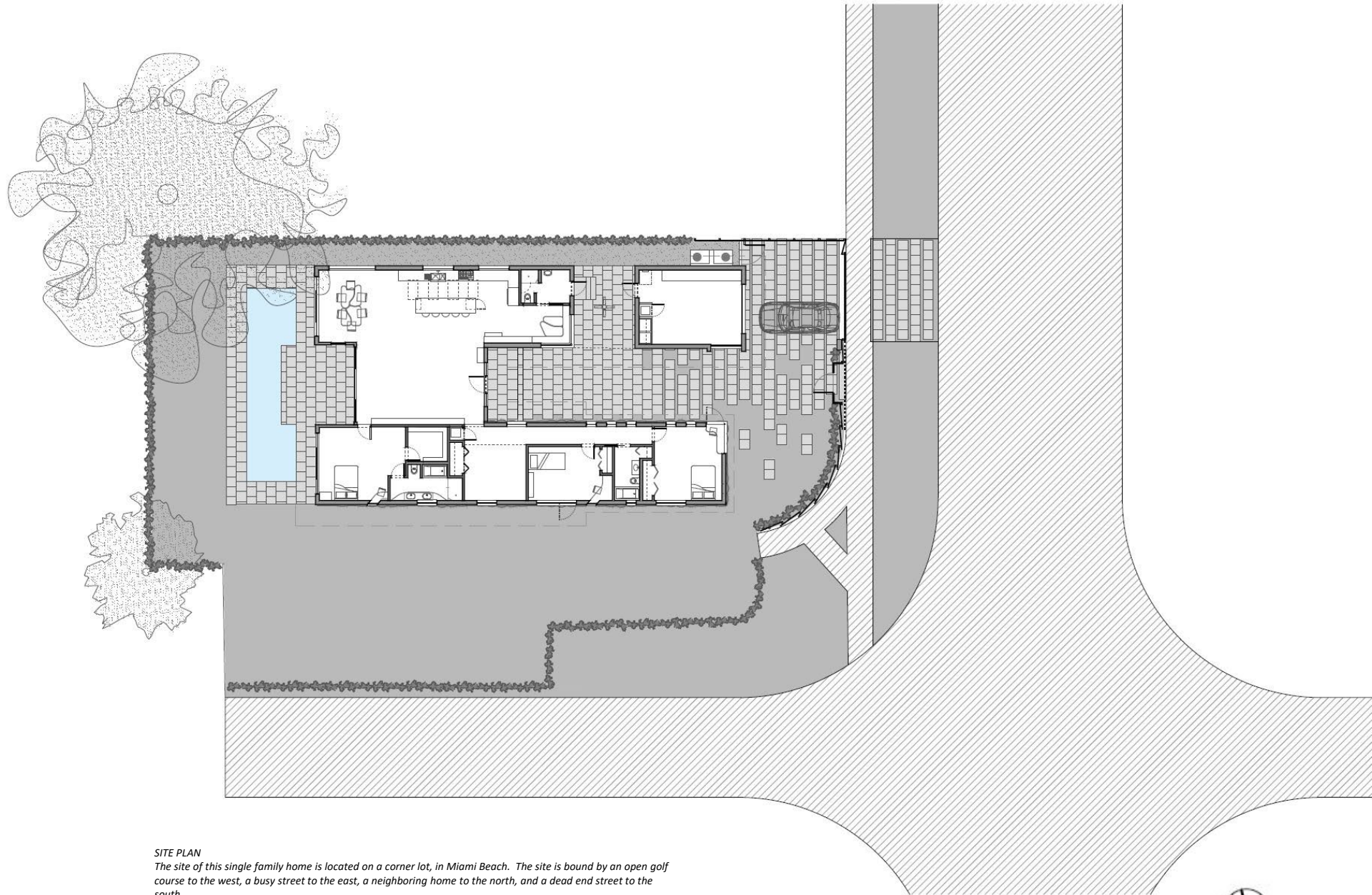


**ZBA 23-0137**

5500 LAGORCE DRIVE

BOARD OF ADJUSMENT  
PRESENTATION

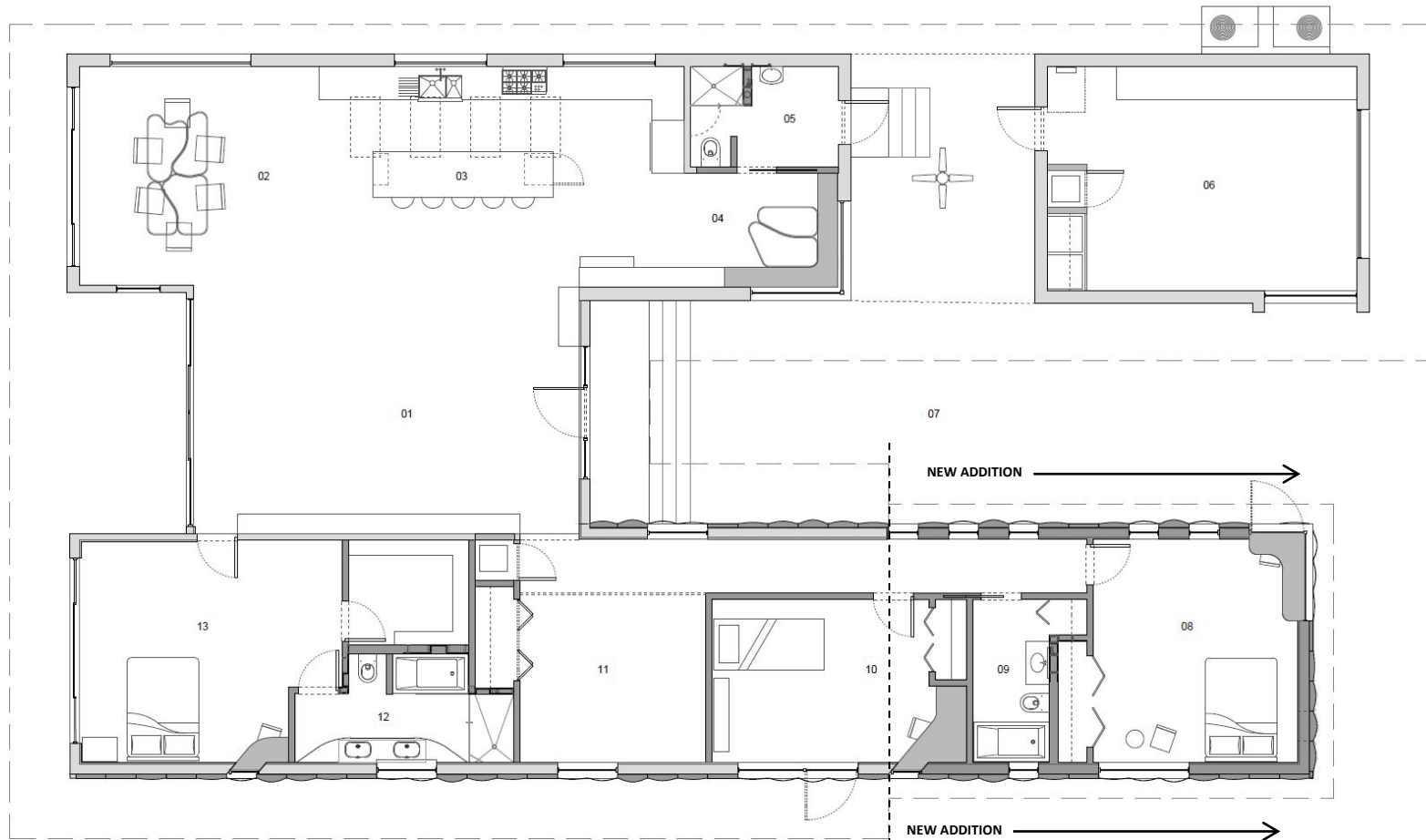
9/8/23



**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.*

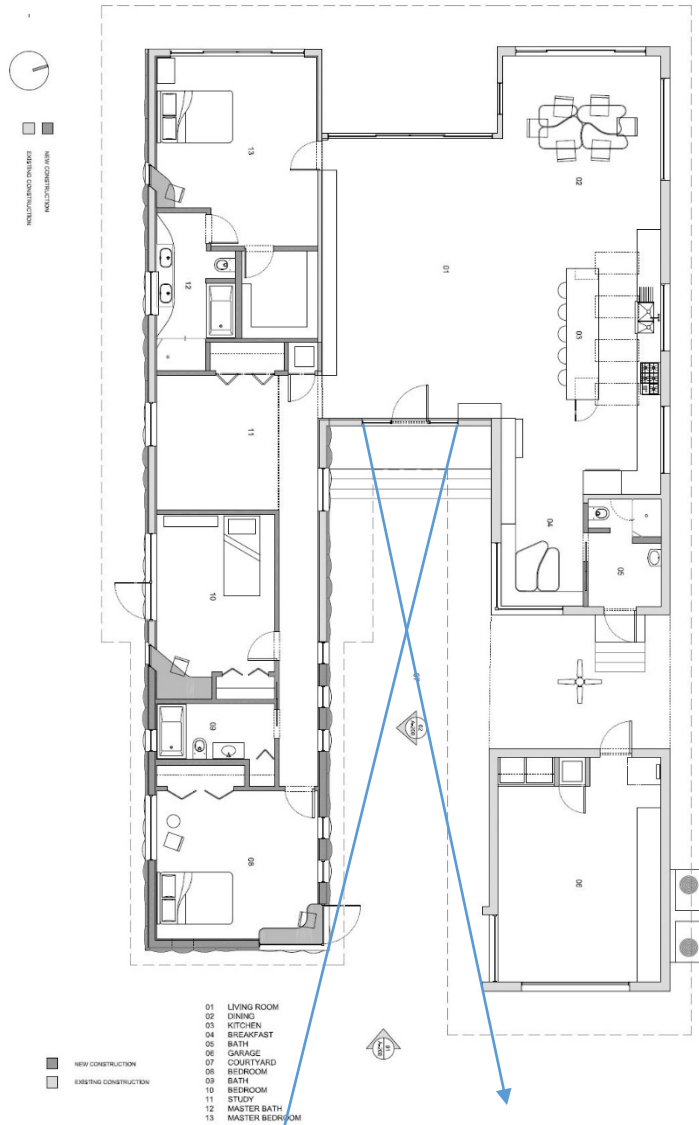
*The historic side of the house sits on the North (right side) with a smooth unassuming texture and hipped roof. The new addition to the South (left side) is clad in the system of precast concrete tiles, with a playful undulating texture.*





