS



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PROJECT

GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL 33140

SHEET SIZE

11 X 17

DATE

07/09/24

PROPOSED
ROOF FLOOR PLAN

A-103

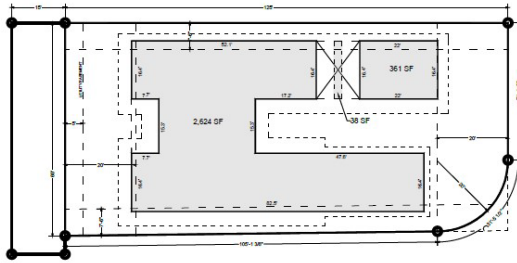
Nicholas Gelpi

SEAL

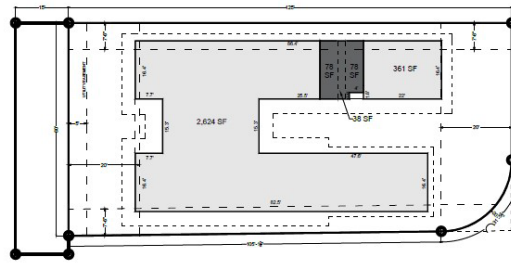
AR 90656



NICHOLAS GELPI

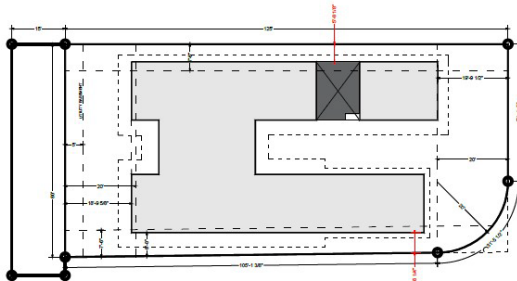


01 PROPOSED VARIANCE - EXISTING LOT COVERAGE

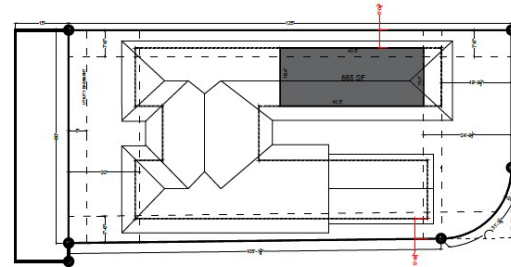


PROPOSED VARIANCE - PROPOSED LOT COVERAGE

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.		

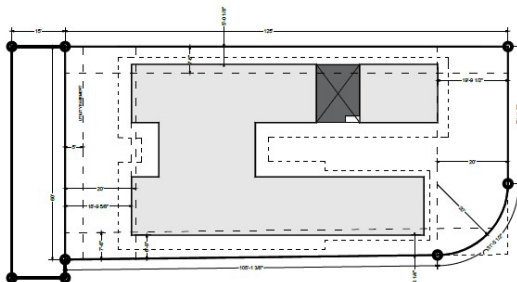


02 PROPOSED VARIANCE - EXISTING SIDE SETBACK 1ST FLR

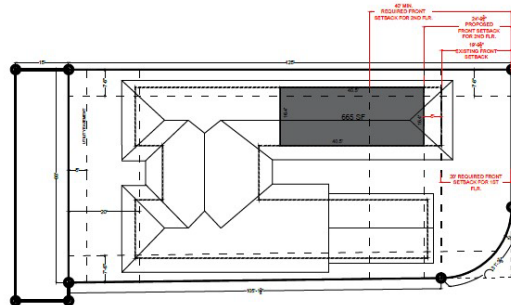


PROPOSED VARIANCE - PROPOSED SIDE SETBACK 2ND FLR

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



PROPOSED VARIANCE - FRONT SETBACK 2ND FLR

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.	



REVISIONS

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07/09/24 REVISION 01

PROJECT

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5500 LA GORCE DR.
MIAMI BEACH, FL 33140

SHEET SIZE
11 X 17

DATE
07/09/24

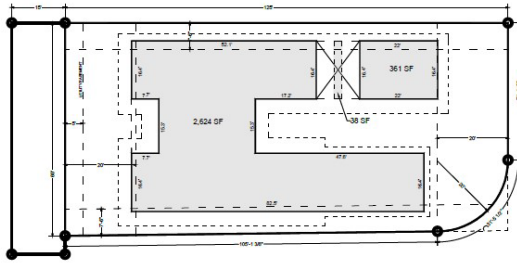
PROPOSED
VARIANCE DIAGRAMS
A-008

Nicholas Gelpi

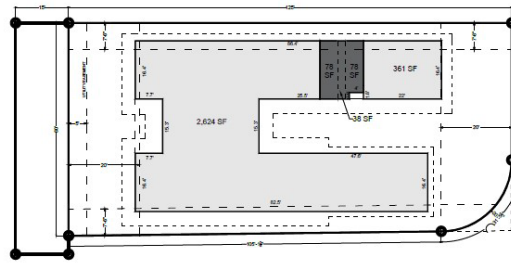
SEAL AR 00055



NICHOLAS GELPI

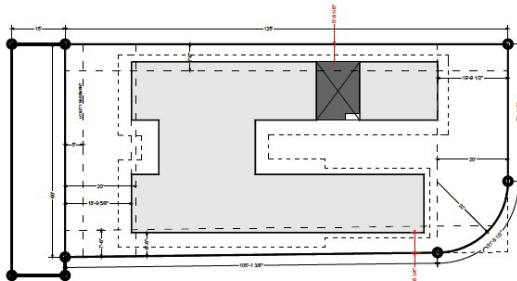


01 PROPOSED VARIANCE - EXISTING LOT COVERAGE

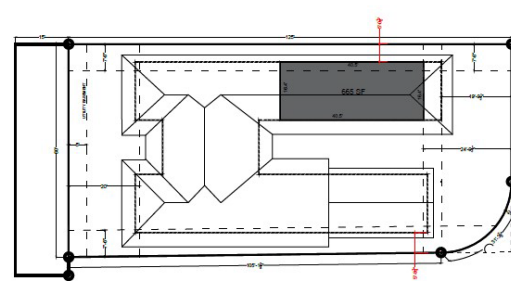


PROPOSED VARIANCE - PROPOSED LOT COVERAGE

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.			

