

**BEFORE THE MIAMI BEACH CITY COMMISSION  
DESIGN REVIEW BOARD FILE 16-0082  
2120 LUCERNE AVENUE**

IN RE: The Application for Design Review Approval  
for the construction of a new two-story  
single-family home to replace an existing  
pre-1942 architecturally-significant one-story  
home, including a variance to exceed the  
maximum allowed floor to ceiling clearance  
for non-airconditioned space located under a  
main structure.

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**EXHIBITS**

**PETITION TO REVERSE DESIGN REVIEW BOARD DECISION**

W. TUCKER GIBBS, P.A.

P.O. Box 1050

Coconut Grove, Florida 33133

Tel (305) 448-8486

Fax (305) 448-0773

Email: tucker@wtgibbs.com

By: 

W. TUCKER GIBBS

Florida Bar No.: 0705217

# EXHIBIT A

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: July 07, 2017

FILE NO: DRB16-0082

PROPERTY: 2120 Lucerne Avenue

APPLICANTS: Patrick and Marisa Dwyer

LEGAL: Lot 9, Block 4B, 3rd Revised Plat of Sunset Islands, according to the map thereof, as recorded in Plat Book 40, Page 8 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant one-story home, including a variance to exceed the maximum allowed floor to ceiling clearance for non-air conditioned space located under a main structure.

**ORDER**

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Design Review**

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 3, 5, 6, and 12 in Section 118-251 of the Miami Beach Code.
- C. The project would remain consistent with the criteria and requirements of Section 118-251 if the following conditions are met:
  1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 2120 Lucerne Avenue shall be submitted, at a minimum, such drawings shall incorporate the following:
    - a. The maximum floor to ceiling clearance under the main structure shall not exceed 7'-6" from the lowest level slab provided.



- b. The height of the main structure shall not exceed **23'-0"** when measured from BFE + 5'-0" (maximum freeboard).
  - c. The proposed entrance walkway width perpendicular to Lucerne Avenue shall be not permitted as proposed. The walkway shall be reduced to a maximum of five feet.
  - d. The final Design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - e. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
  - f. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. The subject property is located within the Sunset Island #3 & 4 CIP ROW Streetscape Neighborhood Project, which is currently underway and installation of any required street trees shall not be permitted until after the completion of the City project. Shortly after the completion of the City's ROW project, the property owner shall be responsible for obtaining a separate Public Works ROW permit for the installation of the required street trees, which may occur after the issuance of a FINAL CO.
  - b. The installation of sod and street trees in the public ROW is subject to the review and approval of the Public Work Greenspace Division. All understory landscape material in the public ROW should be removed and replaced with sod.
  - c. In order to protect the root system of existing trees #5 and 6, as identified on sheet L1-20, the architect shall remove the section of the coral rock wall proposed at the property line, and low walls outlining the driveway/parking edge located within the dripline of the trees. A less intrusive fence, such as picket / wire mesh shall be provided in these sections in order to secure the property. Also, the hardscape area in the public ROW and within the dripline of tree #6 shall be removed. A 3' wide walkway may be provided for pedestrian access subject to the review and approval of the Public Works Department and CMB Urban Forester.
  - d. The proposed landscape buffer within the west interior side yard shall be



further enhanced in order to provide a continuous landscape buffer and specified to be 25'-0" minimum in height at the time of installation and subject to the review and approval of staff. The finish material of the walkways shall consist of an ornamental landscape gravel in order to enhance rooting space for trees/ palms and/or bamboo specified to provide screening.

- e. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
- f. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site, subject to the review and approval of staff.
- g. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- h. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- i. The architect shall substantially increase the amount of native canopy shade trees within the site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- k. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- l. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.

- m. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- n. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- o. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures. The location of backflow preventers, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- p. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- q. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

**In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.**

## **II. Variance(s)**

- A. The applicants filed an application with the Planning Department for the following variance(s), which were either approved by the Board with modifications, or denied:

The following variance was withdrawn by the applicants:

1. A variance to exceed by 2'-0" the maximum floor to ceiling clearance of 7'-6" allowed under the main structure in order to construct a new two-story single family home including area under the main structure with a height clearance up to 9'-6", as measured from the lowest level slab provided (4'-7" NGVD). (Variance withdrawn by applicants)

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

**III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.**

- A. During construction of the new home, the Applicants will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard and within 10' of the street side yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- B. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- C. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- D. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- E. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- F. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- G. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Dwyer Residence", as prepared by **Arquitectonica**, dated, signed and sealed June 12, 2017, and as approved by the Design Review Board, as determined by staff.



No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

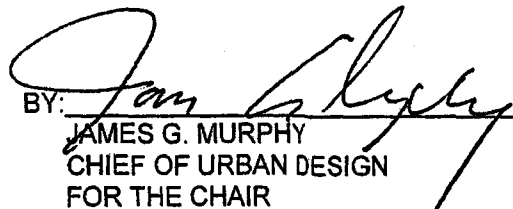
The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 13<sup>th</sup> day of July, 2017.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

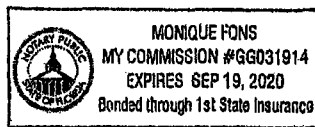
BY: 

JAMES G. MURPHY  
CHIEF OF URBAN DESIGN  
FOR THE CHAIR



STATE OF FLORIDA           )  
                                          )SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July 2017 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



[Signature]  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 9/19/20

Approved As To Form:  
City Attorney's Office:

[Signature] ( 7/12/17 )

Filed with the Clerk of the Design Review Board on [Signature] ( 7/12/17 )

F:\PLAN\DRB\DRB17\07-07-2017\JUL17 Final Orders\DRB16-0082 2120 Lucerne Avenue.JUL17.FO.docx

[Signature]

# EXHIBIT B

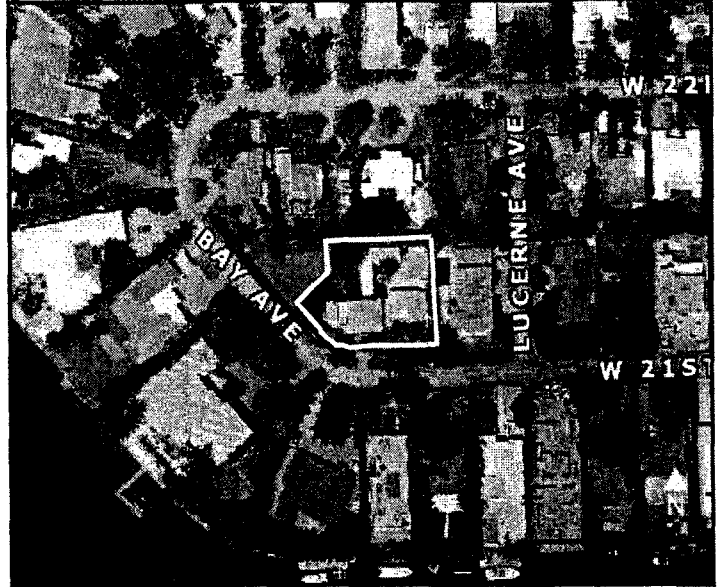


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/29/2017

| Property Information |                                              |
|----------------------|----------------------------------------------|
| Folio:               | 02-3228-001-2010                             |
| Property Address:    | 1621 W 21 ST<br>Miami Beach, FL 33140-4506   |
| Owner                | FRANCESCO SENIS<br>INGA ROZA LUKSZA SENIS    |
| Mailing Address      | 1621 W 21 ST<br>MIAMI BEACH, FL 33141 USA    |
| PA Primary Zone      | 0100 SINGLE FAMILY - GENERAL                 |
| Primary Land Use     | 0101 RESIDENTIAL - SINGLE<br>FAMILY : 1 UNIT |
| Beds / Baths / Half  | 5 / 4 / 0                                    |
| Floors               | 1                                            |
| Living Units         | 1                                            |
| Actual Area          | 4,474 Sq.Ft                                  |
| Living Area          | 3,958 Sq.Ft                                  |
| Adjusted Area        | 4,054 Sq.Ft                                  |
| Lot Size             | 14,238 Sq.Ft                                 |
| Year Built           | 1940                                         |



| Assessment Information |             |             |             |
|------------------------|-------------|-------------|-------------|
| Year                   | 2017        | 2016        | 2015        |
| Land Value             | \$2,391,984 | \$2,135,700 | \$1,551,942 |
| Building Value         | \$457,279   | \$461,298   | \$465,316   |
| XF Value               | \$23,528    | \$23,585    | \$15,511    |
| Market Value           | \$2,872,791 | \$2,620,583 | \$2,032,769 |
| Assessed Value         | \$1,026,203 | \$1,005,096 | \$998,110   |

| Benefits Information                                                                                     |                      |             |             |             |
|----------------------------------------------------------------------------------------------------------|----------------------|-------------|-------------|-------------|
| Benefit                                                                                                  | Type                 | 2017        | 2016        | 2015        |
| Save Our Homes Cap                                                                                       | Assessment Reduction | \$1,846,588 | \$1,615,487 | \$1,034,659 |
| Homestead                                                                                                | Exemption            | \$25,000    | \$25,000    | \$25,000    |
| Second Homestead                                                                                         | Exemption            | \$25,000    | \$25,000    | \$25,000    |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). |                      |             |             |             |

| Short Legal Description          |  |
|----------------------------------|--|
| SUNSET ISLANDS - ISLAND NO 4     |  |
| PB 40-8                          |  |
| W10FT OF LOT 1 & ALL LOT 2 & BEG |  |
| 87.7FTE OF NW COR LOT 3 TH       |  |
| SLY31.01FT SWLY47.22FT M/L TO X  |  |

| Taxable Value Information |             |           |           |
|---------------------------|-------------|-----------|-----------|
|                           | 2017        | 2016      | 2015      |
| <b>County</b>             |             |           |           |
| Exemption Value           | \$50,000    | \$50,000  | \$50,000  |
| Taxable Value             | \$976,203   | \$955,096 | \$948,110 |
| <b>School Board</b>       |             |           |           |
| Exemption Value           | \$25,000    | \$25,000  | \$25,000  |
| Taxable Value             | \$1,001,203 | \$980,096 | \$973,110 |
| <b>City</b>               |             |           |           |
| Exemption Value           | \$50,000    | \$50,000  | \$50,000  |
| Taxable Value             | \$976,203   | \$955,096 | \$948,110 |
| <b>Regional</b>           |             |           |           |
| Exemption Value           | \$50,000    | \$50,000  | \$50,000  |
| Taxable Value             | \$976,203   | \$955,096 | \$948,110 |

| Sales Information |           |              |                           |
|-------------------|-----------|--------------|---------------------------|
| Previous Sale     | Price     | OR Book-Page | Qualification Description |
| 03/02/2011        | \$200,000 | 27622-4387   | Affiliated parties        |
| 06/01/2001        | \$754,000 | 19767-3287   | Sales which are qualified |
| 05/01/2000        | \$740,000 | 19123-1046   | Sales which are qualified |
| 12/01/1999        | \$690,000 | 18933-4222   | Sales which are qualified |

# EXHIBIT C



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/1/2017

| Property Information |                                               |
|----------------------|-----------------------------------------------|
| Folio:               | 02-3228-001-1970                              |
| Property Address:    | 1541 W 22 ST<br>Miami Beach, FL 33140-4510    |
| Owner                | BRIAN BERMAN & W ANNE B                       |
| Mailing Address      | 1541 W 22 ST ISLE #4<br>MIAMI BEACH, FL 33140 |
| PA Primary Zone      | 0800 SGL FAMILY - 1701-1900 SQ                |
| Primary Land Use     | 0101 RESIDENTIAL - SINGLE<br>FAMILY : 1 UNIT  |
| Beds / Baths / Half  | 3 / 4 / 0                                     |
| Floors               | 2                                             |
| Living Units         | 1                                             |
| Actual Area          | 6,298 Sq.Ft                                   |
| Living Area          | 4,357 Sq.Ft                                   |
| Adjusted Area        | 5,001 Sq.Ft                                   |
| Lot Size             | 21,000 Sq.Ft                                  |
| Year Built           | 1941                                          |



| Assessment Information |             |             |             |
|------------------------|-------------|-------------|-------------|
| Year                   | 2017        | 2016        | 2015        |
| Land Value             | \$6,291,600 | \$5,880,000 | \$5,880,000 |
| Building Value         | \$490,904   | \$490,928   | \$490,952   |
| XF Value               | \$31,727    | \$31,727    | \$20,554    |
| Market Value           | \$6,814,231 | \$6,402,655 | \$6,391,506 |
| Assessed Value         | \$1,081,098 | \$1,058,862 | \$1,051,502 |

| Benefits Information                                                                                     |                      |             |             |             |
|----------------------------------------------------------------------------------------------------------|----------------------|-------------|-------------|-------------|
| Benefit                                                                                                  | Type                 | 2017        | 2016        | 2015        |
| Save Our Homes Cap                                                                                       | Assessment Reduction | \$5,733,133 | \$5,343,793 | \$5,340,004 |
| Homestead                                                                                                | Exemption            | \$25,000    | \$25,000    | \$25,000    |
| Second Homestead                                                                                         | Exemption            | \$25,000    | \$25,000    | \$25,000    |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). |                      |             |             |             |

| Short Legal Description    |  |
|----------------------------|--|
| SUNSET ISLANDS ISLAND NO 4 |  |
| PB 40-8                    |  |
| LOT 28 & W45FT OF LOT 29   |  |
| BLK 4 A                    |  |
| LOT SIZE 120.000 X 175     |  |

| Taxable Value Information |             |             |             |
|---------------------------|-------------|-------------|-------------|
|                           | 2017        | 2016        | 2015        |
| County                    |             |             |             |
| Exemption Value           | \$50,000    | \$50,000    | \$50,000    |
| Taxable Value             | \$1,031,098 | \$1,008,862 | \$1,001,502 |
| School Board              |             |             |             |
| Exemption Value           | \$25,000    | \$25,000    | \$25,000    |
| Taxable Value             | \$1,056,098 | \$1,033,862 | \$1,026,502 |
| City                      |             |             |             |
| Exemption Value           | \$50,000    | \$50,000    | \$50,000    |
| Taxable Value             | \$1,031,098 | \$1,008,862 | \$1,001,502 |
| Regional                  |             |             |             |
| Exemption Value           | \$50,000    | \$50,000    | \$50,000    |
| Taxable Value             | \$1,031,098 | \$1,008,862 | \$1,001,502 |

| Sales Information |           |              |                           |
|-------------------|-----------|--------------|---------------------------|
| Previous Sale     | Price     | OR Book-Page | Qualification Description |
| 07/01/1992        | \$720,000 | 15590-2029   | Sales which are qualified |

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Version:

# EXHIBIT D

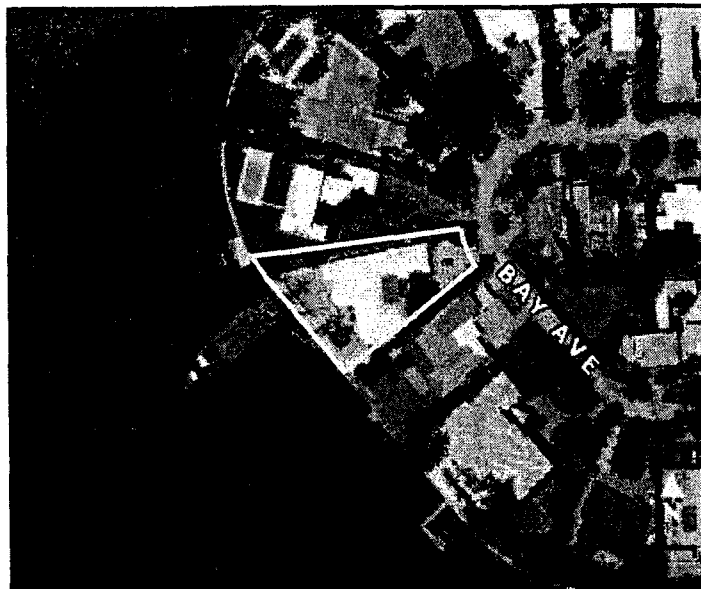


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/1/2017

| Property Information |                                                             |
|----------------------|-------------------------------------------------------------|
| Folio:               | 02-3228-001-1890                                            |
| Property Address:    | 2130 BAY AVE<br>Miami Beach, FL 33140-4534                  |
| Owner                | JEFFREY L BRANDON & W IRENE R                               |
| Mailing Address      | 2130 BAY AVE SUNSET ISLAND #4<br>MIAMI BEACH, FL 33140-0000 |
| PA Primary Zone      | 0800 SGL FAMILY - 1701-1900 SQ                              |
| Primary Land Use     | 0101 RESIDENTIAL - SINGLE<br>FAMILY : 1 UNIT                |
| Beds / Baths / Half  | 4 / 5 / 0                                                   |
| Floors               | 1                                                           |
| Living Units         | 1                                                           |
| Actual Area          | Sq.Ft                                                       |
| Living Area          | Sq.Ft                                                       |
| Adjusted Area        | 5,223 Sq.Ft                                                 |
| Lot Size             | 15,016 Sq.Ft                                                |
| Year Built           | 1954                                                        |



| Assessment Information |             |             |             |
|------------------------|-------------|-------------|-------------|
| Year                   | 2017        | 2016        | 2015        |
| Land Value             | \$6,757,200 | \$6,757,200 | \$6,757,200 |
| Building Value         | \$554,584   | \$559,198   | \$563,815   |
| XF Value               | \$60,673    | \$61,506    | \$57,936    |
| Market Value           | \$7,372,457 | \$7,377,904 | \$7,378,951 |
| Assessed Value         | \$1,038,526 | \$1,017,166 | \$1,010,096 |

| Benefits Information                                                                                     |                      |             |             |             |
|----------------------------------------------------------------------------------------------------------|----------------------|-------------|-------------|-------------|
| Benefit                                                                                                  | Type                 | 2017        | 2016        | 2015        |
| Save Our Homes Cap                                                                                       | Assessment Reduction | \$6,333,931 | \$6,360,738 | \$6,368,855 |
| Homestead                                                                                                | Exemption            | \$25,000    | \$25,000    | \$25,000    |
| Second Homestead                                                                                         | Exemption            | \$25,000    | \$25,000    | \$25,000    |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). |                      |             |             |             |

| Short Legal Description                                                                                |
|--------------------------------------------------------------------------------------------------------|
| SUNSET ISLANDS-ISLAND NO 4<br>PB 40-8<br>LOT 20 BLK 4A<br>LOT SIZE 95.000 X 176<br>OR 13702-982 0688 1 |

| Taxable Value Information |             |           |           |
|---------------------------|-------------|-----------|-----------|
|                           | 2017        | 2016      | 2015      |
| <b>County</b>             |             |           |           |
| Exemption Value           | \$50,000    | \$50,000  | \$50,000  |
| Taxable Value             | \$988,526   | \$967,166 | \$960,096 |
| <b>School Board</b>       |             |           |           |
| Exemption Value           | \$25,000    | \$25,000  | \$25,000  |
| Taxable Value             | \$1,013,526 | \$992,166 | \$985,096 |
| <b>City</b>               |             |           |           |
| Exemption Value           | \$50,000    | \$50,000  | \$50,000  |
| Taxable Value             | \$988,526   | \$967,166 | \$960,096 |
| <b>Regional</b>           |             |           |           |
| Exemption Value           | \$50,000    | \$50,000  | \$50,000  |
| Taxable Value             | \$988,526   | \$967,166 | \$960,096 |

| Sales Information |           |              |                           |
|-------------------|-----------|--------------|---------------------------|
| Previous Sale     | Price     | OR Book-Page | Qualification Description |
| 06/01/1988        | \$465,000 | 13702-0982   | Sales which are qualified |
| 07/01/1987        | \$375,000 | 13364-3208   | Sales which are qualified |

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Version:

# EXHIBIT E



# **ARQUITECTONICA**

2900 Oak Avenue, Miami, FL 33133  
T 305 372 1812 F 305 372 1175

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## **DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## **AERIAL VIEW**

DATE ISSUED: 08.12.2017  
REVISION: 11  
NOTED:  
DESIGN REVIEW BOARD:  
REVISED PLANS:  
08.12.2017

DRAWN BY: CR  
CHECKED BY: RF

DRAWING #: EX-06

SHEET 6 OF 17

# EXHIBIT F

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Design Review Board

TO: DRB Chairperson and Members

DATE: July 07, 2017

FROM: Thomas R. Mooney, AICP  
Planning Director

SUBJECT: DRB16-0082  
**2120 Lucerne Avenue – Single Family Home**

The applicants, Patrick and Marisa Dwyer, are requesting Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant one-story home, including a variance to exceed the maximum allowed floor to ceiling clearance for non-air conditioned space located under a main structure.

#### **RECOMMENDATION:**

Continue to a future meeting date for further design development.

Denial of the variance

#### **LEGAL DESCRIPTION:**

Lot 9, Block 4B, 3<sup>rd</sup> Revised Plat of Sunset Islands, according to the map thereof, as recorded in Plat Book 40, Page 8 of the Public Records of Miami-Dade County, Florida.

#### **HISTORY:**

On June 06, 2017 the Design Review Board continued the application in order for the applicant to further refine the design and lessen the impact on the surrounding area.

#### **SITE DATA:**

Zoning: RS-4  
Future Land Use: RS  
Lot Size: 7,066 SF 60'x120'  
Lot Coverage:  
Existing: ±2,024 SF / 28.6%  
Proposed: 2,107 SF / 29.8%  
Maximum: 2,120 SF / 30%  
Unit size:  
Existing: ±2,024 SF / 28.6%  
Proposed: 3,326.8 SF / 47%  
Maximum: 3,533 SF / 50%  
2<sup>nd</sup> Floor Volume to 1<sup>st</sup>:  
Proposed 44.9%  
Maximum 70%  
Roof Deck: 4%  
Height:

Maximum: 24'-0" flat roof  
(from BFE+5' | 13' NGVD)

Grade: +4.48' NGVD  
Base Flood: +8.00' NGVD  
Difference: 3.52'  
Adjusted Grade: +6.24 NGVD  
30" (+2.5') Above Grade: +8.74' NGVD  
First Floor Elevation: +16.75' NGVD

#### **EXISTING STRUCTURE:**

Year Constructed: 1937  
Architect: M. M. Ungaro  
Vacant: No  
Demolition Proposed: Total

Proposed: 22'-6" flat roof  
(from BFE+5' | 13' NGVD)

#### **Surrounding Properties:**

East: One-Story 1938 residence

North: Two-Story 1941 residence  
South: Two-story 1940 residence

West: Two-story 1944 residence

**THE PROJECT:**

The applicants have submitted revised plans entitled "Dwyer Residence", as prepared by **Arquitectonica**, dated, signed and sealed June 12, 2017.

The applicants are proposing to construct a new, contemporary two-story residence on a corner lot on Sunset Islands No. IV that will replace an existing pre-1942 architecturally significant one-story residence.

The applicants are requesting the following variance(s):

1. A variance to exceed by 2'-0" the maximum floor to ceiling clearance of 7'-6" allowed under the main structure in order to construct a new two-story single family home including area under the main structure with a height clearance up to 9'-6", as measured from the lowest level slab provided (4'-7" NGVD).
- Variance requested from:

**Sec. 142-105. - Development regulations and area requirements**

**(4) Unit size requirements.**

d. *Non-air conditioned space located below minimum flood elevation, plus freeboard. Notwithstanding the above, for those properties located in the RS-1, RS-2, RS-3, RS-4 single-family residential districts, where the first habitable floor is located six feet or more above existing grade in order to meet minimum flood elevation requirements, including freeboard, the following shall apply:*

1. The height of the area under the main structure may have a maximum floor to ceiling clearance of seven feet six inches from the lowest level slab provided.

2. *Up to, but not exceeding, 600 square feet of segregated parking garage area may be permitted under the main structure.*

3. *The area under the first habitable floor, of the main structure shall consist of non-air conditioned space. Such area shall not be subdivided into different rooms, with the exception of the parking garage area, and required stairs and/or elevators.*

4. *The parking garage area and the non-air-conditioned floor space located directly below the first habitable floor, shall not count in the unit size calculations.*

The first fully-enclosed, habitable floor of the residence is designed at an elevation of 15'-10" NGVD, approximately 6'-10" above the minimum building standard requirement of +9'-0" NGVD (BFE +Fb). This is nearly 2'-10" higher than the maximum freeboard allowance of +5.00' over Base Flood Elevation (+8.00'). The design intention is to create a larger, non-air-conditioned space below the main slab that serves as a usable outdoor recreational amenity and program feature for the residents. The Code, however, restricts the maximum floor to ceiling height of this under slab area to 7'-6". This non-air-conditioned area is created due to differences in CMB Grade and BFE building code requirements. The applicants are

requesting an additional clearance of 2'-0", for a total height of 9'-6" for a portion of the area under the first enclosed habitable floor featuring a concrete open air deck including a counter top, sink, and other equipment not identified. The area is not related to the required parking created underneath the building. In fact, the parking area complies with the 7'-6" height clearance. However, the letter of intent states that the variance is necessary to allow parking underneath the building and to allow for a proper entranceway to the house, especially for taller persons. However, the intent of the Code is to limit the allowable areas underneath the building to no more than 7'-6". Furthermore, staff would note that as per the '*Residential Florida Building Code 2010*', the minimum necessary height for occupiable spaces is 7'-0". See below an excerpt of the SECTION R305 CEILING HEIGHT:

**"R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet."**

Based on the minimum ceiling height required in residential spaces, the height of 7'-6" allowed by the zoning regulations would allow for the reasonable use of the space underneath the main living area. While staff commends the overall design initiative in its pursuit to promote resiliency, in this design configuration of spatial areas, staff does not support the additional 2'-0" of clearance that will increase the height under the main structure to 9'-6" as the reasons set forth in the applicants' Letter of Intent do not meet the practical difficulties and hardship criteria in the code. The additional area with non-conforming height is the applicant's choice and does not satisfy the practical difficulties criteria for the height increase requested.

Staff finds that the variance requested is self-imposed and is associated with the specific design, which is out of character with the neighborhood and the corner lot.

#### **PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA**

The applicants have submitted plans and documents with the application that **DO NOT** satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board of Adjustment finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also **DO NOT** indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

**COMPLIANCE WITH ZONING CODE:**

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the following sections of the City Code, aside from the requested variances. The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

**COMPLIANCE WITH DESIGN REVIEW CRITERIA:**

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria are found to be satisfied, not satisfied or not applicable, as hereto indicated:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.  
**Satisfied**
2. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.  
**Not Satisfied; the proposed design requires a variance.**
3. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.  
**Not Satisfied; the proposed design requires a variance. Also the residence is out of scale with the surrounding context and is developed with a massing that breaks the existing streetscape and dominates the corner parcel, and looms over the front and sides of the property when compared to the existing neighborhood character.**

4. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252.  
**Satisfied**
5. The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.  
**Not Satisfied; the proposed design requires a variance. Also the residence is out of scale with the surrounding context and is developed with a massing that breaks the existing streetscape and dominates the corner parcel, and looms over the front and sides of the property when compared to the existing neighborhood character.**
6. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.  
**Not Satisfied; the proposed design requires a variance. Also the residence is out of scale with the surrounding context and is developed with a massing that breaks the existing streetscape and dominates the corner parcel, and looms over the front and sides of the property when compared to the existing neighborhood character.**
7. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.  
**Satisfied**
8. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site.  
**Satisfied**
9. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.  
**Not Satisfied; a lighting plan has not been provided**

10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.  
**Satisfied**
11. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.  
**Satisfied**
12. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).  
**Not Satisfied; the proposed design requires a variance. Also the residence is out of scale with the surrounding context and is developed with a massing that breaks the existing streetscape, dominates the corner parcel, and looms over the front and sides of the property when compared to the existing neighborhood character.**
13. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.  
**Satisfied**
14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**No Satisfied; a mechanical equipment plan and the associated screening has not been submitted.**
15. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).  
**Not Applicable**
16. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.  
**Satisfied**
17. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.  
**Not Applicable**

18. In addition to the foregoing criteria, subsection [118-]104(6)(t) of the City Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.  
**Not Applicable**

19. The structure and site complies with the sea level rise and resiliency review criteria in Chapter 133, Article II, as applicable.  
**Satisfied**

**STAFF ANALYSIS:**  
**DESIGN REVIEW**

The applicants are proposing to construct a new two-story residence that will replace an existing pre-1942 architecturally significant one-story home. Built in 1937, the existing one-story home is designed in a deco / bungalow style, and is sited on the northeast corner of an interior block of Sunset Island IV. Sunset Island IV is the southernmost island of the Sunset Island Neighborhood and is located due north of 20<sup>th</sup> Street and west of North Bay Road. The Sunset Islands were developed in the late 1920's by the Sunset Islands Company and are the last man-made dredged residential islands in Florida.

The residence is a pilotis-style home that addresses the issue of sea level rise by elevating the home 12'-0" above CMB Grade. Wrapped in glass and wood-patterned concrete formliner, the elevated habitable stories expose the home's concrete structural columns, wherein breeze block walls delineate parking, storage, an entry and a covered outdoor area. It is designed in the spirit of Florida residential architecture, referencing both the floating houses of Stiltsville and the Post War Florida modern residential architecture exemplified by the Sarasota School of Architecture.

The proposed home largely follows the minimum setback requirements. Elevated well-above Base Flood Elevation (BFE) plus freeboard, from an appearance standpoint it reads as a three story building even as it follows the regulations of the code. The design attempts to restrain the impact of the enclosed 2<sup>nd</sup> floor on the overall elevation by minimizing its square footage, which at 951sf is only 44.9% of the first floor volume; and by inserting the majority of the second floor within the parapet of the first floor's exterior cladding. The result is a considerable first floor volume, which as presently designed, and at an elevation nearly 3'-0" above maximum freeboard, overwhelms the 7,066 SF lot.

Staff has met with the applicants' architectural team on numerous occasions since October of 2016, and has been generally supportive of the overall design concept and the direction of the architecture. However, Staff has been very clear and continually stated to the team that the proposed design may not be the most appropriate form for an interior dry lot on a corner parcel, which exposes two elevations to the street. The final product is a residential design that seeks to comply with both the City's zoning regulations for single family homes and the client's desire to build a home that responds to the pending threat of sea level rise.

At the June 06, 2017 DRB meeting, the Board provided the applicant with clear design direction in two specific areas:

1. Lowering the overall height; and
2. reduce the requested variance from 3'-0" to 2'-0" for greater clearance within the non-air-conditioned area.

The applicant has lowered the height to 22'-6" from BFE plus maximum freeboard in order to maintain the "elevated" design. The variance request has also been decreased by 1'-0" for a two (2') feet of increased clearance. Notwithstanding these modifications, staff still has concerns with the proposed home in terms of its sensitivity to and compatibility with the immediate area. Contextually the proposal will still be a significant departure from the replacement homes the Board has reviewed over the past few years, almost all of which have been more conventional, yet contemporary (2) two-story residences. Staff believes that the proposed design still does not adequately address the scale, character and context of the surrounding area; and continues to overwhelm the corner lot.

Staff also continues to have a concern with the spatial relationship of the ground level to the upper living level. Typically the successful floating houses of notable predecessors, such as Rufus Nims and Paul Rudolph, were designed with a proportion of height that clearly denoted the utilitarian ground floor space with a lower ceiling height than that of the celebrated upper living space. In the contrary, the residence in this application has been designed with upper and lower spaces of nearly equal division. This, factored with the new regulation that measures single family residential homes from Base Flood Elevation plus freeboard, results in a disproportionate ground floor to upper floor in height.

The architect and client have envisioned the residence as a solid form floating at the second story level above the flat site. By raising the habitable floorplate on pilotis with a centralized vertical circulation lobby, the residence will capture more breezes, obtain better views, and gain an economical shaded first level which serves as an expansive outdoor garden that consumes most of the entire site. In this regard, the proposal takes on the appearance of a three-story residence, as the first enclosed floor has been lifted so high off of the ground. The offset of the floor slab of the living space is unharmonious with the neighboring two-story homes. Staff would recommend that the uppermost level containing four bedrooms be removed in its entirety and that the spaces be reconfigured onto one main living floorplan. This 27'-2" x 36'-4" area contributes to the awkward massing of the home and its inconsistent relationship to existing homes.

The program benefits of a single living floor would include an increase of up to 50% lot coverage and greater ceiling height. Staff recommends that the architect re-study the massing to soften the impact of the proposed home on its corner siting and neighboring properties.

Additionally, to maintain the design effect of a floating second level while establishing a more context sensitive relationship with the neighboring properties, staff would suggest that louvers and similar opaque elements be placed along the perimeter of the ground floor level. Combined with the change to a single habitable floor plate, this would create the appearance of a two-story structure that is more consistent with the established architectural fabric of the immediate area. Staff would also recommend reducing the area identified as

“storage” on the ground floor and the central “core” where currently the vertical circulation is located to accommodate a storage room.

The landscape design is diverse and incorporates native species. Landscape within the property line is limited in comparison to the proposed planting within the public right-of-way (ROW). The City Right-of-Way (ROW) Streetscape Neighborhood Project is currently underway. Landscape within the public ROW cannot commence until the City work is completed. Furthermore, landscape within the ROW is subject to review and approval of the Public Works Greenspace Division and is limited to sod and street trees. Staff recommends that more emphasis be placed on planting within the property boundaries, as well as providing a landscape buffer from the street within our property line and not in the ROW. This may require the redesign of landscape and hardscape/fence that runs along the property lines at the streets.

In addition, the landscape design calls to retain canopy trees and palms. Staff has concerns with the proposed hardscape and low walls that are near existing trees #5 and #6 and recommends that the landscape architect revise the proposed design so that proposed elements do not compromise the existing root systems of the trees. Lastly, the proposed landscape buffer within the west interior side yard should be further enhanced in order to provide a continuous landscape buffer. Staff recommends additional tall plantings, 25' minimum in height at the time of installation. Further, the finish material of the walkway should consist of ornamental landscape gravel in order to enhance rooting space for trees/palms and/or bamboo specified to provide screening.

The design of the space under the proposed structure is predominately comprised of concrete hardscape. By elevating the habitable spaces, the residence's fundamental intent is resiliency, yet the ground cover materials underneath the first floor are contrary to this. Staff believes that the property, throughout, should be comprised of permeable hardscapes and abundant vegetation.

Staff commends the applicant on a generally forward thinking design concept. However, given the specific forms and spatial relationships chosen by the architect and the established context of the immediate area, staff believes that further design refinements are in order, as noted above, and recommends the application be continued to a future date.

#### **VARIANCE REVIEW**

As identified under the 'Project' description of the analysis, the variance being requested pertains to an additional 2'-0" of height clearance for non-air conditioned space under the main structure. The maximum ceiling height for non-air conditioned space located below the main structure, where the first habitable floor is located six feet or more above existing grade, is seven feet six inches (7'-6") from the lowest level slab provided. The requested variance would increase the floor to ceiling height of the non-air-conditioned space below the house to 9'-6". Staff is not supportive of the variance request. The proposed uses for the non-air-conditioned area, which include parking, storage, and a concrete open air deck, do not require additional height clearance, as per the minimum requirements of the Residential Florida Building Code, as noted in the project portion of this report.

Likewise, the additional clearance brings the proposed first habitable floor elevation to 15'-

10", which exceeds Base Flood plus freeboard by nearly 3'-0". The increased first floor elevation coupled with a building volume that adheres to the minimum required setbacks, overwhelms the 7,066 square foot lot and, in turn, the surrounding neighborhood. The project proposes uncovered parking area that satisfies the minimum required by the Code and the additional parking and outdoor areas below the raised first floor is the applicant's choice. Further, the additional height exacerbates the massing of the home and in conjunction with the two enclosed levels above, creates the appearance of an oversized three level residence. Staff recommends denial of the variance due to a lack of hardship or practical difficulties.

**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the denial of the variance request and that the application be continued to the September 05, 2017 Design Review Board meeting. In the event that the Board should approve the design of the home, it is further recommended that the project be subject to the conditions enumerated in the attached Draft Order which address the inconsistencies with the aforementioned Practical Difficulty and Hardship criteria, as applicable.

TRM/JGM/FSC/IV

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**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: June 06, 2017

FILE NO: DRB16-0082

PROPERTY: 2120 Lucerne Avenue

APPLICANTS: Patrick and Marisa Dwyer

LEGAL: Lot 9, Block 4B, 3rd Revised Plat of Sunset Islands, according to the map thereof, as recorded in Plat Book 40, Page 8 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant one-story home, including a variance to exceed the maximum allowed floor to ceiling clearance for non-air conditioned space located under a main structure.

**ORDER**

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Design Review**

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 3, 5, 6, and 12 in Section 118-251 of the Miami Beach Code.
- C. The project would remain consistent with the criteria and requirements of Section 118-251 if the following conditions are met:
  1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 2120 Lucerne Avenue shall be submitted, at a minimum, such drawings shall incorporate the following:
    - a. The maximum floor to ceiling clearance under the main structure shall be limited to 7'-6".
    - b. The uppermost level containing four bedrooms be removed in its entirety and that the spaces be reconfigured onto one main living floorplan.

- c. The perimeter wall shall not be permitted as proposed. The overall design of the wall shall be redesigned in order to make it more transparent / breathable. Any fence or gate at the front of the property shall be designed in a manner consistent with the architecture of the new structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - d. The proposed entrance walkway width perpendicular to Lucerne Avenue shall be not permitted as proposed. The walkway shall be reduced to a maximum of five feet for those portions of walkways necessary to provide Americans with Disabilities Act (ADA) required turn around areas and spaces associated with doors and gates.
  - e. The final Design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - f. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
  - g. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. The subject property is located within the Sunset Island #3 & 4 CIP ROW Streetscape Neighborhood Project, which is currently underway and installation of any required street trees shall not be permitted until after the completion of the City project. Shortly after the completion of the City's ROW project, the property owner shall be responsible for obtaining a separate Public Works ROW permit for the installation of the required street trees, which may occur after the issuance of a FINAL CO.
  - b. The installation of sod and street trees in the public ROW is subject to the review and approval of the Public Work Greenspace Division. All understory landscape material in the public ROW should be removed and replaced with sod.
  - c. In order to protect the root system of existing trees #5 and 6, as identified on sheet L1-20, the architect shall remove the section of the coral rock wall proposed at the property line, and low walls outlining the driveway/parking edge located within the dripline of the trees. A less intrusive fence, such as picket / wire mesh shall be provided in these sections in order to secure the property. Also, the hardscape area in the

public ROW and within the dripline of tree #6 shall be removed. A 3' wide walkway may be provided for pedestrian access subject to the review and approval of the Public Works Department and CMB Urban Forester.

- d. The proposed landscape buffer within the west interior side yard shall be further enhanced in order to provide a continuous landscape buffer and specified to be 25'-0" minimum in height at the time of installation and subject to the review and approval of staff. The finish material of the walkways shall consist of an ornamental landscape gravel in order to enhance rooting space for trees/ palms and/or bamboo specified to provide screening.
- e. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
- f. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- g. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- h. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- i. The architect shall substantially increase the amount of native canopy shade trees within the site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- k. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.

- l. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- m. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- n. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- o. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures. The location of backflow preventers, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- p. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- q. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

**In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.**

## **II. Variance(s)**

- A. The applicant filed an application with the Planning Department for the following variance(s), which were either approved by the Board with modifications, or denied:

The following variance was denied by the Board:

- 1. A variance to exceed by 3'-0" the maximum floor to ceiling clearance of 7'-6" allowed under the main structure in order to construct a new two-story single family home including area under the main structure with a height clearance up to 10'-6", as measured from the lowest level slab provided.
- A. The applicants have submitted plans and documents with the application that DO NOT satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the

proposed project at the subject property.

The applicants have submitted plans and documents with the application that also DO NOT indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

B. The Board hereby DENIES the requested variance and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. The maximum floor to ceiling clearance under the main structure shall be limited to 7'-6".

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

**III. General Terms and Conditions applying to both 'I. Design Review Approval' and 'II. Variances' noted above.**

- A. During construction of the new home, the Applicants will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard and within 10' of the

street side yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

- B. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- C. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- D. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- E. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- F. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- G. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Dwyer Residence", as prepared by **Arquitectonica**, dated, signed and sealed 4/11/2017, and as approved by the Design Review Board, as determined by staff.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the

conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_

JAMES G. MURPHY  
CHIEF OF URBAN DESIGN  
FOR THE CHAIR

STATE OF FLORIDA )

)SS

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC

Miami-Dade County, Florida

My commission expires: \_\_\_\_\_

Approved As To Form:

City Attorney's Office: \_\_\_\_\_ ( )

Filed with the Clerk of the Design Review Board on \_\_\_\_\_ ( )

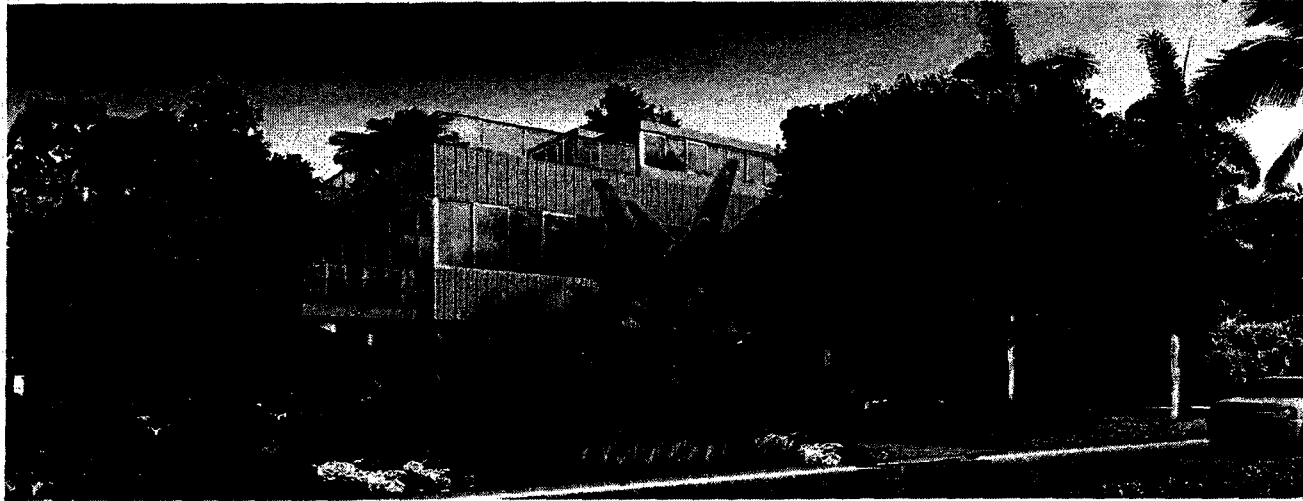
F:\PLAN\DRB\DRB17\06-06-2017\JUN17 Final Orders\DRFT DRB16-0082 2120 Lucerne Avenue.JUN17.FO.docx

DRAFT

# EXHIBIT G

# DWYER RESIDENCE DESIGN REVIEW BOARD FINAL SUBMITTAL (REVISED PLANS)

2120 LUCERNE AVENUE, MIAMI BEACH, FL 33140  
ARCHITECTURAL DRAWING INDEX



CAP FIRST SUBMITTAL - MARCH 21ST, 2017 (DEADLINE)  
CAP FINAL SUBMITTAL - APRIL 6TH, 2017 (DEADLINE)  
CAP FINAL SUBMITTAL (REVISED PLANS) - JUNE 12TH, 2017 (DEADLINE)  
**SCOPE OF WORK**  
- NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE



|    |        |                                                                            |
|----|--------|----------------------------------------------------------------------------|
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| 2  | EX-01  | TOPOGRAPHIC & TREE SURVEY                                                  |
| 3  | EX-02  | SITE SURVEY                                                                |
| 4  | EX-03  | SURVEY DOCUMENTS                                                           |
| 5  | EX-04  | SURVEY DOCUMENTS                                                           |
| 6  | EX-06  | AERIAL VIEW                                                                |
| 7  | EX-07  | EXISTING CONDITIONS                                                        |
| 8  | EX-08  | NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE                                 |
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## ARQUITECTONICA

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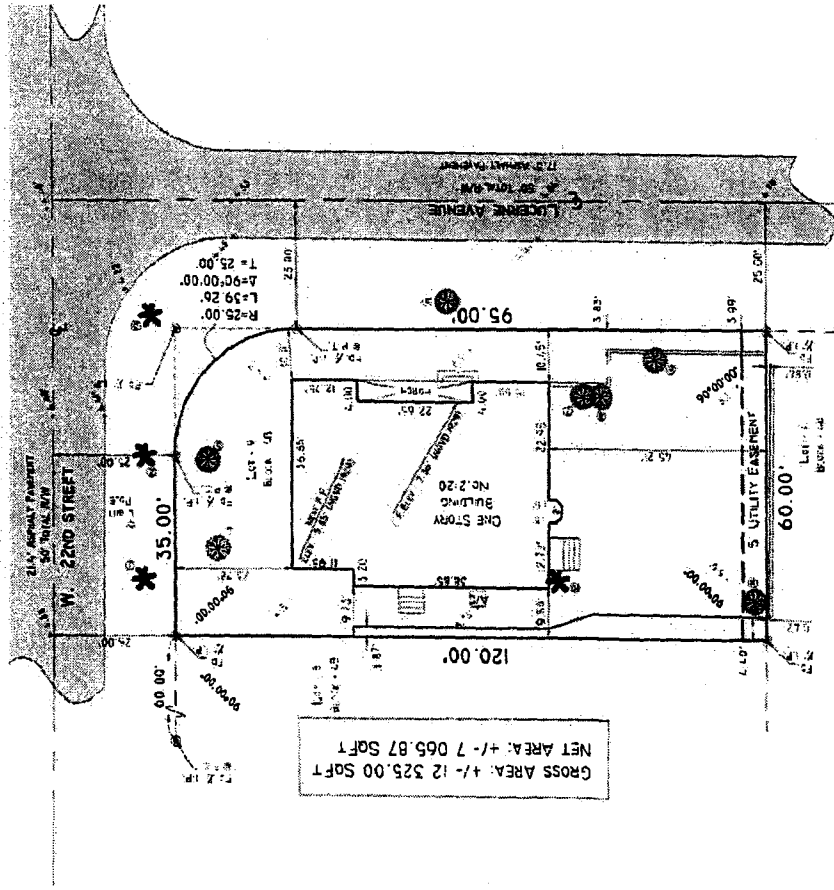
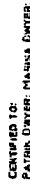
## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## DRAWING INDEX - CAP FINAL SUBMITTAL

|                         |                 |                   |
|-------------------------|-----------------|-------------------|
| DATE ISSUED: 06.12.2017 | DRAWN BY: _____ | CHECKED BY: _____ |
| REVISION # 11           | OR              | PF                |
| NOTES:                  | DRAWING #       |                   |
| DESIGN REVIEW BOARD:    | CV-00           |                   |
| REVISED PLANS           | SHEET 1 OF 87   |                   |
| 06.12.2017              |                 |                   |

LEGAL DESCRIPTION:  
LOT 9, BLOCK 1-B, 3RD REVISED PLAT OF SUNSET ISLANDS,  
ACCORDING TO THE MAP INCORPORATED AS RECORD 11 PLAT BOOK  
40, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,  
FLORIDA.



| #  | NAME                  | D   | H   | C   |
|----|-----------------------|-----|-----|-----|
| 1  | Paula                 | 16" | 28" | 15" |
| 2  | Paula                 | 15" | 30" | 20" |
| 3  | Paula                 | 15" | 25" | 15  |
| 4  | Amanda                | 16" | 30" | 15  |
| 5  | Amanda                | 15" | 30" | 25  |
| 6  | Stephen Lance         | 15" | 30" | 15  |
| 7  | Stephen Lance         | 14" | 30" | 20" |
| 8  | Colleen<br>Culbertson | 14" | 19" | 15  |
| 9  | Colleen<br>Culbertson | 13" | 19" | 16  |
| 10 | Amanda<br>Culbertson  | 7"  | 15" | 16  |
| 11 | Paula                 | 11" | 35" | 18  |

GENERAL NOTES

**BELLO & BELLO**  
LAMP SUPPLYING CORPORATION 18 NO 7202  
1225 S W. 31 Street Suite 231  
Miami FL 33146  
PH (305) 251-9636 FAX (305) 251-9057  
WWW.BELLANDBELLO.COM  
P.O. BOX 18125

2000 Oak Avenue, Miami, FL 33133  
T 305 372 1812 F 305 372 1176

**DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## TOPOGRAPHIC & TREE SURVEY

DATE ISSUED: 06.12.2017  
REVISION # 11  
DRAWN BY:   
CHECKED BY: 

**K-01**

Page 2 of 17

Page 3 of 2 Maps valid within all projectsPage 3 of 2 Not valid without all pages



# ELEVATION CERTIFICATE

OMB No. 1550-0008  
Expiration Date: November 30, 2018

|                                                                                                                          |                  |                                  |                     |
|--------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------|---------------------|
| <b>IMPORTANT:</b> In these spaces, copy the corresponding information from Section A.                                    |                  | <b>FOR INSURANCE COMPANY USE</b> |                     |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>2120 Lucerne Avenue |                  | Policy Number:                   |                     |
| City<br>Miami Beach                                                                                                      | State<br>Florida | ZIP Code<br>33140                | Company NAIC Number |

## SECTION C - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (a), and D of this Elevation Certificate. Complete the applicable items, and sign below. Check the measurement used in Items C4-G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information, indicates the source and date of the elevation data in the Comments field below.
- G2. ☐ A community official completed Section B for a building located in Zone A (without a FEMA-issued or Community-Based BFE) or Zone AO.
- G3. ☐ The following elevation (Item C4-G10) is provided for community floodplain management purposes.

|                   |                        |                                                     |
|-------------------|------------------------|-----------------------------------------------------|
| G4. Permit Number | G5. Date Permit Issued | G6. Date Certificate of Completion/Occupancy Issued |
|-------------------|------------------------|-----------------------------------------------------|

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of lowest floor (including basement) of the building: ☐ feet ☐ meters Datum

G9. BFE or (in Zone AO) depth of flooding at the building site: ☐ feet ☐ meters Datum

G10. Community's design flood elevation: ☐ feet ☐ meters Datum

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments

FEMA Form 088-0-33 (7/15)

Replaces all previous editions

Form Page 4 of 6

# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

OMB No. 1550-0008  
Expiration Date: November 30, 2018

|                                                                                                                          |                  |                                  |                     |
|--------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------|---------------------|
| <b>IMPORTANT:</b> In these spaces, copy the corresponding information from Section A.                                    |                  | <b>FOR INSURANCE COMPANY USE</b> |                     |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>2120 Lucerne Avenue |                  | Policy Number:                   |                     |
| City<br>Miami Beach                                                                                                      | State<br>Florida | ZIP Code<br>33140                | Company NAIC Number |

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with date taken, "Front View" and "Rear View", and, if required, "Right Side View" and "Left Side View". When applicable, photographs must show the foundation with representative markings of the flood coverage or water, as indicated in Section A6.