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.*

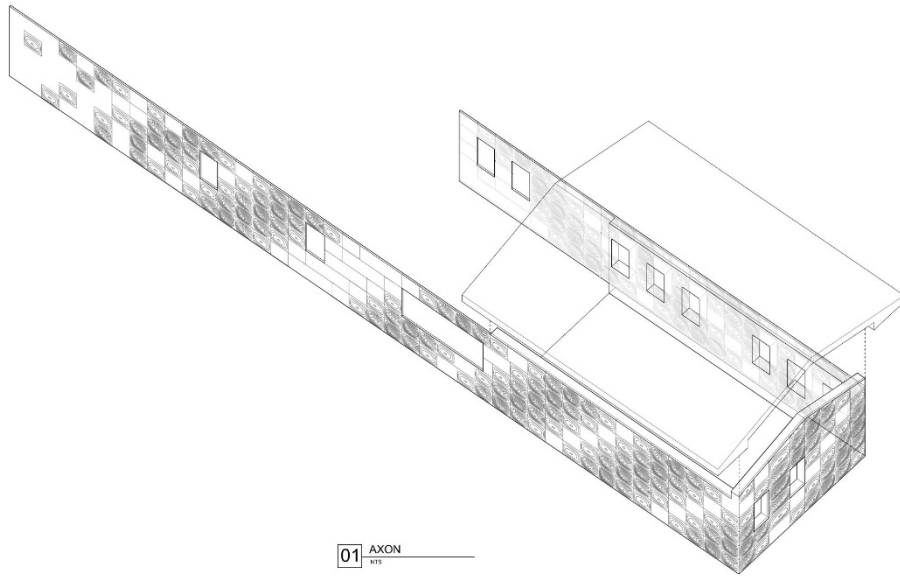


*BETWEEN INSIDE AND OUT*  
The courtyard serves as the main entry into the house.

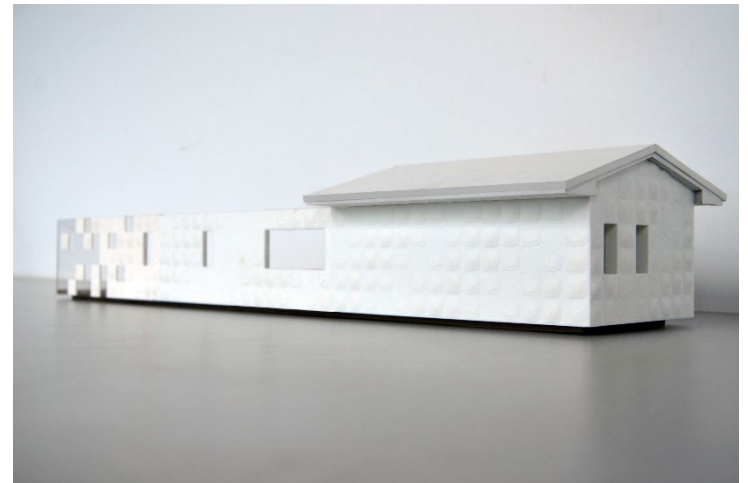
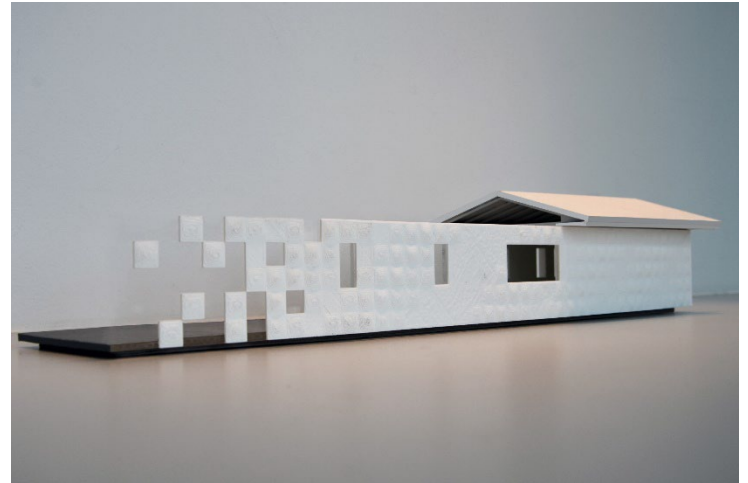


*BETWEEN INSIDE AND OUT*  
Views from the inside and outside of the courtyard. Because of the depth and proportion, the courtyard provides privacy, while still remaining open.

*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.*



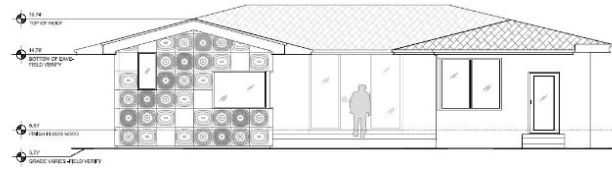


*The south facing façade, which absorbs most of the solar exposure throughout the day, is clad with the unique material, insulating the interior.*

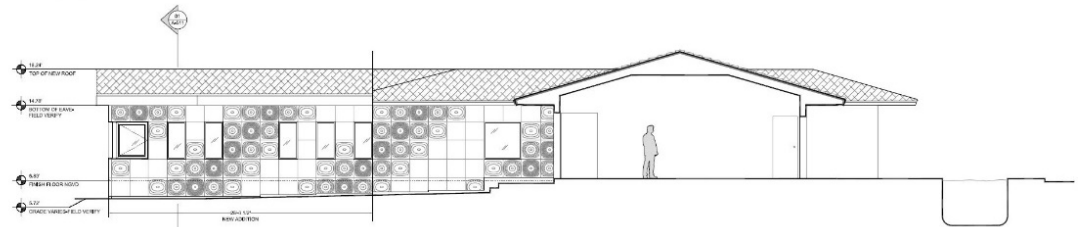




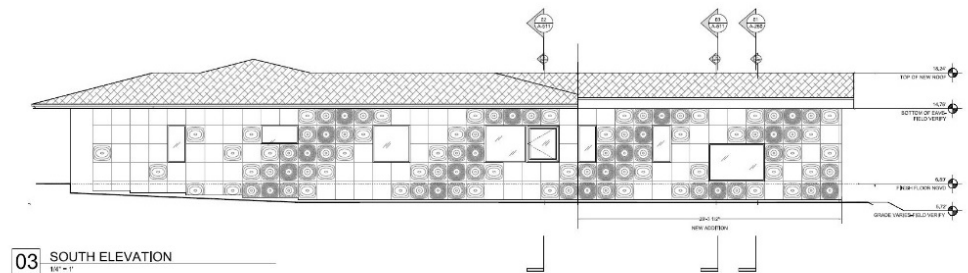
Photographs from the south and north, showing the shadows cast in different directions based on the view.



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.





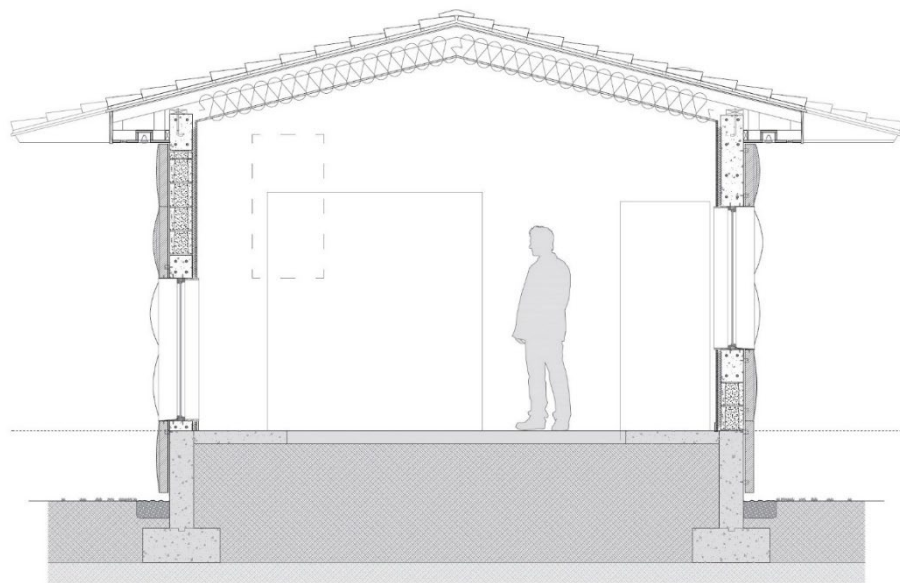
*SOUTH FAÇADE*

*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*





# MIAMI DESIGN PRESERVATION LEAGUE

## Excellence in Compatible New Design Award

This award is bestowed upon

Exotic Concrete House

---

Gelpi Projects

---

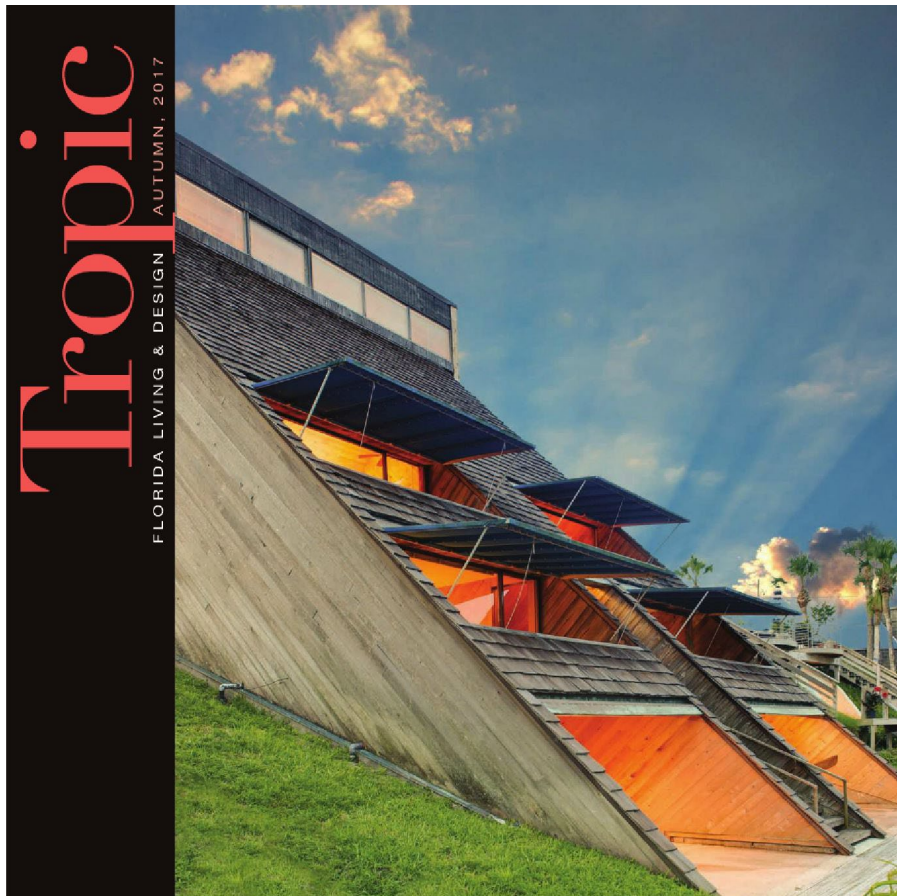
The Compatible Design Award is given in recognition of new projects designed with exceptional sensitivity to defining typologies and heritage, and compatibility of scale and materials.

