

INTERIOR / EXTERIOR ALTERATIONS FOR:

2835 LUCERNE AVENUE,
MIAMI BEACH FL 33140

FOLIO NO. 02-3228-001-0190

FINAL SUBMITTAL 12.14.2023

LEGAL DESCRIPTION

27-28-33-34 53 42 PB 40-8
SUNSET ISLANDS-ISLAND NO 1
LOT 3 BLK 1 C
LOT SIZE 90.000 X 135
OR 19311-3960 10 2000 1

SCOPE OF WORK

ADDITION RENOVATION OF AN EXISTING SINGLE STORY
RESIDENCE.

INDEX OF DRAWINGS

A 0.0	COVER	N/A
A 0.1	LOCATION MAP	N/A
A 0.2	SURVEY	N/A
A 0.3	CONTEXT PHOTOGRAPHS	N/A
A 0.4	CONTEXT PHOTOGRAPHS	N/A
A 0.5	INTERIOR PHOTOGRAPH	N/A
A 0.6	INTERIOR PHOTOGRAPH	N/A
A 0.7	SITE PHOTOGRAPH	N/A
A 1.1	SETBACK DIAGRAM	AS NOTED
A 1.2	LOT COVERAGE DIAGRAM	AS NOTED
A 1.3	UNIT SIZE DIAGRAM	AS NOTED
A 1.4	LANDSCAPE DIAGRAM	AS NOTED
A 1.5	ZONING DATA	AS NOTED
A 2.1	SITE PLAN	AS NOTED
A 2.2	VARIANCE REQUEST DIAGRAM	AS NOTED
A 2.3	VARIANCE REQUEST DIAGRAM	AS NOTED
A 3.1	PROPOSED FIRST FLOOR PLAN	AS NOTED
A 3.2	PROPOSED ROOF PLAN	AS NOTED
A 4.1	PROPOSED ELEVATIONS	AS NOTED
A 4.2	PROPOSED ELEVATIONS	AS NOTED
A 5.1	SECTIONS	AS NOTED
A 5.2	SECTIONS	AS NOTED

VARIANCE REQUEST:

-VARIANCE REQUEST TO ALLOW 7'-6" AT REAR SETBACK

THE WEBER STUDIO
AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAWAY, FLORIDA 33149
305.361.9935o 305.361.9986

IULIANO - OAKES RESIDENCE:
2835 LUCERNE AVENUE,
MIAMI BEACH FL 33140

DATE: 2023-11-17

DRAWN: TWSP

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A0.0



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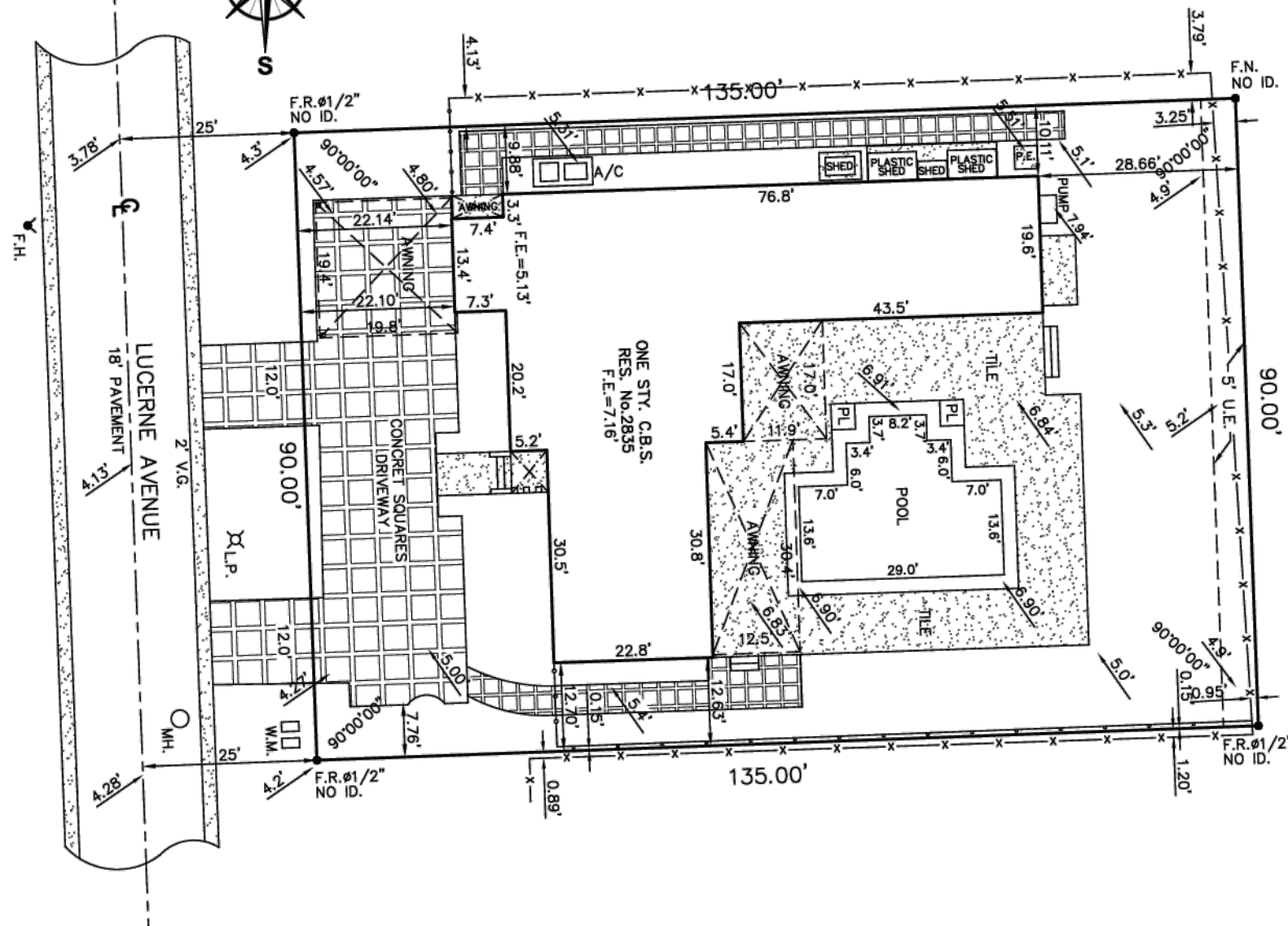
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A0.1



NOTES:

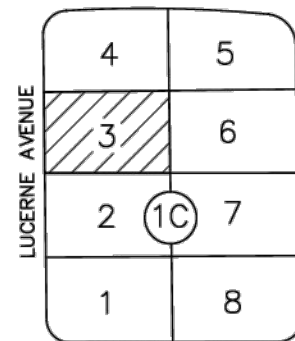
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED, THEREFORE THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT OF WAYS, AND OTHERS MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.
- NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THERE ARE OTHER TREES NOT SHOWN ON THIS SKETCH. TREES SHOWN ARE IN THE RIGHT OF WAY AREA ONLY
- ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (1929)
CITY OF MIAMI BEACH BENCHMARK No.NB-27; ELEVATION=4.07'
OR ELEVATION=3.29' (NGVD1929)

BOUNDARY SURVEY

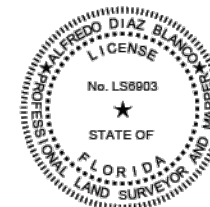
NTS (FOR REFERENCE ONLY)



NORTH VIEW DRIVE



Digitally signed
by Alfredo Diaz
Date: 2023.01.25
'09:01:50 -05'00



LAND SURVEYORS LAND PLANNERS
1842 S.W. 124th Place, Miami, Florida 33175
Phone: (305) 221-3040 Fax: (305) 221-9040
nosterllc@gmail.com

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND RECALL. I HAVE SURVEYED AND DRAWN UNDER MY SUPERVISION THIS SURVEY COMPLEX WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

