

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-air
conditioned space located under
a main structure.

**SUPPLEMENTAL APPENDIX OF RESPONSE TO PETITION
TO REVERSE DESIGN REVIEW BOARD DECISION**

Brigid F. Cech Samole
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Alfredo J. Gonzalez
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Zaba St. George Castro
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*Attorneys for Patrick and Marisa
Dwyer*

TAB	ITEM
A	Letter from Alfredo Gonzalez to Chairperson and Members of the Miami Beach Design Review Board, dated June 12, 2017
B	Revised Submittal Plans, dated June 12, 2017
C	Letters Submitted in Support of 2120 Lucerne Avenue
D	Boards Submitted to Design Review Board by Patrick and Marisa Dwyer, July 7, 2017

CERTIFICATE OF SERVICE

I certify that a copy of the foregoing was sent via Registered e-mail on August 22, 2017, to:

W. Tucker Gibbs
P.O. Box 1050
Coconut Grove, FL 33133
tucker@wtgibbs.com

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By: /s/ Brigid F. Cech Samole
Brigid F. Cech Samole

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 1st 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 1st floor of the house and still maintain 7'6" clearance for parked cars, entrance way into the house and pedestrian access.

MIA 185801579v2

GREENBERG TRAURIG, P.A. ■ ATTORNEYS AT LAW ■ WWW.GTLAW.COM

333 S.E. 2nd Avenue ■ Suite 4400 ■ Miami, FL 33131-3238 ■ Tel 305.579.0500 ■ Fax 305.579.0717

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.

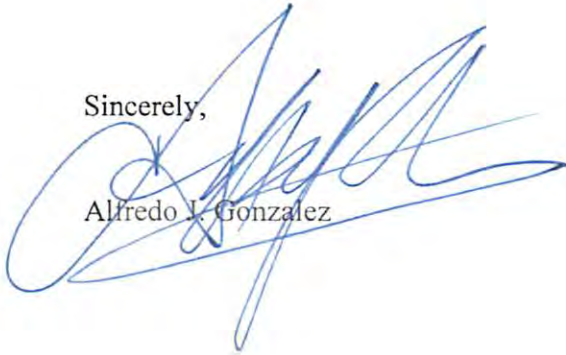
Members of the Design Review Board
June 12, 2017
Page 4

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 I. Gonzalez



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



1	CV-00	DRAWING INDEX - CAP FINAL SUBMITTAL
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
9	EX-09	NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE YARD CONDITIONS
10	EX-10	NEIGHBORHOOD ANALYSIS - CONTEXT
11	EX-12	EXISTING STRUCTURE ELEVATION
12	EX-13	CONTEXTUAL ELEVATION - SURROUNDING PROPERTIES
13	EX-14	SITE PLAN
14	EX-15	NEIGHBORHOOD AERIAL VIEW
15	EX-16	SURROUNDING HOMES - CONTEXT PLAN
16	A0-01	PROJECT DATA
17	A0-02	PROJECT DATA - LOT COVERAGE ANALYSIS
18	A0-03	PROJECT DATA - OPEN AREA ANALYSIS
19	A0-04	PROJECT DATA - GRADING PLAN
20	A0-05	LOT COVERAGE & UNIT SIZE DIAGRAM
21	A0-06	SITE PLAN - GROUND FLOOR
22	A0-07	SITE PLAN - ROOF LEVEL
23	A0-08	ZONING DIAGRAM - GROUND FLOOR UNIT SIZE
24	A0-09	ZONING DIAGRAM - FIRST FLOOR UNIT SIZE
25	A0-10	ZONING DIAGRAM - SECOND FLOOR UNIT SIZE
26	A0-11	ZONING DIAGRAM - MASSING (AXONOMETRIC)
27	A0-12	EXPLODED AXONOMETRIC DIAGRAM - SECOND FLOOR IN RELATIONSHIP TO FIRST FLOOR
28	A0-13A	PREVIOUSLY PROPOSED CLEARANCE WAIVER DIAGRAM
29	A0-13B	NEWLY PROPOSED CLEARANCE WAIVER DIAGRAM
30	A0-14	ZONING DIAGRAM - YARD GRADE DIAGRAM (NORTH / SOUTH)
31	A0-15	ZONING DIAGRAM - YARD GRADE DIAGRAM (EAST / WEST)
32	A0-16	OPEN SPACE AREA CALCULATION - FRONT YARD
33	A0-17	OPEN SPACE AREA CALCULATION - SIDE YARD (FACING STREET)
34	A0-18	OPEN SPACE AREA CALCULATION - REAR YARD
35	A1-00	PROPOSED BUILDING - GROUND FLOOR PLAN
36	A1-01	PROPOSED BUILDING - FIRST FLOOR PLAN
37	A1-02	PROPOSED BUILDING - SECOND FLOOR PLAN
38	A1-03	PROPOSED BUILDING - ROOF PLAN
39	A1-04	LANDSCAPED PLAN - GROUND FLOOR
40	A1-05	LANDSCAPED PLAN - FIRST FLOOR
41	A1-06	LANDSCAPED PLAN - SECOND FLOOR
42	A1-07	LANDSCAPED PLAN - ROOF PLAN
43	A2-01	ELEVATION - WEST FACADE
44	A2-02	ELEVATION - SOUTH FACADE
45	A2-03	ELEVATION - EAST FACADE
46	A2-04	ELEVATION - NORTH FACADE
47	A2-05	SECTION - THROUGH LIVING / DINING ROOM
48	A2-06	SECTION - NORTH TO SOUTH
49	A2-07	SECTION - EAST TO WEST
50	A2-08	MATERIALS & REFERNECE BOARD
51	A2-09	EAST FACADE COLORED ELEVATION
52	A2-10	EAST FACADE STREET VIEW
53	A2-11	WEST FACADE COLORED ELEVATION
54	A2-12	SOUTH FACADE COLORED ELEVATION
55	A2-13	NORTH FACADE COLORED ELEVATION
56	A2-14	CONTEXT ELEVATION
57	A2-15	RENDERINGS WITH LANDSCAPING

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DWYER RESIDENCE

2120 LUCERNE AVENUE,
MIAMI BEACH, FL 33140

DRAWING INDEX - CAP FINAL SUBMITTAL

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

DRAWN BY: OR
CHECKED BY: RF

DRAWING #:

CV-00

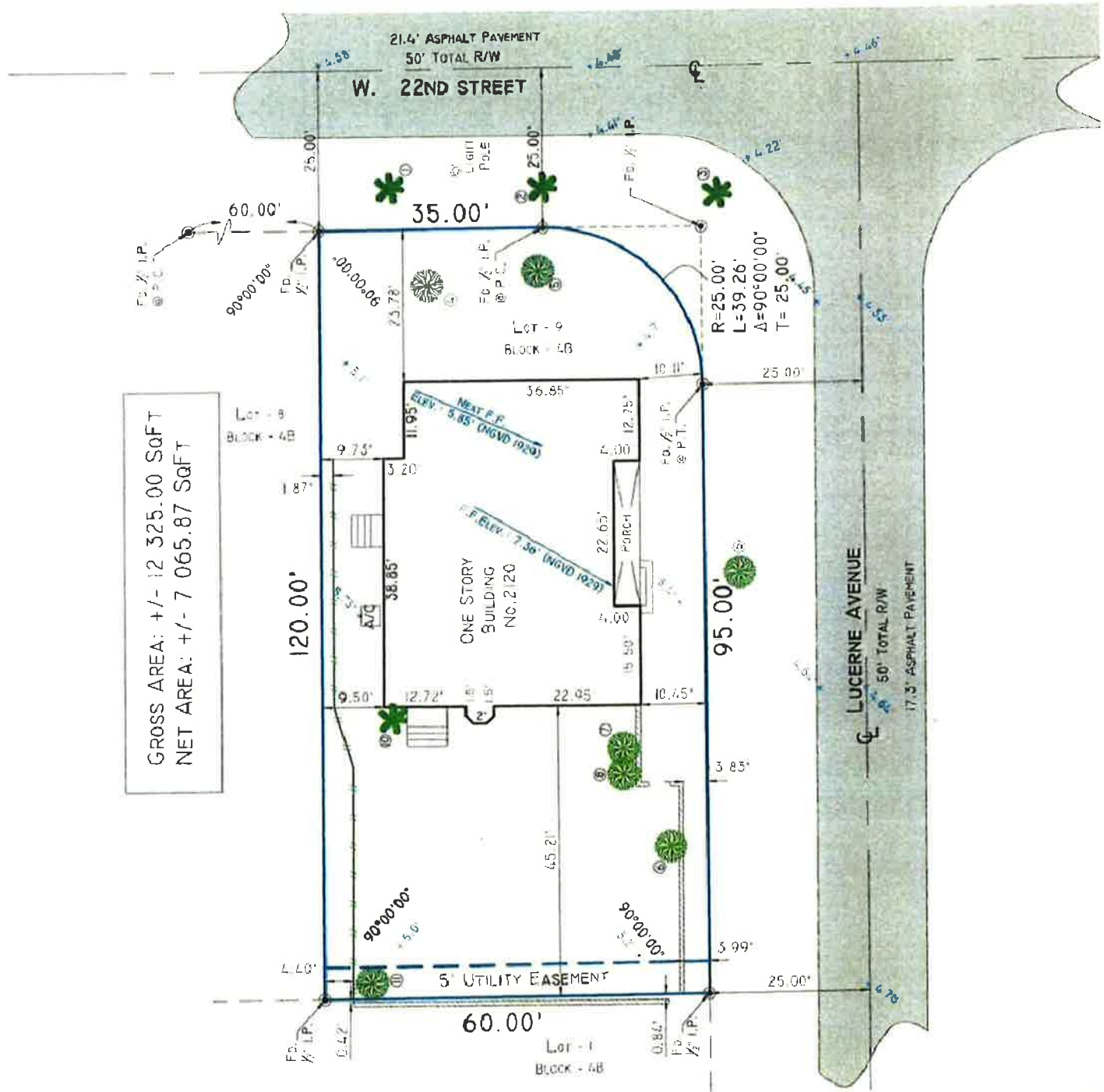
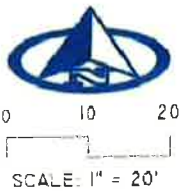
SHEET 1 OF 57

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:
PATRIK DWYER, MARISA DWYER



GROSS AREA: +/- 12 325.00 SqFT
NET AREA: +/- 7 065.87 SqFT

TREE CHART
(Dimensions are approximate)

#	NAME	D	H	C
1	Palm	16"	38'	15'
2	Palm	15"	60'	20'
3	Palm	13"	45'	15'
4	Avocado	16"	40'	30'
5	Avocado	15"	40'	28'
6	Spanish Lime	15"	30'	35'
7	Quailberry (Wildberry Shrub)	11"	30'	20'
8	Quailberry (Wildberry Shrub)	13"	35'	35'
9	Quailberry (Wildberry Shrub)	13"	35'	30'
10	Palm	7"	15'	10'
11	Ficus	11"	25'	18'

I HEREBY CERTIFY THAT THIS SKETCH
OF SURVEY OF THE HEREIN
DESCRIBED PROPERTY IS A TRUE AND
CORRECT REPRESENTATION OF A
SURVEY MADE UNDER MY DIRECTION
AND I AM A LICENSED SURVEYOR
AND I AM NOT PROVIDING ANY
MINIMUM PROFESSIONAL STANDARDS AS
SET FORTH BY THE FLORIDA BOARD
OF PROFESSIONAL SURVEYORS AND
MAPS IN THE STATE OF FLORIDA
ADMINISTRATIVE CODE HAVING TO
DO WITH THE FLORIDA SURVEYING
AND MAPPING ACT AND I AM NOT
THE BEST OF MY KNOWLEDGE AND
BELIEF.

TOTAL S. BELLO & BELLO
PROFESSIONAL SURVEYOR
STATE OF FLORIDA
LICENSE NO. 6554
FIELD WORK DATE: 10/01/2015
ELEVATIONS ADJUSTED: 06/05/2017

GENERAL NOTES

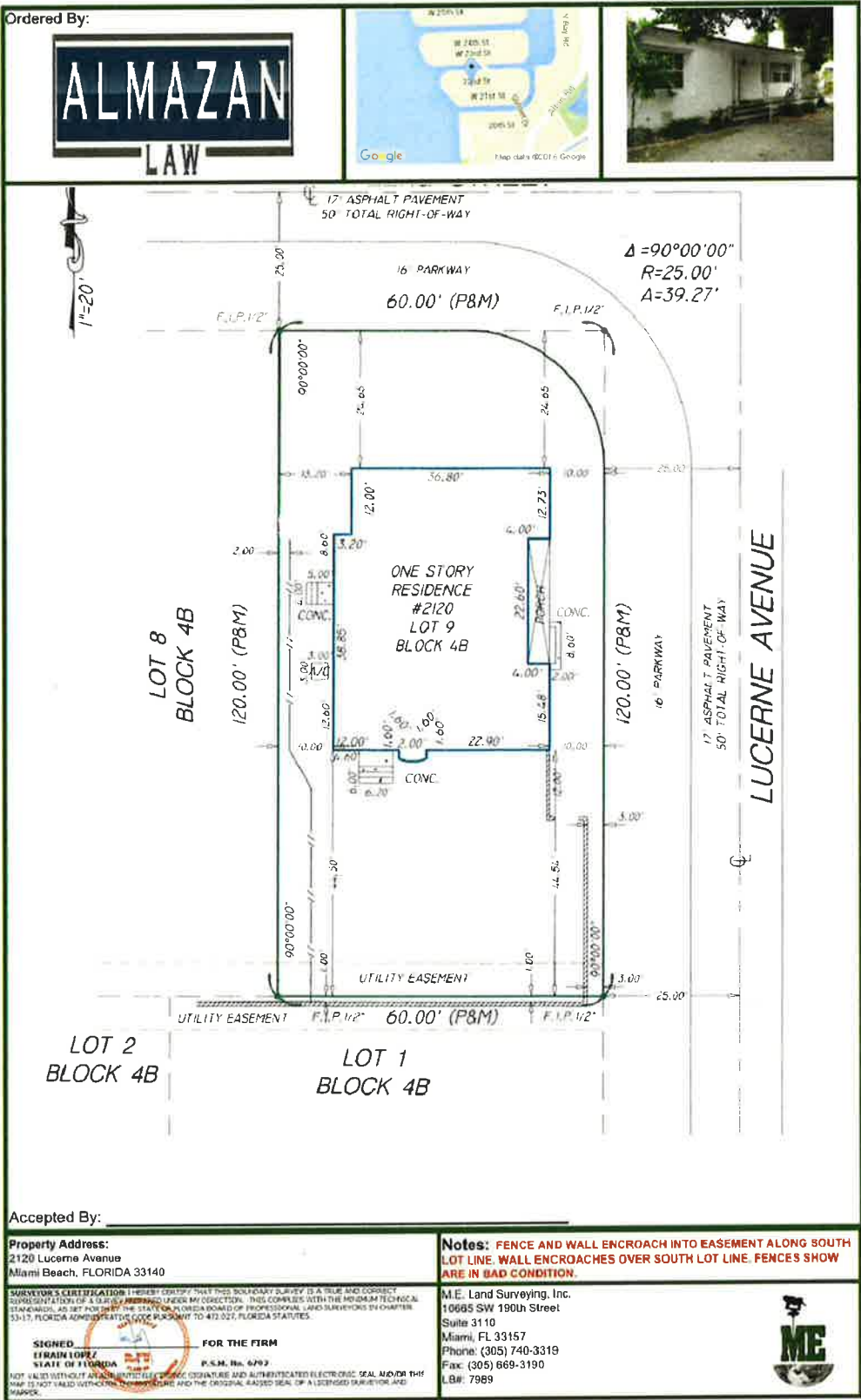
- LEGAL DESCRIPTION: PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT DETERMINE OR IMPLY REAL PROPERTY OWNERSHIP.
- THE LANDS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS OF PLAT (S) OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AFFECTING THESE LANDS.
- MEASURED VALUES OF BOUNDARY DISTANCES, DIRECTIONS AND INTERIOR ANGLES HAVE BEEN FOUND CONSISTENT WITH VALUES OF RECORD, UNLESS OTHERWISE SHOWN.
- ELEVATIONS, IF SHOWN, ARE REFERRED TO N.G.V.D. 1929.
- UNRECORDED IMPROVEMENTS, FOOTINGS AND UTILITIES ARE NOT LOCATED ON THIS SURVEY MAP.
- FENCE OWNERSHIP NOT DETERMINED. APPARENT ELEVATIONS OF BUILDING ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
- NO IDENTIFICATION CAPS FOUND ON SURVEY MONUMENTS, UNLESS OTHERWISE NOTED.
- THE SCALE, AS SHOWN IS THE INTENDED PLOTTING SCALE OF THIS MAP.
- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- THIS SURVEY MAP AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND PLOTTED SEAL OF A LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BELLO & BELLO
LAND SURVEYING CORPORATION L.B. No. 7262
12230 S.W. 151 Avenue Suite 201
Miami, FL 33186
PH (305) 251-9606 FAX (305) 251-6057
WWW.BELLOLANDSURVEYING.COM
PROJECT No. 16775

LEGEND & ABBREVIATIONS

1	ASPHALT PAVEMENT
2	CONCRETE PAVEMENT
3	GRAVEL PAVEMENT
4	DIRT ROAD
5	RAILROAD
6	WATER
7	SWAMP
8	WETLAND
9	WETLAND - UPLAND
10	WETLAND - MARSH
11	WETLAND - SWAMP
12	WETLAND - TROPICAL SWAMP
13	WETLAND - TROPICAL SWAMP
14	WETLAND - TROPICAL SWAMP
15	WETLAND - TROPICAL SWAMP
16	WETLAND - TROPICAL SWAMP
17	WETLAND - TROPICAL SWAMP
18	WETLAND - TROPICAL SWAMP
19	WETLAND - TROPICAL SWAMP
20	WETLAND - TROPICAL SWAMP

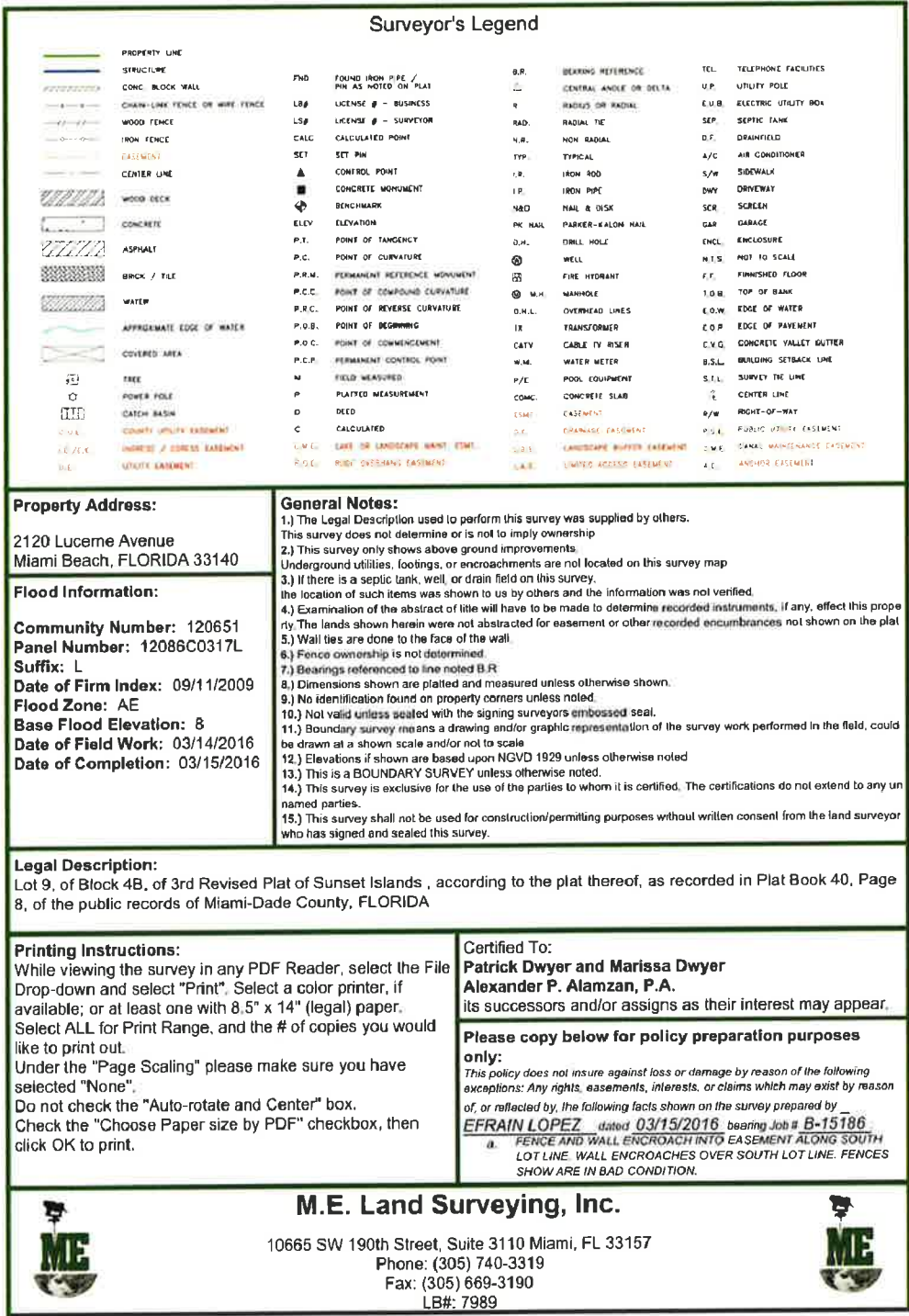
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:
COMMUNITY NUMBER: 20051 PANEL NUMBER: 0317
SUFFIX: L PANEL REVISED DATE: 09/11/2009
FLOOD ZONE: AE BASE FLOOD ELEV. = 8'
(N.G.V.D. 1929)
BENCH MARK USED:
MIAMI DADF B.M. NO. A-36 ELEV. = 7.3'
(N.G.V.D. 1929)



Survey #: B-15186

Client File #: APA16-2063

Page 1 of 2 Not valid without all pages



Survey #: B-15186

Client File #: APA16-2063

Page 2 of 2 Not valid without all pages

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DWYER RESIDENCE

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

SITE SURVEY

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

DRAWN BY: OR
CHECKED BY: RF
DRAWING #:
EX-02

SHEET 3 OF 57

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION						FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Patrick Dwyer, Marisa Dwyer						Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2120 Lucerne Avenue						Company NAIC Number:	
City Miami Beach		State Florida		ZIP Code 33140			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Folio # 02-3228-001-2070 Lot 9, Block 4B, 3RD REVISED PLAT OF SUNSET ISLANDS, Pb 40, Pg 8							
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential							
A5. Latitude/Longitude: Lat 25°47'51.09"N Long 80°08'40.14"W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983							
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance							
A7. Building Diagram Number 8							
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) 1,460 sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1 foot above adjacent grade 6 c) Total net area of flood openings in A8.b 1,872 sq in d) Engineered flood openings? ☐ Yes ☒ No							
A9. For a building with an attached garage a) Square footage of attached garage 0 sq ft b) Number of permanent flood openings in the attached garage within 1 foot above adjacent grade 0 c) Total net area of flood openings in A9.b 0 sq in d) Engineered flood openings? ☐ Yes ☒ No							
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION							
B1. NFIP Community Name & Community Number City of Miami Beach 120651				B2. County Name Miami-Dade		B3. State Florida	
B4. Map/Panel Number 12066C 0317	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8		
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:							
B11. Indicate elevation datum used for BFE in Item B9 ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:							
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date ☐ CBRS ☐ OPA							

ELEVATION CERTIFICATE

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				Policy Number:	
City Miami Beach	State Florida	ZIP Code 33140	Company NAIC Number		
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.					
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: MDCBM No. A-36 Vertical Datum: NGVD 1929 Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: Datum used for building elevations must be the same as that used for the BFE.					
				Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)				4.95	☒ feet ☐ meters
b) Top of the next higher floor				5.55	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)				0.0	☒ feet ☐ meters
d) Attached garage (top of slab)				0.0	☒ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)				5.73	☒ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)				4.9	☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG)				5.3	☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support				5.3	☒ feet ☐ meters
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION					
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.					
Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments					
Certifier's Name Odelys C. Bello-Liznaga		License Number LS 6169		 Place Here FSL# 6169	
Title Professional Surveyor and Mapper					
Company Name Bello & Bello Land Surveying Corporation					
Address 12230 S.W. 131 Avenue, Suite 201					
City Miami	State Florida	ZIP Code 33186			
Signature	Date 11/08/2016	Telephone (305) 251-9806			
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.					
Comments (including type of equipment and location, per C2(e), if applicable) For A5: Long. and Lat. determined by GNSS RTK GPS Survey No. 16715 C2.e) Denotes Elevation of A/C unit located on the East side of the existing structure Highest Crown of Road Elev. = 4.76' Next Higher Floor Elev. 7.36' 100-Year Stillwater Elevations per FIS: 7.1' NGVD 1929					