Photo One Caption: Side View: 1/10/2018



Photo Two Caption: Front View: 1/10/2018

FEMA Form 088-0-33 (7/15)

Replaces all previous editions

Form Page 5 of 6

# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

OMB No. 1550-0008  
Expiration Date: November 30, 2018

|                                                                                                                          |                  |                                  |                     |
|--------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------|---------------------|
| <b>IMPORTANT:</b> In these spaces, copy the corresponding information from Section A.                                    |                  | <b>FOR INSURANCE COMPANY USE</b> |                     |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>2120 Lucerne Avenue |                  | Policy Number:                   |                     |
| City<br>Miami Beach                                                                                                      | State<br>Florida | ZIP Code<br>33140                | Company NAIC Number |

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken, "Front View" and "Rear View", and, if required, "Right Side View" and "Left Side View". When applicable, photographs must show the foundation with representative markings of the flood coverage or water, as indicated in Section A6. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One Caption: Front View: 1/10/2018



Photo Two Caption: Rear View: 1/10/2018

FEMA Form 088-0-33 (7/15)

Replaces all previous editions

Form Page 5 of 6

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## Dwyer Residence

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## SURVEY DOCUMENTS

DATE ISSUED: 08.12.2017  
REVISION: 11  
NOTES:  
DESIGN REVIEW BOARD:  
REVISED PLANS:  
05.12.2017

DRAWN BY: OR  
CHECKED BY: RF

DRAWING #: EX-04

SHEET 6 OF 67



2017

**ARQUITECTONICA**  
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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

AERIAL VIEW

DATE ISSUED: 06.12.2017  
REVISION: 11  
NOTES:  
DESIGN REVIEW BOARD:  
REVISED PLANS  
04.12.2017

DRAWN BY: CHECKED BY:  
OR RF

DRAWING #  
**EX-06**

SHEET 6 OF 57



**01 STREET VIEW LOOKING SOUTHWEST**



**02 STREET VIEW LOOKING NORTH**



**03 STREET VIEW LOOKING WEST**



**LOCATION MAP**

**ARQUITECTONICA**

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MIAMI BEACH, FL 33140

**EXISTING CONDITIONS**

DATE ISSUED: 08.12.2017 DRAWN BY: CHECKED BY:  
REVISION # 11 OR RF

NOTES:  
DESIGN REVIEW BOARD:  
REVISED PLANS  
08.12.2017

**EX-07**

SHEET 7 OF 57



**01 - 22ND STREET NORTH SIDE FACADE**

(03/16/2017)



**02 - WEST SIDE FACADE**

(03/16/2017)



**03 - SOUTH SIDE FACADE**

(03/16/2017)



**04 - LUCERNE AVE - EAST SIDE FACADE**

(03/16/2017)

*Signature*  
JUN 12 2017

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**DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

**NEIGHBORHOOD ANALYSIS - EXISTING  
STRUCTURE**

DATE ISSUED: 06.12.2017  
REVISION # 11  
NOTES:  
DESIGN REVIEW BOARD:  
REVISED PLANS  
06.12.2017

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
OR \_\_\_\_\_ RF \_\_\_\_\_

DRAWING #:

**EX-08**

SHEET 8 OF 87



01 - REAR YARD LOOKING WEST TOWARDS 1616 WEST 22ND ST (03/16/2017)



02 - STREET SIDE YARD (03/16/2017)



03 - REAR YARD LOOKING SOUTH TOWARDS 2110 LUCERNE AVE (03/16/2017)



04 - INTERIOR SIDE YARD (03/16/2017)

*Signature*  
JAN 12 2017 3

# ARQUITECTONICA

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T 305 372 1812 F 305 372 1175

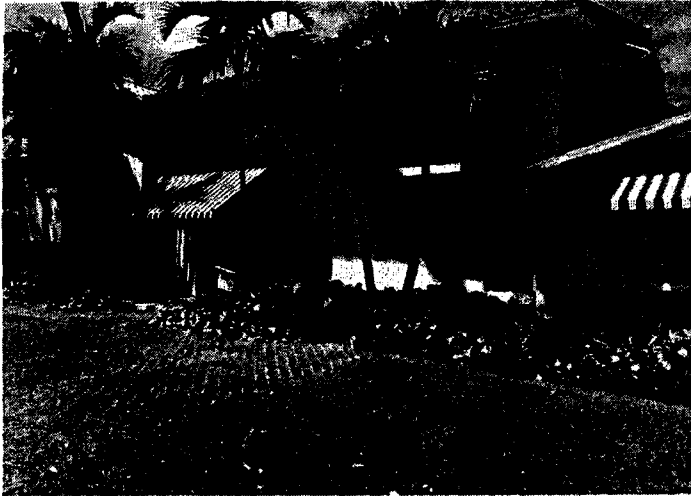
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## DWYER RESIDENCE

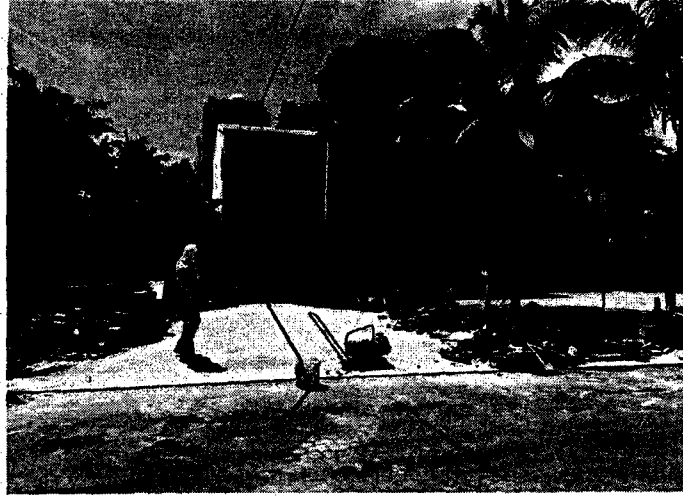
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE YARD CONDITIONS

|                         |              |                |
|-------------------------|--------------|----------------|
| DATE ISSUED: 08.12.2017 | DRAWN BY: CR | CHECKED BY: RF |
| REVISION # 11           |              |                |
| NOTES:                  |              |                |
| DESIGN REVIEW BOARD:    | DRAWING #:   |                |
| REVISED PLANS           |              |                |
| 08.12.2017              |              |                |
|                         |              | EX-09          |
|                         |              | SHEET 6 OF 67  |



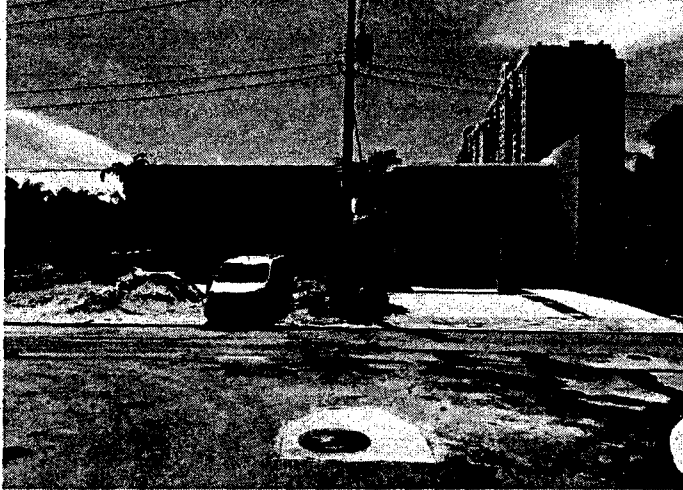
01 - 2110 LUCERNE AVENUE (NEIGHBOR TO THE SOUTH) (03/16/2017)



02 - 1616 WEST 22ND STREET (NEIGHBOR TO THE WEST) (03/16/2017)

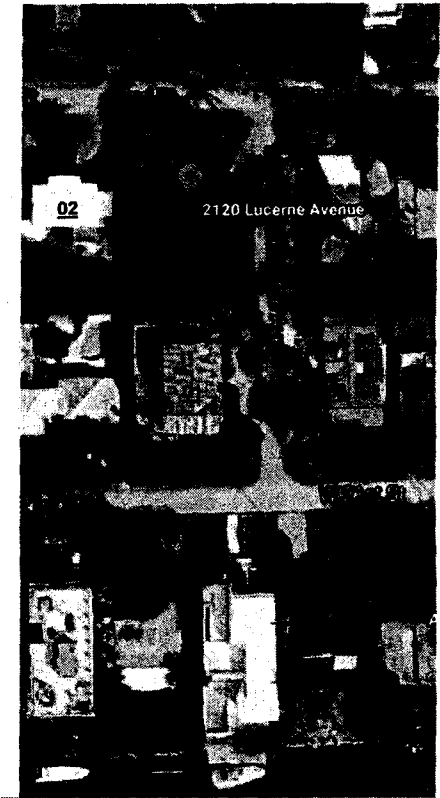


03 - 2111 LUCERNE AVENUE (NEIGHBOR TO ADJACENT CORNER) (03/16/2017)



1550 & 1600 WEST 21ST STREET (03/16/2017)

JUN 12 2017



**ARQUITECTONICA**  
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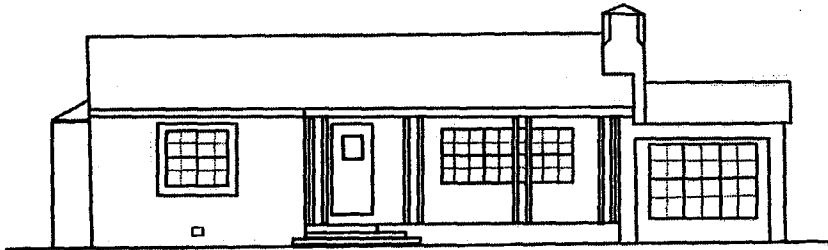
## DWYER RESIDENCE

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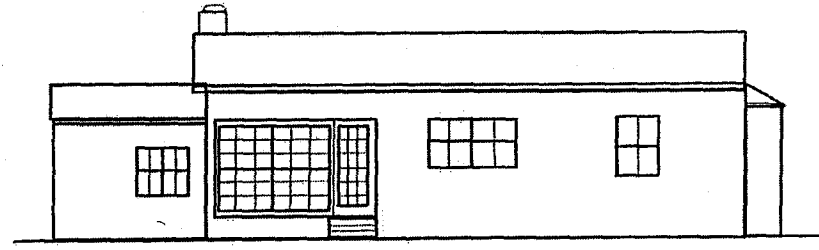
## NEIGHBORHOOD ANALYSIS - CONTEXT

|                         |                |                |
|-------------------------|----------------|----------------|
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|                         | <b>EX-10</b>   |                |
|                         | SHEET 10 OF 67 |                |

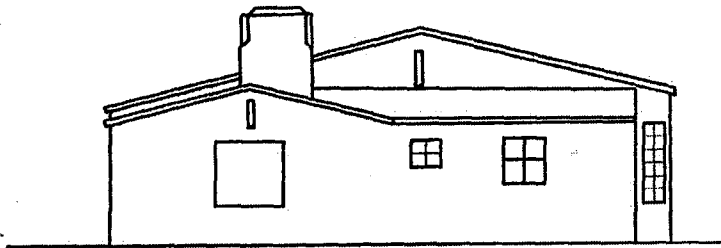
*[Signature]*  
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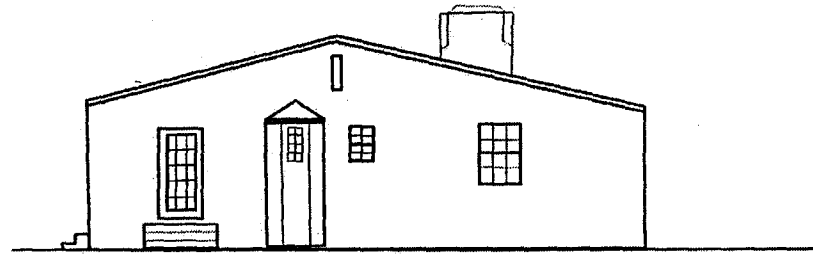
EXISTING HOME FRONT ELEVATION (EAST)



EXISTING EXTERIOR ELEVATION (WEST)



EXISTING HOME ELEVATION (NORTH)



EXISTING EXTERIOR ELEVATION (SOUTH)

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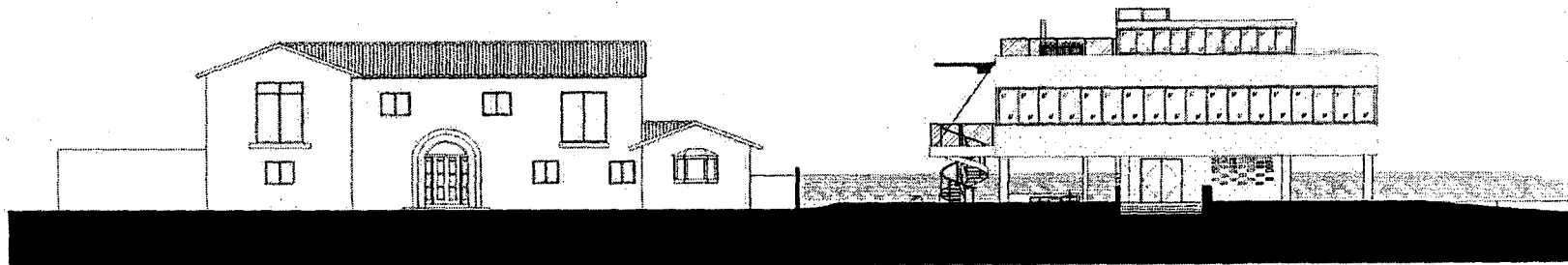
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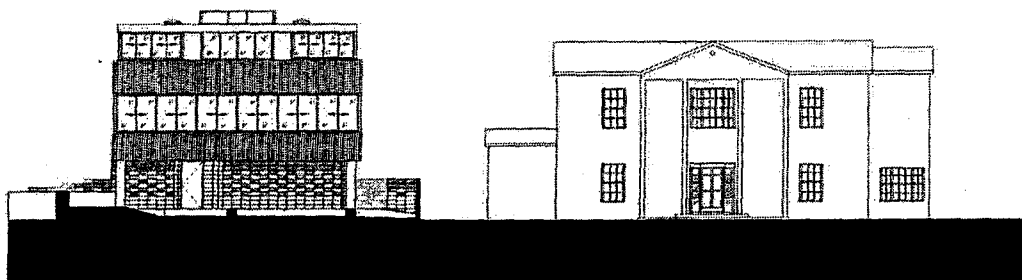
2120 LUCERNE AVENUE,  
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## EXISTING STRUCTURE ELEVATION

|                         |              |                |
|-------------------------|--------------|----------------|
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|                         |              | SHEET 11 OF 17 |



① CONTEXT ELEVATION - EAST / WEST  
1/8" = 1'-0"



② CONTEXT ELEVATION - NORTH / SOUTH  
1/8" = 1'-0"

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## **CONTEXTUAL ELEVATION - SURROUNDING PROPERTIES**

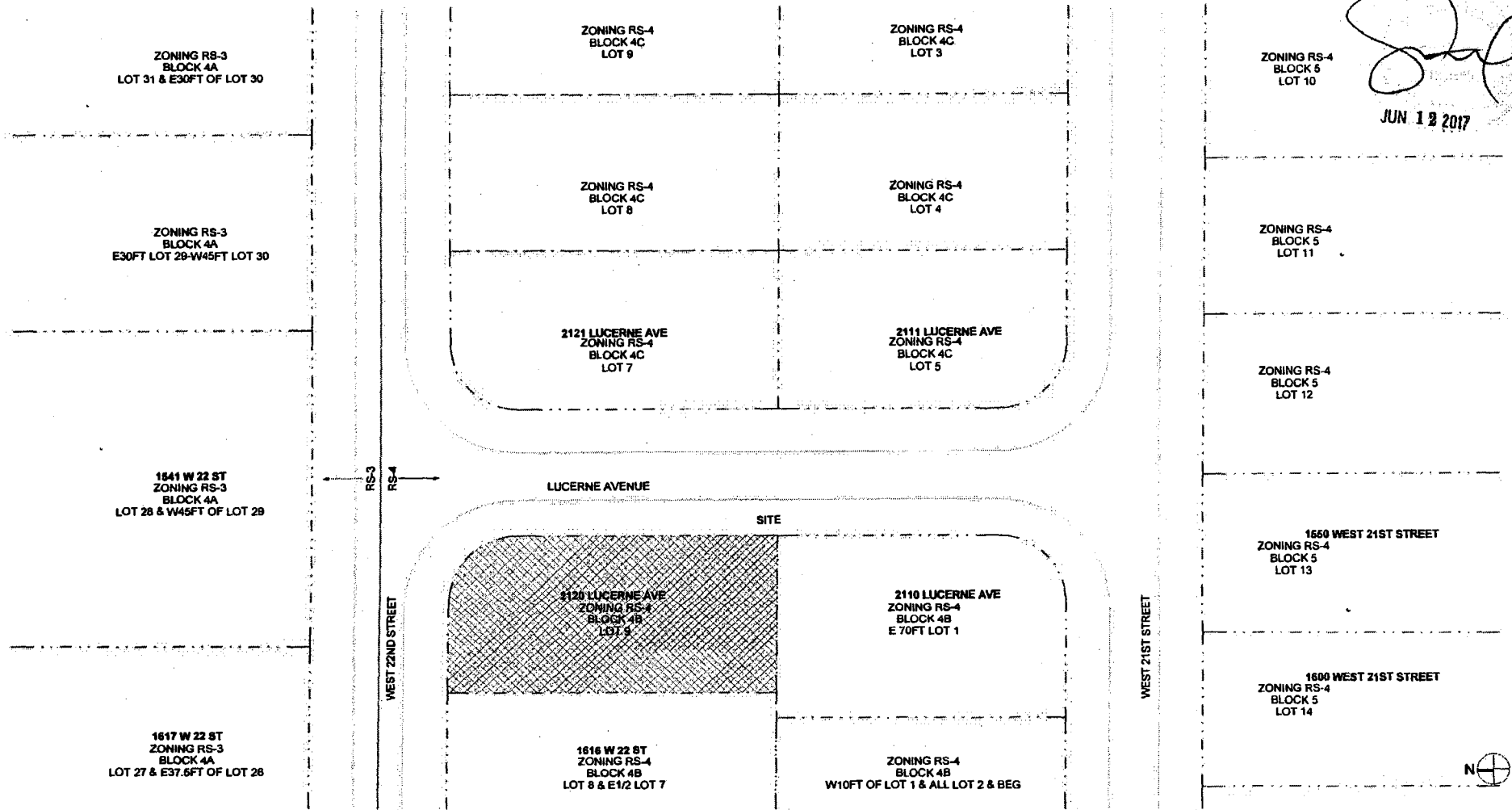
1/8" = 1'-0"

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**EX-13**

SHEET 12 OF 47



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## **DWYER RESIDENCE**

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MIAMI BEACH, FL 33140**

## **SITE PLAN**

**1/16" = 1'-0"**

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CF PF

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SHEET 13 OF 57



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## **NEIGHBORHOOD AERIAL VIEW**

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DRAWING #:

**EX-15**

SHEET 14 OF 37



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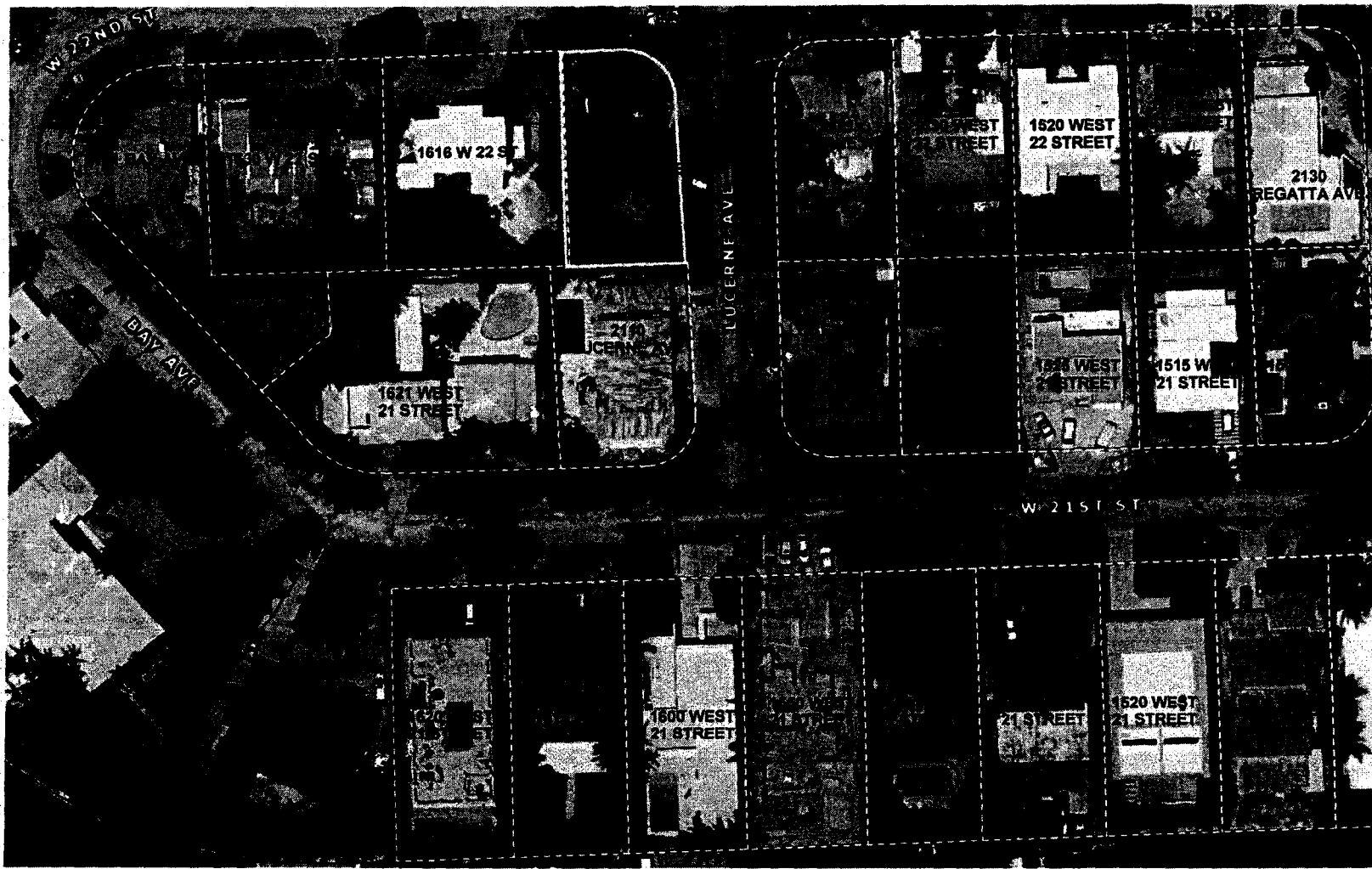
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## **DWYER RESIDENCE**

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## **SURROUNDING HOMES - CONTEXT PLAN**

DATE ISSUED: 08/12/17  
REVISION: 1  
NOTES:  
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REVISED PLANS:  
08.12.2017  
DRAWING #  
EX-16  
CHECKED BY:  
RE:  
SHEET 16 OF 67



| PROPOSED BUILDING ADDRESS | PROPOSED AREA | LOT SIZE     |
|---------------------------|---------------|--------------|
| 2120 LUCERNE AVE          | 3,320 SQ FT   | 7,000 SQ FT  |
| SURROUNDING NEIGHBORHOODS |               |              |
| 2120 LUCERNE AVE          | 3,320 SQ FT   | 7,000 SQ FT  |
| 1620 W 22ND STREET        | 2,478 SQ FT   | 10,000 SQ FT |
| 1618 W 22ND STREET        | 2,418 SQ FT   | 10,000 SQ FT |
| 2121 LUCERNE AVE          | 2,185 SQ FT   | 7,000 SQ FT  |
| 1520 WEST 22ND STREET     | 3,520 SQ FT   | 7,000 SQ FT  |
| 1520 WEST 22ND STREET     | 2,281 SQ FT   | 7,000 SQ FT  |
| 1520 WEST 22ND STREET     | 2,983 SQ FT   | 7,000 SQ FT  |
| 2130 REGATTA AVE          | 3,320 SQ FT   | 7,000 SQ FT  |
| 1621 W 21 STREET          | 4,474 SQ FT   | 14,238 SQ FT |
| 2110 LUCERNE AVE          | 4,137 SQ FT   | 7,300 SQ FT  |
| 2111 LUCERNE AVE          | 3,633 SQ FT   | 6,300 SQ FT  |
| 1520 W 21ST STREET        | 1,580 SQ FT   | 6,300 SQ FT  |
| 1520 W 21ST STREET        | 3,520 SQ FT   | 6,300 SQ FT  |
| 1516 W 21ST STREET        | 4,343 SQ FT   | 6,300 SQ FT  |
| 1501 W 21ST STREET        | 4,473 SQ FT   | 6,300 SQ FT  |
| 2120 BLANCKET DR          | 1,808 SQ FT   | 6,300 SQ FT  |
| 2120 BLANCKET DR          | 1,808 SQ FT   | 6,300 SQ FT  |
| 2111 REGATTA AVE          | 2,108 SQ FT   | 6,300 SQ FT  |
| 2120 REGATTA AVE          | 3,376 SQ FT   | 7,200 SQ FT  |
| 1640 W 21ST STREET        | 2,811 SQ FT   | 6,300 SQ FT  |
| 1641 W 21ST STREET        | 2,822 SQ FT   | 6,300 SQ FT  |
| 1620 W 22ND STREET        | 4,172 SQ FT   | 20,304 SQ FT |

| PROPOSED BUILDING ADDRESS | PROPOSED AREA | LOT SIZE    |
|---------------------------|---------------|-------------|
| 2120 LUCERNE AVE          | 3,320 SQ FT   | 7,000 SQ FT |
| SURROUNDING NEIGHBORHOODS |               |             |
| 1620 W 21ST STREET        | 3,810 SQ FT   | 6,700 SQ FT |
| 1640 W 21ST STREET        | 1,800 SQ FT   | 6,700 SQ FT |
| 1640 W 21ST STREET        | 4,212 SQ FT   | 6,700 SQ FT |
| 1640 W 21ST STREET        | N/A           | 6,700 SQ FT |
| 1640 W 21ST STREET        | 2,407 SQ FT   | 6,700 SQ FT |
| 1538 W 21ST STREET        | 2,794 SQ FT   | 6,700 SQ FT |
| 1538 W 21ST STREET        | 6,431 SQ FT   | 6,700 SQ FT |
| 1538 W 21ST STREET        | 4,578 SQ FT   | 6,700 SQ FT |
| 1640 W 21ST STREET        | 2,838 SQ FT   | 6,700 SQ FT |
| 1640 W 21ST STREET        | 2,840 SQ FT   | 6,700 SQ FT |
| 1640 W 21ST STREET        | 2,891 SQ FT   | 6,700 SQ FT |
| 1640 W 21ST STREET        | 3,704 SQ FT   | 6,700 SQ FT |
| 1640 W 21ST STREET        | 6,284 SQ FT   | 6,700 SQ FT |
| 1640 W 21ST STREET        | 2,865 SQ FT   | 6,700 SQ FT |

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## DWYER RESIDENCE

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## SURROUNDING PROPERTY AREAS FOR R2-4 LOTS

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06.12.2017

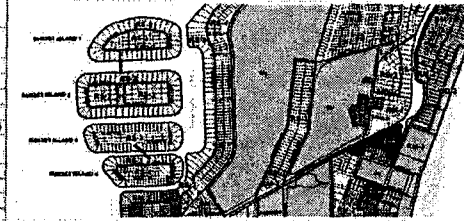
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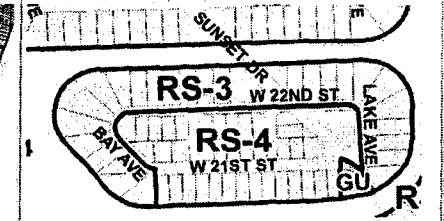
SHEET OF 87

# **SINGLE FAMILY RESIDENCE - ZONING DATA SHEET**

| ITEM # | ZONING INFORMATION                                           |                                                                                                           |                                                                                                                                                    |              |
|--------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1      | ADDRESS:                                                     | 2120 LUCERNE AVENUE, MIAMI BEACH, FL 33140                                                                |                                                                                                                                                    |              |
| 2      | FOLIO NUMBER(s):                                             | 02-3228-001-2070                                                                                          |                                                                                                                                                    |              |
| 3      | BOARD AND FILE NUMBERS:                                      | BLOCK & LOT:                                                                                              |                                                                                                                                                    |              |
| 4      | YEAR BUILT:                                                  | 1937                                                                                                      | ZONING DISTRICT: RS-4 SINGLE-FAMILY                                                                                                                |              |
| 5      | BASE FLOOD ELEVATION (B.F.E.):                               | 8'-0"                                                                                                     | GRADE VALUE IN NGVD: 4.48' NGVD = 4'-5" NGVD                                                                                                       |              |
| 6      | ADJUSTED GRADE (FLOOD+GRADE/2):                              | 6.24' NGVD = 6'-3" NGVD                                                                                   | FREE BOARD: 5'-0"                                                                                                                                  |              |
| 7      | LOT AREA:                                                    | 7,066 SF (0.162 ACRE)                                                                                     |                                                                                                                                                    |              |
| 8      | LOT WIDTH:                                                   | 60'-0"                                                                                                    | LOT DEPTH: 120'-0"                                                                                                                                 |              |
| 9      | MAX LOT COVERAGE SF & %:                                     | 2,120 SF (30%)                                                                                            | PROPOSED LOT COVERAGE SF & %: 2,107.33 SF (29.82%)                                                                                                 |              |
| 10     | EXISTING LOT COVERAGE SF & %:                                | ---                                                                                                       | LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF: N/A                                                                                                     |              |
| 11     | FRONT YARD OPEN SPACE SF & %:                                | 1,765.88 SF (24.9%)                                                                                       | REAR YARD OPEN SPACE SF & %: 1,219.80 SF (17.26%)                                                                                                  |              |
| 12     | MAX UNIT SIZE SF & %:                                        | 3,533 SF (50 %)                                                                                           | PROPOSED UNIT SIZE SF & %: 3,326.80 SF (47.08 %)                                                                                                   |              |
| 13     | EXISTING FIRST FLOOR UNIT SIZE:                              | ---                                                                                                       | PROPOSED FIRST FLOOR UNIT SIZE SF & %: 2,107.33 SF (29.82%)                                                                                        |              |
| 14     | EXISTING SECOND FLOOR UNIT SIZE:                             | ---                                                                                                       | PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %: (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL) 951 SF (13.5%) |              |
| 15     |                                                              |                                                                                                           | PROPOSED SECOND FLOOR UNIT SIZE SF & %: 81.25 SF (4% OF ENCLOSED FLOOR AREA BELOW)                                                                 |              |
| 16     |                                                              |                                                                                                           | (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW)                                                                                |              |
| 17     | HEIGHT:                                                      | REQUIRED<br>24'-0" MAX MEASURED FROM THE REQUIRED 8'-0" B.F.E. PLUS 5'-0" ALLOWED FREEBOARD (13'-0" NGVD) | PROPOSED<br>22'-6" MEASURED FROM THE REQUIRED 8'-0" B.F.E. PLUS 5'-0" ALLOWED FREEBOARD                                                            | DEFICIENCIES |
| 18     | SETBACKS:                                                    |                                                                                                           |                                                                                                                                                    |              |
| 19     | FRONT FIRST LEVEL:                                           | 30'-0" MIN                                                                                                | 31'-5"                                                                                                                                             | ---          |
| 20     | FRONT SECOND LEVEL:                                          | 30'-0" MIN                                                                                                | 31'-5"                                                                                                                                             | ---          |
| 21     | SIDE 1:                                                      | MIN. 10% OF LOT WIDTH OR 7'-6"                                                                            | 8'-8"                                                                                                                                              | ---          |
| 22     | SIDE 2 OR (FACING STREET):                                   | MIN. 10% OF LOT WIDTH OR 15'-0"                                                                           | 15'-0"                                                                                                                                             | ---          |
| 23     | REAR YARD:                                                   | MIN. 15% OF LOT WIDTH, 20FT MIN. 50FT MAX.                                                                | 20'-4"                                                                                                                                             | ---          |
| 24     | ACCESSORY STRUCTURE SIDE 1 OR (FACING STREET):               | ---                                                                                                       | ---                                                                                                                                                | ---          |
| 25     | ACCESSORY STRUCTURE REAR:                                    | ---                                                                                                       | ---                                                                                                                                                | ---          |
| 26     | SUM OF SIDE YARD:                                            | 25% OF LOT WIDTH, 15'-0" MIN                                                                              | 23'-5"                                                                                                                                             | ---          |
| 27     | SWIMMING POOL SETBACKS:                                      |                                                                                                           |                                                                                                                                                    |              |
| 28     | SIDE 1:                                                      | 9'-0" MIN                                                                                                 | 9'-0" MIN                                                                                                                                          | ---          |
| 29     | SIDE YARD (FACING STREET):                                   | 10'-0" MIN                                                                                                | 10'-0" MIN                                                                                                                                         | ---          |
| 30     | REAR YARD:                                                   | 7'-6" MIN                                                                                                 | 7'-6" MIN                                                                                                                                          | ---          |
| 31     | ACCESSORY PARKING SPACES:                                    | 2                                                                                                         | 2                                                                                                                                                  | ---          |
| 32     | LOCATED WITHIN A HISTORIC DISTRICT?                          | YES OR NO                                                                                                 |                                                                                                                                                    |              |
| 33     | DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE | YES OR NO                                                                                                 |                                                                                                                                                    |              |
| 34     | DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?                | YES OR NO                                                                                                 |                                                                                                                                                    |              |
|        | NOTES:                                                       |                                                                                                           |                                                                                                                                                    |              |
|        | IF NOT APPLICABLE WRITE N/A                                  |                                                                                                           |                                                                                                                                                    |              |



OFFICIAL ZONING MAP OF THE CITY OF MIAMI BEACH, FLORIDA



*Signature*  
JUN 12 2017

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## **PROJECT DATA**

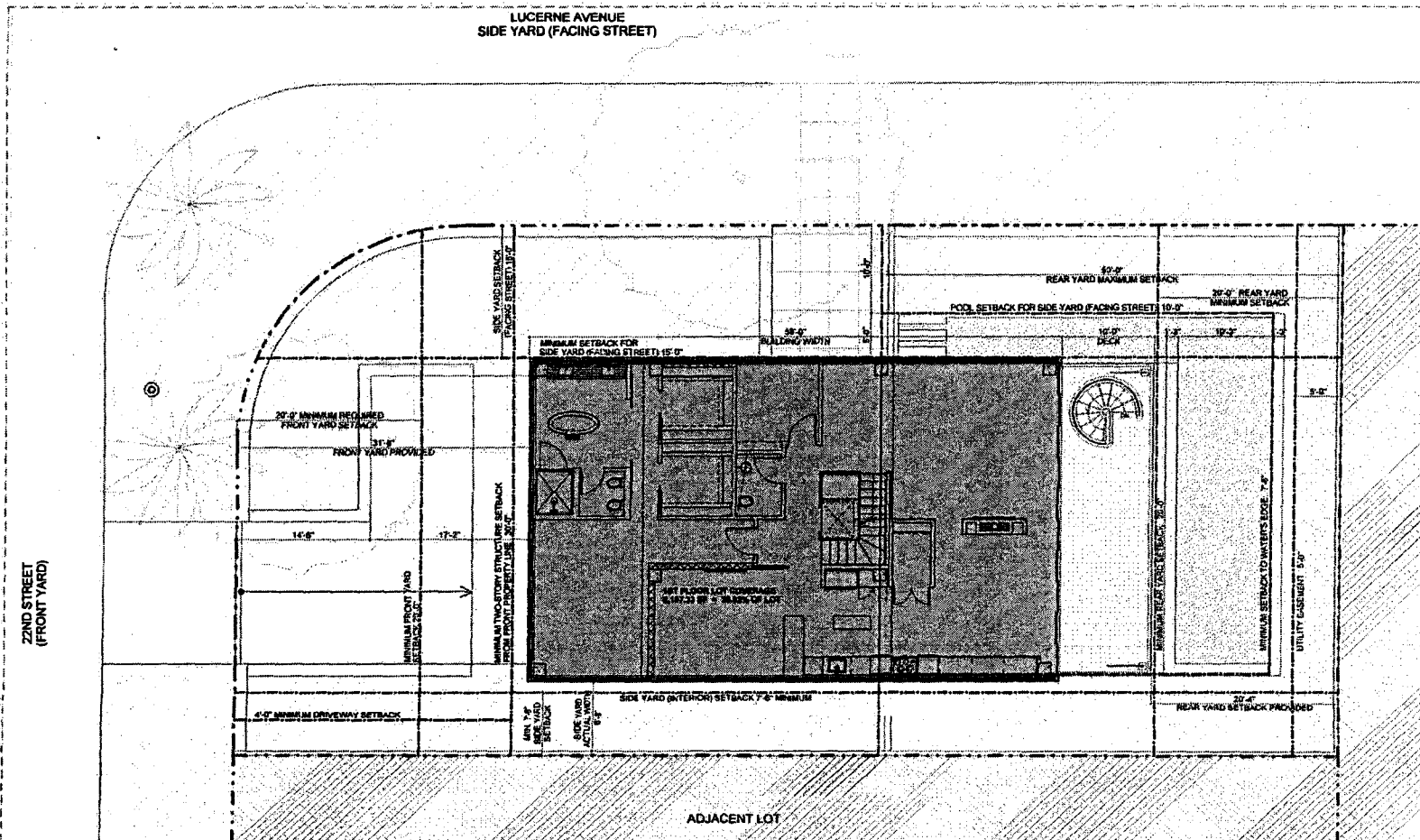
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**A0-01**

SHEET 18 OF 57



| LEGEND             |     |
|--------------------|-----|
| LOT LINE           | --- |
| SETBACK LINE       | --- |
| BUILDING FOOTPRINT | --- |
| SECOND FLOOR ABOVE | --- |
| LOT COVERAGE       | --- |
| TERRACE / BALCONY  | --- |
| EASEMENT           | --- |
| ADJACENT LOT       | --- |

LOT COVERAGE ALLOWABLE  
2,126 SF = 27% LOT COVERAGE  
1ST FLOOR LOT COVERAGE  
2,187.33 SF = 27.81% OF LOT  
OPEN SPACE  
4,688.67 SF = 59.18% LOT COVERAGE  
TOTAL LOT AREA  
7,866 SF

JUN 12 2017

1. BUILDING LOT COVERAGE ANALYSIS  
3/16" = 1'-0"

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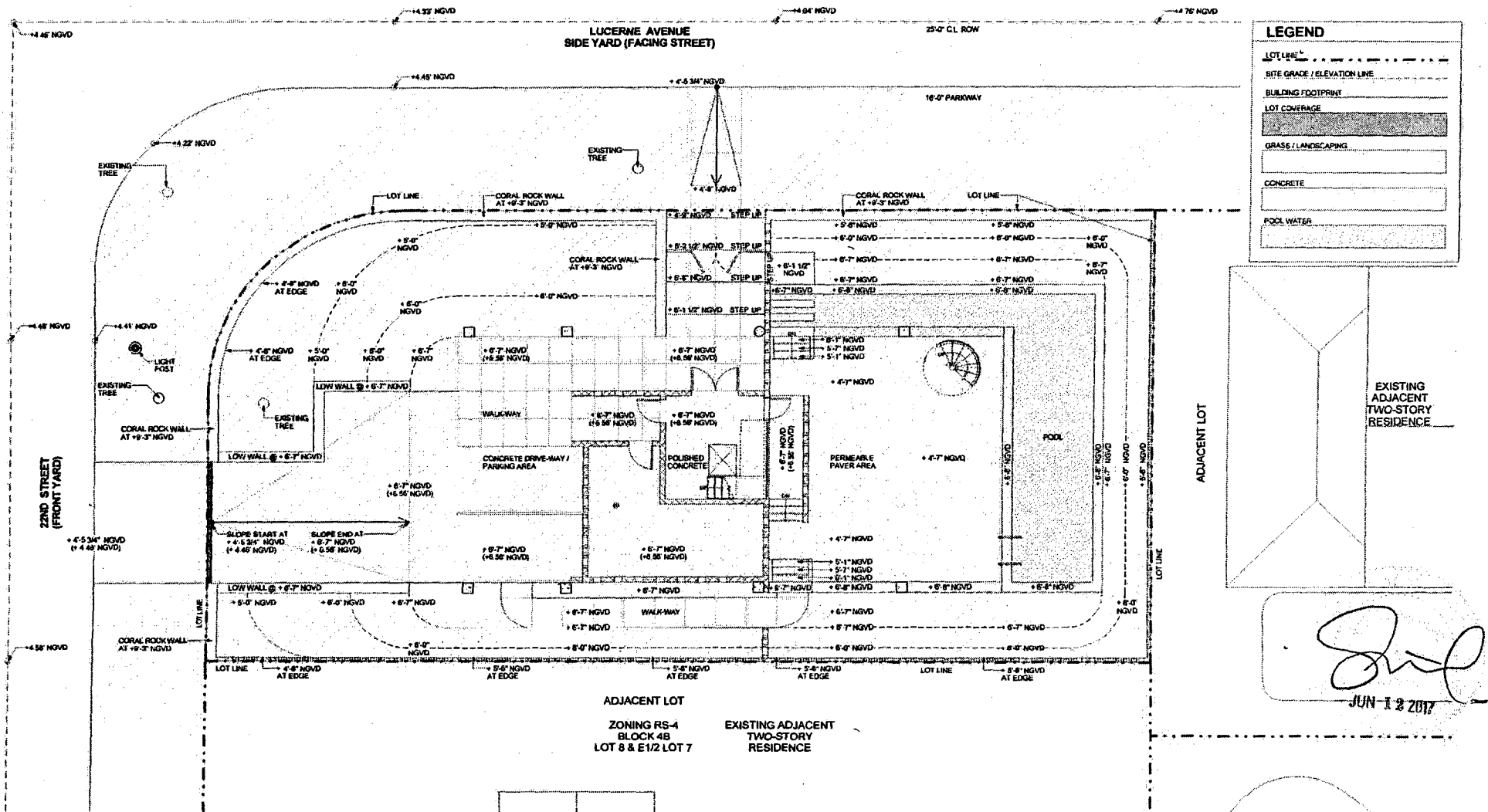
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## PROJECT DATA - LOT COVERAGE ANALYSIS

3/16" = 1'-0"

|                         |              |                |
|-------------------------|--------------|----------------|
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| NOTES:                  |              |                |
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| DRAWING #: A0-02        |              |                |
| SHEET 17 OF 57          |              |                |

**SHEET 18 OF 57**



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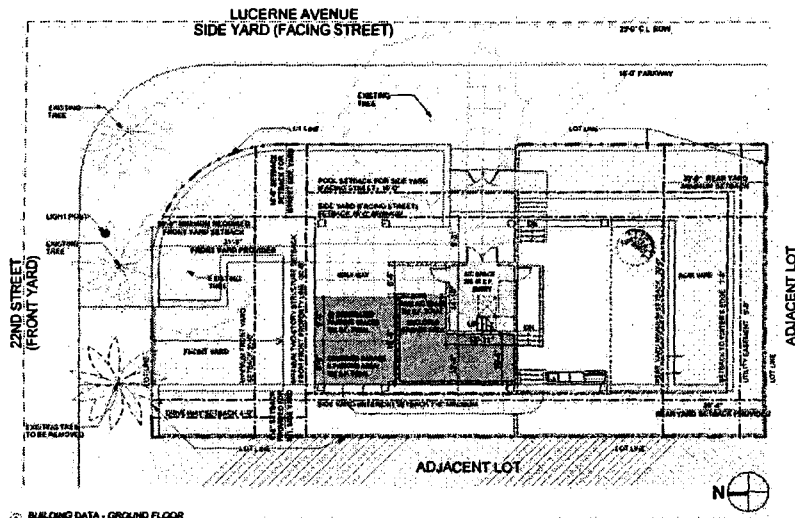
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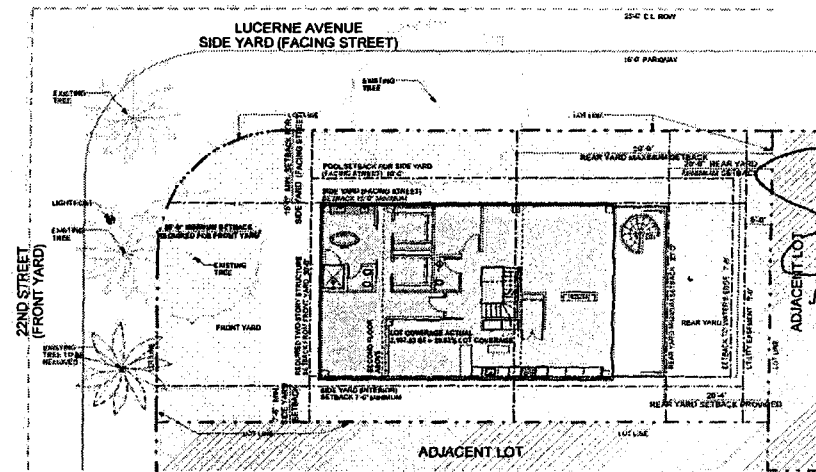
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## **PROJECT DATA - GRADING PLAN**

3/16" = 1'-0"



1. BUILDING DATA - GROUND FLOOR  
3/32" = 1'-0"



2. BUILDING DATA - 1ST FLOOR  
3/32" = 1'-0"

**LOT COVERAGE ALLOWABLE**  
2,120 SF = 30% LOT COVERAGE

**LOT COVERAGE ACTUAL**  
2,107.33 SF = 29.82% LOT COVERAGE

**OPEN SPACE**  
4,958.67 SF = 70.18% LOT COVERAGE

**TOTAL LOT AREA**  
7,068 SF

**BUILDING DATA (UNIT SIZE)**

|                                        |                      |
|----------------------------------------|----------------------|
| <b>MAIN HOUSE:</b>                     |                      |
| GROUND FLOOR (A/C)                     | 206.43 S.F.          |
| FIRST FLOOR (A/C)                      | 2,107.33 S.F.        |
| SECOND FLOOR (A/C)                     | 951 S.F.             |
| SPIRAL STAIR (COVERED AREA)            | 24.28 S.F.           |
| <b>TOTAL (A/C)</b>                     | <b>3,289.04 S.F.</b> |
| BALCONY (10'-0" OR LESS PROJECTION)    | 350 S.F.             |
| EXTERIOR PARKING AREA (NON A/C)        | 288 S.F.             |
| ENCLOSED GARAGE AREA (NON A/C)         | 302 S.F.             |
| <b>TOTAL (NON A/C)</b>                 | <b>940 S.F.</b>      |
| DEDUCTED UNIT SIZE (NON A/C)           | 940 S.F.             |
| <b>TOTAL UNIT SIZE (A/C + NON A/C)</b> | <b>3,289.04 S.F.</b> |

**FLOOR RATIO PERCENTAGE**

|                                 |                    |
|---------------------------------|--------------------|
| <b>MAIN HOUSE:</b>              |                    |
| TOTAL FIRST FLOOR (VOLUMETRIC)  | 2,107.33 S.F. 100% |
| TOTAL SECOND FLOOR (VOLUMETRIC) | 951 S.F. 45.2%     |

**TOTAL:** 45.2%

|                                 |                           |
|---------------------------------|---------------------------|
| <b>LOT LINE</b>                 | <b>YARD</b>               |
| <b>SETBACK LINE</b>             | <b>ADJACENT LOT</b>       |
| <b>BUILDING FOOTPRINT</b>       | <b>DESIGNATED PARKING</b> |
| <b>SECOND FLOOR ABOVE</b>       | <b>(NON A/C SPACE)</b>    |
| <b>LOT COVERAGE (A/C SPACE)</b> |                           |

**ROOF DECK CALCULATIONS**

|                   |               |      |
|-------------------|---------------|------|
| TOTAL FIRST FLOOR | 2,107.33 S.F. | 100% |
| TOTAL ROOF AREA   | 136.11 S.F.   | 6.4% |

**SITE DATA (LOT COVERAGE)**

|                        |               |
|------------------------|---------------|
| BUILDING LOT COVERAGE: | 2,107.33 S.F. |
| MAIN HOUSE:            | 2,107.33 S.F. |
| BALCONY:               | 350 S.F.      |

**TOTAL BUILDING LOT COVERAGE:**

2,107.33 S.F.

**FRONT SETBACK CALCULATIONS**

|                  |                    |
|------------------|--------------------|
| AREA:            | 1,765.88 S.F. 100% |
| IMPERVIOUS AREA: | 882.94 S.F. 48.5%  |
| LANDSCAPE AREA:  | 927.10 S.F. 52.5%  |

**REAR YARD SETBACK CALCULATIONS**

|                  |                    |
|------------------|--------------------|
| AREA:            | 1,219.80 S.F. 100% |
| IMPERVIOUS AREA: | 238.97 S.F. 19.6%  |
| LANDSCAPE AREA:  | 980.83 S.F. 80.4%  |

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**LOT COVERAGE & UNIT SIZE DIAGRAM**

3/32" = 1'-0"

DATE ISSUED: 06.12.2017  
REVISION # 11  
NOTES:  
DESIGN REVIEW BOARD:  
REVISED PLANS  
06.12.2017

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OR PR

**A0-05**

SHEET 20 OF 57

25'-0" C.L. ROW



**SHEET 21 OF 57**

LUCERNE AVENUE  
SIDE YARD (FACING STREET)

25'-0" C.L. ROW

16'-0" PARKWAY

JUN 12 2017

22ND STREET  
(FRONT YARD)

EXISTING  
ADJACENT  
TWO-STORY  
RESIDENCE

ADJACENT LOT

ZONING RS-4  
BLOCK 4B  
LOT 8 & E1/2 LOT 7

EXISTING ADJACENT  
TWO-STORY  
RESIDENCE



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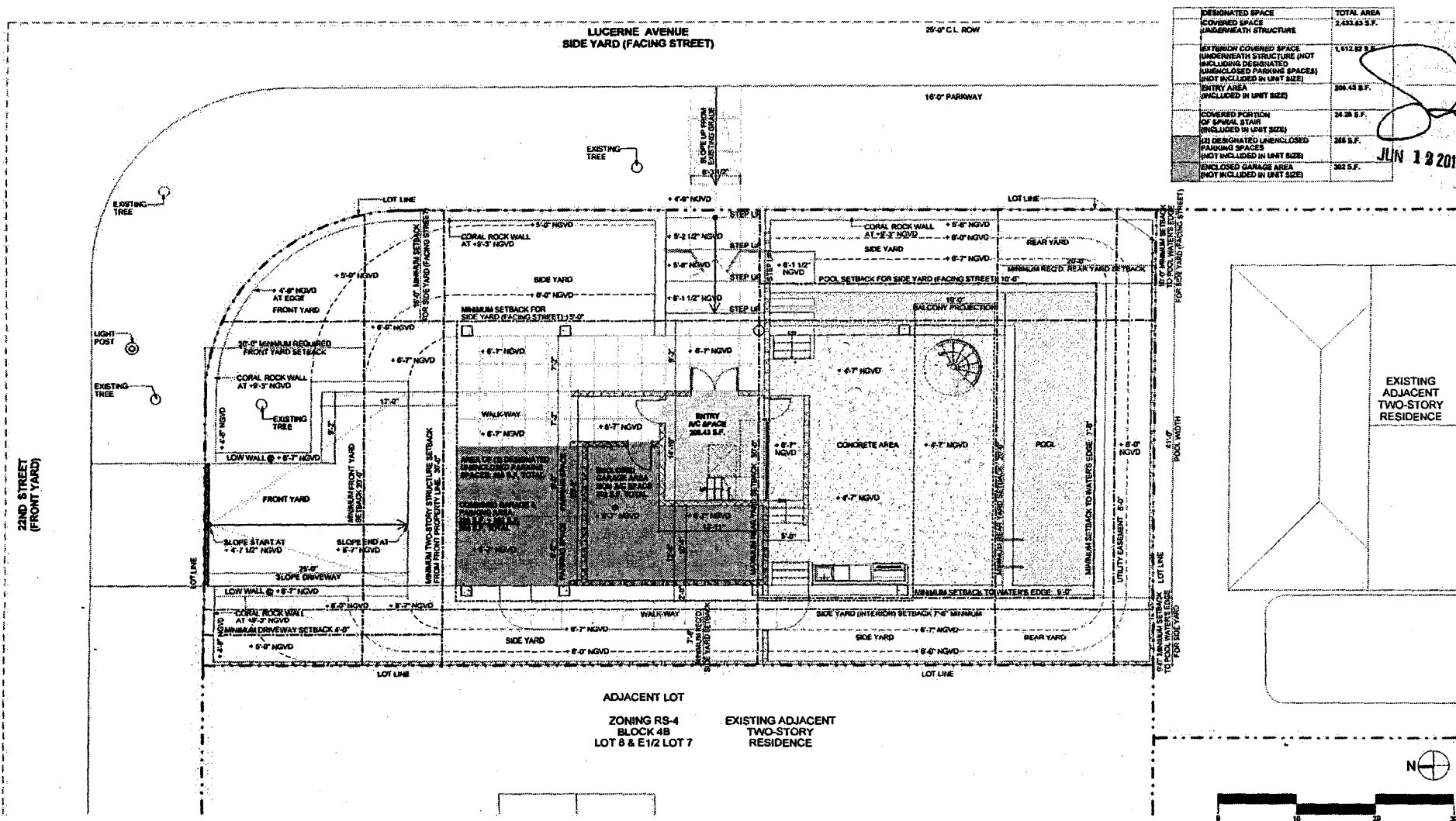
## SITE PLAN - ROOF LEVEL

3/16" = 1'-0"

DATE ISSUED: 06.12.2017  
REVISION # 11  
NOTES:  
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06.12.2017

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DRAWING #: A0-07

SHEET 22 OF 67



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 MIAMI BEACH, FL 33140

ZONING DIAGRAM - GROUND FLOOR  
 UNIT SIZE

3/16" = 1'-0"

|                         |              |                |
|-------------------------|--------------|----------------|
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| 08.12.2017              |              |                |
| DRAWING #: <b>A0-08</b> |              |                |
| SHEET 23 OF 87          |              |                |



LUCERNE AVENUE  
SIDE YARD (FACING STREET)

25'-0" C.I. ROW

18'-0" PARWAY

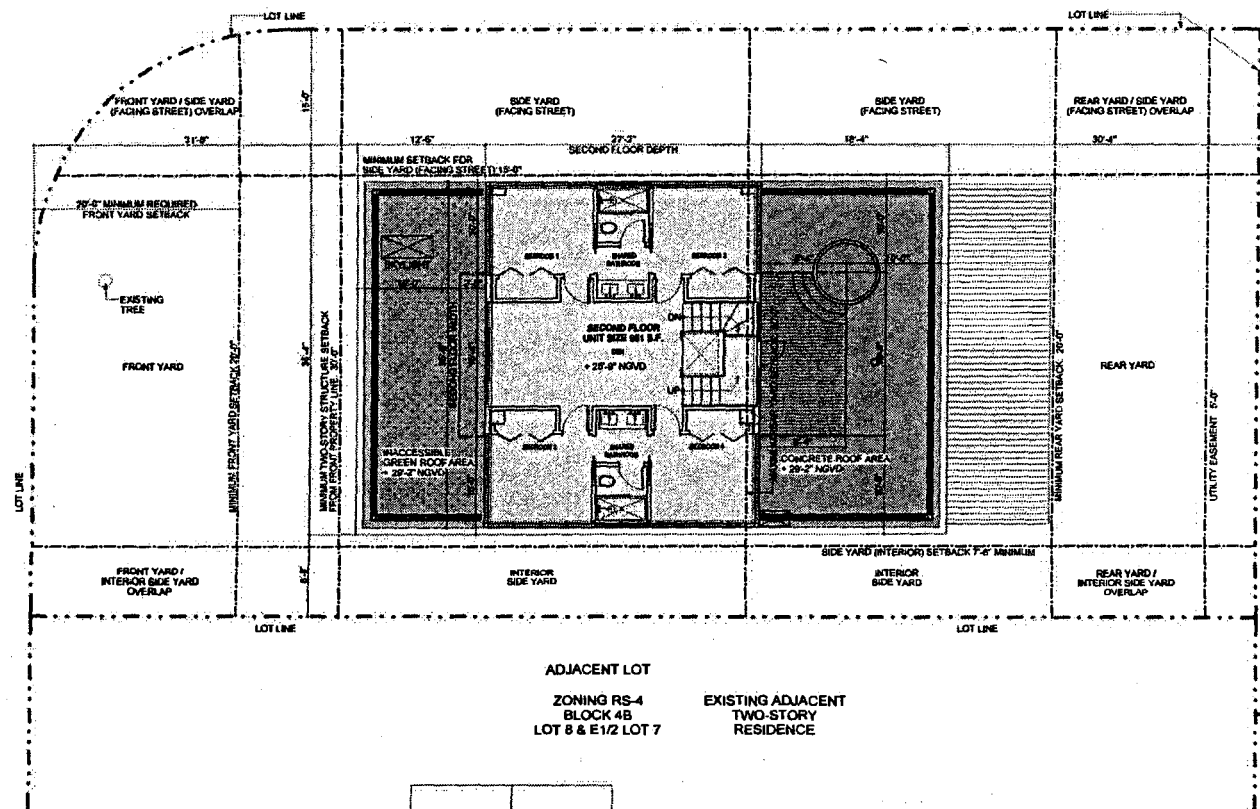
| DESIGNATED SPACE                                              | TOTAL AREA  |
|---------------------------------------------------------------|-------------|
| SECOND FLOOR INTERNAL SPACE (INCLUDED UNIT SIZE)              | 561 S.F.    |
| UNCOVERED CONCRETE ROOF (NOT INCLUDED IN UNIT SIZE)           | 618.33 S.F. |
| INACCESSIBLE UNCOVERED GREEN ROOF (NOT INCLUDED IN UNIT SIZE) | 14.17 S.F.  |

JUN 12 2017

ZONING RS-4  
BLOCK 4B  
E 70FT LOT 1

EXISTING  
ADJACENT  
TWO-STORY  
RESIDENCE

22ND STREET  
(FRONT YARD)



ADJACENT LOT  
ZONING RS-4  
BLOCK 4B  
LOT 8 & E 1/2 LOT 7

EXISTING ADJACENT  
TWO-STORY  
RESIDENCE



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## ZONING DIAGRAM - SECOND FLOOR UNIT SIZE

3/16" = 1'-0"