ALFREDO DIAZ PSM
PROFESSIONAL SURVEYOR AND MAPPER No.6903
STATE OF FLORIDA

VALID COPIES OF THIS SURVEY
WILL BEAR THE EMBOSSED SEAL
OF THE ADJUSTING LAND SURVEYOR

No. LS6903
★
STATE OF

B. 8251



DATE: 01-17-23

A B R E V I A T I O N S A N D L E G E N D

A/C	= AIR CONDITIONING PAD	MEAS.	= MEASURED	PL	= PLANTER	V.G.	= VALLEY GUTTER
B.D.	= ARC DISTANCE	E.T.P.	= ELECTRIC TRANSFORMER PAD	R.	= RADIUS	C	= CENTER LINE
B.LG.	= BUILDING	F.E.	= FLOOR ELEVATION	N.T.S.	= NOT TO SCALE	M	= MONUMENT LINE
C.B.	= CATCH BASIN	F.H.	= FIRE HYDRANT	NO I.D.	= NO IDENTIFICATION NUMBER	Δ	= CENTRAL ANGLE
C.B.S.	= CONCRETE BLOCK STRUCTURE	F.I.P.	= FOUND IRON PIPE	O.E.L.	= OVERHEAD ELECTRIC LINE	△	= WOOD FENCE
C.C.	= CURB & GUTTER	F.N.	= FOUND NAIL	P.B.	= PLAT BOOK	— x —	= CHAIN LINK FENCE
C.G.	= CHORD DISTANCE	F.N.D.	= FOUND NAIL & DISK	P.C.	= PAGE	—	= C.B.S. WALL
CH.	= CHORD REBAR	F.R.	= FOUND REBAR	P.G.	= PLANT	—	= EXISTING ELEVATION
CONC.	= CONCRETE	F.R.	= FOUND POLE	P.L.	= PLAT	—	= UTILITY POLE
C.S.	= CONCRETE SLAB	M.D.E.	= MAINTENANCE & DRAINAGE EASEMENT	P.O.B.	= POINT OF BEGINNING	—	= UTILITY POLE
				P.O.C.	= POINT OF COMMENCEMENT	—	= UTILITY POLE

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305.361.9935o 305.361.9986

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MIAMI BEACH FL 33140

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A0.2



VIEW A



VIEW B



VIEW C



KEY PLAN

NTS

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A0.3



VIEW D



VIEW E



VIEW F



VIEW G



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A0.4



EXISTING INTERIOR PHOTOGRAPH



EXISTING INTERIOR PHOTOGRAPH



EXISTING INTERIOR PHOTOGRAPH



EXISTING INTERIOR PHOTOGRAPH

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EXISTING INTERIOR PHOTOGRAPH



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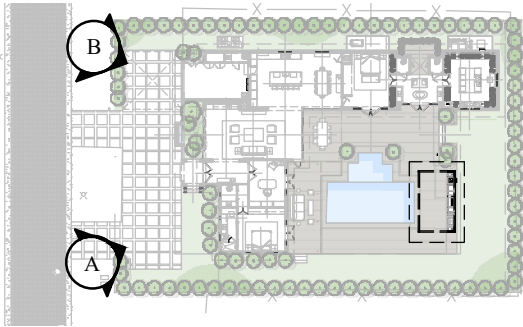
A0.6



EXISTING HOUSE VIEW A



EXISTING HOUSE VIEW B



KEY PLAN
NTS

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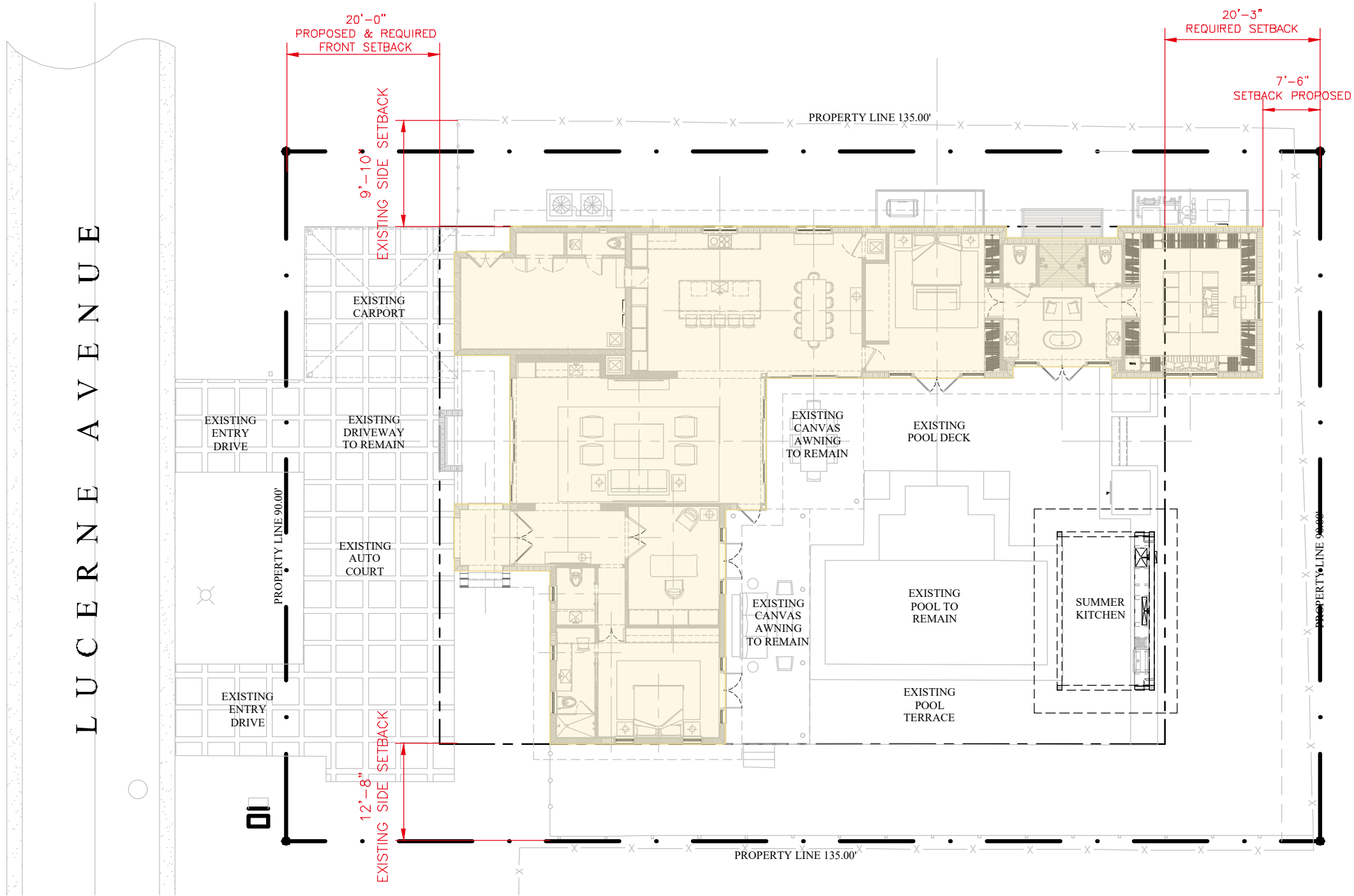
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A0.7