May 17, 2018

The Wolfsonian-FIU Museum  
1001 Washington Avenue, Miami Beach

Chairman: Steven J. Pynes





## Issue Highlights...



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### Morgan's Inclination

William Morgan, who trained under Bauhaus founder Walter Gropius and Catalan designer Josep Lluís Sert at Harvard, designed brilliant residences in Florida.



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### Non-Stop

Travel to Europe used to mean hand-wringing and putting up with MIA... but FL has been adding non-stop service at a furious pace. Next up: Barcelona!



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### London Calling

Tropic visits the hundreds of exhibitions on display at Tent & Superbrands, designjunction and 100% Design, bringing you the best of each.



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### Baths

Contributing editor, Lloyd Jackson takes us on a tour of new products that represent a shift in attitudes about bathing rituals, resulting in dynamic, new baths.



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### Modernism, Texas Style

As part of our series on regional versions of Modern design, Austin-based Webber + Studio undertakes a sweeping renovation and addition.



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### Experiment & Change

Frank Stella has been hard at work in the world of art for six decades, his work in a slow metamorphosis that is now on display at the NSU Art Museum.



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### Lynn Davis: On Ice

Lynn Davis has spent decades artfully working to capture stunning images of a melting landscape. Now on display at The Glass House in CT.



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### 3 Wines to fall for

Wine contributor Margaret Shugart explores how each of these wines offer a little tension, complexity, and a little something to fall in love with.



76

### Little House, Big Ideas

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

6 TROPIC MAGAZINE

## Tropic

FLORIDA LIVING & DESIGN

**Publisher**  
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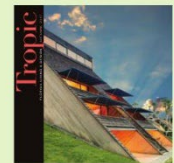
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ON THE COVER:

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 450 square foot addition.

# LITTLE HOUSE BIG IDEAS

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

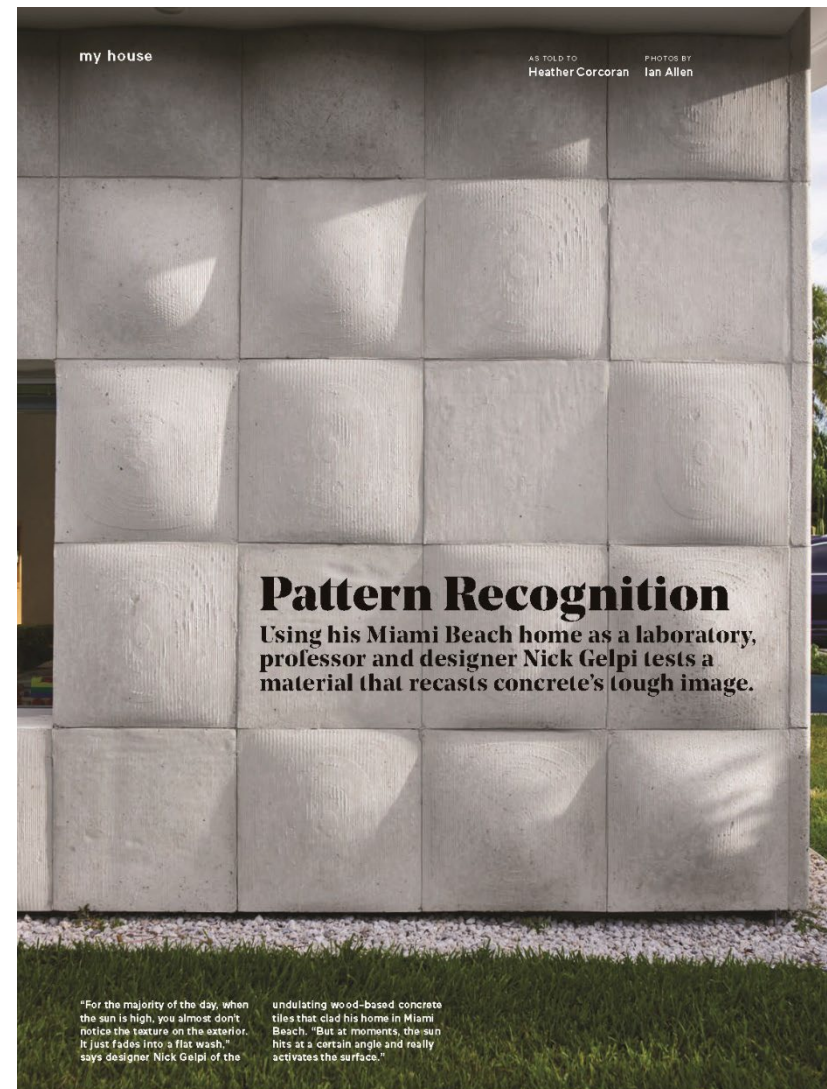
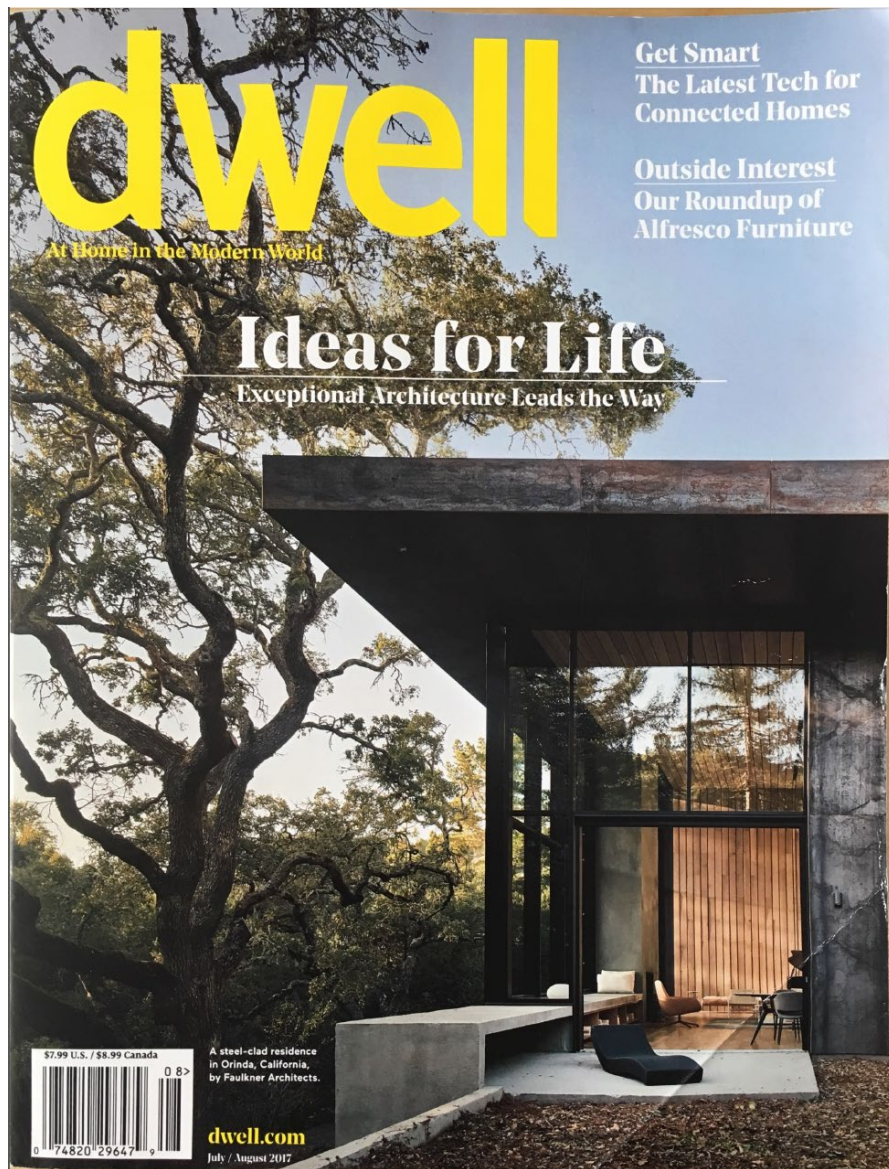
WHAT DO YOU DO when your five-year-old family has outgrown its nearly 60-year old South Florida home? Some choose to uproot and move, some opt for the drastic tear down and rebuild. But when you're a design professional — especially one who sees things not only in terms of systems and function but also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













# AIA MIAMI 2016 DESIGN AWARDS MERIT AWARD

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## 2016 Design Awards

### Architecture Greater Than 50,000 sf

Perkins + Will	Honor Award	Princess Nora University
BEA Architects Inc.	Merit Award	Florida International University Graduate School of Business
Arquitectonica	Developer of the Year	Agricultural Bank of China Headquarters, Construction Bank of China Headquarters, Mandarin Oriental Hotel & Residences

### Architecture Less than 50,000 sf

MATEU Architecture Inc.	Honor Award	Steven E. Chaykin/Apartment for the Elderly
DFA	Merit Award	Wynwood Arcade