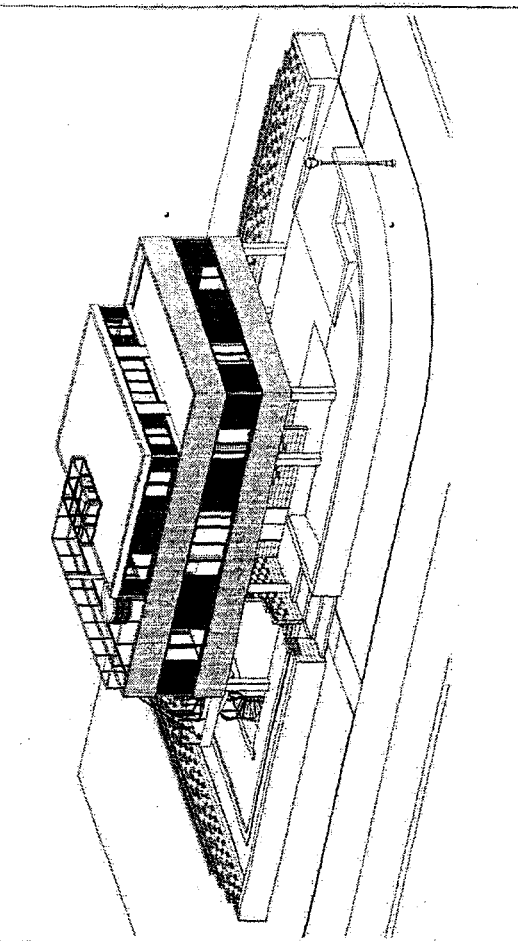
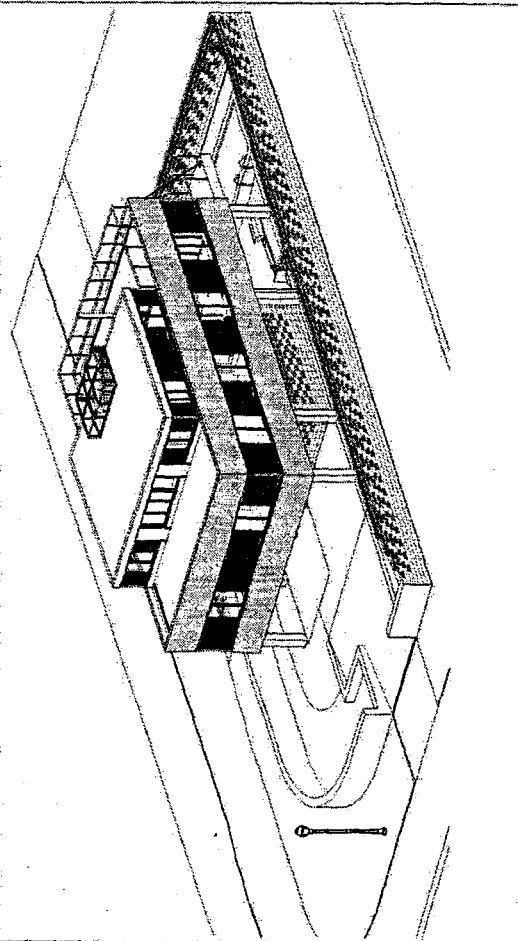
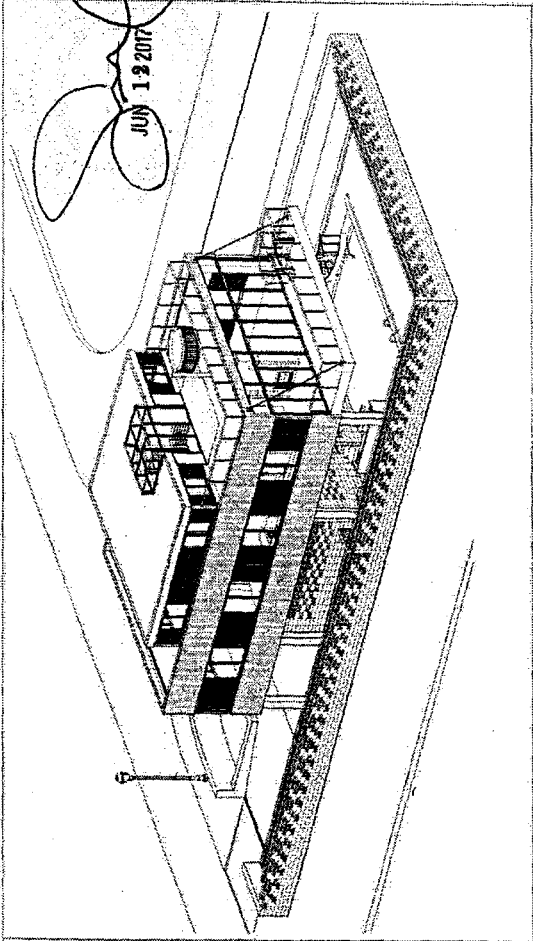
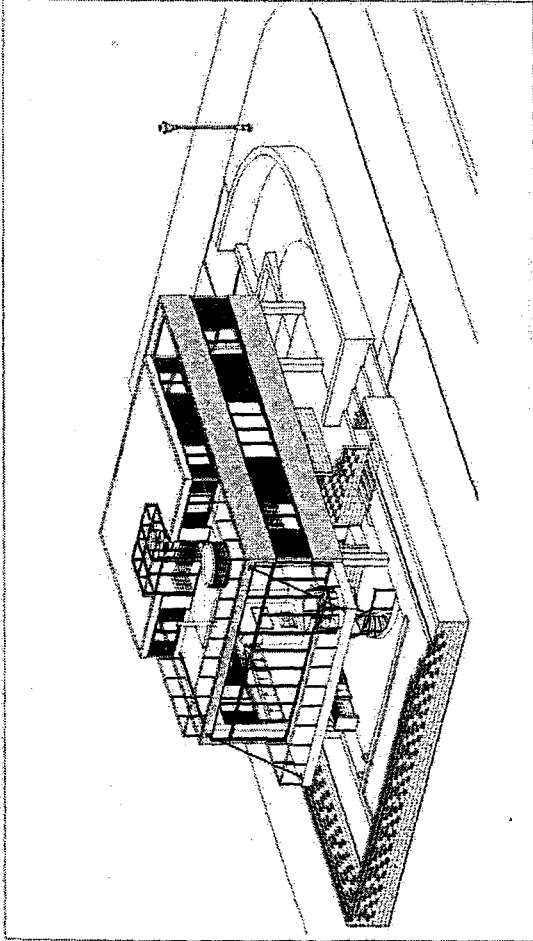
DATE ISSUED: 06.12.2017  
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A0-10

SHEET 26 OF 57



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Miami, FL 33135  
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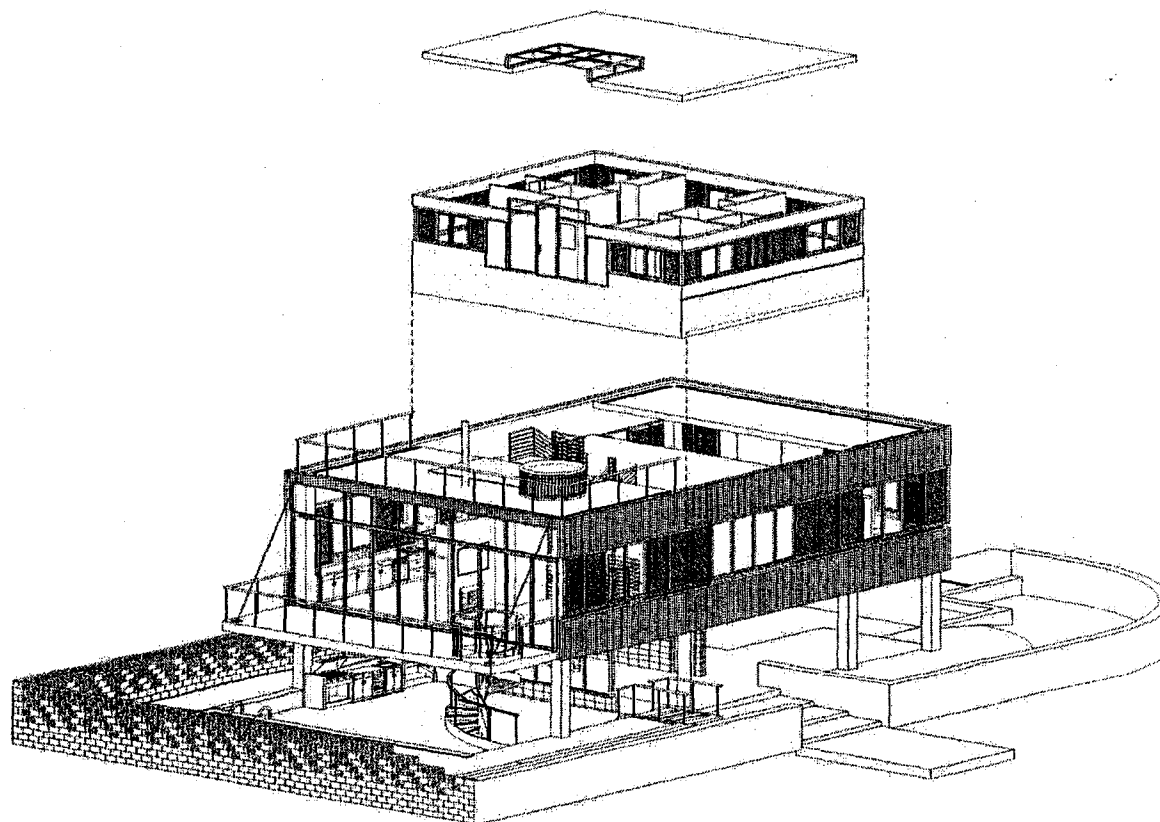
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**ZONING DIAGRAM - MASSING**  
(AXONOMETRIC)

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RF  
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SHEET 15 OF 17

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## **EXPLODED AXONOMETRIC DIAGRAM - SECOND FLOOR IN RELATIONSHIP TO FIRST FLOOR**

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NOTES:  
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06.12.2017

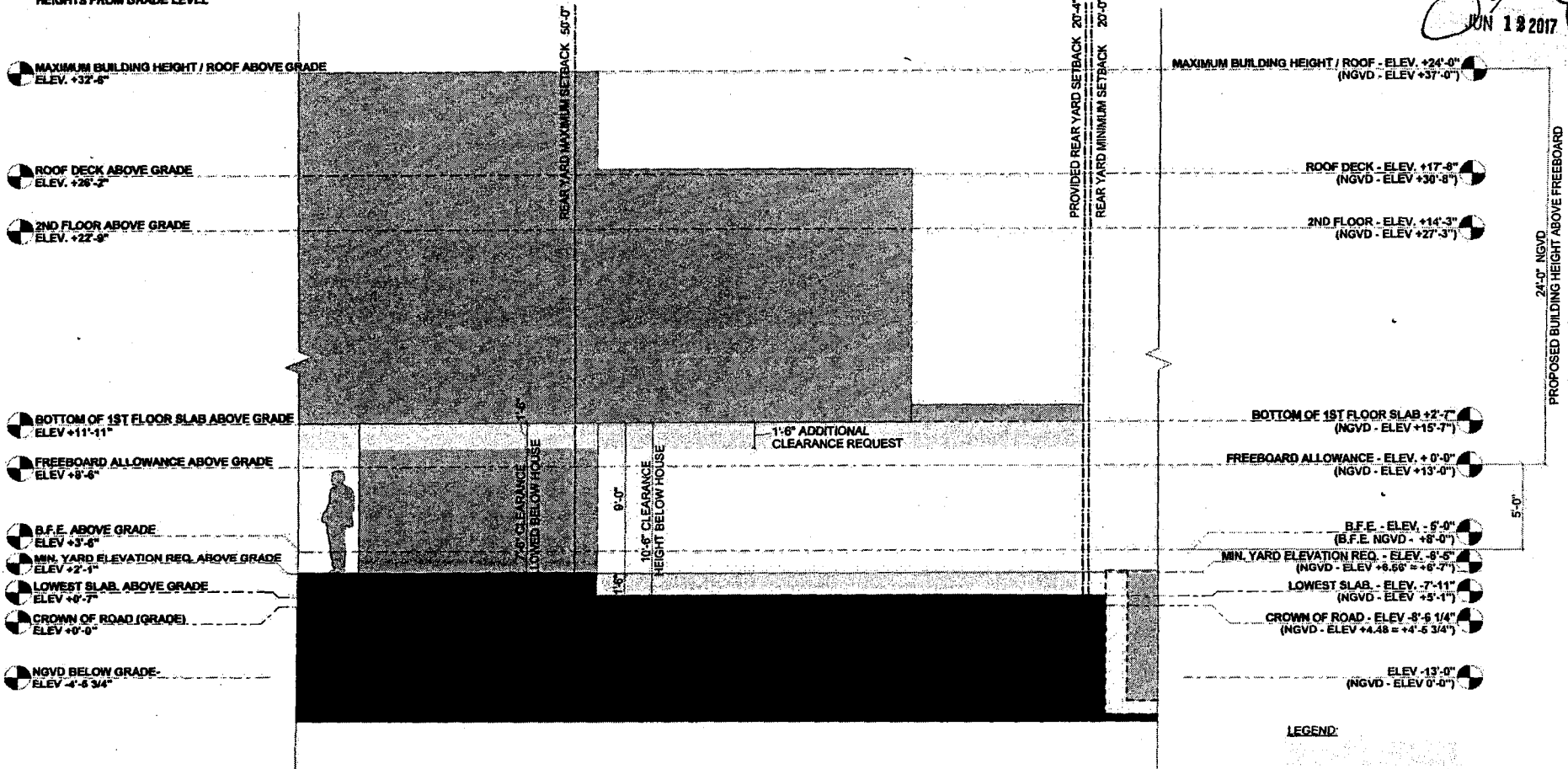
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OR RF

DRAWING #:

**A0-12**

SHEET 27 OF 27

# HEIGHTS FROM GRADE LEVEL



# HEIGHTS FROM NGVD

JUN 18 2017

MAXIMUM BUILDING HEIGHT / ROOF - ELEV. +24'-0"  
(NGVD - ELEV. +37'-0")

ROOF DECK - ELEV. +17'-8"  
(NGVD - ELEV. +30'-8")

2ND FLOOR - ELEV. +14'-3"  
(NGVD - ELEV. +27'-3")

BOTTOM OF 1ST FLOOR SLAB +2'-7"  
(NGVD - ELEV. +15'-7")

FREEBOARD ALLOWANCE - ELEV. +0'-0"  
(NGVD - ELEV. +13'-0")

B.F.E. - ELEV. -5'-0"  
(B.F.E. NGVD - +8'-0")

MIN. YARD ELEVATION REQ. - ELEV. -8'-5"  
(NGVD - ELEV. +8'-5" = +8'-7")

LOWEST SLAB - ELEV. -7'-11"  
(NGVD - ELEV. +5'-1")

CROWN OF ROAD - ELEV. -8'-6 1/4"  
(NGVD - ELEV. +4.48 = +4'-5 3/4")

ELEV. -13'-0"  
(NGVD - ELEV. 0'-0")

# LEGEND:

REGION WHERE ADDITIONAL  
CLEARANCE IS REQUEST

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# PREVIOUSLY PROPOSED CLEARANCE WAIVER DIAGRAM

3/8" = 1'-0"

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NOTES:  
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04.13.2017

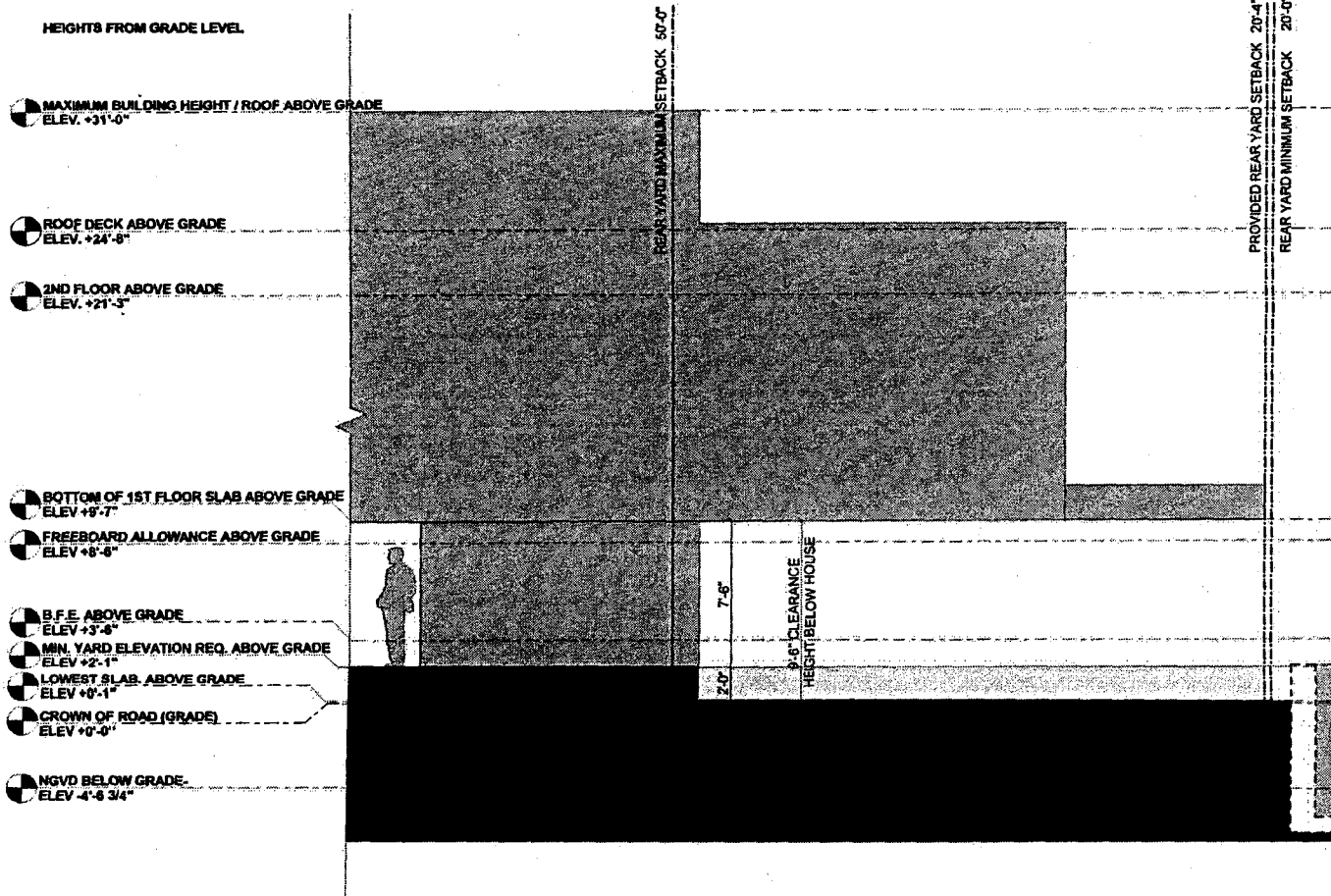
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RF RF

DRAWING #

A0-13A

SHEET 25 OF 47

HEIGHTS FROM GRADE LEVEL



HEIGHTS FROM NGVD

MAXIMUM BUILDING HEIGHT / ROOF - ELEV. +22'-5"  
(NGVD - ELEV. +35'-5")

ROOF DECK - ELEV. +18'-2"  
(NGVD - ELEV. +29'-2")

2ND FLOOR - ELEV. +12'-9"  
(NGVD - ELEV. +25'-9")

BOTTOM OF 1ST FLOOR SLAB +1'-1"  
(NGVD - ELEV. +14'-1")

FREEBOARD ALLOWANCE - ELEV. +0'-0"  
(NGVD - ELEV. +13'-0")

B.F.E. - ELEV. -5'-0"  
(B.F.E. NGVD - +8'-0")

MIN. YARD ELEVATION REQ. - ELEV. -6'-5"  
(NGVD - ELEV. +8 5/8' ± ±8'-7")

LOWEST SLAB. - ELEV. -7'-5"  
(NGVD - ELEV. +4'-7")

CROWN OF ROAD - ELEV. -8'-6 1/4"  
(NGVD - ELEV. +4.48 ± ±4'-5 3/4")

ELEV. -13'-0"  
(NGVD - ELEV. 0'-0")

24'-0" NGVD  
PROPOSED BUILDING HEIGHT ABOVE FREEBOARD  
37'-0" NGVD  
BUILDING HEIGHT PLUS B.F.E. & FREEBOARD

LEGEND:

REGION WHERE ADDITIONAL  
CLEARANCE IS REQUEST

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## NEWLY PROPOSED CLEARANCE WAIVER DIAGRAM

3/8" = 1'-0"

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08.12.2017

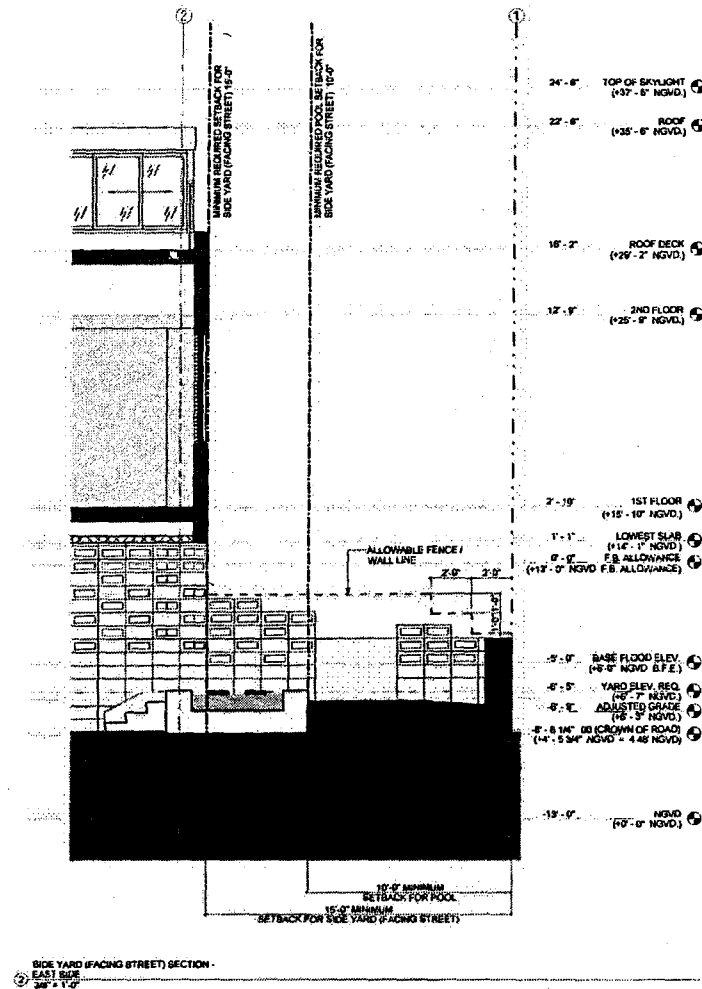
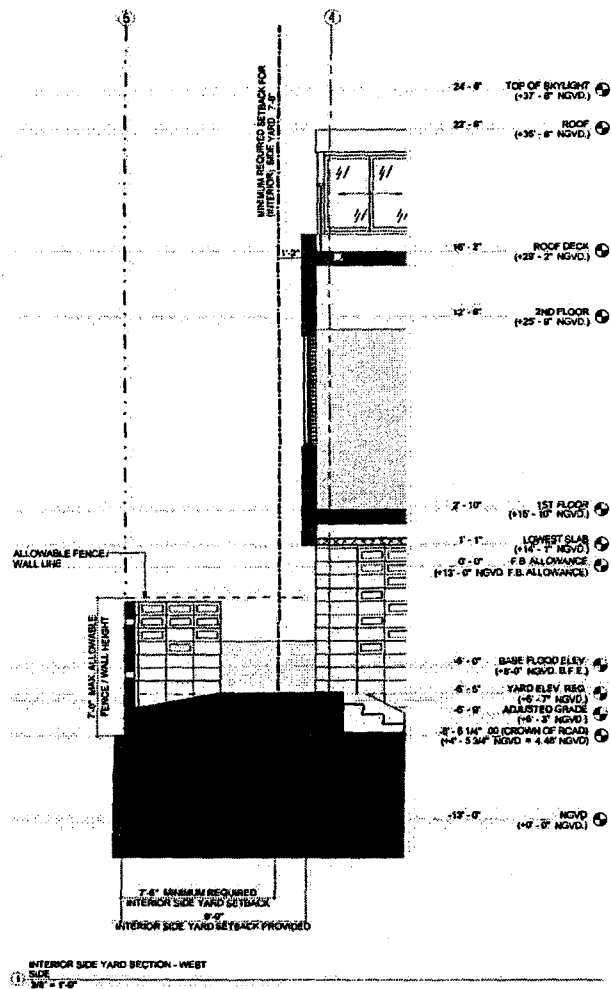
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A0-13B

SHEET 29 OF 57





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## ZONING DIAGRAM - YARD GRADE DIAGRAM (EAST / WEST)

3/8" = 1'-0"

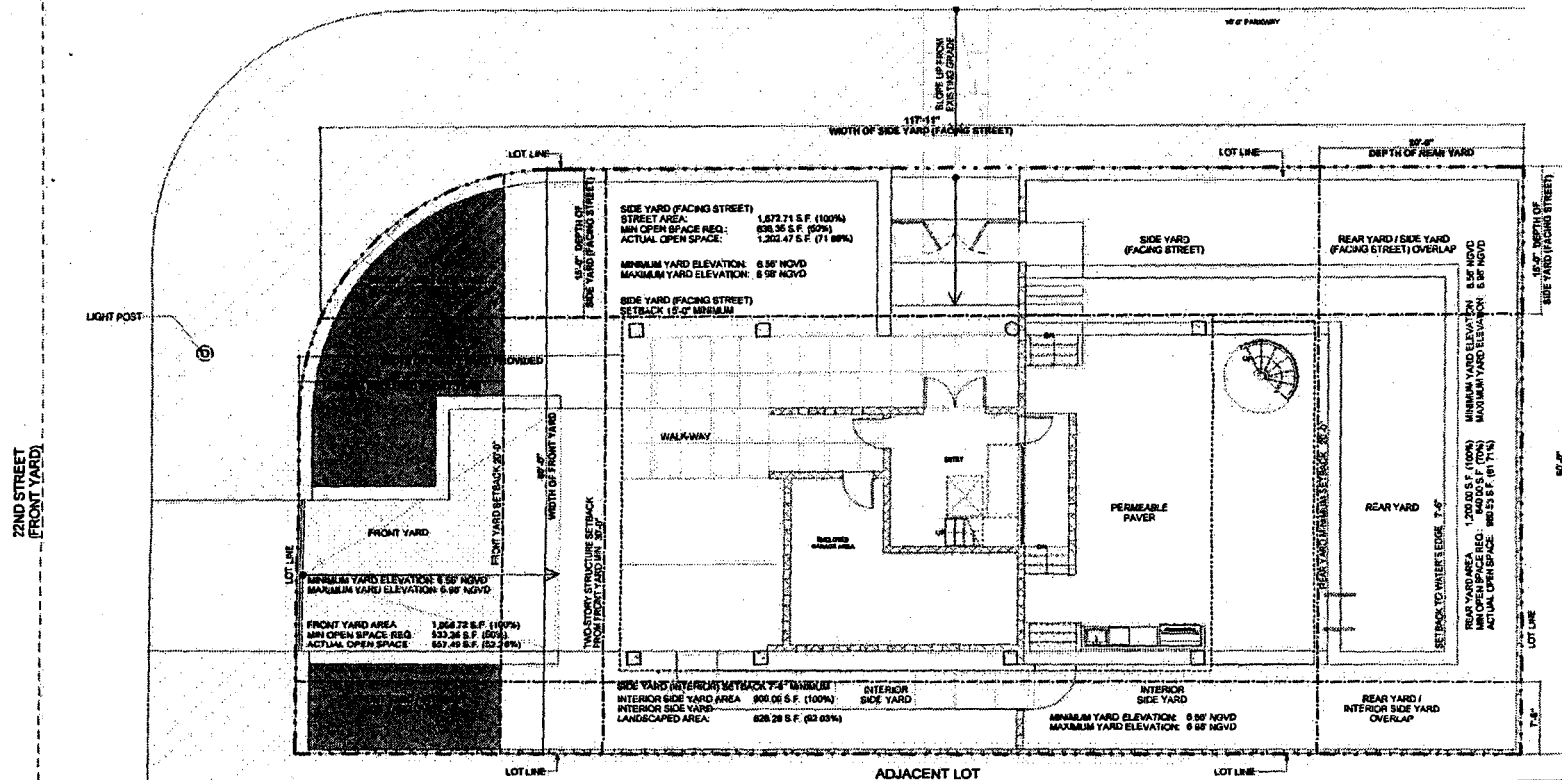
DATE ISSUED: 08.12.2017  
REVISION # 11  
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06.12.2017

|                            |                   |
|----------------------------|-------------------|
| DRAWN BY:<br>CR            | CHECKED BY:<br>RF |
| DRAWING #:<br><b>A0-15</b> |                   |
| SHEET 31 OF 37             |                   |

TOTAL AREA OF REQ'D FRONT YARD: 1,068.72 S.F. (100%)  
 OPEN SPACE AREA PROVIDED WITHIN REQUIRED FRONT YARD: 557.49 S.F. (52.28%)  
 AREA OF YARD OVERLAP FRONT YARD / SIDE YARD (FACING STREET): 173.65 S.F.

LUCERNE AVENUE  
 SIDE YARD (FACING STREET)

JUN 13 2017



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## OPEN SPACE AREA CALCULATION - FRONT YARD

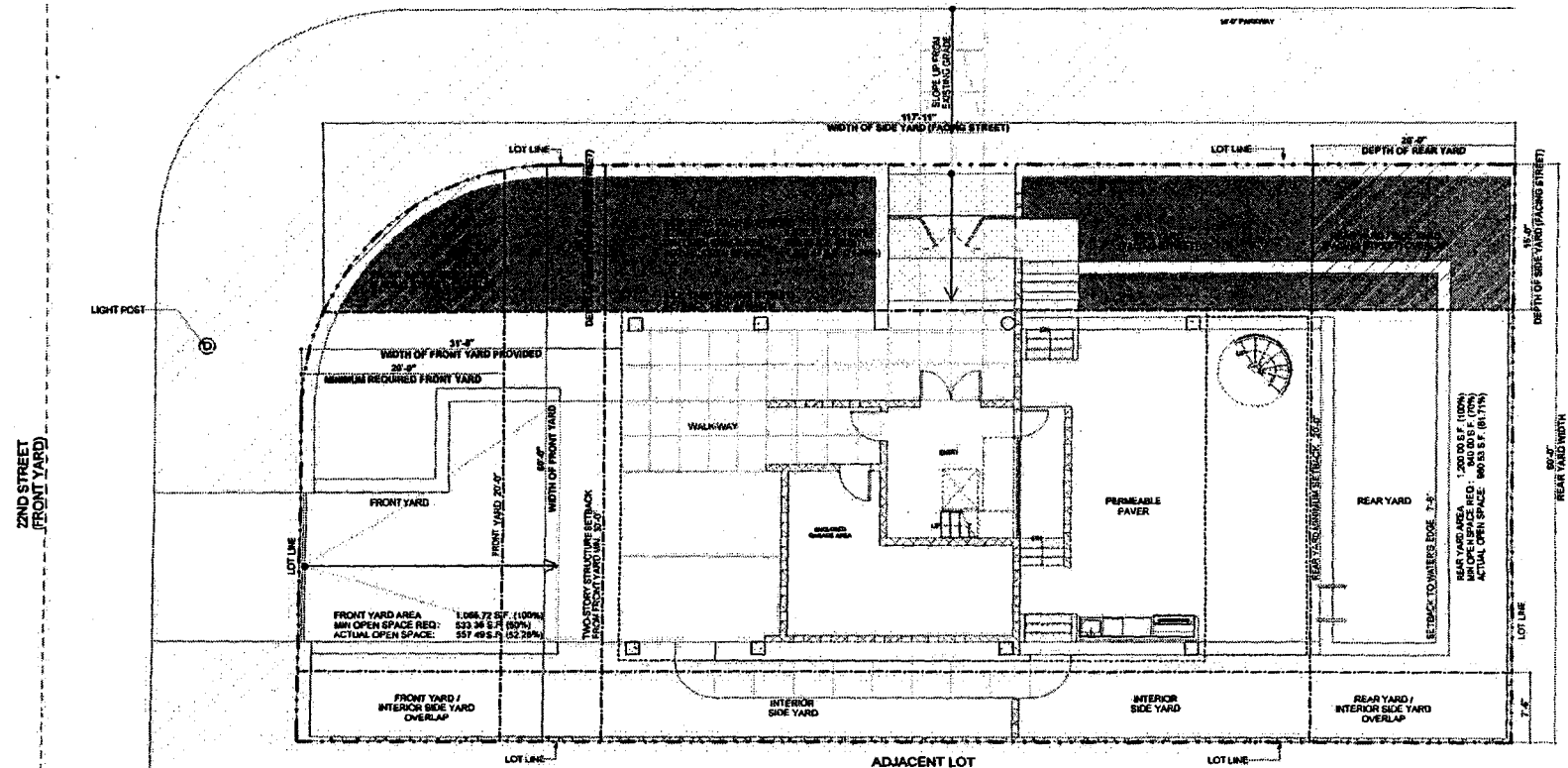
3/16" = 1'-0"

DATE ISSUED: 06.12.2017  
 REVISION: 11  
 NOTES:  
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 DRAWING #: A0-16  
 SHEET 32 OF 57

|                                                                                   |                                                        |                      |
|-----------------------------------------------------------------------------------|--------------------------------------------------------|----------------------|
|  | TOTAL AREA OF REQ'D<br>SIDE YARD (FACING STREET):      | 1,672.71 S.F. (100%) |
|  | OPEN SPACE AREA PROVIDED<br>WITHIN REQUIRED REAR YARD: | 1,202.47 (71.88%)    |
|  | AREA OF YARD OVERLAP                                   |                      |
|                                                                                   | FRONT / SIDE YARD (FACING STREET) OVERLAP              | 300 S.F.             |
|                                                                                   | REAR / SIDE YARD (FACING STREET) OVERLAP               | 173.66 S.F.          |
|                                                                                   | TOTAL YARD OVERLAP                                     | 473.66 S.F.          |

LUCERNE AVENUE  
SIDE YARD (FACING STREET)



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## OPEN SPACE AREA CALCULATION - SIDE YARD (FACING STREET)

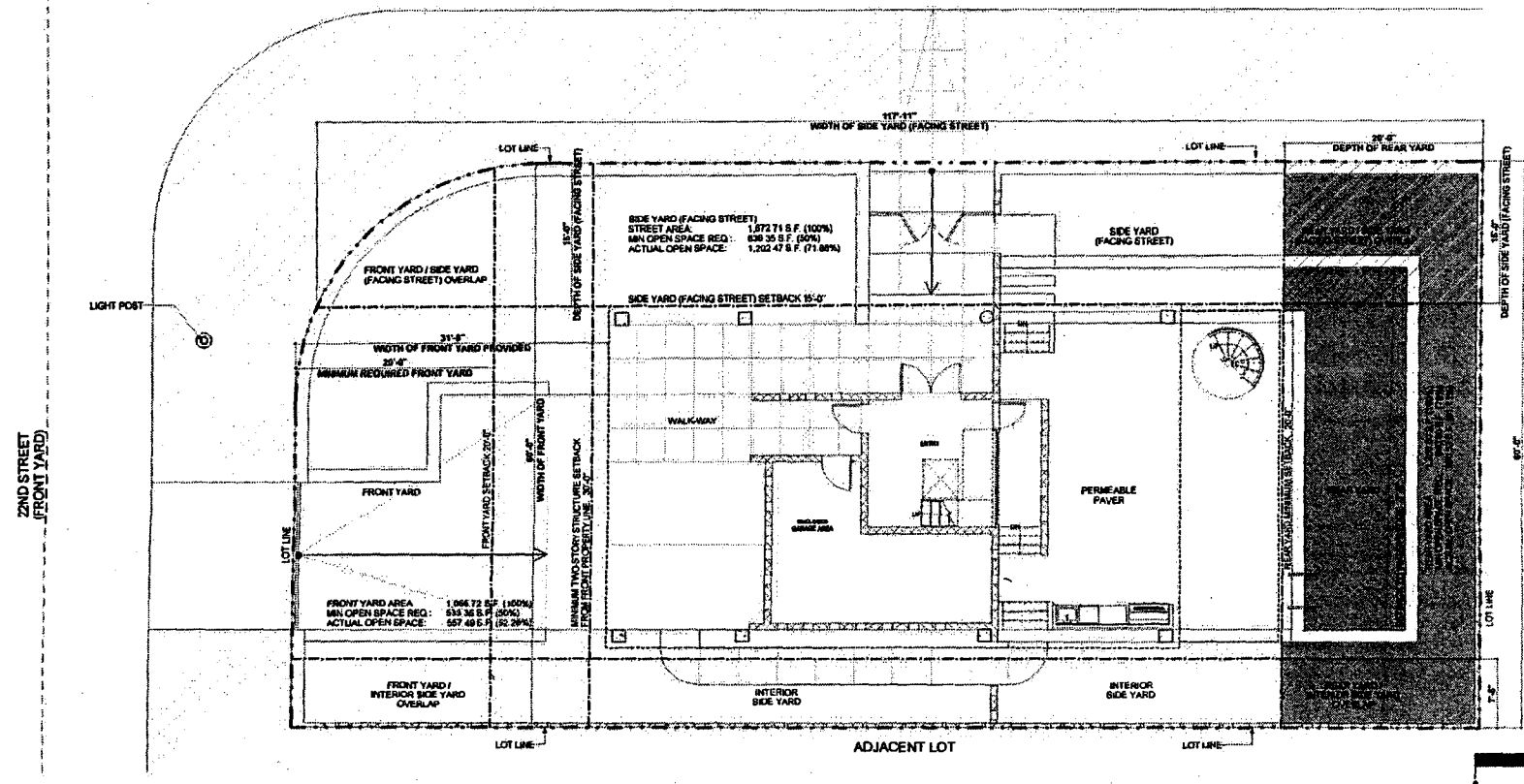
3/16" = 1'-0"

|                         |              |                |
|-------------------------|--------------|----------------|
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|                         | DRAWING #:   | A0-17          |
|                         |              | SHEET 33 OF 67 |

*[Handwritten Signature]*  
JUN 13 2017

|                                                                                   |                                                            |                      |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|----------------------|
|  | TOTAL AREA OF REQ'D REAR YARD:                             | 1,200 S.F. (100%)    |
|  | OPEN SPACE AREA PROVIDED WITHIN REQUIRED REAR YARD:        | 980.53 S.F. (81.71%) |
|  | AREA OF YARD OVERLAP REAR YARD / SIDE YARD (FACING STREET) | 300 S.F.             |

LUCERNE AVENUE  
SIDE YARD (FACING STREET)



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## OPEN SPACE AREA CALCULATION - REAR YARD

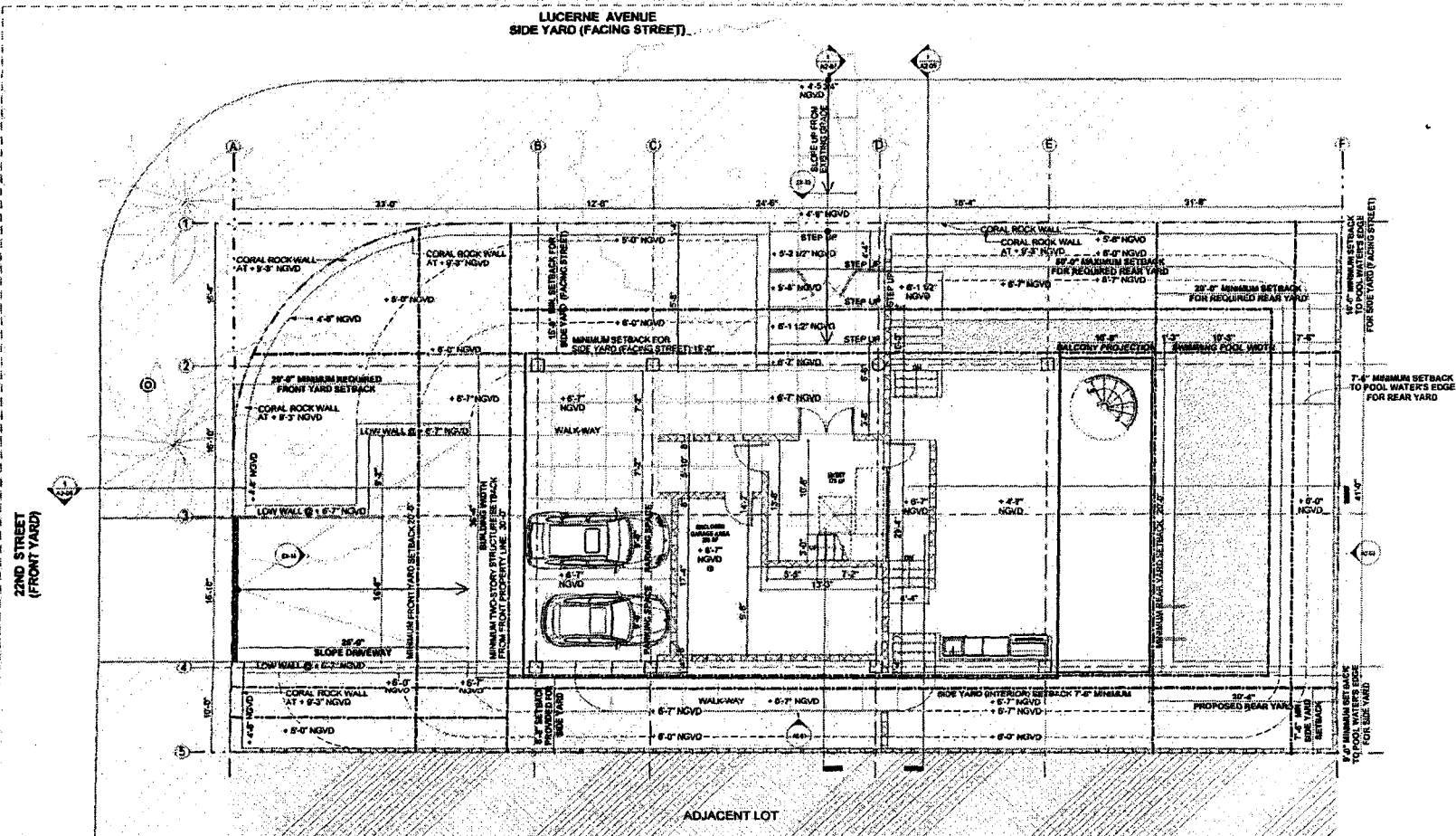
3/16" = 1'-0"

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SHEET 34 OF 87



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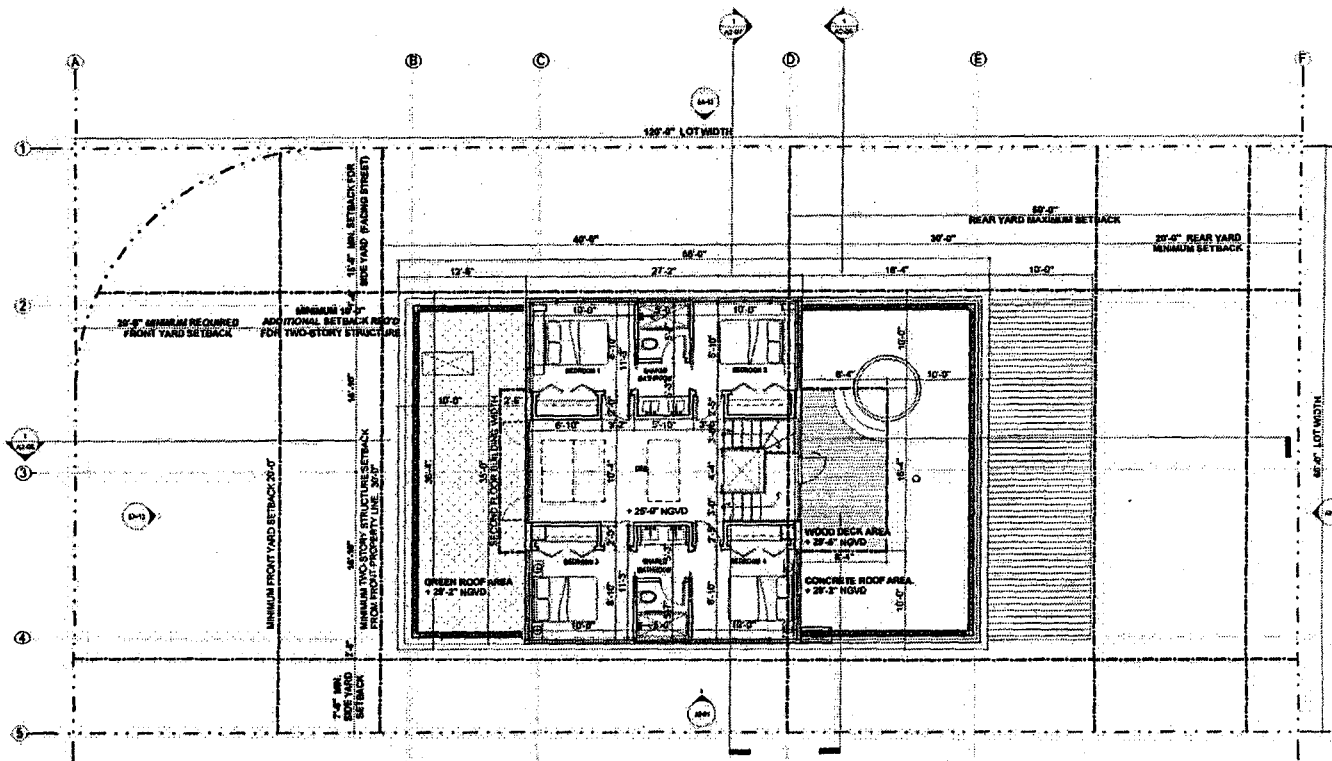
2120 LUCERNE AVENUE,  
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## PROPOSED BUILDING - GROUND FLOOR PLAN

3/16" = 1'-0"

|                         |              |                |
|-------------------------|--------------|----------------|
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|                         | DRAWING #:   | A1-00          |
|                         |              | SHEET 38 OF 47 |





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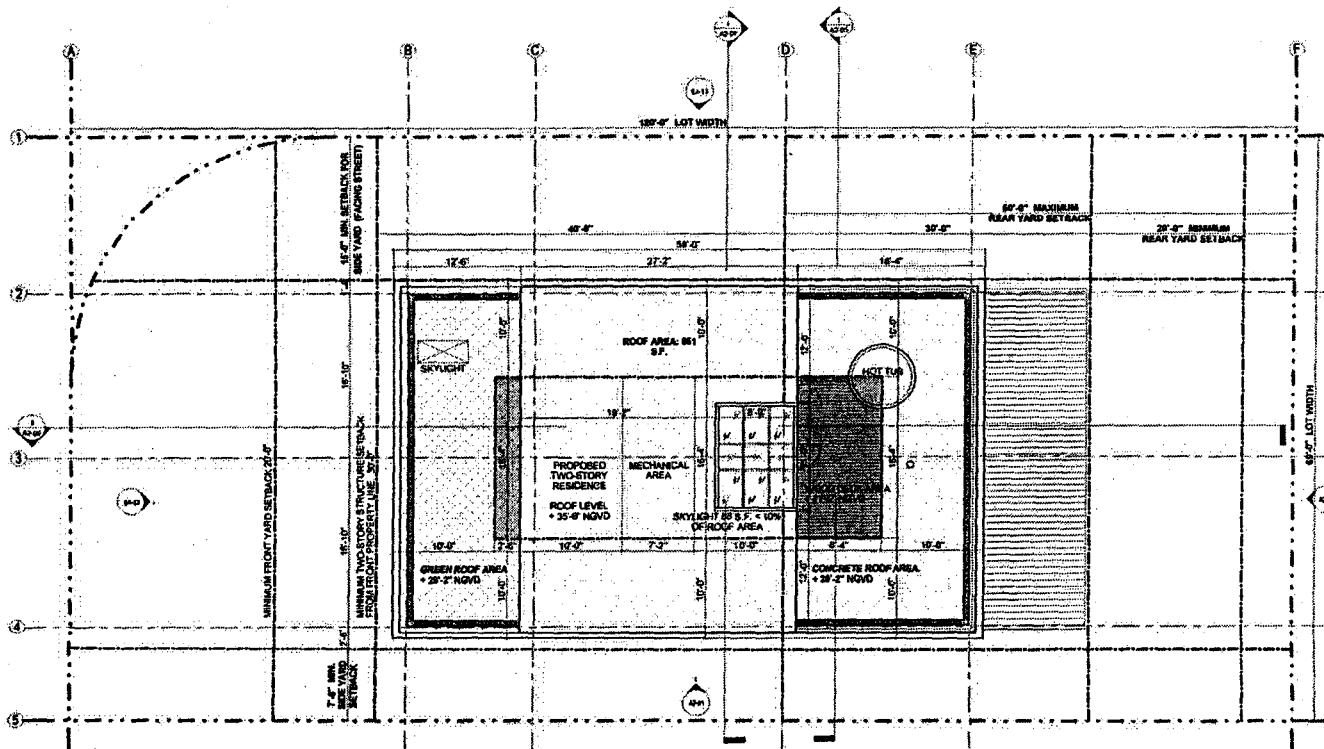
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2120 LUCERNE AVENUE,  
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## PROPOSED BUILDING - SECOND FLOOR PLAN

3/16" = 1'-0"

|                         |               |                |
|-------------------------|---------------|----------------|
| DATE ISSUED: 06.12.2017 | DRAWN BY: CDE | CHECKED BY: JF |
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|                         | DRAWING #:    | A1-02          |
|                         |               | SHEET 37 OF 57 |



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## PROPOSED BUILDING - ROOF PLAN

3/16" = 1'-0"

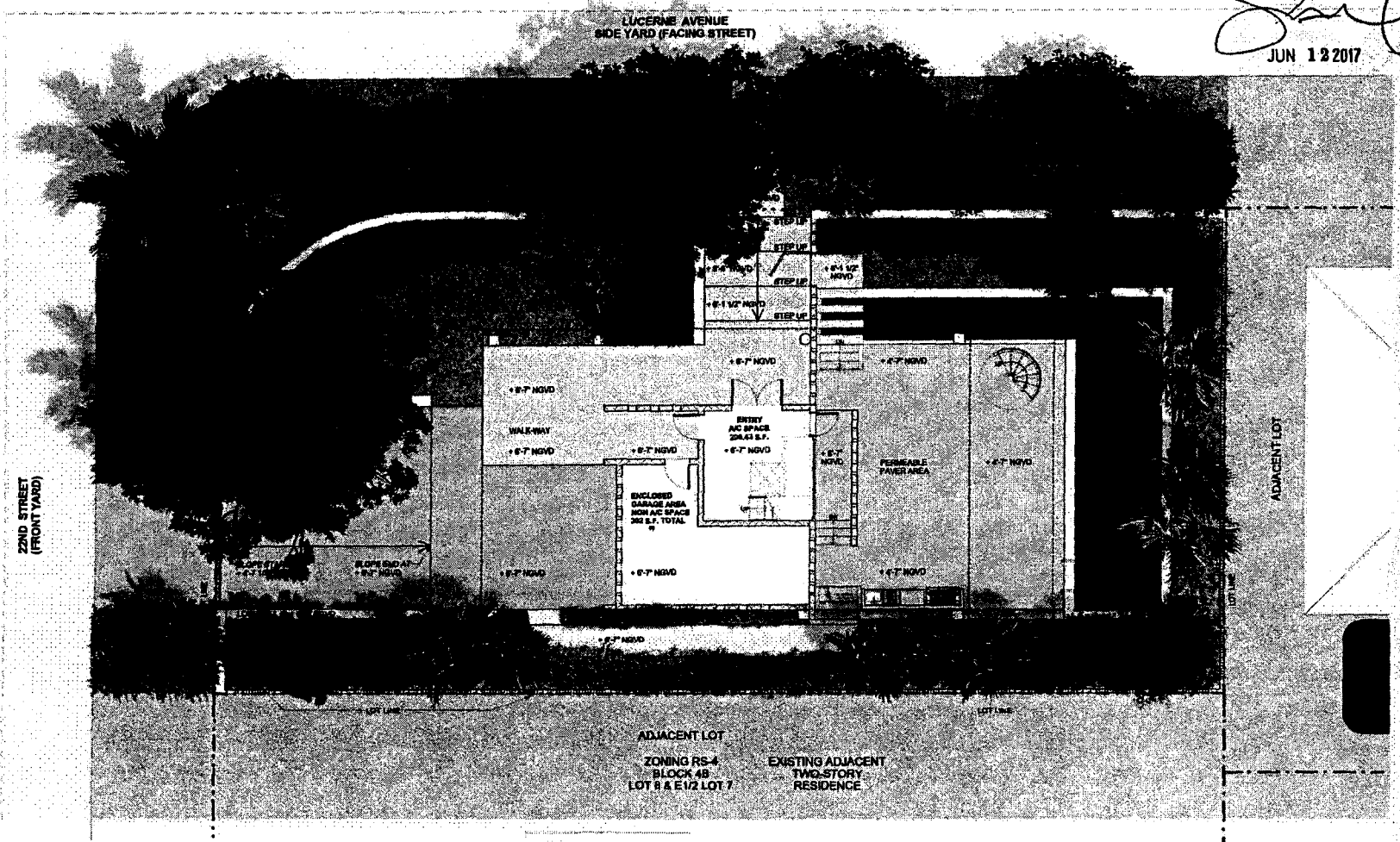
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DRAWING #:  
**A1-03**

SHEET 36 OF 57

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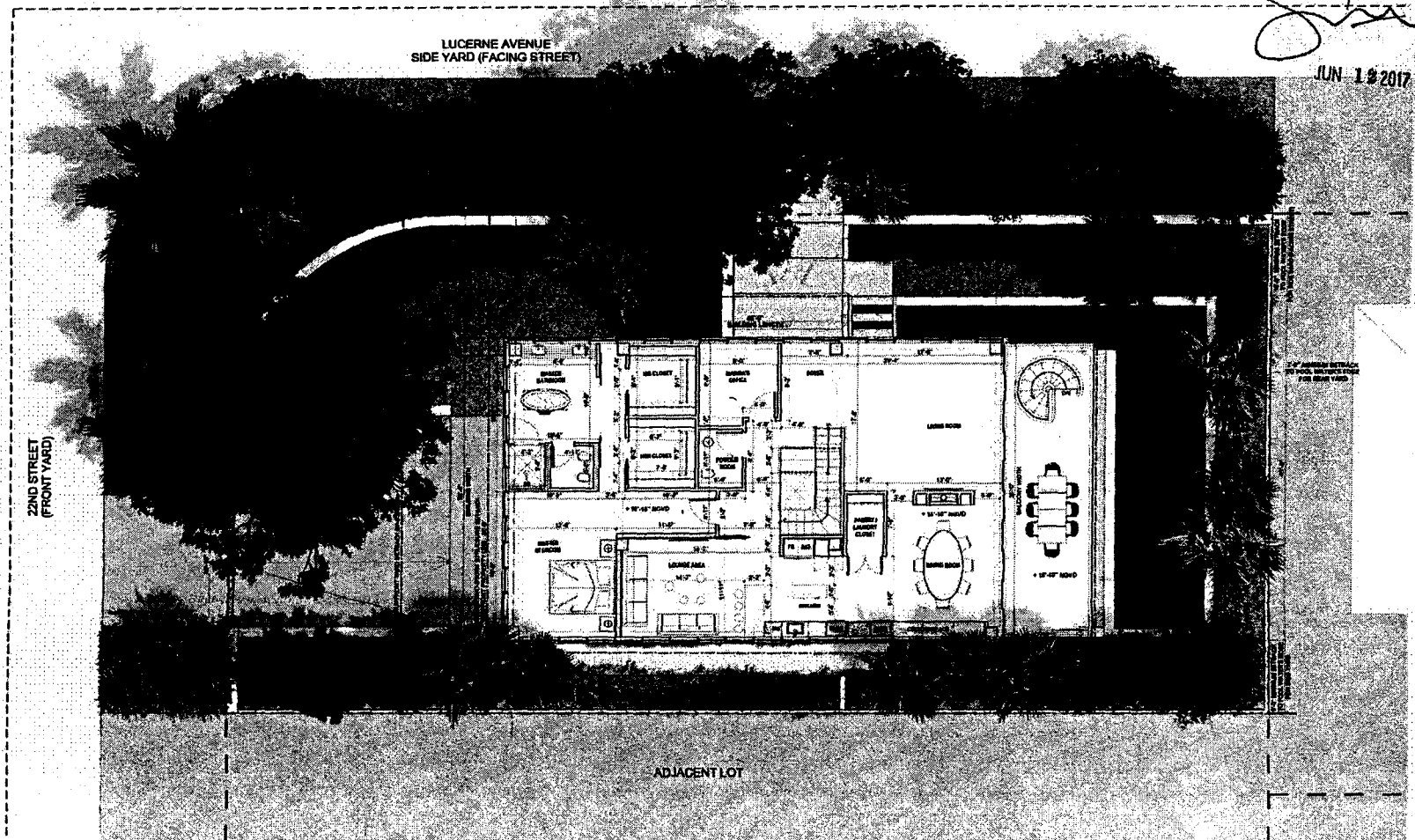
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## LANDSCAPED PLAN - GROUND FLOOR

|                         |              |                |
|-------------------------|--------------|----------------|
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| NOTES:                  |              |                |
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|                         | DRAWING #:   | A1-04          |
|                         |              | SHEET 38 OF 67 |



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## **LANDSCAPED PLAN - FIRST FLOOR**

