

July 13<sup>th</sup> 2025

## La Gorce Country Club DRB – First Submittal Comments & Response

### 2. DRB – Planning Review

1. Application Completeness
  - a. Application: Select under DRB Design review approval and variances.  
**Response: The Application has been revised to state DRB design approval and variances.**
  - b. Application: If applicable, include on the summary that the project is requesting waivers and or variances.(see comments below).  
**Response: The letter of intent has been revised to include a request for a variance pursuant to Section 2.8.3 of the Resiliency Code.**
  - c. Letter of Intent: Include the project cost of estimate.  
**Response: Update by M.Y. Need from Brad M.**
  - d. Letter of Intent: Provide DRB file number:  
**Response: The letter of intent has been revised to include DRB file number.**
  - e. The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1 .Provide a subtitle, provide criteria and respond to each one as presented in the code a to s.  
**Response: The letter of intent has been revised to include Design Review criteria per Section 2.5.3.1 of the Resiliency Code.**
  - f. Letter of Intent: In addition to the relocation of the tennis courts, there is an additional four padel courts, please include this on the project description.  
**Response: The letter of intent has been revised to include a project description of the padel courts.**
  - g. Letter of Intent: clarify if the project is requesting variances or waivers.



**Response: The project is requesting one variance. The letter of intent has been revised to include a request for a variance pursuant to Section 2.8.3 of the Resiliency Code.**

- h. Letter of Intent: If variances are requested it shall include and respond to all review guidelines in Section 2.8.3 of the City Resiliency Code for each Variance. Provide the correct Resiliency code section for each variance.

**Response: The project is requesting one variance. The letter of intent has been revised to include a request for a variance pursuant to Section 2.8.3 of the Resiliency Code.**

- i. Provide Full legal description of the golf course as a separate document (label this clearly) check list item #11e.

**Response: Full legal description of the golf course submitted as a separate document.**

- j. Checklist Item 10 & 11b: Survey: Provide a general survey for the whole golf course with a lot area. This shall coordinate with zoning data sheet.

**Response: General survey for whole golf course with lot area updated in sheets G0.01-G0.07 within the architectural Final DRB Submission. Zoning data sheet updated to coordinate.**

- k. Total building area is 73,606 SF. Should be reflected/corrected on the LOI.

**Response: Total building area has been corrected on the LOI.**

- l. Organize plan set per checklist sequence items 11a to q

**Response: DRB Final Submittal set organized per checklist sequence items 11a to q.**

## 2. Architectural Representation

- a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

**Response: Updated on sheet G0.00 – Cover Sheet**

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

**Response: All documents dated, signed and sealed.**

- c. Provide application address on front cover and title blocks.

**Response: Cover sheet and all title blocks updated to include application address.**

- d. Total building area: Add a separate chart next to the zoning data sheet or on a separate page with a breakdown of this total (73,606 SF). Provide each building with all levels (if applicable) showing the different room areas, subtotal per floor and per building as shown on plans.

**Response: Separate tables have been added on sheet G0.03 – Zoning Data Sheet to show the area breakdown as requested.**

- e. G0.18: Provide a parking setback dimension from the rear yard of the single-family residences.

**Response: Parking setback dimensions have been added on sheets G0.15 – Setbacks and G0.13 – Parking Plan.**

- f. Golf Performance center shall be setback at 170' dimension, please revise:

**Response: Per Miami Beach Resiliency Code 7.2.22.3.a.(3):**  
***“Any new structures that may be proposed in the future, including, but not limited to, restroom facilities or comfort stations shall be setback 75 feet from the rear yards of residential homes abutting the golf course property and shall not exceed 2,000 square feet.”***

**The proposed Golf Performance Center is proposed to be 151' feet away from residential homes abutting the golf course property and is less than 2,000 square feet.**

- g. Provide plans that show the new comfort stations and the property lines with the required setback per section 7.2.22.3.a.(3)

**Response: Sheet A1.09 – Comfort Stations Site Plan has been updated to include property lines and required setbacks.**

- h. The Club house is divided in two structures, to facilitate review, provide a name to each one as north and south side on the title blocks.

**Response: Drawing title blocks have been updated to indicate “North” and “South” for the main clubhouse structures.**

- i. Zoning data sheet item #6: provide the free board that the project is using.

**Response: A separate chart has been added to show freeboard per structure on sheet G0.08 – Zoning Data Sheet and is shown:**

**Golf Clubhouse South – Club Building = 5'**

**Golf Clubhouse North – Wellness Building = 5’**

**Golf Pro Shop = 5’**

**Golf Performance Center = 5’**

**Gatehouse = 1’**

**Comfort Station – North = 1’**

**Comfort Station – South = 3’**

- j. Materials: Glass specification (clear, tinted, color?) - Provide material color specification - Provide the location of the painted louvers.