ELEVATION CERTIFICATE

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				Policy Number:	
City Miami Beach	State Florida	ZIP Code 33140	Company NAIC Number		
SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)					
For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.					
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).					
a) Top of bottom floor (including basement, crawlspace, or enclosure) is				0.0	☒ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is				0.0	☒ feet ☐ meters ☐ above or ☐ below the LAG.
E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1-2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is					
				0.0	☒ feet ☐ meters ☐ above or ☐ below the HAG.
E3. Attached garage (top of slab) is					
				0.0	☒ feet ☐ meters ☐ above or ☐ below the HAG.
E4. Top of platform of machinery and/or equipment servicing the building is					
				0.0	☒ feet ☐ meters ☐ above or ☐ below the HAG.
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.					
SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION					
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.					
Property Owner or Owner's Authorized Representative's Name					
Address		City	State	ZIP Code	
Signature		Date		Telephone	
Comments					
☐ Check here if attachments					

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DWYER RESIDENCE

2120 LUCERNE AVENUE,
MIAMI BEACH, FL 33140

SURVEY DOCUMENTS

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

DRAWN BY: OR
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DRAWING #:

EX-03

SHEET 4 OF 57

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		Policy Number:
City Miami Beach	State Florida	ZIP Code 33140
		Company NAIC Number
SECTION G – 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 (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–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. (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 (without a FEMA-issued or community-issued BFE) 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/Occupancy 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 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		

Form Page 4 of 6

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			Policy Number:
City Miami Beach	State Florida	ZIP Code 33140	Company NAIC Number

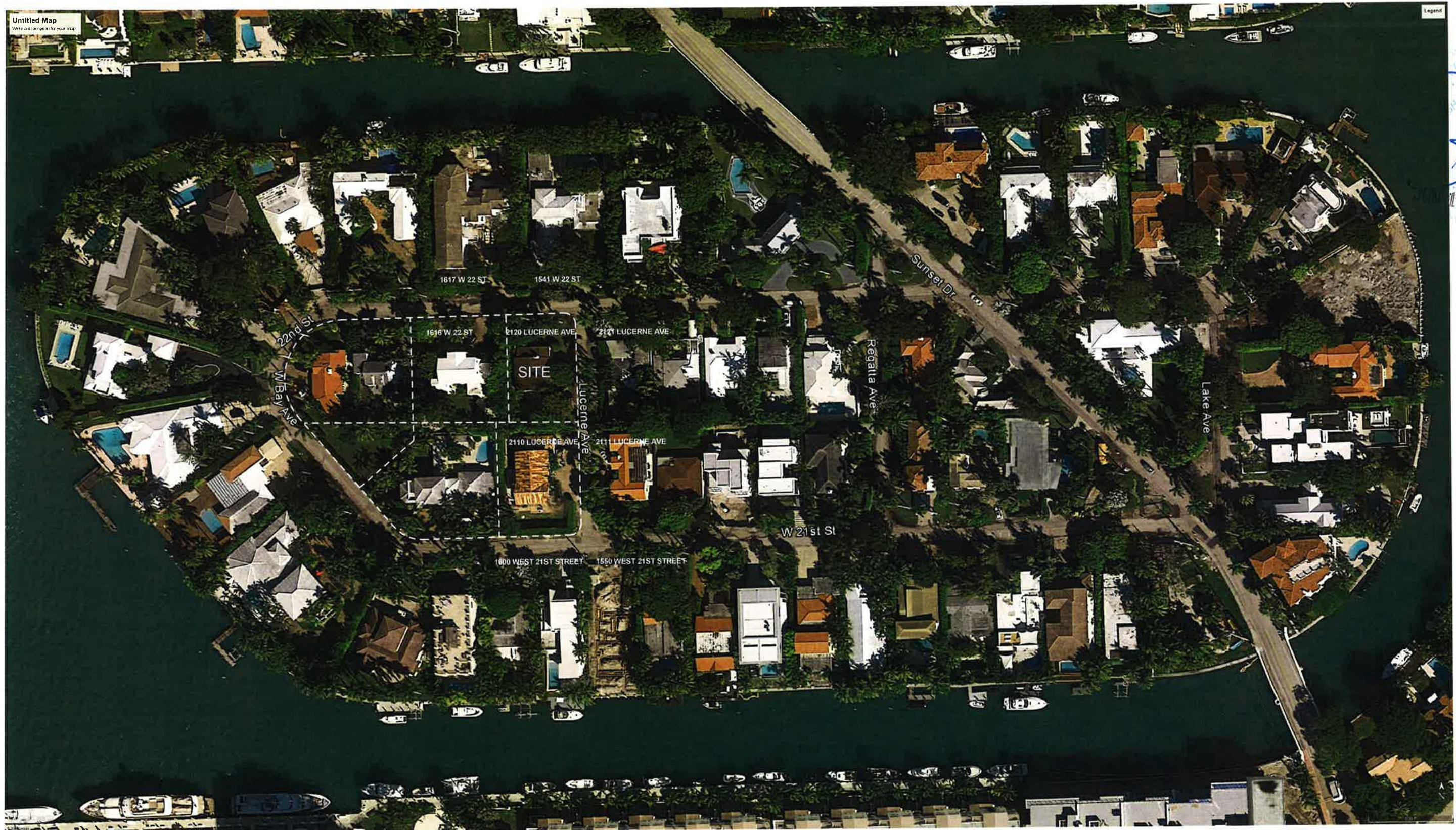
Form Page 6 of 6

OMB No. 1660-0008
Expiration Date: November 30, 2018

OMB No. 1660-0008
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			Policy Number:
City	State	ZIP Code	Company NAIC Number
Miami Beach	Florida	33140	

Form Page 5 of 6



STATE OF FLORIDA
JENNIFER K. GUTIERREZ
A 92055
12 2 2017

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2120 LUCERNE AVENUE,
MIAMI BEACH, FL 33140

AERIAL VIEW

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EX-06

SHEET 6 OF 57



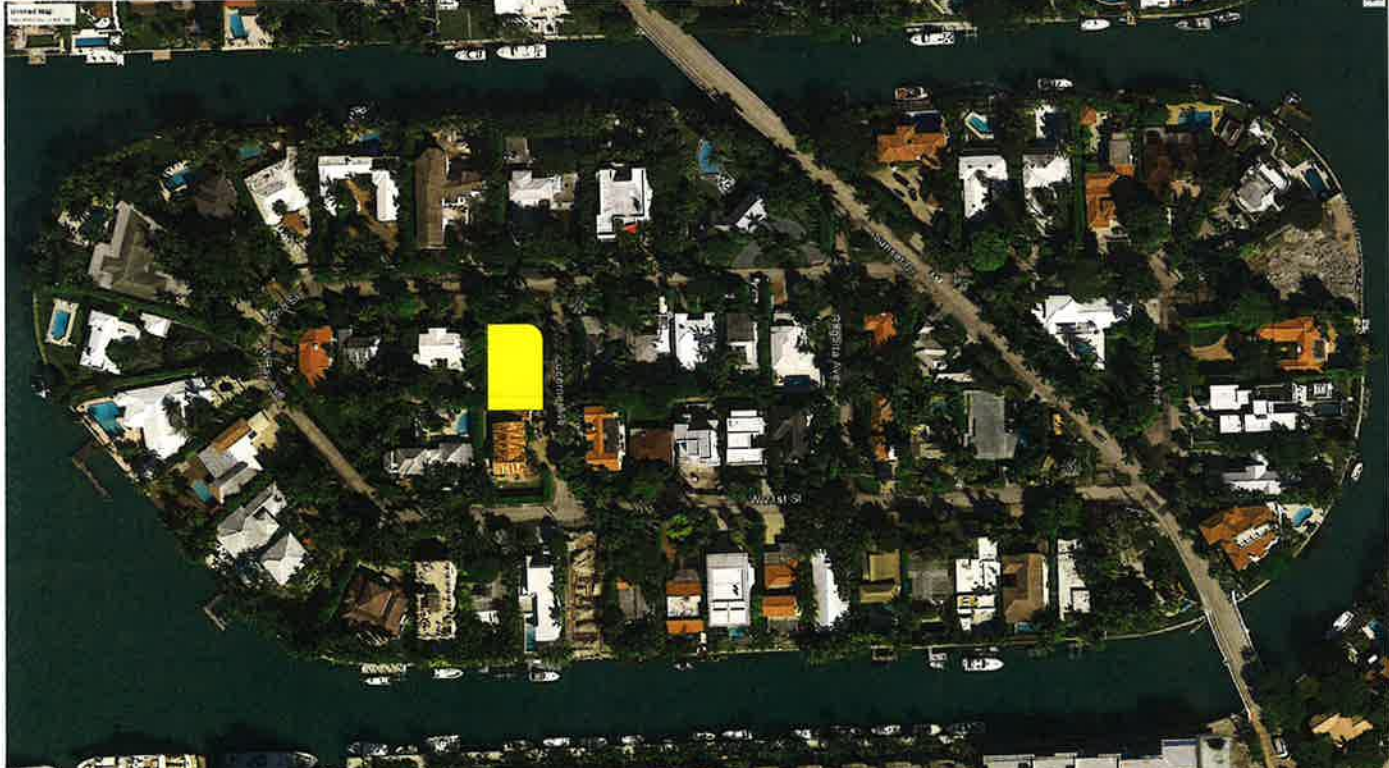
01 STREET VIEW LOOKING SOUTHWEST



02 STREET VIEW LOOKING NORTH



03 STREET VIEW LOOKING WEST



LOCATION MAP

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EXISTING CONDITIONS

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		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)



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**NEIGHBORHOOD ANALYSIS - EXISTING
STRUCTURE**

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EX-08

SHEET 8 OF 57



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)

STATE OF FLORIDA
SHERIFF GUTIERREZ
JUN 12 2017

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**NEIGHBORHOOD ANALYSIS - EXISTING
STRUCTURE YARD CONDITIONS**

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DESIGN REVIEW BOARD:	EX-09	
REVISED PLANS	SHEET 9 OF 57	
06.12.2017		



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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NEIGHBORHOOD ANALYSIS - CONTEXT

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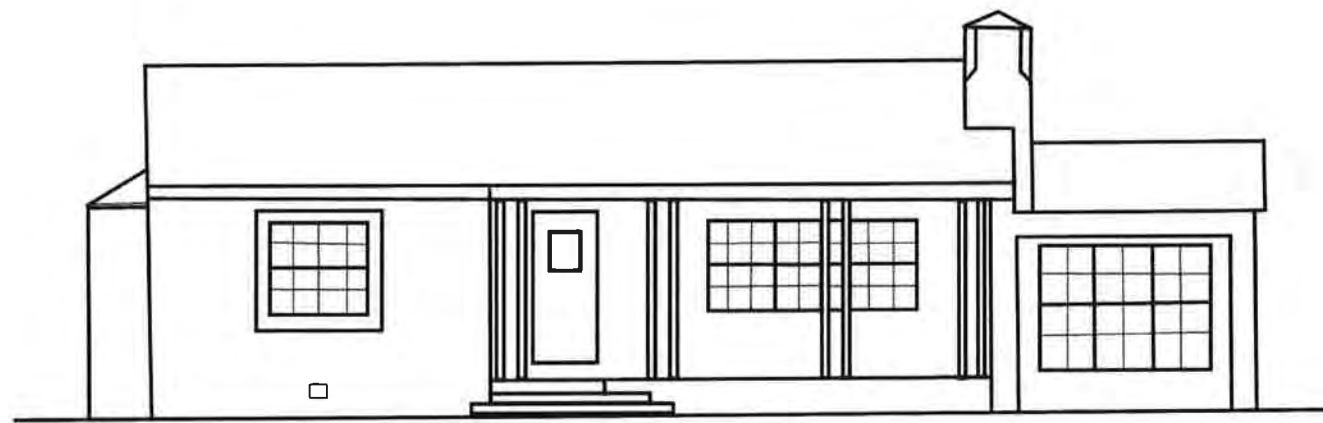
DRAWING #:

EX-10

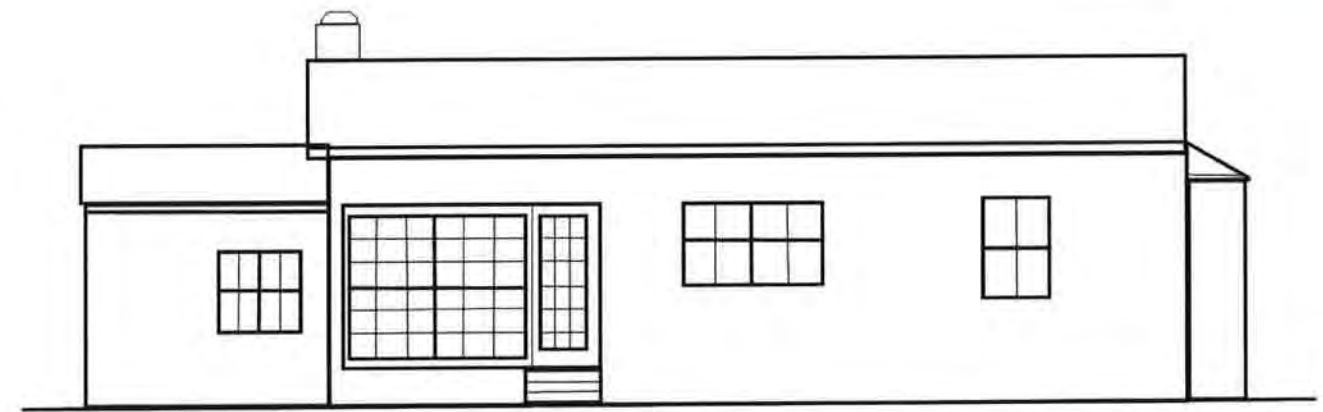
SHEET 10 OF 57

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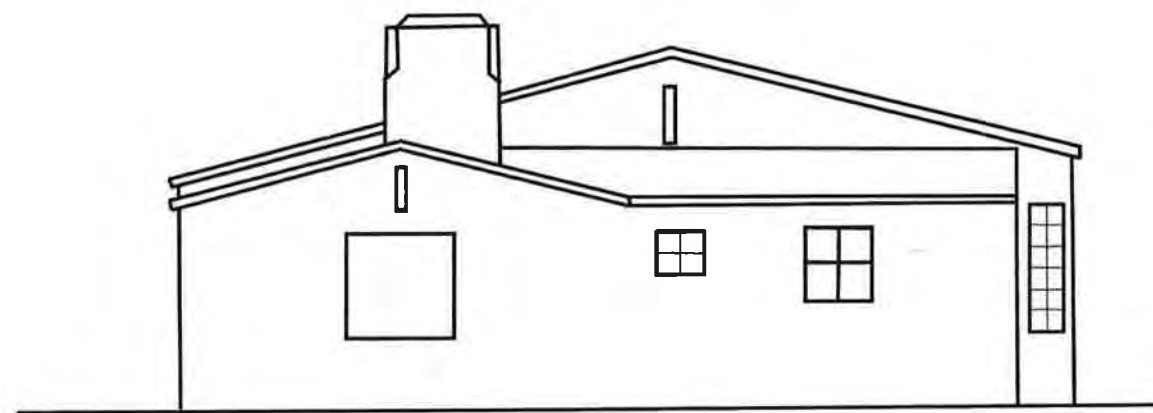
JUN 12 2017



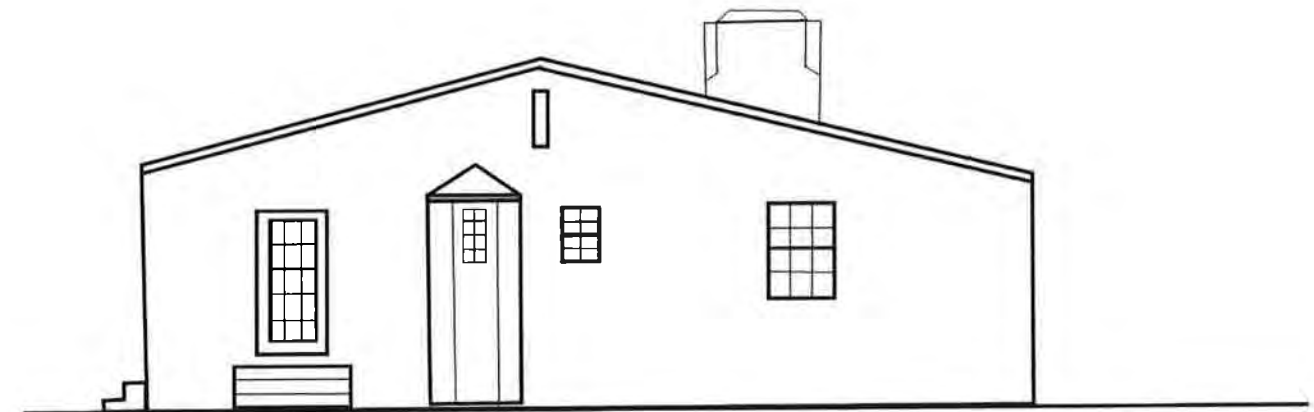
EXISTING HOME FRONT ELEVATION (EAST)



EXISTING EXTERIOR ELEVATION (WEST)



EXISTING HOME ELEVATION (NORTH)



EXISTING EXTERIOR ELEVATION (SOUTH)

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EXISTING STRUCTURE ELEVATION

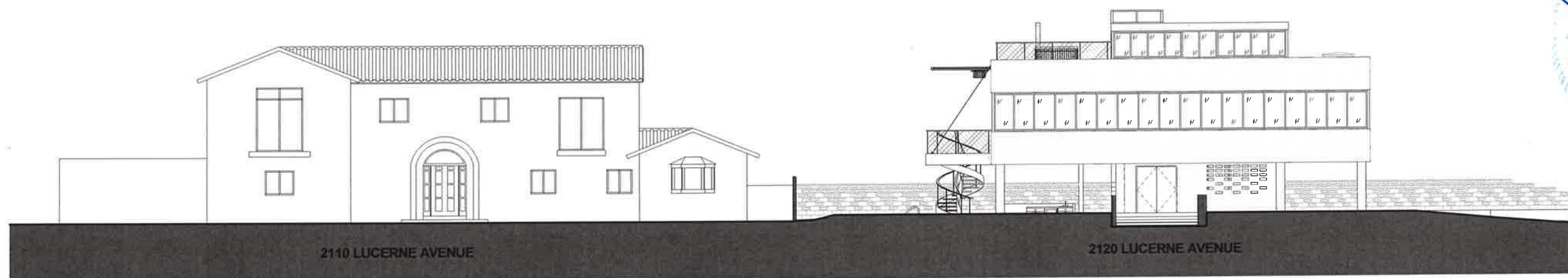
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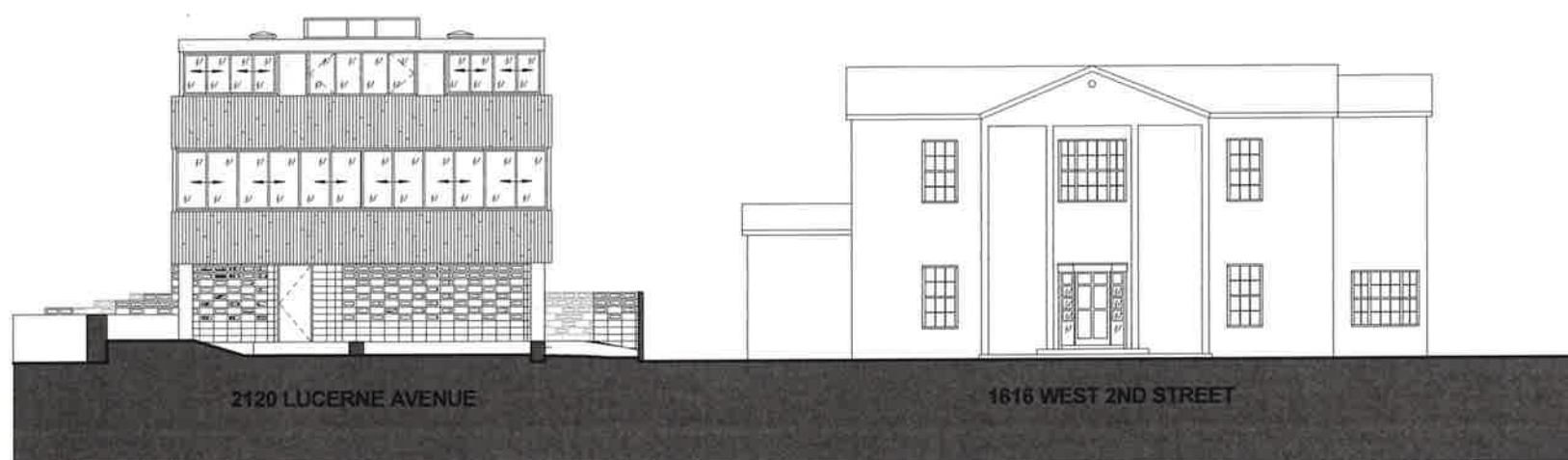
DRAWING #:

EX-12

SHEET 11 OF 57



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"

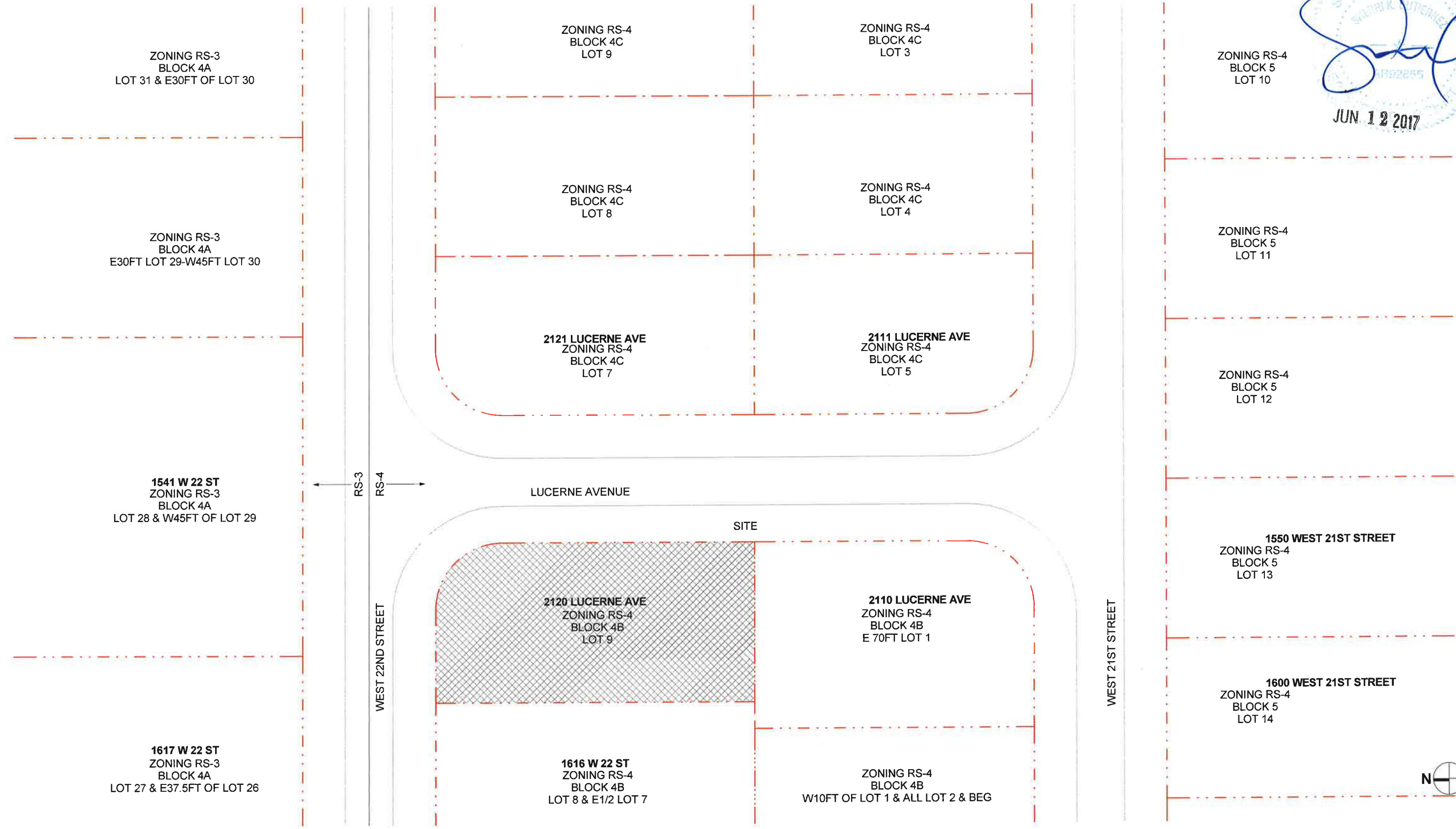
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EX-13

SHEET 12 OF 57



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2120 LUCERNE AVENUE,
MIAMI BEACH, FL 33140

SITE PLAN

1/16" = 1'-0"

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NEIGHBORHOOD AERIAL VIEW

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06.12.2017

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EX-15

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SURROUNDING HOMES - CONTEXT PLAN