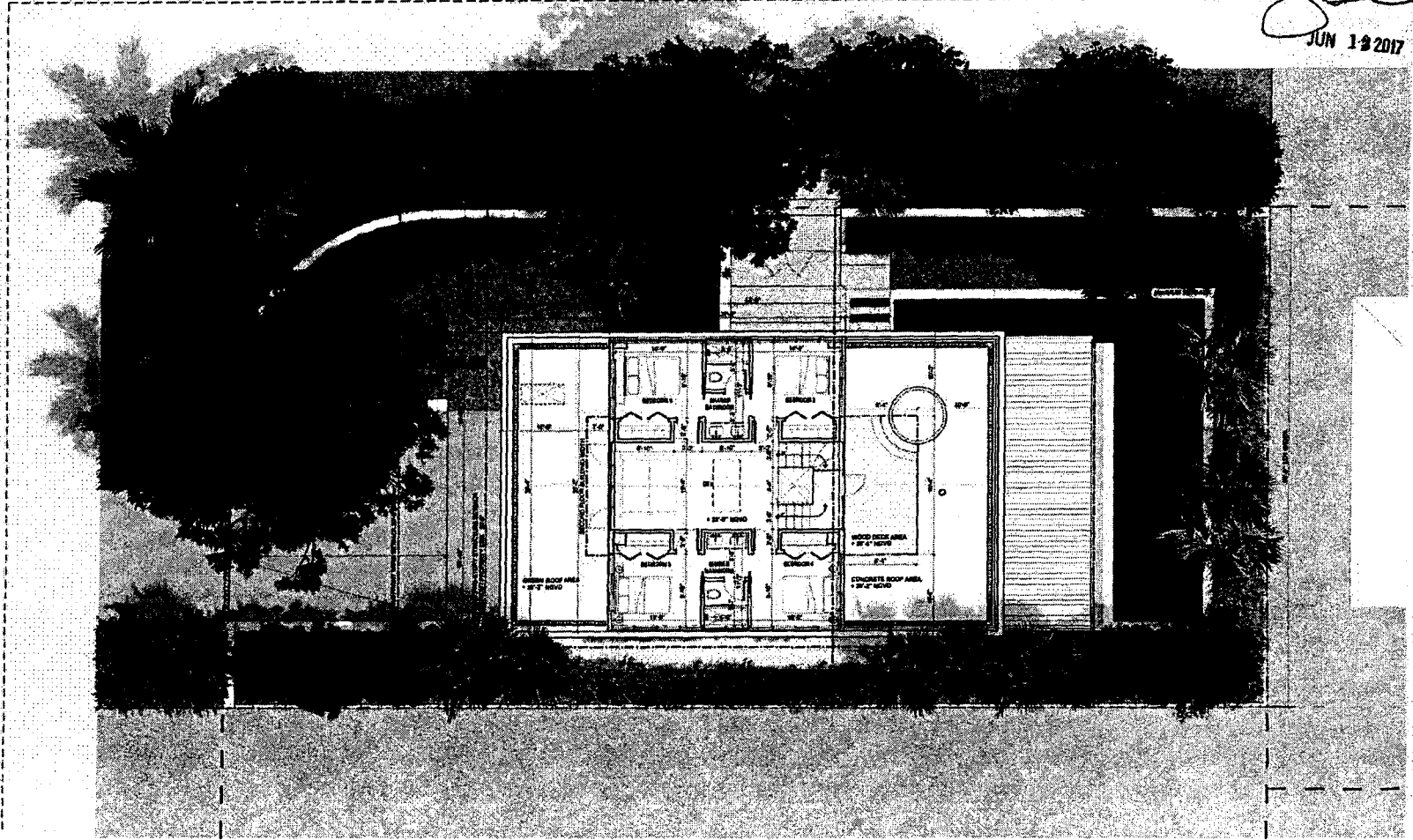
DATE ISSUED: 06.12.2017  
REVISION # 11  
NOTES:  
DESIGN REVIEW BOARD:  
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06.12.2017

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SHEET 40 OF 57

JUN 13 2017



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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
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## LANDSCAPED PLAN - SECOND FLOOR

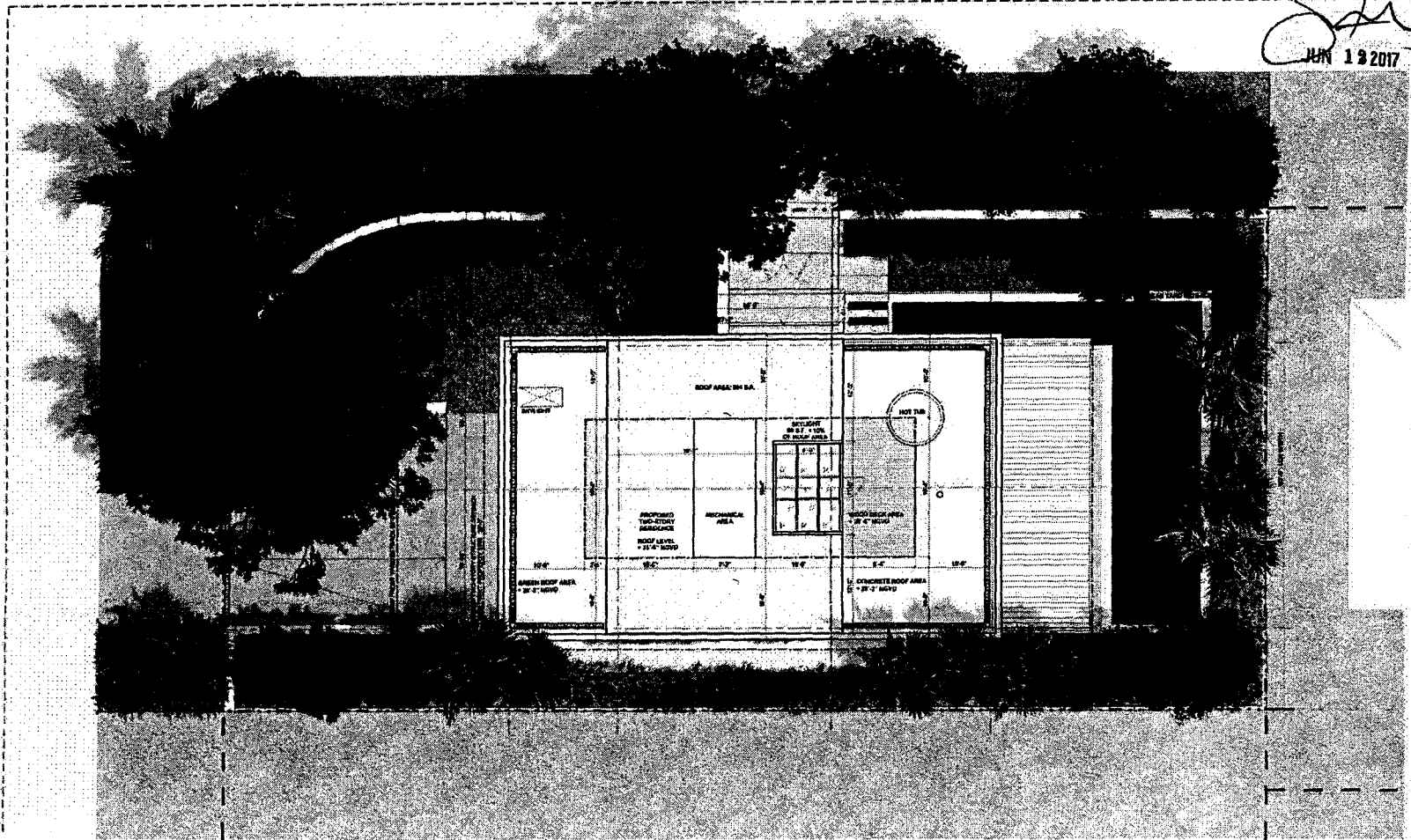
DATE ISSUED: 08.12.2017  
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**A1-06**

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## **DWYER RESIDENCE**

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## **LANDSCAPED PLAN - ROOF PLAN**

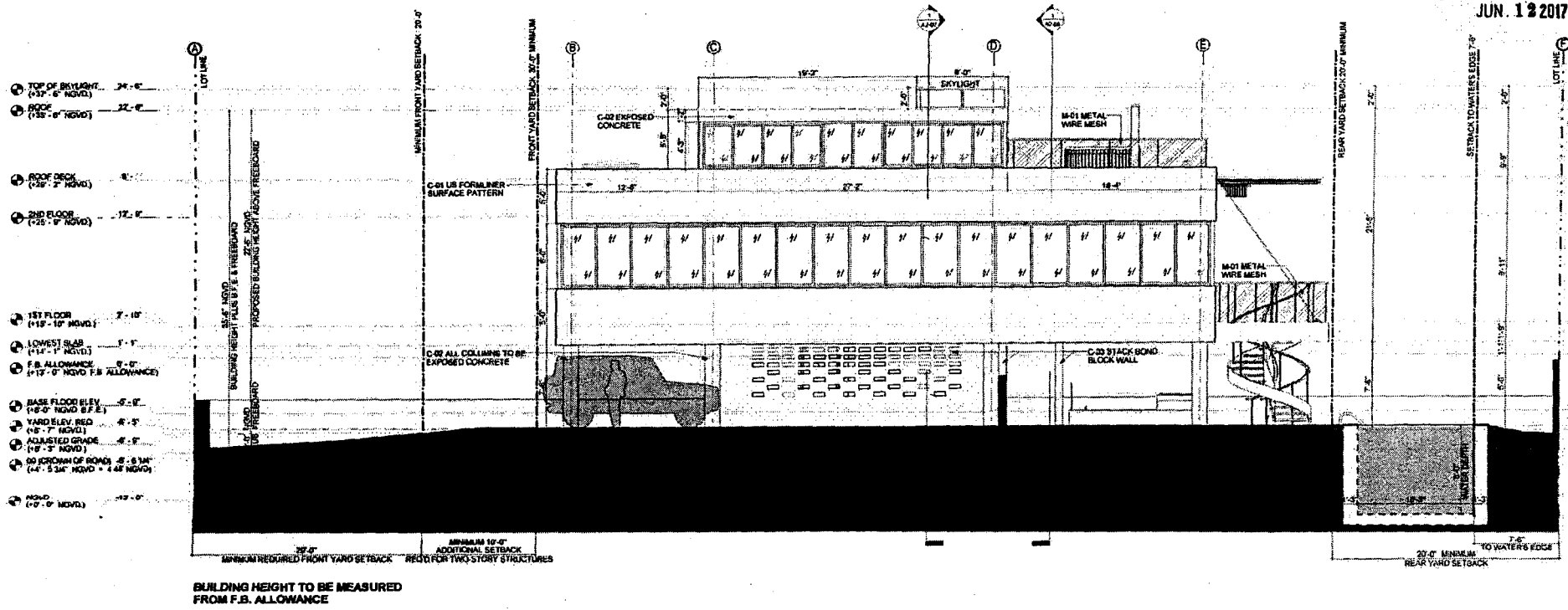
DATE ISSUED: 06.12.2017  
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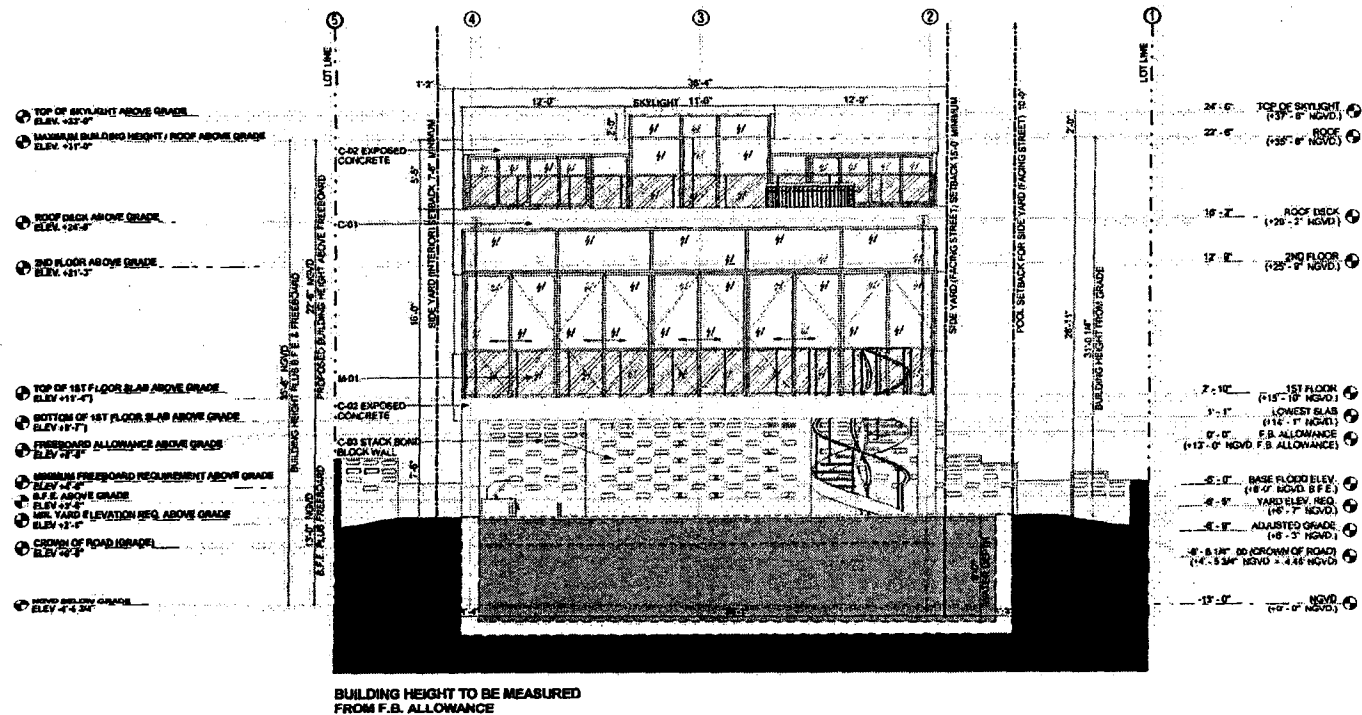
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

**ELEVATION - WEST FACADE**

1/4" = 1'-0"

|                         |                |                |
|-------------------------|----------------|----------------|
| DATE ISSUED: 06.12.2017 | DRAWN BY: CR   | CHECKED BY: CR |
| REVISION # 11           |                |                |
| NOTES:                  |                |                |
| DESIGN REVIEW BOARD:    |                |                |
| REVISED PLANS:          |                |                |
| 06.12.2017              |                |                |
|                         | <b>A2-01</b>   |                |
|                         | SHEET 43 OF 57 |                |

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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
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ELEVATION - SOUTH FACADE

1/4" = 1'-0"

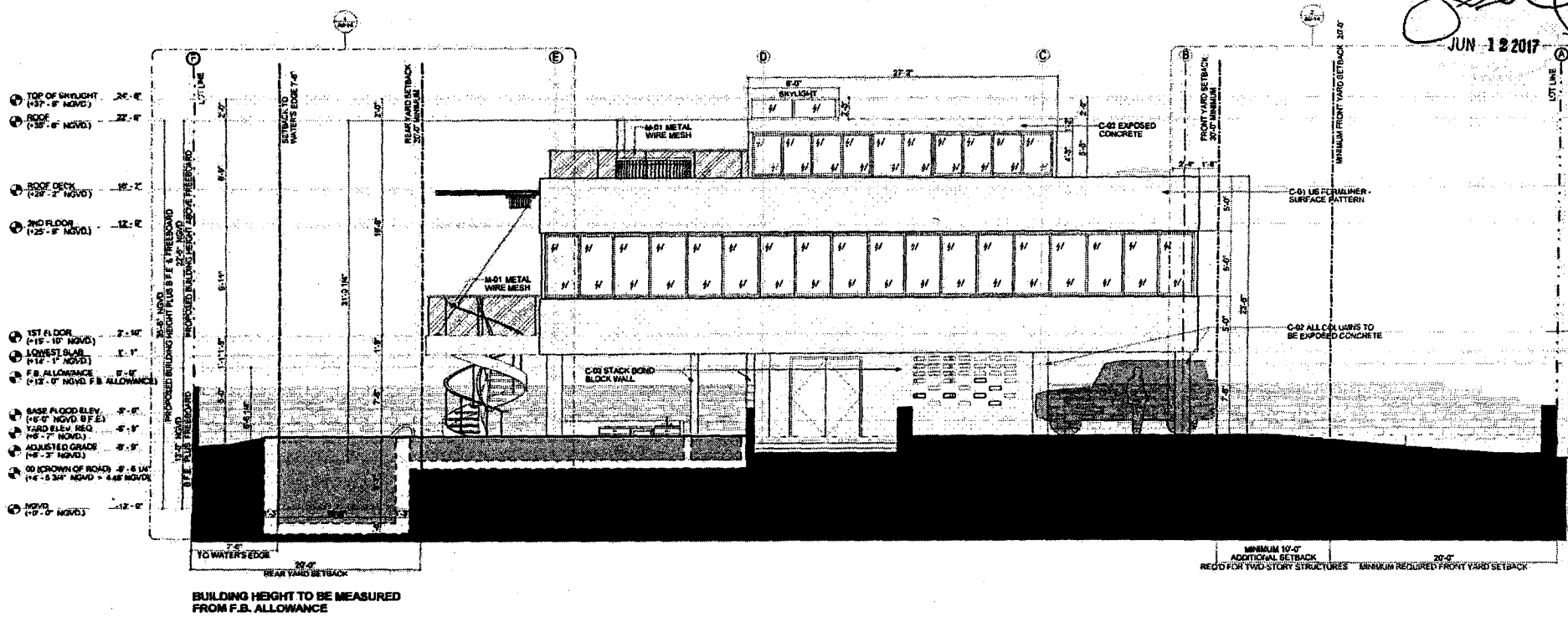
DATE ISSUED: 06.12.2017  
REVISION # 11  
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SHEET 44 OF 57

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## DWYER RESIDENCE

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## ELEVATION - EAST FACADE

1/4" = 1'-0"

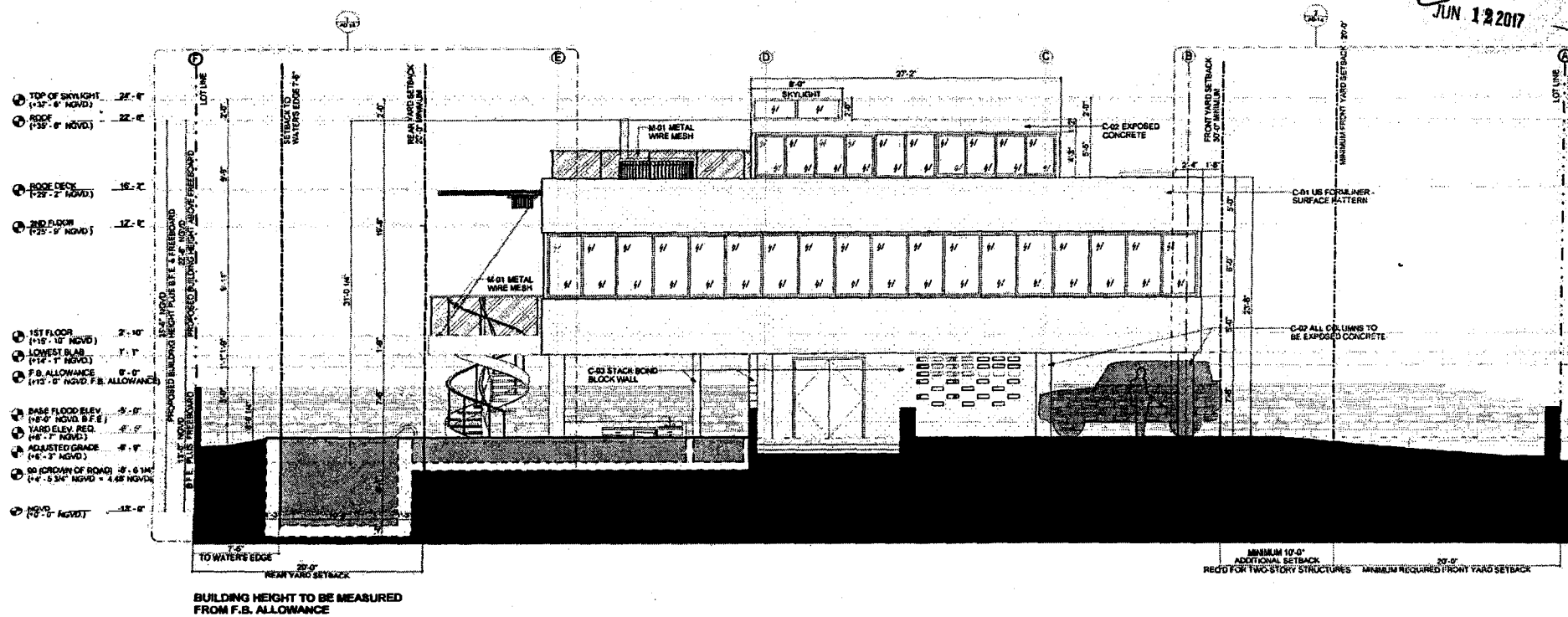
DATE ISSUED: 06.12.2017  
REVISION # 11  
NOTES:  
DESIGN REVIEW BOARD:  
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A2-03

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## DWYER RESIDENCE

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ELEVATION - EAST FACADE

1/4" = 1'-0"

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REVISION # 1  
NOTES:  
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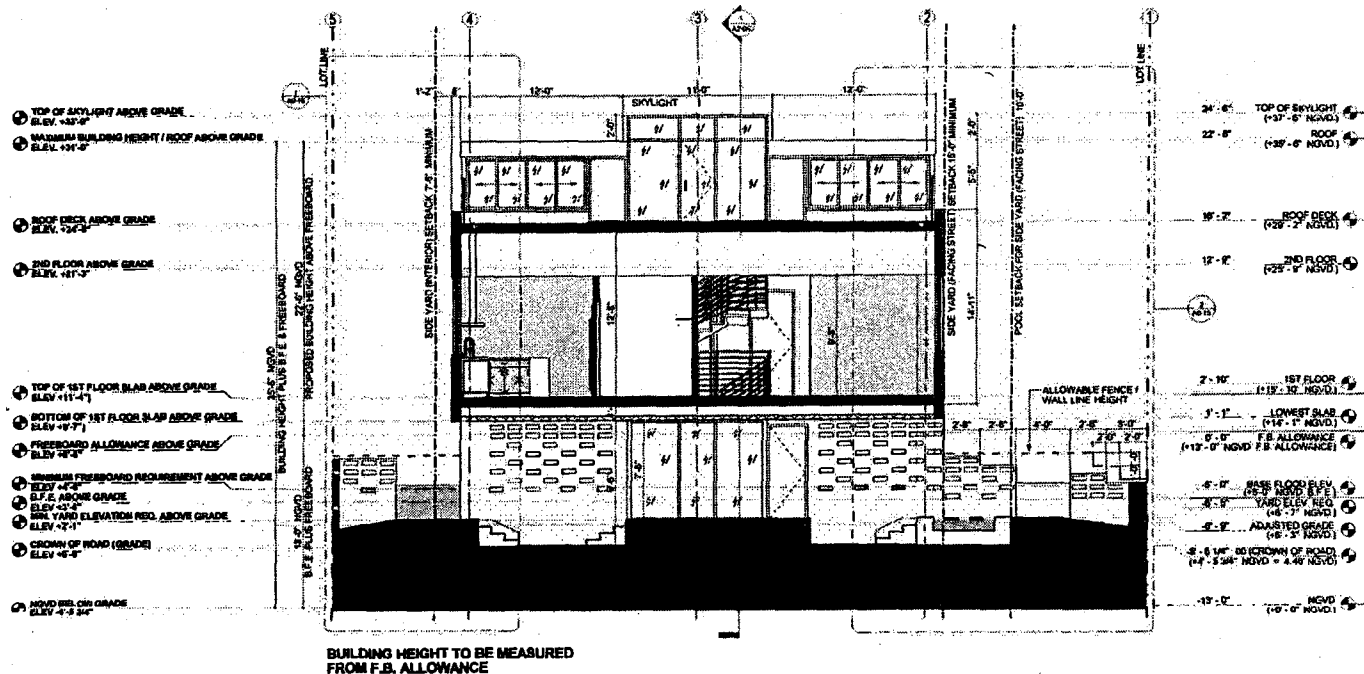
DRAWING #

**A2-03**

SHEET 45 OF 57



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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## SECTION - THROUGH LIVING / DINING ROOM

1/4" = 1'-0"

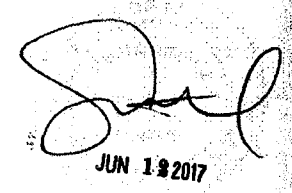
DATE ISSUED: 06.12.2017  
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DRAWING #: A2-05

SHEET 47 OF 47





**2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140**

**SECTION - EAST TO WEST**

**1/4" = 1'-0"**

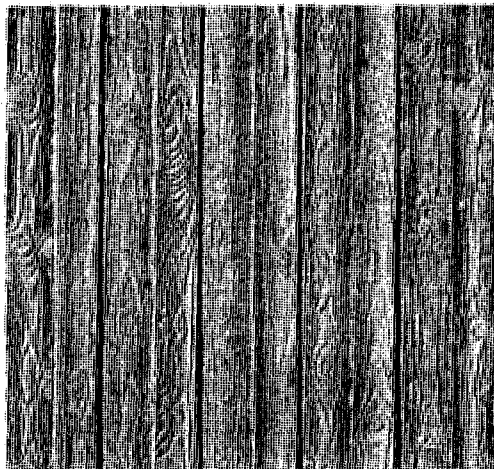
DATE ISSUED: 06.12.2017  
REVISION # 11  
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**DRAWING 8:**

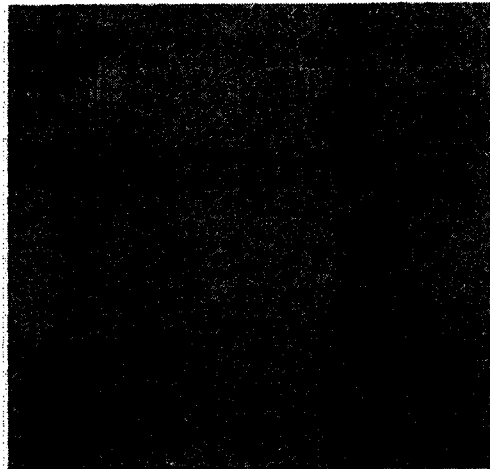
**A2-07**

SHEET 48 OF 57



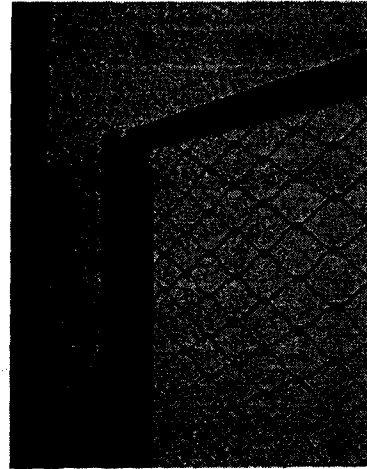
CONCRETE PATTERN - US FORMLINER  
RECKLI-2-84-MISSOURI

C-01



EXPOSED CONCRETE

C-02



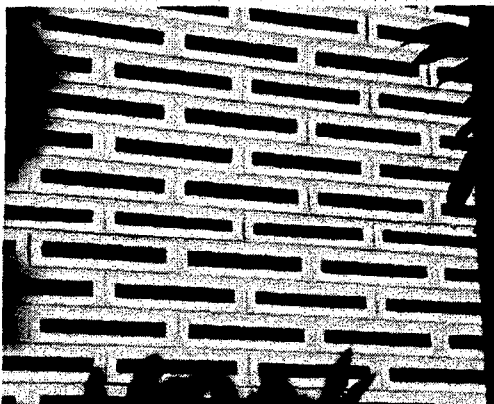
METAL WIRE MESH FOR ALL RAILINGS

M-01



CONCRETE FOR COLUMNS  
(DARKER SHADE OF GREY)  
LAMBOO FOR UNDERSIDE OF THE HOUSE

W-01



RUNNING BOND ARCHITECTURAL  
BLOCK WALL REFERENCE

C-03



SPRIAL STAIRCASE REFERENCE

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## DWYER RESIDENCE

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## MATERIALS & REFERENCE BOARD

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DESIGN REVIEW BOARD:  
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06.12.2017

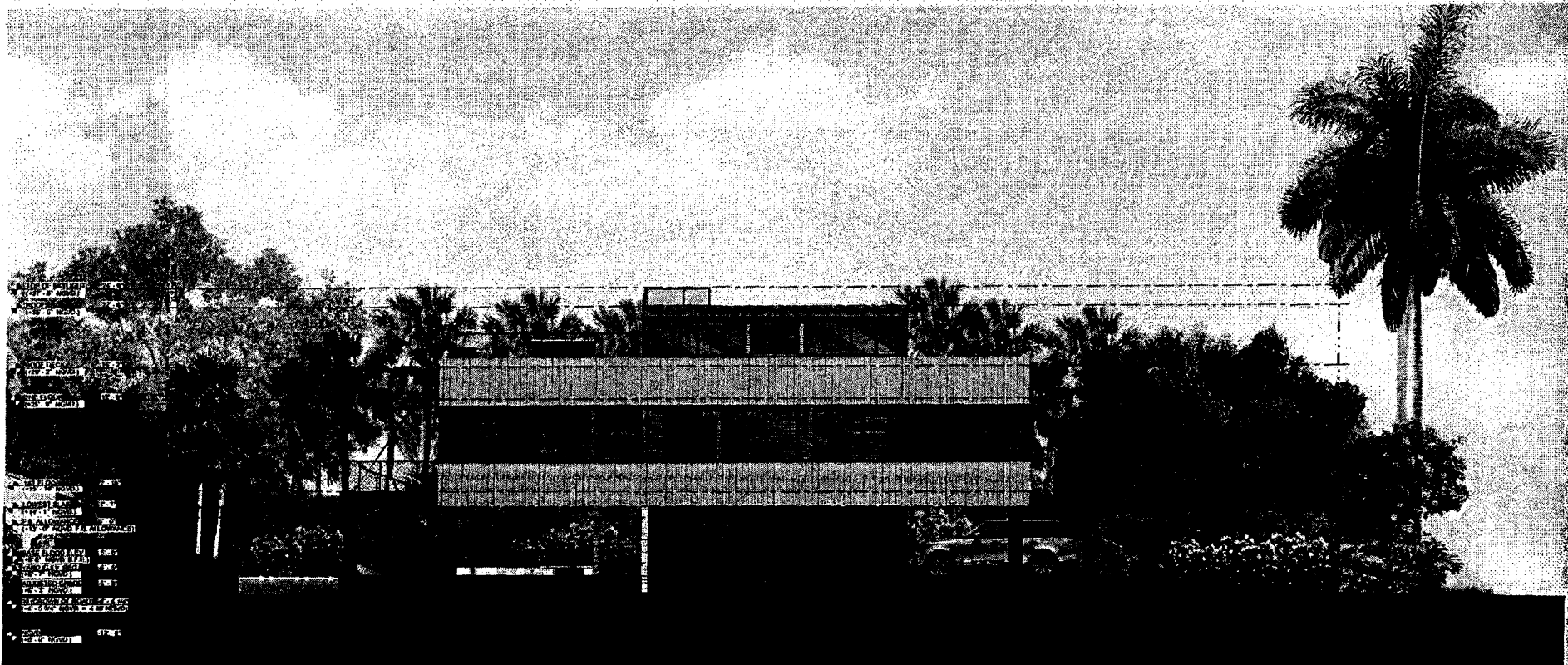
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DRAWING #:

A2-08

SHEET 80 OF 87

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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
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## EAST FACADE COLORED ELEVATION

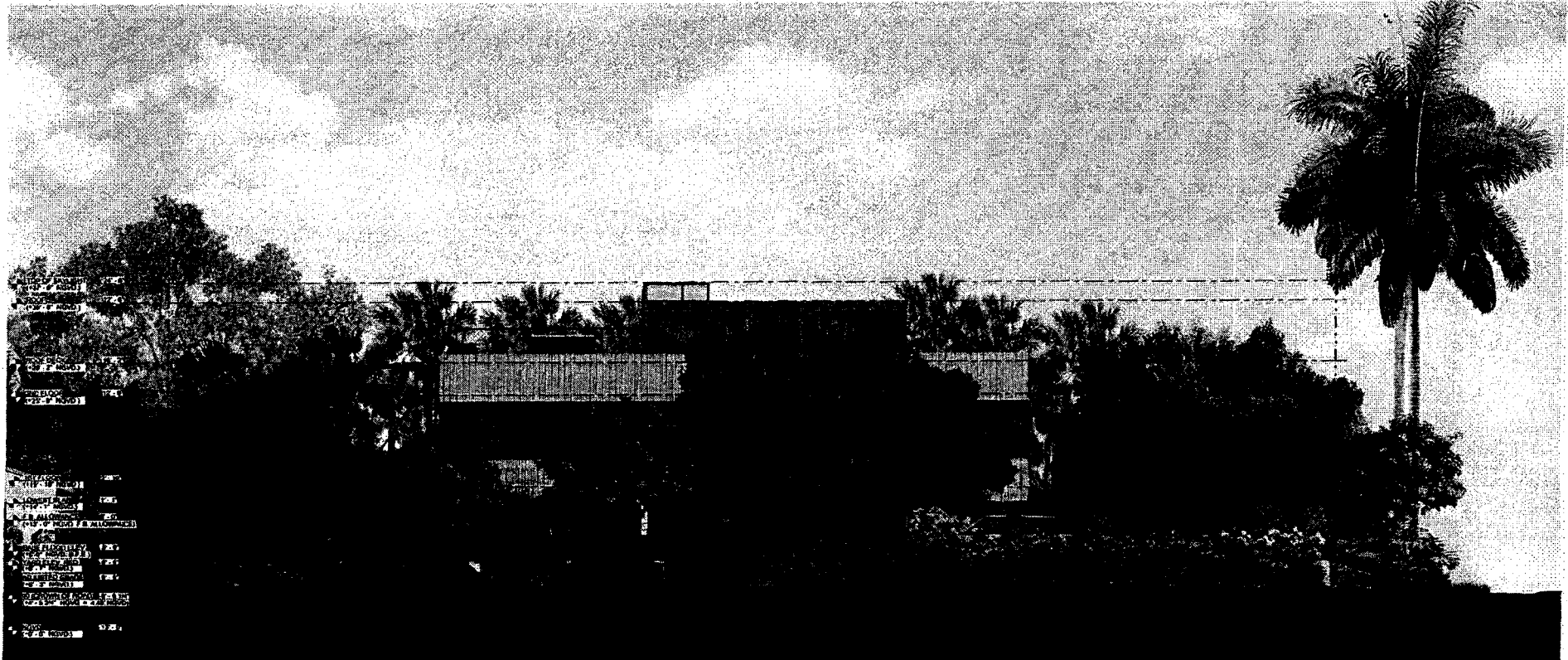
DATE ISSUED: 06.12.2017  
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**A2-09**

SHEET 61 OF 67

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## **DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
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## **EAST FACADE STREET VIEW**

DATE ISSUED: 06.12.2017  
REVISION # 11  
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06.12.2017

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**A2-10**

SHEET 52 OF 57

JUN 1 2 20



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**WEST FACADE COLORED ELEVATION**

SHEET 13 OF 13

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**2120 LUCERNE AVENUE,  
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**SOUTH FACADE COLORED ELEVATION**

DATE ISSUED: 06.12.2017  
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06.12.2017

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**DRAWING #**

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**A2-12**

SHEET 64 OF

SHEET 64 OF 67

SHEET 64 OF 67

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## **DWYER RESIDENCE**

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## **NORTH FACADE COLORED ELEVATION**

DATE ISSUED: 04.12.2017  
REVISION # 11  
NOTES:  
DESIGN REVIEW BOARD:  
REVISED PLANS  
04.12.2017

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**A2-13**

SHEET 66 OF 67

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**DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
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**CONTEXT ELEVATION**

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SHEET 56 OF 57

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**DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
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**RENDERINGS WITH LANDSCAPING**

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06.12.2017

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DRAWING #:

**A2-15**

SHEET 87 OF 87

# EXHIBIT H

# MIAMI BEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

### Design Review Board

TO: DRB Chairperson and Members

DATE: June 06, 2017

FROM: Thomas R. Mooney, AICP  
Planning Director

SUBJECT: DRB16-0082  
**2120 Lucerne Avenue – Single Family Home**

The applicants, Patrick and Marisa Dwyer, are requesting Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant one-story home, including a variance to exceed the maximum allowed floor to ceiling clearance for non-air conditioned space located under a main structure.

#### **RECOMMENDATION:**

Continue to a future meeting date for further design development.

Denial of the variance

#### **LEGAL DESCRIPTION:**

Lot 9, Block 4B, 3<sup>rd</sup> Revised Plat of Sunset Islands, according to the map thereof, as recorded in Plat Book 40, Page 8 of the Public Records of Miami-Dade County, Florida.

#### **SITE DATA:**

Zoning: RS-4  
Future Land Use: RS  
Lot Size: 7,066 SF 60'x120'  
Lot Coverage:  
Existing: ±2,024 SF / 28.6%  
Proposed: 2,107 SF / **29.8%**  
Maximum: 2,120 SF / 30%

Unit size:  
Existing: ±2,024 SF / 28.6%  
Proposed: 3,326.8 SF / **47%**  
Maximum: 3,533 SF / **50%**

2<sup>nd</sup> Floor Volume to 1<sup>st</sup>.:  
Proposed **44.9%**  
Maximum **70%**

Roof Deck: **4%**

Height:  
Proposed: 24'-0" flat roof  
Maximum: 24'-0" flat roof

Grade: +4.48' NGVD  
Base Flood: +8.00' NGVD  
Difference: 3.52'  
Adjusted Grade: +6.24 NGVD  
30" (+2.5') Above Grade: +8.74' NGVD  
First Floor Elevation: +16.75' NGVD

#### **EXISTING STRUCTURE:**

Year Constructed: 1937  
Architect: M. M. Ungaro  
Vacant: No  
Demolition Proposed: Total

#### **Surrounding Properties:**

East: One-Story 1938 residence  
North: Two-Story 1941 residence  
South: Two-story 1940 residence  
West: Two-story 1944 residence

**THE PROJECT:**

The applicants have submitted plans entitled "Dwyer Residence", as prepared by **Arquitectonica**, dated, signed and sealed 4/11/2017.

The applicants are proposing to construct a new, contemporary two-story residence on a corner lot on Sunset Islands No. IV that will replace an existing pre-1942 architecturally significant one-story residence.

The applicants are requesting the following variance(s):

1. A variance to exceed by 3'-0" the maximum floor to ceiling clearance of 7'-6" allowed under the main structure in order to construct a new two-story single family home including area under the main structure with a height clearance up to 10'-6", as measured from the lowest level slab provided.

- Variance requested from:

**Sec. 142-105. - Development regulations and area requirements**

**(4) Unit size requirements.**

- d. *Non-air conditioned space located below minimum flood elevation, plus freeboard. Notwithstanding the above, for those properties located in the RS-1, RS-2, RS-3, RS-4 single-family residential districts, where the first habitable floor is located six feet or more above existing grade in order to meet minimum flood elevation requirements, including freeboard, the following shall apply:*

1. The height of the area under the main structure may have a maximum floor to ceiling clearance of seven feet six inches from the lowest level slab provided.

*2. Up to, but not exceeding, 600 square feet of segregated parking garage area may be permitted under the main structure.*

*3. The area under the first habitable floor of the main structure shall consist of non-air conditioned space. Such area shall not be subdivided into different rooms, with the exception of the parking garage area, and required stairs and/or elevators.*

*4. The parking garage area and the non-air-conditioned floor space located directly below the first habitable floor, shall not count in the unit size calculations.*

The first fully-enclosed, habitable floor of the residence is designed at an elevation of 16'-7" NGVD, approximately 7'-7" above the minimum building standard requirement of +9'-0" NGVD (BFE +Fb). This is nearly 3'-7" higher than the maximum freeboard allowance of +5.00' over Base Flood (+8.00'). The design intention is to create a larger, non-air-conditioned space below the main slab that serves as a usable outdoor recreational amenity and program feature for the residents. The Code, however, restricts the maximum floor to ceiling height of this under slab area to 7'-6". The applicants are requesting an additional clearance of 3'-0", for a total height of 10'-6".

While staff commends the overall design in its pursuit to promote resiliency, in this design

configuration of spatial areas, staff does not support the additional 3'-0" of clearance that will increase the height under the main structure to 10'-6". The proposed uses for the non-air-conditioned area, which include parking, storage and a concrete open air deck, do not require additional height clearance than what the Code currently requires. Furthermore, the additional clearance brings the proposed first habitable floor elevation to 16'-7", which exceeds Base Flood plus freeboard by 3'-7". Staff finds that the variance requested is self-imposed and associated with the specific design and has negative design consequences in regards to the physical appearance. The resulting design is out of character with this neighborhood and overwhelms the corner lot.

#### **PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA**

The applicant has submitted plans and documents with the application that **DO NOT** satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board of Adjustment finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also **DO NOT** indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- That the special conditions and circumstances do not result from the action of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

#### **COMPLIANCE WITH ZONING CODE:**

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the City Code, as reflected in the variance request herein:

1. The height of the area under the main structure may have a maximum floor to ceiling clearance of seven feet six inches from the lowest level slab provided.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

**COMPLIANCE WITH DESIGN REVIEW CRITERIA:**

Design Review encompasses the examination of architectural drawings for consistency with the criteria stated below with regard to the aesthetics, appearances, safety, and function of the structure or proposed structures in relation to the site, adjacent structures and surrounding community. Staff recommends that the following criteria are found to be satisfied, not satisfied or not applicable, as hereto indicated:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.  
**Satisfied**
2. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.  
**Not Satisfied; the proposed design requires a variance.**
3. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.  
**Not Satisfied; the proposed design requires a variance. Also the residence is out of scale with the surrounding context and is developed with a massing that breaks the existing streetscape and dominates the corner parcel, and looms over the front and sides of the property when compared to the existing neighborhood character.**
4. The color, design, selection of landscape materials and architectural elements of Exterior Building surfaces and primary public interior areas for Developments requiring a Building Permit in areas of the City identified in section 118-252.  
**Satisfied**
5. The proposed site plan, and the location, appearance and design of new and existing Buildings and Structures are in conformity with the standards of this Ordinance and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the Design Review Board and Historic Preservation Boards, and all pertinent master plans.  
**Not Satisfied; the proposed design requires a variance. Also the residence is out of scale with the surrounding context and is developed with a massing that breaks the existing streetscape and dominates the corner parcel, and looms over the front and sides of the property when compared to the existing neighborhood character.**

6. The proposed Structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent Structures, and enhances the appearance of the surrounding properties.  
**Not Satisfied; the proposed design requires a variance. Also the residence is out of scale with the surrounding context and is developed with a massing that breaks the existing streetscape and dominates the corner parcel, and looms over the front and sides of the property when compared to the existing neighborhood character.**
7. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent Buildings and lands, pedestrian sight lines and view corridors.  
**Satisfied**
8. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safely and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the Site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the Site.  
**Satisfied**
9. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.  
**Not Satisfied; a lighting plan has not been provided**
10. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan design.  
**Satisfied**
11. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.  
**Satisfied**
12. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).  
**Not Satisfied; the proposed design requires a variance. Also the residence is out of scale with the surrounding context and is developed with a massing that breaks the existing streetscape, dominates the corner parcel, and looms over the front and sides of the property when compared to the existing neighborhood character.**

13. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.  
**Satisfied**
14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Satisfied**
15. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).  
**Not Applicable**
16. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.  
**Satisfied**
17. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.  
**Not Applicable**
18. In addition to the foregoing criteria, subsection [118-]104(6)(t) of the City Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.  
**Not Applicable**

**STAFF ANALYSIS:**  
**DESIGN REVIEW**

The applicants are proposing to construct a new two-story residence that will replace an existing pre-1942 architecturally significant one-story home. Built in 1937, the existing one-story home is designed in a deco / bungalow style, and is sited on the northeast corner of an interior block of Sunset Island IV. Sunset Island IV is the southernmost island of the Sunset Island Neighborhood and is located due north of 20<sup>th</sup> Street and west of North Bay Road. The Sunset Islands were developed in the late 1920's by the Sunset Islands Company and are the last man-made dredged residential islands in Florida.

The residence is a pilotis-style home that addresses the issue of sea level rise by elevating the home 12'-0" above CMB Grade. Wrapped in glass and wood-patterned concrete formliner, the elevated habitable stories expose the home's concrete structural columns, wherein breeze block walls delineate parking, storage, an entry and a covered outdoor area. It is designed in the spirit of Florida residential architecture, referencing both the floating

houses of Stiltsville and the Post War Florida modern residential architecture exemplified by the Sarasota School of Architecture.

The proposed home largely follows the minimum setback requirements. Elevated well-above Base Flood Elevation (BFE) plus freeboard, from an appearance standpoint it reads as a three story building even as it follows the regulations of the code. The design attempts to restrain the enclosed 2<sup>nd</sup> floor's impact on the overall elevation by minimizing its square footage, which at 951sf is only 44.9% of the first floor volume; and by inserting the majority of the second floor within the parapet of the first floor's exterior cladding. The result is a considerable first floor volume, which at an elevation nearly 4'-0" above freeboard, overwhelms the 7,066 SF lot.

Staff has met with the applicants' architectural team on numerous occasions since October of 2016, and has been generally supportive of the overall design concept and the direction of the architecture. However, Staff has been very clear and continually stated to the team that the proposed design may not be the most appropriate form for an interior dry lot on a corner parcel, which exposes two elevations to the street. The final product is a residential design that seeks to comply with both the City's zoning regulations for single family homes and the client's desire to build a home that responds to the pending threat of sea level rise.

The proposed design is fundamentally inconsistent with the immediate area in regards to its sensitivity and compatibility. Contextually the proposal will be a significant departure from the replacement homes the Board has reviewed over the past few years, almost all of which have been more conventional, yet contemporary (2) two-story residences. Staff believes that the proposed design fails to respect the scale, character and context of the surrounding area; and overwhelms the corner lot.

Staff also has a concern with the spatial relationship of the ground level to the upper living level. Typically the successful floating houses of notable predecessors, such as Rufus Nims and Paul Rudolph, were designed with a proportion of height that clearly denoted the utilitarian ground floor space with a lower ceiling height than that of the celebrated upper living space. In the contrary, the residence in this application has been designed with upper and lower spaces of nearly equal division. This, factored with the new regulation that measures single family residential homes from Base Flood Elevation plus freeboard, results in a disproportionate ground floor to upper floor in height.

The architect and client have envisioned the residence as a solid form floating at the second story level above the flat site. By raising the habitable floorplate on pilotis with a centralized vertical circulation lobby, the residence will capture more breezes, obtain better views, and gain an economical shaded first level which serves as an expansive outdoor garden that consumes most of the entire site. In this regard, the proposal takes on the appearance of a three-story residence, as the first enclosed floor has been lifted so high off of the ground. The offset of the floor slab of the living space is unharmonious with the neighboring two-story homes. Staff would recommend that the uppermost level containing four bedrooms be removed in its entirety and that the spaces be reconfigured onto one main living floorplan. This 27'-2" x 36'-4" area contributes to the awkward massing of the home and its inconsistent relationship to existing homes.

The program benefits of a single living floor would include an increase of up to 50% lot coverage and greater ceiling height. Staff recommends that the architect re-study the

massing to soften the impact of the proposed home on its corner siting and neighboring properties.

Additionally, to maintain the design effect of a floating second level while establishing a more context sensitive relationship with the neighboring properties, staff would suggest that louvers and similar opaque elements be placed along the perimeter of the ground floor level. Combined with the change to a single habitable floor plate, this would create the appearance of a two-story structure that is more consistent with the established architectural fabric of the immediate area. Staff would also recommend reducing the area identified as "storage" on the ground floor and the central "core" where currently the vertical circulation is located to accommodate a storage room.

The landscape design is diverse and incorporates native species. Landscape within the property line is limited in comparison to the proposed planting within the public right-of-way (ROW). The City Right-of-Way (ROW) Streetscape Neighborhood Project is currently underway. Landscape within the public ROW cannot commence until the City work is completed. Furthermore, landscape within the ROW is subject to review and approval of the Public Works Greenspace Division and is limited to sod and street trees. Staff recommends that more emphasis be placed on planting within the property boundaries, as well as providing a landscape buffer from the street within our property line and not in the ROW. This may require the redesign of landscape and hardscape/fence that runs along the property lines at the streets.

In addition, the landscape design calls to retain canopy trees and palms. Staff has concerns with the proposed hardscape and low walls that are near existing trees #5 and #6 and recommends that the landscape architect revise the proposed design so that proposed elements do not compromise the existing root systems of the trees. Lastly, the proposed landscape buffer within the west interior side yard should be further enhanced in order to provide a continuous landscape buffer. Staff recommends additional tall plantings, 25' minimum in height at the time of installation. Further, the finish material of the walkway should consist of ornamental landscape gravel in order to enhance rooting space for trees/palms and/or bamboo specified to provide screening.

The design of the space under the proposed structure is predominately comprised of concrete hardscape. By elevating the habitable spaces, the residence's fundamental intent is resiliency, yet the ground cover materials underneath the first floor are contrary to this. Staff believes that the property, throughout, should be comprised of permeable hardscapes and abundant vegetation.

Staff commends the applicant on a generally forward thinking design concept. However, given the specific forms and spatial relationships chosen by the architect and the established context of the immediate area, staff believes that further design refinements are in order, as noted above, and recommends the application be continued to a future date. .

#### **VARIANCE REVIEW**

As identified under the 'Project' description of the analysis, the variance being requested pertains to an additional 3'-0" of height clearance for non-air conditioned space under the main structure. The maximum ceiling height for non-air conditioned space located below the main structure, where the first habitable floor is located six feet or more above existing grade, is seven feet six inches (7'-6") from the lowest level slab provided. The requested

variance would increase the floor to ceiling height of the non-air-conditioned space below the house to 10'-6". Staff is not supportive of the variance request. The proposed uses for the non-air-conditioned area, which include parking, storage, and a concrete open air deck, do not require additional height clearance.

Likewise, the additional clearance brings the proposed first habitable floor elevation to 16'-7", which exceeds Base Flood plus freeboard by nearly 4'-0". The increased first floor elevation coupled with a building volume that adheres to the minimum required setbacks, overwhelms the 7,066 square foot lot and, in turn, the surrounding neighborhood. The project proposes uncovered parking area that satisfies the minimum required by the Code and the additional parking and outdoor areas below the raised first floor is the applicant's choice. Further, the additional height exacerbates the massing of the home and in conjunction with the two enclosed levels above, creates the appearance of an oversized three level residence. Staff recommends denial of the variance due to a lack of hardship or practical difficulties.

**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the denial of the variance request and that the application be continued to the September 05, 2017 Design Review Board meeting in order to address the following concerns.

1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 2120 Lucerne Avenue shall be submitted, at a minimum, such drawings shall incorporate the following:
  - a. The maximum floor to ceiling clearance under the main structure shall be limited to 7'-6" when measured from CMB grade to the bottom of the first floor slab.
  - b. The uppermost level containing four bedrooms shall be removed in its entirety and the spaces shall be reconfigured onto one main living floorplan. The design shall consist of one single fully enclosed floor.
  - c. The perimeter wall shall not be permitted as proposed. The overall design of the wall shall be redesigned in order to make it more transparent / breathable. Any fence or gate at the front of the property shall be designed in a manner consistent with the architecture of the new structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - d. The outdoor built-in kitchen equipment shall not be permitted as proposed. Removable and portable kitchen cooking appliances may be installed instead.
  - e. The proposed entrance walkway width perpendicular to Lucerne Avenue shall not be permitted as proposed. The walkway shall be reduced to a maximum of five feet for those portions of walkways necessary to provide Americans with Disabilities Act (ADA) required turn around areas and spaces associated with doors and gates.

- f. The proposed fixed outdoor kitchen facilities shall not be permitted and shall be removed from the plans.
  - g. The front parking area proposed parallel to West 22<sup>nd</sup> Avenue shall be eliminated and replaced with landscaping or other permeable material. This shall not preclude a segregated 5'0" wide walkway leading to the right-of-way (West 22<sup>nd</sup> Avenue) from being installed and consisting of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - h. The final Design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - i. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
  - j. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. The subject property is located within the Sunset Island #3 & 4 CIP ROW Streetscape Neighborhood Project, which is currently underway and installation of any required street trees shall not be permitted until after the completion of the City project. Shortly after the completion of the City's ROW project, the property owner shall be responsible for obtaining a separate Public Works ROW permit for the installation of the required street trees, which may occur after the issuance of a FINAL CO.
  - b. The installation of sod and street trees in the public ROW is subject to the review and approval of the Public Work Greenspace Division. All understory landscape material in the public ROW should be removed and replaced with sod.
  - c. In order to protect the root system of existing trees #5 and 6, as identified on sheet L1-20, the architect shall remove the section of the coral rock wall proposed at the property line, and low walls outlining the driveway/parking edge located within the dripline of the trees. A less intrusive fence, such as picket / wire mesh shall be provided in these sections in order to secure the property. Also, the hardscape area in the public ROW and within the dripline of tree #6 shall be removed. A 3' wide walkway may be provided for pedestrian access subject to the review and approval of the Public Works Department and CMB Urban Forester.

- d. The proposed landscape buffer within the west interior side yard shall be further enhanced in order to provide a continuous landscape buffer and specified to be 25'-0" minimum in height at the time of installation and subject to the review and approval of staff. The finish material of the walkways shall consist of an ornamental landscape gravel in order to enhance rooting space for trees/ palms and/or bamboo specified to provide screening.
- e. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
- f. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- g. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- h. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- i. The architect shall substantially increase the amount of native canopy shade trees within the site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. All exterior walkways shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- k. The amount of permeable area underneath the first floor slab shall be 50% of the entire area, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- l. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.