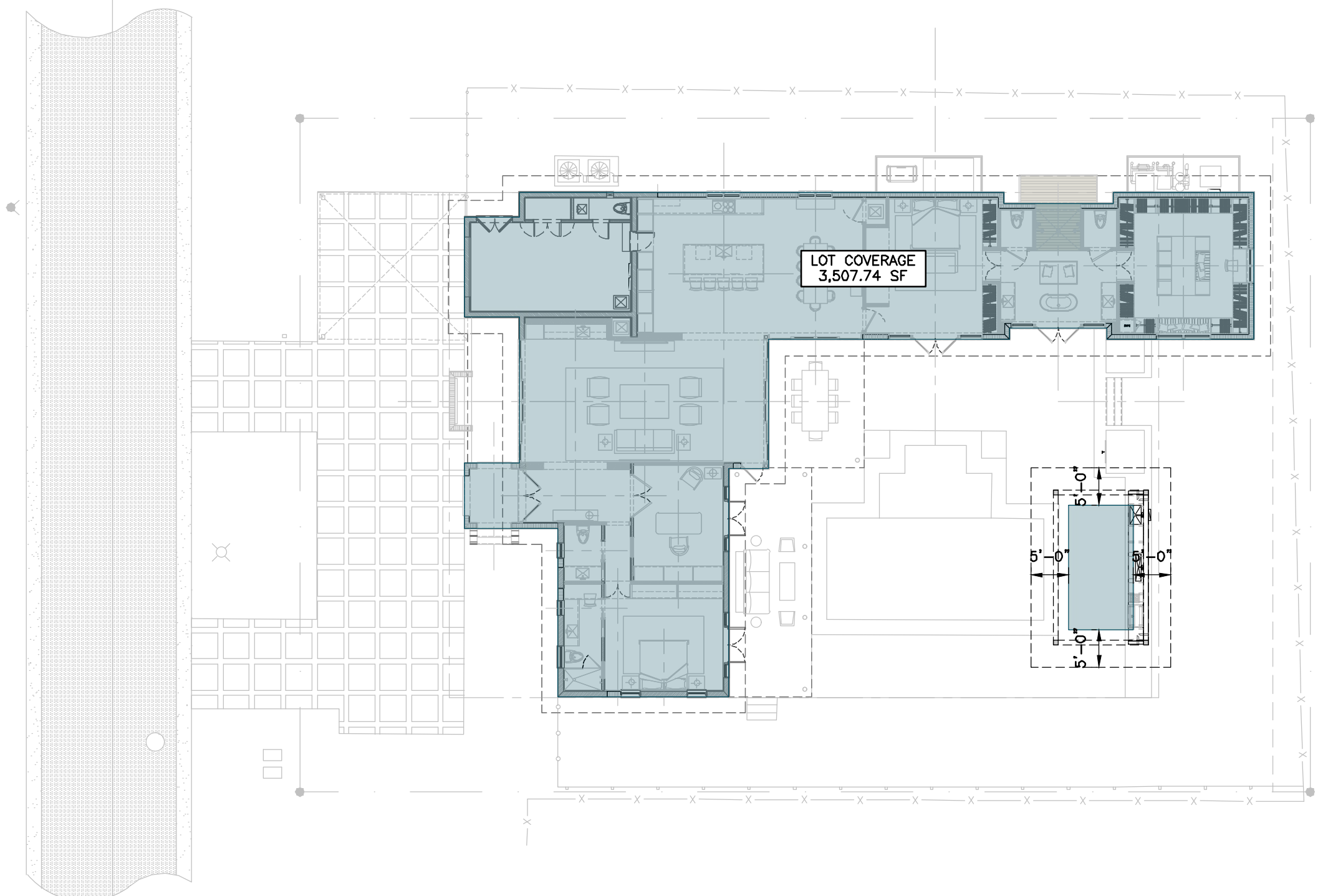


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A1.1



LOT COVERAGE DIAGRAM

3/32"= 1'-0"



LOT COVERAGE DIAGRAM

LOT SIZE: 12,150 SF
MAXIMUM UNIT SIZE ALLOWED: 3,645 SF (30%)
TOTAL PROVIDED: 3,507.74 SQ FT (29%)

IULIANO - OAKES RESIDENCE:

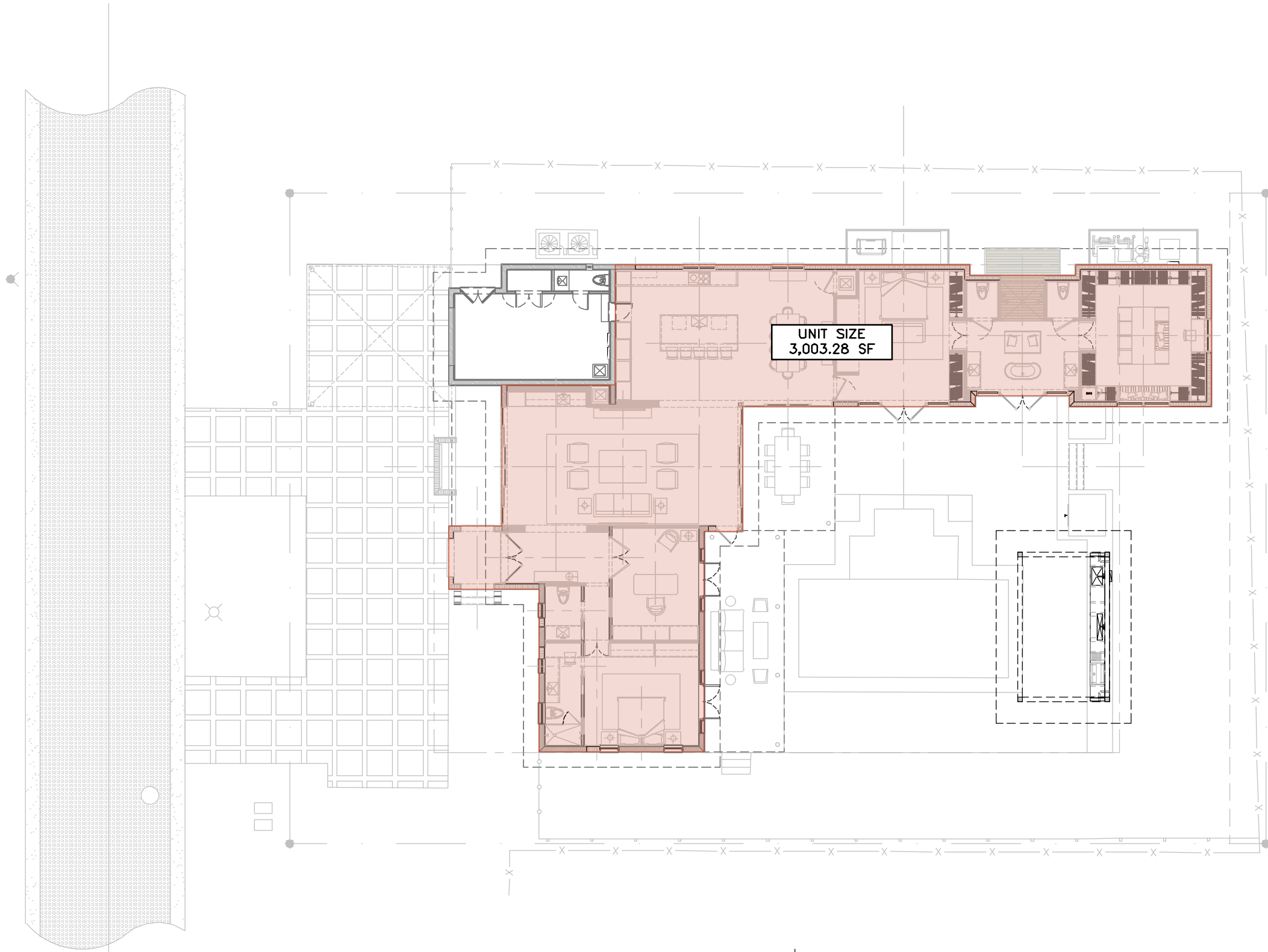
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A1.2



UNIT SITE DIAGRAM

1/16"= 1'-0"

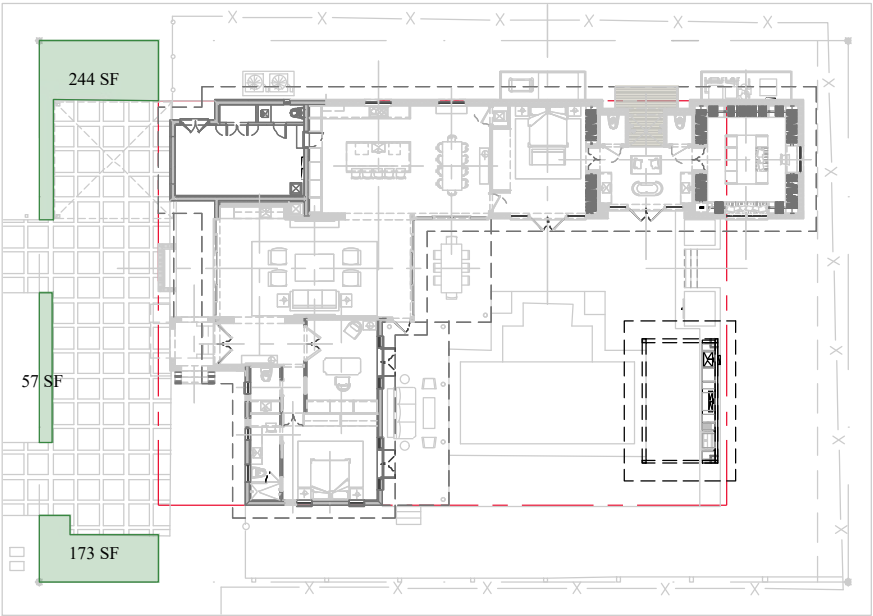
UNIT SIZE DIAGRAM	
LOT SIZE:	12,150 SF
MAXIMUM UNIT SIZE ALLOWED:	6,075 SF (50%)
TOTAL PROVIDED:	3,003.28 SQ FT (24%)