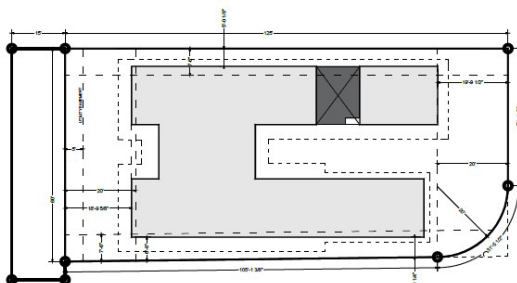


02 PROPOSED VARIANCE - EXISTING SIDE SETBACK 1ST FLR

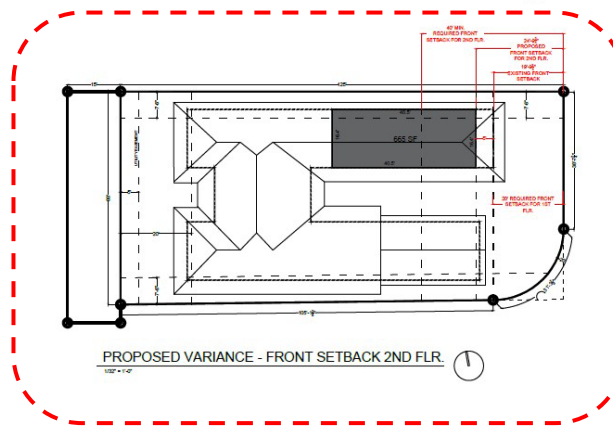


PROPOSED VARIANCE - PROPOSED SIDE SETBACK 2ND FLR

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



PROPOSED VARIANCE - FRONT SETBACK 2ND FLR

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.	



REVISIONS

NO.	DATE	DESCRIPTION
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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

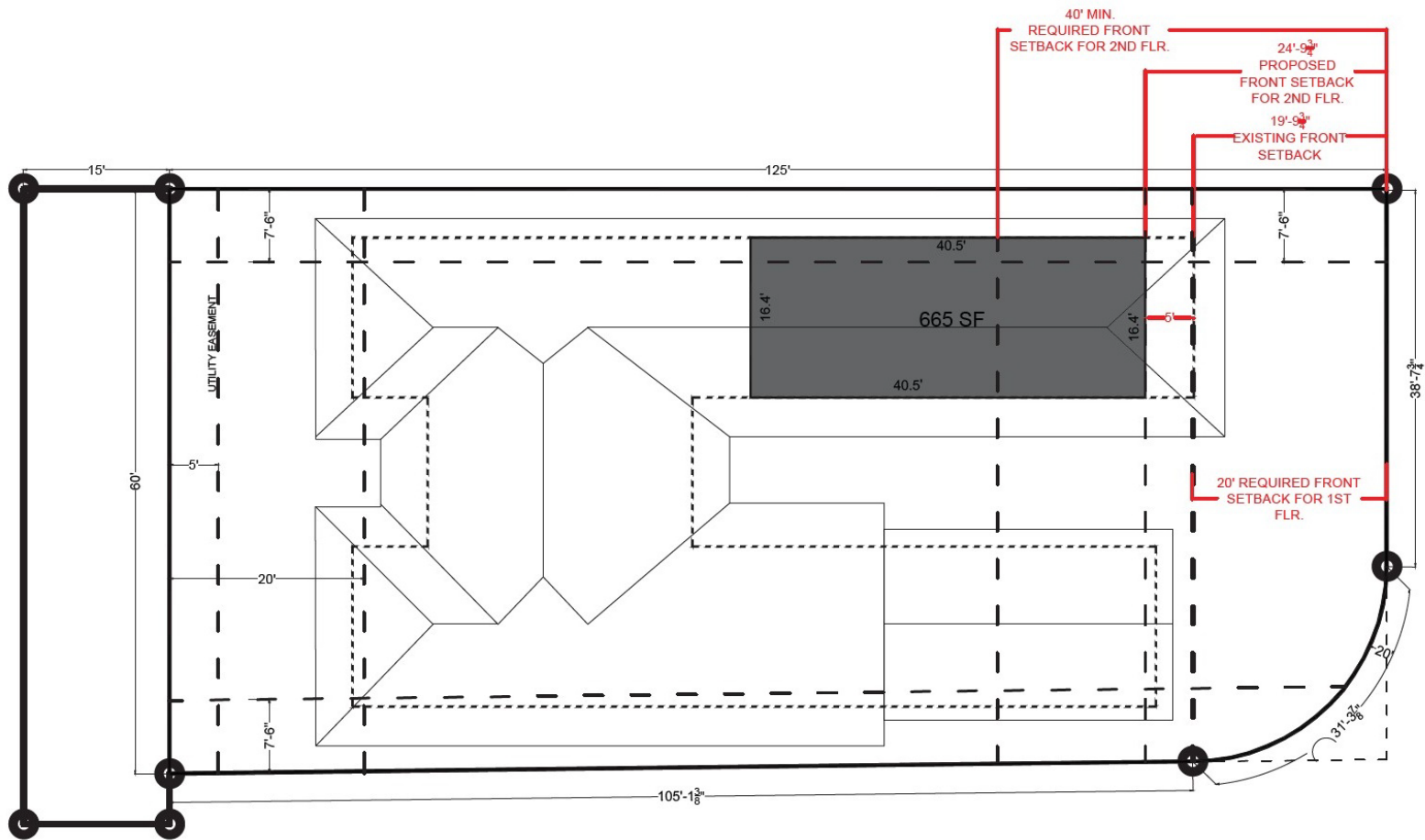
PROPOSED
VARIANCE DIAGRAMS
A-008

Nicholas Gelpi

SEAL AR 00050



NICHOLAS GELPI



PROPOSED VARIANCE - FRONT SETBACK 2ND FLR.