### Divine Detail

Gelpi Projects + STA Architects	Merit Award	Exotic Concrete House/Gelpi Residence
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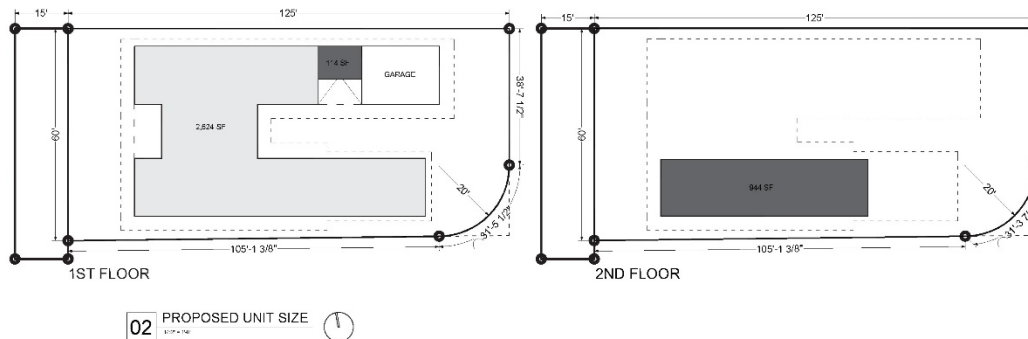
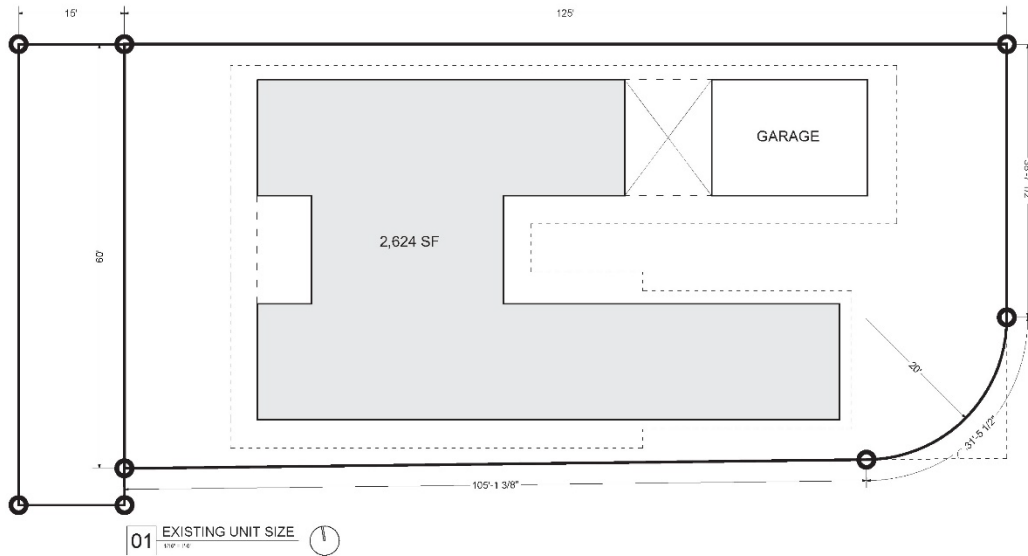
### Interior Architecture

FORMA Design Inc.	Merit Award	SIRANDLI Dental
Oppenheim Architecture + Design LLP	Honor Award	South Beach Penthouse

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







#### EXISTING UNIT SIZE CALCULATIONS

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

#### PROPOSED UNIT SIZE CALCULATIONS

LOT AREA	7,406.25	SF
MAX. UNIT SIZE:	50% OF LOT AREA	
- 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 + 114	SF
- 1ST FLOOR:	944	SF
- 2ND FLOOR:	944	SF
- TOTAL:	3,682	SF
3,682 / 7,406.25	= 49.7%	

#### UNIT SIZE CODE

SEC. 142-105 b.4.b.b.c  
 b. 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:

1. Uncovered steps.
2. Attic space, providing structural headroom of less than seven feet six inches.
3. Open breezeways, connected to more than one structure, which consist of roof protection from the elements and are open on all sides.
4. Covered terraces and porches, which are unenclosed and open on at least one side, with the exception of roof supports and required safety railing.
5. Enclosed floor space used for required off-street parking spaces (maximum 500 square feet).
6. Covered exterior unenclosed private balconies.

c. For two story homes with an overall lot coverage of 25 percent or greater, the following additional requirements shall apply to the second floor (including any portion of the home above a height of 18 feet as measured from base flood elevation plus freeboard):

1. At least 35 percent of the second floor along the front elevation shall be set back a minimum of five feet from the minimum required setback.
  2. At least 50 percent of the second floor along a side elevation facing a street shall be set back a minimum of five feet from the minimum required setback.
- The DRB or HPB may forego these requirements, in accordance with the applicable design review or appropriateness criteria.

#### GELPI PROJECTS



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 Miami Beach, FL 33139  
 nrg@gelpiprojects.com  
 646.410.5168

#### REVISIONS

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

#### PROJECT

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

#### SHEET SIZE

11 X 17

DATE  
 06/20/23

EXISTING / PROPOSED  
 UNIT SIZE DIAGRAMS

A-003

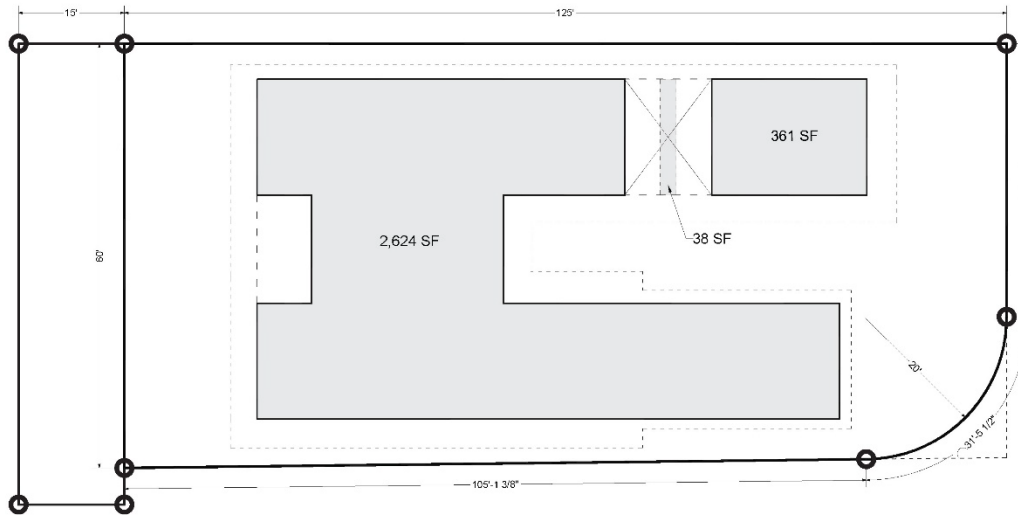
Nicholas Gelpi

SEAL AR 90656

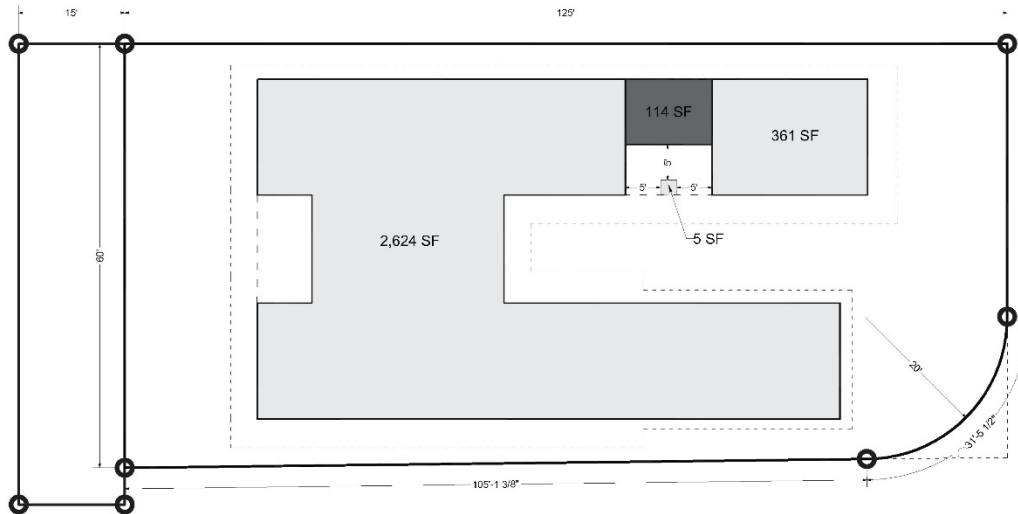


NICHOLAS GELPI





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
	= 50%	
EXISTING:	= 3,023	SF
	= 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
	= 30%	
EXISTING:	= 3,023	SF
	= 40.8%	
PROPOSED:	= 3,104	SF
	= 41.9%	
** VARIANCE FOR LOT COVERAGE EXCEEDING 30%.		

#### LOT COVERAGE CODE

SEC.142-105 b.5.c.  
**Calculating lot coverage.** Lot coverage shall be as defined in section 114-1, subject to the following additional regulations:

1. 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.

2. Eyebrows, roof overhangs, covered porches and terraces, projecting a maximum of five feet from an exterior wall, shall not be included in the lot coverage calculation. All portions of such covered areas exceeding a projection of five feet shall be included in the lot coverage calculation.