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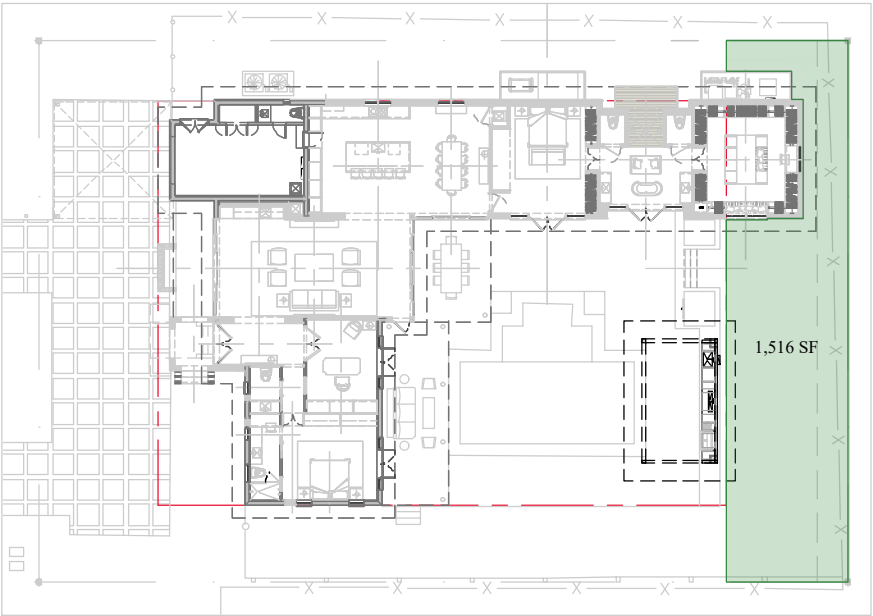
DATE:	2023-11-17
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A1.3



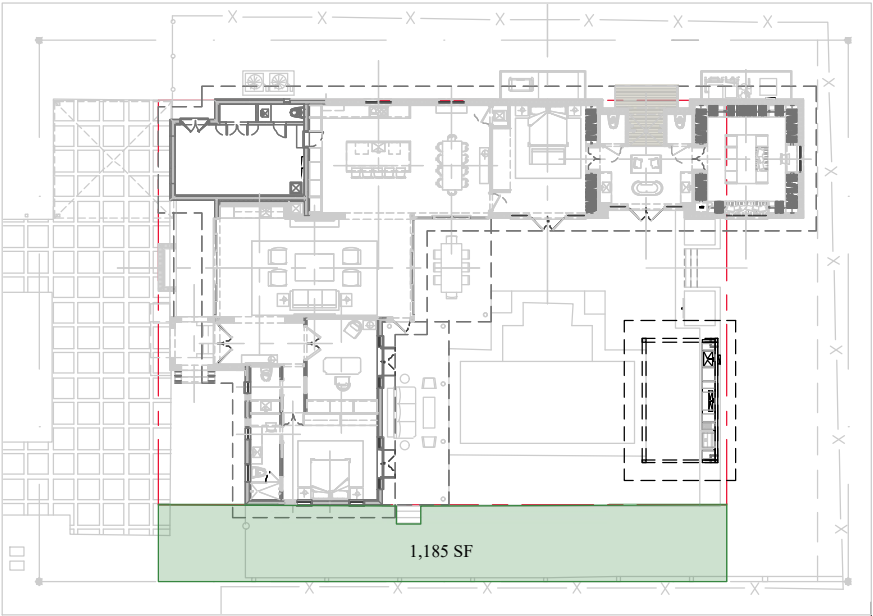
FRONT LANDSCAPE
1/32"= 1'-0"

FRONT YARD AREA: 1,800 S.F.
SF REQUIRED X 50%= 900 S.F.
PROVIDED: 474 S.F.



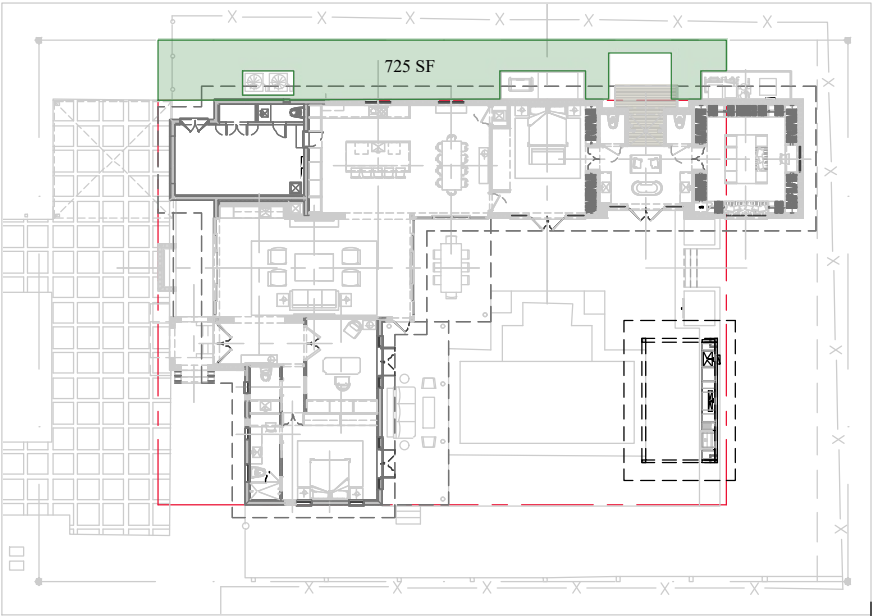
REAR LANDSCAPE
1/32"= 1'-0"

REAR YARD AREA: 1,822 S.F.
SF REQUIRED X 50%= 911 S.F.
PROVIDED: 1,516 S.F.



SIDE LANDSCAPE
1/32"= 1'-0"

SIDE YARD AREA: 1,200 S.F.
SF REQUIRED X 50%= 600 S.F.
PROVIDED: 1,185 S.F.



SIDE LANDSCAPE
1/32"= 1'-0"

SIDE YARD AREA: 930 S.F.
SF REQUIRED X 50%= 465 S.F.
PROVIDED: 725 S.F.



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A1.4

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ITEM #	Zoning Information				
1	Address:	2835 LUCERNE AVENUE, MIAMI BEACH FL 33140			
2	Folio number(s):	02-3228-001-0190			
3	Board and file numbers :				
4	Year built:	1952	Zoning District:	RS-3	
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.66'	
6	Adjusted grade (Flood+Grade/2):	6.00' NGVD	Free board:	N/A	
7	Lot Area:	12,150 SF			
8	Lot width:	90'-0"	Lot Depth:	135'-0"	
9	Max Lot Coverage SF and %:	3,645 (30%)	Proposed Lot Coverage SF and %:	3,507.74 (29%)	
10	Existing Lot Coverage SF and %:	2,375 (20%)	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	474 SF (26%)	Rear Yard Open Space SF and %:	1,183 SF	
12	Max Unit Size SF and %:	6,075 (50%)	Proposed Unit Size SF and %:	3,025.20 SF (24%)	
13	Existing First Floor Unit Size:	1950 (16%)	Proposed First Floor Unit Size:	3,025.20 SF	
14	Existing Second Floor Unit Size	N/A			
15			Proposed Second Floor Unit Size SF and % :	N/A	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	27'-0'	TBD.	14'-9"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	TBD.	20'-0"	N/A
20	Front Second level:	N/A	N/A	N/A	N/A
21	Side 1:	12'-8"(EXIST.)	TBD.	12'-8"	N/A
22	Side 2 or (facing street):	9'-10" (EXIST)	TBD.	9'-10"	N/A
23	Rear:	20'-0"	TBD.	7'-6"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	15'-0"		15'-0"	
27	Located within a Local Historic District?		NO		
28	Designated as an individual Historic Single Family Residence Site?		NO		
29	Determined to be Architecturally Significant?		NO		