1/32" = 1'-0"





REVISIONS

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

SHEET SIZE
11 X 17

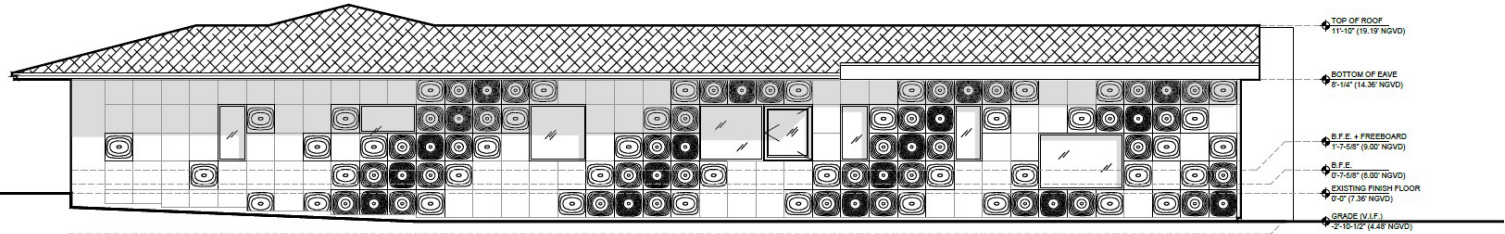
DATE
07/09/24

ELEVATIONS

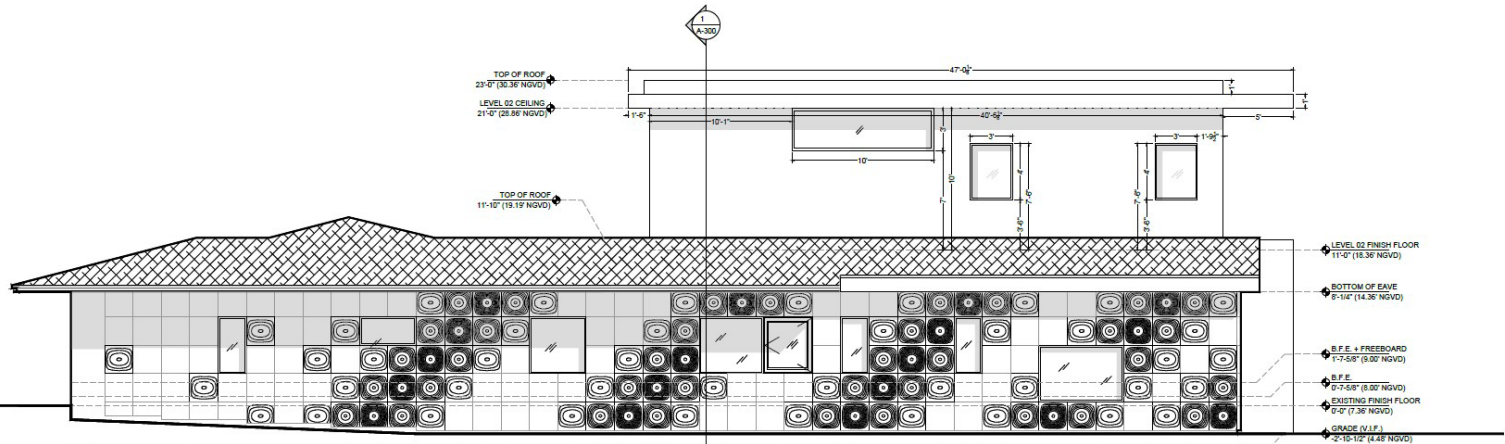
A-201

Nicholas Gelpi

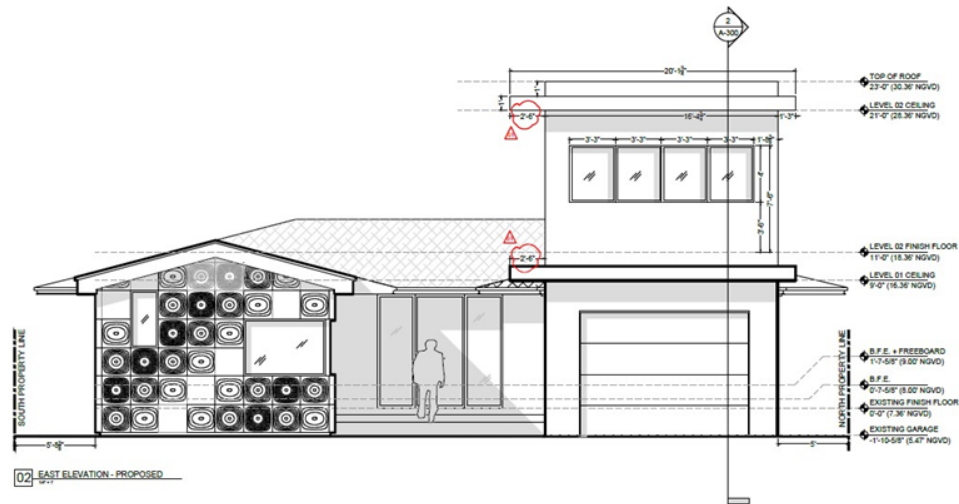
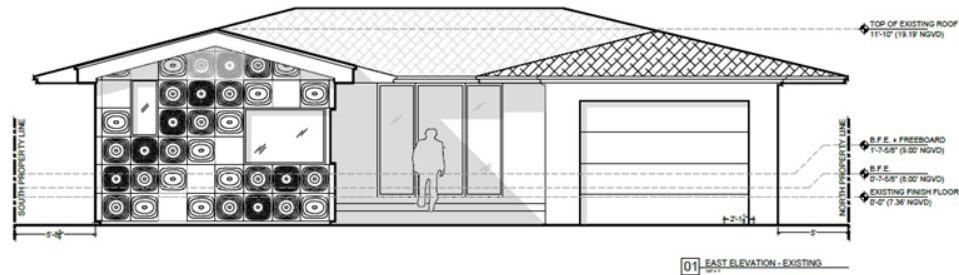
SEAL AR 00658