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#### EXISTING / PROPOSED LOT COVERAGE DIAGRAMS

A-004

*Nicholas Gelpi*

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5500 LA GORCE DR.  
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SHEET SIZE

11 X 17

DATE

07/10/23

EXISTING / PROPOSED  
OPEN SPACE DIAGRAM/S

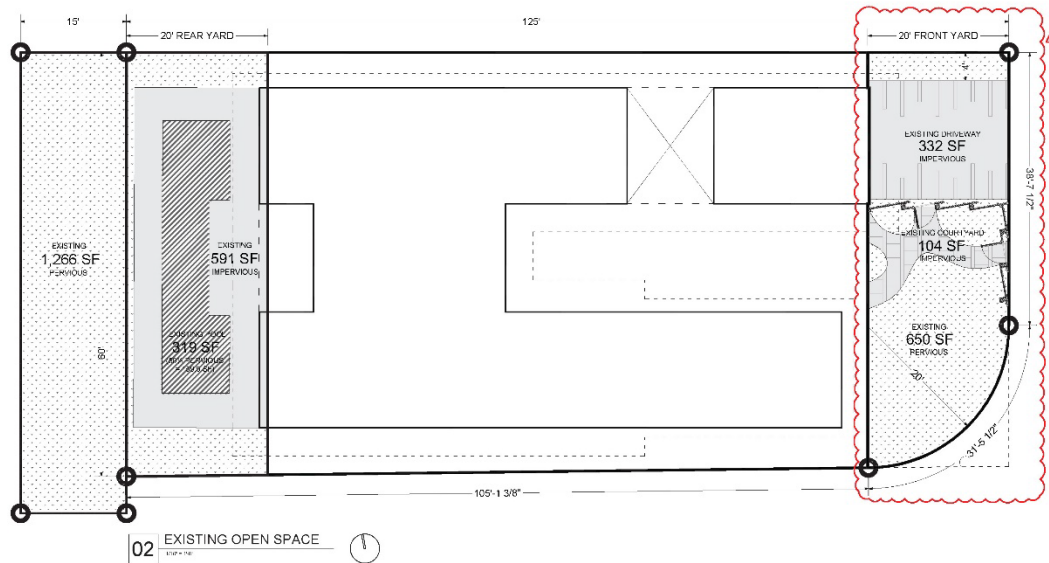
A-005.1

Nicholas Gelpi

SEAL AR 90656



NICHOLAS GELPI



OPEN SPACE CALCULATIONS	
<b>FRONT YARD:</b>	
MIN. OPEN SPACE:	1,088 SF
50% OF FRONT YARD	= > 543 SF
ALLOWED =	543 / 1,088
	= 50%
EXISTING (PERVIOUS)=	650 SF
(IMPERVIOUS)=	332 SF
650 / 1,088	= 59.8%
<b>REAR YARD:</b>	
MIN. OPEN SPACE:	2,176 SF
70% OF REAR YARD	= > 1,524 SF
ALLOWED =	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%
<b>EXISTING FRONT &amp; REAR YARD TO REMAIN, NO CHANGE PROPOSED.</b>	

OPEN SPACE CODE	
SEC.142-106 a 1 d.	
d. At least 50 percent of the required front yard area 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 five feet to the front of the building.	
SEC.142-106 A.3	
Rear: The rear setback requirement shall be 15 percent of the lot depth, 20 feet minimum, 50 feet maximum. At least 70 percent of the required rear yard shall be sodded or landscaped pervious open space, when located at or below adjusted grade, 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.	



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EXISTING

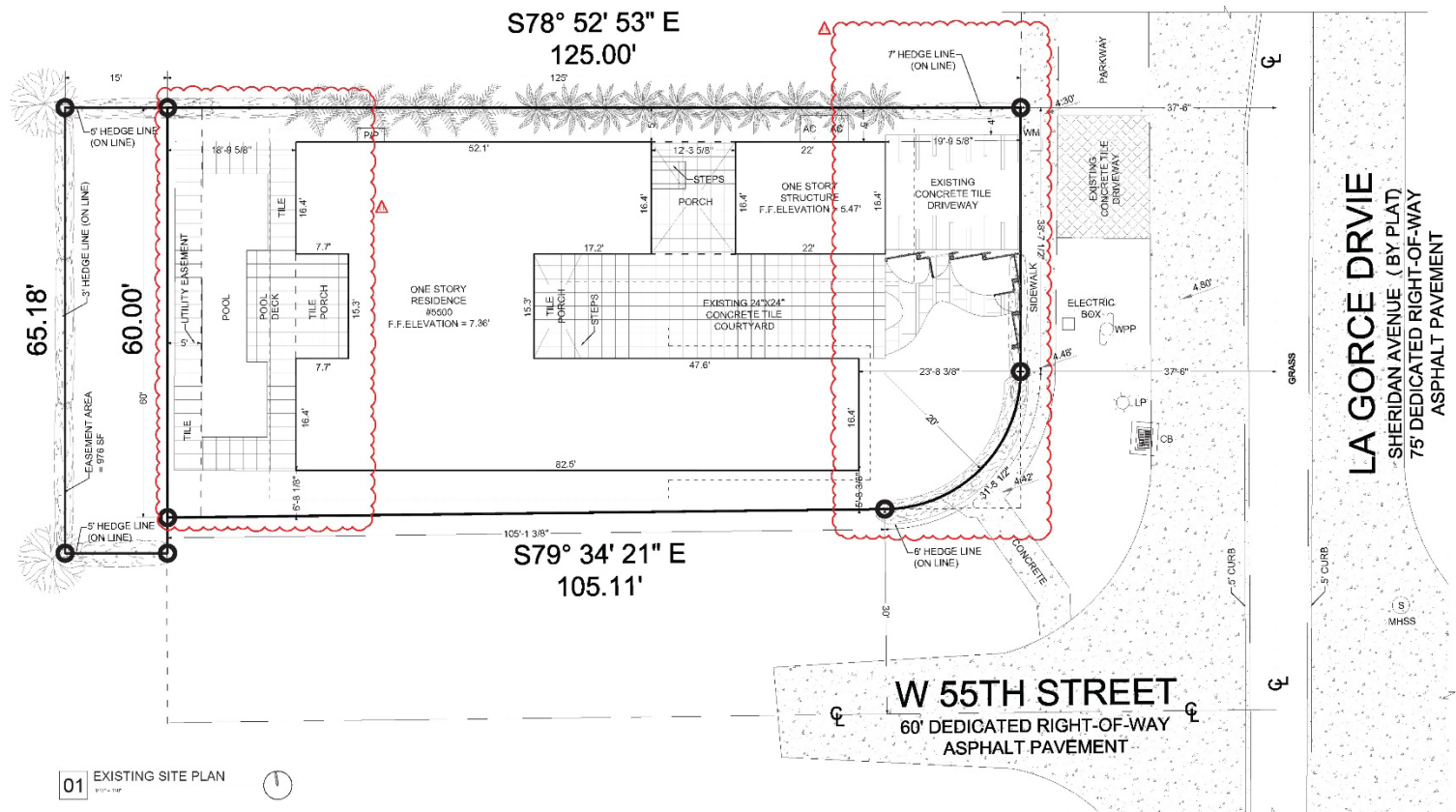
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Nicholas Golpi

SEAL	AR 99656
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NICHOLAS GELPI



## 01 EXISTING SITE PLAN



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SHEET SIZE

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DATE 07/10/23

PROPOSED  
SITE PLAN

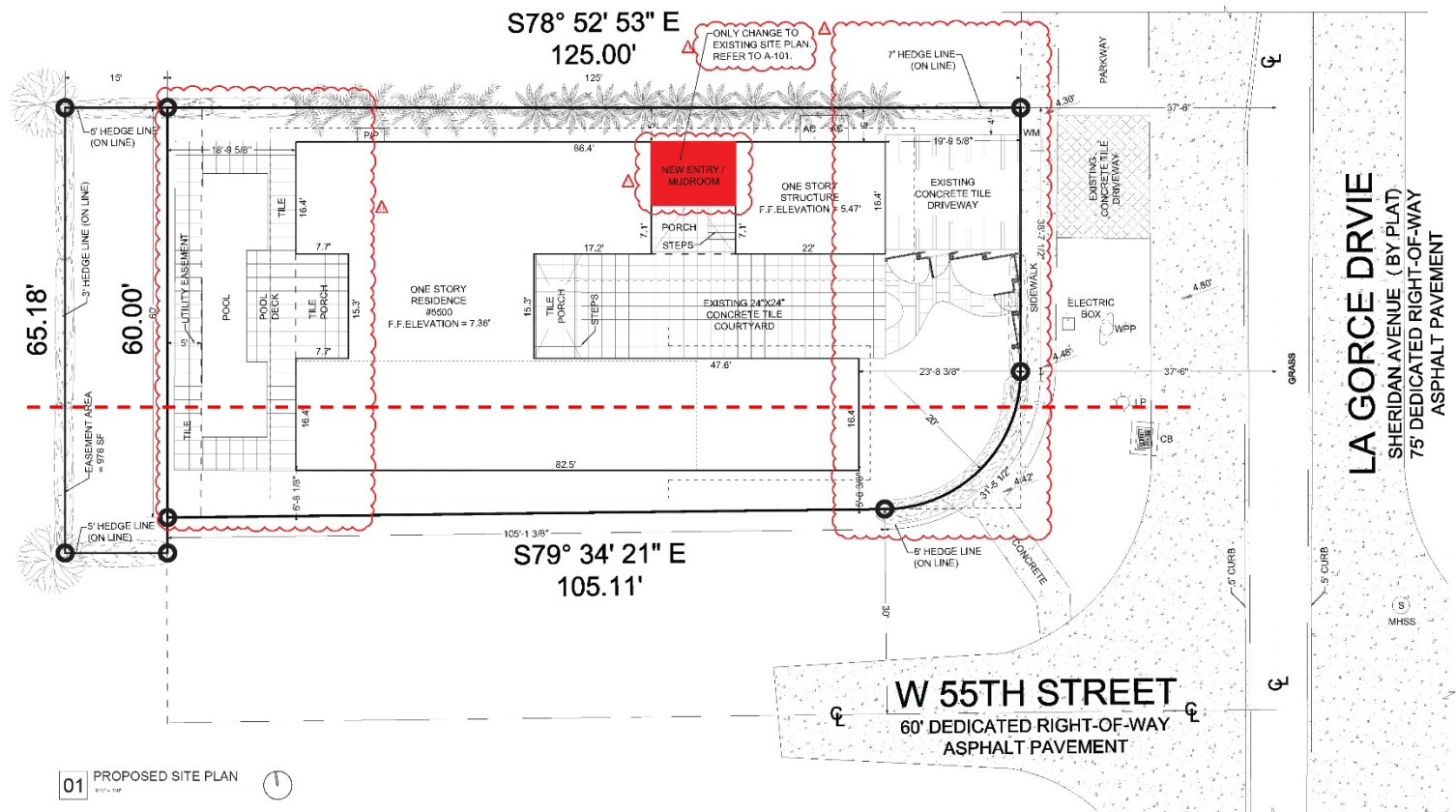
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Nicholas Gelpi