Notes:

If not applicable write N/A

All other data information should be presented like the above format

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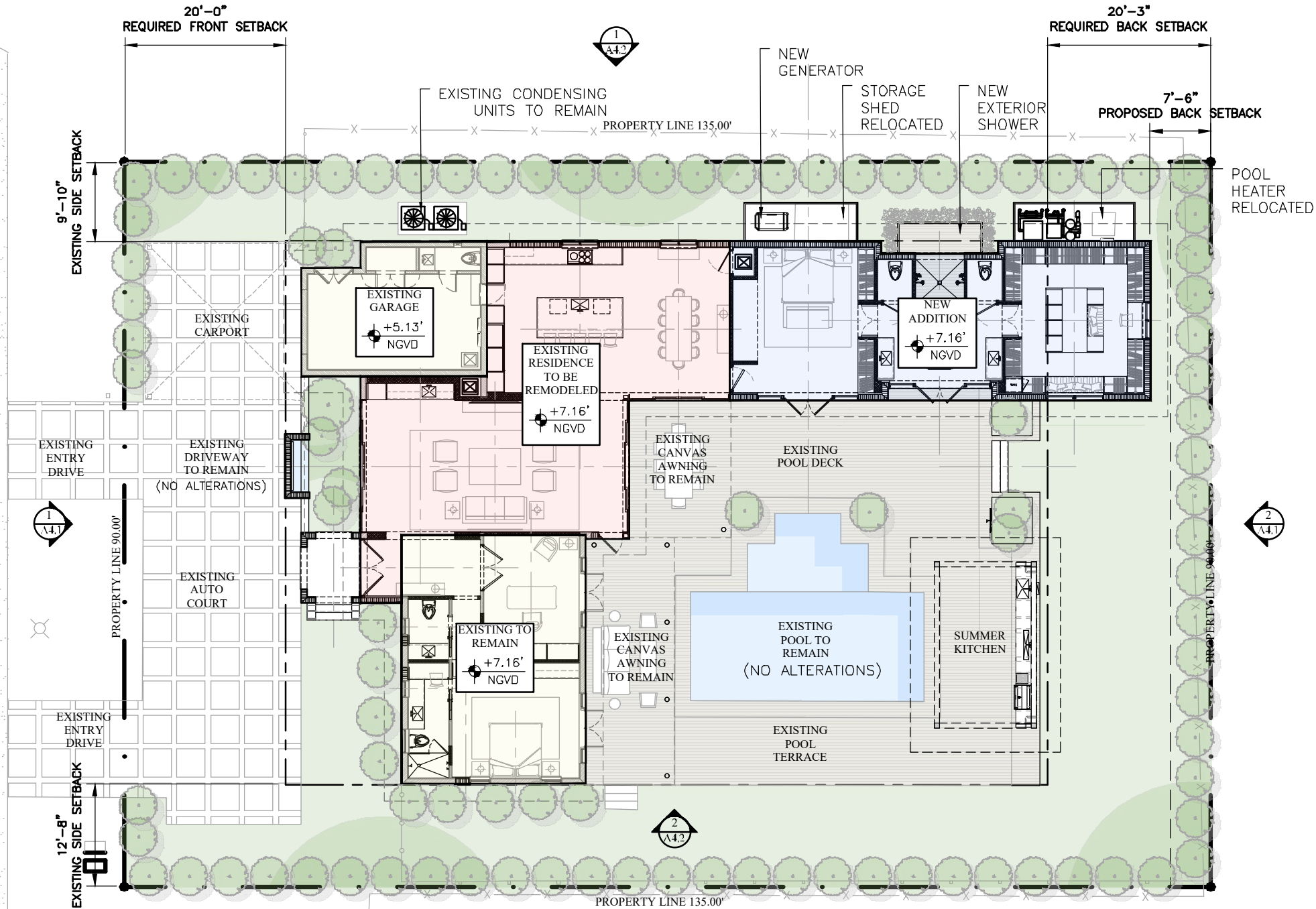
DATE: 2023-11-17

DRAWN: TWSP

REV: DATE:

A1.5

LUCERNE AVENUE



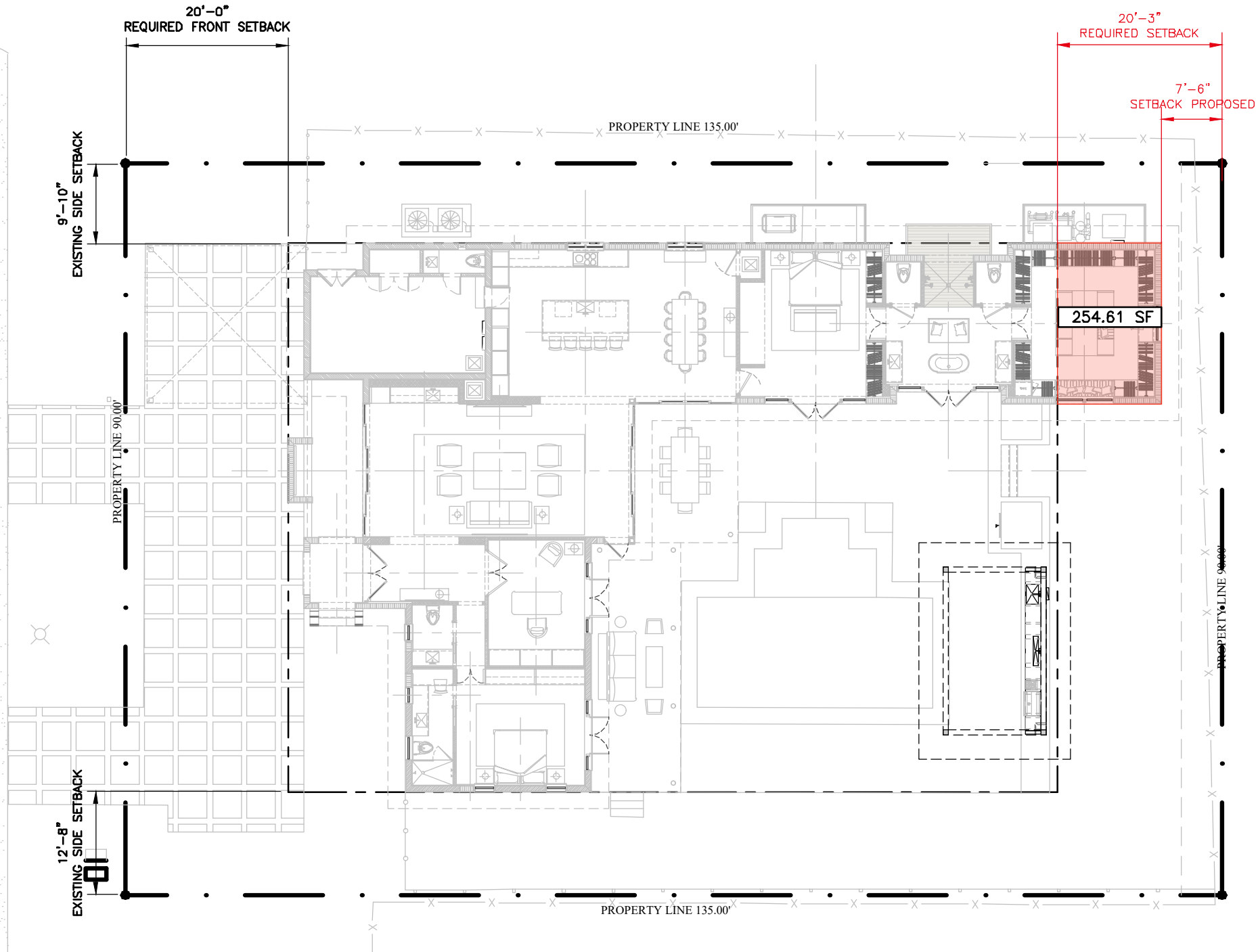
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A2.1