01 SOUTH ELEVATION - EXISTING



02 SOUTH ELEVATION - PROPOSED



GELPI PROJECTS



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Miami Beach, FL 33139
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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

ELEVATIONS

A-202

SEAL AR 00055



NICHOLAS GELPI



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Miami Beach, FL 33139
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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

ELEVATIONS

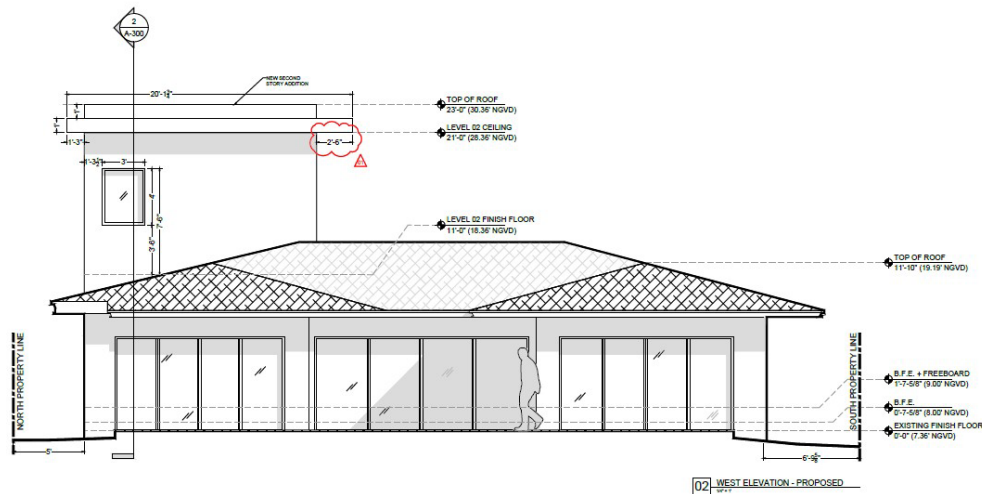
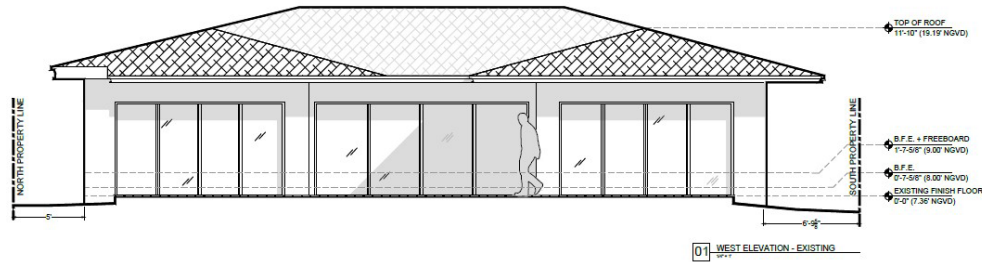
A-203