- m. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- n. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- o. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- p. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- q. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures. The location of backflow preventers, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- r. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- s. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

TRM/JGM/FSC/IV

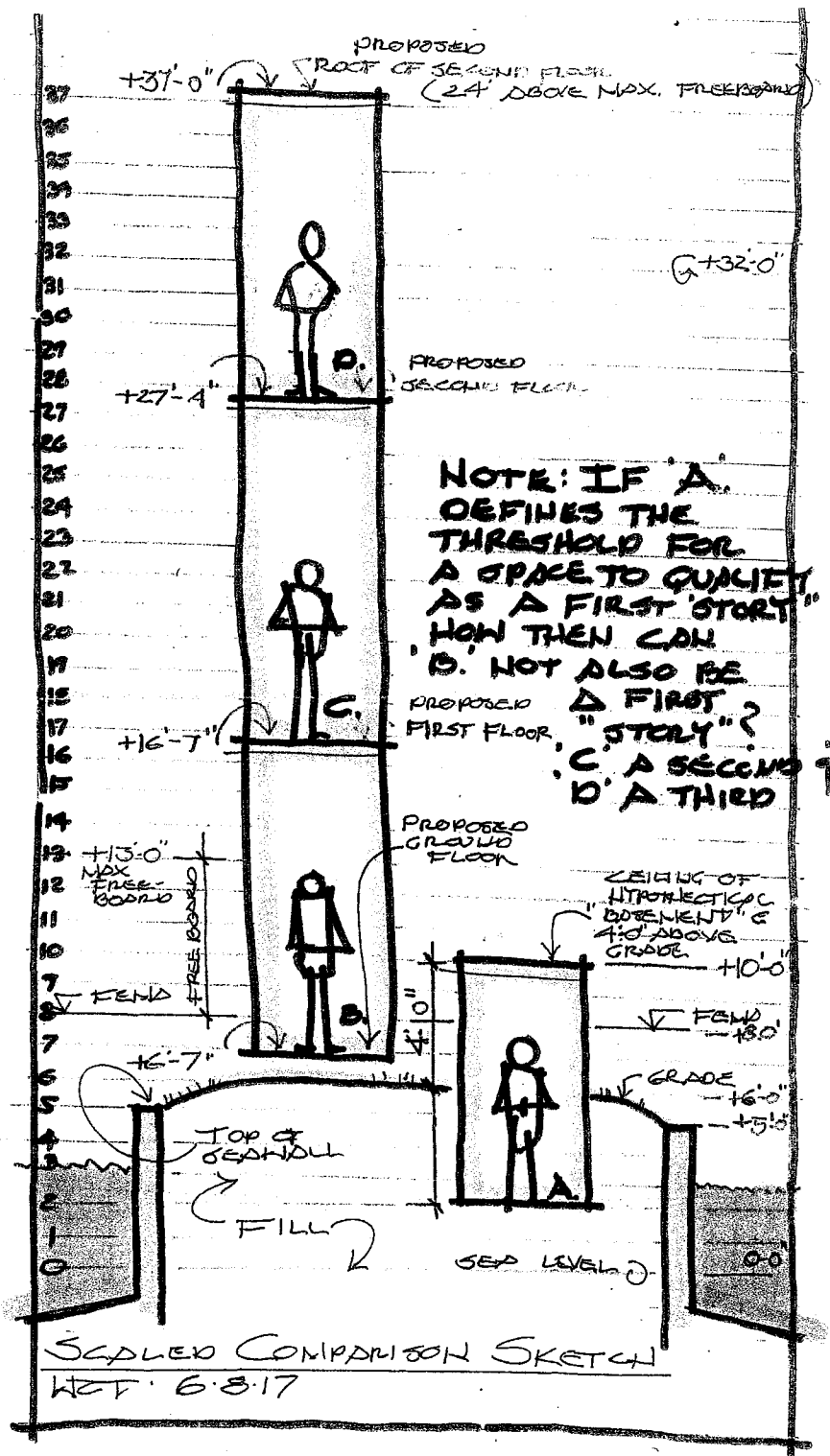
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# EXHIBIT I

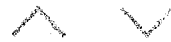
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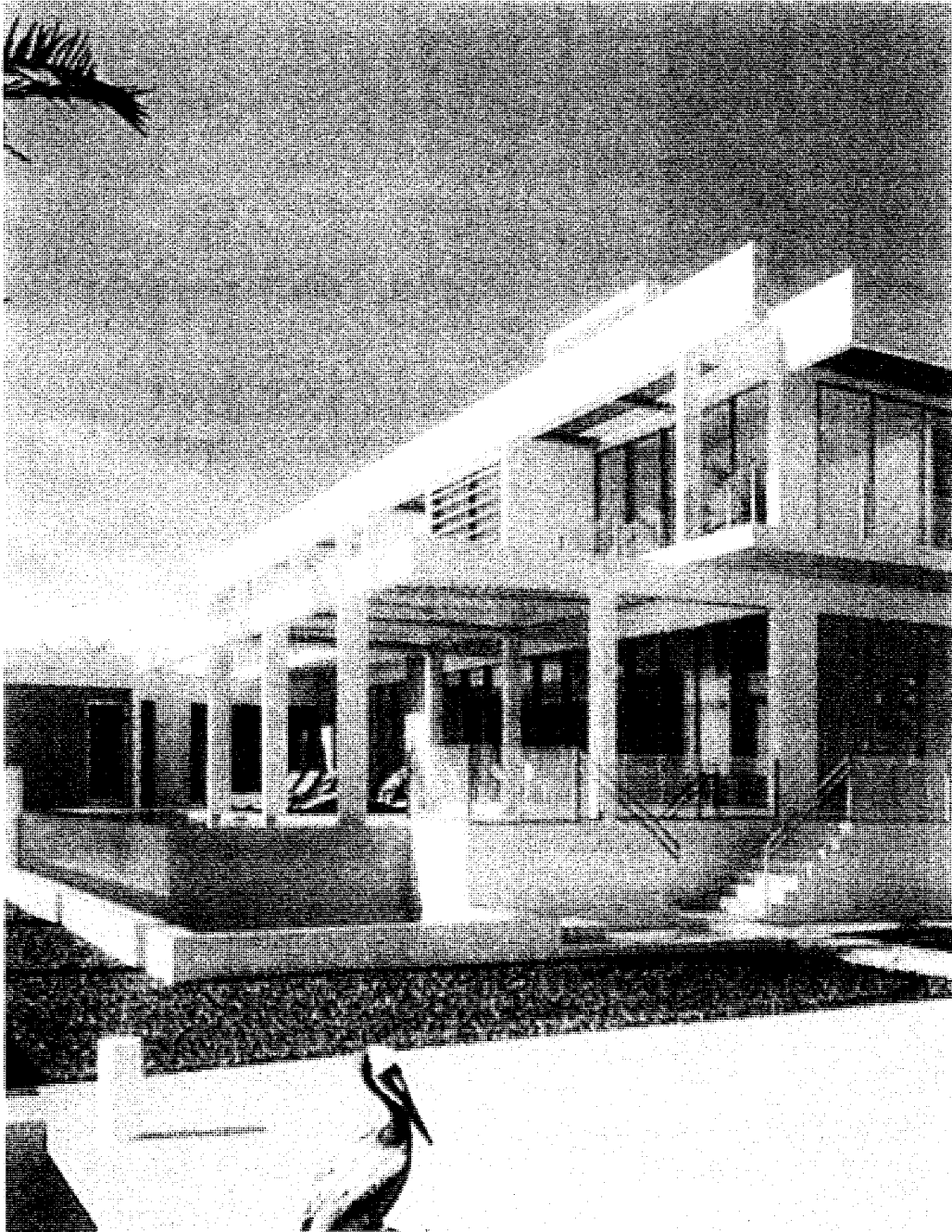


# EXHIBIT J

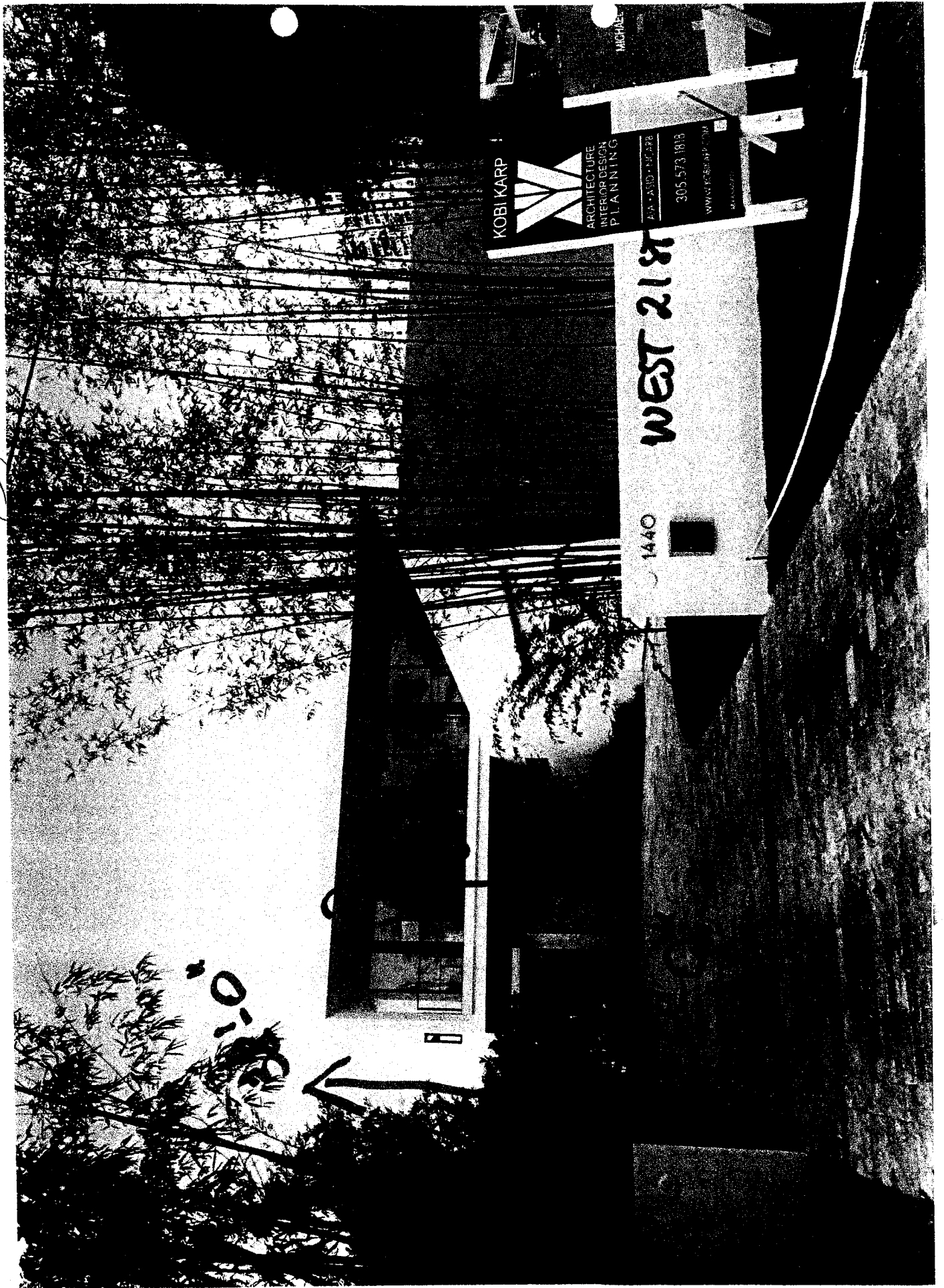


330 S. HIBISCUS

HIBISCUS ISLAND



(3)



KOBI KARP



ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

AIA • AIA • AIA • AIA

305.573.1818

WWW.KOBIKARP.COM

WEST 21ST

1440

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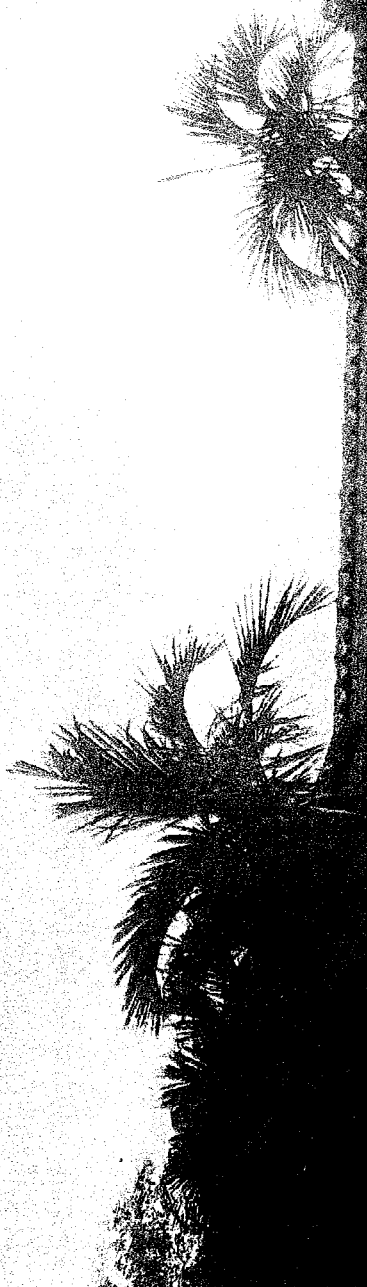
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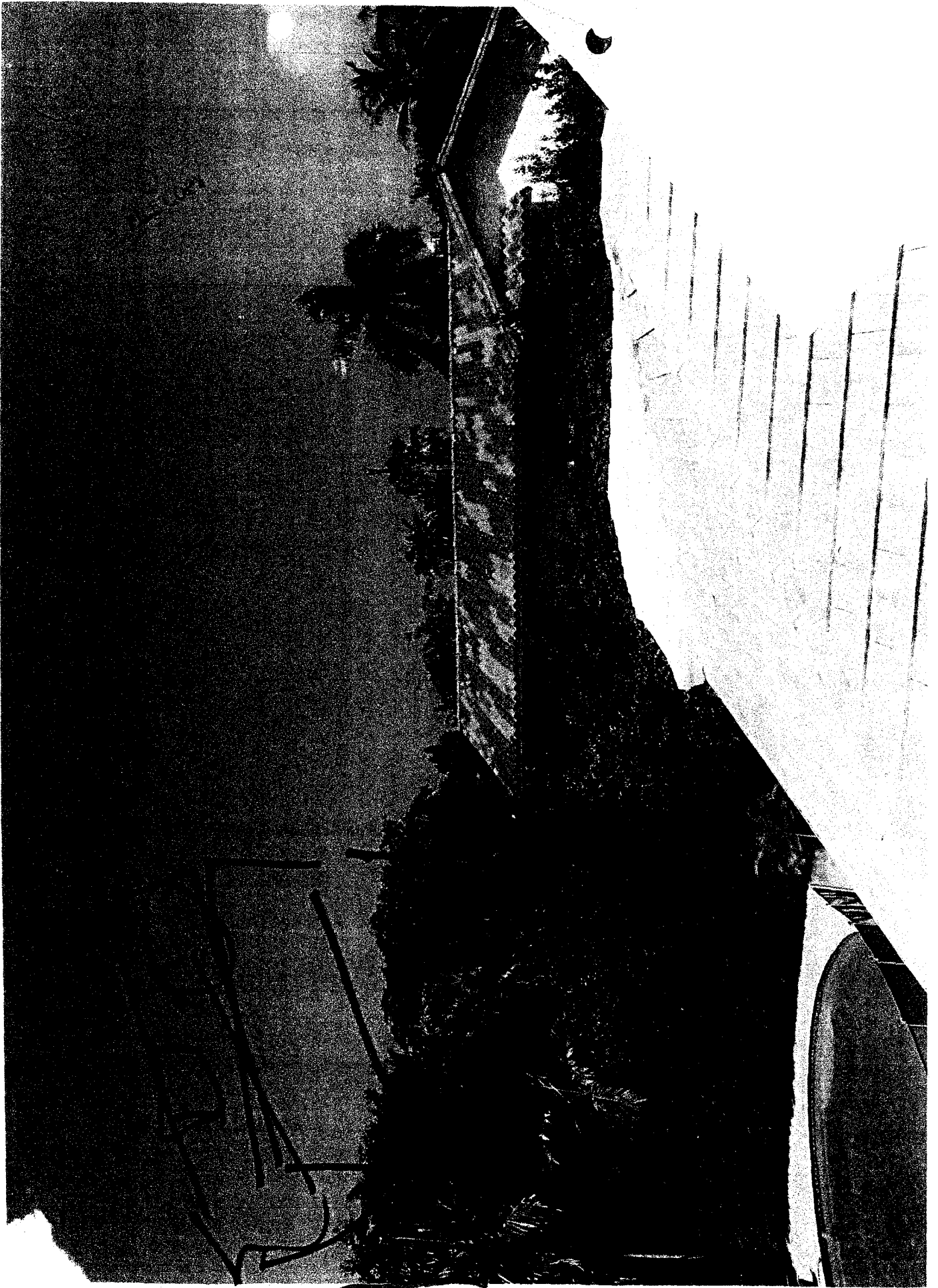


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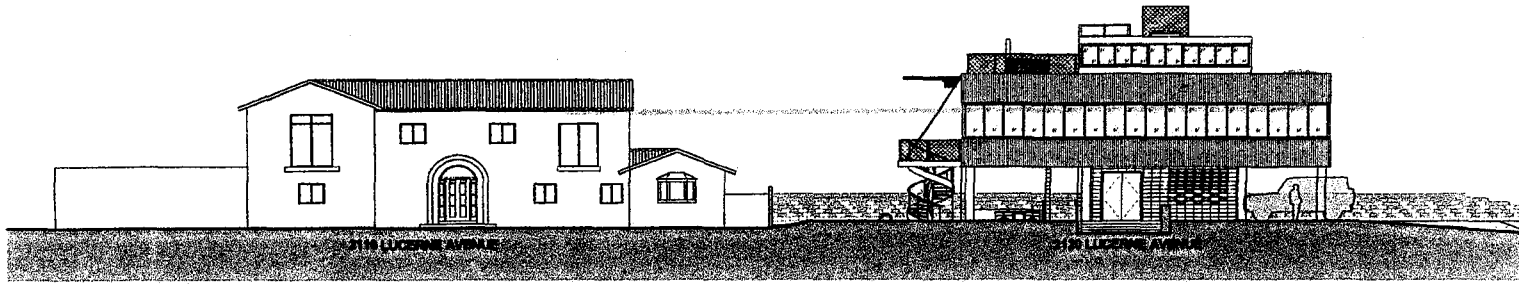
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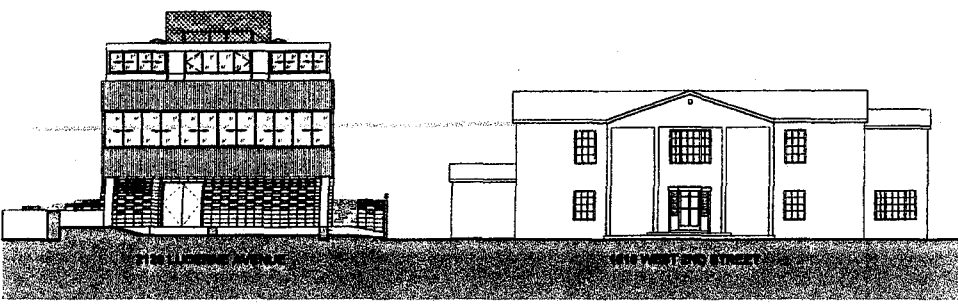




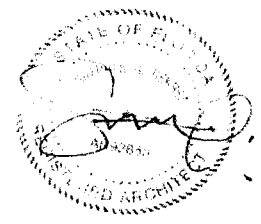
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① CONTEXT ELEVATION - EAST / WEST  
1/8" = 1'-0"



② CONTEXT ELEVATION - NORTH / SOUTH  
1/8" = 1'-0"



**ARQUITECTONICA**  
2900 Chest Avenue, Miami, FL 33135  
T 305.372.1812 F 305.372.1175

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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## CONTEXTUAL ELEVATION - SURROUNDING PROPERTIES

1/8" = 1'-0"

|                         |              |                |
|-------------------------|--------------|----------------|
| DATE ISSUED: 04.08.2017 | DRAWN BY: CP | CHECKED BY: RS |
| REVISION: 8             |              |                |
| NOTES:                  |              |                |
| DESIGN REVIEW BOARD:    |              |                |
| CAP FIRST SUBMITTAL:    |              |                |
| DEADLINE 03.31.2017     |              |                |
| CAP FINAL SUBMITTAL:    |              |                |
| DEADLINE 04.08.2017     |              |                |
|                         | DRAWING #    |                |
|                         | <b>EX-13</b> |                |
|                         |              | SHEET 13 OF 47 |



# EXHIBIT K

March 21, 2017

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Design Review Board  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

**Re: DRB0616-0082 | Application for an Approval of a Single Family House and a  
Variance for the Maximum Clearance | 2120 Lucerne Avenue, Miami Beach  
(the "Property")**

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Dear Chairperson and Members of the Design Review Board:

This letter accompanies Patrick & Marisa Dwyer's, (the "Applicant") application for a public hearing for an approval of a single family house and a clearance variance before the City of the Miami Beach Design Review Board (the "Board") in connection with the proposed house (the "Project").

The Applicant is requesting that the proposed Project be approved in order to replace the current house with one that addresses the current sea level rise issues as well as addresses the Applicant's desire to downscale their current home in order to adapt to their living needs. The Project has been designed to meet the requirement of the Land Development regulations except for a clearance variance required under the first habitable floor of the house.

**Request for Variance**

The applicant is requesting the following variance, as determined by the interpretation of the Planning Director:

1. A variance under Section 142-105(4) "Unit Size requirements" states in Section 142-105(4)d.1. "The height of the area under the main structure may have a maximum floor to ceiling clearance of 7' 6" from the lowest level slab provided". The Applicant is proposing the Board to grant an additional three foot (3') clearance to allow a total of 10'6".

Section 118-353(d) of the Code delineates the standards of review for a variance application. Specifically, a variance shall be approved upon demonstration of the following:

- a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

*Satisfied; with the inclusion of freeboard to establish grade the house would have to exceed the clearance of 7'6". This section of the Code has not been updated in order to take into account the current clearance requirements below your first habitable space. In addition an SUV would not fit under the house to create required parking*

- b) That the special conditions and circumstances do not result from the action of the applicant;

*Satisfied; The Applicant did not create or amend the Land Use regulations.*

- c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

*Satisfied; Since it does not impact the overall massing or height of the house there is no Impact. In Addition, no variance is requested from the allowable 24' height of the house.*

- d) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

*Satisfied; By limiting the clearance to the height of 7'6" it creates a clearance problem to allow for a proper entranceway to the house, especially for taller persons. In addition, the desire to have park vehicles under the house would prohibit SUV's from being able to Park.*

- e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

*Satisfied; The variance requested is the minimum variance required to provide the necessary clearance.*

- f) That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

*Satisfied; Granting of the variance will be in harmony with the general intent and purpose of the Code and will not be injurious to the local area. The massing or the overall height of the house will not be increased. Actually granting the variance, would allow garage to be under the house rather an attached structure removing greenspace.*

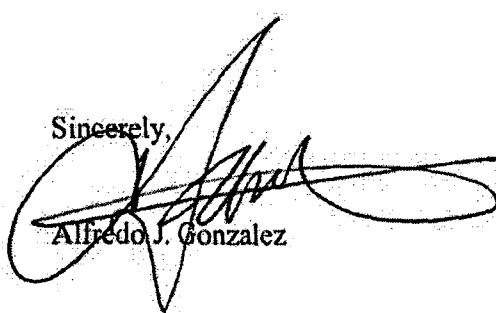
- g) That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

*Satisfied; The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.*

**I. Conclusion**

The Applicant is requesting the approval of the house as described in the Project and the variance to allow for additional clearance below the first habitable floor. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

  
Alfredo J. Gonzalez

# EXHIBIT L

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV  
305-673-7550

## LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

☐ BOARD OF ADJUSTMENT

- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- ☐ APPEAL OF AN ADMINISTRATIVE DECISION

☒ DESIGN REVIEW BOARD

- ☒ DESIGN REVIEW APPROVAL
- ☒ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

☐ HISTORIC PRESERVATION BOARD

- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- ☐ HISTORIC DISTRICT / SITE DESIGNATION
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

☐ PLANNING BOARD

- ☐ CONDITIONAL USE PERMIT
- ☐ LOT SPLIT APPROVAL
- ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

☐ FLOOD PLAIN MANAGEMENT BOARD

- ☐ FLOOD PLAIN WAIVER

☐ OTHER \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: \_\_\_\_\_

2120 Lucerne Avenue, Miami Beach, Florida 33140-4542

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A" \_\_\_\_\_

FOLIO NUMBER (S) \_\_\_\_\_

02-3228-001-2070

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT  
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER \_\_\_\_\_

NAME Patrick and Marisa Dwyer

ADDRESS 441 Island Dr. Key Biscayne, FL 33149

BUSINESS PHONE \_\_\_\_\_

CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

OWNER IF DIFFERENT THAN APPLICANT:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

BUSINESS PHONE \_\_\_\_\_

CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Alfredo J. Gonzalez

ADDRESS Greenberg Traurig, PA., 333 S.E. 2nd Avenue, Suite 4400, Miami, Florida 33131-3238

BUSINESS PHONE (305) 579-0588

CELL PHONE (305) 798-8437

E-MAIL ADDRESS gonzalezaj@gtlaw.com

☐ AGENT:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

BUSINESS PHONE \_\_\_\_\_

CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

☒ CONTACT:

NAME Alfredo J. Gonzalez

ADDRESS Greenberg Traurig, PA., 333 S.E. 2nd Avenue, Suite 4400, Miami, Florida 33131-3238

BUSINESS PHONE (305) 579-0588

CELL PHONE (305) 798-8437

E-MAIL ADDRESS gonzalezaj@gtlaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: \_\_\_\_\_

NAME Marisa Fort and/or Raymond Fort, Arquitectonica

ADDRESS 2900 Oak Avenue, Miami, Florida 33133

BUSINESS PHONE (305) 372-1812 ext 1003

CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS mfort@arquitectonica.com and/or rfort@arquitectonica.com

FILE NO. DRB 16-0082

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**4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:**

Approval for a new single family house, demolishing existing house. Approval of a clearance variance

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- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) \_\_\_\_\_ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE) \_\_\_\_\_ SQ. FT.
- 

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ \_\_\_\_\_

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- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
  - ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
  - TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).
- 

**PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:**

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. DRB 16-0082

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY  
☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: \_\_\_\_\_

PRINT NAME: Patrick Dwyer \_\_\_\_\_

DRB 16-0082  
 FILE NO. \_\_\_\_\_

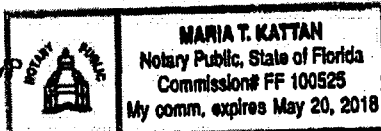
## OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

I, Patrick Dwyer, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

Sworn to and subscribed before me this 21 day of MARCH, 2017. The foregoing instrument was acknowledged before me by Patrick Dwyer who has produced DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

5/20/2018

SIGNATURE

NOTARY PUBLIC

PRINT NAME

MARIA T. KATTAN

ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY  
(Circle one)

STATE OF  
COUNTY OF

I, \_\_\_\_\_, being duly sworn, depose and certify as follows: (1) I am the \_\_\_\_\_ (print title) of \_\_\_\_\_ (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_ of \_\_\_\_\_, on behalf of such entity, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FILE NO. DRB 16-0082

POWER OF ATTORNEY AFFIDAVIT

STATE OF  
COUNTY OF

I, Patrick Dwyer, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Alfredo J. Gonzalez, Greenberg Traurig to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

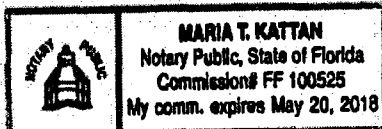
Patrick Dwyer

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 21 day of MARCH, 2017. The foregoing instrument was acknowledged before me by PATRICK DWYER of \_\_\_\_\_ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires

5/20/2018

NOTARY PUBLIC

PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.\*

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. DRB 16-0082

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

**1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

**N/A**

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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**IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.**

**NOTE: Notarized signature required on page 9**

FILE NO. ORB 16-0082

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**2. TRUSTEE**

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

| TRUST NAME       |            |
|------------------|------------|
| NAME AND ADDRESS | % INTEREST |
| N/A              |            |
| _____            | _____      |
| _____            | _____      |
| _____            | _____      |
| _____            | _____      |
| _____            | _____      |
| _____            | _____      |
| _____            | _____      |
| _____            | _____      |

*NOTE: Notarized signature required on page 9*

**3. COMPENSATED LOBBYIST:**

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

|    | NAME                         | ADDRESS                                        | PHONE #                 |
|----|------------------------------|------------------------------------------------|-------------------------|
| a. | Alfredo J. Gonzalez          | 333 S.E. 2nd Ave, Ste 4400, Mia, FL 33131-3238 | (305) 579-0588          |
| b. | Marisa Fort, Arquitectonica  | 2900 Oak Avenue, Miami, FL 33133               | (305) 372-1812 ext 1003 |
| c. | Raymond Fort, Arquitectonica | 2900 Oak Avenue, Miami, FL 33133               | (305) 372-1812 ext 1003 |

Additional names can be placed on a separate page attached to this form.

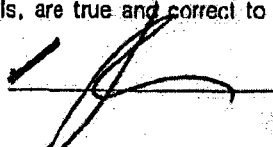
\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

**APPLICANT AFFIDAVIT**

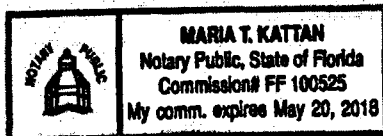
STATE OF  
COUNTY OF

I, Patrick Dwyer, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

  
SIGNATURE

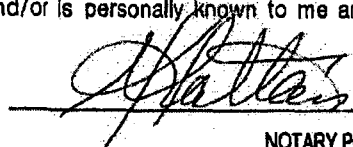
Sworn to and subscribed before me this 21 day of MARCH, 20 17. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

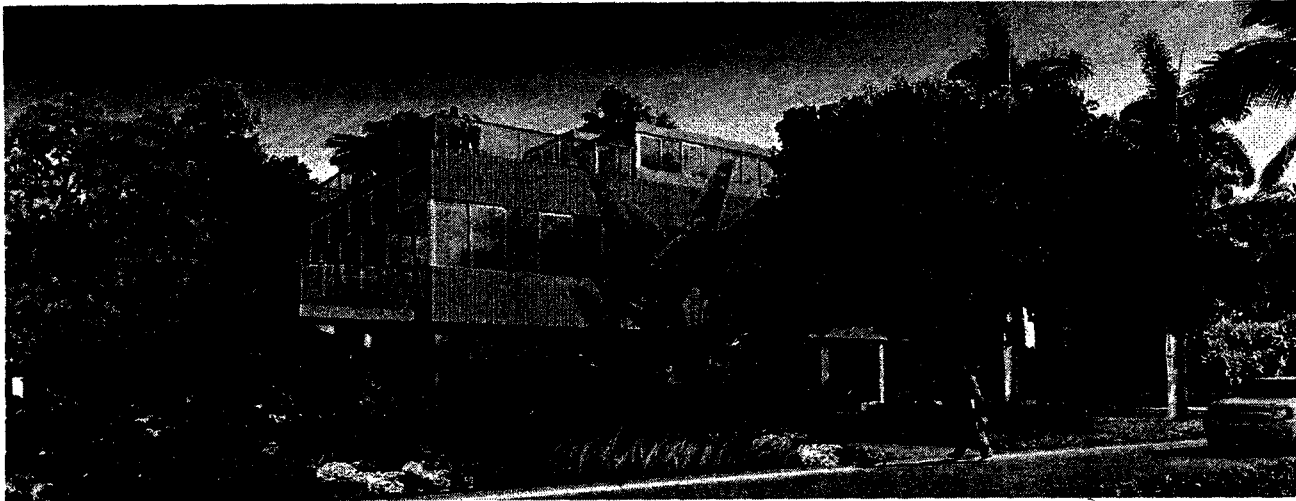
5/20/2018

  
NOTARY PUBLIC

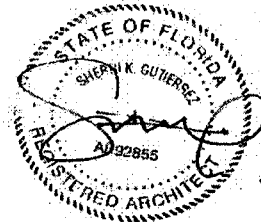
MARIA T. KATTAN  
PRINT NAME

FILE NO. DRB 16-0082

# EXHIBIT M



**CAP FIRST SUBMITTAL - MARCH 21ST, 2017 (DEADLINE)**  
**CAP FINAL SUBMITTAL - APRIL 6TH, 2017 (DEADLINE)**  
**SCOPE OF WORK**  
**- NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE**



## DWYER RESIDENCE DESIGN REVIEW BOARD FIRST SUBMITTAL

2120 LUCERNE AVENUE, MIAMI BEACH, FL 33140  
 ARCHITECTURAL DRAWING INDEX

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| 3  | EX-02 | SITE SURVEY                                                                |
| 4  | EX-03 | SURVEY DOCUMENTS                                                           |
| 5  | EX-04 | SURVEY DOCUMENTS                                                           |
| 6  | EX-06 | AERIAL VIEW                                                                |
| 7  | EX-07 | EXISTING CONDITIONS                                                        |
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| 9  | EX-09 | NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE YARD CONDITIONS                 |
| 10 | EX-10 | NEIGHBORHOOD ANALYSIS - CONTEXT                                            |
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### ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133  
 T 305.372.1612 F 305.372.1175

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### DWYER RESIDENCE

2120 LUCERNE AVENUE,  
 MIAMI BEACH, FL 33140

### DRAWING INDEX - CAP FINAL SUBMITTAL

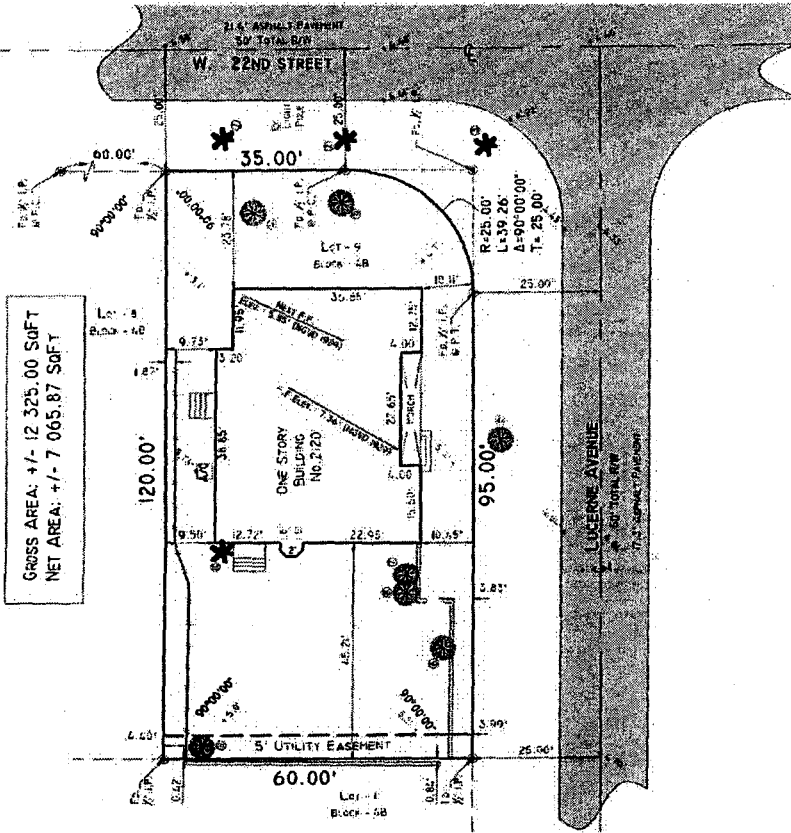
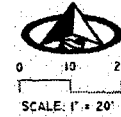
|                         |                  |                   |
|-------------------------|------------------|-------------------|
| DATE ISSUED: 04.06.2017 | DRAWN BY: _____  | CHECKED BY: _____ |
| REVISION: 0             | OR               | JP                |
| NOTES:                  |                  |                   |
| DESIGN REVIEW BOARD:    |                  |                   |
| CAP FIRST SUBMITTAL     |                  |                   |
| DEADLINE 03.21.2017     |                  |                   |
| CAP FINAL SUBMITTAL     |                  |                   |
| DEADLINE 04.06.2017     |                  |                   |
|                         | <b>DRAWING #</b> | <b>CV-00</b>      |
|                         |                  | SHEET 1 OF 47     |

# MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: 2120 LUCERNE AVENUE, MIAMI BEACH, FLORIDA 33140

LEGAL DESCRIPTION:  
LOT 9, BLOCK 4B, 3RD REVISED PLAT OF SUNSET ISLANDS,  
ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK  
40, PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,  
FLORIDA

CERTIFIED TO:  
PATRICK DWYER, MARISA DWYER.



GROSS AREA: +/- 12 325.00 SQ FT  
NET AREA: +/- 7 065.87 SQ FT

TREE CHART  
(Dimensions are approximate)

| #  | NAME         | D   | H   | C   |
|----|--------------|-----|-----|-----|
| 1  | Palm         | 18" | 35' | 15' |
| 2  | Palm         | 15" | 50' | 20' |
| 3  | Palm         | 13" | 45' | 15' |
| 4  | Avocado      | 16" | 40' | 30' |
| 5  | Avocado      | 15" | 40' | 20' |
| 6  | Spanish Lime | 15" | 30' | 35' |
| 7  | Quailberry   | 11" | 30' | 20' |
| 8  | Quailberry   | 13" | 35' | 35' |
| 9  | Quailberry   | 13" | 35' | 30' |
| 10 | Palm         | 7"  | 15' | 10' |
| 11 | Ficus        | 11" | 25' | 10' |

**LEGEND & ABBREVIATIONS**

**GENERAL NOTES**

1. LOCAL DESCRIPTION PROVIDED FOR OTHER PURPOSES OF RECORD. THE SURVEY DATES TO THE DATE OF THE SURVEY. THE SURVEY DATES TO THE DATE OF THE SURVEY. THE SURVEY DATES TO THE DATE OF THE SURVEY.

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**BELLO & BELLO**  
LAND SURVEYING CORPORATION, L.P. No. 7622  
12210 N.W. 51 Avenue, Suite 201  
Miami, FL 33186  
Ph: (305) 751-9666 Fax: (305) 281-6057  
WWW.BELLO-AND-BELLO.COM  
F.S. No. 4738

## ARQUITECTONICA

2000 Oak Avenue, Miami, FL 33133  
T 305.372.1412 F 305.372.1170

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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

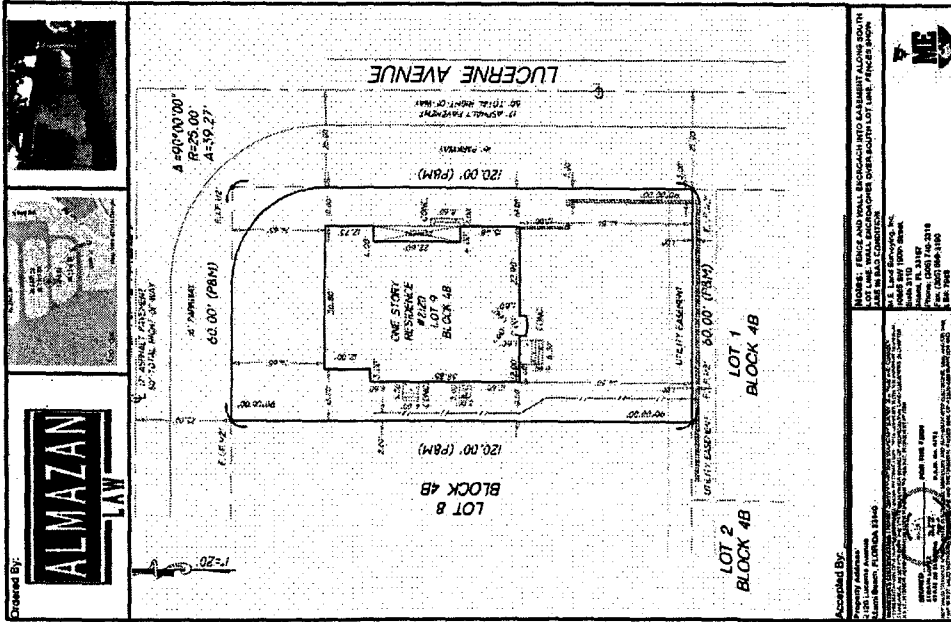
## TOPOGRAPHIC & TREE SURVEY

DATE DRAWD: 04/02/2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03/21/2017  
CAP FINAL SUBMITTAL  
DEADLINE 04/04/2017

DRAWN BY: RF  
CHECKED BY: RF

EX-01

SHEET 2 OF 41



| Surveyor's Legend      |                        |
|------------------------|------------------------|
| 1. 1/4" = 1' Scale     | 1. 1/4" = 1' Scale     |
| 2. 1/2" = 1' Scale     | 2. 1/2" = 1' Scale     |
| 3. 3/4" = 1' Scale     | 3. 3/4" = 1' Scale     |
| 4. 1" = 1' Scale       | 4. 1" = 1' Scale       |
| 5. 1 1/4" = 1' Scale   | 5. 1 1/4" = 1' Scale   |
| 6. 1 1/2" = 1' Scale   | 6. 1 1/2" = 1' Scale   |
| 7. 1 3/4" = 1' Scale   | 7. 1 3/4" = 1' Scale   |
| 8. 2" = 1' Scale       | 8. 2" = 1' Scale       |
| 9. 2 1/4" = 1' Scale   | 9. 2 1/4" = 1' Scale   |
| 10. 2 1/2" = 1' Scale  | 10. 2 1/2" = 1' Scale  |
| 11. 2 3/4" = 1' Scale  | 11. 2 3/4" = 1' Scale  |
| 12. 3" = 1' Scale      | 12. 3" = 1' Scale      |
| 13. 3 1/4" = 1' Scale  | 13. 3 1/4" = 1' Scale  |
| 14. 3 1/2" = 1' Scale  | 14. 3 1/2" = 1' Scale  |
| 15. 3 3/4" = 1' Scale  | 15. 3 3/4" = 1' Scale  |
| 16. 4" = 1' Scale      | 16. 4" = 1' Scale      |
| 17. 4 1/4" = 1' Scale  | 17. 4 1/4" = 1' Scale  |
| 18. 4 1/2" = 1' Scale  | 18. 4 1/2" = 1' Scale  |
| 19. 4 3/4" = 1' Scale  | 19. 4 3/4" = 1' Scale  |
| 20. 5" = 1' Scale      | 20. 5" = 1' Scale      |
| 21. 5 1/4" = 1' Scale  | 21. 5 1/4" = 1' Scale  |
| 22. 5 1/2" = 1' Scale  | 22. 5 1/2" = 1' Scale  |
| 23. 5 3/4" = 1' Scale  | 23. 5 3/4" = 1' Scale  |
| 24. 6" = 1' Scale      | 24. 6" = 1' Scale      |
| 25. 6 1/4" = 1' Scale  | 25. 6 1/4" = 1' Scale  |
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| 29. 7 1/4" = 1' Scale  | 29. 7 1/4" = 1' Scale  |
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| 31. 7 3/4" = 1' Scale  | 31. 7 3/4" = 1' Scale  |
| 32. 8" = 1' Scale      | 32. 8" = 1' Scale      |
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| 34. 8 1/2" = 1' Scale  | 34. 8 1/2" = 1' Scale  |
| 35. 8 3/4" = 1' Scale  | 35. 8 3/4" = 1' Scale  |
| 36. 9" = 1' Scale      | 36. 9" = 1' Scale      |
| 37. 9 1/4" = 1' Scale  | 37. 9 1/4" = 1' Scale  |
| 38. 9 1/2" = 1' Scale  | 38. 9 1/2" = 1' Scale  |
| 39. 9 3/4" = 1' Scale  | 39. 9 3/4" = 1' Scale  |
| 40. 10" = 1' Scale     | 40. 10" = 1' Scale     |
| 41. 10 1/4" = 1' Scale | 41. 10 1/4" = 1' Scale |
| 42. 10 1/2" = 1' Scale | 42. 10 1/2" = 1' Scale |
| 43. 10 3/4" = 1' Scale | 43. 10 3/4" = 1' Scale |
| 44. 11" = 1' Scale     | 44. 11" = 1' Scale     |
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| 54. 13 1/2" = 1' Scale | 54. 13 1/2" = 1' Scale |
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| 62. 15 1/2" = 1' Scale | 62. 15 1/2" = 1' Scale |
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| 71. 17 3/4" = 1' Scale | 71. 17 3/4" = 1' Scale |
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| 74. 18 1/2" = 1' Scale | 74. 18 1/2" = 1' Scale |
| 75. 18 3/4" = 1' Scale | 75. 18 3/4" = 1' Scale |
| 76. 19" = 1' Scale     | 76. 19" = 1' Scale     |
| 77. 19 1/4" = 1' Scale | 77. 19 1/4" = 1' Scale |
| 78. 19 1/2" = 1' Scale | 78. 19 1/2" = 1' Scale |
| 79. 19 3/4" = 1' Scale | 79. 19 3/4" = 1' Scale |
| 80. 20" = 1' Scale     | 80. 20" = 1' Scale     |
| 81. 20 1/4" = 1' Scale | 81. 20 1/4" = 1' Scale |
| 82. 20 1/2" = 1' Scale | 82. 20 1/2" = 1' Scale |
| 83. 20 3/4" = 1' Scale | 83. 20 3/4" = 1' Scale |
| 84. 21" = 1' Scale     | 84. 21" = 1' Scale     |
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| 86. 21 1/2" = 1' Scale | 86. 21 1/2" = 1' Scale |
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| 91. 22 3/4" = 1' Scale | 91. 22 3/4" = 1' Scale |
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| 94. 23 1/2" = 1' Scale | 94. 23 1/2" = 1' Scale |
| 95. 23 3/4" = 1' Scale | 95. 23 3/4" = 1' Scale |
| 96. 24" = 1' Scale     | 96. 24" = 1' Scale     |
| 97. 24 1/4" = 1' Scale | 97. 24 1/4" = 1' Scale |
| 98. 24 1/2" = 1' Scale | 98. 24 1/2" = 1' Scale |
| 99. 24 3/4" = 1' Scale | 99. 24 3/4" = 1' Scale |
| 100. 25" = 1' Scale    | 100. 25" = 1' Scale    |

**Property Address:**  
2120 Lucerne Avenue  
Miami Beach, Florida 33140

**Plotted Information:**  
Community Number: 120851  
Survey Number: 120851-001  
Date of Firm Issue: 08/11/2009  
Date of Survey: 08/11/2009  
Date of Field Work: 03/14/2018  
Date of Completion: 03/15/2018

**Legal Description:**  
Lot 1 of Block 4B of 3rd Revised Plat of Sunset Islands, according to the plat thereof, as recorded in Plat Book 40, Page 8, of the public records of Miami-Dade County, Florida.

**Printing Instructions:**  
When viewing the survey in any PDF Reader, select the File menu and click on Print. Select the range of pages to print. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

**ME Land Surveying, Inc.**  
10665 SW 190th Street, Suite 3110 Miami, FL 33157  
Phone: (305) 740-3319  
Fax: (305) 740-3318  
www.mesurvey.com

**ARQUITECTONICA**  
12000 SW 19th Ave, Suite 3110  
Miami, FL 33157  
7305.372.1012 P 305.372.1170

**DWYER RESIDENCE**  
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

**SITE SURVEY**

DATE DRAWN: 04/04/2017  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
CAP SECOND SUBMITTAL  
CAP FINAL SUBMITTAL  
EX-02  
SHEET 3 OF 47



# ELEVATION CERTIFICATE

OMB No. 1840-0006  
Expiration Date: November 30, 2018

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.  
FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
2120 Lucerne Avenue

City Miami Beach State Florida ZIP Code 33140 Company/HAC Number

## SECTION C - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C, D, E, and F of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the requirement used in items G8-G10. In Puerto Rico only, enter reason.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation measurements. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (within a FEMA-issued or community-issued OFE) or Zone AO.
- G3. ☐ The following information (Items G4-G10) is provided for community floodplain management purposes.

G4. Permit Number G5. Date Permit Issued G6. Date Certificate of Compliance/Ordinance Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: ☐ feet ☐ meters Datum

G9. BFE (or in Zone AO) depth of flooding of the building is: ☐ feet ☐ meters Datum

G10. Community's design flood elevation: ☐ feet ☐ meters Datum

Local Official's Name Title

Community Name Telephone

Signature Date

Comments (including type of equipment and location, per C10, if applicable)

☐ Check here if attached

FEMA Form 080-0-33 (7/15) Replaces all previous editions. Form Page 4 of 6

# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

OMB No. 1840-0006  
Expiration Date: November 30, 2018

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.  
FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
2120 Lucerne Avenue

City Miami Beach State Florida ZIP Code 33140 Occupancy NAC Number

If submitting more photographs than all 16 on the preceding page, affix the additional photographs below. Identify all photographs with date taken, "Front View" and "Rear View", and "Left Side View" and "Right Side View" where applicable. Photographs must show the elevation with no obstructions or other features, as indicated in Section A6.



Photo One Caption: Side View 11/06/2016



Photo Two Caption: Side View 11/06/2016

FEMA Form 080-0-33 (7/15) Replaces all previous editions. Form Page 5 of 6

# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

OMB No. 1840-0006  
Expiration Date: November 30, 2018

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.  
FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
2120 Lucerne Avenue

City Miami Beach State Florida ZIP Code 33140 Occupancy NAC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken, "Front View" and "Rear View", and "Left Side View" and "Right Side View" where applicable. Photographs must show the elevation with no obstructions or other features, as indicated in Section A6. If submitting more photographs than all 16 on this page, use the Continuation Page.