LUCERNE AVENUE

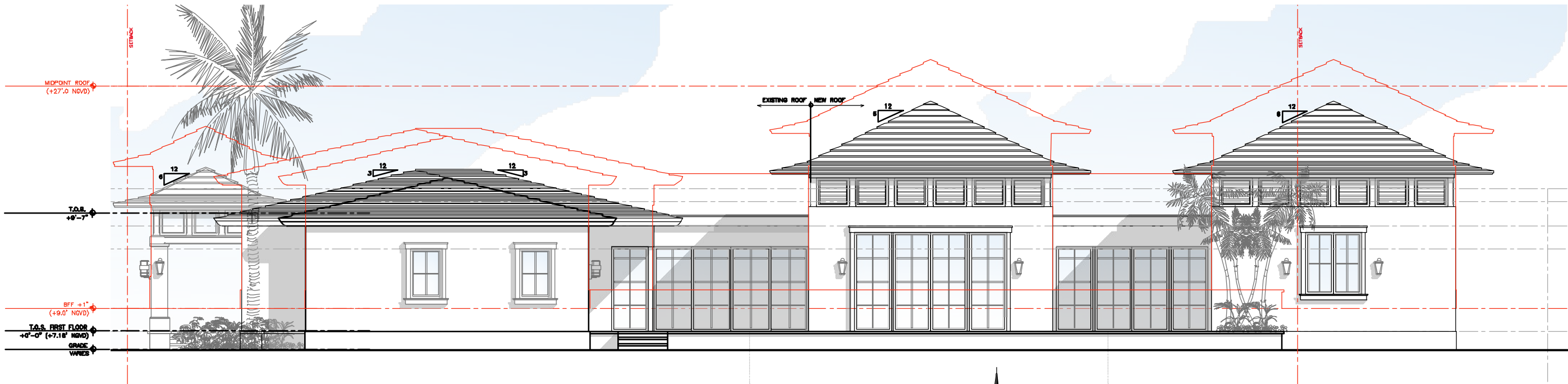


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A2.2



1 ELEVATION VARIANCE REQUEST
A2.3 1/4" = 1'-0"

THOMAS F. WEBER
ARCHITECT
ARCHITECT

THE WEBER STUDIO
ARCHITECTS
104 CRANFORD SUITE 414
KEY BISCAYNE, FLORIDA 33149
www.weberstudio.com
305.361.1952 or 305.361.1986

IULIANO-OAKS RESIDENCE
2531 EUGENE AVENUE, VARIANCE #13116

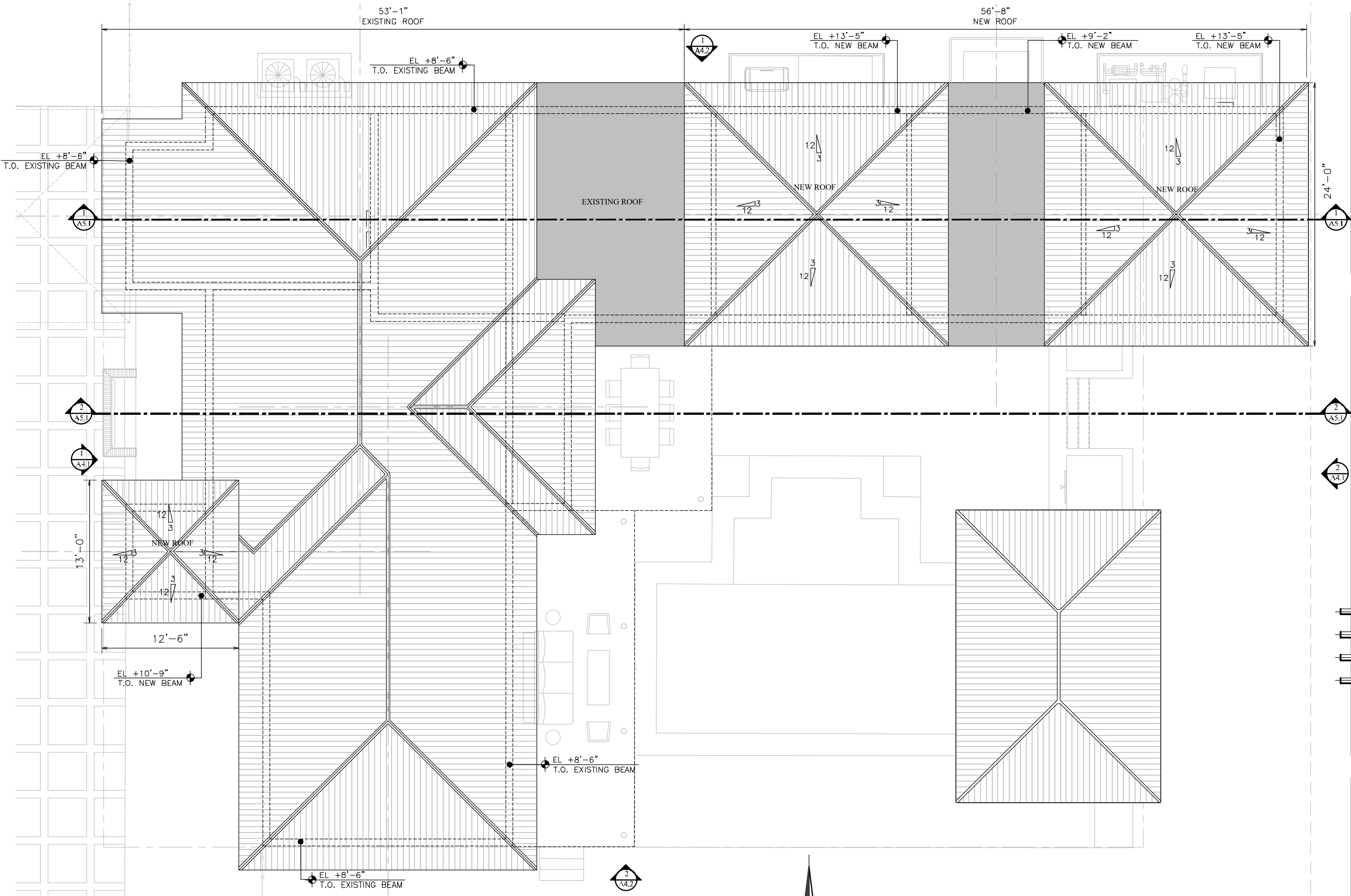
VARIANCE
REQUEST

DATE: 11.07.2013

DRAWN BY: PA

REVISION: DATE:

A2.3



ROOF PLAN

1/8"= 1'-0"