Nicholas Gelpi

SEAL AR 90055



NICHOLAS GELPI





REVISIONS

NO. DATE DESCRIPTION

PROJECT

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

SHEET SIZE

11 X 17

DATE

07/09/24

ELEVATIONS

A-204

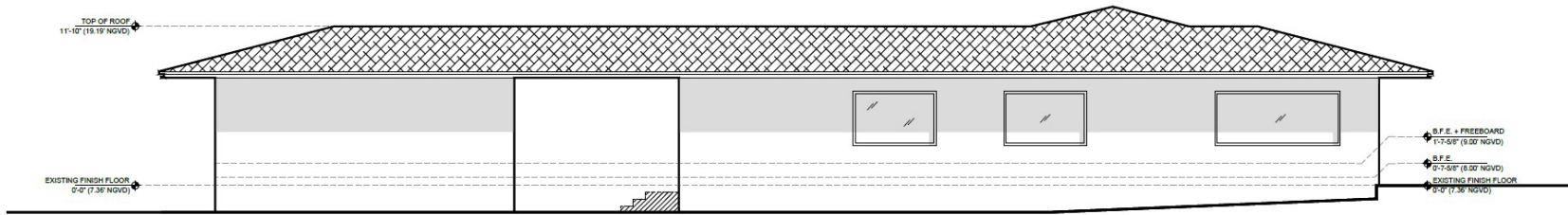
Nicholas Gelpi

SEAL

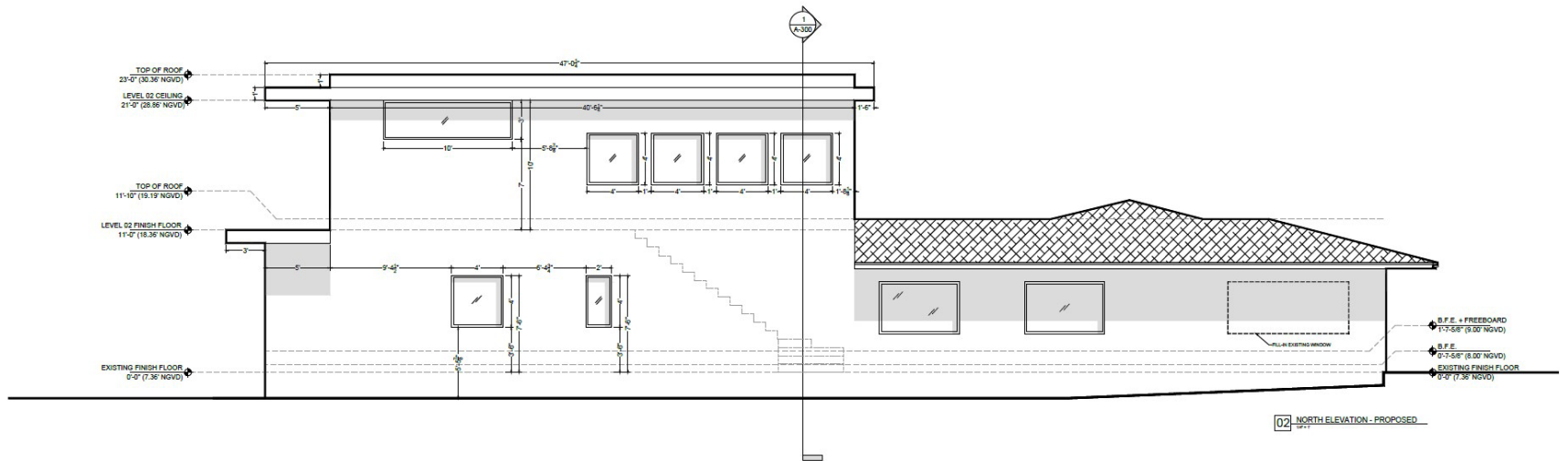
AR 00055



NICHOLAS GELPI



01 NORTH ELEVATION - EXISTING



02 NORTH ELEVATION - PROPOSED



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

PROPOSED
SECTIONS

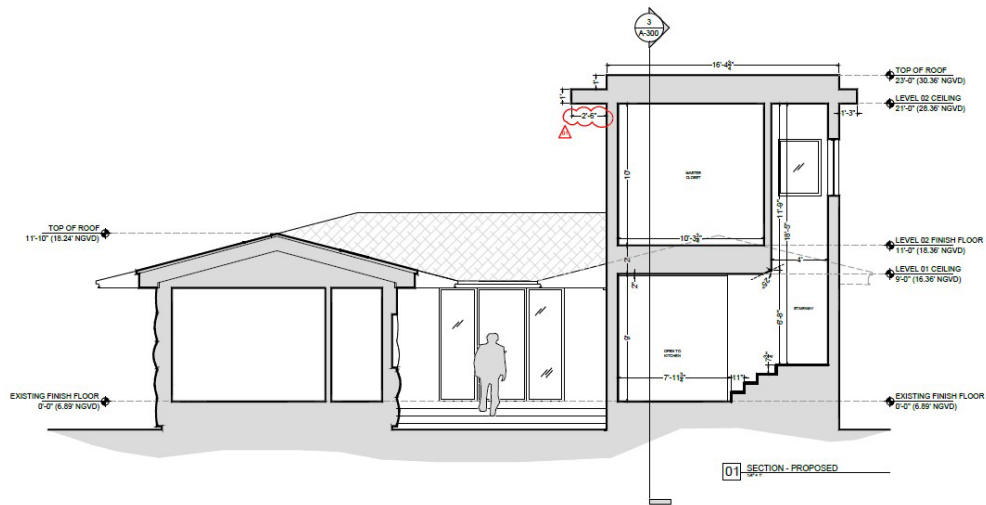
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SEAL

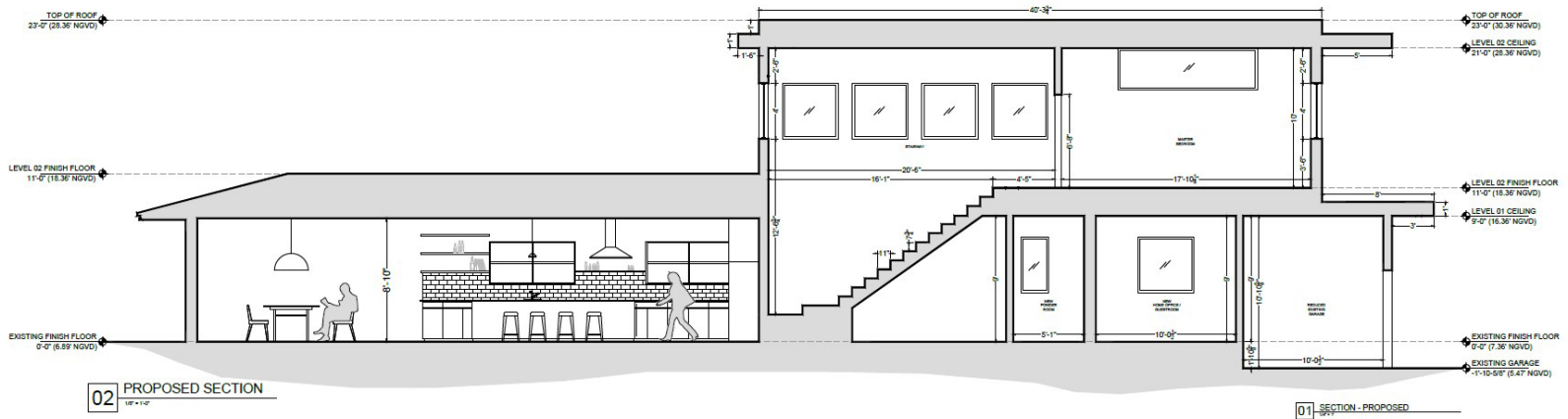
AR 00055



NICHOLAS GELPI



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



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

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



01 RENDERING



ROOF
White Stucco



EXTERIOR WALLS
White Stucco (TO MATCH EXISTING)



FRONT FENCE
Existing Ipe Wood to remain

GELPI PROJECTS



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Miami Beach, FL 33139
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REVISIONS

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PROJECT

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

SHEET SIZE

11 X 17

DATE

07/09/24

RENDERING

A-600

SEAL

AR 90656

NICHOLAS GELPI



01 RENDERING



ROOF
White Stucco



EXTERIOR WALLS
White Stucco (TO MATCH EXISTING)