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DESIGN REVIEW BOARD:
REVISED PLANS
06.12.2017
DRAWING #:
EX-16

SHEET 15 OF 57



PROPOSED BUILDING BUILDING ADDRESS 2120 LUCERNE AVE:	PROPOSED AREA 3,326 SQ.FT	LOT SIZE 7,066 SQ.FT
SURROUNDING INTERIOR HOMES BUILDING ADDRESS 2131 BAY AVE:	ACTUAL AREA 2,189 SQ.FT	LOT SIZE 9,669 SQ.FT
1630 W 22ND STREET:	2,470 SQ.FT	10,800 SQ.FT
1616 W 22ND STREET:	2,915 SQ.FT	10,800 SQ.FT
2121 LUCERNE AVE:	2,185 SQ.FT	7,066 SQ.FT
1530 WEST 22ND STREET:	2,950 SQ.FT	7,200 SQ.FT
1520 WEST 22ND STREET:	2,291 SQ.FT	7,200 SQ.FT
1510 WEST 22ND STREET:	2,983 SQ.FT	7,200 SQ.FT
2130 REGATTA AVE:	3,229 SQ.FT	7,200 SQ.FT
1621 W 21 STREET:	4,474 SQ.FT	14,238 SQ.FT
2110 LUCERNE AVE:	4,257 SQ.FT	7,350 SQ.FT
2111 LUCERNE AVE:	2,653 SQ.FT	6,300 SQ.FT
1535 W 21ST STREET:	1,556 SQ.FT	6,300 SQ.FT
1525 W 21ST STREET:	3,520 SQ.FT	6,300 SQ.FT
1515 W 21ST STREET:	4,343 SQ.FT	6,300 SQ.FT
1501 W 21ST STREET:	4,473 SQ.FT	6,300 SQ.FT
2120 SUNSET DR.:	1,996 SQ.FT	6,993 SQ.FT
2120 SUNSET DR.:	1,996 SQ.FT	6,993 SQ.FT
2111 REGATTA AVE.:	2,106 SQ.FT	6,300 SQ.FT
2121 REGATTA AVE.:	3,276 SQ.FT	7,200 SQ.FT
1443 W 21ST STREET:	2,611 SQ.FT	6,300 SQ.FT
1401 W 21ST STREET:	2,822 SQ.FT	8,250 SQ.FT
1420 W 22ND STREET:	4,172 SQ.FT	20,908 SQ.FT

PROPOSED BUILDING BUILDING ADDRESS 2120 LUCERNE AVE:	PROPOSED AREA 3,326 SQ.FT	LOT SIZE 7,066 SQ.FT
SURROUNDING WATER FRONT HOMES BUILDING ADDRESS 1620 W 21ST STREET:	ACTUAL AREA 5,610 SQ.FT	LOT SIZE 8,700 SQ.FT
1610 W 21ST STREET:	1,820 SQ.FT	8,700 SQ.FT
1600 W 21ST STREET:	4,212 SQ.FT	8,700 SQ.FT
1550 W 21ST STREET:	N/A	8,700 SQ.FT
1540 W 21ST STREET:	2,407 SQ.FT	8,700 SQ.FT
1530 W 21ST STREET:	2,794 SQ.FT	8,700 SQ.FT
1520 W 21ST STREET:	6,431 SQ.FT	8,700 SQ.FT
1500 W 21ST STREET:	4,575 SQ.FT	8,700 SQ.FT
1480 W 21ST STREET:	2,639 SQ.FT	8,700 SQ.FT
1450 W 21ST STREET:	2,862 SQ.FT	8,700 SQ.FT
1440 W 21ST STREET:	2,501 SQ.FT	8,700 SQ.FT
1430 W 21ST STREET:	3,882 SQ.FT	8,700 SQ.FT
1420 W 21ST STREET:	6,286 SQ.FT	8,700 SQ.FT
1410 W 21ST STREET:	2,985 SQ.FT	8,700 SQ.FT

JUN 12 2017

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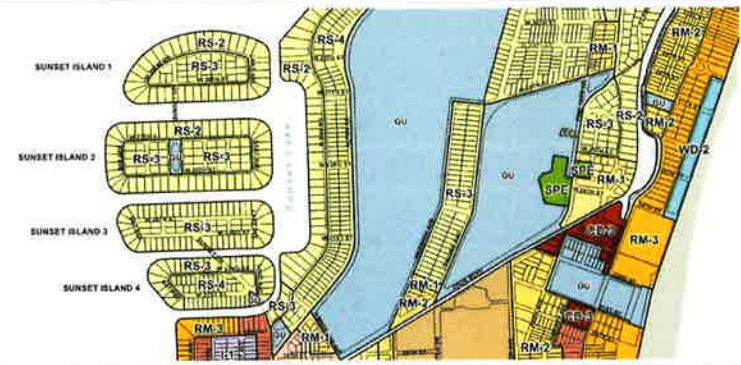
**2120 LUCERNE AVENUE,
MIAMI BEACH, FL 33140**

**SURROUNDING PROPERTY AREAS FOR
R2-4 LOTS**

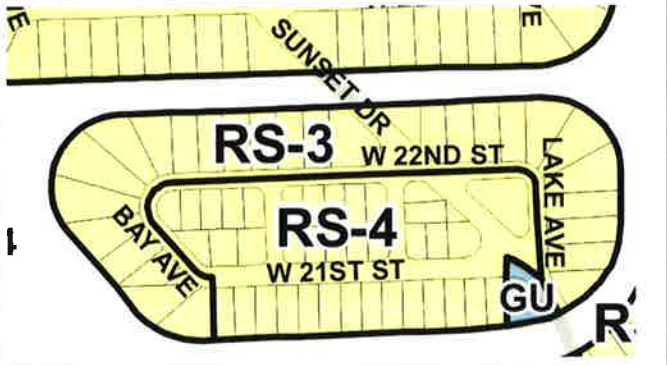
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06.12.2017		
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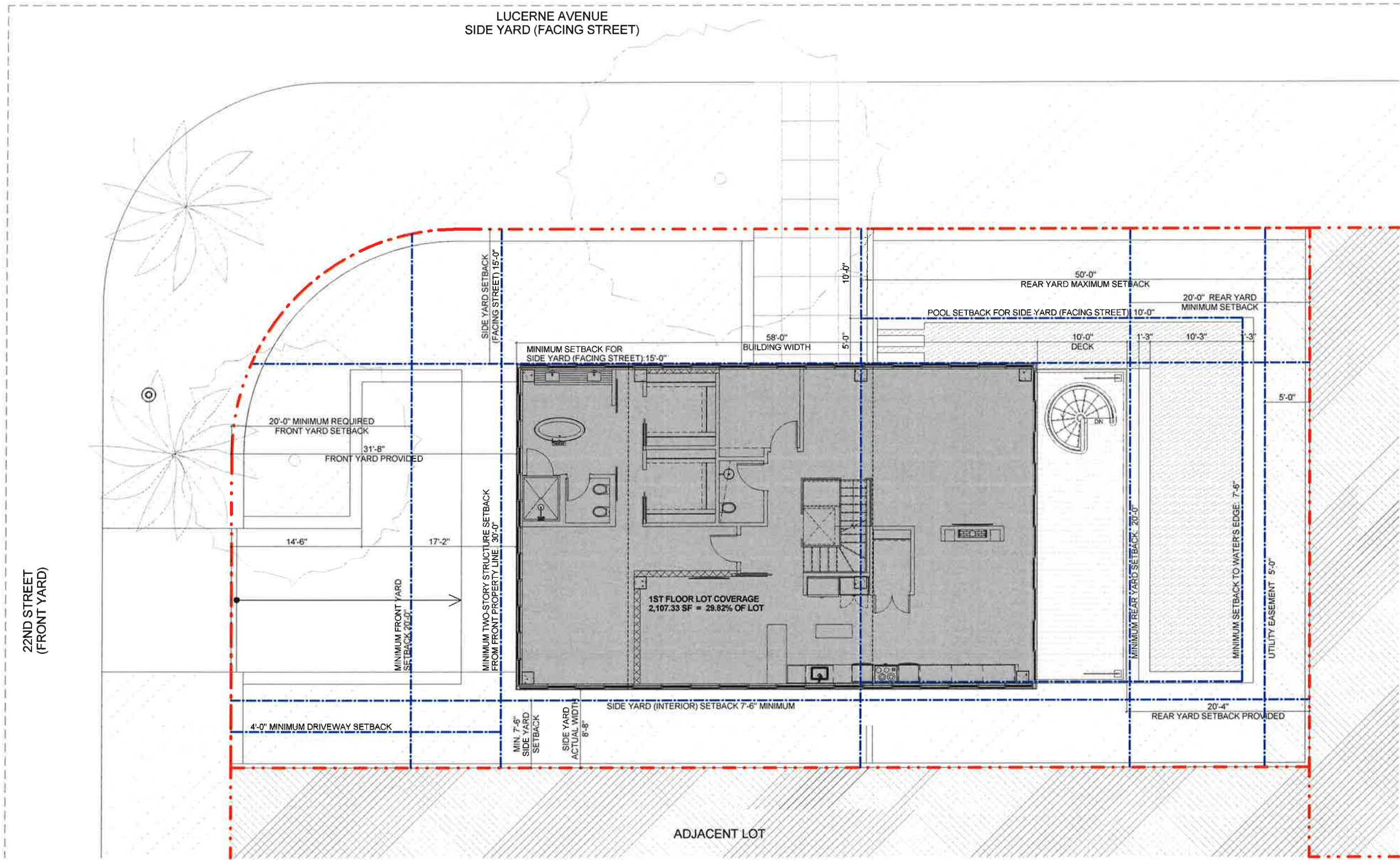
SINGLE FAMILY RESIDENCE - ZONING DATA SHEET

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:	---		
4	YEAR BUILT:	1937	BLOCK & LOT:	BLOCK 4B & LOT 9:
5	BASE FLOOD ELEVATION (B.F.E.):	8'-0"	ZONING DISTRICT	RS-4 SINGLE-FAMILY
6	ADJUSTED GRADE (FLOOD+GRADE/2)	6.24' NGVD = 6'-3" NGVD	GRADE VALUE IN NGVD:	4.48' NGVD = 4'-5" 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	EXSITING 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 (44.9%)
15			PROPOSED SECOND FLOOR UNIT SIZE SF & %:	951 SF (13.5%)
16			PROPOSED ROOF DECK AREA SF & % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	91.25 SF (4% OF ENCLOSED FLOOR AREA BELOW)
17	HEIGHT :	REQUIRED 24'-0" MAX. MEASURED FROM THE REQUIRED 8'-0" B.F.E. PLUS 5'-0" ALLOWED FREEBOARD (13'-0" NGVD)	PROPOSED 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'-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"	---
	ACCESSORY STRUCTURE SIDE 1	---	---	---
24	ACCESSORY STRUCTURE SIDE 2 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





LEGEND

LOT LINE

SETBACK LINE

BUILDING FOOTPRINT

SECOND FLOOR ABOVE

LOT COVERAGE

TERRACE / BALCONY

EASEMENT

ADJACENT LOT

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

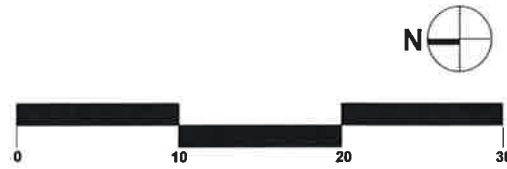
1ST FLOOR LOT COVERAGE
2,107.33 SF = 29.82% OF LOT

OPEN SPACE
4,958.67 SF = 70.18% LOT COVERAGE

TOTAL LOT AREA
7,066 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: 06.12.2017
REVISION # 11
NOTES:
DESIGN REVIEW BOARD:
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06.12.2017

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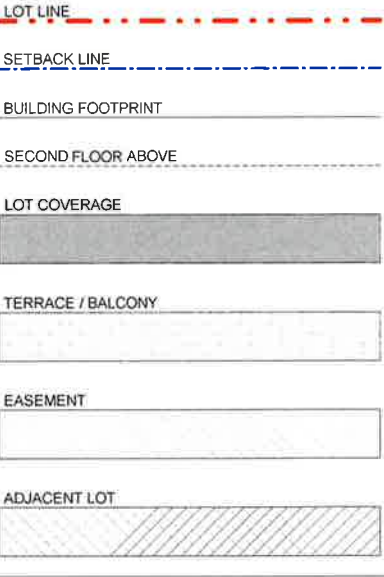
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LUCERNE AVENUE
SIDE YARD (FACING STREET)

LEGEND

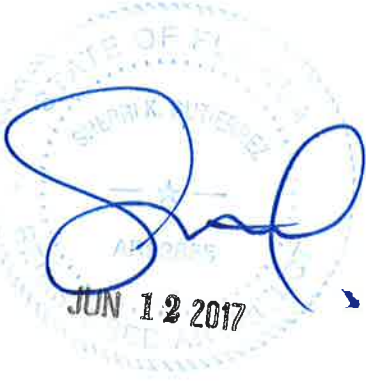


LOT COVERAGE ALLOWABLE
2,120 SF = 30% LOT COVERAGE

1ST FLOOR LOT COVERAGE
2,107.33 SF = 29.82% OF LOT

OPEN SPACE
4,958.67 SF = 70.18% LOT COVERAGE

TOTAL LOT AREA
7,066 SF



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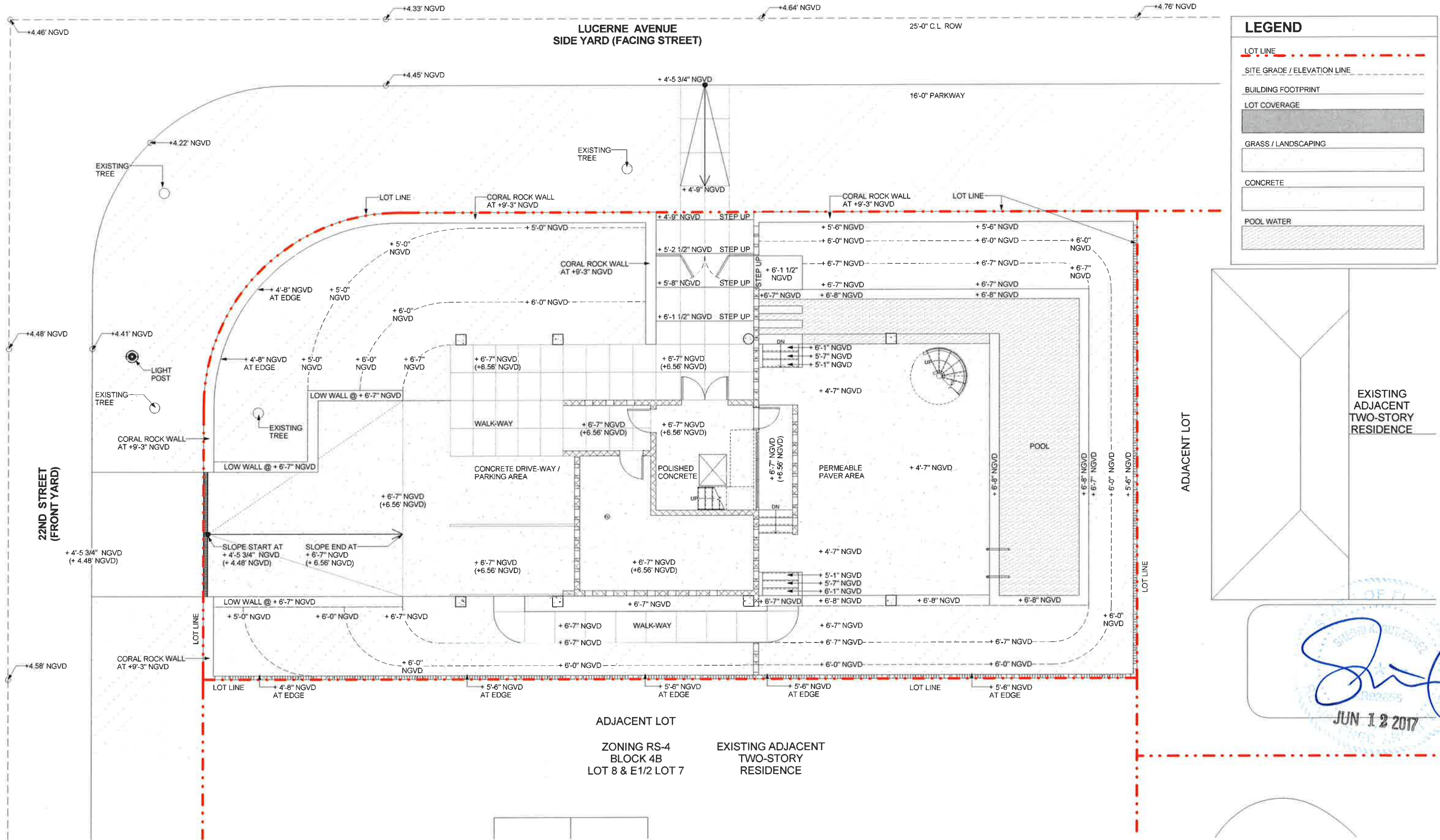
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PROJECT DATA - OPEN AREA ANALYSIS

3/16" = 1'-0"

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PROJECT DATA - GRADING PLAN

3/16" = 1'-0"

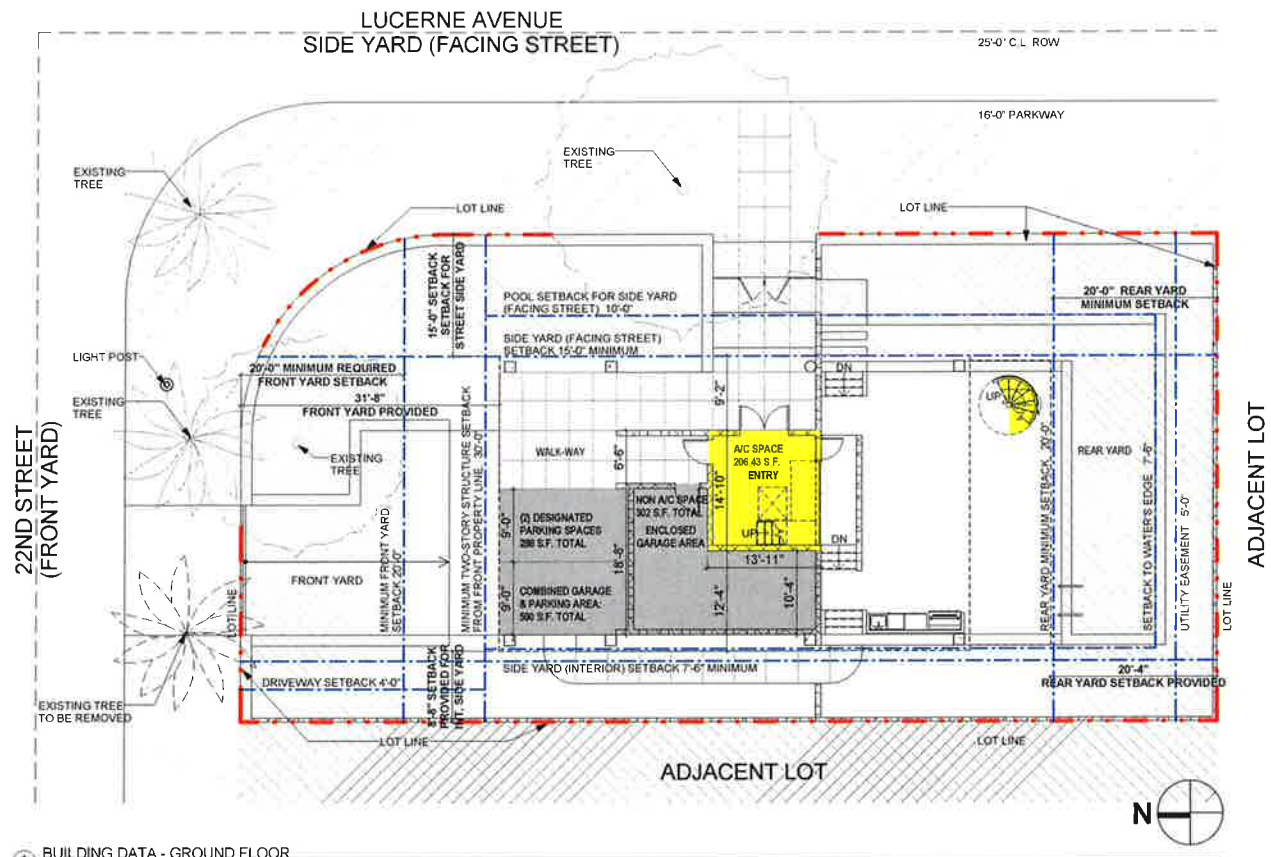
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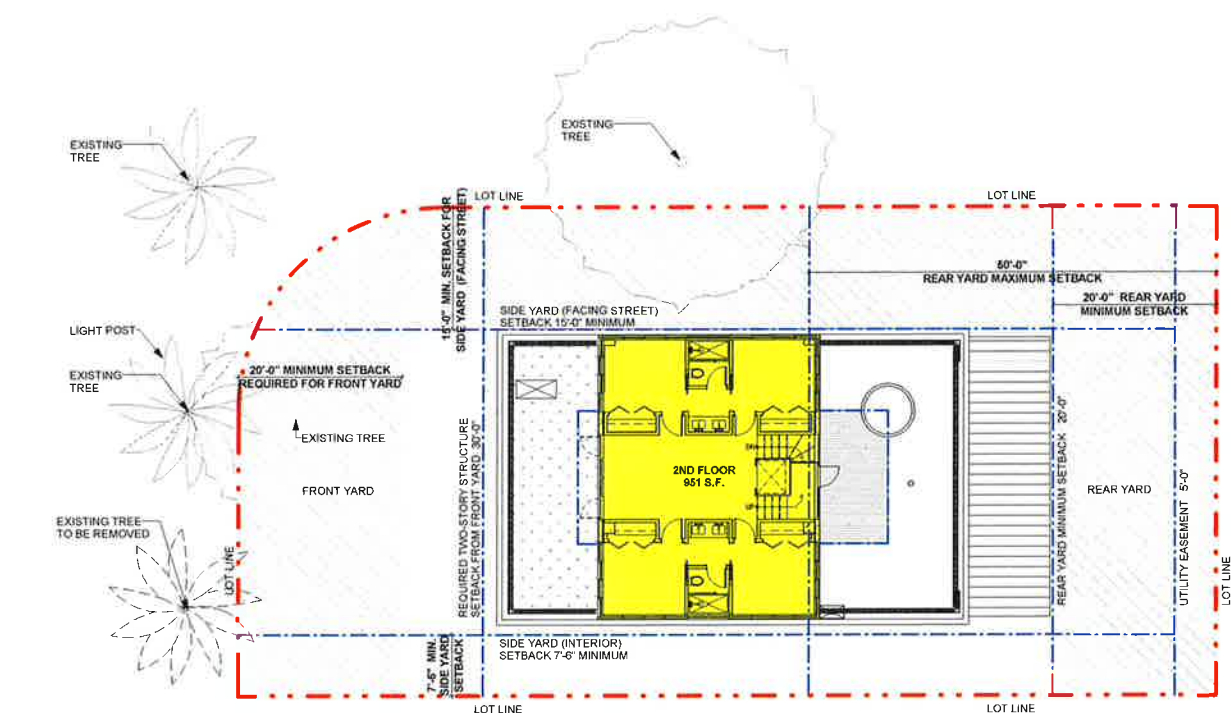
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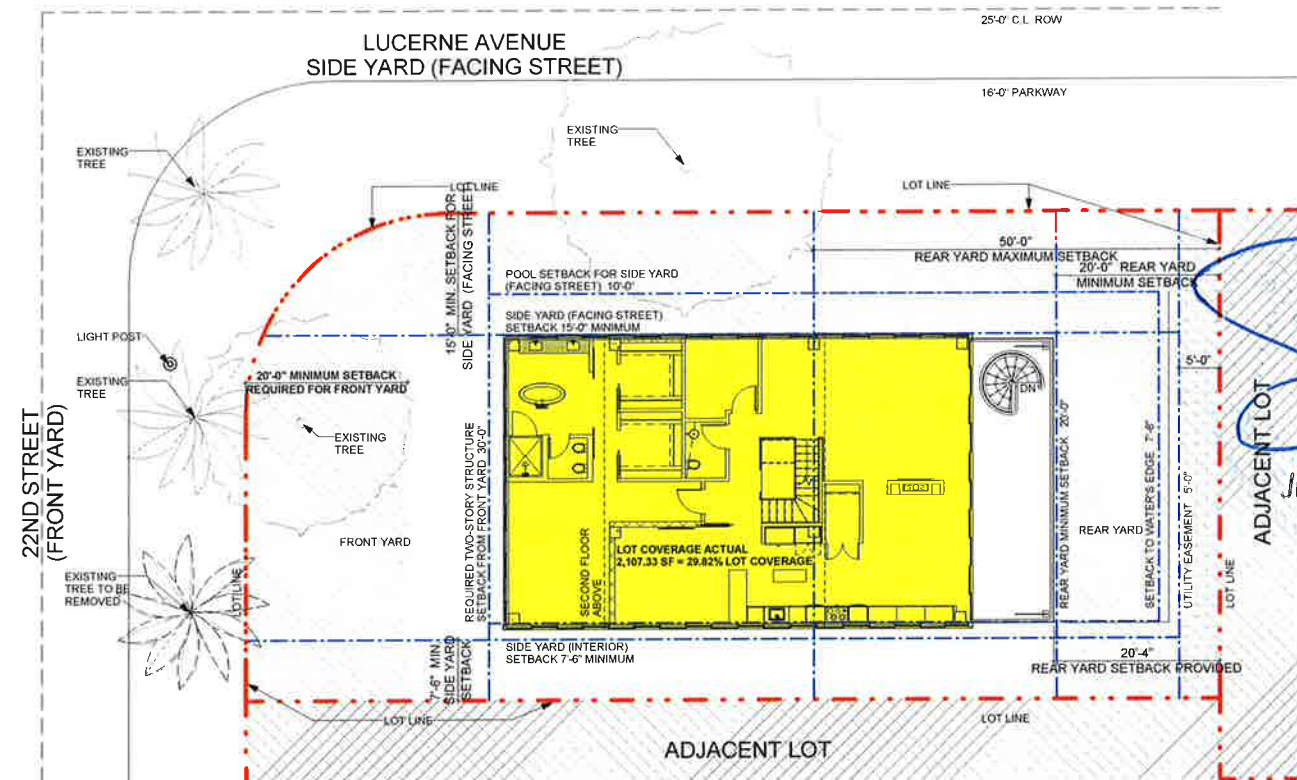
SHEET 19 OF 57



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



3 BUILDING DATA - 2ND 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
7,066 SF

BUILDING DATA (UNIT SIZE)

MAIN HOUSE:

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.
TOTAL (A/C)		3,289.04 S.F.