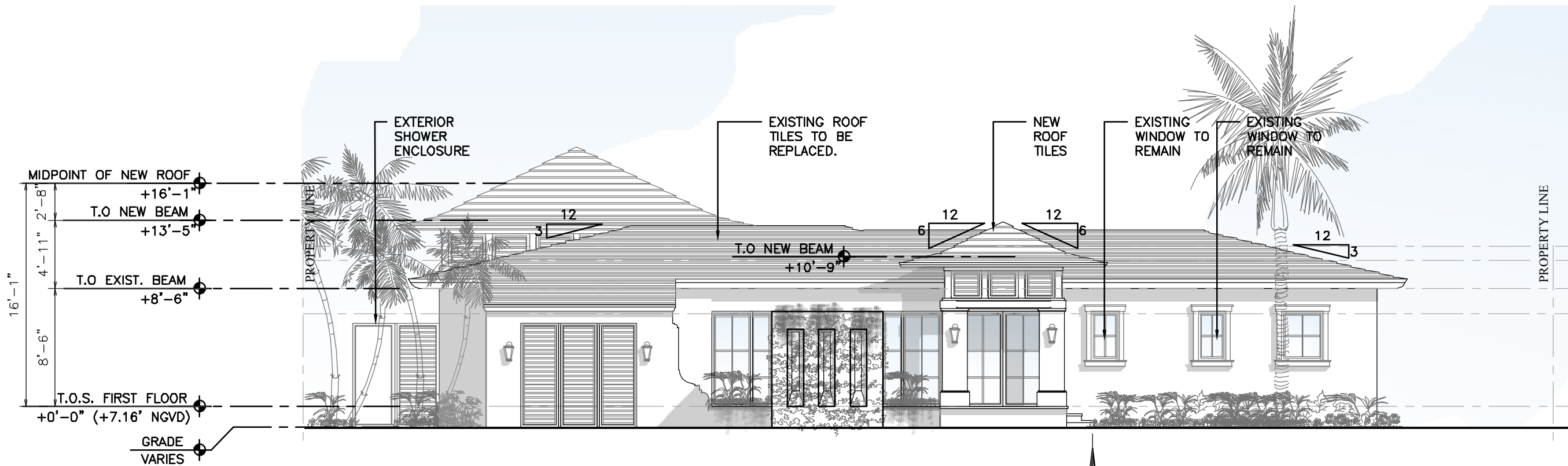


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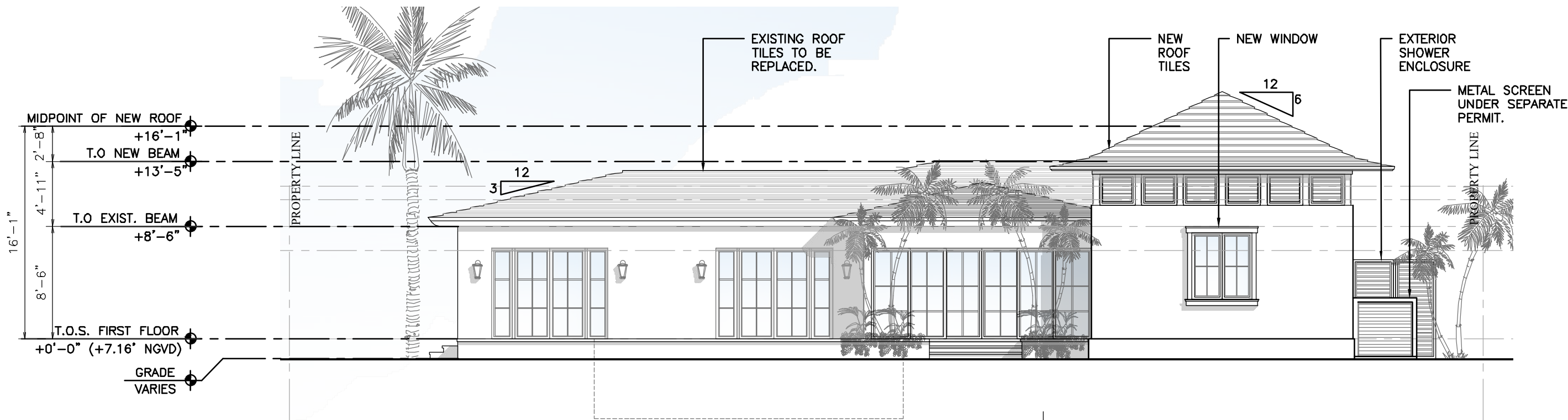
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A3.2



1
A4.1 ELEVATION
1/8" = 1'-0"



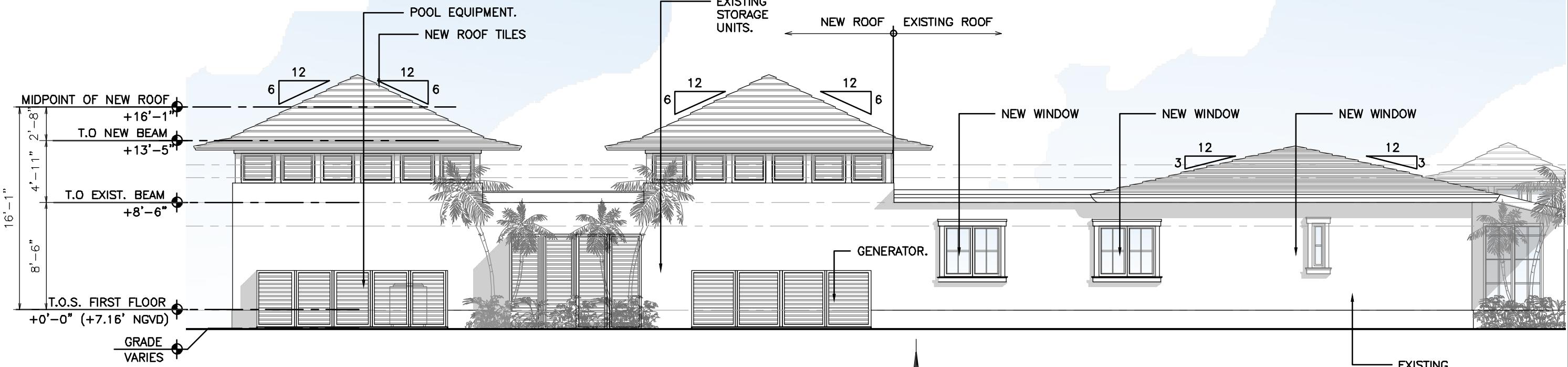
2
A4.1 ELEVATION
1/8" = 1'-0"

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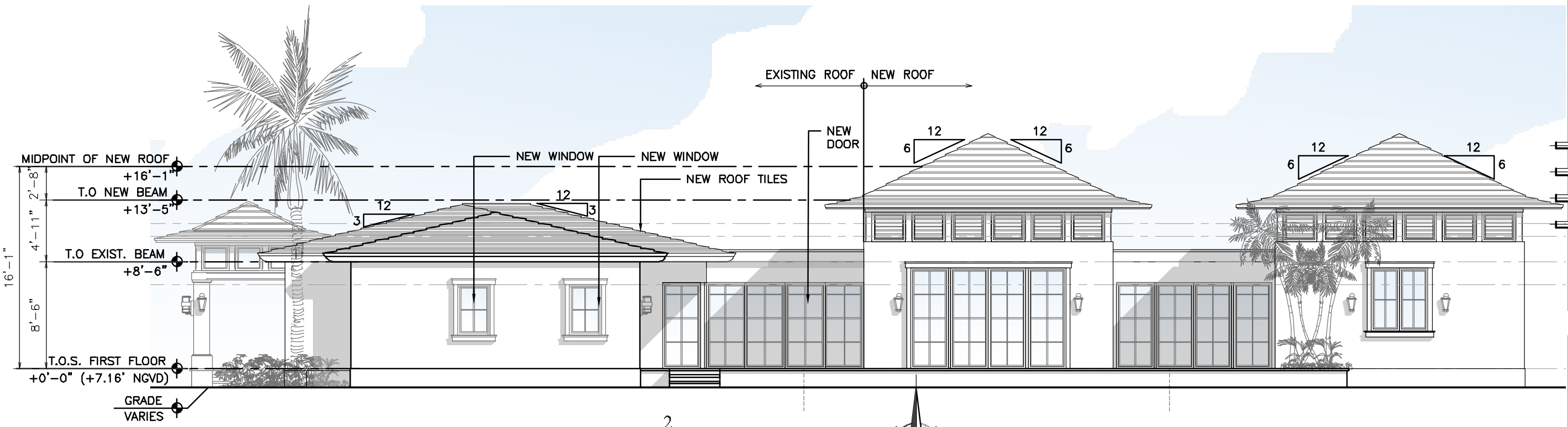
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A4.1



1
ELEVATION
A4.2
1/8"= 1'-0"



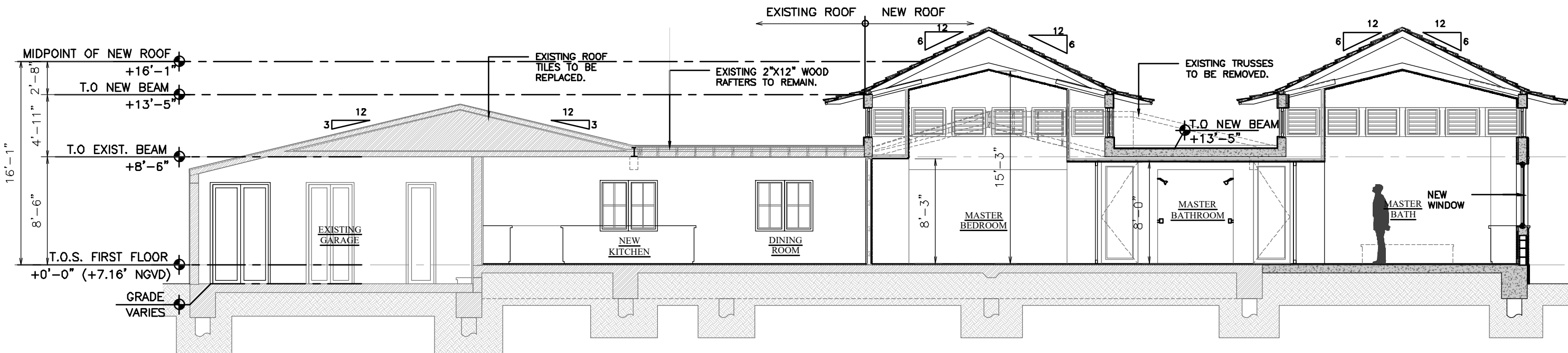
2
ELEVATION
A4.2
1/8"= 1'-0"