FRONT FENCE
Existing Ipe Wood to remain

GELPI PROJECTS



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REVISIONS

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MIAMI BEACH, FL 33140

SHEET SIZE

11 X 17

DATE

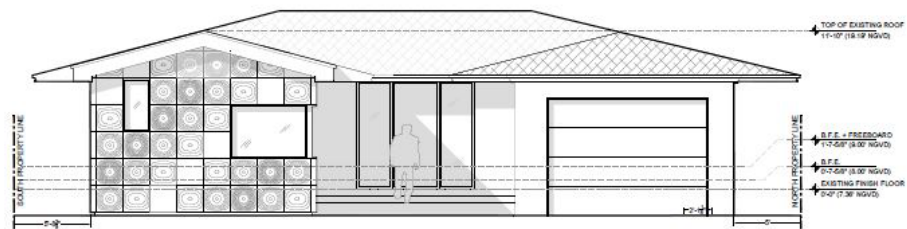
07/09/24

RENDERING

A-600

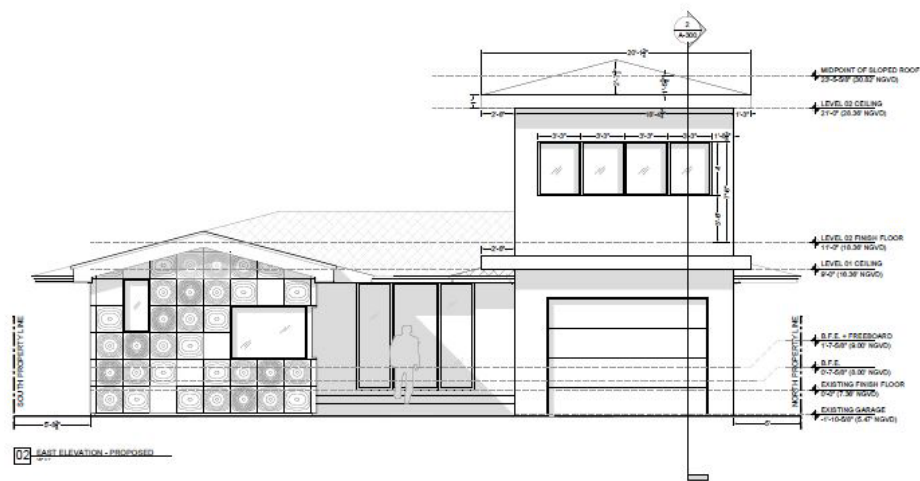
SEAL AR 90656

NICHOLAS GELPI



01 EXISTING EAST ELEVATION
SHEET

01 EAST ELEVATION - EXISTING
SHEET



02 EAST ELEVATION - PROPOSED
SHEET

02 PROPOSED EAST ELEVATION
SHEET

GELPI PROJECTS



929 Alton Rd, Suite 600
Miami Beach, FL 33139
nrg@gelpprojects.com
648.410.6188

REVISIONS

NO. DATE DESCRIPTION

#1
#2
#3
#4
#5

PROJECT

GELPI RESIDENCE
5500 LA GORCE DR
MIAMI BEACH, FL 33140

SHEET SIZE

24 X 36

DATE

09/03/24

ELEVATIONS

A-201

SEAL

AR 99656

NICHOLAS GELPI



REVISIONS