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.

TOTAL (NON A/C) 940 S.F.

DEDUCTED UNIT SIZE (NON A/C) 940 S.F.

TOTAL UNIT SIZE (A/C + NON A/C) 3,289.04 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"

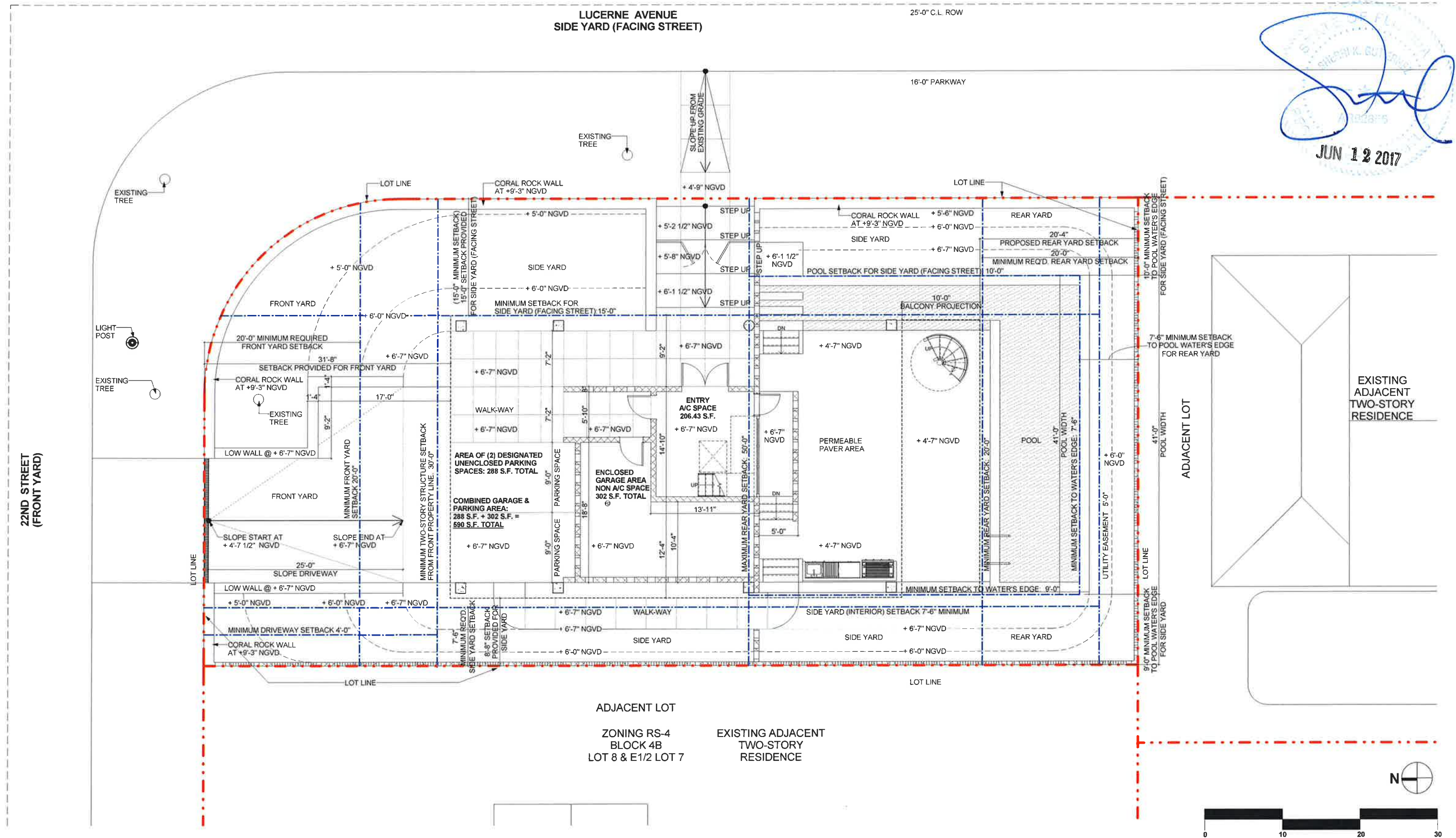
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SITE PLAN - GROUND FLOOR

3/16" = 1'-0"

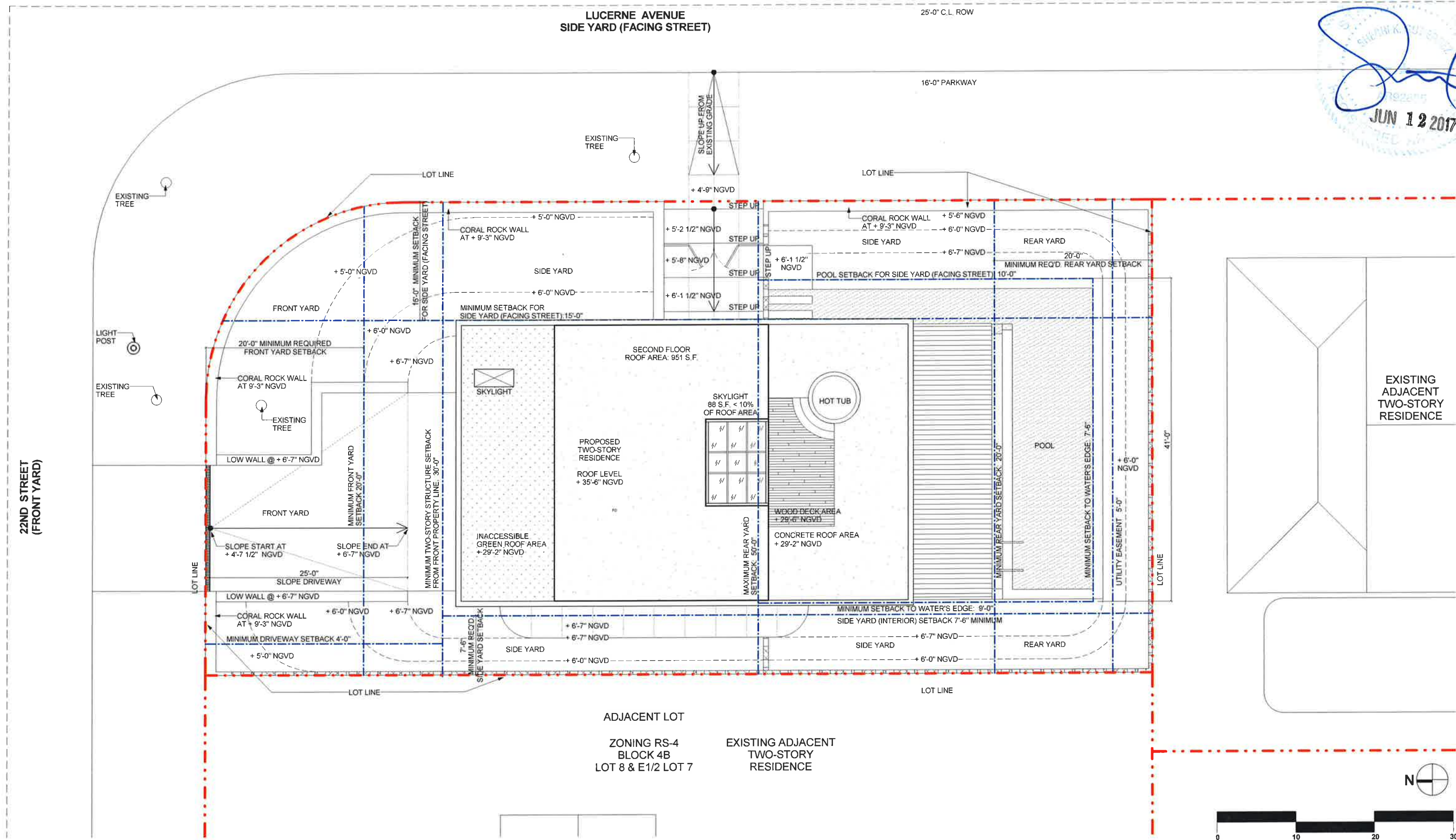
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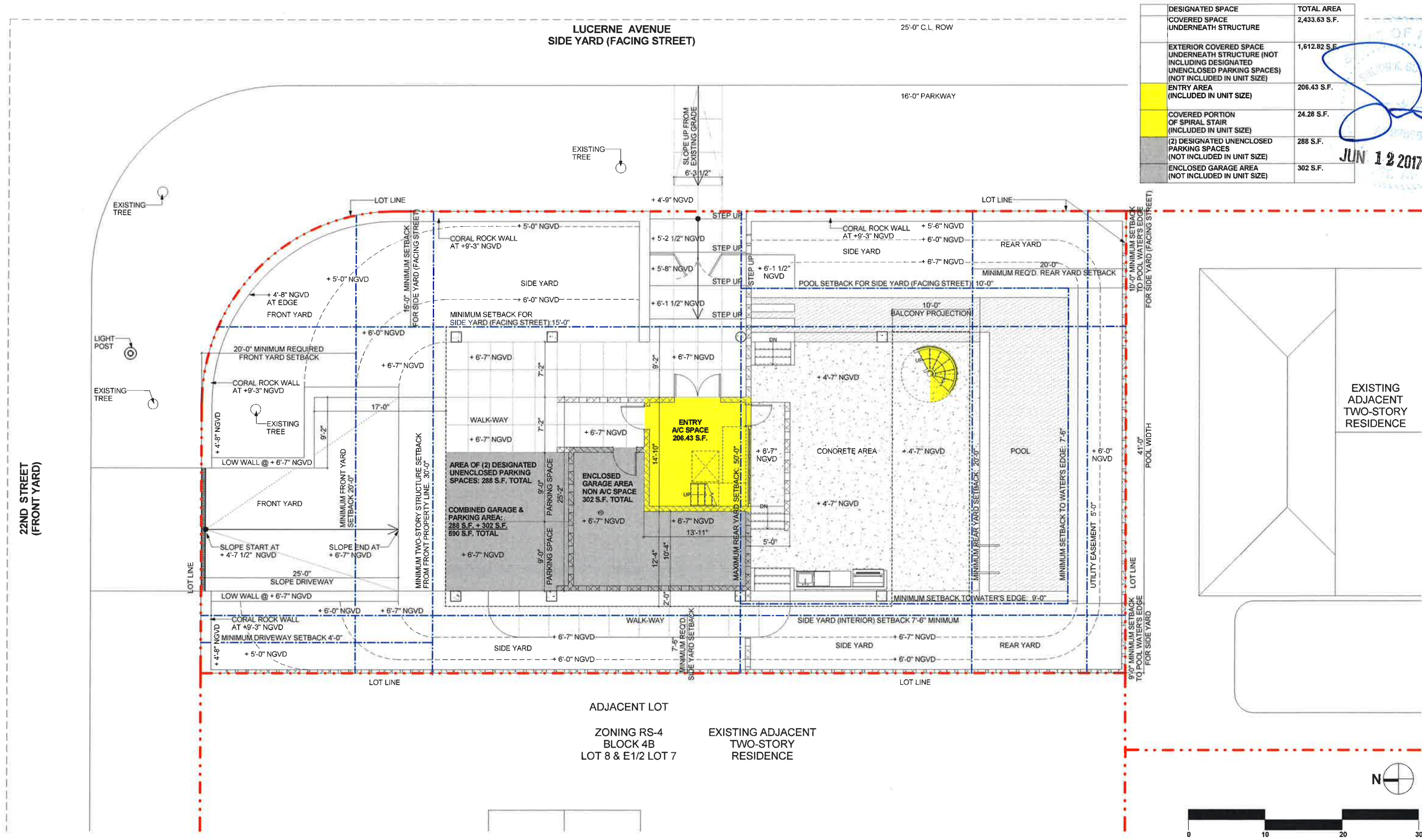
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SITE PLAN - ROOF LEVEL

3/16" = 1'-0"

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DESIGNATED SPACE	TOTAL AREA
COVERED SPACE UNDERNEATH STRUCTURE	2,433.63 S.F.
EXTERIOR COVERED SPACE UNDERNEATH STRUCTURE (NOT INCLUDING DESIGNATED UNENCLOSED PARKING SPACES) (NOT INCLUDED IN UNIT SIZE)	1,612.82 S.F.
ENTRY AREA (INCLUDED IN UNIT SIZE)	206.43 S.F.
COVERED PORTION OF SPIRAL STAIR (INCLUDED IN UNIT SIZE)	24.28 S.F.
(2) DESIGNATED UNENCLOSED PARKING SPACES (NOT INCLUDED IN UNIT SIZE)	288 S.F.
ENCLOSED GARAGE AREA (NOT INCLUDED IN UNIT SIZE)	302 S.F.

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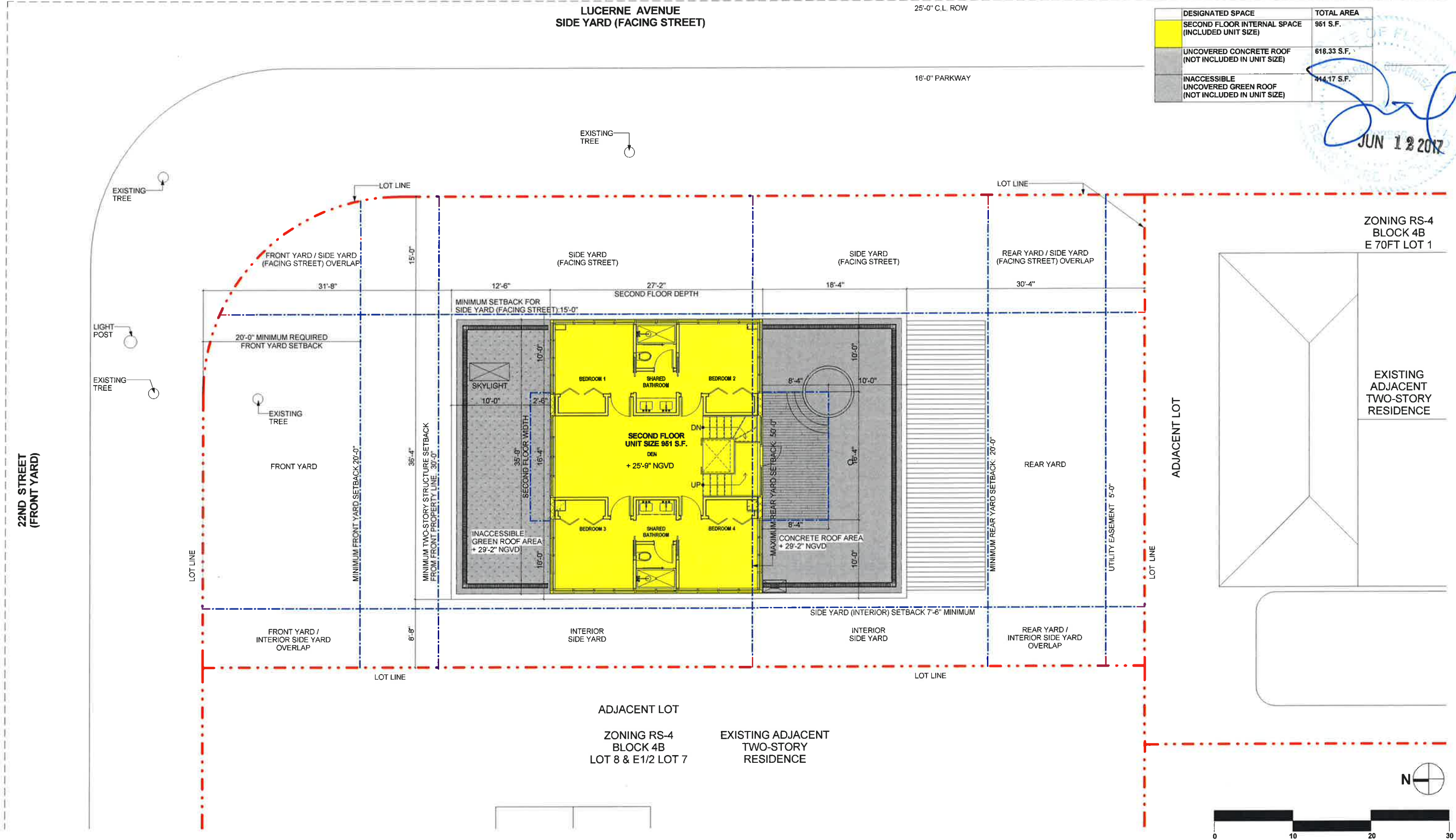
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ZONING DIAGRAM - GROUND FLOOR UNIT SIZE

3/16" = 1'-0"

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		SHEET 23 OF 57



DESIGNATED SPACE	TOTAL AREA
SECOND FLOOR INTERNAL SPACE (INCLUDED UNIT SIZE)	961 S.F.
UNCOVERED CONCRETE ROOF (NOT INCLUDED IN UNIT SIZE)	618.33 S.F.
INACCESSIBLE UNCOVERED GREEN ROOF (NOT INCLUDED IN UNIT SIZE)	444.17 S.F.

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ZONING DIAGRAM - SECOND FLOOR
UNIT SIZE

3/16" = 1'-0"

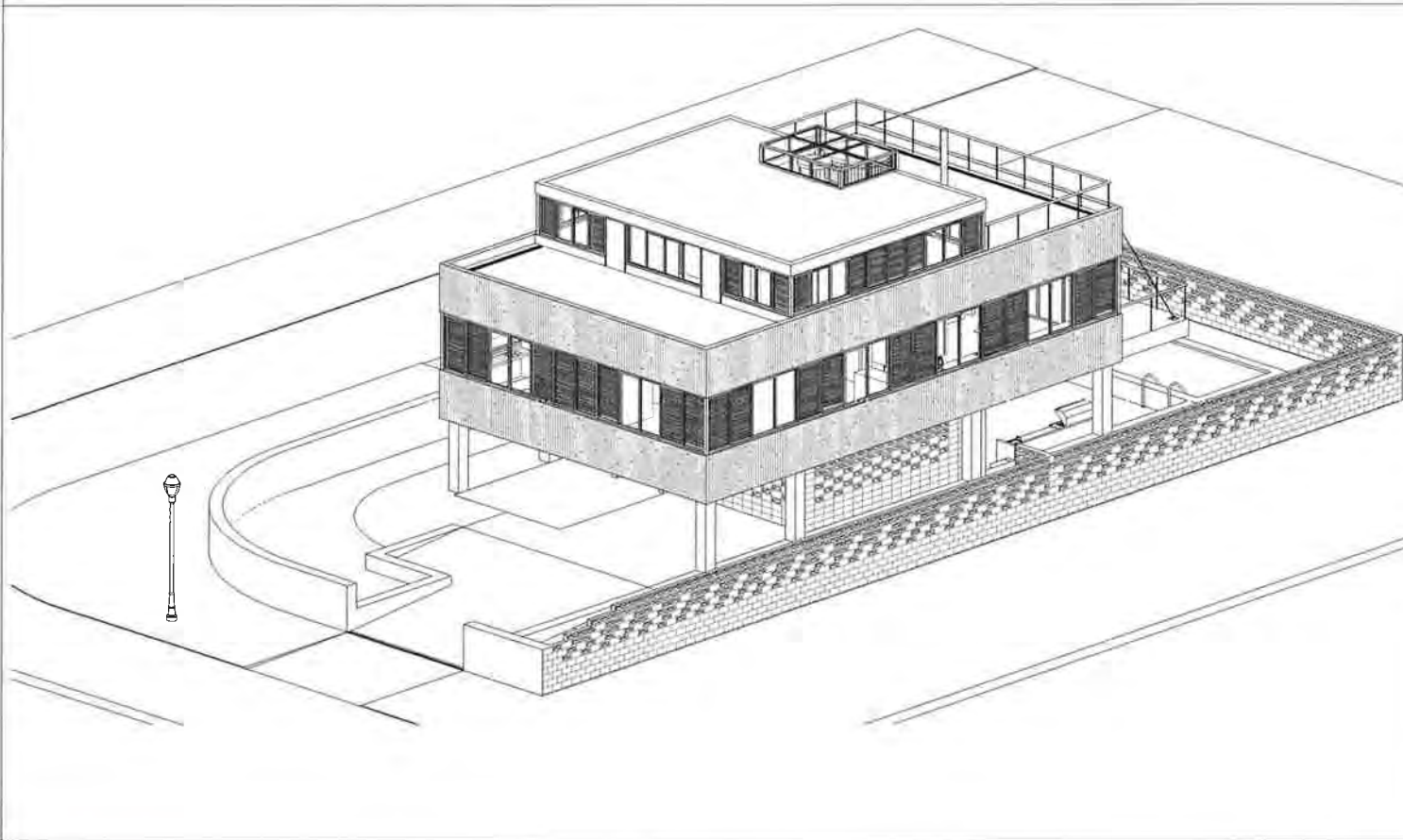
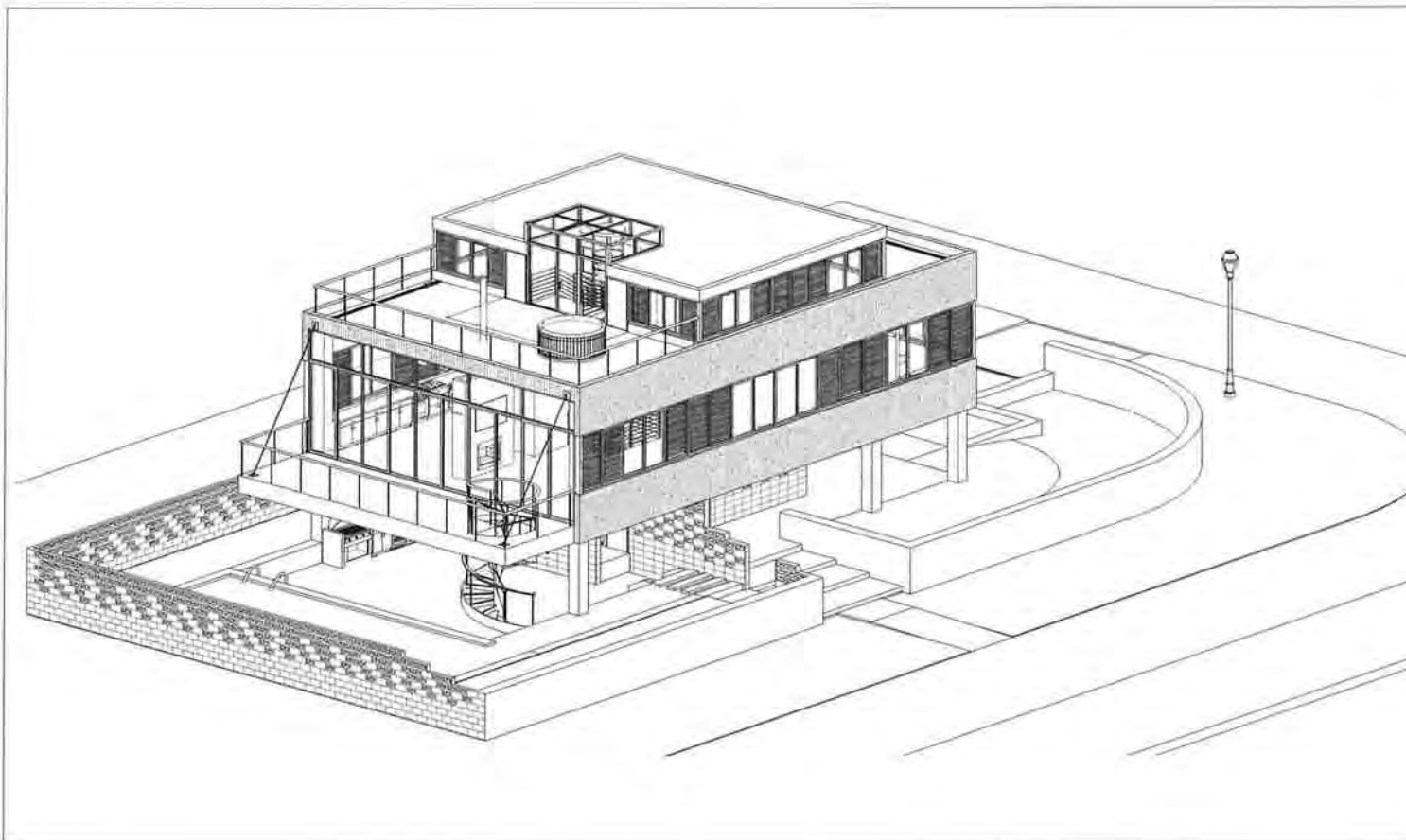
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ZONING DIAGRAM - MASSING
(AXONOMETRIC)