SEAL	AR 99656
------	----------



NICHOLAS GELPI

01 PROPOSED SITE PLAN  
8'11" x 11'6"





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DATE

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EXISTING / DEMO FIRST FLOOR PLAN

A-100.1

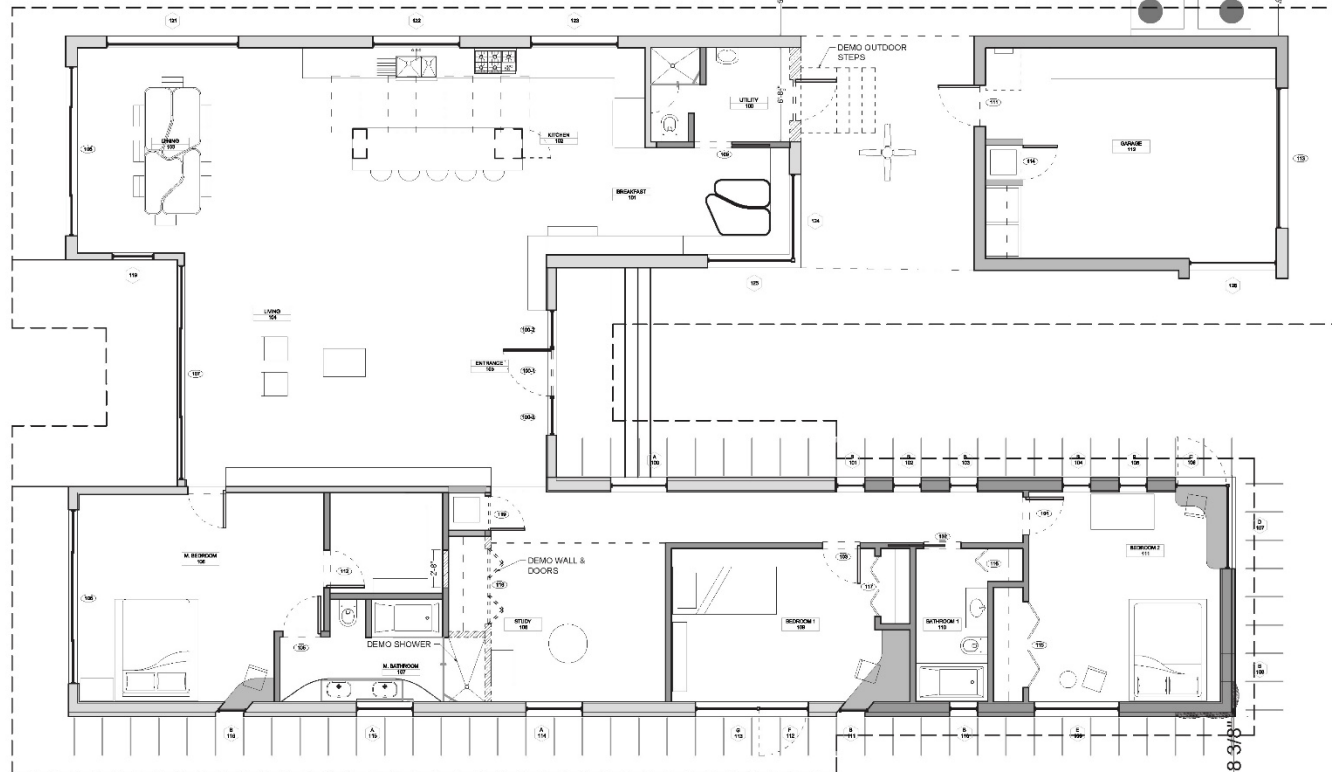
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NORTH PROPERTY LINE



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 =	2,641	SF
2,824 / 7,406.25	= 35.4%	
PROPOSED =		
- 1ST FLOOR:	2,824 + 114	SF
- 2ND FLOOR:	944	SF
- TOTAL:	3,682	SF
3,682 / 7,406.25	= 49.7%	



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SHEET SIZE

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DATE

07/10/23

PROPOSED  
FIRST FLOOR PLAN

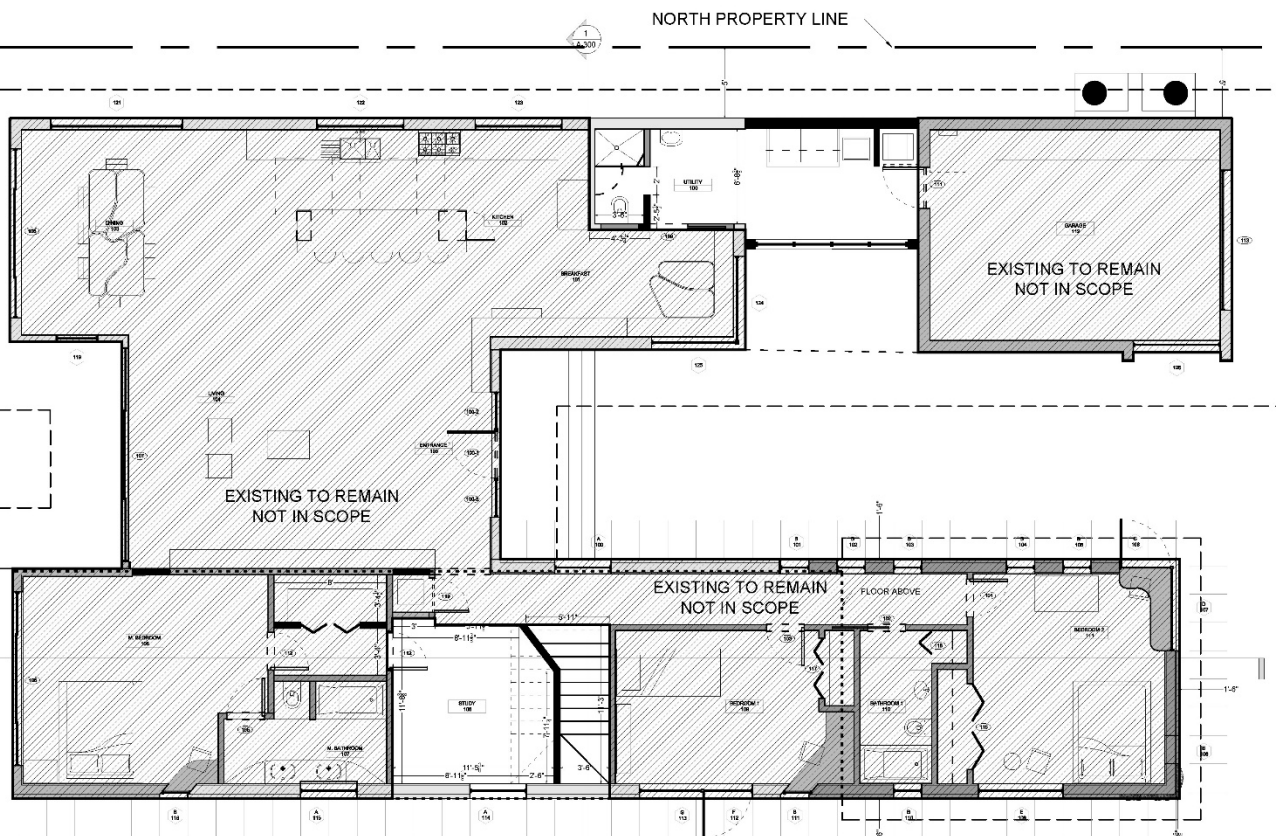
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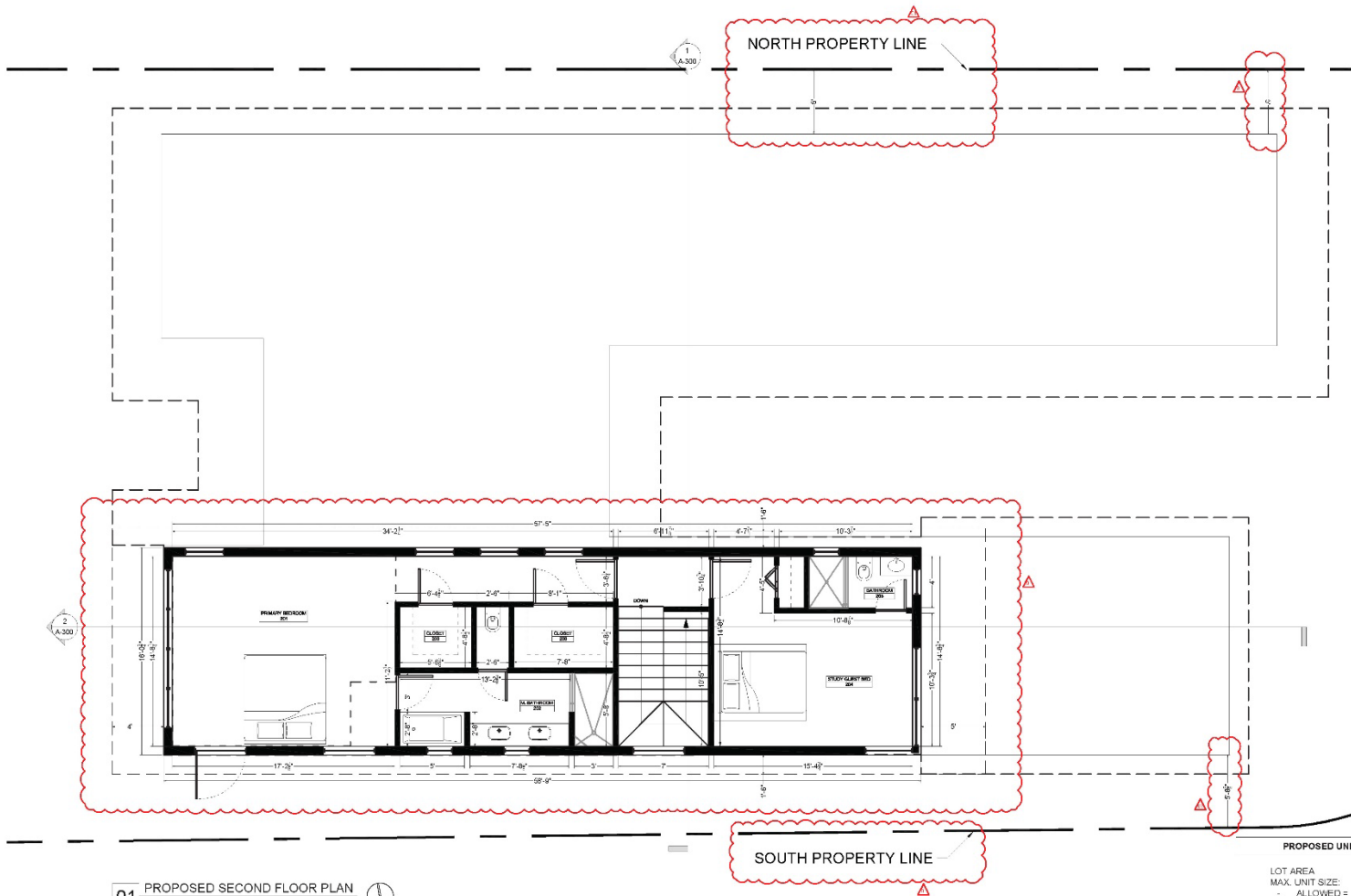
## 01 PROPOSED FIRST FLOOR PLAN