Photo One Caption: Front View 11/06/2016



Photo Two Caption: Side View 11/06/2016

FEMA Form 080-0-33 (7/15) Replaces all previous editions. Form Page 5 of 6

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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## SURVEY DOCUMENTS

DATE ISSUED: 04.06.2017  
REVISION: 1  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.31.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.06.2017

DRAWN BY: CR  
CHECKED BY: RF

DRAWING #: EX-04

SHEET 9 OF 47



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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
 MIAMI BEACH, FL 33140

AERIAL VIEW

DATE ISSUED: 04.08.2017  
 REVISION: 0  
 NOTES:  
 DESIGN REVIEW BOARD:  
 CAP FIRST SUBMITTAL  
 DEADLINE 03.21.2017  
 CAP FINAL SUBMITTAL  
 DEADLINE 04.05.2017

DRAWN BY: OR  
 CHECKED BY: RF

DRAWING #: EX-06

SHEET 6 OF 47



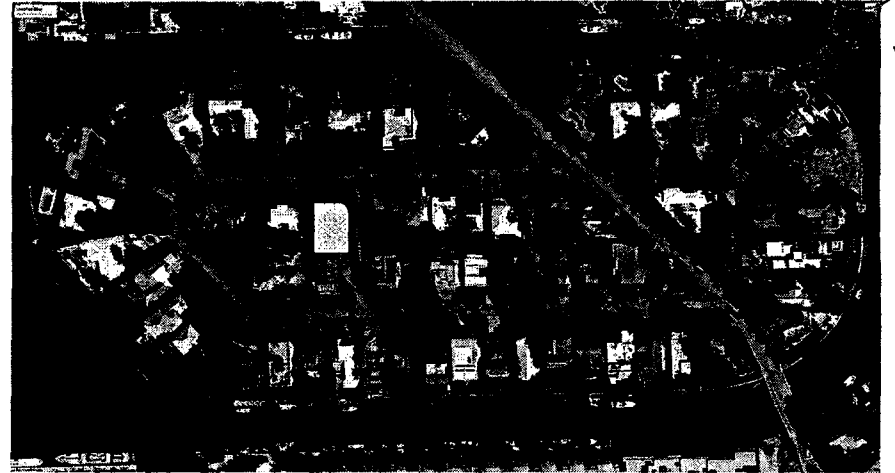
**01 STREET VIEW LOOKING SOUTHWEST**



**02 STREET VIEW LOOKING NORTH**



**03 STREET VIEW LOOKING WEST**



**LOCATION MAP**

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2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

**EXISTING CONDITIONS**

DATE ISSUED: 04.06.2017  
REVISION: 0  
NOTE:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.31.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.06.2017

DRAWN BY: OR  
CHECKED BY: RF

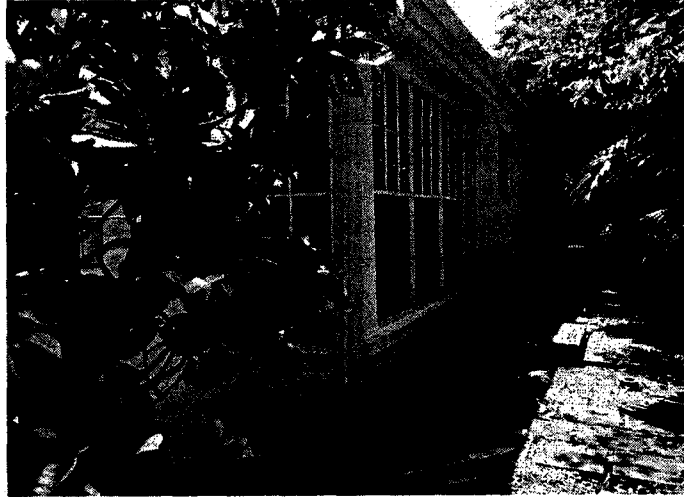
DRAWING #: **EX-07**

SHEET 7 OF 47



01 - 22ND STREET NORTH SIDE FACADE

(03/16/2017)



02 - WEST SIDE FACADE

(03/16/2017)



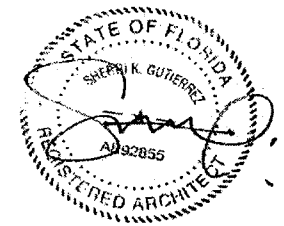
03 - SOUTH SIDE FACADE

(03/16/2017)



04 - LUCERNE AVE - EAST SIDE FACADE

(03/16/2017)



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2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

**NEIGHBORHOOD ANALYSIS - EXISTING  
STRUCTURE**

DATE ISSUED: 04.05.2017  
REVISION # 1  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.21.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.05.2017

DRAWN BY: OR  
CHECKED BY: RF

DRAWING #:  
**EX-08**

SHEET 8 OF 47



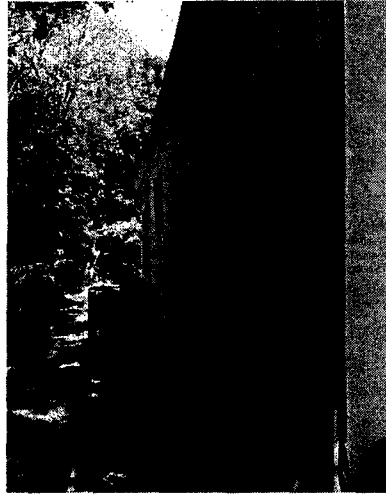
**01 - REAR YARD LOOKING WEST TOWARDS 1616 WEST 22ND ST** (03/16/2017)



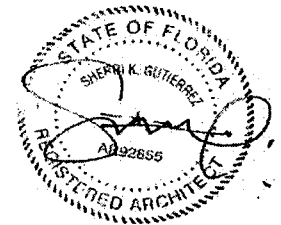
**02 - STREET SIDE YARD** (03/16/2017)



**03 - REAR YARD LOOKING SOUTH TOWARDS 2110 LUCERNE AVE** (03/16/2017)



**04 - INTERIOR SIDE YARD** (03/16/2017)



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**DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

**NEIGHBORHOOD ANALYSIS - EXISTING  
STRUCTURE YARD CONDITIONS**

DATE ISSUED: 04.06.2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.31.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.01.2017

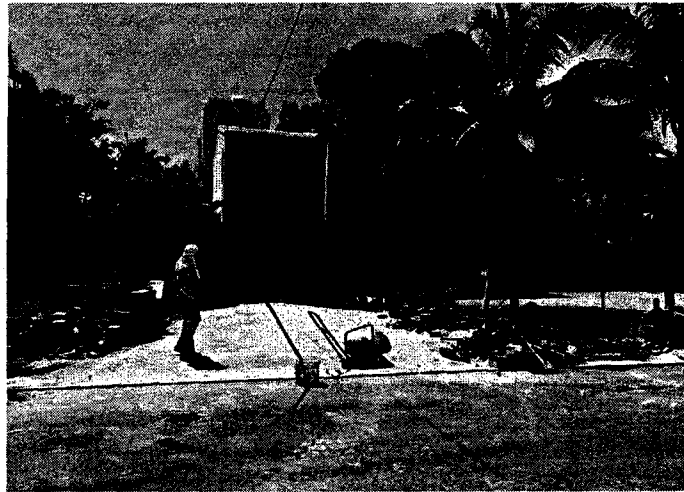
DRAWN BY: CHECKED BY:  
OR RF

DRAWING: **EX-09**

SHEET 9 OF 47



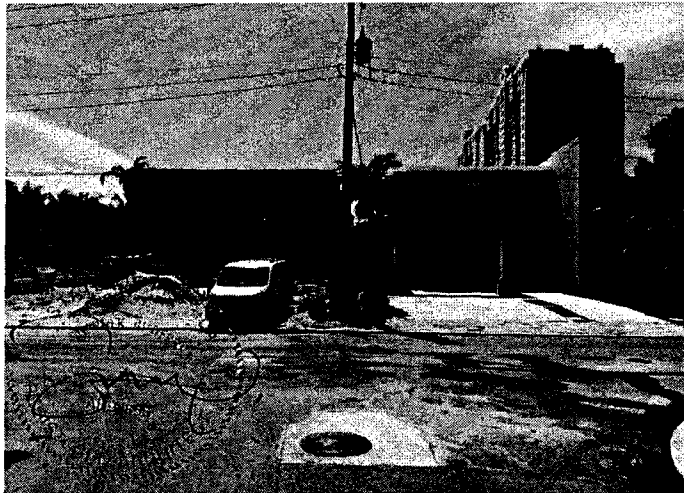
01 - 2110 LUCERNE AVENUE (NEIGHBOR TO THE SOUTH) (03/16/2017)



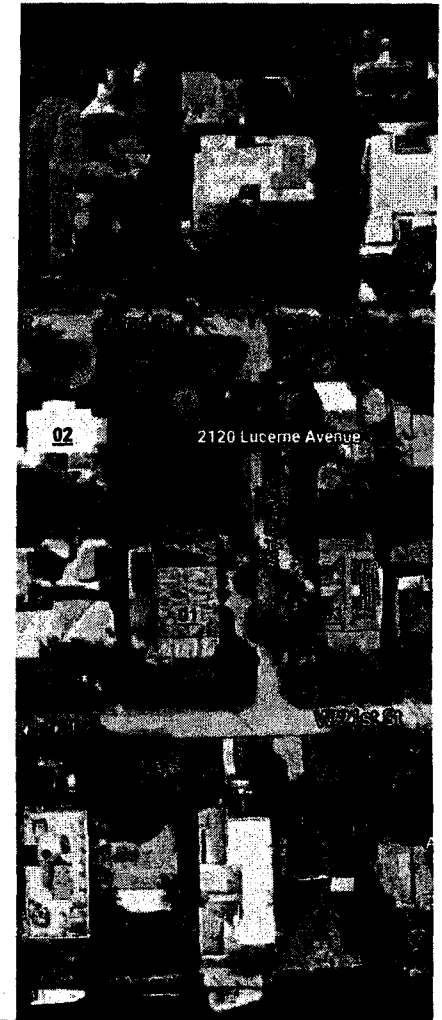
02 - 1616 WEST 22ND STREET (NEIGHBOR TO THE WEST) (03/16/2017)



03 - 2111 LUCERNE AVENUE (NEIGHBOR TO ADJACENT CORNER) (03/16/2017)



1550 & 1600 WEST 21ST STREET (03/16/2017)



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## **DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## **NEIGHBORHOOD ANALYSIS - CONTEXT**

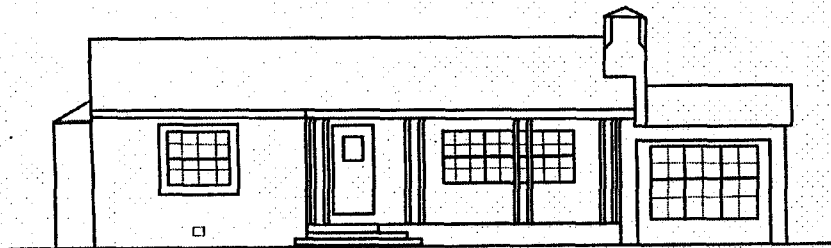
DATE ISSUED: 04.08.2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 04.11.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.04.2017

DRAWN BY: OR  
CHECKED BY: RF

DRAWING #:

**EX-10**

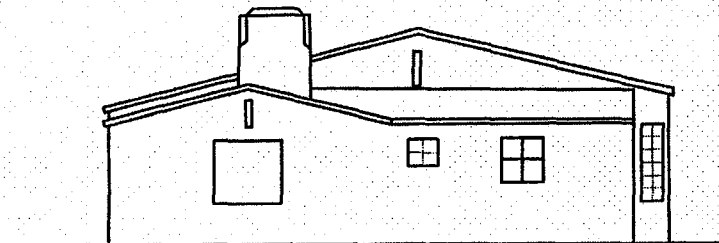
SHEET 16 OF 47



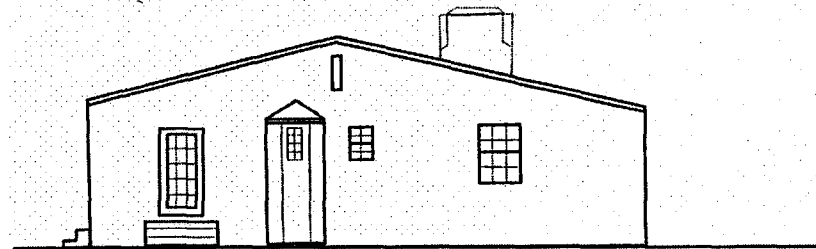
EXISTING HOME FRONT ELEVATION (EAST)



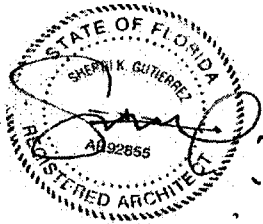
EXISTING EXTERIOR ELEVATION (WEST)



EXISTING HOME ELEVATION (NORTH)



EXISTING EXTERIOR ELEVATION (SOUTH)



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T 305.372.1812 F 305.372.1178

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## **DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## **EXISTING STRUCTURE ELEVATION**

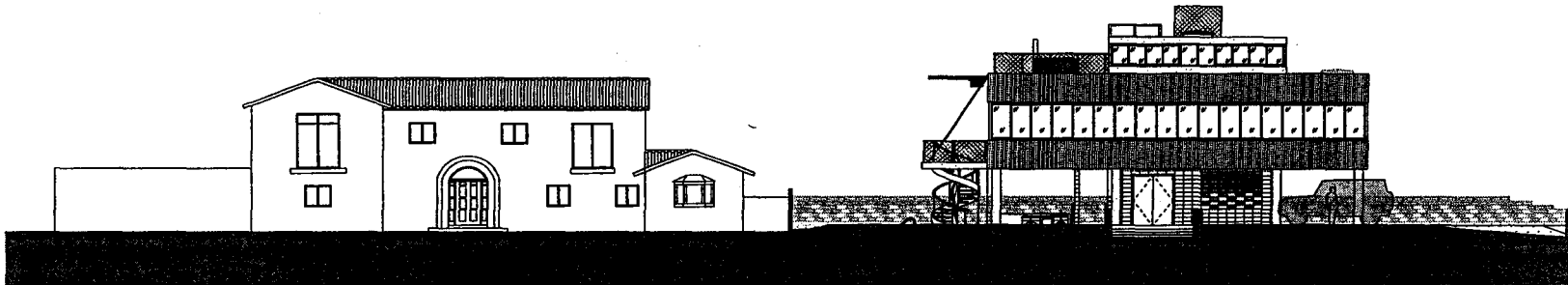
DATE ISSUED: 04.06.2017  
REVISION # 9  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.31.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.06.2017

DRAWN BY: OR  
CHECKED BY: RF

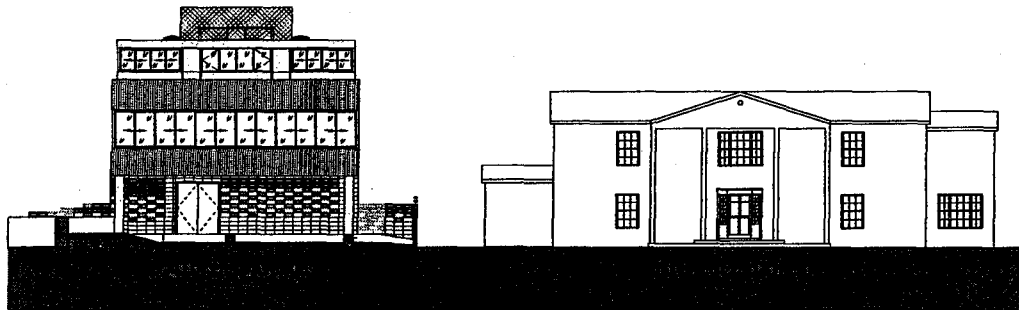
DRAWING #:

**EX-12**

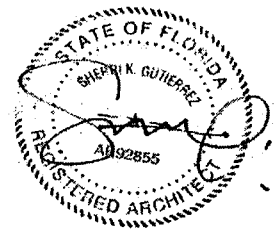
SHEET 11 OF 47



① CONTEXT ELEVATION - EAST / WEST  
1/8" = 1'-0"



② CONTEXT ELEVATION - NORTH / SOUTH  
1/8" = 1'-0"



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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## CONTEXTUAL ELEVATION - SURROUNDING PROPERTIES

1/8" = 1'-0"

|                         |              |                |
|-------------------------|--------------|----------------|
| DATE ISSUED: 04.06.2017 | DRAWN BY: OR | CHECKED BY: RF |
| REVISION # 0            |              |                |
| NOTES:                  |              |                |
| DESIGN REVIEW BOARD:    |              | DRAWING #      |
| CAP FIRST SUBMITTAL:    |              | <b>EX-13</b>   |
| DEADLINE 02.31.2017     |              |                |
| CAP FINAL SUBMITTAL:    |              |                |
| DEADLINE 04.06.2017     |              |                |
|                         |              | SHEET 12 OF 47 |

ZONING RS-3  
BLOCK 4A  
LOT 31 & E30FT OF LOT 30

ZONING RS-3  
BLOCK 4A  
E30FT LOT 29-W45FT LOT 30

1541 W 22 ST  
ZONING RS-3  
BLOCK 4A  
LOT 28 & W45FT OF LOT 29

1617 W 22 ST  
ZONING RS-3  
BLOCK 4A  
LOT 27 & E37.5FT OF LOT 26

ZONING RS-4  
BLOCK 4C  
LOT 9

ZONING RS-4  
BLOCK 4C  
LOT 8

2121 LUCERNE AVE  
ZONING RS-4  
BLOCK 4C  
LOT 7

ZONING RS-4  
BLOCK 4C  
LOT 3

ZONING RS-4  
BLOCK 4C  
LOT 4

2111 LUCERNE AVE  
ZONING RS-4  
BLOCK 4C  
LOT 5

LUCERNE AVENUE

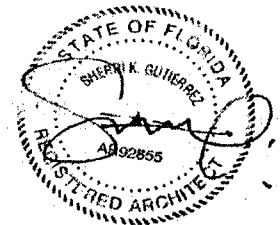
SITE

2120 LUCERNE AVE  
ZONING RS-4  
BLOCK 4B  
LOT 1

2110 LUCERNE AVE  
ZONING RS-4  
BLOCK 4B  
E 70FT LOT 1

1616 W 22 ST  
ZONING RS-4  
BLOCK 4B  
LOT 6 & E1/2 LOT 7

ZONING RS-4  
BLOCK 4B  
W10FT OF LOT 1 & ALL LOT 2 & BEG



ZONING RS-4  
BLOCK 5  
LOT 11

ZONING RS-4  
BLOCK 5  
LOT 12

1550 WEST 21ST STREET  
ZONING RS-4  
BLOCK 5  
LOT 13

1600 WEST 21ST STREET  
ZONING RS-4  
BLOCK 5  
LOT 14



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2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

**SITE PLAN**

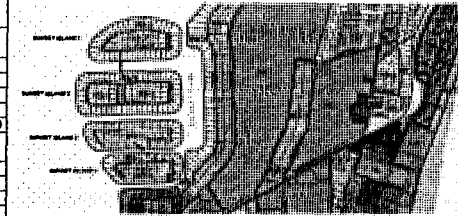
1/16" = 1'-0"

DATE ISSUED: 04.09.2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
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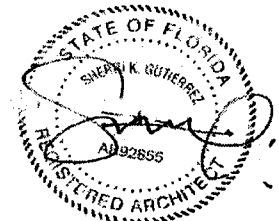
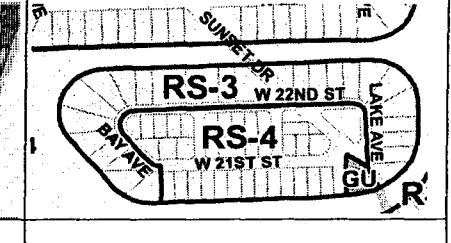
DRAWN BY: CHECKED BY:  
OR RF  
DRAWING #: **EX-14**  
SHEET 13 OF 47

# SINGLE FAMILY RESIDENCE - ZONING DATA SHEET

| ZONING INFORMATION          |                                                              |                                                                                                |                                                                             |
|-----------------------------|--------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1                           | ADDRESS:                                                     | 2120 LUCERNE AVENUE, MIAMI BEACH, FL 33140                                                     |                                                                             |
| 2                           | FOLIO NUMBER(S):                                             | 02-3228-001-2070                                                                               |                                                                             |
| 3                           | BOARD AND FILE NUMBERS:                                      |                                                                                                |                                                                             |
| 4                           | YEAR BUILT:                                                  | 1937                                                                                           |                                                                             |
| 5                           | BASE FLOOD ELEVATION (B.F.E.):                               | 8'-0"                                                                                          |                                                                             |
| 6                           | ADJUSTED GRADE (FLOOD+GRADE/2):                              | 6.24' NGVD = 6'-2" NGVD                                                                        |                                                                             |
| 7                           | LOT AREA:                                                    | 7,066 SF (0.162 ACRE)                                                                          |                                                                             |
| 8                           | LOT WIDTH:                                                   | 60'-0"                                                                                         |                                                                             |
| 9                           | MAX LOT COVERAGE SF & %:                                     | 2,120 SF (30%)                                                                                 |                                                                             |
| 10                          | EXISTING LOT COVERAGE SF & %:                                | ---                                                                                            |                                                                             |
| 11                          | FRONT YARD OPEN SPACE SF & %:                                | 1,765.88 SF (24.9%)                                                                            |                                                                             |
| 12                          | MAX UNIT SIZE SF & %:                                        | 3,533 SF (50 %)                                                                                |                                                                             |
| 13                          | EXISTING FIRST FLOOR UNIT SIZE:                              | ---                                                                                            |                                                                             |
| 14                          | EXISTING SECOND FLOOR UNIT SIZE:                             | ---                                                                                            |                                                                             |
| 15                          |                                                              | REQUIRED                                                                                       |                                                                             |
| 16                          |                                                              | PROPOSED                                                                                       |                                                                             |
| 17                          | HEIGHT:                                                      | 24'-0" MAX. MEASURED FROM THE REQUIRED 8'-0" B.F.E. PLUS 5'-0" ALLOWED FREEBOARD (13'-0" NGVD) | 24'-0" MEASURED FROM THE REQUIRED 8'-0" B.F.E. PLUS 5'-0" ALLOWED FREEBOARD |
| 18                          | SETBACKS:                                                    |                                                                                                |                                                                             |
| 19                          | FRONT FIRST LEVEL:                                           | 30'-0" MIN.                                                                                    | 31'-8"                                                                      |
| 20                          | FRONT SECOND LEVEL:                                          | 30'-0" MIN.                                                                                    | 31'-8"                                                                      |
| 21                          | SIDE 1:                                                      | MIN. 10% OF LOT WIDTH OR 7'-6"                                                                 | 8'-8"                                                                       |
| 22                          | SIDE 2 OR (FACING STREET):                                   | MIN. 10% OF LOT WIDTH OR 15'-0"                                                                | 15'-0"                                                                      |
| 23                          | REAR YARD:                                                   | MIN. 15% OF LOT WIDTH, 20FT MIN. 50FT MAX.                                                     | 20'-4"                                                                      |
| 24                          | ACCESSORY STRUCTURE SIDE 1 OR (FACING STREET):               | ---                                                                                            | ---                                                                         |
| 25                          | ACCESSORY STRUCTURE REAR:                                    | ---                                                                                            | ---                                                                         |
| 26                          | SUM OF SIDE YARD:                                            | 25% OF LOT WIDTH, 15'-0" MIN.                                                                  | 23'-8"                                                                      |
| 27                          | SWIMMING POOL SETBACKS:                                      |                                                                                                |                                                                             |
| 28                          | SIDE 1:                                                      | 9'-0" MIN.                                                                                     | 9'-0" MIN.                                                                  |
| 29                          | SIDE YARD (FACING STREET):                                   | 10'-0" MIN.                                                                                    | 10'-0" MIN.                                                                 |
| 30                          | REAR YARD:                                                   | 7'-6" MIN.                                                                                     | 7'-6" MIN.                                                                  |
| 31                          | ACCESSORY PARKING SPACES:                                    | 2                                                                                              | 2                                                                           |
| 32                          | LOCATED WITHIN A HISTORIC DISTRICT?                          | YES OR NO                                                                                      |                                                                             |
| 33                          | DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE | YES OR NO                                                                                      |                                                                             |
| 34                          | DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT ?               | YES OR NO                                                                                      |                                                                             |
| NOTES:                      |                                                              |                                                                                                |                                                                             |
| IF NOT APPLICABLE WRITE N/A |                                                              |                                                                                                |                                                                             |



OFFICIAL ZONING MAP OF THE CITY OF MIAMI BEACH, FLORIDA



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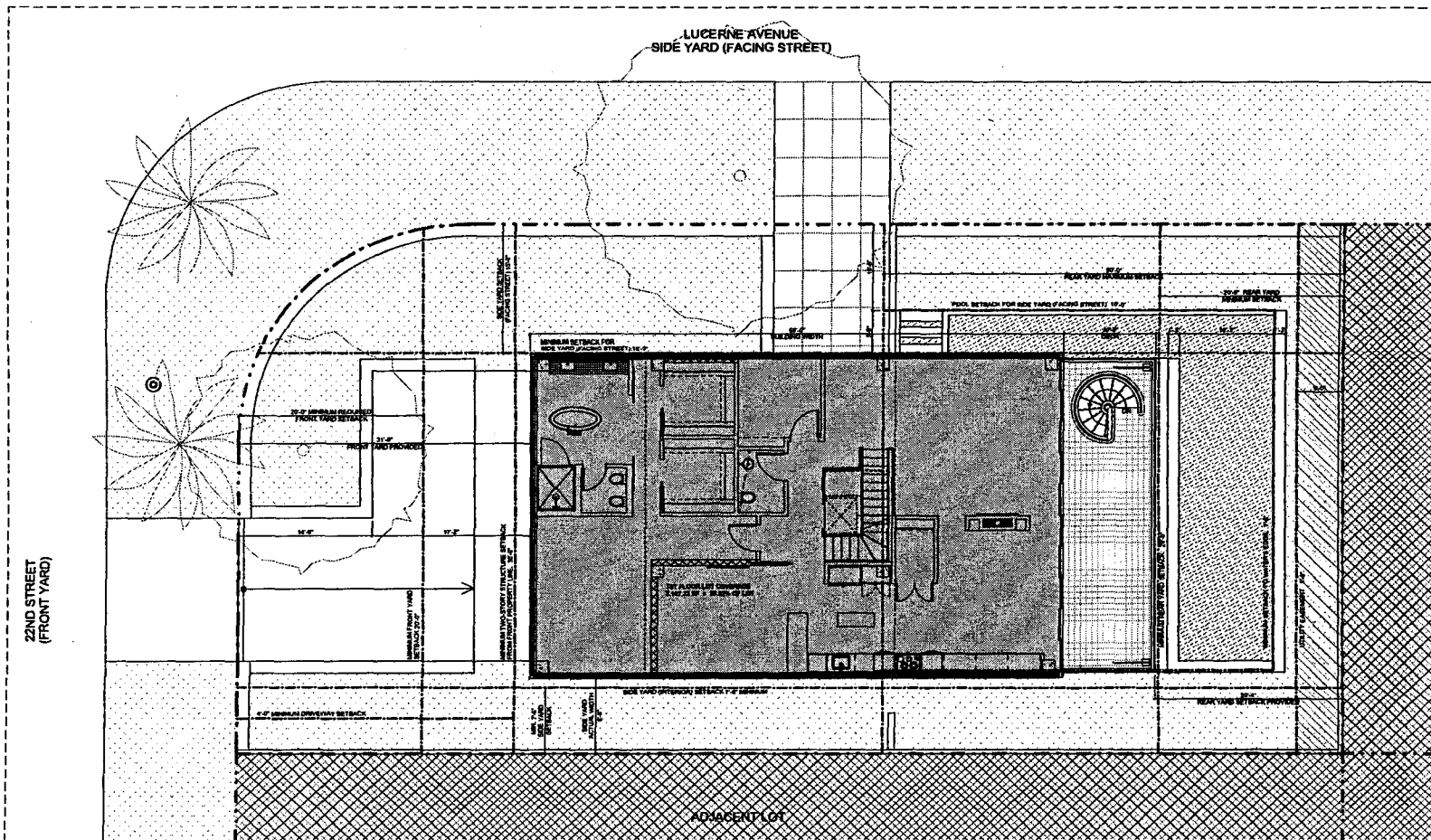
**DWYER RESIDENCE**

**PROJECT DATA**

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

|                         |              |                |
|-------------------------|--------------|----------------|
| DATE ISSUED: 04.08.2017 | DRAWN BY: OR | CHECKED BY: RF |
| REVISION # 0            |              |                |
| NOTES:                  |              |                |
| DESIGN REVIEW BOARD:    |              |                |
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| DEADLINE 04.21.2017     |              |                |
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| DEADLINE 04.08.2017     |              |                |
| DRAWING #:              |              | <b>A0-01</b>   |
| SHEET 14 OF 47          |              |                |

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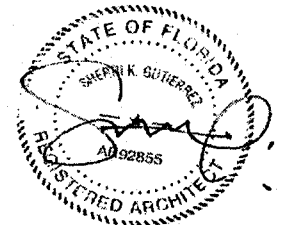
| LEGEND             |       |
|--------------------|-------|
| LOT LINE           | ----- |
| SETBACK LINE       | ----- |
| BUILDING FOOTPRINT | ----- |
| SECOND FLOOR ABOVE | ----- |
| LOT COVERAGE       | ----- |
| TERRACE / BALCONY  | ----- |
| EASEMENT           | ----- |
| ADJACENT LOT       | ----- |

LOT COVERAGE ALLOWABLE  
2,128 SF = 30% LOT COVERAGE

1ST FLOOR LOT COVERAGE  
2,197.33 SF = 29.82% OF LOT

OPEN SPACE  
4,958.67 SF = 79.18% LOT COVERAGE

TOTAL LOT AREA  
7,966 SF



① BUILDING LOT COVERAGE ANALYSIS  
3/16" = 1'-0"

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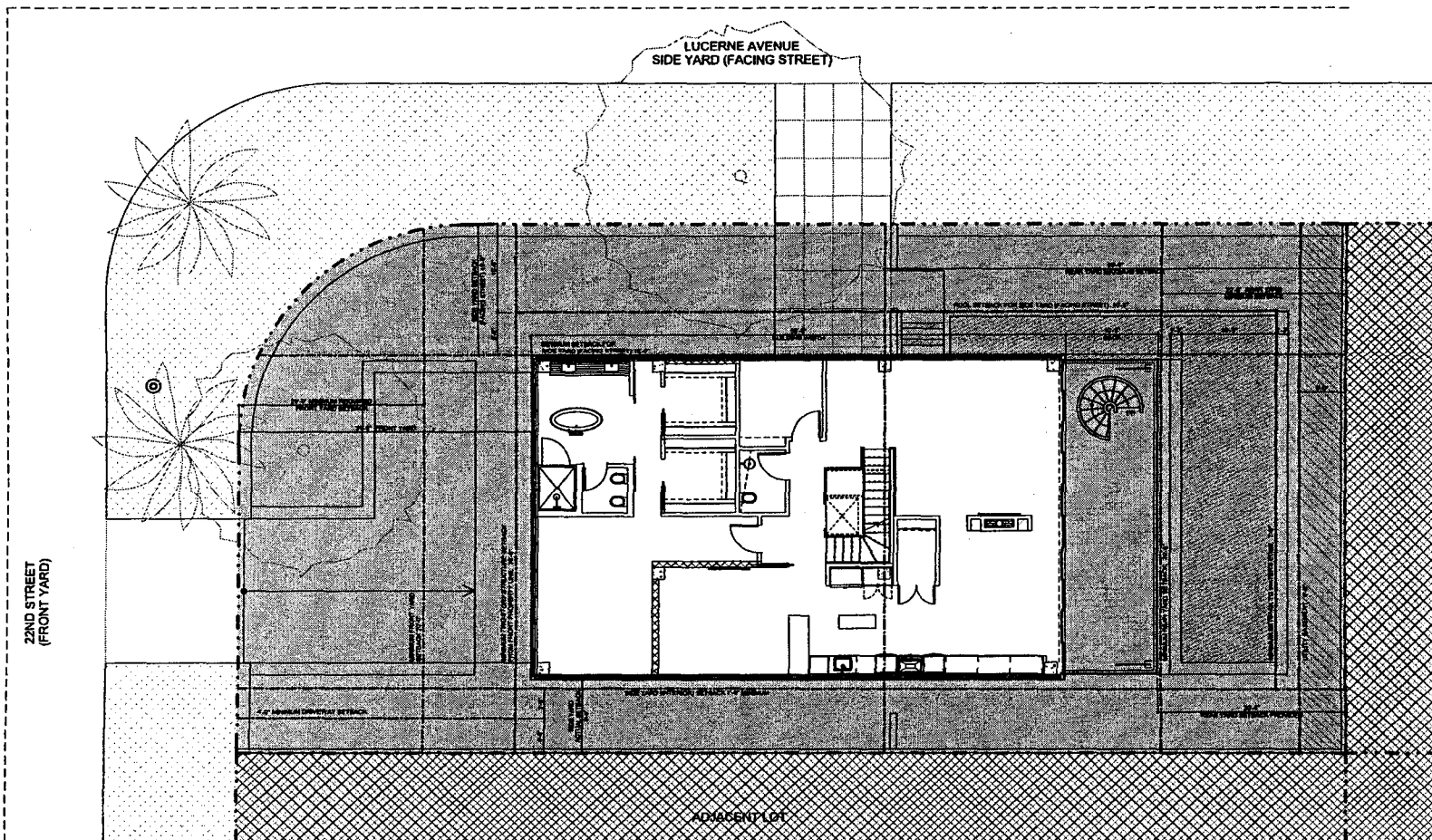
## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## PROJECT DATA - LOT COVERAGE ANALYSIS

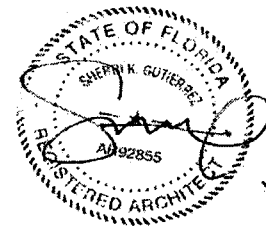
3/16" = 1'-0"

|                         |                  |                |
|-------------------------|------------------|----------------|
| DATE ISSUED: 04.06.2017 | DRAWN BY: CR     | CHECKED BY: RF |
| REVISION: 0             |                  |                |
| NOTES:                  |                  |                |
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| DEADLINE 02.01.2017     |                  |                |
| CAP FINAL SUBMITTAL:    |                  |                |
| DEADLINE 04.06.2017     |                  |                |
|                         | DRAWING #: A0-02 |                |
|                         | SHEET 15 OF 47   |                |



| LEGEND             |             |
|--------------------|-------------|
| LOT LINE           | ---         |
| SETBACK LINE       | ---         |
| BUILDING FOOTPRINT | GRID        |
| SECOND FLOOR ABOVE | ---         |
| LOT COVERAGE       | CROSS-HATCH |
| TERRACE / BALCONY  | GRID        |
| EASEMENT           | DIAGONAL    |
| ADJACENT LOT       | CROSS-HATCH |

LOT COVERAGE ALLOWABLE  
2,128 SF = 30% LOT COVERAGE  
1ST FLOOR LOT COVERAGE  
2,197.23 SF = 29.85% OF LOT  
OPEN SPACE  
4,958.67 SF = 75.15% LOT COVERAGE  
TOTAL LOT AREA  
7,395 SF



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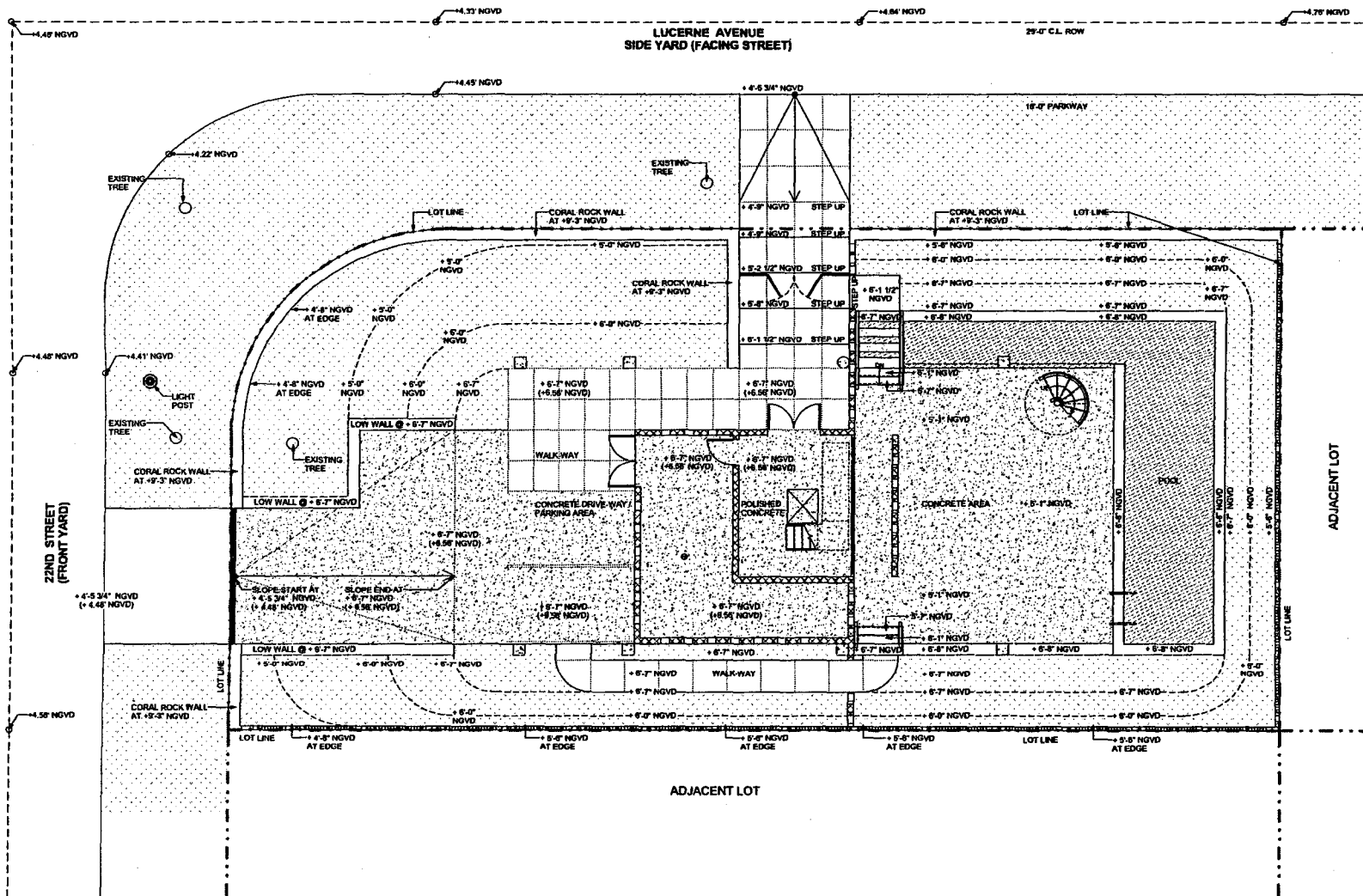
## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## PROJECT DATA - OPEN AREA ANALYSIS

3/16" = 1'-0"

|                         |                |                |
|-------------------------|----------------|----------------|
| DATE ISSUED: 04.06.2017 | DRAWN BY: OR   | CHECKED BY: RF |
| REVISION: 9             |                |                |
| NOTES:                  |                |                |
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| DRAWING #:              | <b>A0-03</b>   |                |
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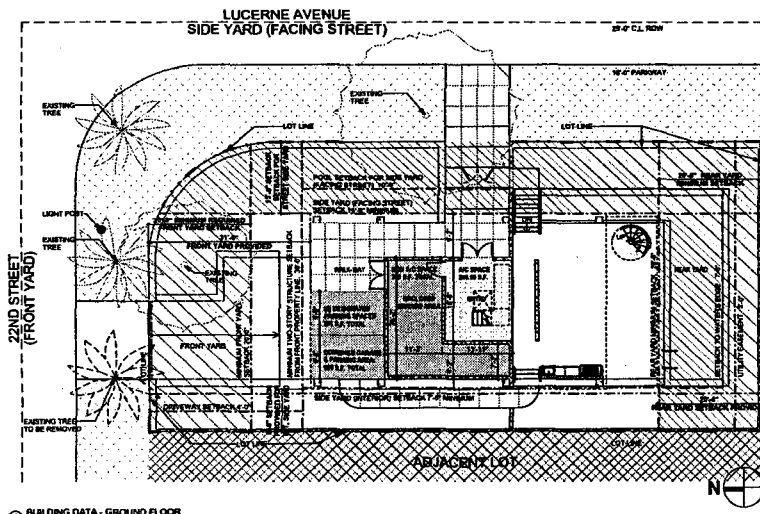
## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

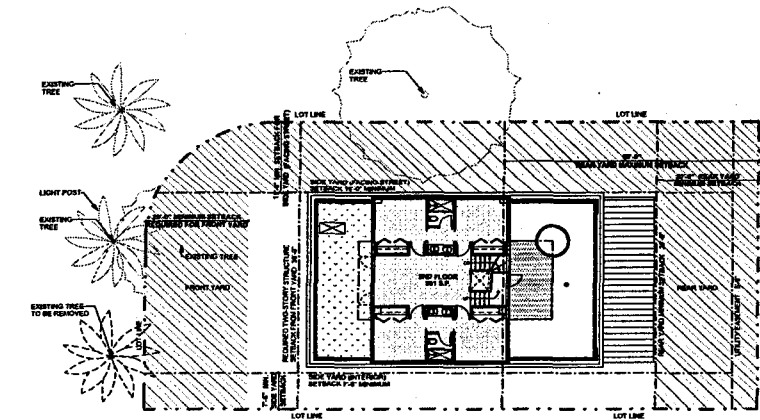
## PROJECT DATA - GRADING PLAN

3/16" = 1'-0"

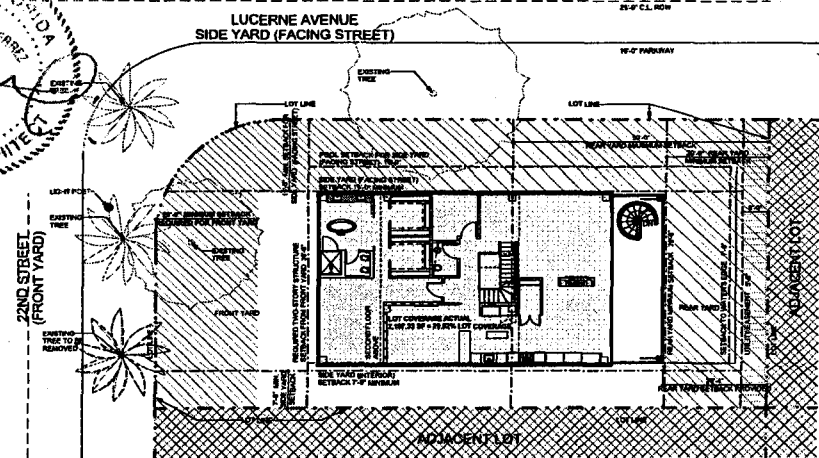
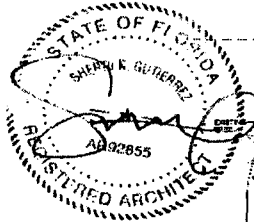
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|-------------------------|---------------|----------------|
| DATE ISSUED: 04.06.2017 | DRAWN BY: CRI | CHECKED BY: RF |
| REVISION: 9             |               |                |
| NOTES:                  |               |                |
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| DEADLINE 04.06.2017     |               |                |
| DRAWING #: <b>A0-04</b> |               | SHEET 17 OF 47 |



① BUILDING DATA - GROUND FLOOR  
3/32" = 1'-0"



② BUILDING DATA - 2ND FLOOR  
3/32" = 1'-0"



③ BUILDING DATA - 1ST FLOOR  
3/32" = 1'-0"

LOT COVERAGE ALLOWABLE  
2,120 SF = 30% LOT COVERAGE  
LOT COVERAGE ACTUAL  
2,107.33 SF = 29.82% LOT COVERAGE  
OPEN SPACE  
4,958.67 SF = 70.18% LOT COVERAGE  
TOTAL LOT AREA  
7,066 SF

#### BUILDING DATA (UNIT SIZE)

|                                     |               |  |
|-------------------------------------|---------------|--|
| MAIN HOUSE:                         |               |  |
| GROUND FLOOR (A/C)                  | 250.50 S.F.   |  |
| FIRST FLOOR (A/C)                   | 2,107.33 S.F. |  |
| SECOND FLOOR (A/C)                  | 951 S.F.      |  |
| SPIRAL STAIR (COVERED AREA)         | 24.28 S.F.    |  |
| TOTAL (A/C)                         | 3,333.11 S.F. |  |
| BALCONY (10'-0" OR LESS PROJECTION) | 350 S.F.      |  |
| EXTERIOR PARKING AREA (NON A/C)     | 261 S.F.      |  |
| ENCLOSED GARAGE AREA (NON A/C)      | 338 S.F.      |  |
| TOTAL (NON A/C)                     | 949 S.F.      |  |
| DEDUCTED UNIT SIZE (NON A/C)        | 849 S.F.      |  |
| TOTAL UNIT SIZE (A/C + NON A/C)     | 3,333.11 S.F. |  |

#### FLOOR RATIO PERCENTAGE

|                                 |               |       |
|---------------------------------|---------------|-------|
| MAIN HOUSE:                     |               |       |
| TOTAL FIRST FLOOR (VOLUMETRIC)  | 2,107.33 S.F. | 100%  |
| TOTAL SECOND FLOOR (VOLUMETRIC) | 951 S.F.      | 45.2% |
| TOTAL:                          |               | 45.2% |

LOT LINE  
SETBACK LINE  
BUILDING FOOTPRINT  
SECOND FLOOR ABOVE  
LOT COVERAGE (A/C SPACE)

YARD  
ADJACENT LOT  
DESIGNATED PARKING  
(NON A/C SPACE)

#### ROOF DECK CALCULATIONS

|                   |               |      |
|-------------------|---------------|------|
| TOTAL FIRST FLOOR | 2,107.33 S.F. | 100% |
| TOTAL ROOF AREA   | 136.11 S.F.   | 6.4% |

#### SITE DATA (LOT COVERAGE)

|                        |               |
|------------------------|---------------|
| BUILDING LOT COVERAGE: | 2,107.33 S.F. |
| MAIN HOUSE:            | 2,107.33 S.F. |
| BALCONY:               | 350 S.F.      |

TOTAL BUILDING LOT COVERAGE: 2,107.33 S.F.

#### FRONT SETBACK CALCULATIONS

|                  |               |       |
|------------------|---------------|-------|
| AREA:            | 1,765.88 S.F. | 100%  |
| IMPERVIOUS AREA: | 882.94 S.F.   | 48.5% |
| LANDSCAPE AREA:  | 927.10 S.F.   | 52.5% |

#### REAR YARD SETBACK CALCULATIONS

|                  |               |       |
|------------------|---------------|-------|
| AREA:            | 1,219.80 S.F. | 100%  |
| IMPERVIOUS AREA: | 238.97 S.F.   | 19.6% |
| LANDSCAPE AREA:  | 980.83 S.F.   | 80.4% |

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## LOT COVERAGE & UNIT SIZE DIAGRAM

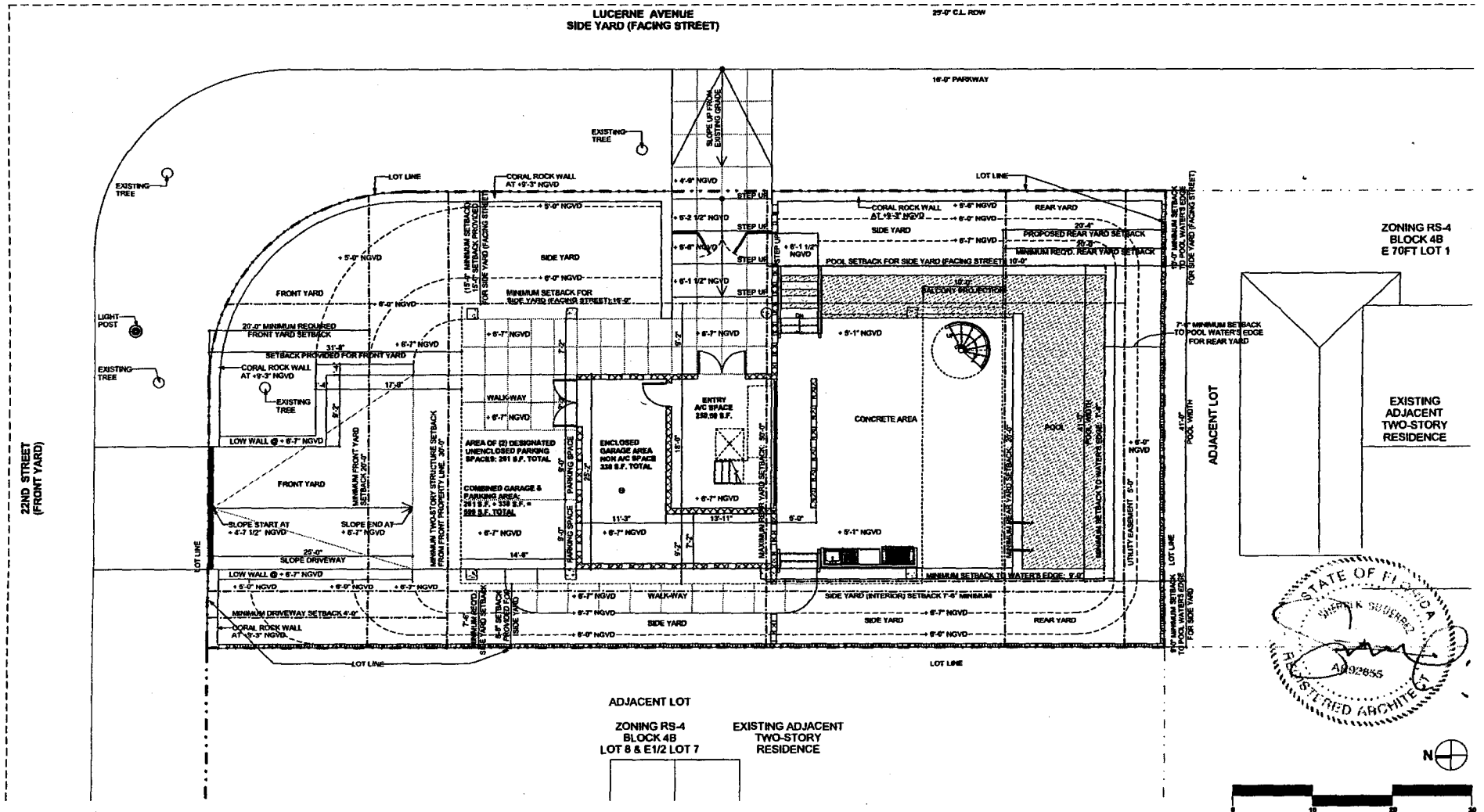
3/32" = 1'-0"

DATE ISSUED: 04.06.2017  
REVISION: 5  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.31.2017  
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DEADLINE 04.08.2017

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CHECKED BY: RF

DRAWING #  
**A0-05**

SHEET 18 OF 47



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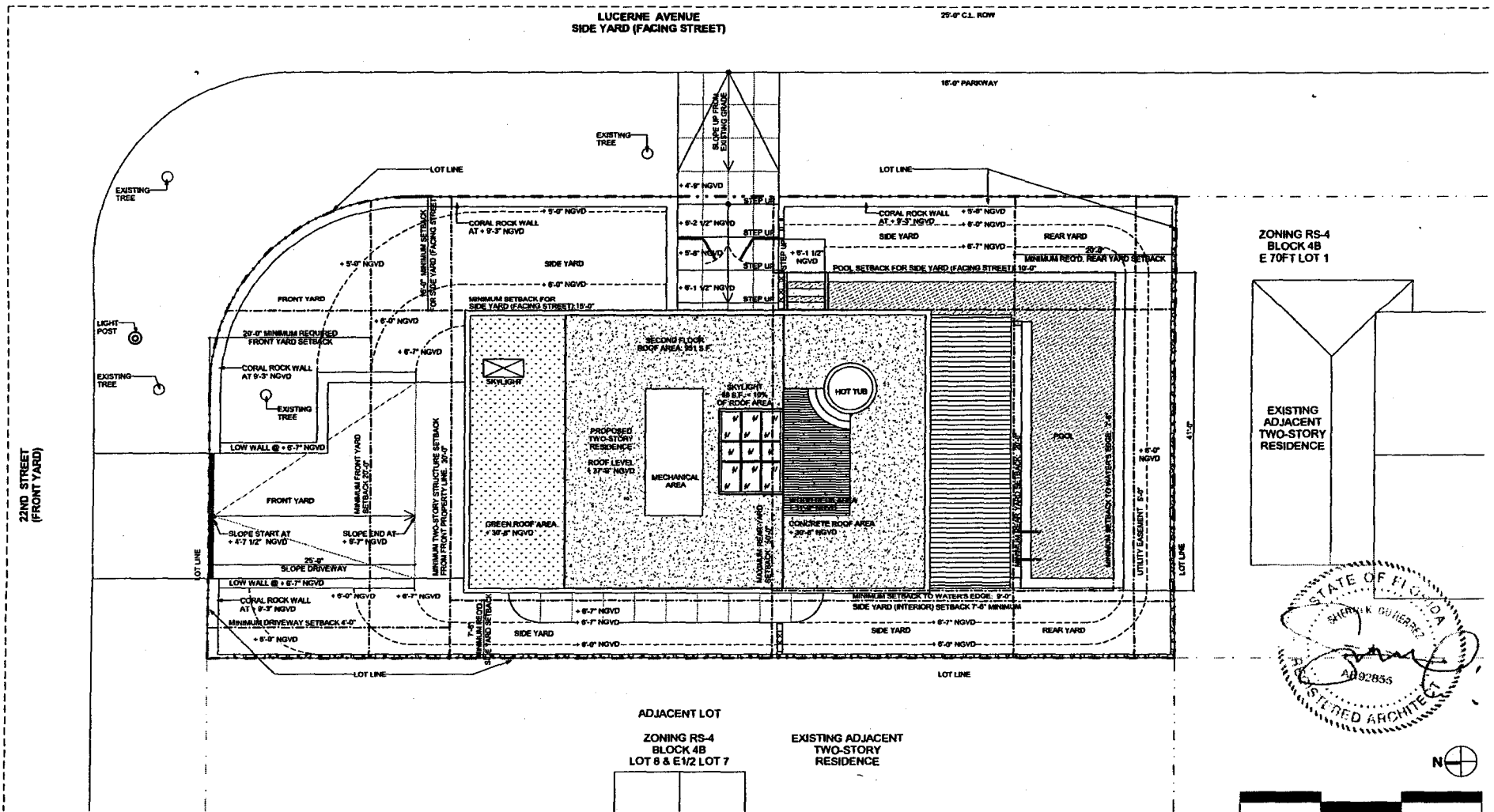
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## DWYER RESIDENCE

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## SITE PLAN - GROUND FLOOR

3/16" = 1'-0"



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## DWYER RESIDENCE

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## SITE PLAN - ROOF LEVEL

3/16" = 1'-0"

DATE ISSUED: 04.08.2017  
 REVISION: 0  
 NOTES:  
 DESIGN REVIEW BOARD:  
 CAP FIRST SUBMITTAL  
 DEADLINE 05.31.2017  
 CAP FINAL SUBMITTAL  
 DEADLINE 04.08.2017

DRAWN BY: RF  
 CHECKED BY: RF

DRAWING #: **A0-07**

SHEET 20 OF 47



LUCERNE AVENUE  
SIDE YARD (FACING STREET)

25'-0" C.L. ROW

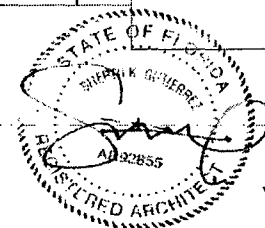
| DETERMINED SPACE                                   | TOTAL AREA    |
|----------------------------------------------------|---------------|
| FIRST FLOOR INTERNAL SPACE<br>(INCLUDED UNIT SIZE) | 2,197.33 S.F. |
| UNCOVERED BALCONY<br>(NOT INCLUDED IN UNIT SIZE)   | 750 S.F.      |

22ND STREET  
(FRONT YARD)

ZONING RS-4  
BLOCK 4B  
E 70FT LOT 1

EXISTING  
ADJACENT  
TWO-STORY  
RESIDENCE

ADJACENT LOT



ADJACENT LOT

ZONING RS-4  
BLOCK 4B  
LOT 6 & E/2 LOT 7

EXISTING ADJACENT  
TWO-STORY  
RESIDENCE

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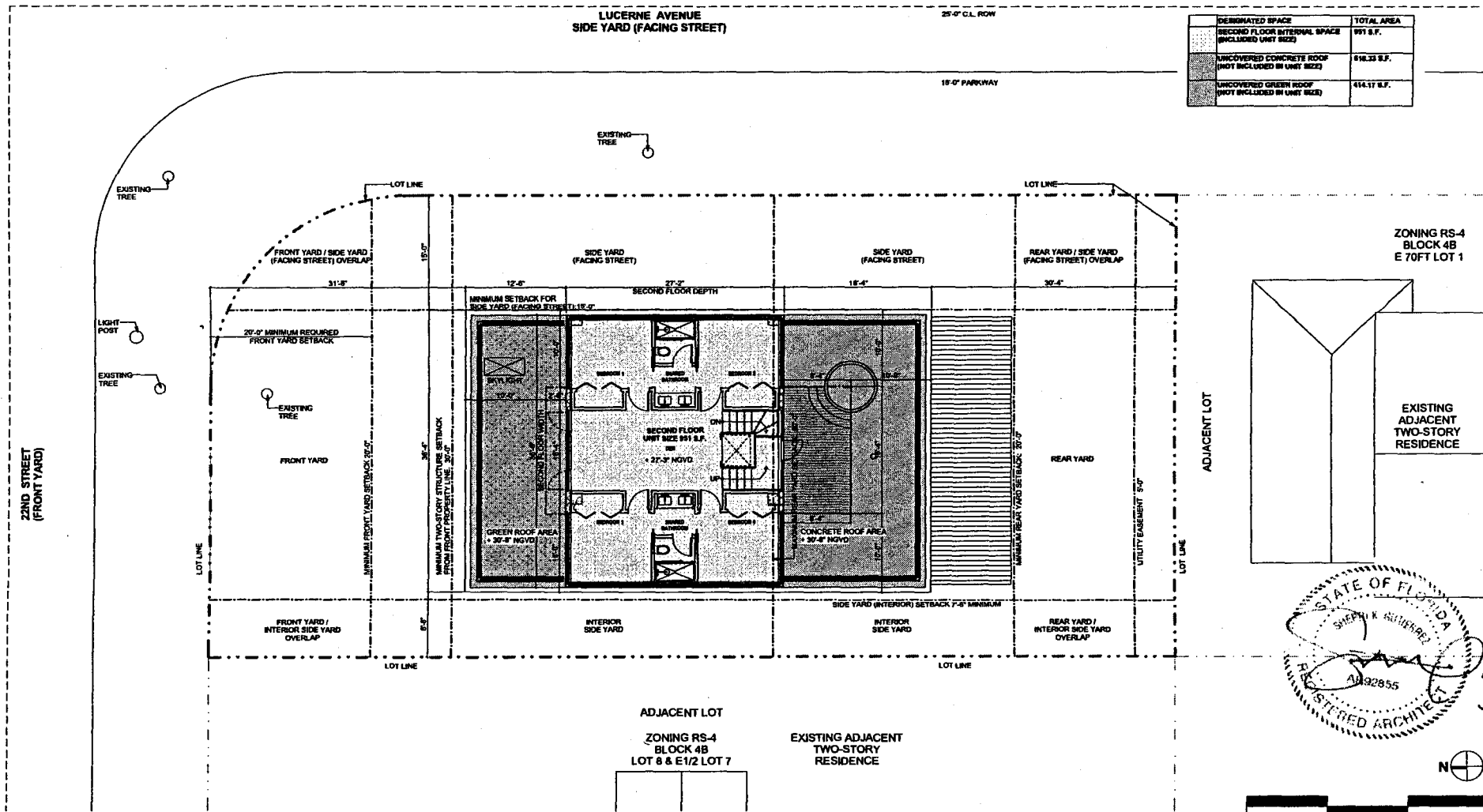
**ZONING DIAGRAM - FIRST FLOOR UNIT  
SIZE**

3/16" = 1'-0"

DATE ISSUED: 04.06.2017  
REVISION: 9  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 08.31.2017  
CAP FINAL SUBMITTAL  
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OR [ ] PF [ ]  
DRAWING #: **A0-09**

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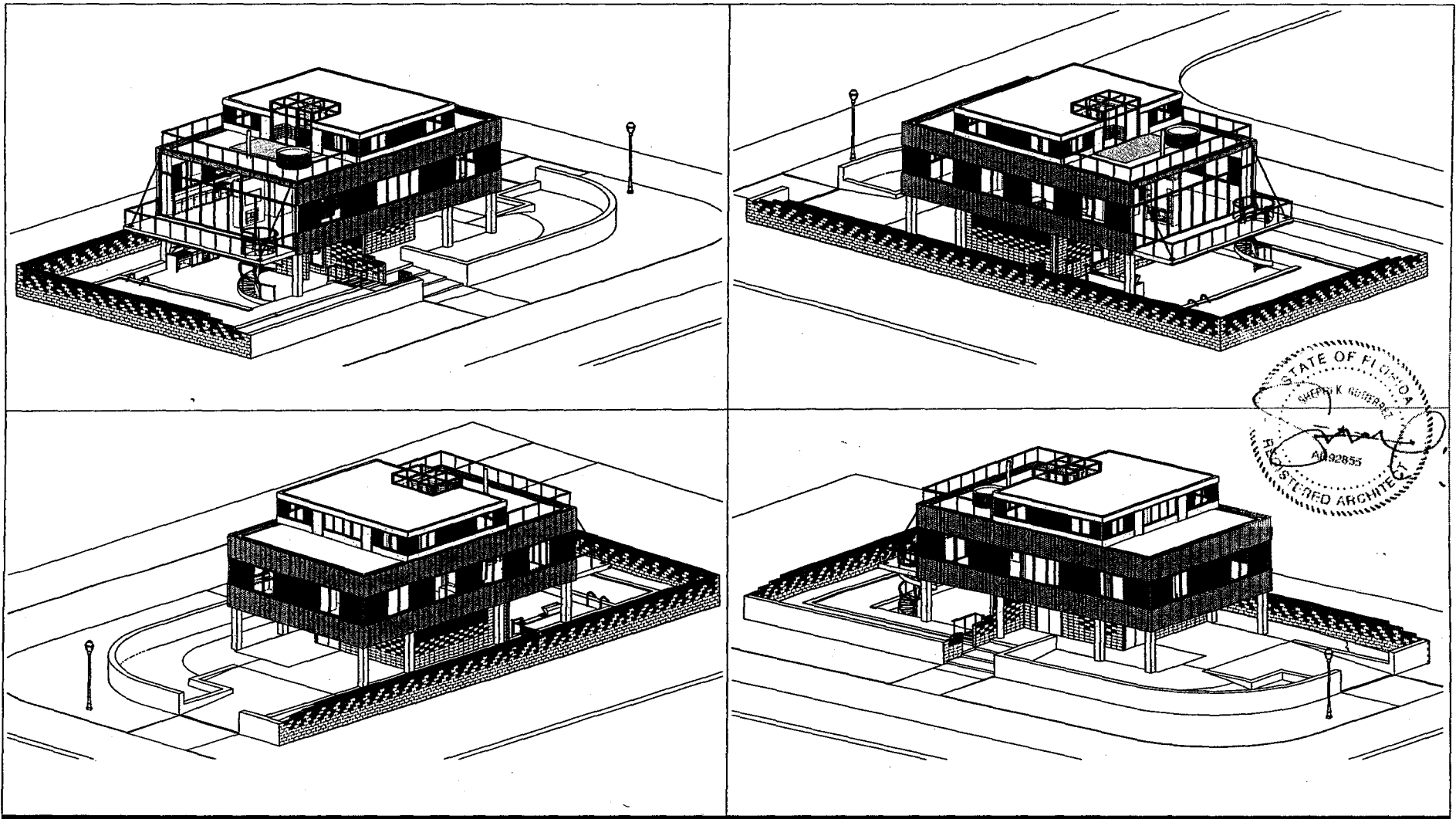
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## ZONING DIAGRAM - SECOND FLOOR UNIT SIZE