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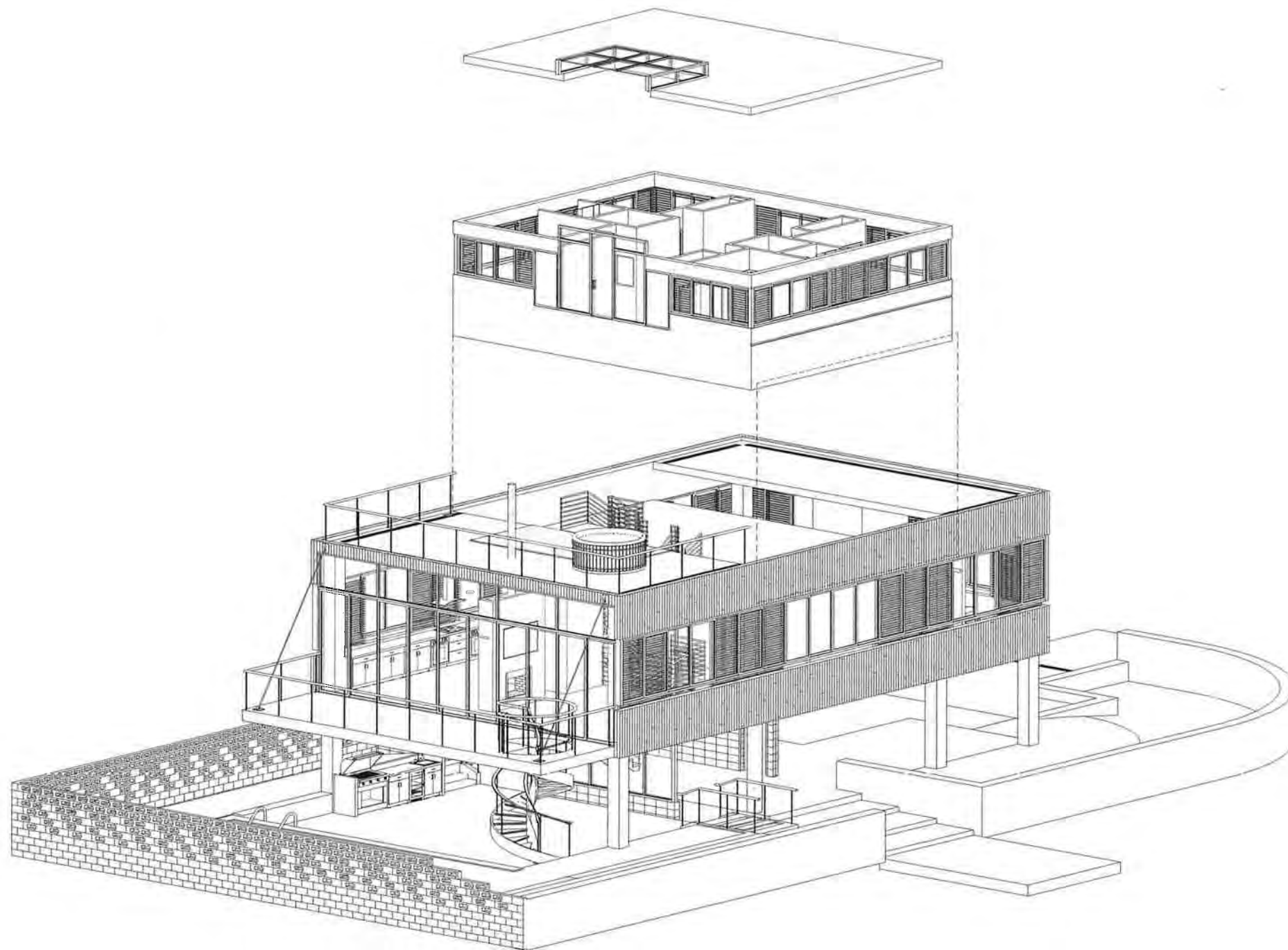
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EXPLODED AXONOMETRIC DIAGRAM -
SECOND FLOOR IN RELATIONSHIP TO
FIRST FLOOR

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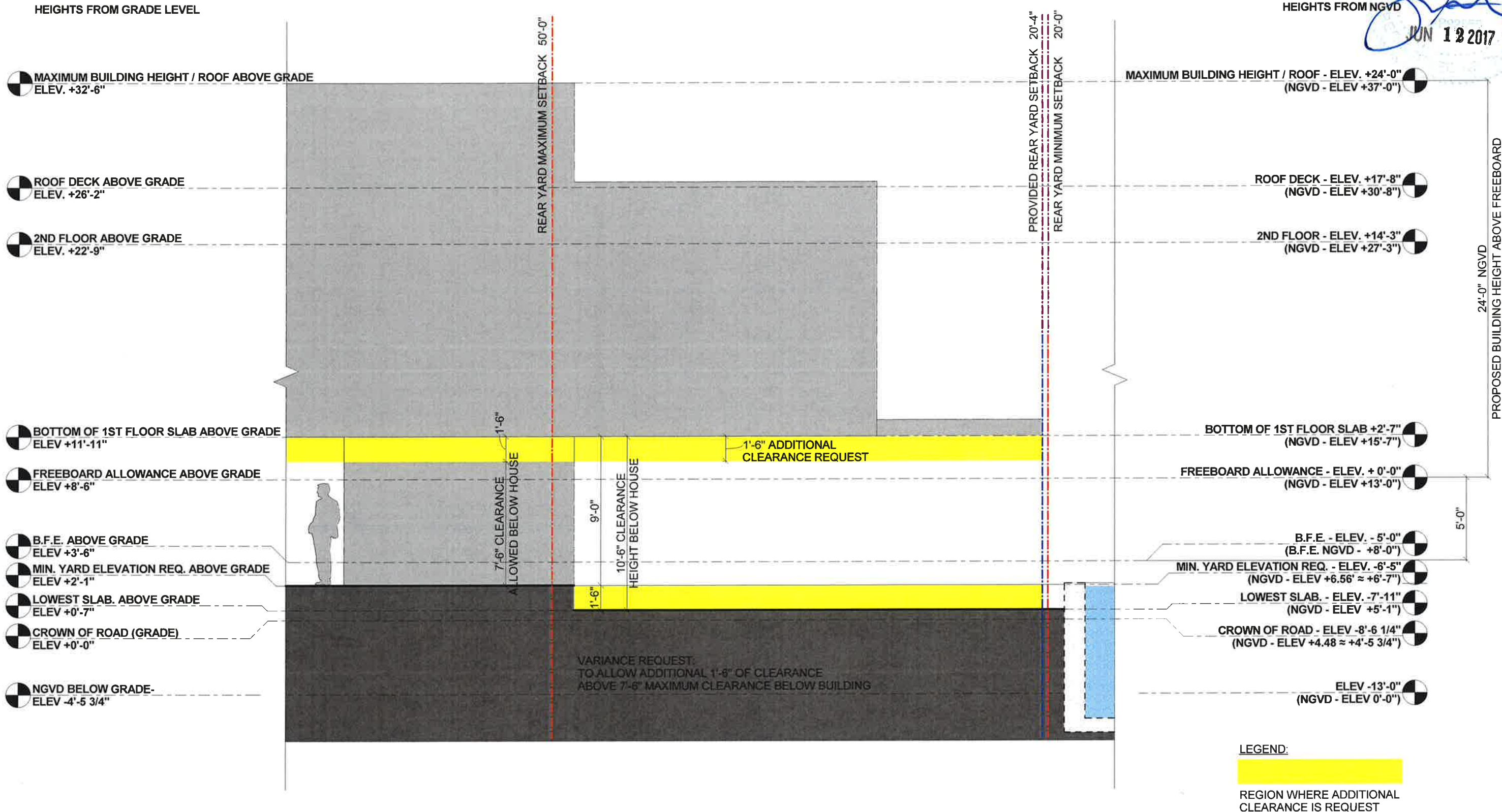
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PREVIOUSLY PROPOSED CLEARANCE
WAIVER DIAGRAM

3/8" = 1'-0"

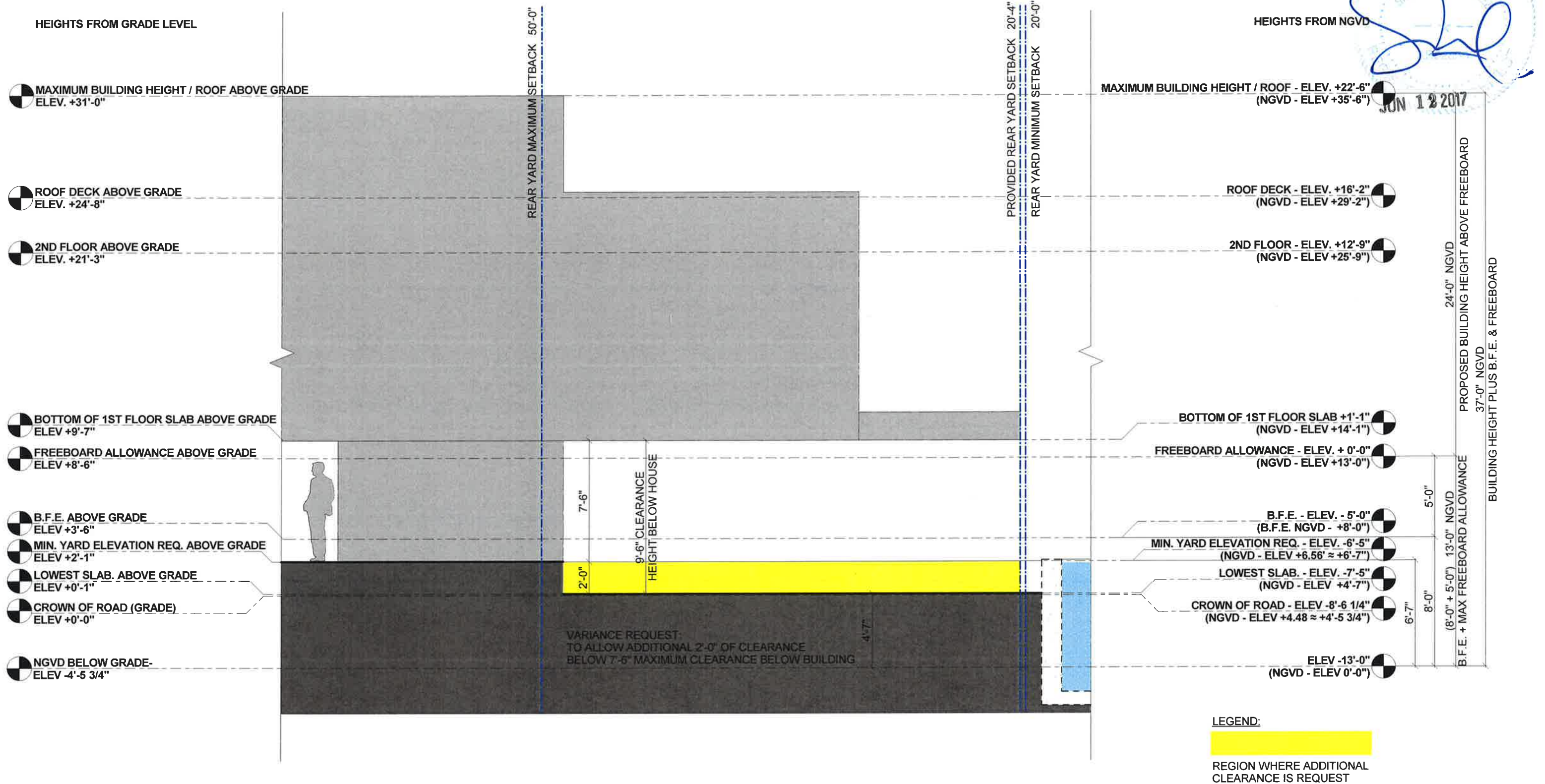
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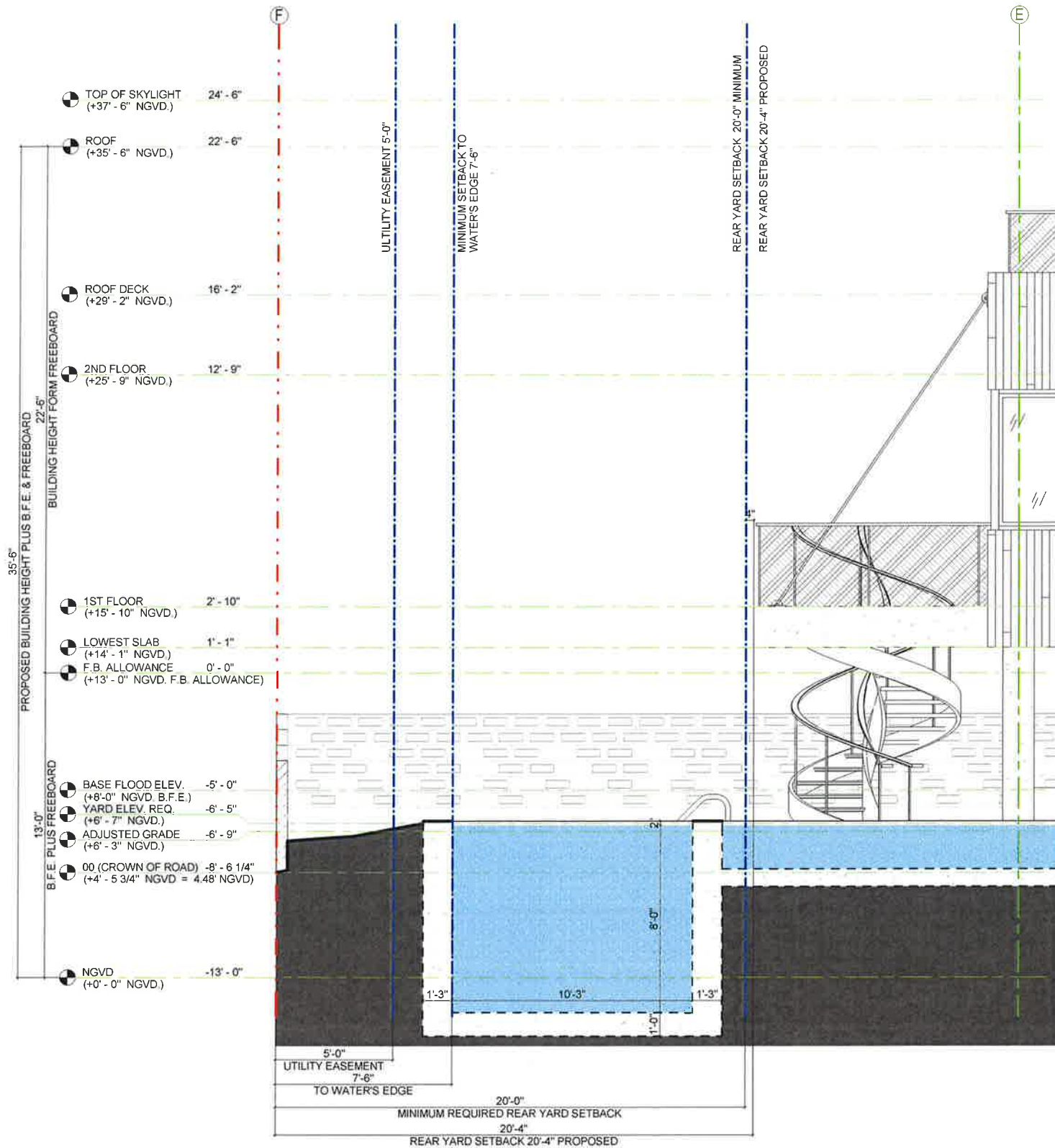


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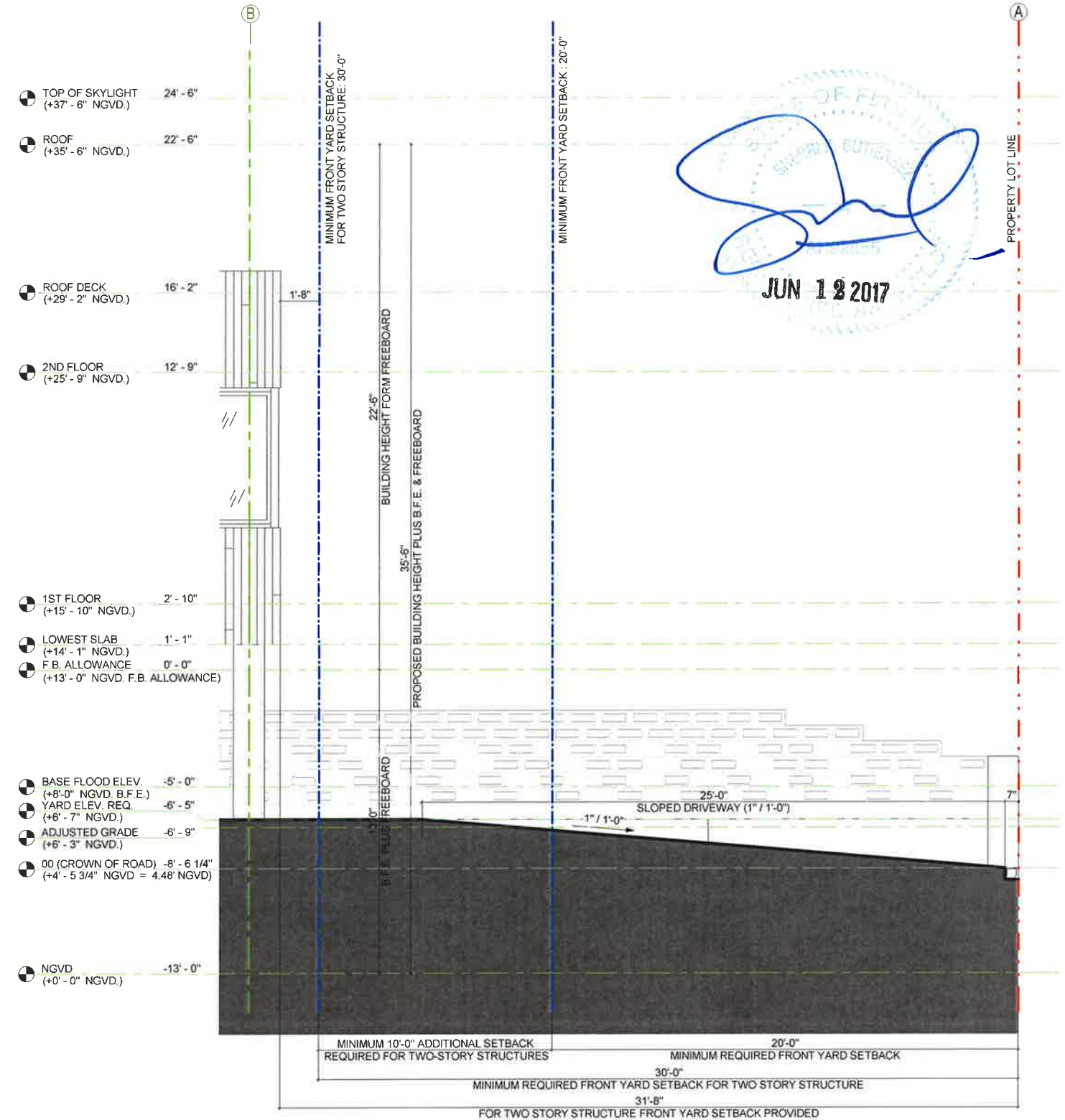
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NEWLY PROPOSED CLEARANCE WAIVER DIAGRAM

3/8" = 1'-0"



1 REAR YARD SECTION - SOUTH SIDE
3/8" = 1'-0"



2 FRONT YARD SECTION - NORTH SIDE
3/8" = 1'-0"

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

3/8" = 1'-0"