## PROPOSED UNIT SIZE CALCULATIONS

LOT AREA	7,406.25	SF
MAX. UNIT SIZE:		
- ALLOWED =	3,703.125	SF
7,406.25 X 50%	= 50%	
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- TOTAL:	3,682	SF
3,682 / 7,406.25	= 49.7%	





#### 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 =	2,641	SF
2,624 / 7,406.25	= 35.4%	
PROPOSED =	2,624 + 114	SF
- 1ST FLOOR:	944	SF
- 2ND FLOOR:	= 3682	SF
TOTAL:	3,682 / 7,406.25	= 49.7%

#### GELPI PROJECTS



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Miami Beach, FL 33139  
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#### SHEET SIZE

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#### DATE

07/10/23

#### PROPOSED SECOND FLOOR PLAN

A-102.1

Nicholas Gelpi

SEAL AR 90656



NICHOLAS GELPI



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07/10/23

ELEVATIONS

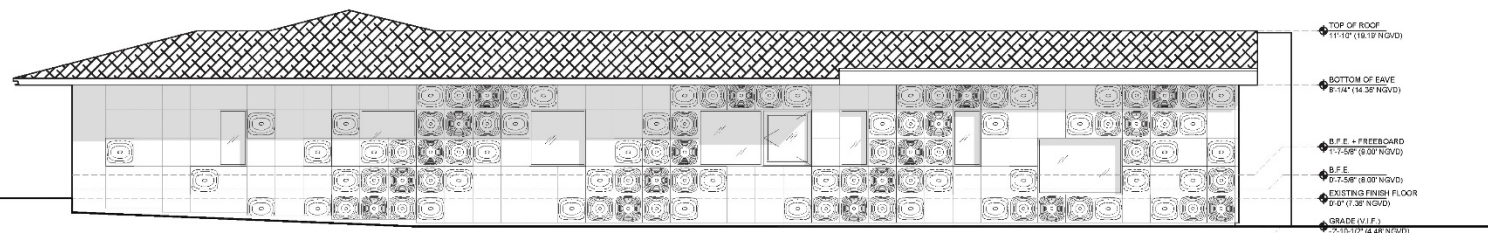
A-201.1

Nicholas Gelpi

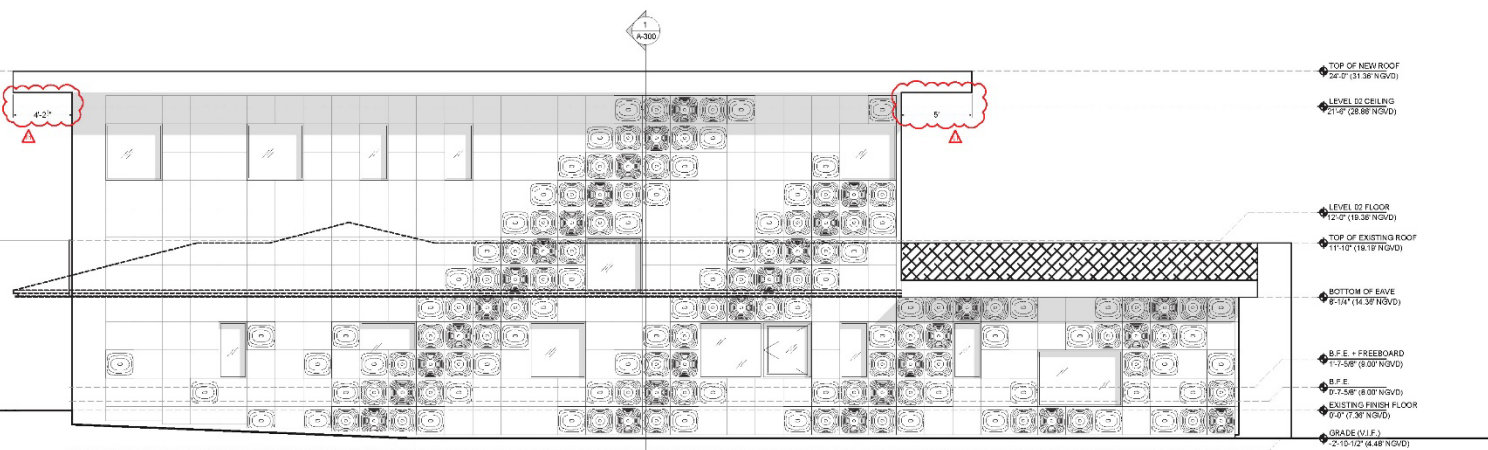
SEAL AR 90656



NICHOLAS GELPI



01 SOUTH ELEVATION - EXISTING



02 SOUTH ELEVATION - PROPOSED





420 Lincoln Rd, Suite 440  
Miami Beach, FL 33139  
nrg@gelpiprojects.com  
646.410.5168

REVISIONS

NO. DATE DESCRIPTION

07/10/23 REVISION 01

PROJECT

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

SHEET SIZE

11 X 17

DATE

07/10/23

ELEVATIONS

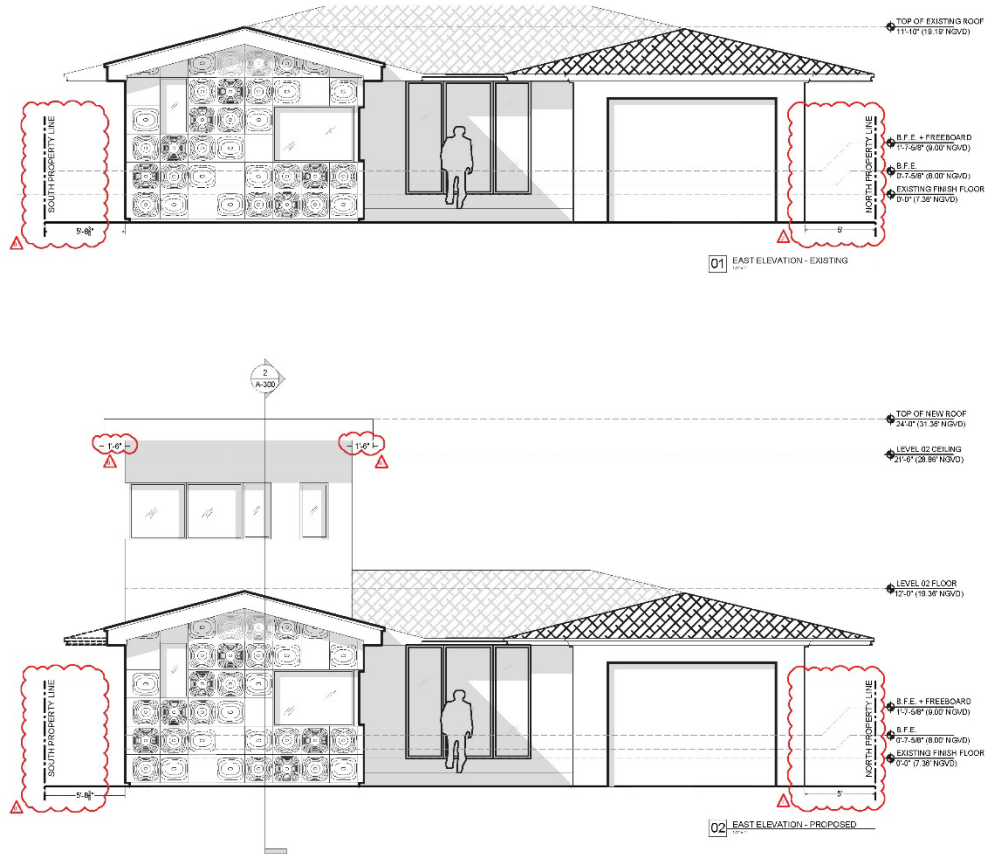
A-202.1

Nicholas Gelpi

SEAL AR 90656



NICHOLAS GELPI





REVISIONS

NO. DATE DESCRIPTION