3/16" = 1'-0"

DATE ISSUED: 04.06.2017  
 REVISION # 1  
 NOTES:  
 DESIGN REVIEW BOARD:  
 CAP FIRST SUBMITTAL  
 DEADLINE 03.31.2017  
 CAP FINAL SUBMITTAL  
 DEADLINE 04.06.2017

DRAWN BY: OR  
 CHECKED BY: RF  
 DRAWING #: **A0-10**  
 SHEET 23 OF 47



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## **DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## **ZONING DIAGRAM - MASSING (AXONOMETRIC)**

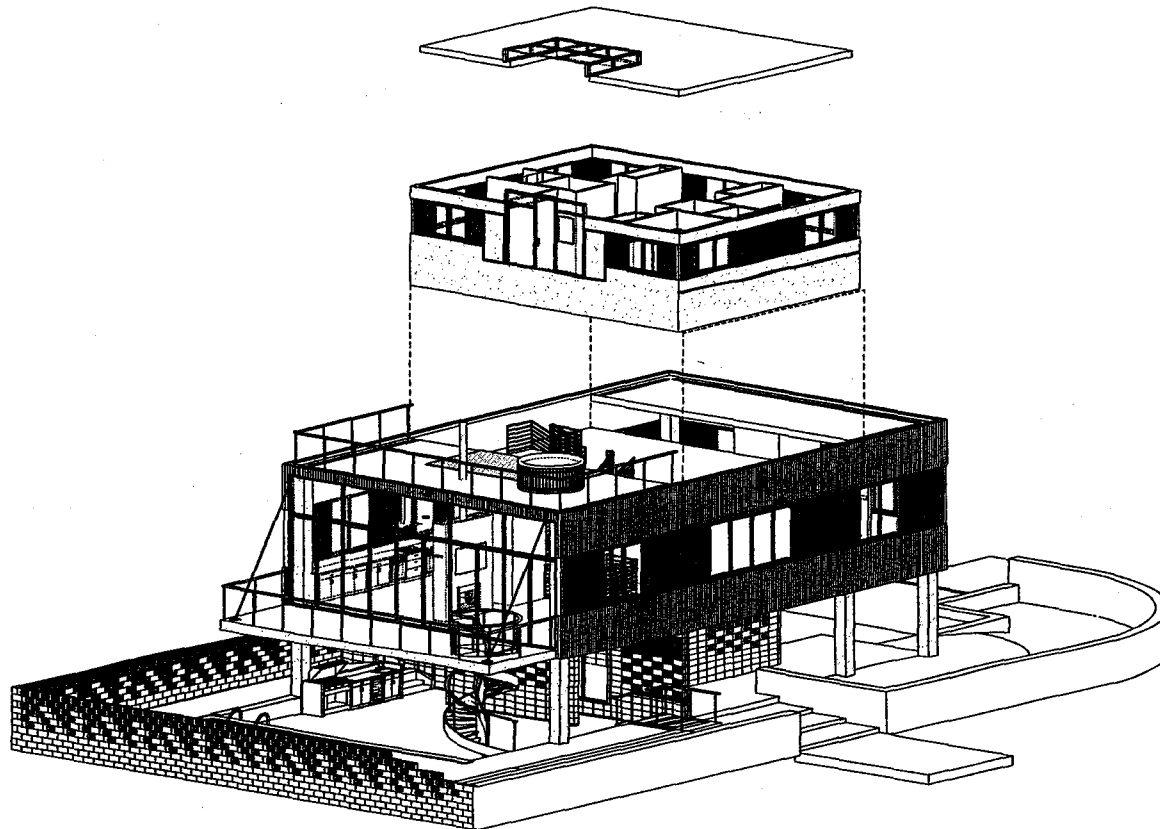
DATE ISSUED: 04.08.2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL:  
DEADLINE 03.21.2017  
CAP FINAL SUBMITTAL:  
DEADLINE 04.05.2017

DRAWN BY: OK  
CHECKED BY: RF

DRAWING #:

**A0-11**

SHEET 24 OF 47



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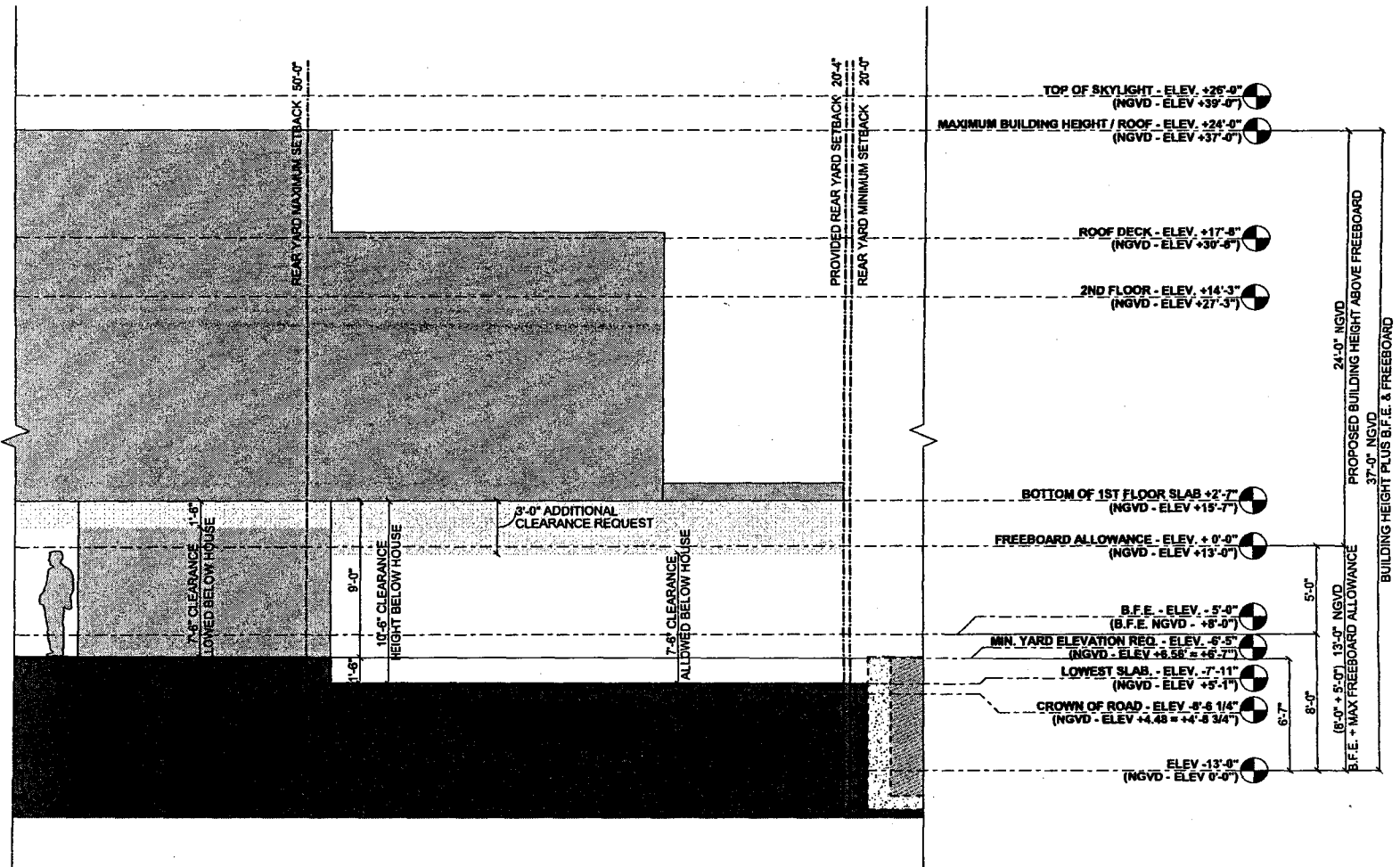
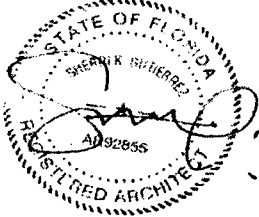
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## **EXPLODED AXONOMETRIC DIAGRAM - SECOND FLOOR IN RELATIONSHIP TO FIRST FLOOR**

|                         |              |                  |
|-------------------------|--------------|------------------|
| DATE ISSUED: 04.06.2017 | DRAWN BY: OR | CHECKED BY: RF   |
| REVISION: 0             |              |                  |
| NOTES:                  |              |                  |
| DESIGN REVIEW BOARD:    |              | DRAWING #: A0-12 |
| CAP FIRST SUBMITTAL:    |              |                  |
| DEADLINE 02.21.2017     |              |                  |
| CAP FINAL SUBMITTAL:    |              |                  |
| DEADLINE 04.06.2017     |              |                  |
|                         |              | SHEET 25 OF 47   |

**LEGEND:**

REGION WHERE ADDITIONAL  
CLEARANCE IS REQUEST



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MIAMI BEACH, FL 33140

**CLEARANCE WAIVER DIAGRAM**

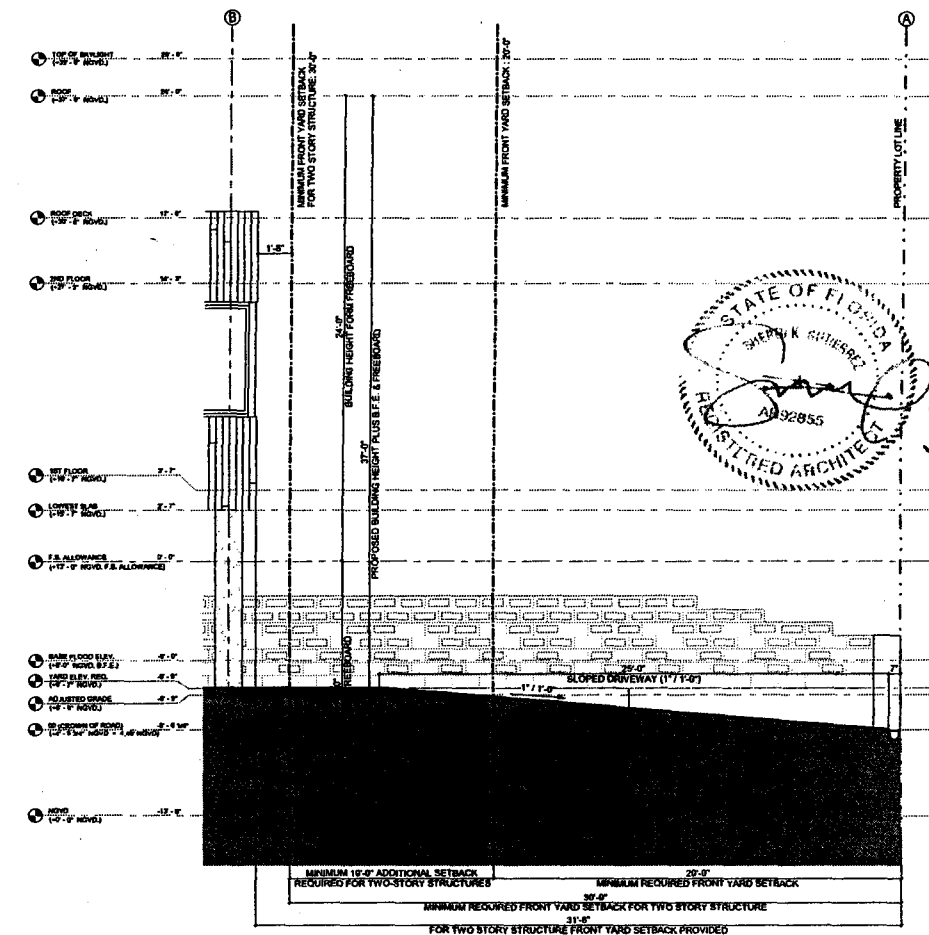
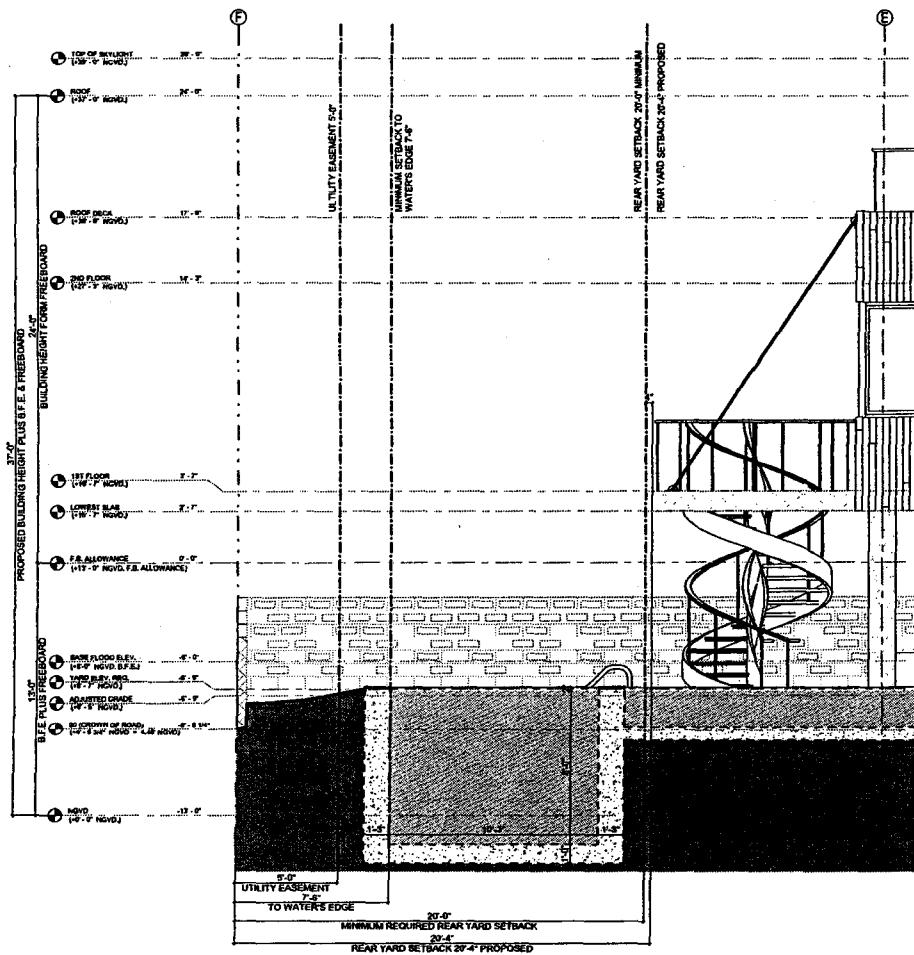
3/8" = 1'-0"

DATE ISSUED: 04.04.2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.31.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.04.2017

DRAWN BY: CHECKED BY:  
OF OF

DRAWING #: A0-13

WHEEL 26 OF 47



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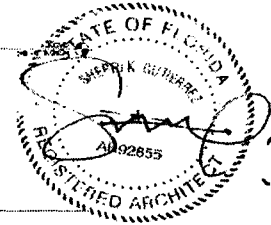
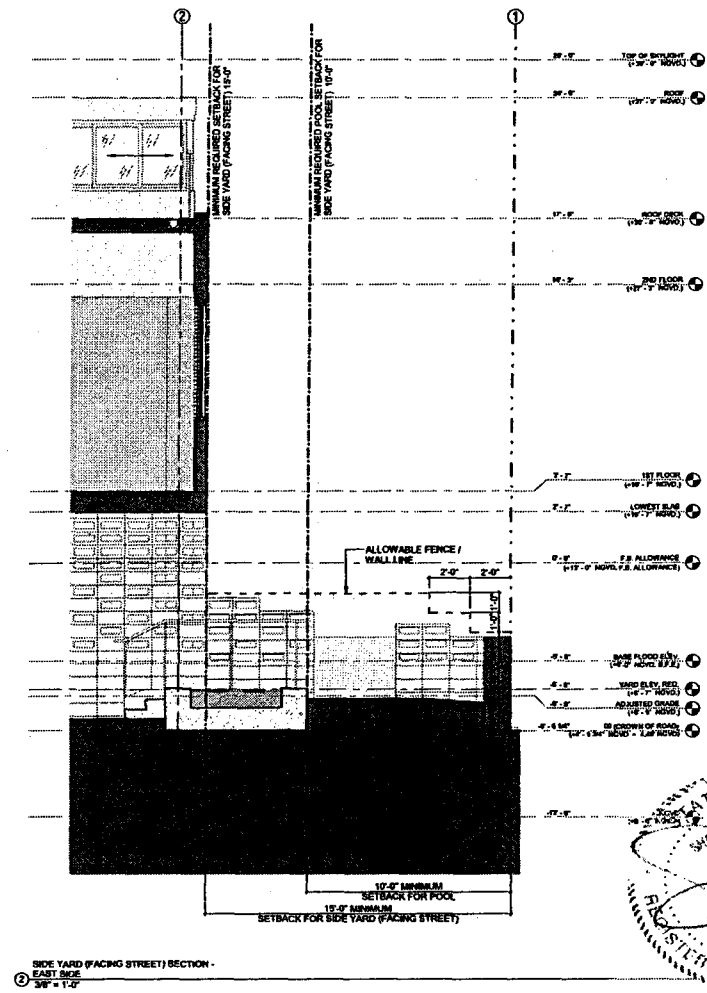
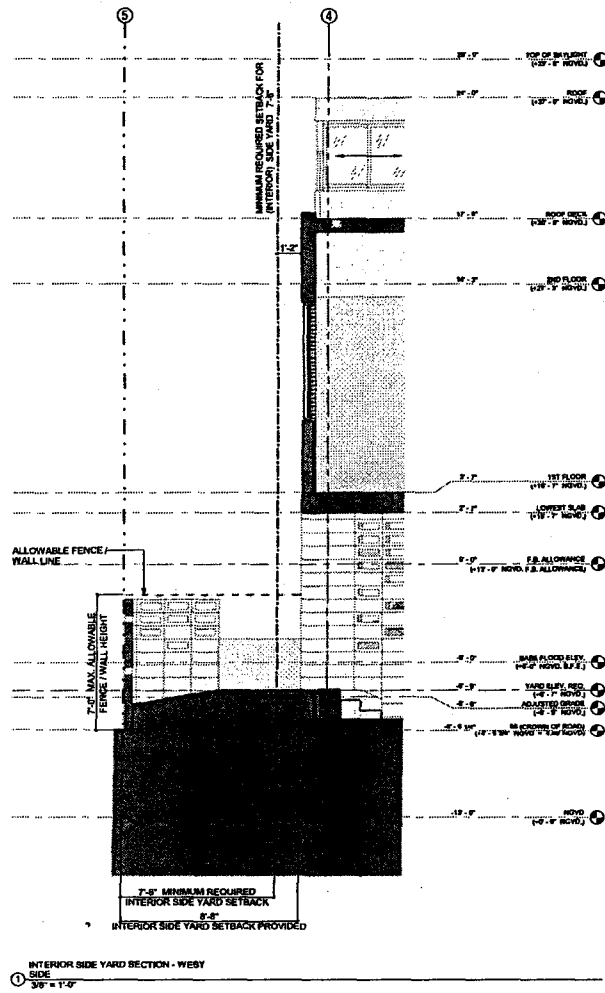
## ZONING DIAGRAM - YARD GRADE DIAGRAM (NORTH / SOUTH)

3/8" = 1'-0"

DATE ISSUED: 04.06.2017  
REVISION # 1  
NOTES:  
DESIGN REVIEW BOARD:  
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CAP FINAL SUBMITTAL  
DEADLINE 06.01.2017

DRAWN BY: OR  
CHECKED BY: RF  
DRAWING #: A0-14

SHEET 27 OF 47



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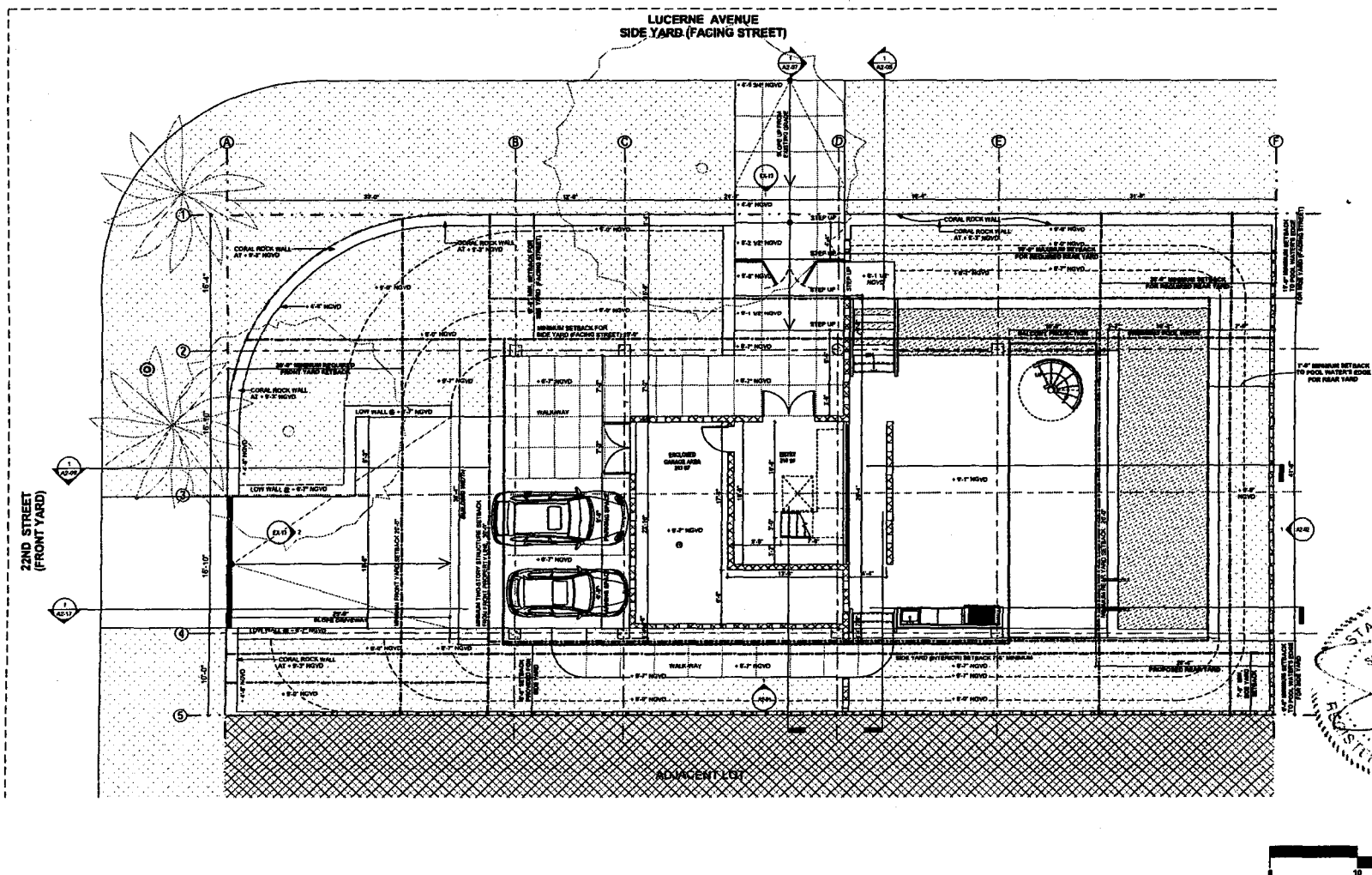
**ZONING DIAGRAM - YARD GRADE  
 DIAGRAM (EAST / WEST)**  
 3/8" = 1'-0"

|                         |                 |                   |
|-------------------------|-----------------|-------------------|
| DATE ISSUED: 04.05.2017 | DRAWN BY: _____ | CHECKED BY: _____ |
| REVISION # 9            | OR              | RF                |
| NOTES:                  | DRAWING #:      |                   |
| DESIGN REVIEW BOARD:    | A0-15           |                   |
| CAP FIRST SUBMITTAL     | SHEET 28 OF 47  |                   |
| DEADLINE 03.31.2017     |                 |                   |
| CAP FINAL SUBMITTAL     |                 |                   |
| DEADLINE 04.05.2017     |                 |                   |









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## DWYER RESIDENCE

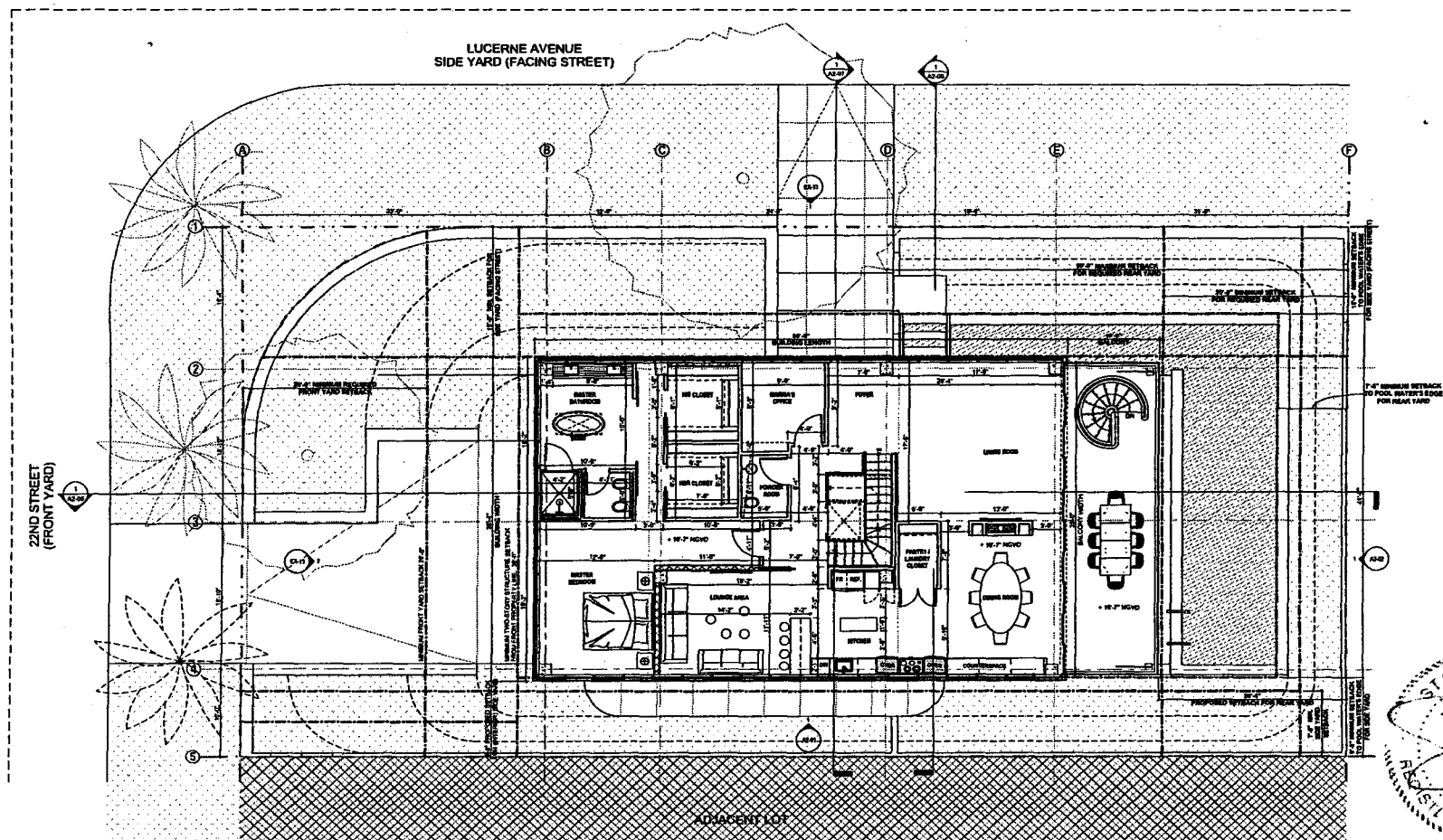
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## PROPOSED BUILDING - GROUND FLOOR PLAN

3/16" = 1'-0"

DATE ISSUED: 04.08.2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
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CAP FINAL SUBMITTAL  
CHECKLINE 04.08.2017

DRAWN BY: [initials]  
CHECKED BY: [initials]  
DRAWING #: **A1-00**  
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## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## PROPOSED BUILDING - FIRST FLOOR PLAN

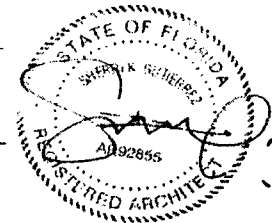
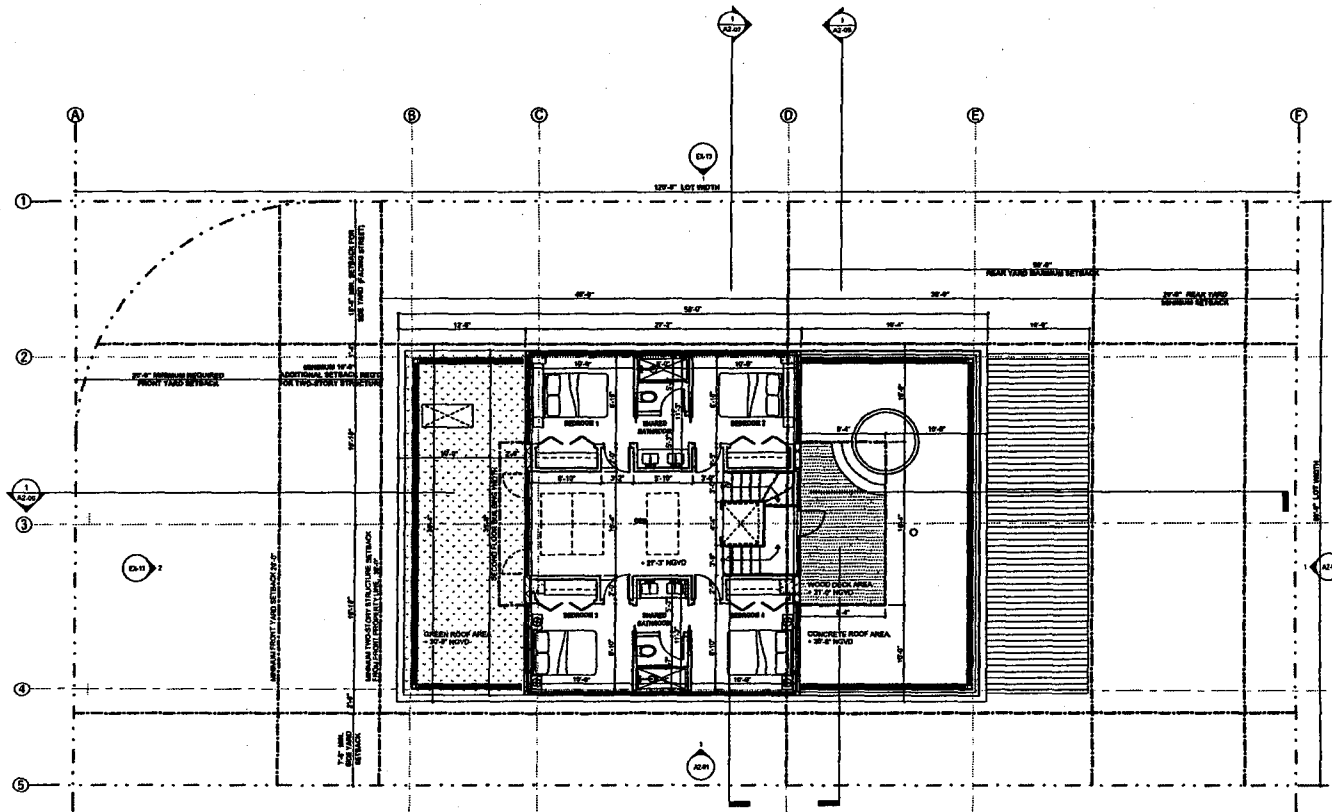
3/16" = 1'-0"

DATE ISSUED: 04.04.2017  
REVISION # 1  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.31.2017  
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DRAWN BY: OR  
CHECKED BY: RF

DRAWING #:  
**A1-01**

SHEET 33 OF 47



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## DWYER RESIDENCE

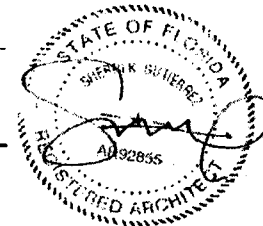
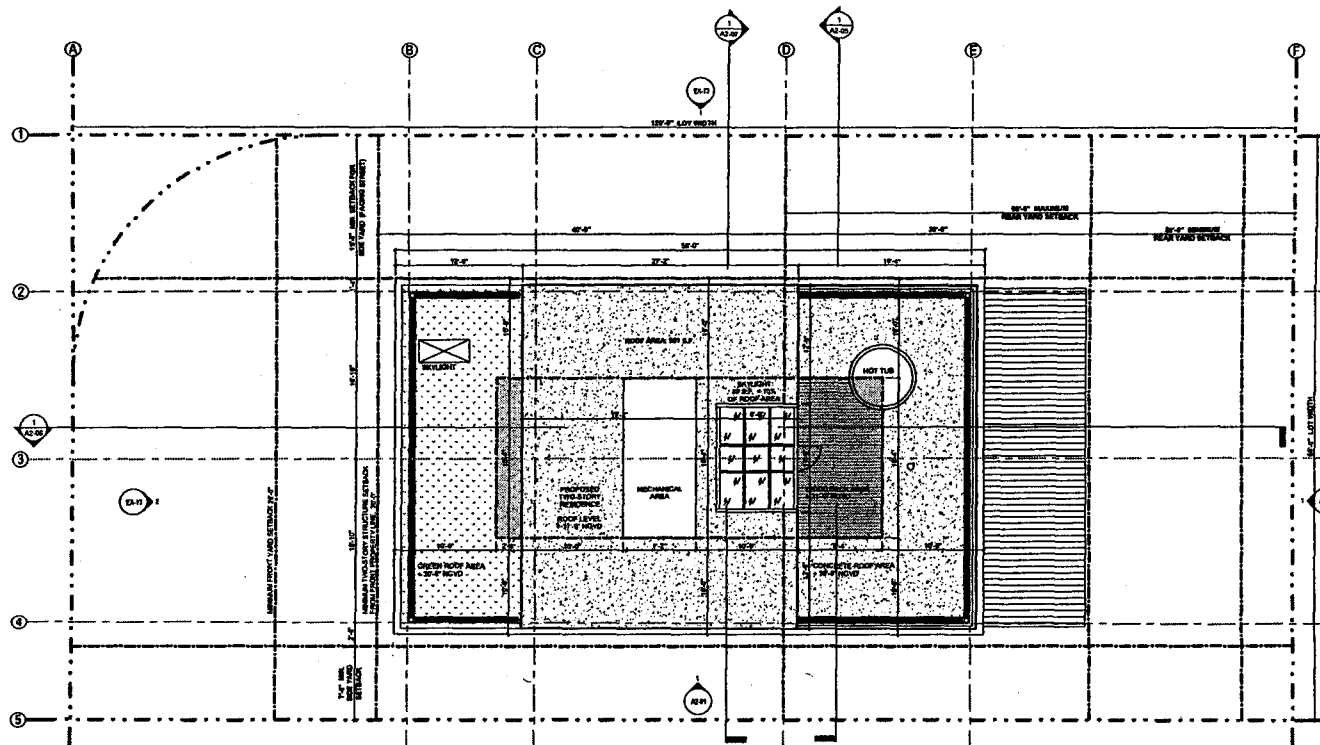
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## PROPOSED BUILDING - SECOND FLOOR PLAN

3/16" = 1'-0"

DATE ISSUED: 04.06.2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
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CAP FINAL SUBMITTAL  
DEADLINE 04.06.2017

|                |             |
|----------------|-------------|
| DRAWN BY:      | CHECKED BY: |
| OR             | RF          |
| DRAWING #:     |             |
| <b>A1-02</b>   |             |
| SHEET 34 OF 47 |             |



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2120 LUCERNE AVENUE,  
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## PROPOSED BUILDING - ROOF PLAN

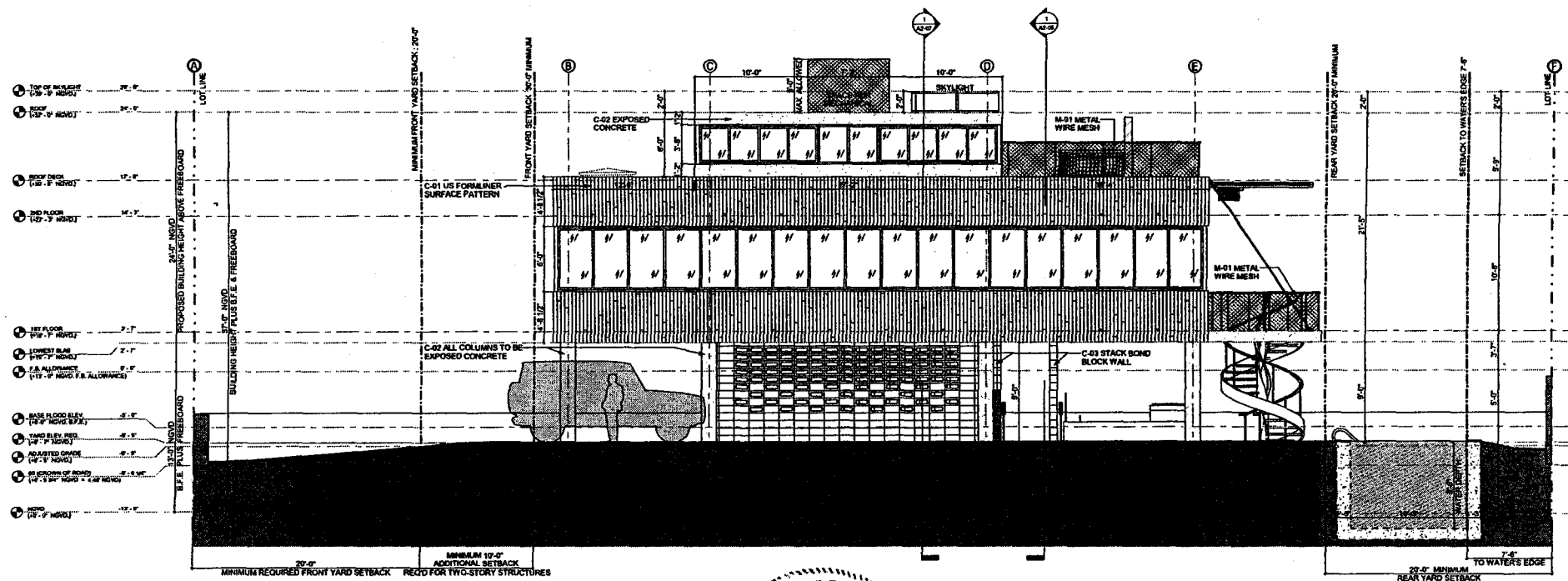
3/16" = 1'-0"

DATE ISSUED: 04.04.2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.31.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.04.2017

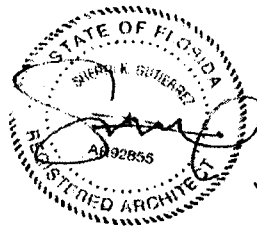
DRAWN BY: CJS  
CHECKED BY: RF

DRAWING #: **A1-03**

SHEET 38 OF 47



**BUILDING HEIGHT TO BE MEASURED  
FROM F.B. ALLOWANCE**



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## DWYER RESIDENCE

**2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140**

### ELEVATION - WEST FACADE

**1/4" = 1'-0"**

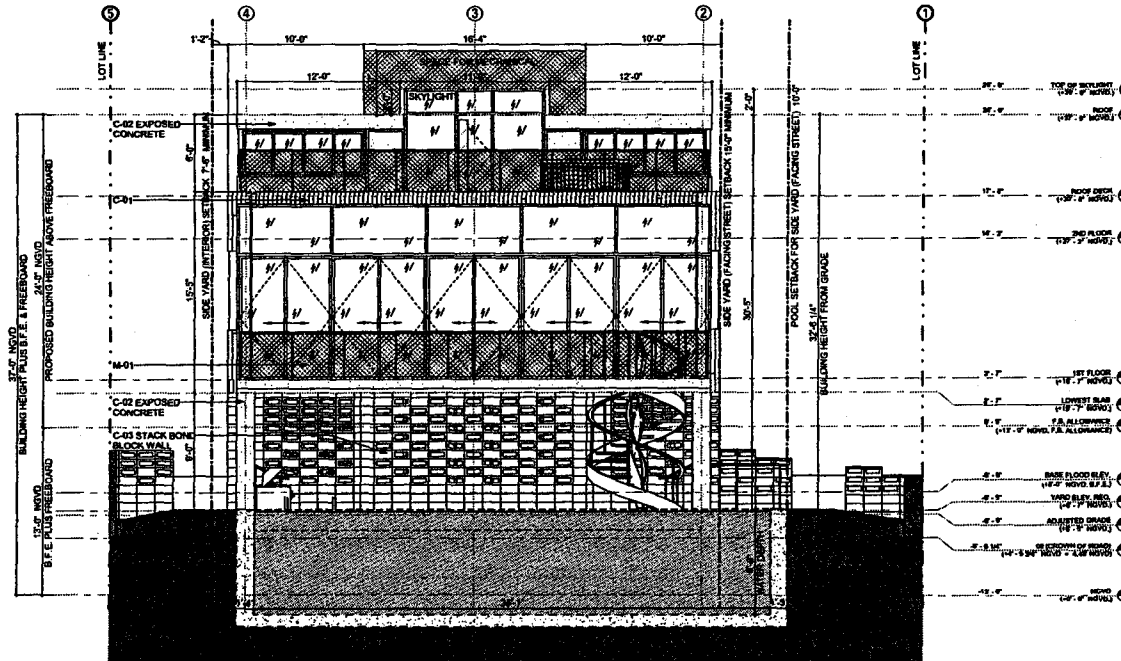
DATE ISSUED: 04.08.2017  
REVISION # 9  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.21.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.08.2017

|    |                 |                  |
|----|-----------------|------------------|
| 07 | DRAWN BY:<br>OR | CHECKED BY<br>RF |
|----|-----------------|------------------|

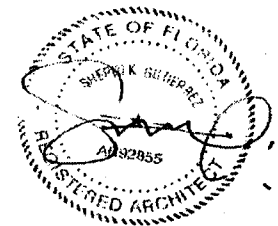
DRAWING #

**A2-01**

**SHEET 36 OF 47**



BUILDING HEIGHT TO BE MEASURED  
FROM F.B. ALLOWANCE



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**DWYER RESIDENCE**

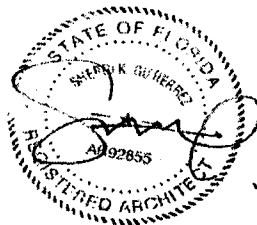
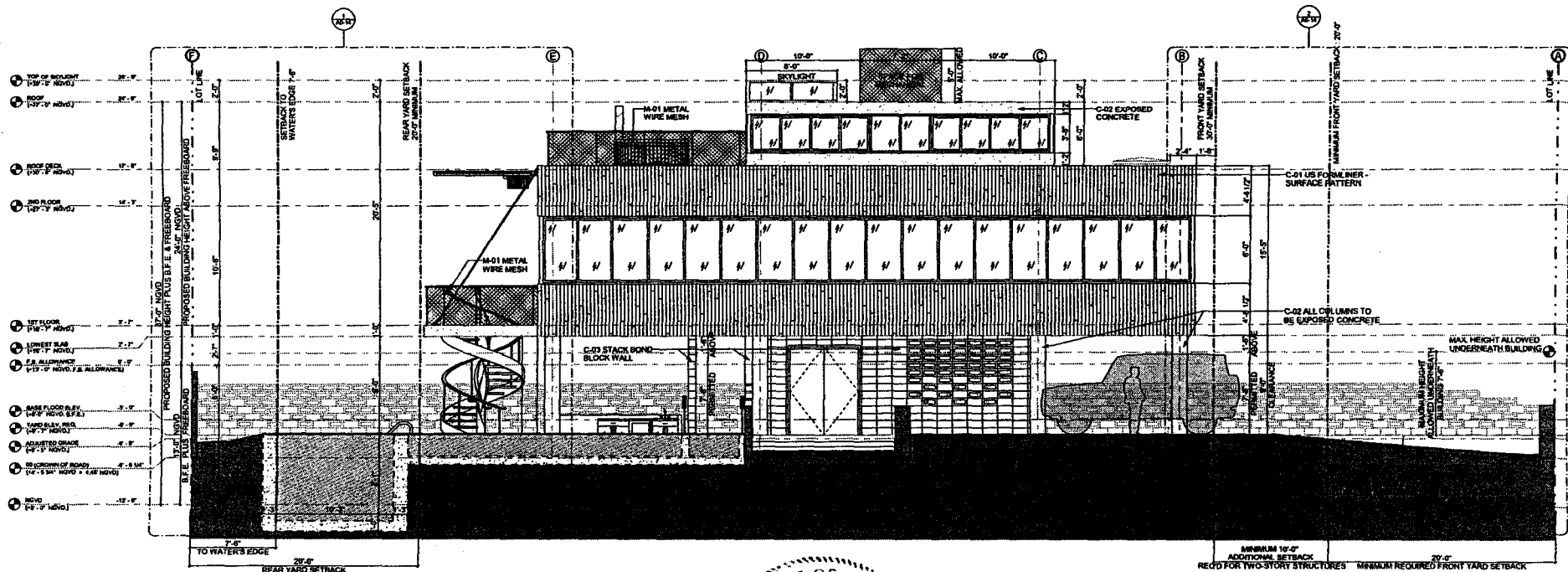
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

**ELEVATION - SOUTH FACADE**

1/4" = 1'-0"

DATE ISSUED: 04.06.2017  
REVISION: 9  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE: 05.31.2017  
CAP FINAL SUBMITTAL  
DEADLINE: 06.08.2017

DRAWN BY: OR  
CHECKED BY: RF  
DRAWING #: **A2-02**  
SHEET 37 OF 47



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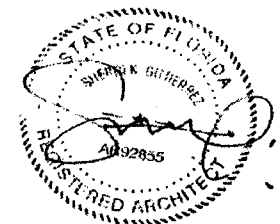
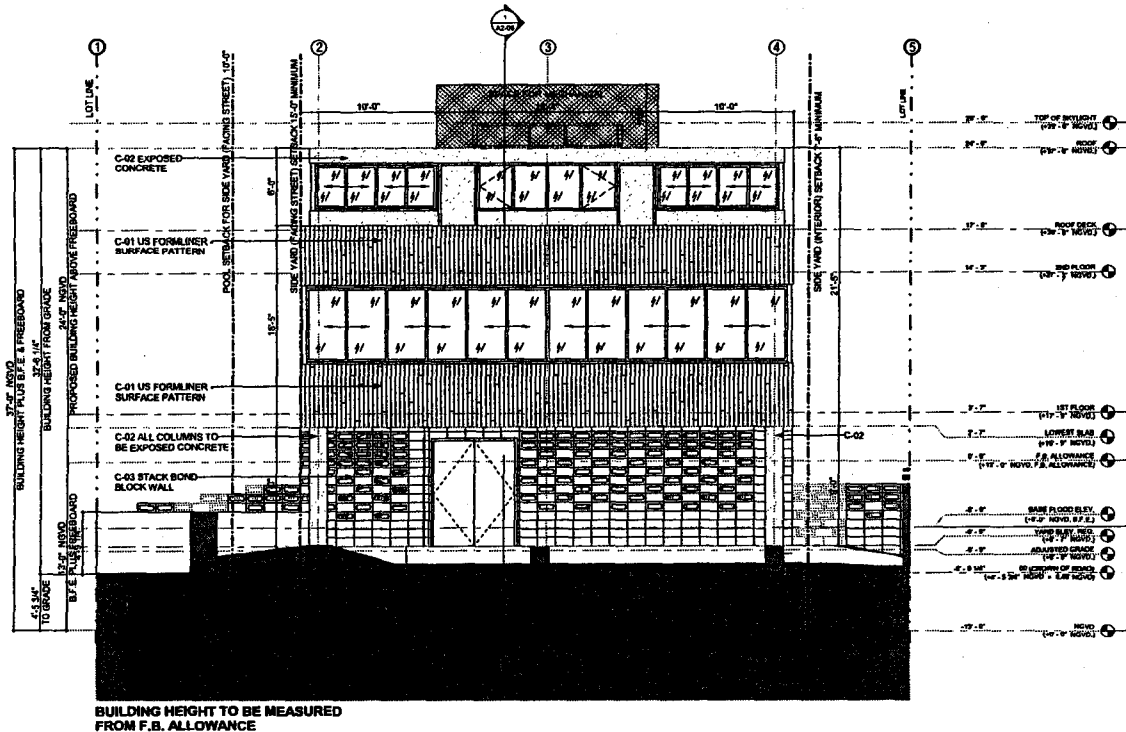
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## ELEVATION - EAST FACADE

1/4" = 1'-0"

DATE ISSUED: 04.06.2017  
REVISION: 9  
NOTES:  
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DEADLINE 02.21.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.06.2017

DRAWN BY: [initials]  
CHECKED BY: [initials]  
DRAWING #: **A2-03**  
SHEET 35 OF 47



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## ELEVATION - NORTH FACADE

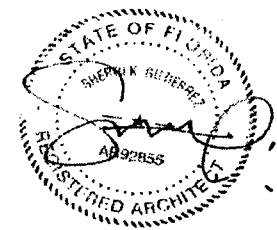
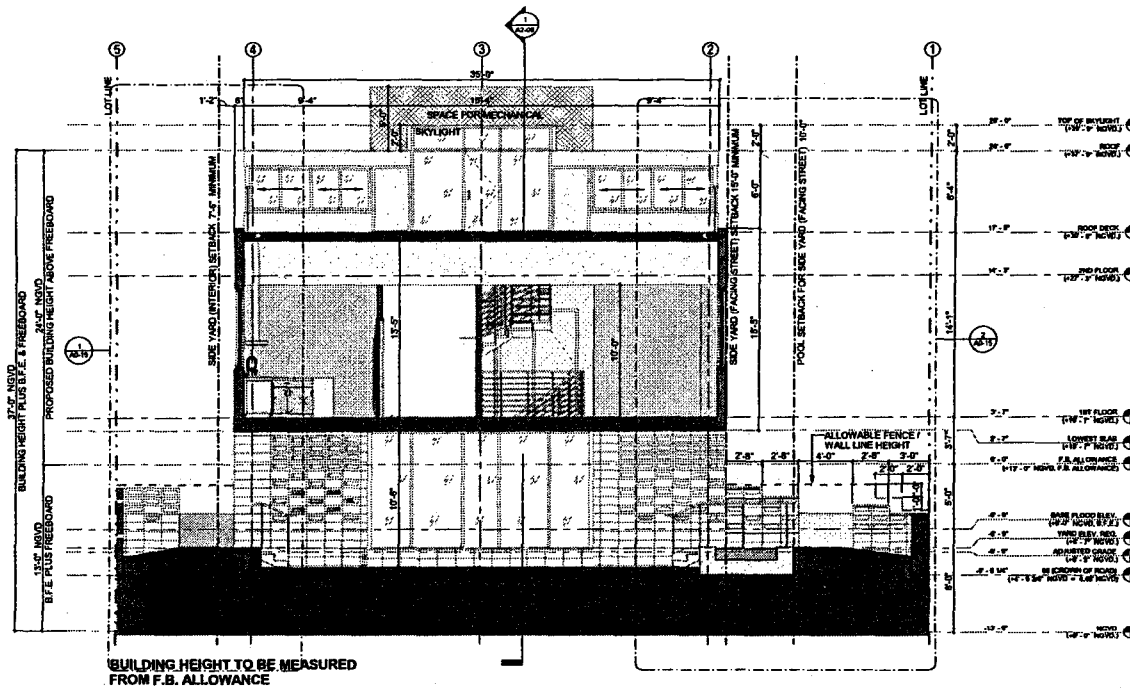
1/4" = 1'-0"

DATE ISSUED: 04.06.2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FINAL SUBMITTAL  
DEADLINE 03.31.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.06.2017

DRAWN BY: OK  
CHECKED BY: RF

DRAWING #: **A2-04**

SHEET 36 OF 47



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## SECTION - THROUGH LIVING / DINING ROOM

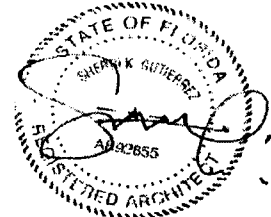
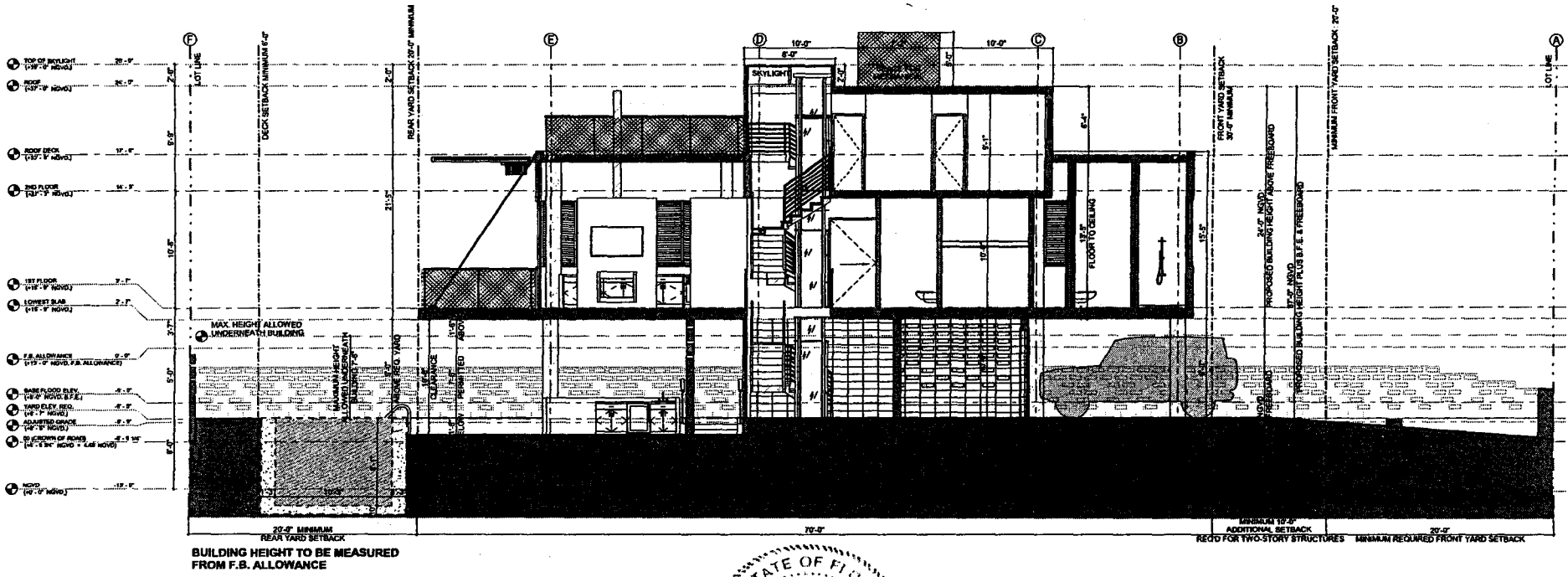
1/4" = 1'-0"

DATE ISSUED: 04.06.2017  
 REVISION: 9  
 NOTES:  
 DESIGN REVIEW BOARD:  
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 DEADLINE 04.06.2017