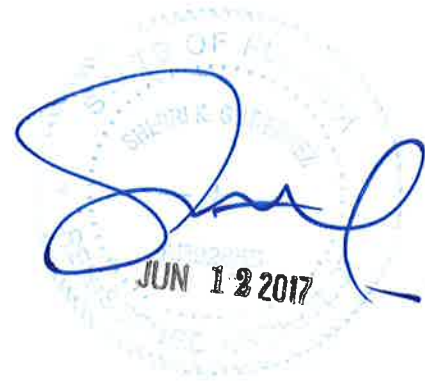
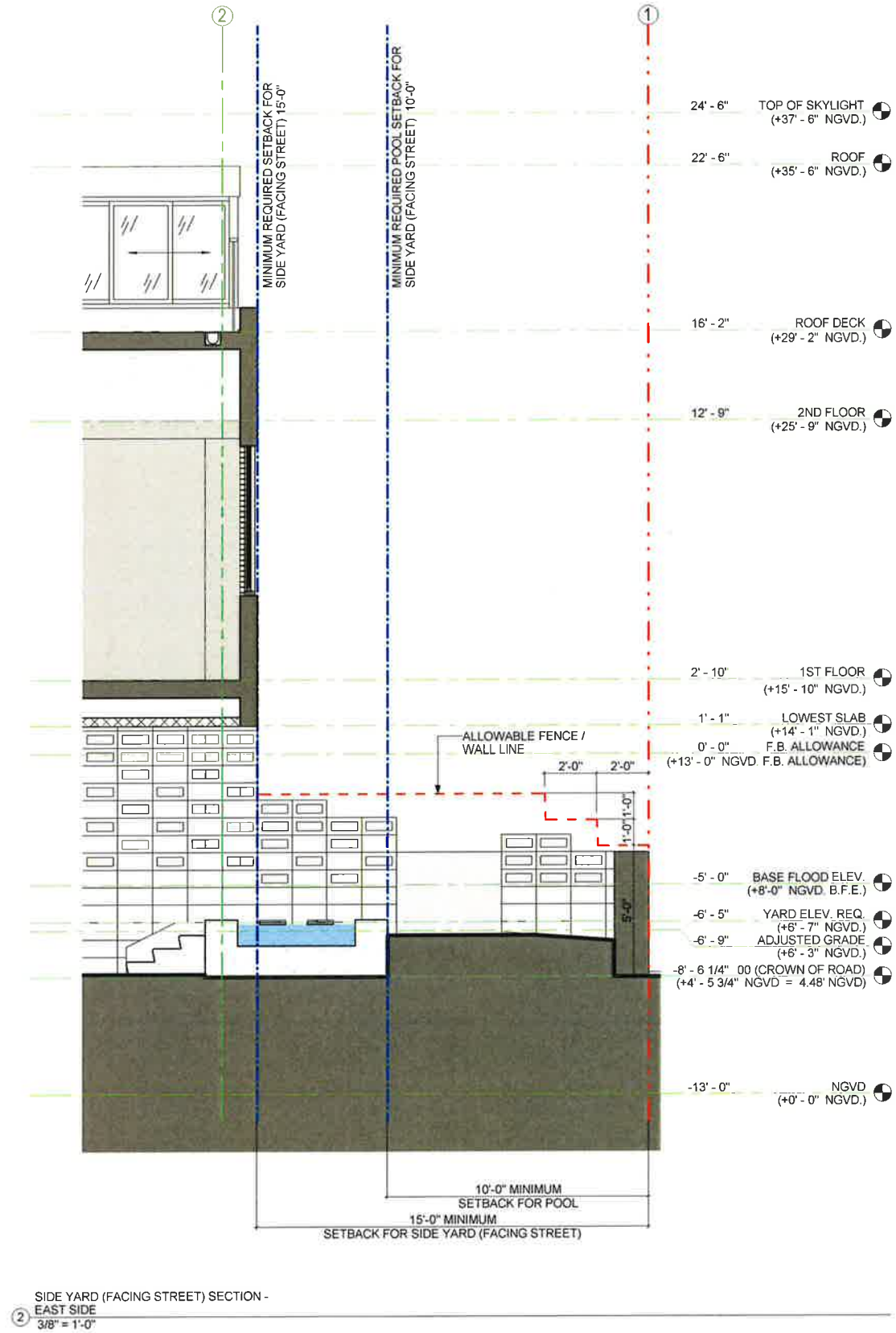
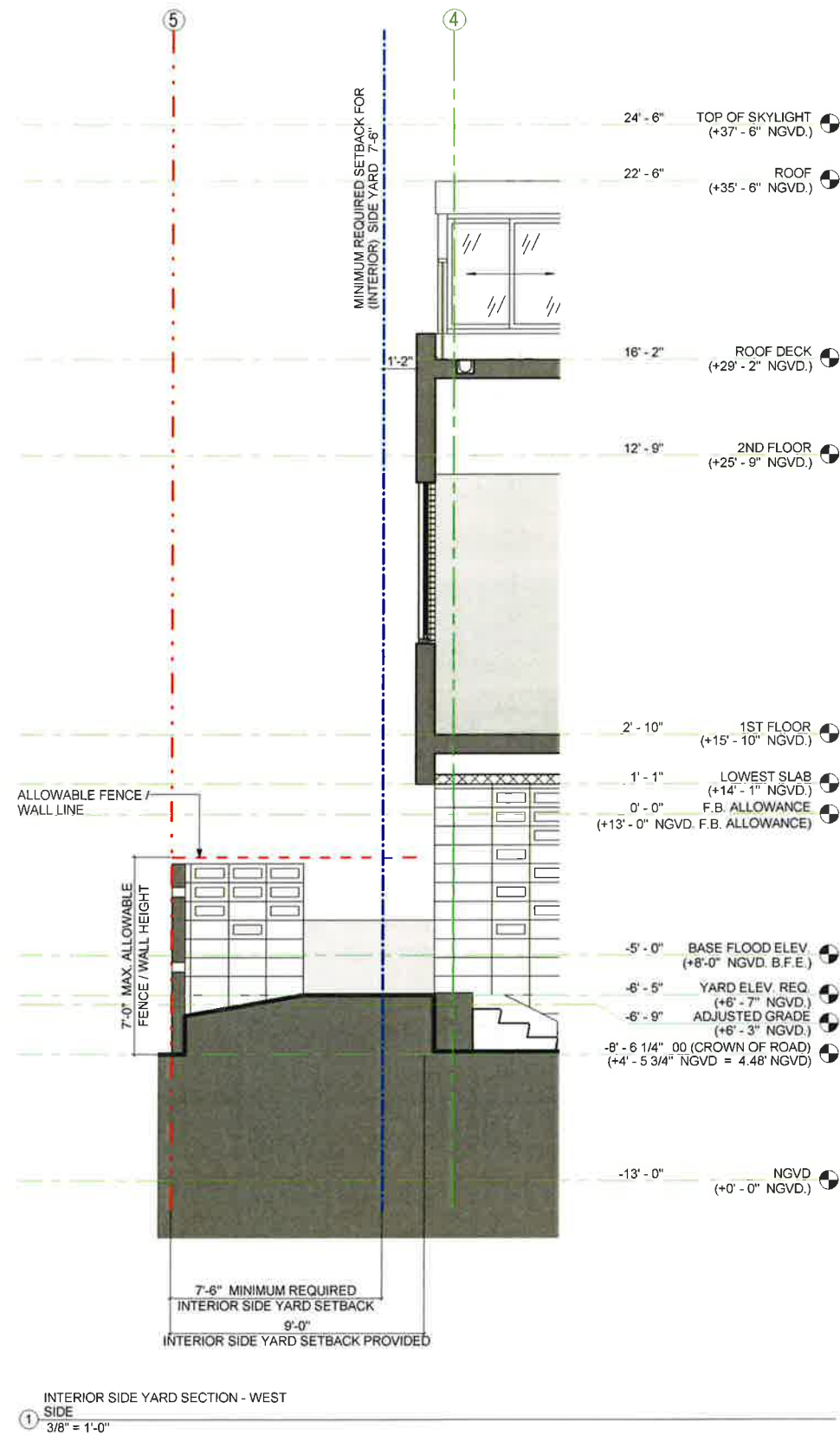
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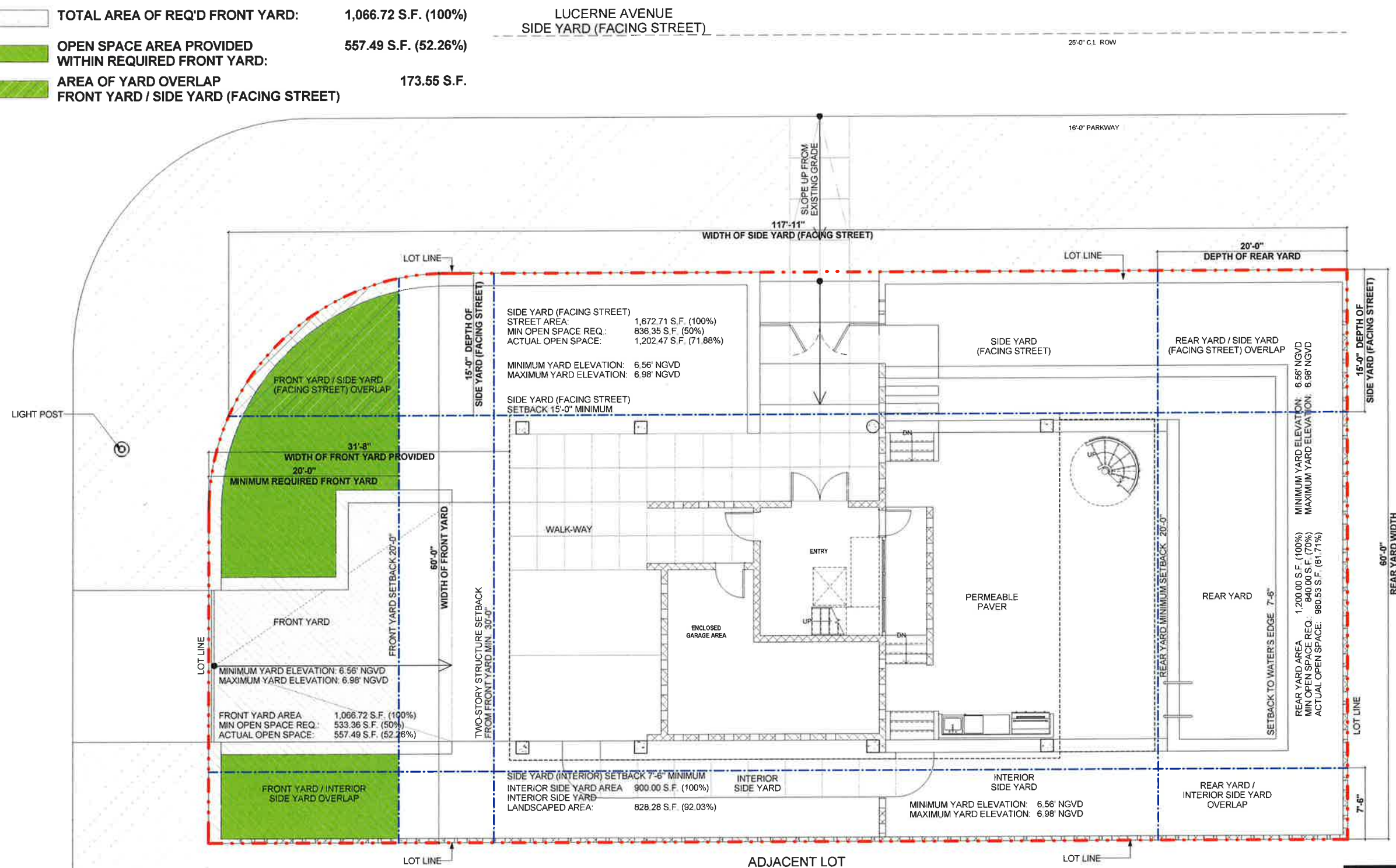
SHEET 30 OF 57





	TOTAL AREA OF REQ'D FRONT YARD:	1,066.72 S.F. (100%)
	OPEN SPACE AREA PROVIDED WITHIN REQUIRED FRONT YARD:	557.49 S.F. (52.26%)
	AREA OF YARD OVERLAP FRONT YARD / SIDE YARD (FACING STREET)	173.55 S.F.

22ND STREET
(FRONT YARD)



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**OPEN SPACE AREA CALCULATION -
FRONT YARD**

3/16" = 1'-0"

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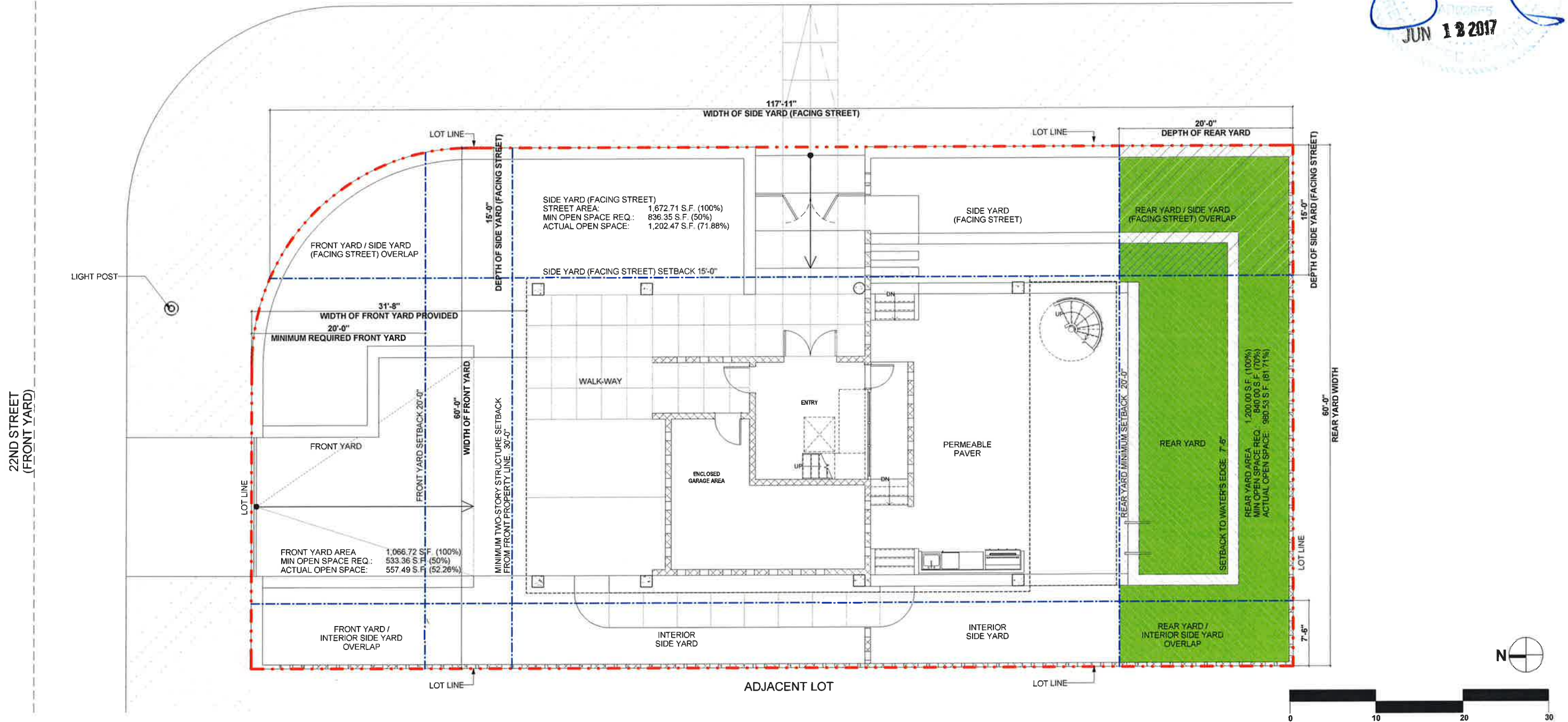
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	TOTAL AREA OF REQ'D REAR YARD:	1,200 S.F. (100%)
	OPEN SPACE AREA PROVIDED WITHIN REQUIRED REAR YARD:	980.53 S.F. (81.71%)
	AREA OF YARD OVERLAP REAR YARD / SIDE YARD (FACING STREET)	300 S.F.

LUCERNE AVENUE
SIDE YARD (FACING STREET)



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**OPEN SPACE AREA CALCULATION -
REAR YARD**

3/16" = 1'-0"

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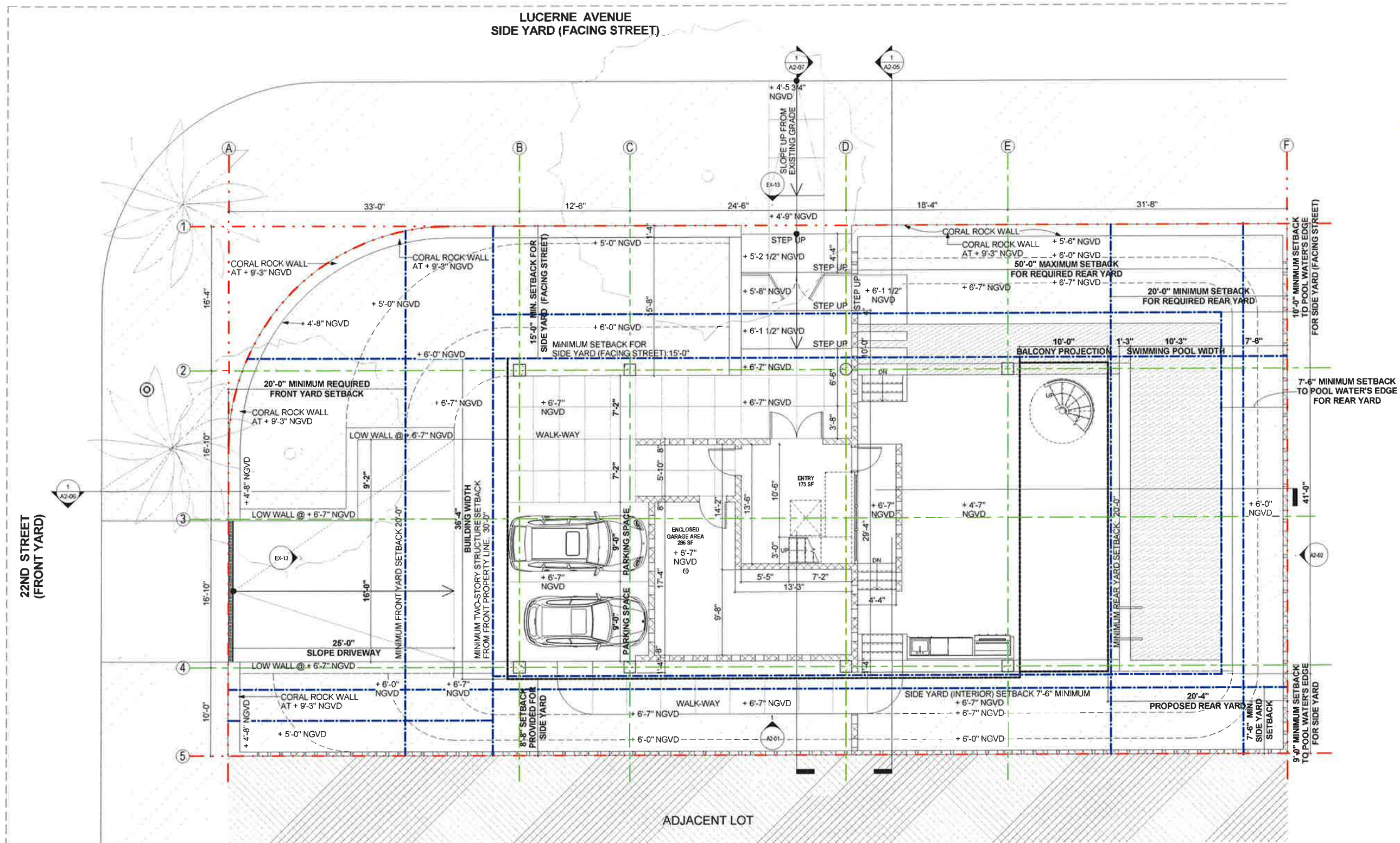
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**PROPOSED BUILDING - GROUND FLOOR
PLAN**

3/16" = 1'-0"

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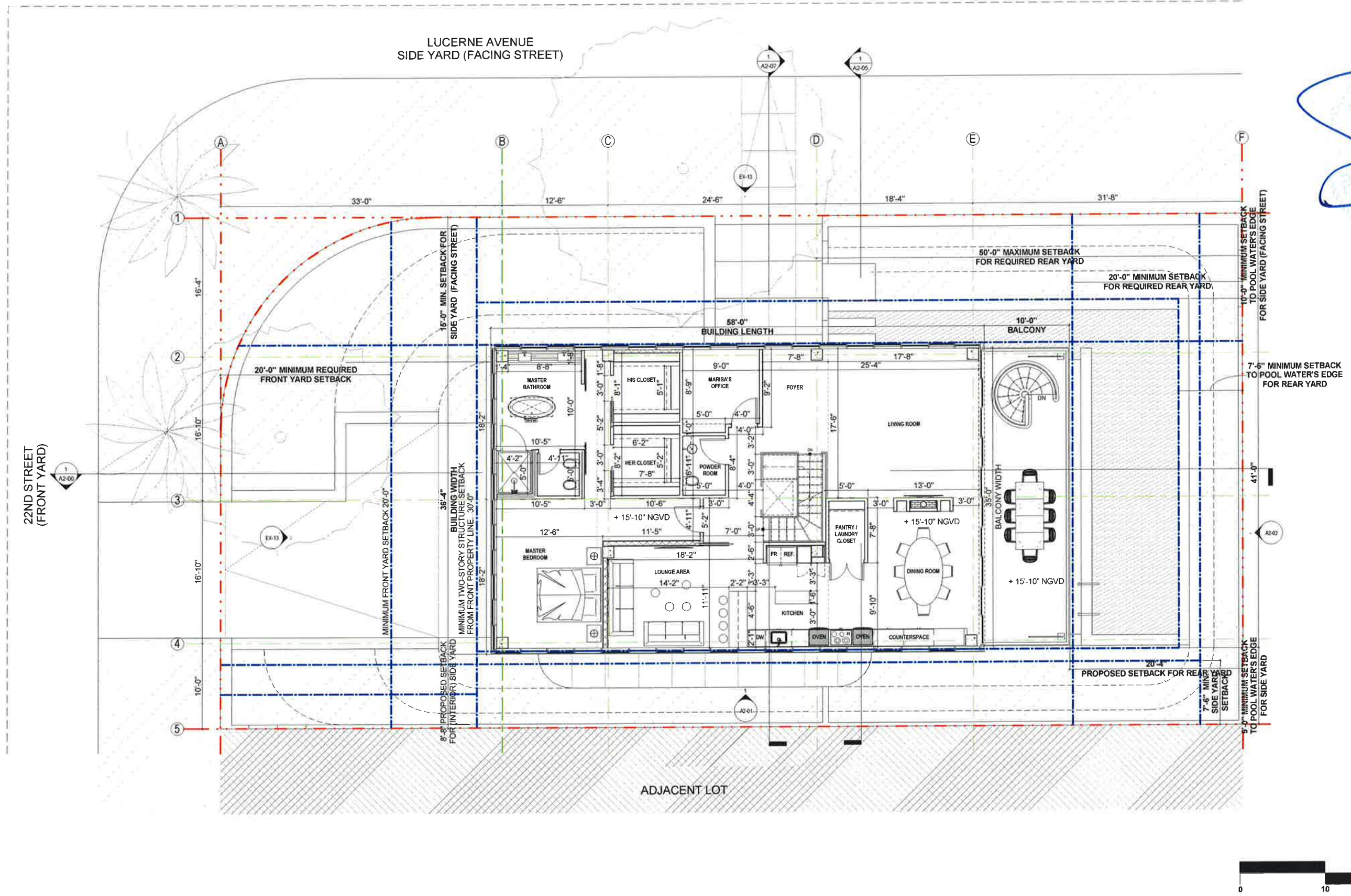
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PROPOSED BUILDING - FIRST FLOOR PLAN

3/16" = 1'-0"

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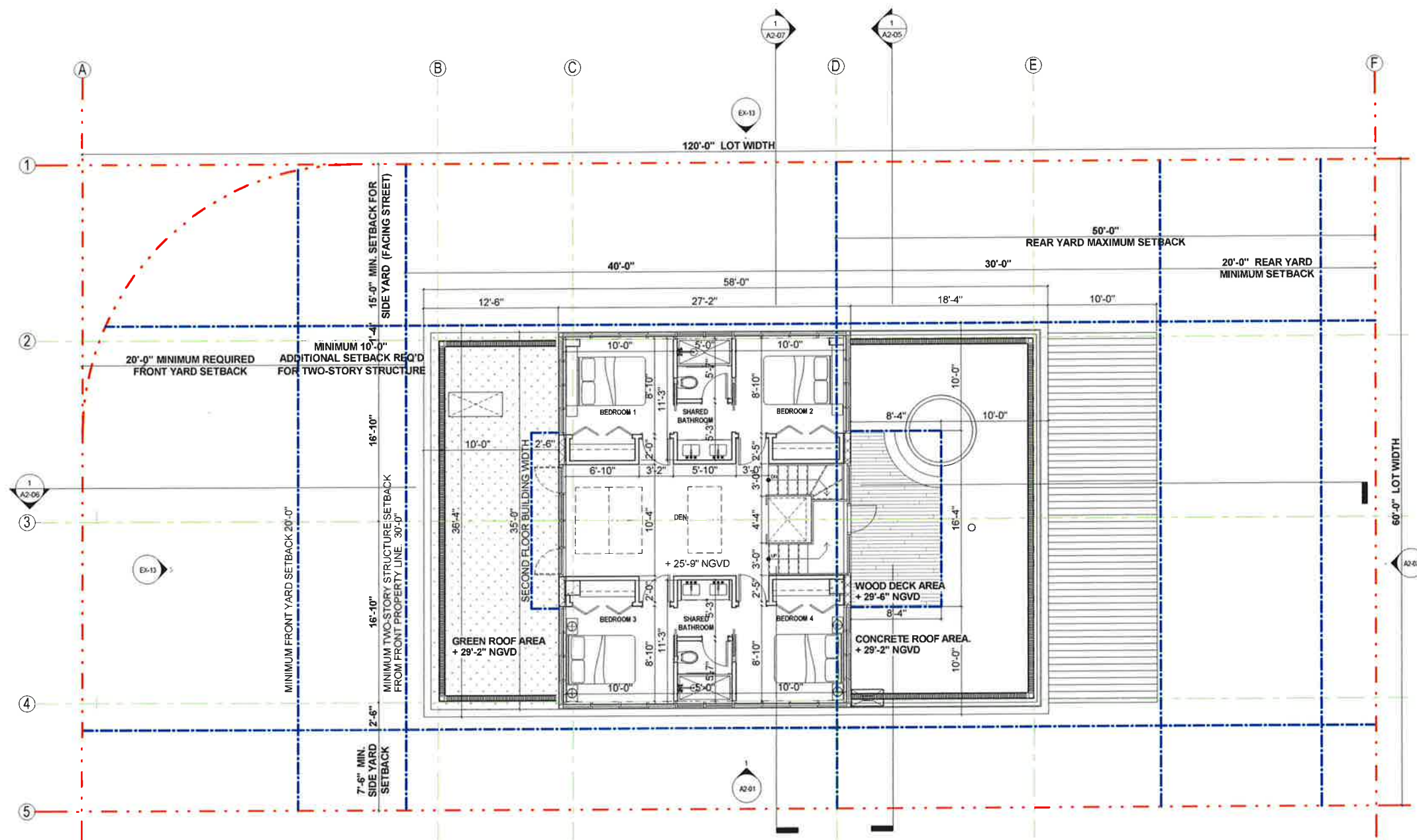
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**PROPOSED BUILDING - SECOND FLOOR
PLAN**

3/16" = 1'-0"