NO.	DATE	DESCRIPTION
#1		
#2		
#3		
#4		
#5		

PROJECT

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

SHEET SIZE

24 X 36

DATE

06/03/24

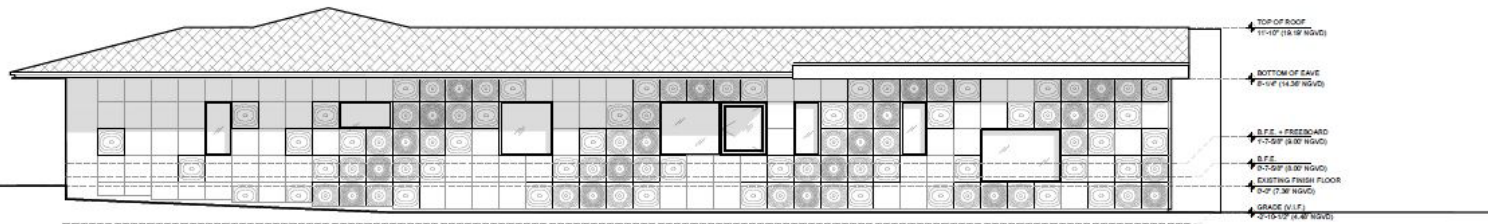
ELEVATIONS

A-202

SEAL

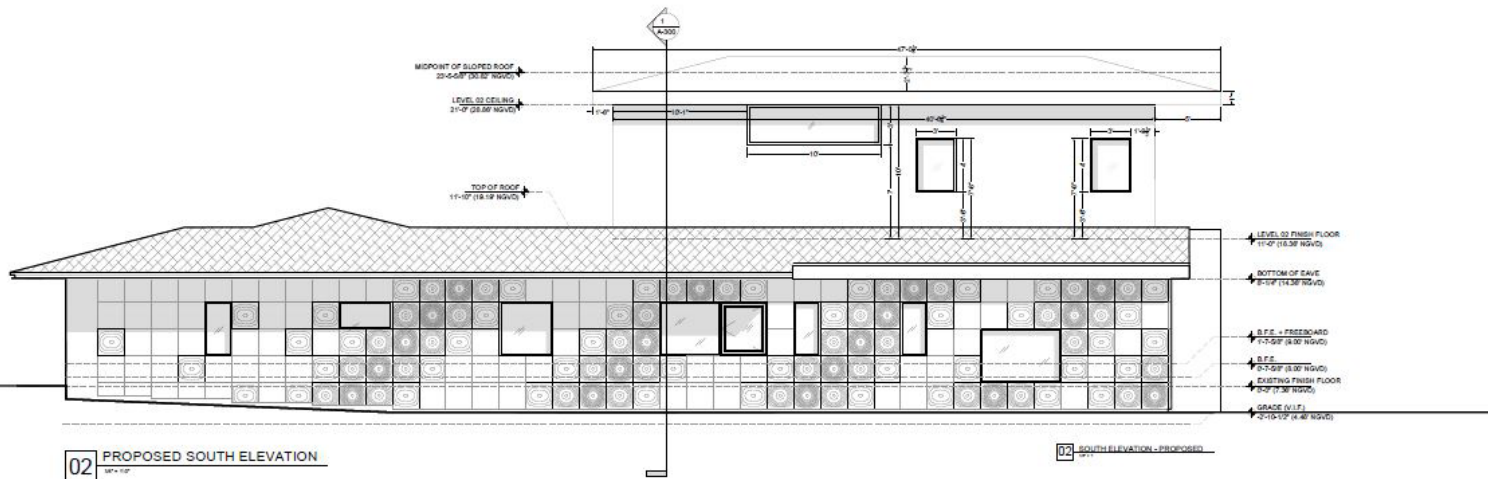
AR 59656

NICHOLAS GELPI



01 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

01 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



02 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

02 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

GELPI PROJECTS



929 Alton Rd, Suite 600
 Miami Beach, FL 33139
 m@gelpiprojects.com
 954.410.6188

REVISIONS

NO.	DATE	DESCRIPTION
#1		
#2		
#3		
#4		
#5		

PROJECT

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

SHEET SIZE

24 X 36

DATE

09/03/24

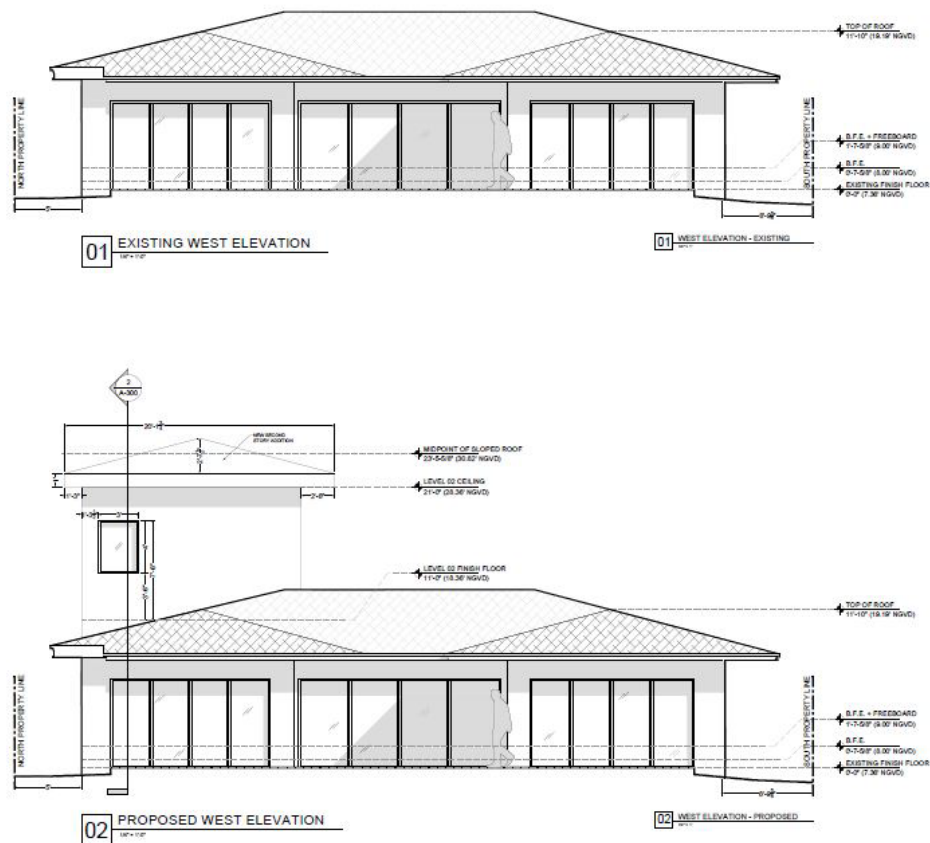
ELEVATIONS