**Response: Glass to be tinted, gray. Specification below.**

**Technoglass**

**1/8” Solarban 70XL Clear#2**

**0.090” PVB Interlayer**

**1/8” Clear**

**Visible Light Transmittance – 60%**

3. Design Recommendations – N/A

4. Zoning Comments

- a. Staff is concern for the new padel court locations close to the single family homes. Staff is recommending additional setback to match the comfort stations per code, sound proof strategies with landscape and court fence material will be required.

**Response: Per Miami Beach Resiliency Code Section 7.5.3.4.(b), “In a required side and required rear yard the maximum height of fences shall be ten feet and the fences shall be set back at least 7 feet 6 inches from the interior side or rear property line. When the fence faces a street, the maximum height shall be ten feet and the fence shall be set back at least 15 feet from the property line. For oceanfront properties, the rear lot line shall be the old city bulkhead line.”**

Proposed padel courts, as shown on sheet G0.10 - Setbacks are proposed to be 20 feet 6 inches away from the property line which is greater than the 7 feet 6 inches required as outlined.

Landscape documents shown on sheet L2.01 show a 4’ wide x 8’ tall hedge around the courts plus green buttonwoods for additional screening between the courts and the property line.

An acoustic consultant has also been hired to review court noise to ensure the regulations found within 7.2.22.4(a) are met.

#### **7.2.22.4 Additional Regulations (GC)**

a. *Noise regulations (GC)*

*At all times, all noise emanating from the clubhouse or accessory structures that is unreasonably loud shall be contained within the property lines of the golf course property. An unreasonably loud noise is defined as a noise that is plainly audible and which interferes with normal conversation.*

- b. The proposed gate house will require a variance as proposed; it shall follow the 125' ancillary structure setback, the dimension provided is wrong since is shorter than the setback line shown on dashed lines from this setback. Revise location or provide request on LOI, respond to variance criteria, application, provide plans diagrams showing what is required and proposed.

**Response: Variance to be requested to keep the gatehouse as shown and dimensioned on sheet G0.10 – Setbacks. Please see LOI documents.**

- c. 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. Provide the pervious paver finish of the driveway and walkway in the site plan.

**Response: The project will use sand-set stone pavers for all driveways within the front or street side yards.**

**3. DRB – Planning Admin Review**

All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.

**Response: Acknowledged.**

**4. LUB – Planning Landscape Review**

1. Refer to Chapter 4.2.1. of the Landscape Ordinance. Landscape plan(s) shall be prepared by, and bear the seal of, a landscape architect licensed to practice in the State of Florida.

**Response: Submitted drawings have been prepared by, and bear the seal of, a landscape architect licensed to practice in the State of Florida.**

2. Provide the minimum planting specifications as indicated in the landscape ordinance. Lot canopy trees shall be 12' Ht. x 6' Spr. x 2" DBH. Street trees shall have a minimum DBH of 3". Do not provide specification ranges less than the minimum required. Large shrubs/small trees shall be a minimum of six feet high with a minimum crown spread of four feet at time of planting, and ten feet high at mature growth. Shrubs shall be a minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center. Provide quantities for each tree species.

**Response: Plant specifications have been updated on sheet L2.00 – Planting Schedule to reflect code minimum size requirements.**

3. Ficus benghalensis is a Miami Dade County prohibited species. Provide an alternative tree species.

**Response: Ficus “benghalensis” changed to Ficus “aurea”**

4. Street trees are required to be planted in the swale area in the Right-of-Way at the front of the property along Alton Road. Street trees may be planted within the visibility triangles but must meet minimum canopy clearances and in a manner to be reviewed and approved by the Public Works Department. Street trees shall be of a species typically grown in Miami Beach which normally mature to a height of at least 20 feet. Street tree plantings shall comply with ADA clearance requirements. Furthermore, street trees shall have a minimum clear trunk of four feet, an overall height of 12 to 14 feet and a minimum caliper of three inches at time of planting and shall be provided along all roadways at a maximum average spacing of 20 feet on center. Revise the landscape legend to account for the required street trees and update all calculations and revise plans accordingly. Note that palms do not count towards the minimum lot and street tree requirements.

**Response: Street trees have been added to the plans.**

**Note: Street trees on Alton Rd. are underneath power lines, thus must conform to allowable species by FPL. These species allowed to be located underneath of power lines will not be possible to obtain at 3” DBH because of their small size classification.**

5. All trees shall be identified on plan and correspond to the proposed planting schedule.

**Response: All trees are now labeled. The labels correspond to the planting schedule.**

6. Hedges will not be permitted along the Alton Road right-of-way. All parking lots adjacent to a right-of-way or private street shall be screened by a continuous planting layer of trees, shrubs, and groundcover. Where a landscape area is provided between two rows of parking, continuous curbs will not be permitted. Curb breaks/inlets shall be provided, and grading shall be such that stormwater is directed to the landscape areas to accommodate stormwater infiltration. Refer to Ch. 4.2.7. and 4.2.8. for landscape requirements for permanent parking lots and buffers for dissimilar land uses.

**Response: Hedges along Alton Rd. have been removed from the planting plan.**