01/10/23 REVISION 01

PROJECT

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

SHEET SIZE

11 X 17

DATE

07/10/23

ELEVATIONS

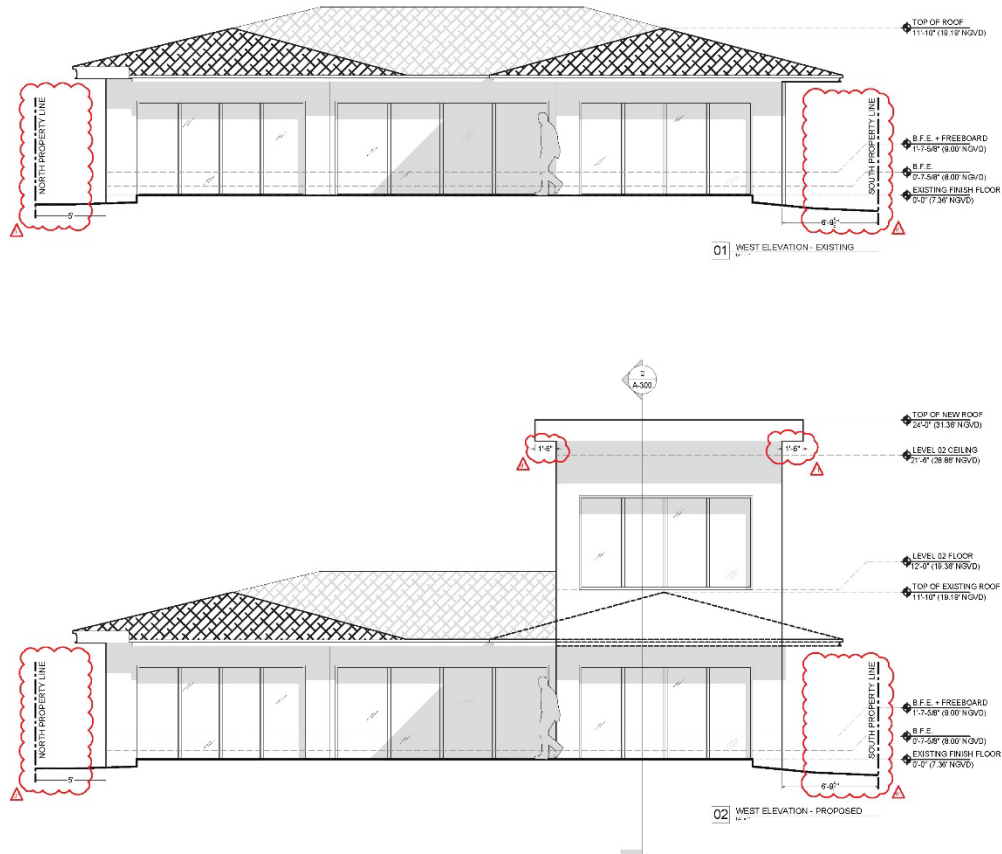
A-203.1

*Nicholas Gelpi*

SEAL AR 90656



NICHOLAS GELPI





REVISIONS

NO. DATE DESCRIPTION

02/10/23 REVISION 01

PROJECT

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

SHEET SIZE

11 X 17

DATE

07/10/23

ELEVATIONS

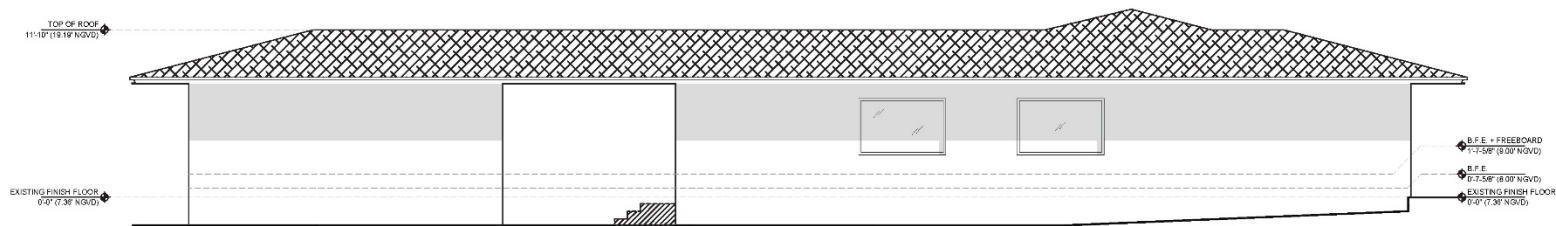
A-204.1

*Nicholas Gelpi*

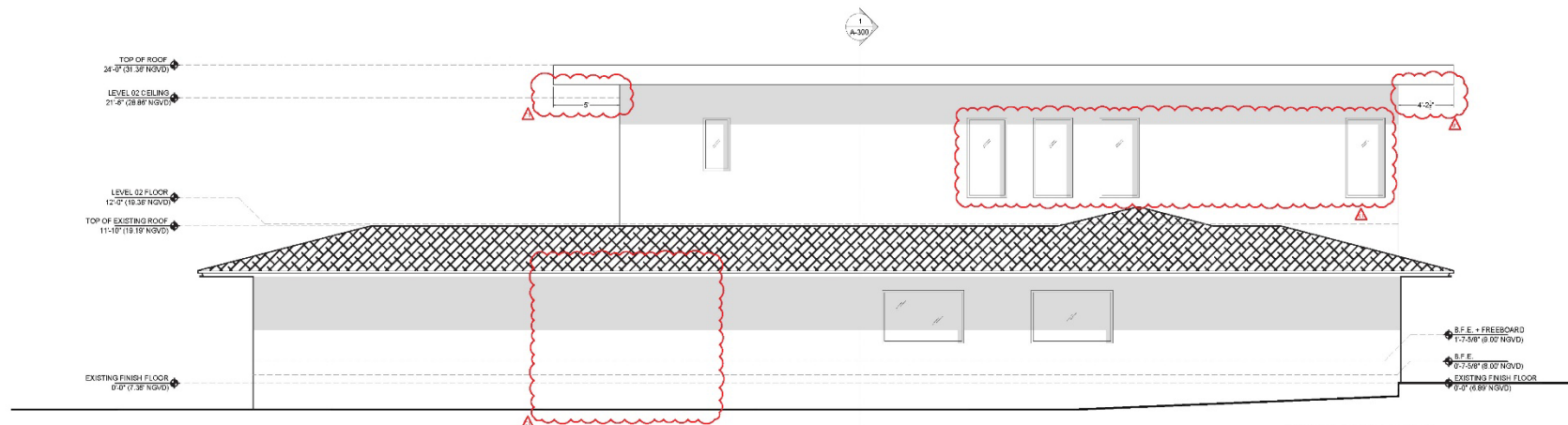
SEAL AR 90656



NICHOLAS GELPI



01 NORTH ELEVATION - EXISTING



02 NORTH ELEVATION - PROPOSED



# REVISIONS

NO. DATE DESCRIPTION

07/10/23 REVISION 01

# PROJECT

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

SHEET SIZE

11 X 17

DATE

07/10/23

PROPOSED  
SECTIONS

A-301.1

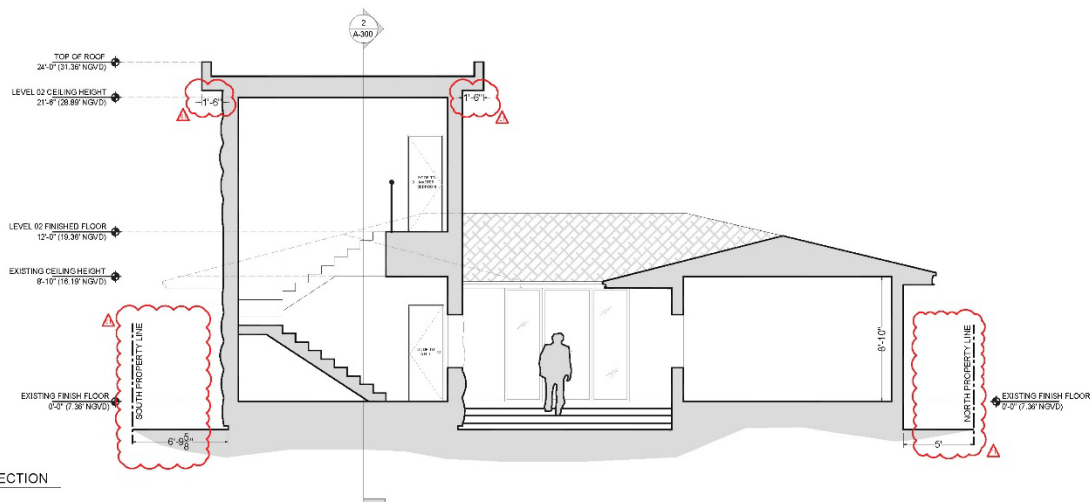
*Nicholas Gelpi*

SEAL AR 90656

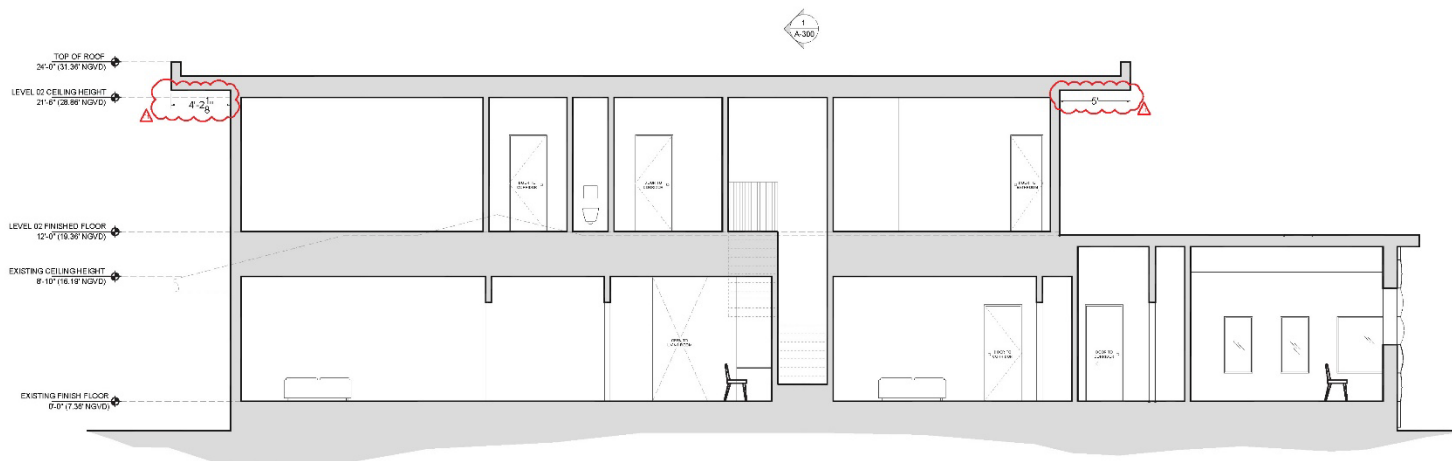


NICHOLAS GELPI

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



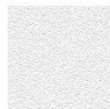
02 PROPOSED SECTION  
1/8" = 1'-0"







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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646.410.5168

#### REVISIONS

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

#### PROJECT

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

SHEET SIZE

11 X 17

DATE

06/20/23

RENDERING

A-600  
*Nicholas Gelpi*

SEAL AR 90656



NICHOLAS GELPI