A-203

SEAL

AR 59655

NICHOLAS GELPI





929 Alton Rd, Suite 600
Miami Beach, FL 33139
nrg@gelpiprojects.com
648.410.6188

REVISIONS

NO.	DATE	DESCRIPTION
#1		
#2		
#3		
#4		
#5		

PROJECT

GELPI RESIDENCE
5600 LA GORCE DR.
MIAMI BEACH, FL 33140

SHEET SIZE

24 X 36

DATE

09/03/24

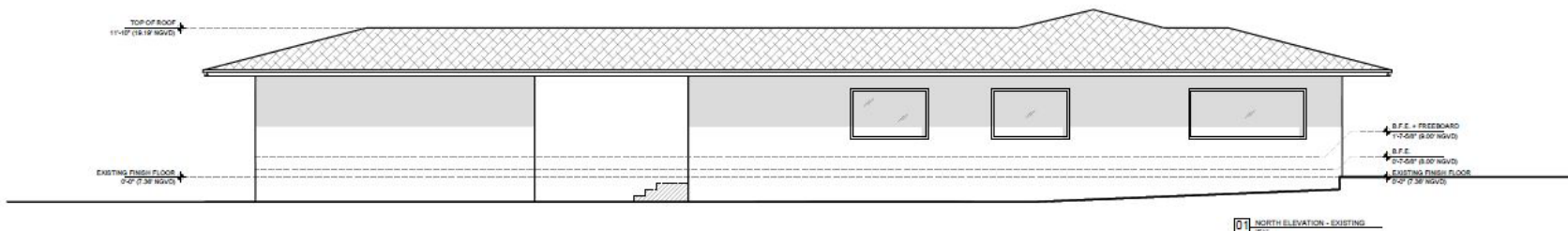
ELEVATIONS

A-204

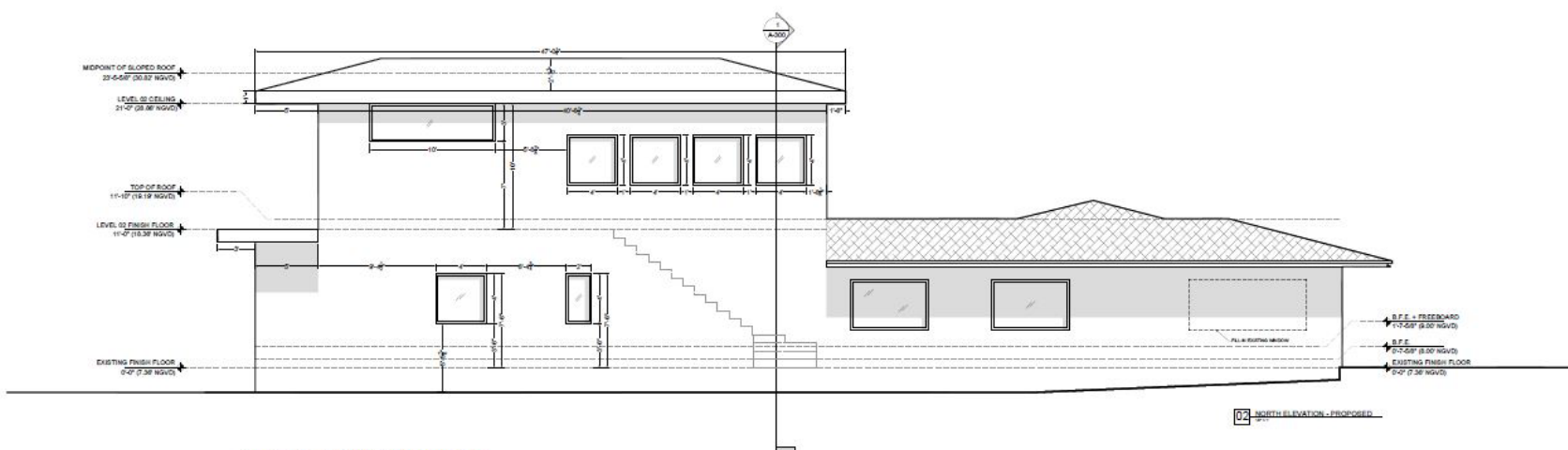
SEAL

AR 99656

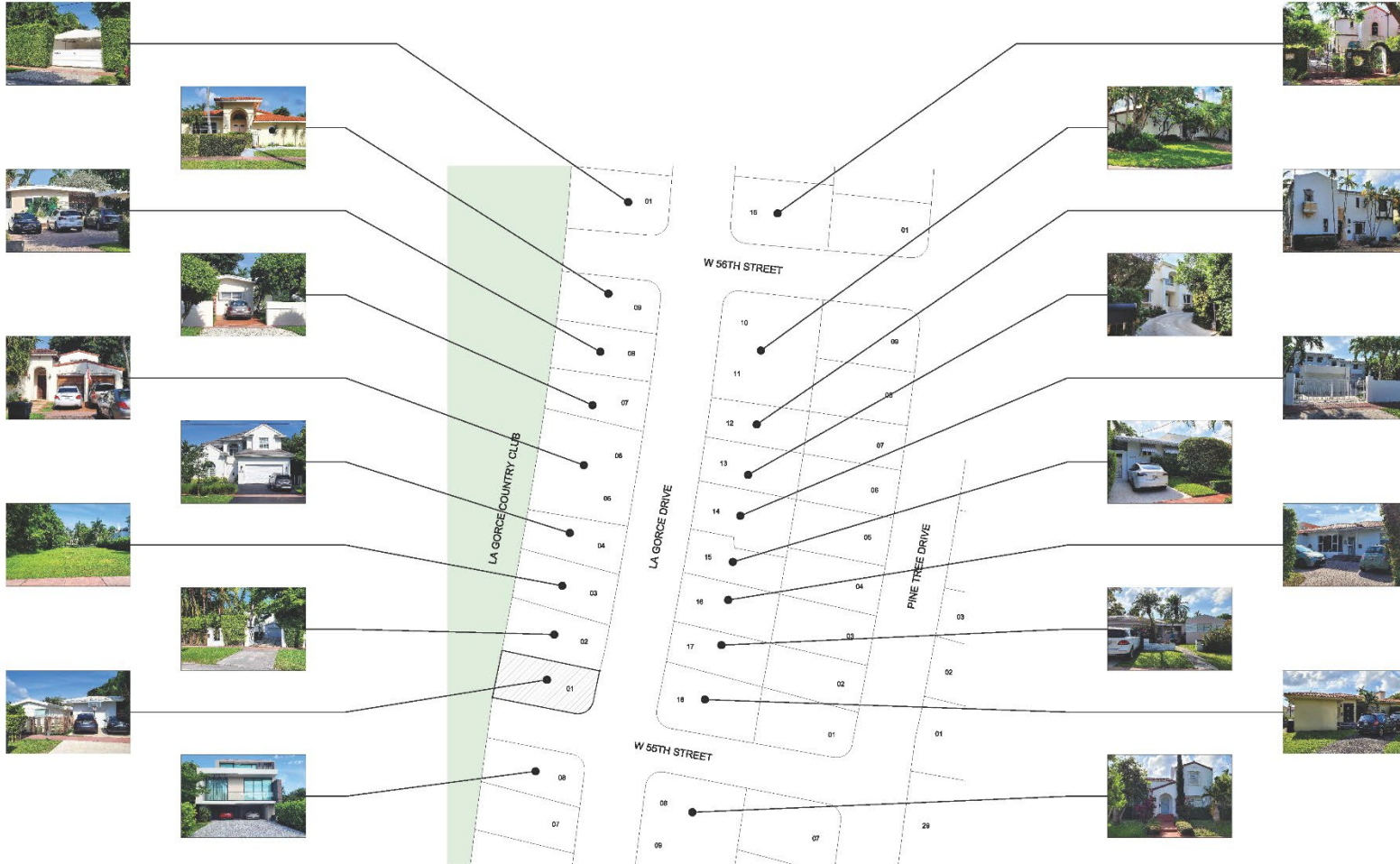
NICHOLAS GELPI



01 EXISTING NORTH ELEVATION
1/4" = 1'-0"



02 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



01 CURRENT COLOR PHOTOGRAPHS - SURROUNDING PROPERTIES



GELPI PROJECTS



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

SHEET SIZE

11 X 17

DATE

07/09/24

PHOTOGRAPHS
SURROUNDING PROPERTIES

A-703

Nicholas Gelpi

SEAL AR 90656



NICHOLAS GELPI