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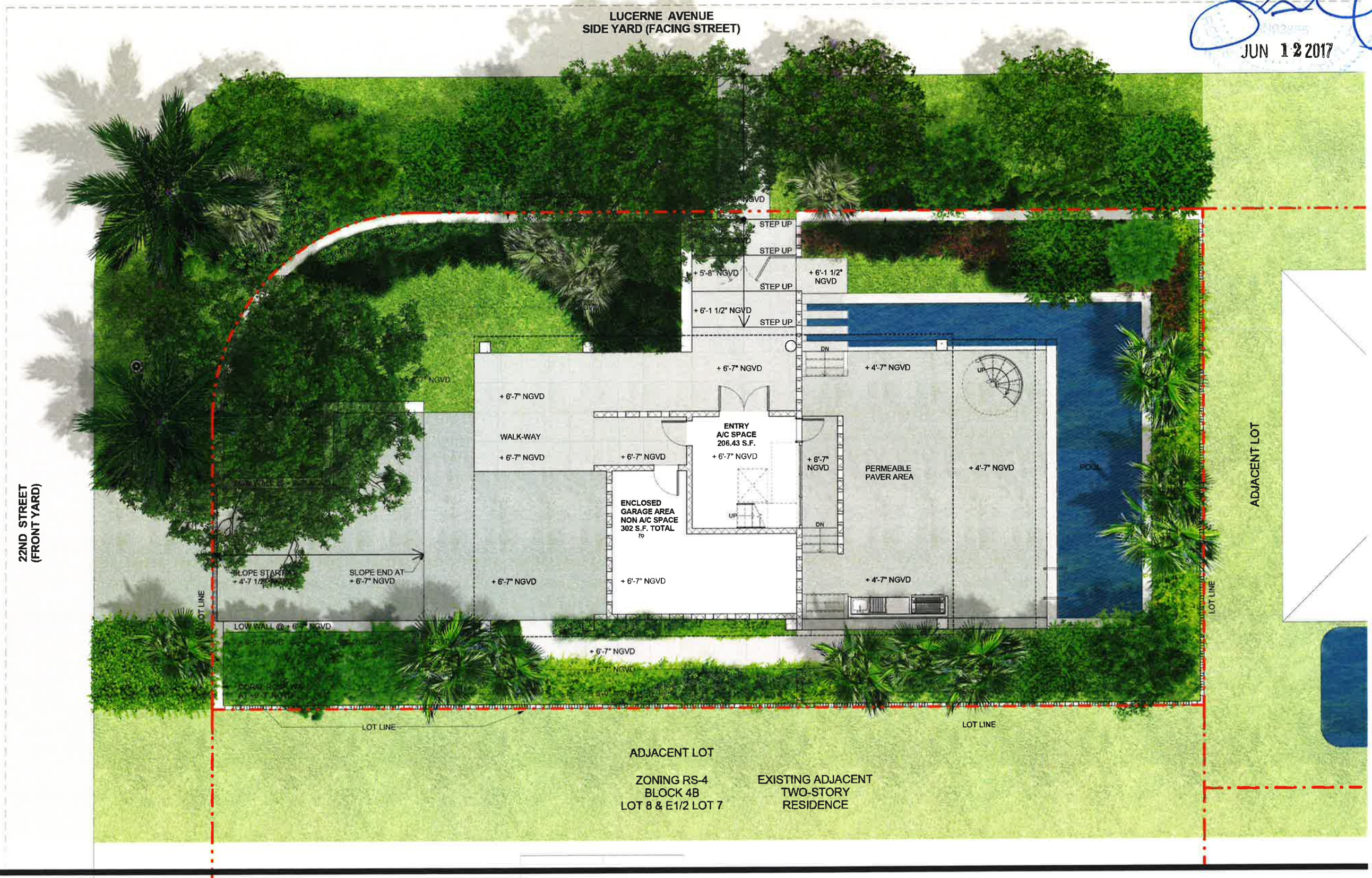
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LANDSCAPED PLAN - GROUND FLOOR

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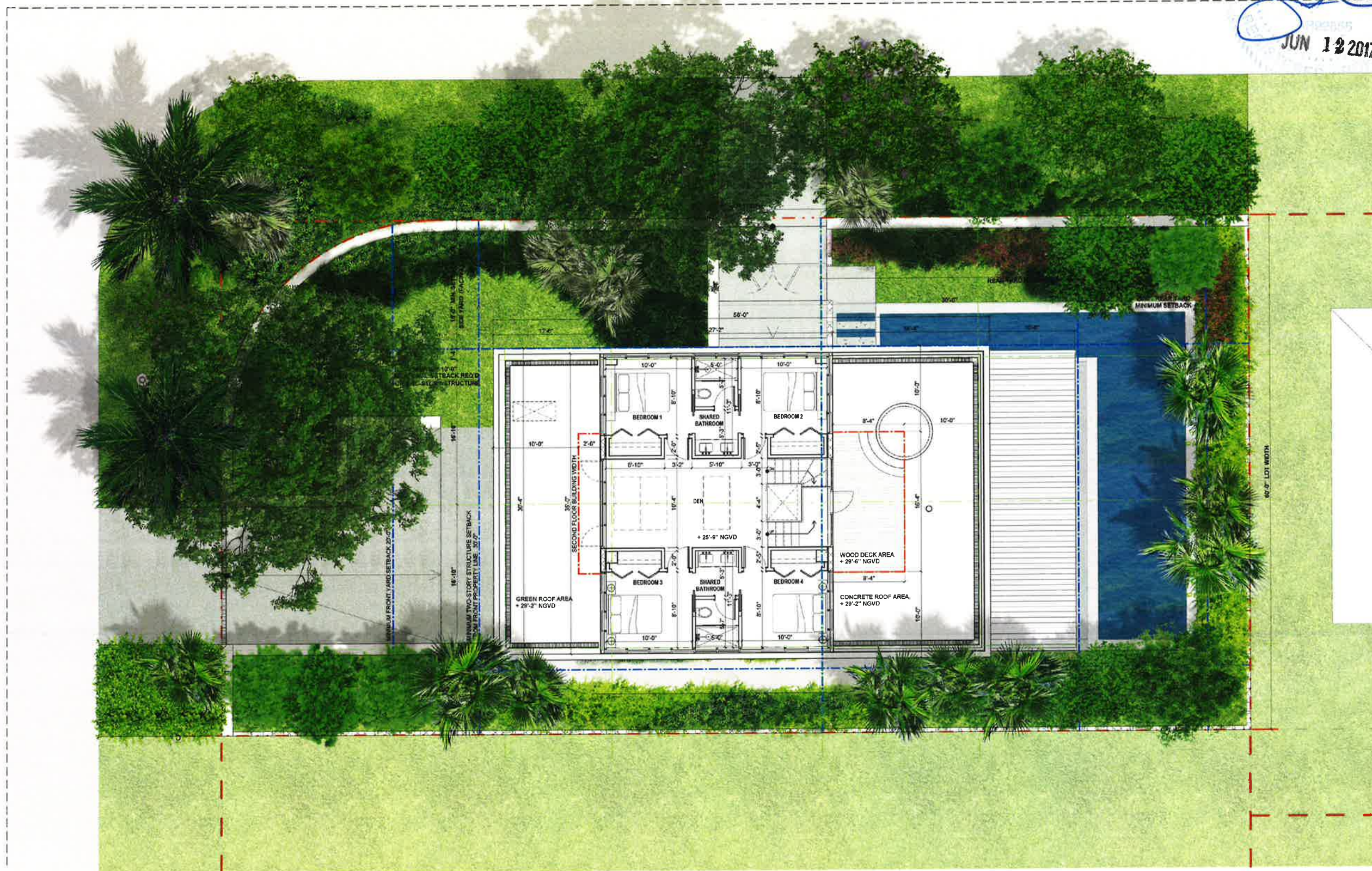
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LANDSCAPED PLAN - SECOND FLOOR

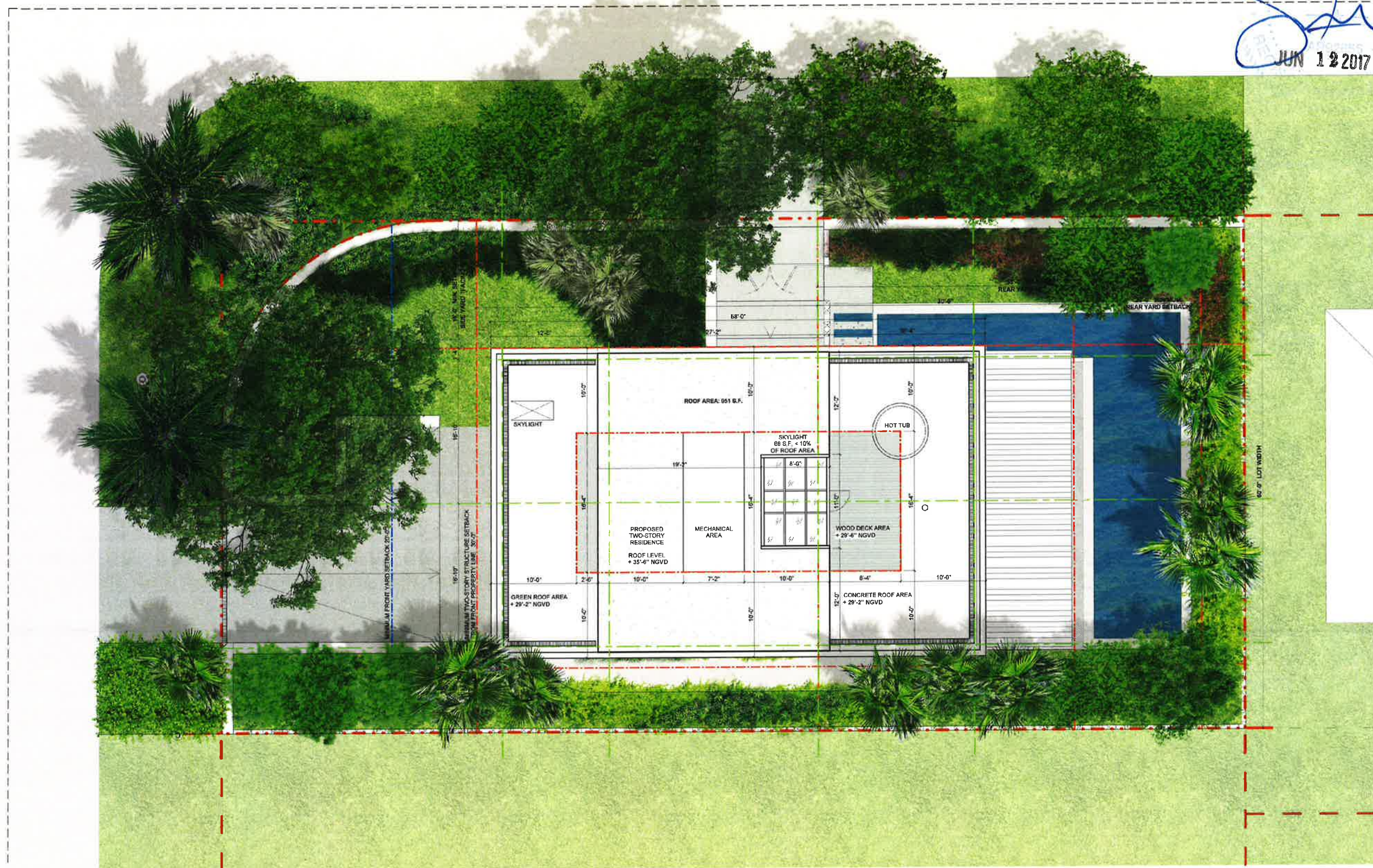
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**2120 LUCERNE AVENUE,
MIAMI BEACH, FL 33140**

LANDSCAPED PLAN - ROOF PLAN

DATE ISSUED: 06.12.2017
REVISION # 11
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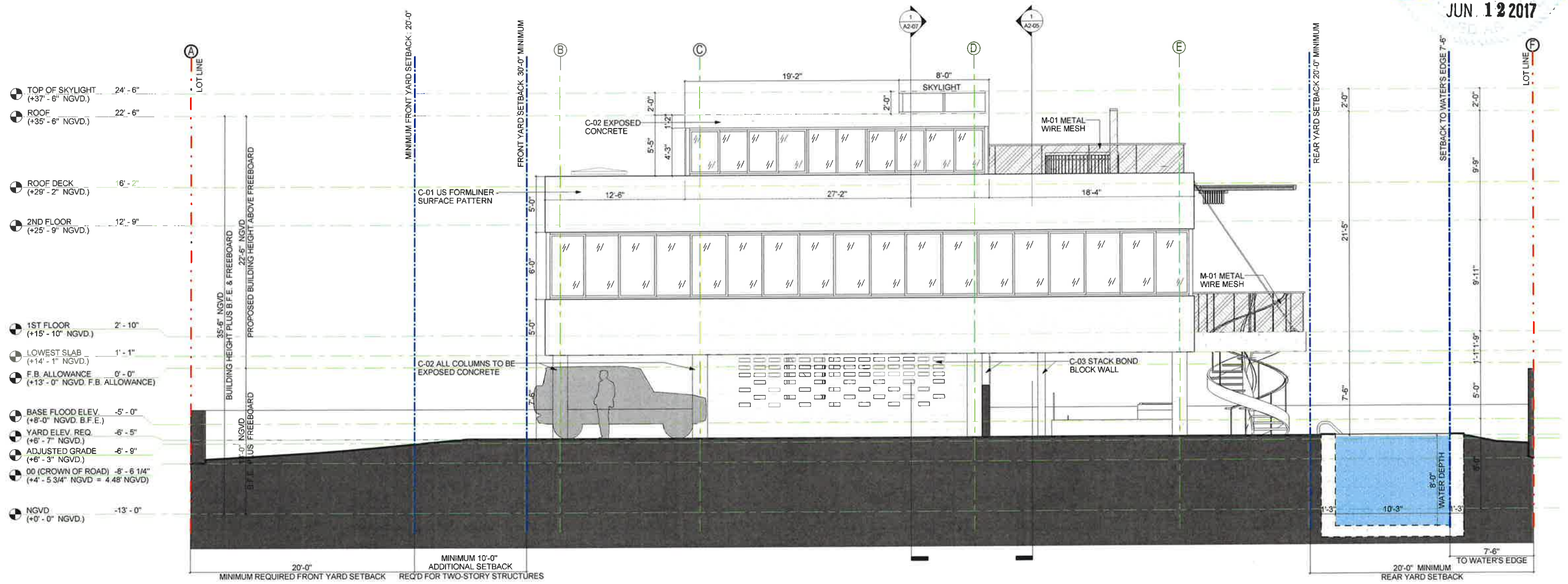
DRAWING #:

A1-07

SHEET 42 OF 57

[Signature]

JUN. 12 2017



BUILDING HEIGHT TO BE MEASURED FROM F.B. ALLOWANCE

ARQUITECTONICA

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DWYER RESIDENCE

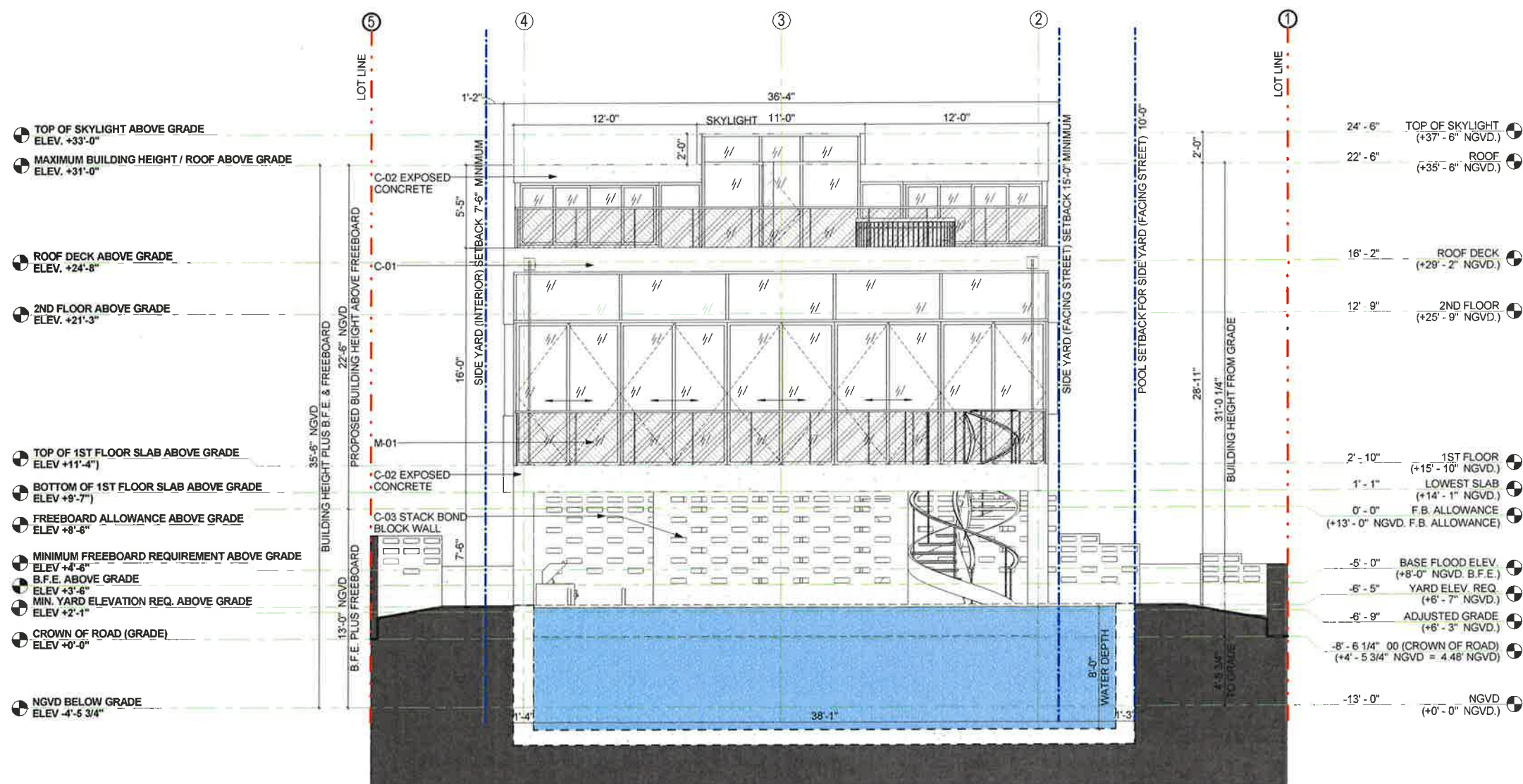
2120 LUCERNE AVENUE,
MIAMI BEACH, FL 33140

ELEVATION - WEST FACADE

1/4" = 1'-0"

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	SHEET 43 OF 57	

STATE OF FLORIDA
JUN 12 2017



BUILDING HEIGHT TO BE MEASURED
FROM F.B. ALLOWANCE



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ELEVATION - SOUTH FACADE

1/4" = 1'-0"

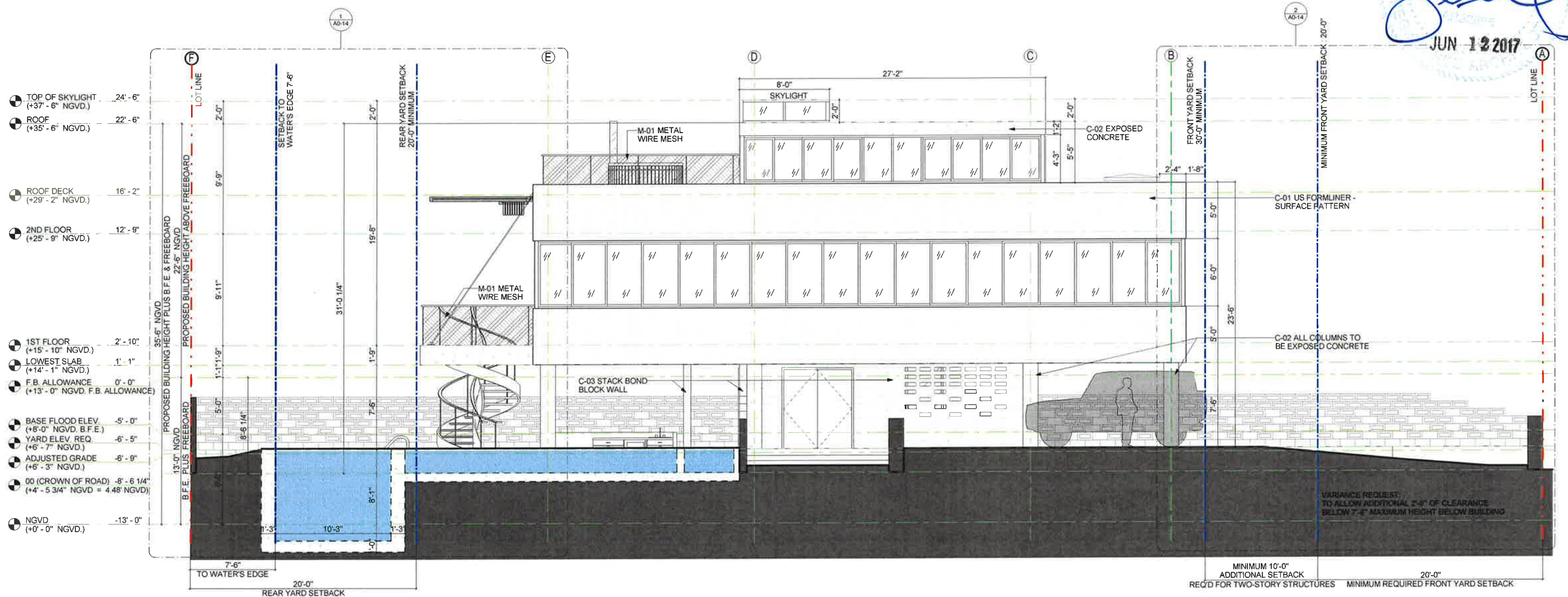
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A2-02

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

ELEVATION - EAST FACADE

1/4" = 1'-0"

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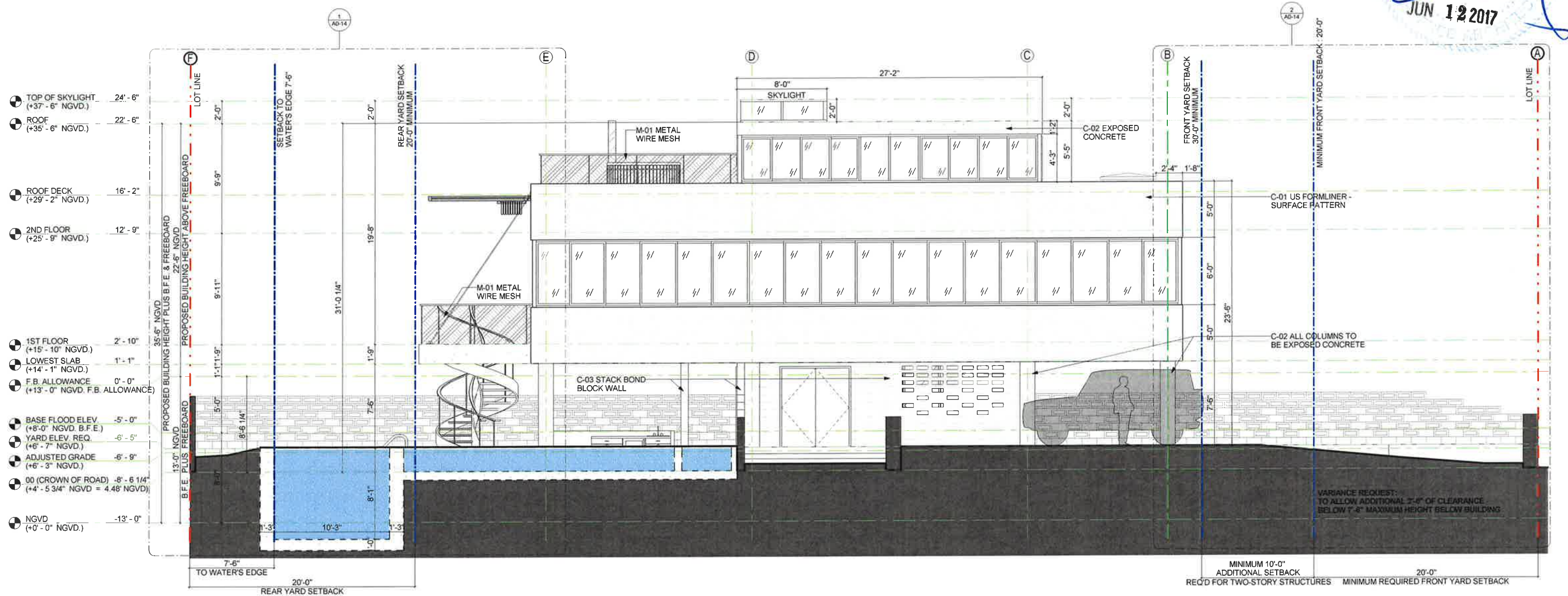
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DRAWING #:

A2-03

SHEET 45 OF 57

Signature
JUN 12 2017



BUILDING HEIGHT TO BE MEASURED FROM F.B. ALLOWANCE



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DWYER RESIDENCE

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MIAMI BEACH, FL 33140

ELEVATION - EAST FACADE

1/4" = 1'-0"