DRAWN BY: CR  
 CHECKED BY: RF

DRAWING #: **A2-05**

SHEET 40 OF 47



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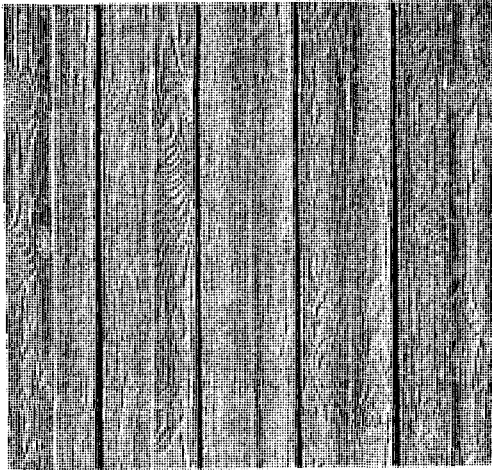
2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

## SECTION - NORTH TO SOUTH

1/4" = 1'-0"

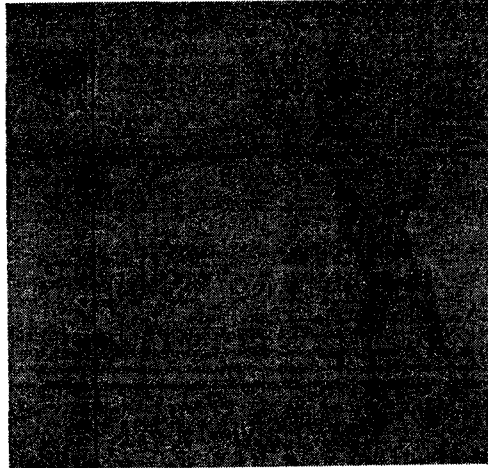
|                         |                |                |
|-------------------------|----------------|----------------|
| DATE ISSUED: 04.06.2017 | DRAWN BY: OR   | CHECKED BY: RF |
| REVISION: 9             |                |                |
| NOTES:                  |                |                |
| DESIGN REVIEW BOARD:    |                |                |
| CAP FIRST SUBMITTAL:    |                |                |
| DEADLINE 03.31.2017     |                |                |
| CAP FINAL SUBMITTAL:    |                |                |
| DEADLINE 04.06.2017     |                |                |
|                         | <b>A2-06</b>   |                |
|                         | SHEET 41 OF 47 |                |





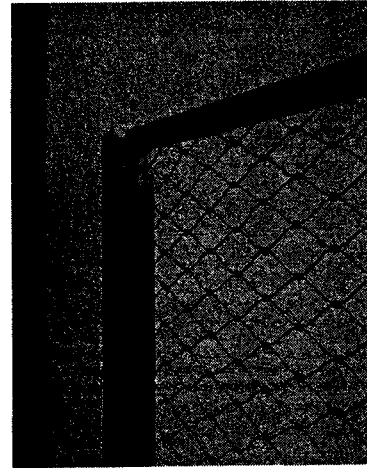
CONCRETE PATTERN - US FORMLINER  
RECKLI-2-84-MISSOURI

C-01



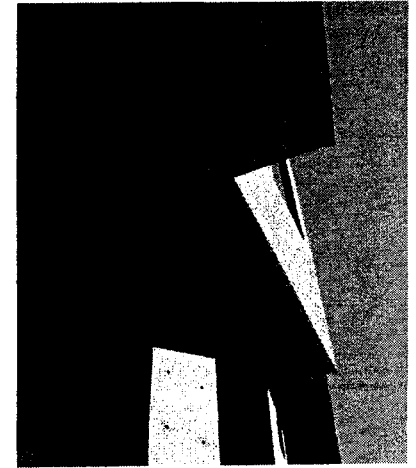
EXPOSED CONCRETE

C-02



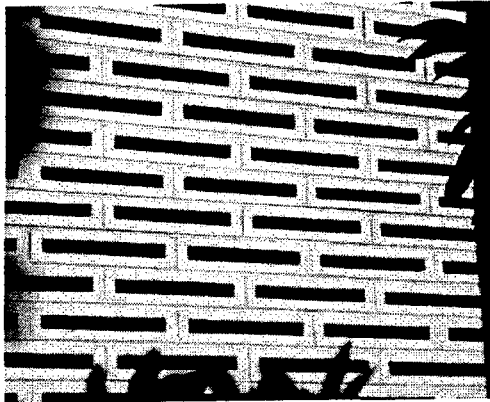
METAL WIRE MESH FOR ALL RAILINGS

M-01



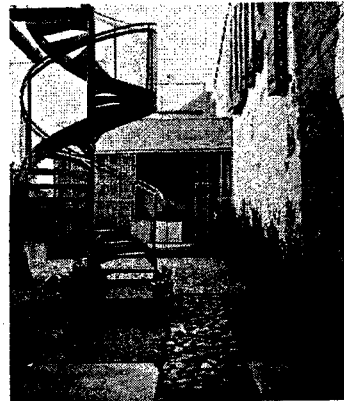
CONCRETE FOR COLUMNS  
(DARKER SHADE OF GREY)  
LAMBOO FOR UNDERSIDE OF THE HOUSE

W-01

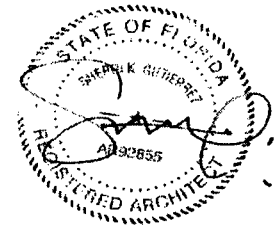


RUNNING BOND ARCHITECTURAL  
BLOCK WALL REFERENCE

C-03



SPRIAL STAIRCASE REFERENCE



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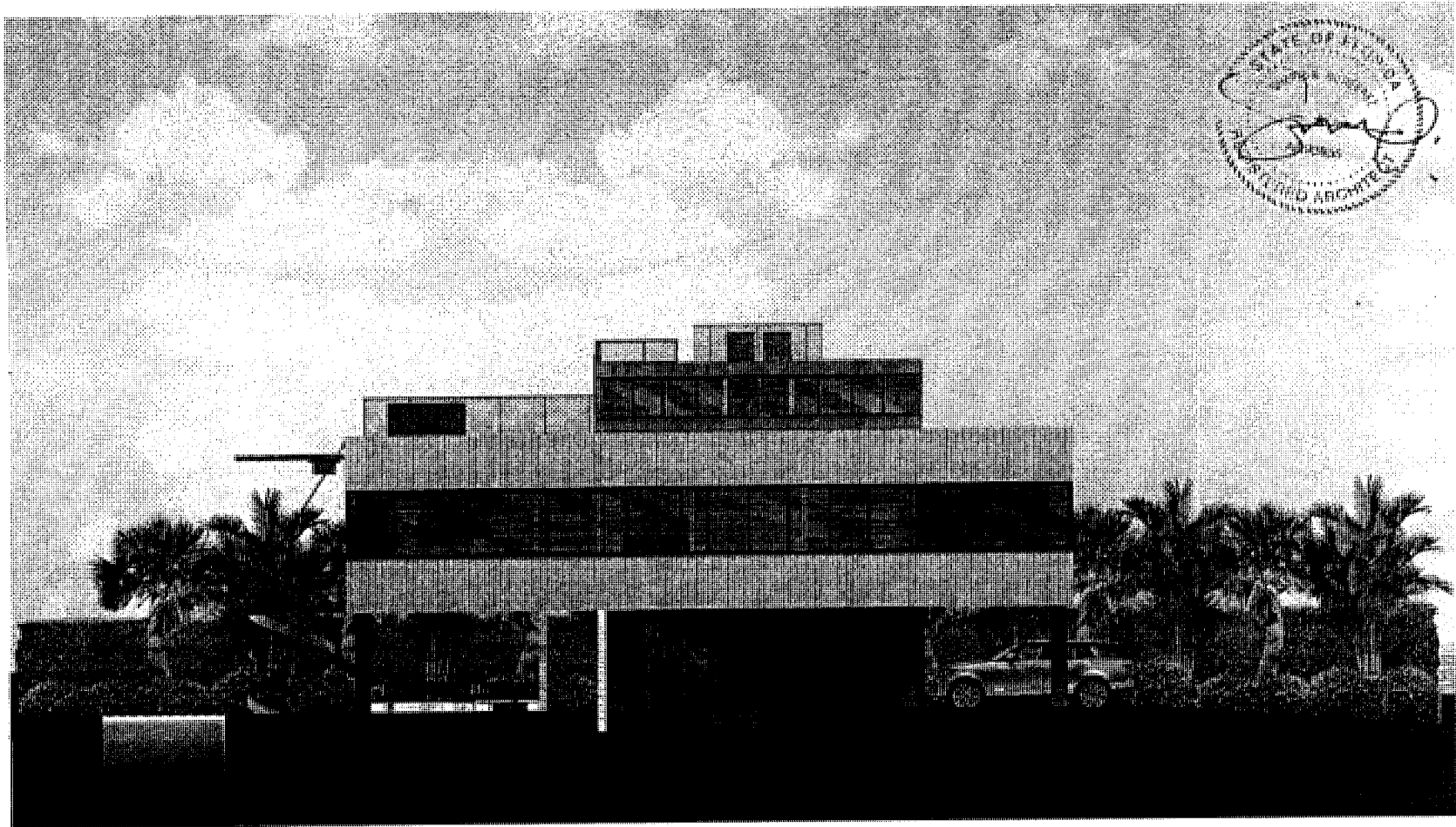
## MATERIALS & REFERENCE BOARD

DATE ISSUED: 04.JUL.2017  
REVISION: 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.31.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.08.2017

DRAWN BY: OR  
CHECKED BY: RF

DRAWING #: **A2-08**

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MIAMI BEACH, FL 33140

## EAST FACADE COLORED ELEVATION

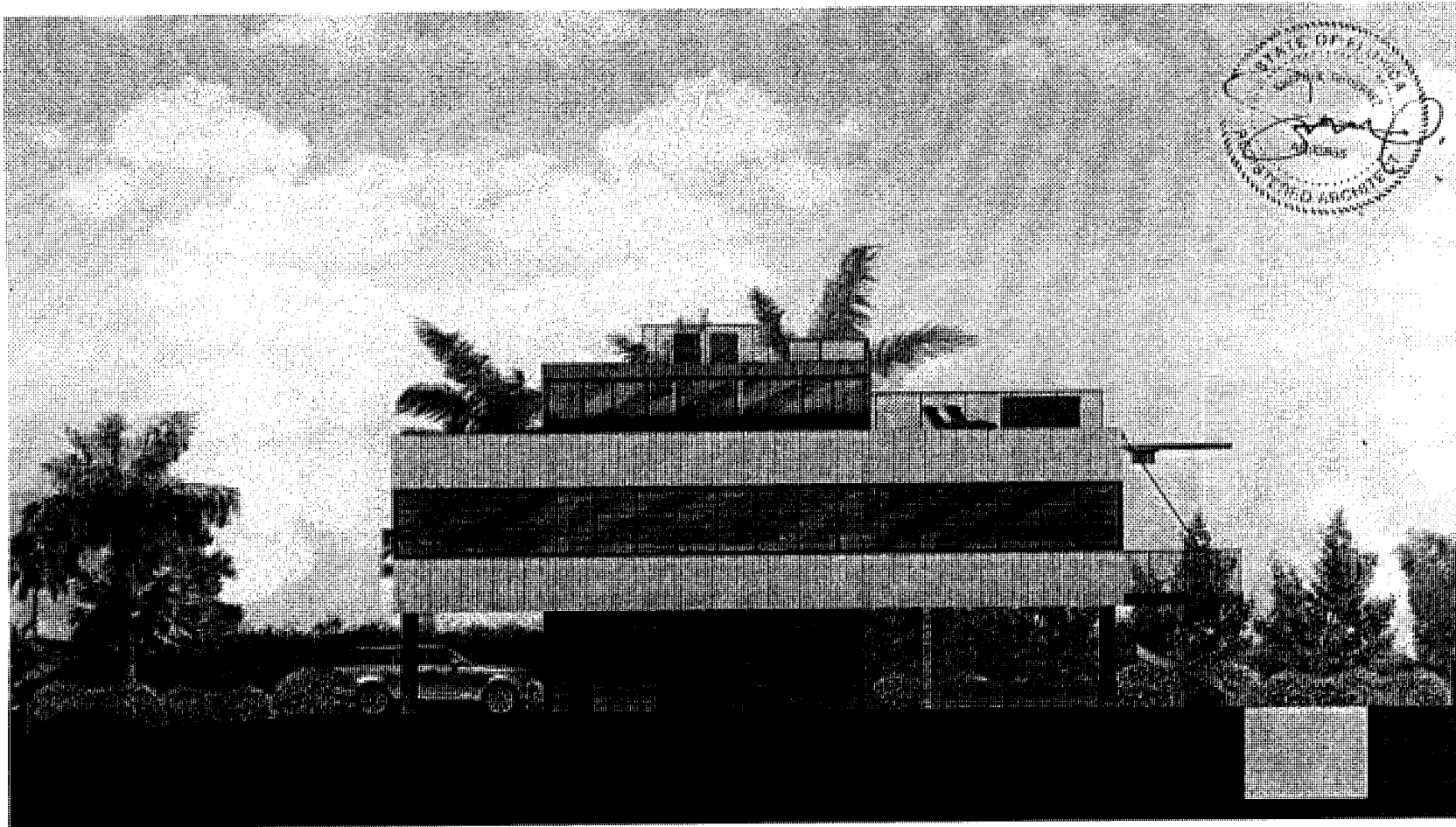
DATE ISSUED: 04.06.2017  
REVISION # 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.31.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.06.2017

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CHECKED BY: RF

DRAWING #:

**A2-09**

SHEET 44 OF 47



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## WEST FACADE COLORED ELEVATION

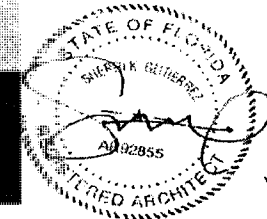
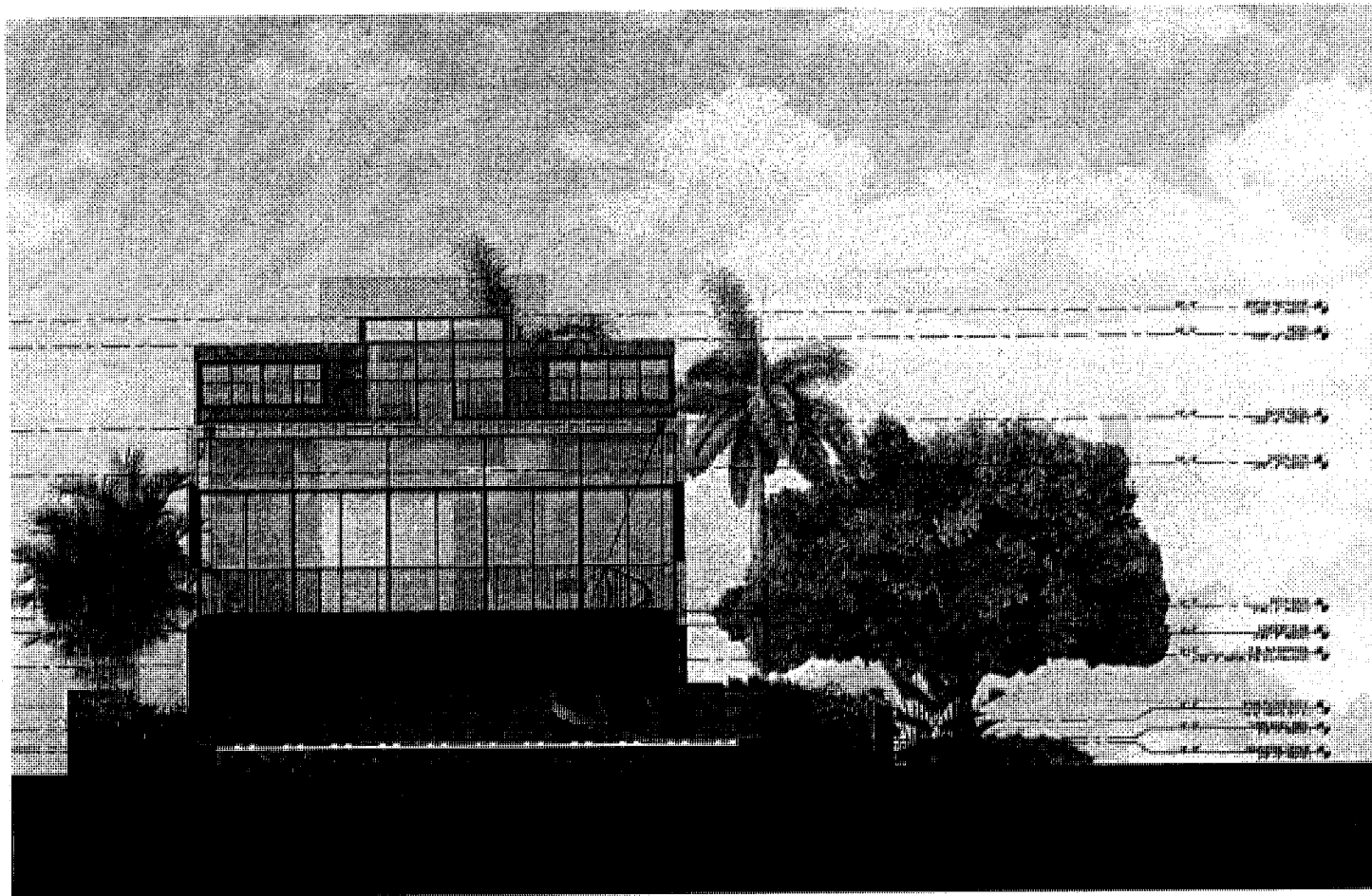
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**A2-10**

SHEET 45 OF 47



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## SOUTH FACADE COLORED ELEVATION

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DESIGN REVIEW BOARD:  
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DEADLINE 04.06.2017

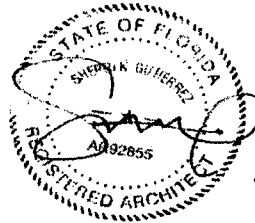
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**A2-11**

SHEET 44 OF 47



RENDERING



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## RENDERINGS WITH LANDSCAPING

DATE ISSUED: 04.08.2017  
REVISION # 0  
NOTES:  
DESIGN REVIEW BOARD:  
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CHECKED BY: RF

DRAWING #:

**A2-12**

SHEET 47 OF 47

# DWYER RESIDENCE

2120 LUCERNE AVENUE  
MIAMI BEACH, FLORIDA 33140

## LANDSCAPE DESIGN REVIEW BOARD SET

### ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

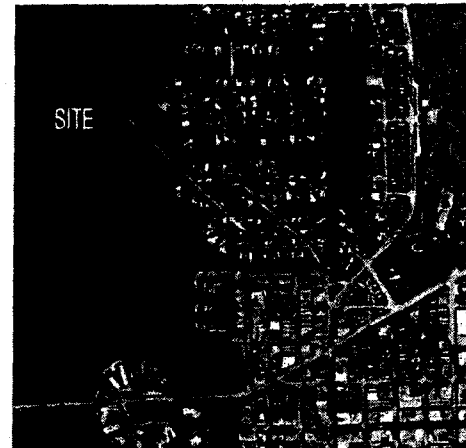
2900 OAK AVE

MIAMI, FLORIDA 33133

Phone (305)372 1812 Fax (305)372 1175

Website: www.arquitectonicageo.com

| INDEX OF DRAWINGS     |       |                           |
|-----------------------|-------|---------------------------|
| DESCRIPTION           |       |                           |
| (DESIGN REVIEW BOARD) |       |                           |
| 1                     | L0-00 | LANDSCAPE COVER           |
| 2                     | L0-01 | LANDSCAPE NOTES           |
| 3                     | L0-02 | LANDSCAPE CALCULATIONS    |
| 4                     | L0-03 | PLANT IMAGES              |
| 5                     | L1-00 | TREE DISPOSITION PLAN     |
| 6                     | L1-01 | TREE MITIGATION PLAN      |
| 7                     | L1-02 | RENDERED PLAN             |
| 8                     | L1-20 | TREE PLAN                 |
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| 10                    | L5-20 | PLANTING DETAILS          |
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### LANDSCAPE COVER

SCALE:

|                         |              |                |
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| CAP FIRST SUBMITTAL:    |              |                |
| DEADLINE 03.31.2017     |              |                |
| CAP FINAL SUBMITTAL:    |              |                |
| DEADLINE 04.04.2017     |              |                |

L0-00

1. These plans reflect the scope of the Landscape Architectural services. For Architectural, Civil, Lighting please refer to the appropriate consultant documents.
2. The locations of all site structures are approximate and may be adjusted in the field with owner and/or field representatives approval. See plans for locations of these structures.

1. The location of signs, as shown in these conditions, are appropriate. The final location may be adjusted to suit the needs of the project. The location of the signs must be approved by the local authority.
2. The signs must be clearly visible to the public and must be clearly legible. The signs must be clearly visible to the public and must be clearly legible. The signs must be clearly visible to the public and must be clearly legible.
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1. All grading information outside the below grade posting deck is intended for academic purposes and to review relationships only. For detailed grading information see Civil Engineers drawings.
2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.

3. Reasoning grading and incentives must be reviewed and approved by Civil Justice Employees.
4. Grading and calculations for incentive plans to be provided by Civil Employees.
5. Counselors need not substantially modify grading plan without the approval of manager. All the awarded grading is subject to review and approval of the incentive process or court's representative.
6. Counselor for training and support of the court's representative.
7. All grading must be reviewed with a day or two of delay on the basis required to be reviewed and approved by the court's representative.

1. All landscaped areas within the property shall be irrigated with automatic, in-ground systems which shall utilize well and/or concrete water supply.
2. Irrigation systems shall be equipped with rain sensor.
3. Irrigation systems shall provide 100% coverage.

17. Does different concerns need to be addressed for clear site visibility from other (CR) facilities to nearby roads? If so, what measures can be taken to address such concerns?
18. Stormwater / runoff management and water quality control, erosion, etc., to generate clean surface of dry weather flow.
19. Noise / sound / vibration related to traffic, trucks and other vehicles shall be regulated as per the Contractor's requirement.
20. Safety signage, safety cages, plastic strips, etc., must be set up and maintained from top-to-bottom (N/S) of road cut.
21. Trees grown to girth limits or grow over type standards are allowed.
22. All planting materials shall meet or exceed local requirements as specified by local plant authorities.
23. All landscape installations shall need to exceed the minimum requirements as shown in separate landscape schedule.
24. The Contractor shall be responsible for the procurement of all plants specified for a period of twelve months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
25. First six specifications take precedence over separate bids.
26. Contractor to verify quantities and report any discrepancies to Owners Representative Landscape Architect.
27. All plant material shall be graded Facility #1 or better.

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to utilizing operations. Drawings are prepared according to the best information available at the time of preparing documents.

2. The Contractor is responsible to ensure proper watering and maintenance of new and rehabilitated plant materials during the nine month warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work or cause the contractor's work to stall. Landscape contractor shall provide a minimum of 10 days advance notice to the owner of any anticipated work stoppage or delay to the project.
5. The location of the landscape building area will be identified by the Owner's Owner's Representative. The Contractor shall adhere to the ground surface and follow the building path without disturbing or replacing existing vegetation. The Contractor shall be responsible for the construction of the building area, including necessary temporary utilities and facilities for necessary during construction, with being taking into maintenance building area.
6. The Contractor shall have all permits in writing, respectively, in accordance with the state and local laws, and shall be responsible for obtaining all necessary permits. The Contractor shall be responsible for obtaining all necessary permits and shall be responsible for the construction of the building area.
7. Landscape Contractor shall field notes in location of all plant material on field notes to be placed prior to the start of construction. The Contractor shall be responsible for obtaining all necessary permits and shall be responsible for the construction of the building area.
8. The Contractor shall be responsible for the construction of the building area, including necessary temporary utilities and facilities for necessary during construction, with being taking into maintenance building area.
9. Any variations in site utility field notes shall be reported to the Landscape Architect or Owner's Representative prior to construction of the contract, particularly and delivery of plants. All plants will be supplied by Landscape Architect (except Owner's Representative building plants). All plants will be supplied by the owner. The Contractor shall be responsible for the construction of the building area, including necessary temporary utilities and facilities for necessary during construction.
10. Contractor shall adhere to the landscape building details, general scope and project manual and specifications. All plants and materials shall be supplied by the owner.

1. The contractor is responsible for maintaining, in full, all parking areas (including wheeling, spraying, mowing, watering, etc.) until the job is accepted, in full, by the owner, its representative and Landscape Architect.

- [illegible]

1. All plastic noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractor expense unless otherwise noted.

- [illegible]

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

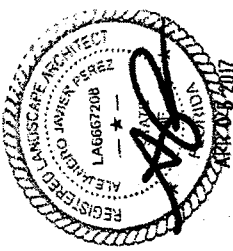
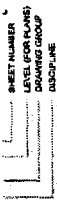
- L1 = PLANS
- L2 = ELEVATIONS
- L3 = SECTIONS
- L4 = ENLARGEMENTS
- L5 = DETAILS
- L6 = SCHEDULES

EACH DRAWING SHEET WITHIN EACH GROUP/TALE/FILE SHALL BE NUMBERED SEQUENTIALLY FROM 00 TO 99.

4. DRAWING NUMBER EXEMPLES:

## 1 DRAWING NUMBERING SYSTEM

**L1-10**



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**2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140**

## SCALE:

DATE ISSUED: 04.08.2017  
REVISION # 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.21.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.01.2017



# LANDSCAPE LEGEND

See notes on drawing for details. Do not reproduce without written permission.

Drawing Details: 05' x 6' Lot Area: 0.17 Acres 7,200 sq ft

DESIGN BOARD: 05' x 6' Lot Area: 0.17 Acres 7,200 sq ft

A. Square foot of required Open Space, as indicated on site plan: 5,000 0

Lot Area: 7,200 sq ft = 30' x 5,000 sq ft

LANDSCAPE CALCULATION

A. Minimum trees and (land) provided: 50' x 5,000 sq ft 1,500 0

DESIGN

A. Number of trees required per lot, less existing number of trees

existing minimum required = 7

7 trees per acre, x 3 landscape trees = 2 additional trees (5,000 sq ft)

B. 7 trees shown to satisfy tree requirement: 7 0

C. 16 Native required: Number of trees provided = 30% = 2 0

D. 16 Drought tolerant and low maintenance: 4 0

E. 16 Drought tolerant and low maintenance: 4 0

F. 16 Drought tolerant and low maintenance: 4 0

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BW. 16 Drought tolerant and low maintenance: 4 0

BX. 16 Drought tolerant and low maintenance: 4 0

BY. 16 Drought tolerant and low maintenance: 4 0

BZ. 16 Drought tolerant and low maintenance: 4 0



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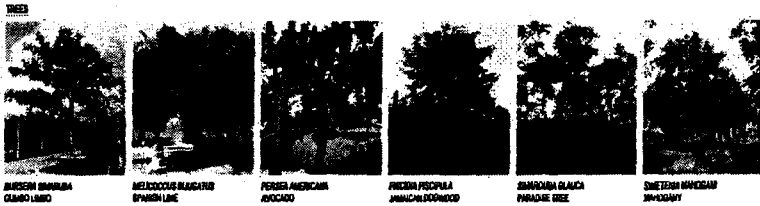
## DWYER RESIDENCE

2120 LUCERNE AVENUE,  
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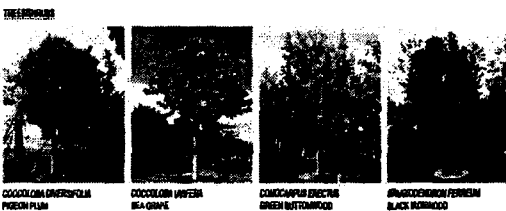
## LANDSCAPE CALCULATIONS

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CHECKED BY: AP  
DRAWING #:  
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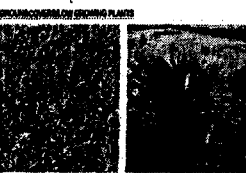
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## PLANT IMAGES

SCALE:

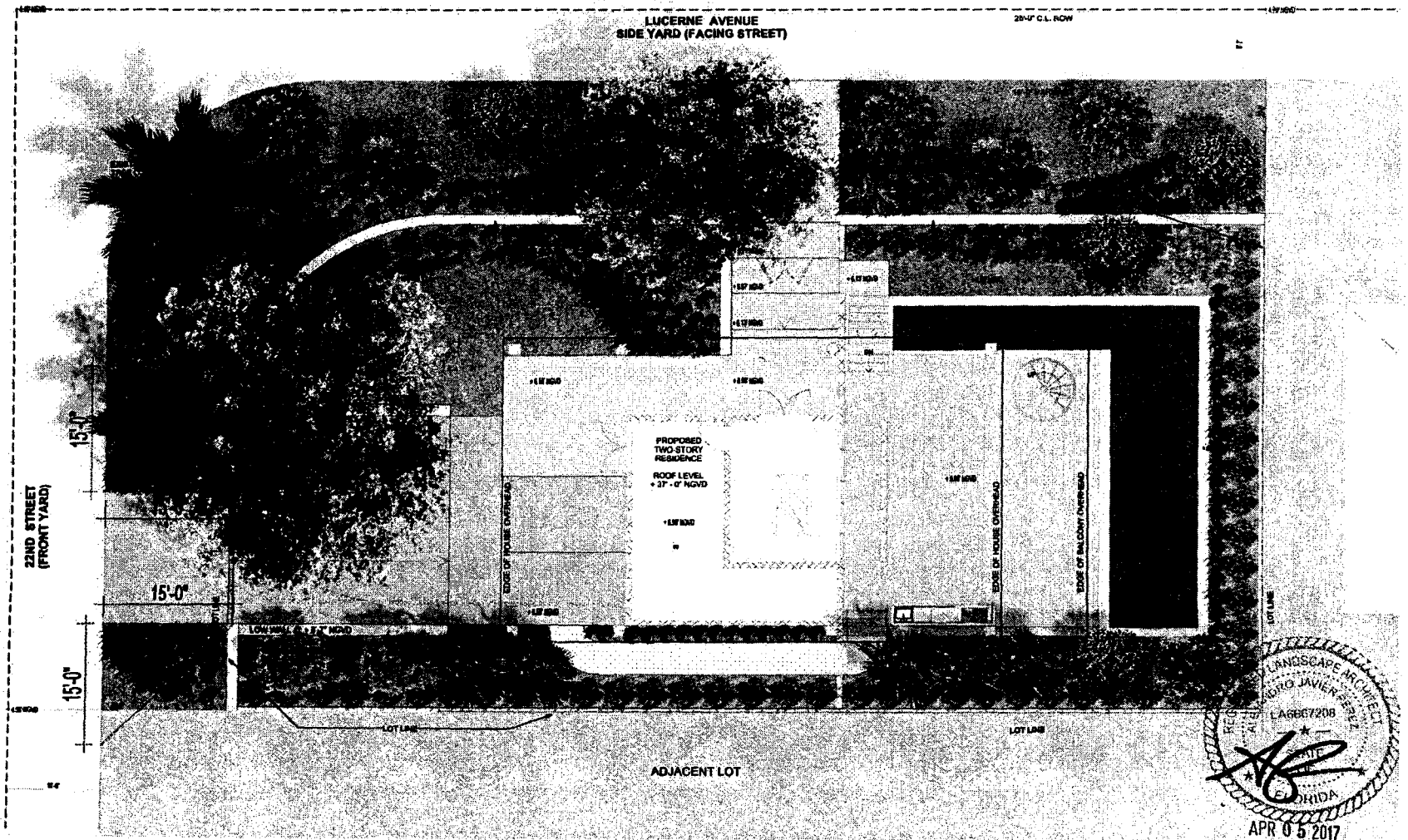
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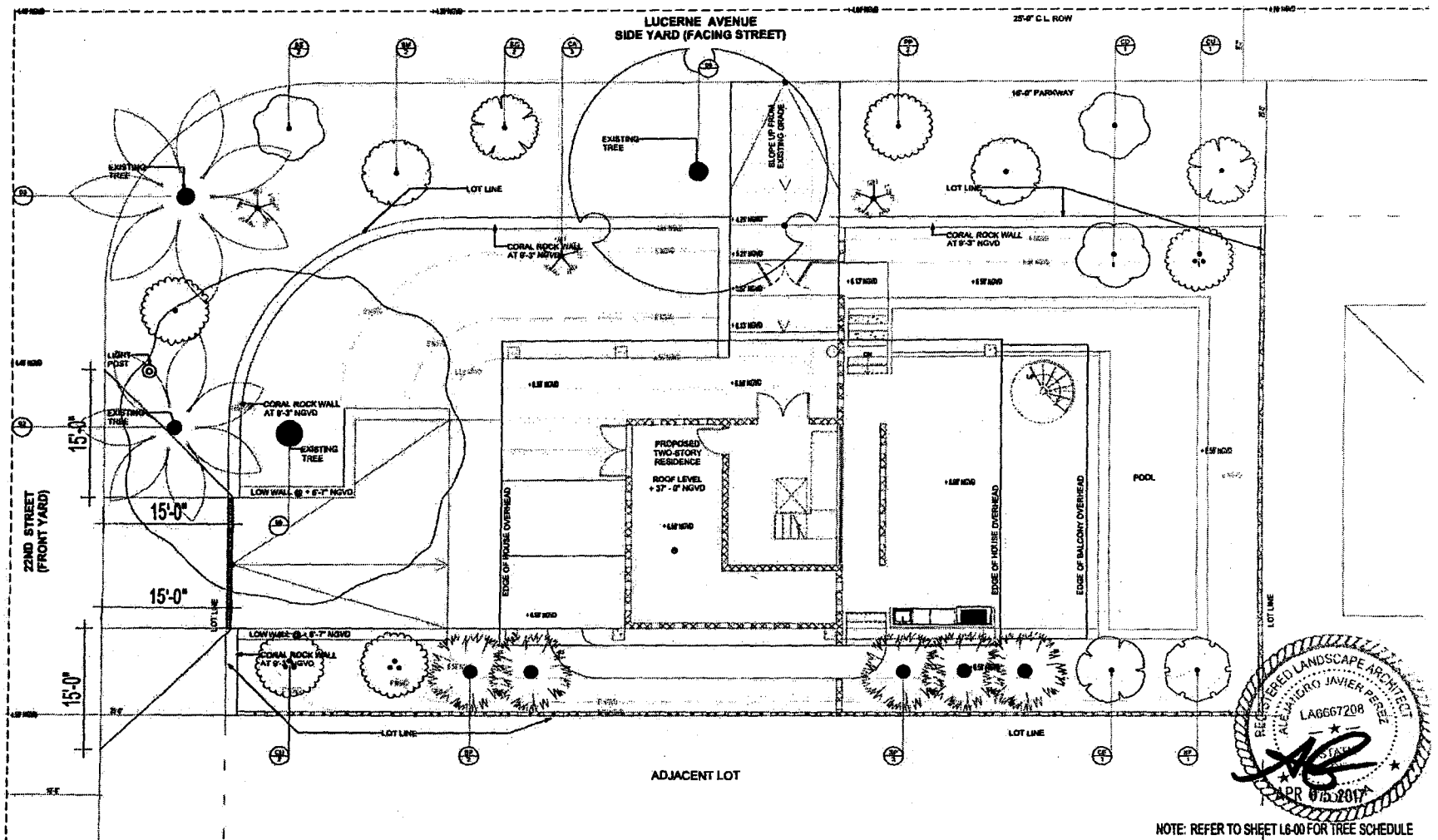
2120 LUCERNE AVENUE,  
 MIAMI BEACH, FL 33140

## RENDERED PLAN

SCALE: 3/16"=1'-0"

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**L1-02**



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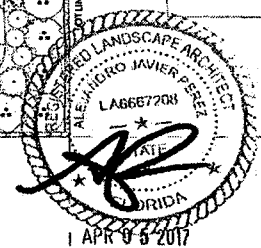
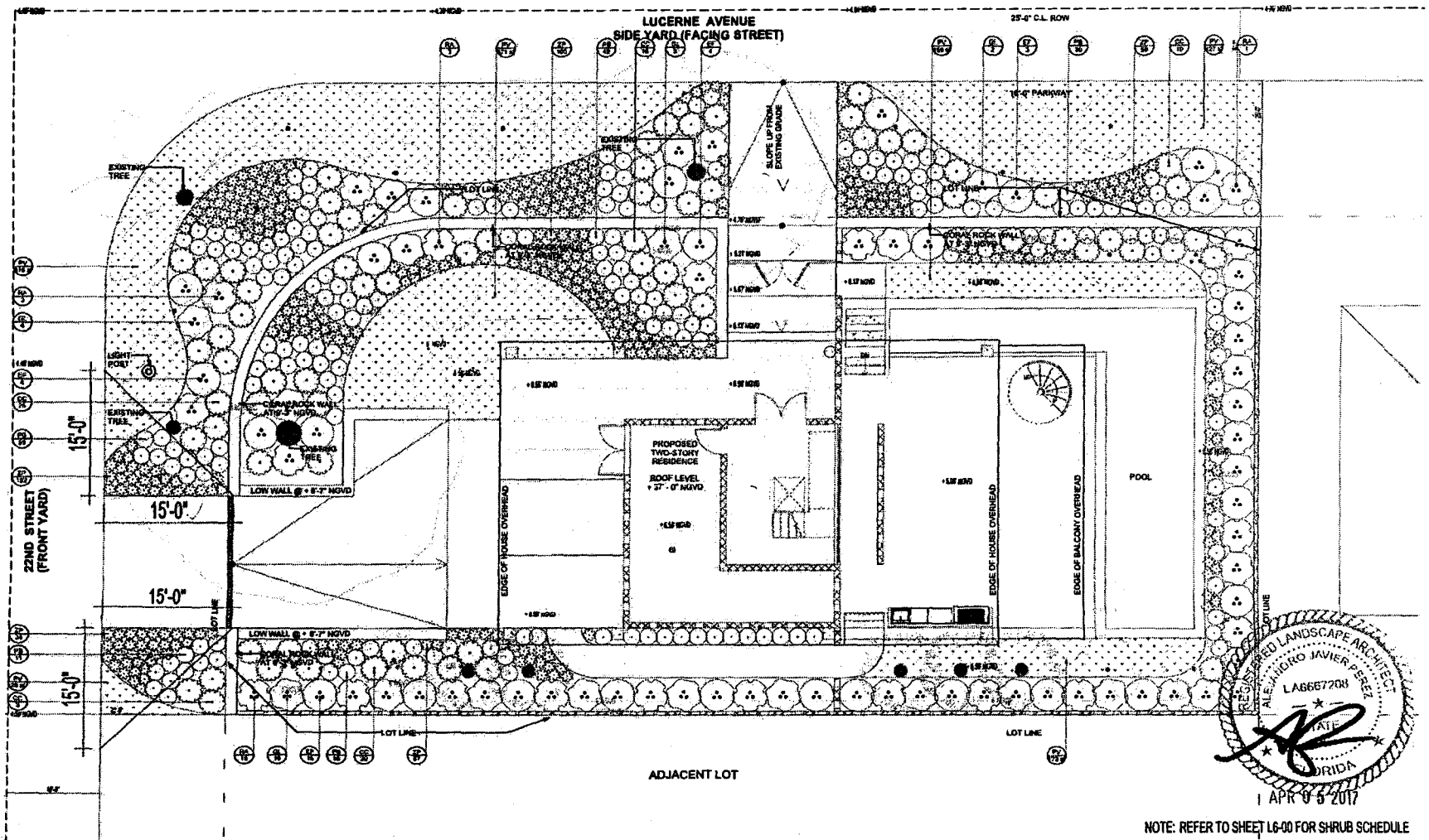
2120 LUCERNE AVENUE,  
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## TREE PLAN

SCALE: 3/16"=1'-0"

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|-------------------------|--------------|----------------|
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| NOTES:                  |              |                |
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**L1-20**



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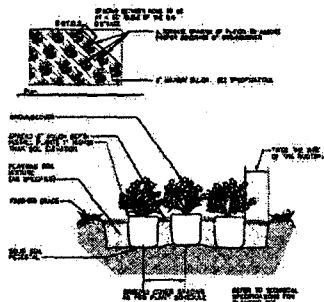
2120 LUCERNE AVENUE,  
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## SHRUB & GROUNDCOVER PLAN

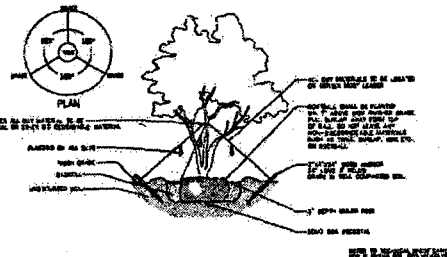
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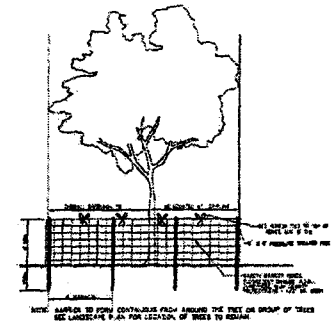
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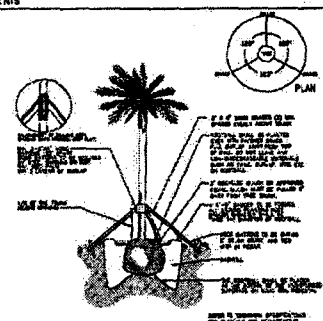
⑦ GROUND COVER PLANTING  
SCALE: NTS



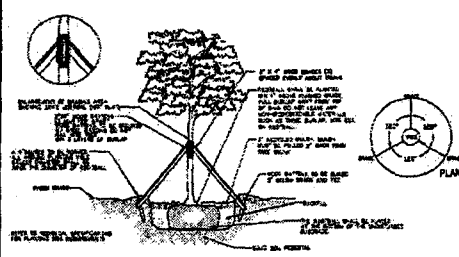
④ MULTI-TRUNK TREE PLANTING  
SCALE: NTS



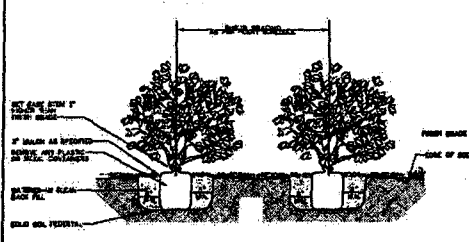
① TREE PROTECTION  
SCALE: NTS



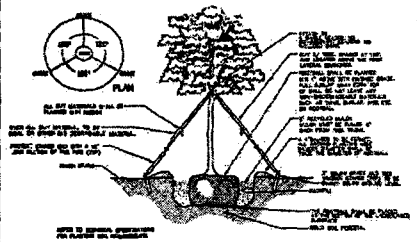
⑤ PALM PLANTING  
SCALE: NTS



② LARGE TREE PLANTING  
SCALE: NTS



⑥ SHRUB PLANTING  
SCALE: NTS



③ SMALL TREE PLANTING  
SCALE: NTS

**ARQUITECTONICA**  
2000 Oak Avenue, Miami, FL 33133  
T 305.372.1812 • F 305.372.1178

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**DWYER RESIDENCE**

2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140

**PLANTING DETAILS**

SCALE:

|                         |              |                |
|-------------------------|--------------|----------------|
| DATE ISSUED: 04.06.2017 | DRAWN BY: AP | CHECKED BY: AP |
| REVISION: 0             |              |                |
| NOTES:                  |              |                |
| DESIGN REVIEW BOARD:    |              |                |
| CAP FIRST SUBMITTAL     |              |                |
| DEADLINE 03.23.2017     |              |                |
| CAP FINAL SUBMITTAL     |              |                |
| DEADLINE 04.06.2017     |              |                |

**L5-20**

| SHRUB & GROUND COVER SCHEDULE                                                     |      |       |                       |                      |          |          |         |        |                  |  |
|-----------------------------------------------------------------------------------|------|-------|-----------------------|----------------------|----------|----------|---------|--------|------------------|--|
| SYMBOL                                                                            | CODE | QTY   | BOTANICAL NAME        | COMMON NAME          | HEIGHT   | SPREAD   | GAL     | NATIVE | DROUGHT TOLERANT |  |
|  | CL   | 24    | Crotona corymbosa     | Atlantic Croton      | 3' min   | 2'       | 100 min | Yes    | Yes              |  |
|  | PA   | 20    | Psychotria ligustrata | Atlantic Coffee      | 2'       | 2'       | 100 min | Yes    | Yes              |  |
|  | CODE | QTY   | BOTANICAL NAME        | COMMON NAME          | HEIGHT   | SPREAD   | GAL     | NATIVE | DROUGHT TOLERANT |  |
|  | SP   | 375   | Zamia palmis          | Cycads               | 1.5' min | 1.5' min | 100 min | Yes    | Yes              |  |
|  | CODE | QTY   | BOTANICAL NAME        | COMMON NAME          | HEIGHT   | SPREAD   | GAL     | NATIVE | DROUGHT TOLERANT |  |
|  | SP   | 71    | Staphylea trifolia    | Shrub Dogwood        | 5' min   | 4' min   | 250 min | Yes    | Yes              |  |
|  | GA   | 28    | Staphylea trifolia    | Shrub Dogwood        | 5' min   | 4' min   | 250 min | Yes    | Yes              |  |
|  | GA   | 28    | Staphylea trifolia    | Shrub Dogwood        | 5' min   | 4' min   | 250 min | Yes    | Yes              |  |
|  | CODE | QTY   | BOTANICAL NAME        | COMMON NAME          | HEIGHT   | SPREAD   | GAL     | NATIVE | DROUGHT TOLERANT |  |
|  | PA   | 1,074 | Peperomia virginiana  | Peperomia virginiana | 1' min   | 1' min   | 100 min | Yes    | Yes              |  |

NOTE: REFER TO SHEET L1-30 FOR SHRUB & GROUND COVER PLAN

| TREE SCHEDULE                                                                       |      |     |                  |             |         |        |        |        |                  |  |
|-------------------------------------------------------------------------------------|------|-----|------------------|-------------|---------|--------|--------|--------|------------------|--|
| SYMBOL                                                                              | CODE | QTY | BOTANICAL NAME   | COMMON NAME | HEIGHT  | SPREAD | GAL    | NATIVE | DROUGHT TOLERANT |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 2   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |
|  | CL   | 1   | Cordia alliodora | Flamboyant  | 15' min | 8' min | 1' min | Yes    | Yes              |  |

NOTE: REFER TO SHEET L1-20 FOR TREE PLAN



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**DWYER RESIDENCE**

**2120 LUCERNE AVENUE,  
MIAMI BEACH, FL 33140**

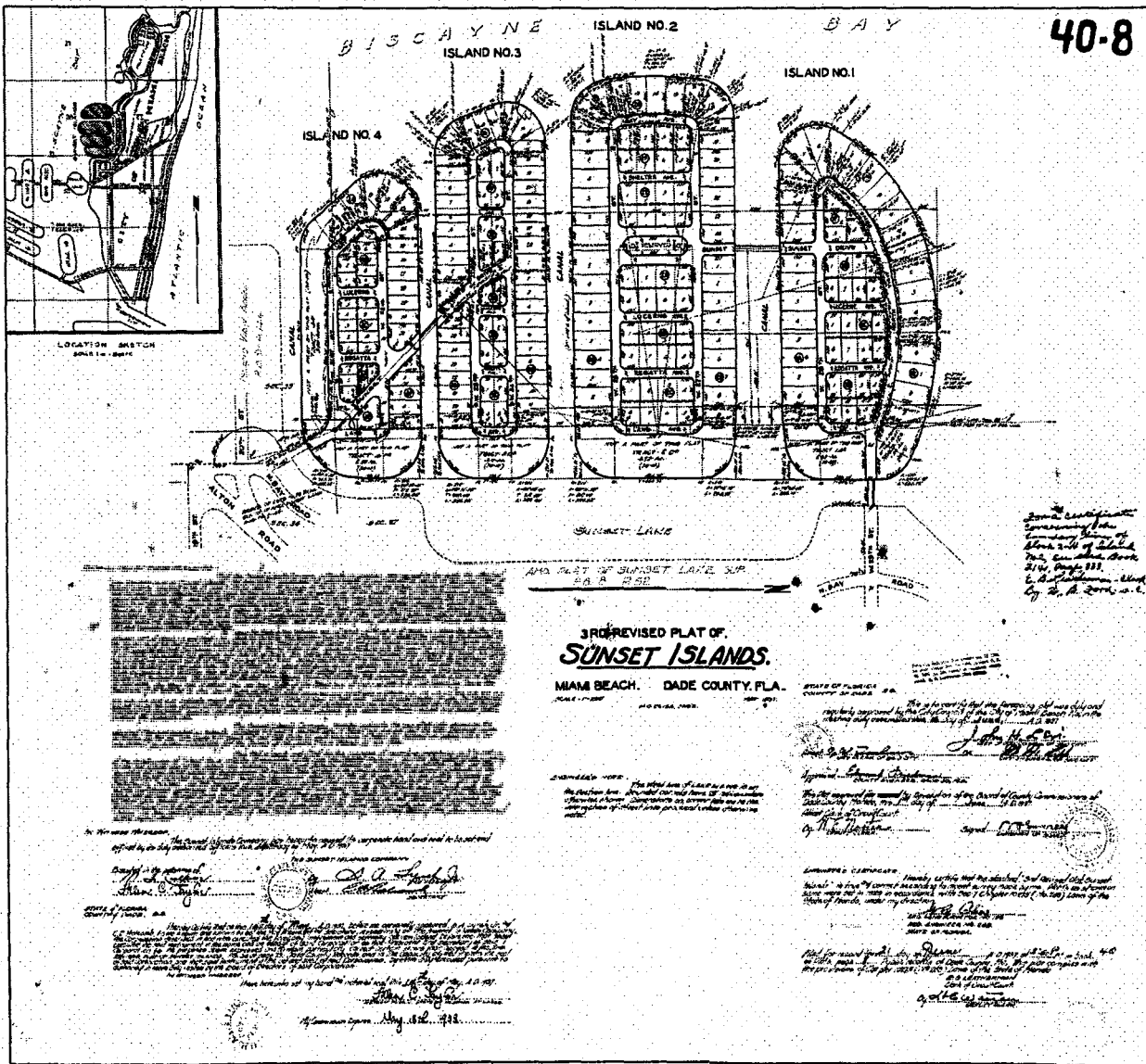
**LANDSCAPE SCHEDULES**

SCALE:

DATE ISSUED: 04.06.2017  
REVISION # 0  
NOTES:  
DESIGN REVIEW BOARD:  
CAP FIRST SUBMITTAL  
DEADLINE 03.21.2017  
CAP FINAL SUBMITTAL  
DEADLINE 04.06.2017

DRAWN BY: AP  
CHECKED BY: AP  
DRAWING #: **L6-00**

40-8



# EXHIBIT N

June 12, 2017

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Design Review Board  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

Re: **REVISED SUBMITTAL DRB0616-0082 | Application for an Approval of a  
Single Family House and a Variance for the Maximum Clearance | 2120  
Lucerne Avenue, Miami Beach (the "Property")**

Dear Chairperson and Members of the Design Review Board:

This letter accompanies Patrick & Marisa Dwyer's, (the "Applicant") application for a public hearing for an approval of a single family house and a clearance variance before the City of the Miami Beach Design Review Board (the "Board") in connection with the proposed house (the "Project").

The Applicant is requesting that the proposed Project be approved in order to replace the current house with one that addresses the current sea level rise issues as well as addresses the Applicant's desire to downscale their current home in order to adapt to their living needs. The Project has been designed to meet the requirement of the Land Development regulations except for a clearance variance required under the first habitable floor of the house.

At the Board on June 6, 2017 the Applicant and team made their presentation on the Project, but after listening to the Board members and public comments the Applicant is proposing the following revisions to the request for variances discussed below.

Proposed modifications in order to achieve approval for the Project would be to lower the overall permitted height of 24' by 1'6" down to 22'6" which is achieved by removing the request for 1'6" clearance over the entire footprint under the 1<sup>st</sup> floor. With the proposed reduction, in order to still have enough clearance for all the pipes typically under the first floor the Applicant is shifting up to 9" currently in the floor to ceiling heights of the first and second floor for a drop ceiling to accommodate pipes under the 1<sup>st</sup> floor of the house and still maintain 7'6" clearance for parked cars, entrance way into the house and pedestrian access.

### **Request for Variance**

The applicant is requesting the following variance, as determined by the interpretation of the Planning Director:

1. A variance under Section 142-105(4) "Unit Size requirements" states in Section 142-105(4)d.1. "The height of the area under the main structure may have a maximum floor to ceiling **clearance** of 7' 6" from the lowest level slab provided". The Applicant is proposing the Board to grant an additional three foot (3') clearance to allow a total of 10'6". In order to address concerns raised by Board the Applicant would be willing to reduce the request to two feet (2') clearance, and only on the rear patio area by digging into ground to create the 9'6" clearance in that area.

Section 118-353(d) of the Code delineates the standards of review for a variance application. Specifically, a variance shall be approved upon demonstration of the following:

- a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

*Satisfied; with the inclusion of freeboard to establish grade the house would have to exceed the clearance of 7'6". This section of the Code has not been updated in order to take into account the current clearance requirements below your first habitable space. In addition an SUV would not fit under the house to create required parking.*

- b) That the special conditions and circumstances do not result from the action of the applicant;

*Satisfied; The Applicant did not create or amend the Land Use regulations.*

- c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

*Satisfied; Since it does not impact the overall massing or height of the house there is no Impact. In Addition, no variance is requested from the allowable 24' height of the house. This is amended to actually benefit other properties by reducing the permitted height to 22'6", lower than permitted in other structures in the same zoning district.*

- d) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

*Satisfied; By limiting the clearance to the height of 7'6" it creates a clearance problem to allow for a proper entranceway to the house, especially for taller persons. In addition, the desire to have park vehicles under the house would prohibit SUV's from being able to Park.*

- e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

*Satisfied; The variance requested is the minimum variance required to provide the necessary clearance. Modified request provides the basic clearance at the cost of the permitted height of the house.*

- f) That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

*Satisfied; Granting of the variance will be in harmony with the general intent and purpose of the Code and will not be injurious to the local area. The massing or the overall height of the house will not be increased. Actually granting the variance, would allow garage to be under the house rather an attached structure removing greenspace.*

- g) That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

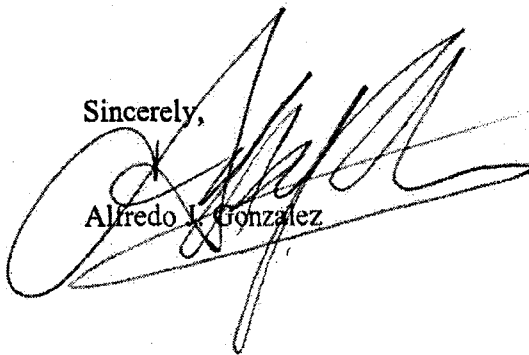
*Satisfied; The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.*

Members of the Design Review Board  
June 12, 2017  
Page 4

**I. Conclusion**

The Applicant is requesting the approval of the house as described in the Project and the variance to allow for additional clearance below the first habitable floor. As a result of the Board meeting on June 6, 2017, the Applicant has reduced their house by 1'6" in overall height to the structure. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

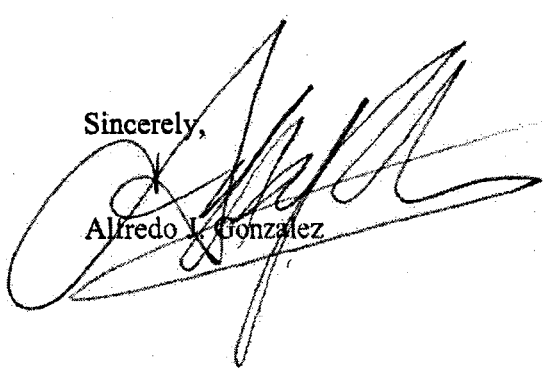


Alfredo J. Gonzalez

**I. Conclusion**

The Applicant is requesting the approval of the house as described in the Project and the variance to allow for additional clearance below the first habitable floor. As a result of the Board meeting on June 6, 2017, the Applicant has reduced their house by 1'6" in overall height to the structure. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez