

----- Forwarded message -----

From: **Rosales, Anabel** <AnabelRosales@miamibeachfl.gov>
Date: Wed, Aug 16, 2023 at 7:56 AM
Subject: RE: 5861 La gorce drive, patio letter
To: Sirga Mercader <sirgamerccader@gmail.com>
Cc: Madan, Rogelio <RogelioMadan@miamibeachfl.gov>

Good morning Sirga,

Although containing 2 folios, 5861 La Gorce Drive is considered one site for development purposes. The property includes improvements that span both lots, including a fence. There is also a porch on the south side of the existing building that would not comply with the setback requirements if the lot was independent of the southern lot. Additions to the existing home can be constructed on the southern lot, in accordance with the city regulations, so the lot IS NOT unbuildable. Thus we cannot provide a letter stating that the lot is unbuildable.

In order to sell off or split the southern lot from the northern lot, a lot split application would need to be reviewed and approved by the Planning Board. The property is zoned RS-4, which has a minimum lot area of 6,000 Square feet, and a minimum lot width of 50 feet. It is possible that a variance could be applied for if the lot was slightly under the minimum requirements. In this case, if a lot split was approved, you would likely have to remove the porch, or substantially reduce it so that there is a minimum setback (to be determined) from the southern lot. If you would like to discuss the lot split process and requirements, please contact Rogelio Madan (copied).



Anabel Rosales, Planner
PLANNING DEPARTMENT

1700 Convention Center Drive – 2nd Floor

Miami Beach, FL 33139 | Tel: 305-673-7000 ext. 26519

www.miamibeachfl.gov | www.mbrisingabove.com

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Sirga Mercader <sirgamercader@gmail.com>

5861 La gorce drive, patio letter

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Kindly,

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Sirga Mercader <sirgamercader@gmail.com>

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Wed, Aug 16, 2023 at 7:11 AM

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Kindly,

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