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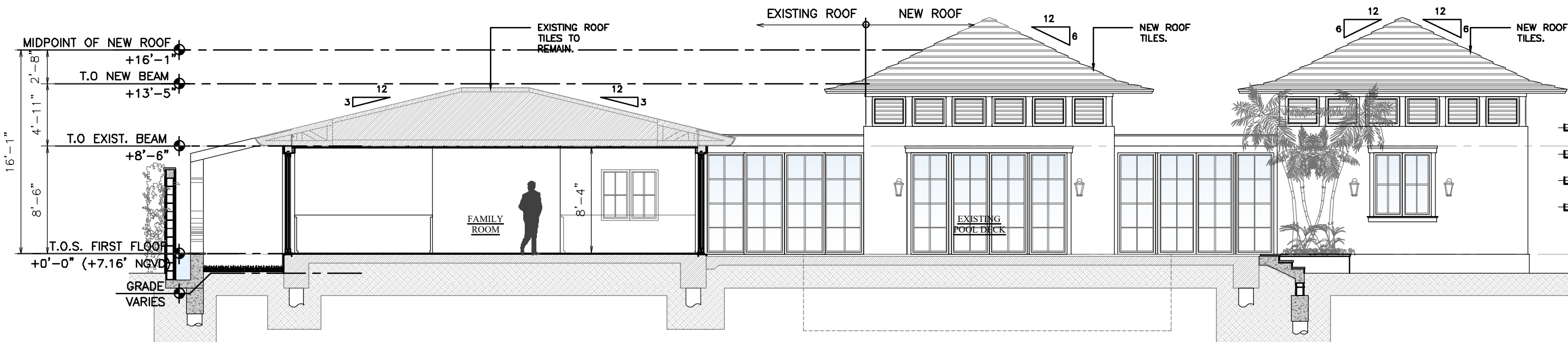
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A4.2



1
SECTION
A5.1 1/8"= 1'-0"



2
SECTION
A5.1 1/8"= 1'-0"

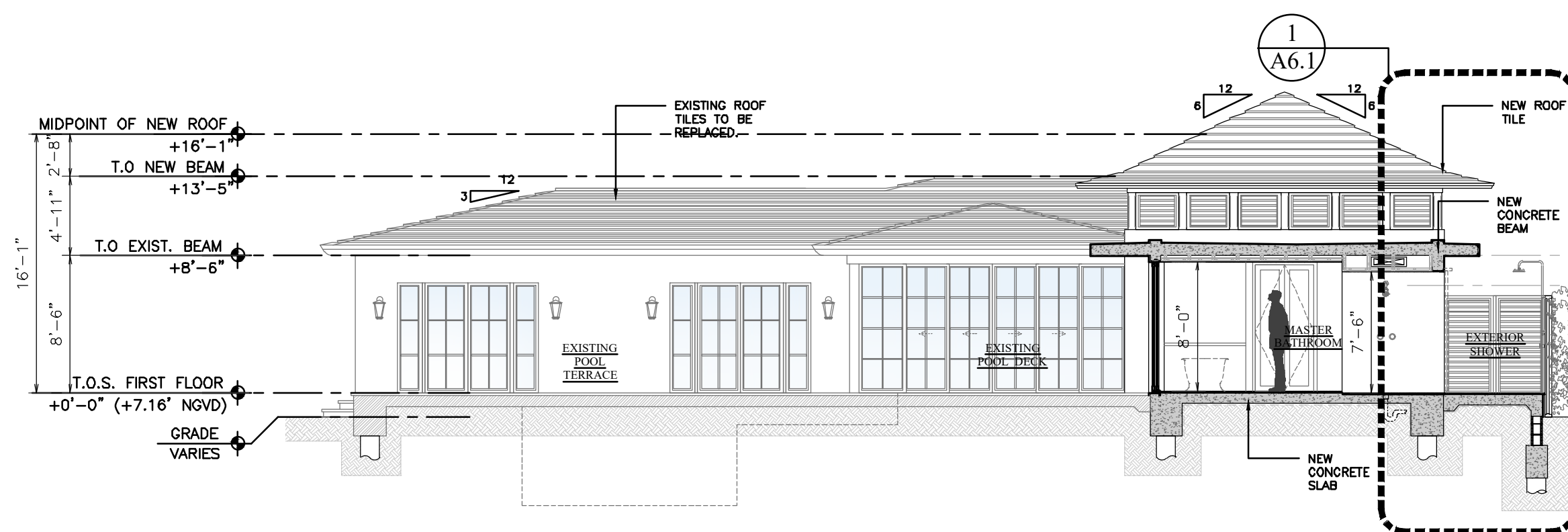


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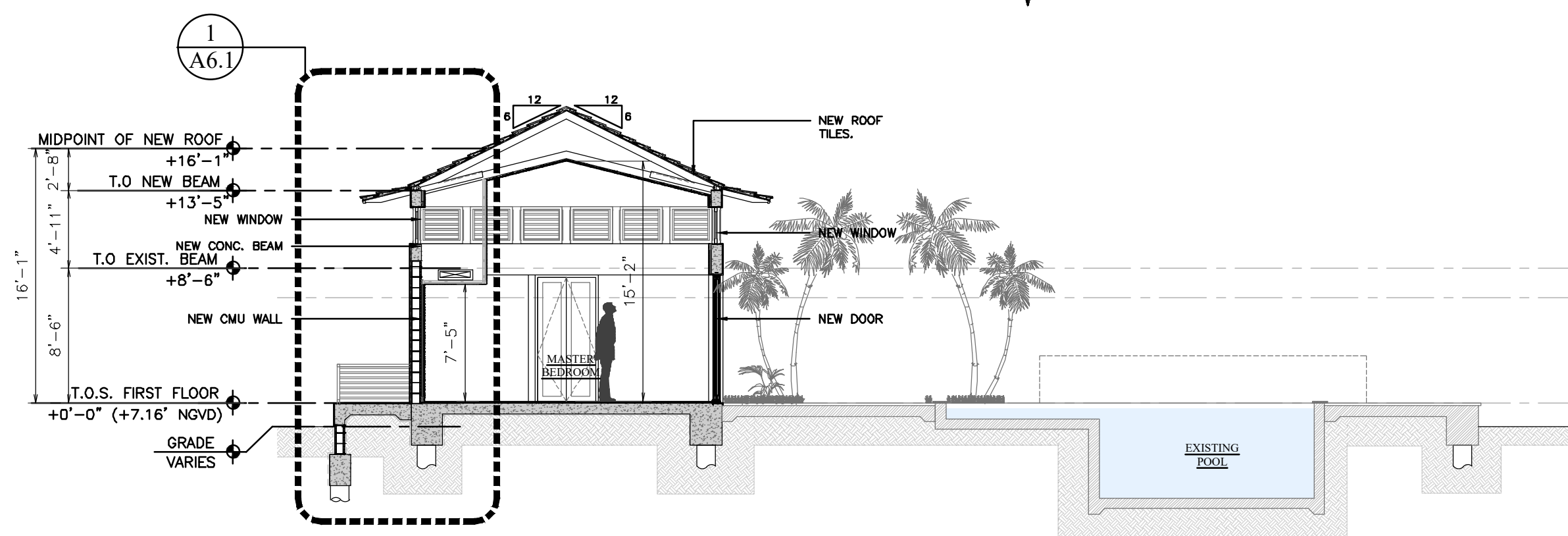
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A5.1



1
SECTION
A5.2 1/8"= 1'-0"



2
SECTION
A5.2 1/8"= 1'-0"

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A5.2