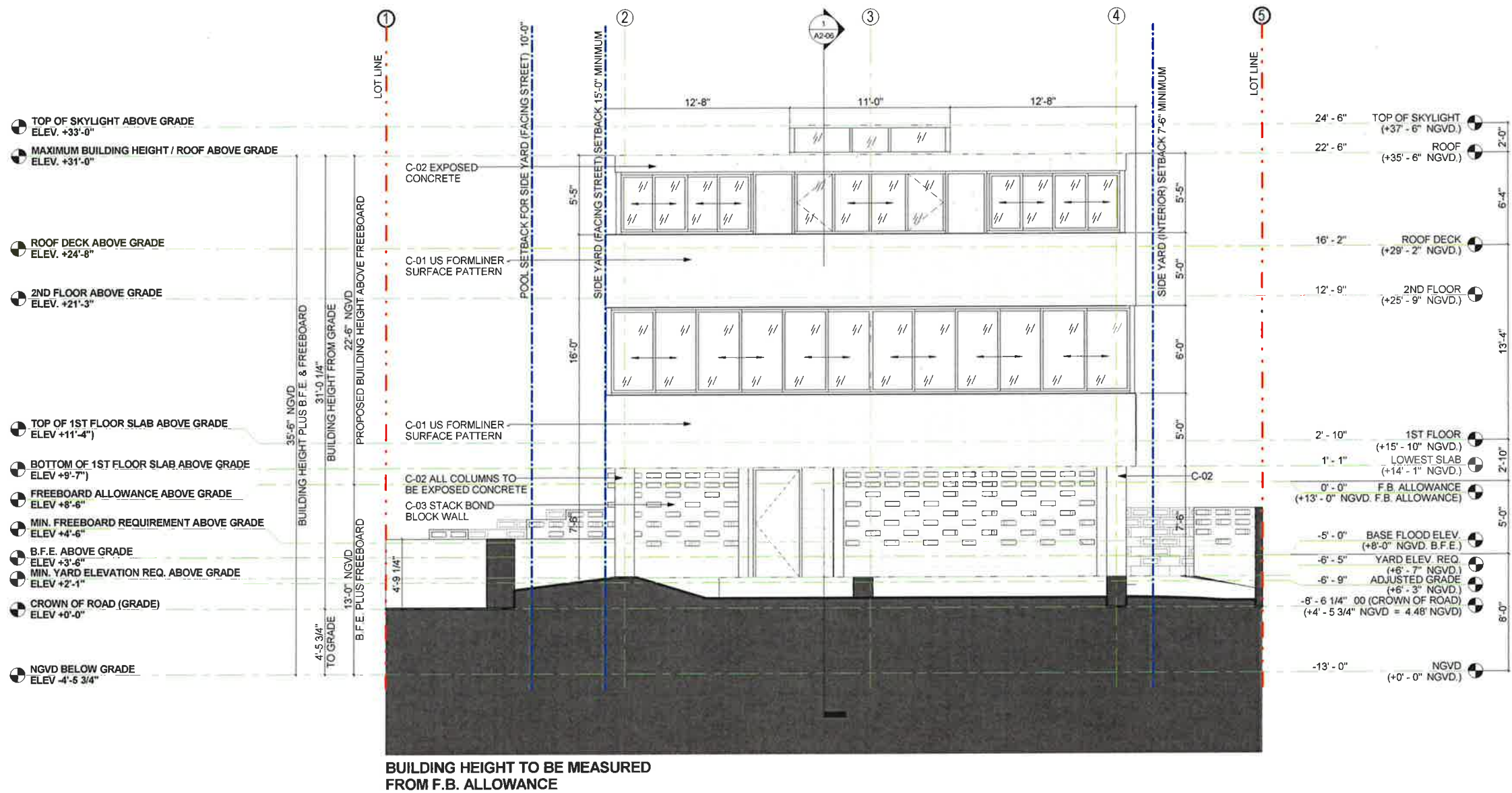
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DWYER RESIDENCE

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

ELEVATION - NORTH FACADE

1/4" = 1'-0"

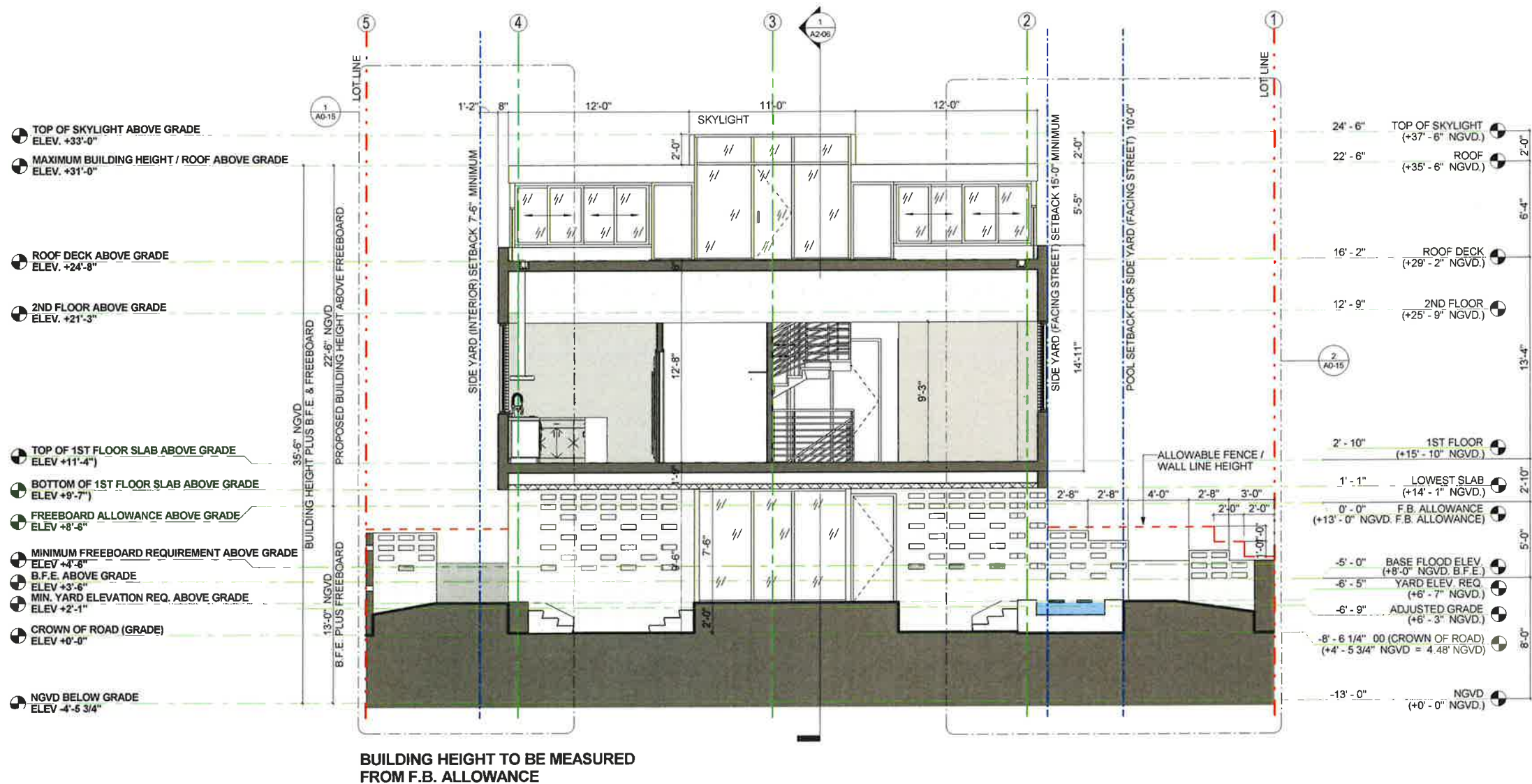
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A2-04

SHEET 46 OF 57



Seal
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DWYER RESIDENCE

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**SECTION - THROUGH LIVING / DINING
ROOM**

1/4" = 1'-0"

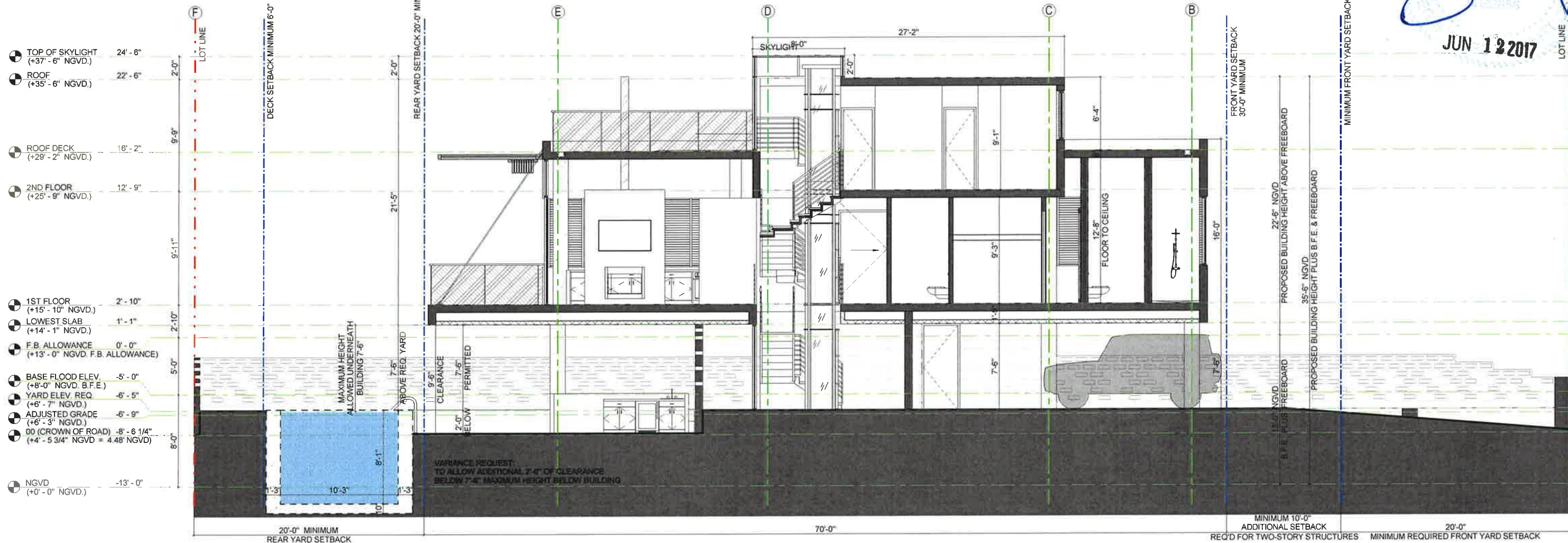
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SHEET 47 OF 57



JUN 12 2017

BUILDING HEIGHT TO BE MEASURED FROM F.B. ALLOWANCE



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DWYER RESIDENCE

2120 LUCERNE AVENUE,
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SECTION - NORTH TO SOUTH

1/4" = 1'-0"

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CONCRETE PATTERN - US FORMLINER
RECKLI-2-84-MISSOURI C-01



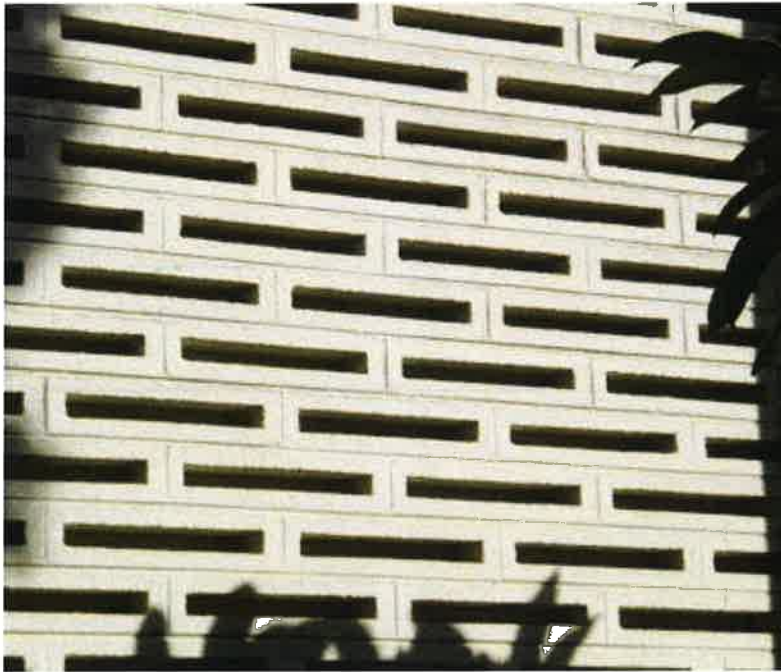
EXPOSED CONCRETE C-02



METAL WIRE MESH FOR ALL RAILINGS M-01



CONCRETE FOR COLUMNS
(DARKER SHADE OF GREY) W-01
LAMBOO FOR UNDERSIDE OF THE HOUSE



RUNNING BOND ARCHITECTURAL
BLOCK WALL REFERNECE C-03



SPRIAL STAIRCASE REFERENCE


JUN 12 2017

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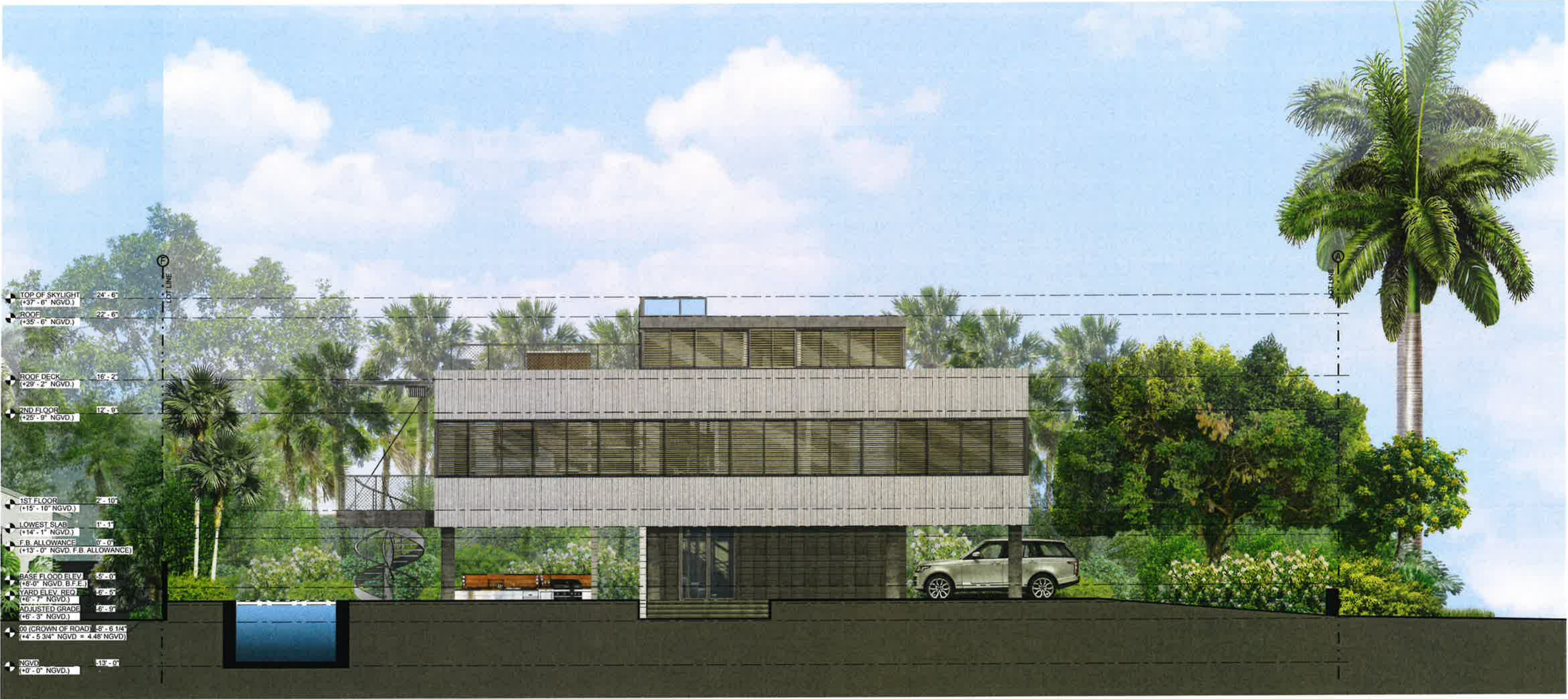
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06.12.2017	SHEET 50 OF 57	

STATE OF FLORIDA
COUNTY OF MIAMI
JUN 12 2017



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DWYER RESIDENCE

2120 LUCERNE AVENUE,
MIAMI BEACH, FL 33140

EAST FACADE COLORED ELEVATION

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SHEET 51 OF 57

[Signature]
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DWYER RESIDENCE

2120 LUCERNE AVENUE,
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EAST FACADE STREET VIEW

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DWYER RESIDENCE

2120 LUCERNE AVENUE,
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WEST FACADE COLORED ELEVATION

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SHEET 53 OF 57

STATE OF FLORIDA
SHERIFF & CLERK
JUN 12 2017
ARCHITECT
A192956



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DWYER RESIDENCE

2120 LUCERNE AVENUE,
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SOUTH FACADE COLORED ELEVATION

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SHEET 54 OF 57

STATE OF FLORIDA
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DWYER RESIDENCE

2120 LUCERNE AVENUE,
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NORTH FACADE COLORED ELEVATION

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STATE OF FLORIDA
REGISTERED ARCHITECT
JUN 12 2017



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DWYER RESIDENCE

2120 LUCERNE AVENUE,
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CONTEXT ELEVATION

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SHEET 56 OF 57

SEAL OF FLORIDA
STATE OF FLORIDA
JUL 10 2017
APPROVED
S. GUTENBERG



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DWYER RESIDENCE

2120 LUCERNE AVENUE,
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RENDERINGS WITH LANDSCAPING

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A2-15

SHEET 57 OF 57

**2120 Lucerne Avenue
City of Miami Beach
DRB Case 16-0082**

Support Letters

Supportive Neighbors in Relation to Subject Property



1. Donald M. Abrashoff
1649 W 22nd Street
2. Ron and Amira Simkins
1635 West 22nd Street
3. Nicolas Brocherie
2121 Lucerne Avenue
4. 1645 West 22nd Lane
5. Kenneth Naylor
1616 West 22 Street
6. Stephanie Oka Freed
2288 Sunset Drive
7. Gary Manheimer
1415 West 24th Street

Castro, Zaba S. (Assoc-MIA-LDZ-RE)

From: Murphy, James <JamesMurphy@miamibeachfl.gov>
Sent: Tuesday, May 30, 2017 8:12 AM
Cc: Boutsis, Eve; Mooney, Thomas; Nunez, Victor
Subject: FW: 2120 Lucerne Ave DRB Case 16-0082

Dear BCC'ed DRB members,
Please see letter of SUPPORT for 2120 Lucerne Avenue (DRB16-0082).
Best
JGM

MIAMIBEACH

James G. Murphy, *Chief of Urban Design*

PLANNING DEPARTMENT

1700 Convention Center Drive , Miami Beach , FL 33139

Tel: 305-673-7550 x6144 / Fax: 786-394-4781 / www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: Mike Abrashoff [<mailto:mike@mikeabrashoff.com>]
Sent: Sunday, May 28, 2017 5:05 PM
To: Murphy, James
Cc: Patrick Dwyer
Subject: 2120 Lucerne Ave DRB Case 16-0082

Dear Mr Murphy--I am a homeowner on Sunset 4 and reside four houses away from the proposed home of Mr Patrick Dwyer. I support his request for a variance for the building of his home.

Respectfully, Donald M Abrashoff
1649 W 22nd St
Miami Beach FL 33140

703-967-5900

Date

To:

JamesMurphy@miamibeachfl.gov

James G. Murphy, *Chief of Urban Design*

PLANNING DEPARTMENT

1700 Convention Center Drive , Miami Beach , FL 33139

Tel: [305-673-7550](tel:305-673-7550) x6144 / Fax: [786-394-4781](tel:786-394-4781) / www.miamibeachfl.gov

From:

Ron B Amira Simkins

Re: DRB16-0082 (2120 Lucerne Avenue)

Dear Mr Murphy:

I am a neighbor of Patrick Dwyer and I am support of him building this home.

I reside at:

1635 west 22nd street
Miami Beach, FL 33140

Sincerely,



P.S. I have reviewed the plan and feel his
plans should be approved 100%

Date

To:

JamesMurphy@miamibeachfl.gov

James G. Murphy, *Chief of Urban Design*

PLANNING DEPARTMENT

1700 Convention Center Drive , Miami Beach , FL 33139

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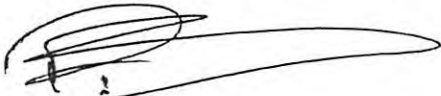
From:

Re: DRB16-0082 (2120 Lucerne Avenue)

Dear Mr Murphy:

I am a neighbor of Patrick Dwyer and I am support of him building this home.

I reside at: 2121 Lucerne Av



Sincerely,

NICOLAS BROCHERIE

Date

To:

JamesMurphy@miamibeachfl.gov

James G. Murphy, *Chief of Urban Design*

PLANNING DEPARTMENT

1700 Convention Center Drive , Miami Beach , FL 33139

Tel: 305-673-7550 x6144 / Fax: 786-394-4781 / www.miamibeachfl.gov

From:

Re: DRB16-0082 (2120 Lucerne Avenue)

Dear Mr Murphy:

I am a neighbor of Patrick Dwyer and I am support of him building this home.

I reside at:

1645 W 22th lane

Sincerely,

Jaen'te Murphy

May 28, 2017

To:

JamesMurphy@miamibeachfl.gov

James G. Murphy, Chief of Urban Design

PLANNING DEPARTMENT

1700 Convention Center Drive , Miami Beach , FL 33139

Tel: 305-673-7550 x6144 / Fax: 786-394-4781 / www.miamibeachfl.gov

From:

Kenneth Naylor

1616 22 ST

Miami Beach, FL 33140

Re: DRB16-0082 (2120 Lucerne Avenue)

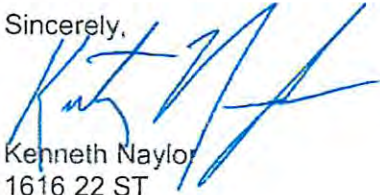
Dear Mr. Murphy:

I am the adjoining neighbor to 2120 Lucerne Avenue. As the most directly impacted neighbor (I share 120' of property line, more than any other neighbor), I am writing in support of the Dwyer family's DRB application.

I support the Dwyer family's proposed two living floors, particularly in contrast to the Staff recommendation of "the program benefits of a single living floor [which] would include an increase of up to 50% lot coverage and greater ceiling height." Respectfully, I must point out that staff's suggested structure – a single story which would allow 18' ceilings (at a starting elevation above freeboard), a smaller front setback, and 50% lot coverage under the code -- would have far more visual impact on this small corner lot than Dwyer's proposed home. To put that in perspective, under the Dwyer family's current proposal, I would not see his new home when I walk out my front door and look to the right from my front porch, because the front his two story home would be in line with the front of my two story home. Under the staff's suggested single story design, the house could protrude 10' beyond my front door, at significant height (18' ceilings + 8' freeboard). Staff's redesign would have the unintended consequence of creating a two story volume within the front setback area reserved for one story homes. The Dwyer family's proposed home is only 6' taller than 18' allowed for single story structures under the code, and in contrast to the 50% lot coverage (3000 SF+) of the single story redesign, that 6' taller section occupies a MUCH more modest footprint (less than 1000 SF upstairs).

I also support the proposed variance because the design is within height restrictions. Rather than increasing the allowable height of the house, the requested variance simply trades taller interiors within the home for a more functional area underneath the home. That seems like a sensible design to address the new reality of rising sea levels.

Sincerely,



Kenneth Naylor
1616 22 ST

Castro, Zaba S. (Assoc-MIA-LDZ-RE)

From: Murphy, James <JamesMurphy@miamibeachfl.gov>
Sent: Friday, June 02, 2017 2:58 PM
To: Gonzalez, Alfredo J. (Shld-Mia-LDZ-RE)
Subject: FW: 2120 Lucerne Avenue - DRB16-0082

MIAMIBEACH

James G. Murphy, *Chief of Urban Design*

PLANNING DEPARTMENT

1700 Convention Center Drive , Miami Beach , FL 33139

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From: Stephanie Oka Freed [<mailto:nutdish@aol.com>]
Sent: Tuesday, May 30, 2017 1:57 PM
To: Murphy, James
Subject: 2120 Lucerne Avenue - DRB16-0082

Dear Mr. Murphy,

I am a homeowner @ 2288 Sunset Drive, Sunset Island #3.

I have lived in this home for almost 40 years.

I am a native of this amazing city.

I have witnessed many changes, good and not so good, on Miami Beach.

The proposed home re the above is one of the "good" changes.

This is a smartly designed home for now and the future of this City.

We are seeing global warming take effect on all coastal cities around the world including our own.

We have been enduring the construction of a giant pump right on Sunset Drive to help with the flooding especially during king tides.

This new home design represents the wake up call we all need if we want to continue to reside, work and retire on Miami Beach.

I respectfully request that the DRB allows this home to be built in our neighborhood.

Thank you for your time and consideration.

Sincerely,
Stephanie Oka freed
2288 Sunset Drive
Miami Beach, FL 33140

May 30th, 2017

To:

JamesMurphy@miamibeachfl.gov

James G. Murphy, *Chief of Urban Design*

PLANNING DEPARTMENT

1700 Convention Center Drive , Miami Beach , FL 33139

Tel: 305-673-7550 x6144 / Fax: 786-394-4781 / www.miamibeachfl.gov

From:

Gary Manheimer

1415 W 24th Street

Miami Beach, FL 33140

Re: DRB16-0082 (2120 Lucerne Avenue)

Dear Mr Murphy:

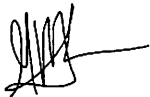
I am a neighbor of Patrick Dwyer and I am in support of him building his home.

I reside at:

1415 W 24th Street, Sunset Island III

Miami Beach, FL 33140

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Manheimer', with a horizontal line extending to the right.

Gary Manheimer



DWYER RESIDENCE

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

SURROUNDING HOMES - CONTEXT PLAN

DATE ISSUED: 06.12.2017
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DWYER RESIDENCE

2120 LUCERNE AVENUE,
MIAMI BEACH, FL 33140

EAST FACADE COLORED ELEVATION

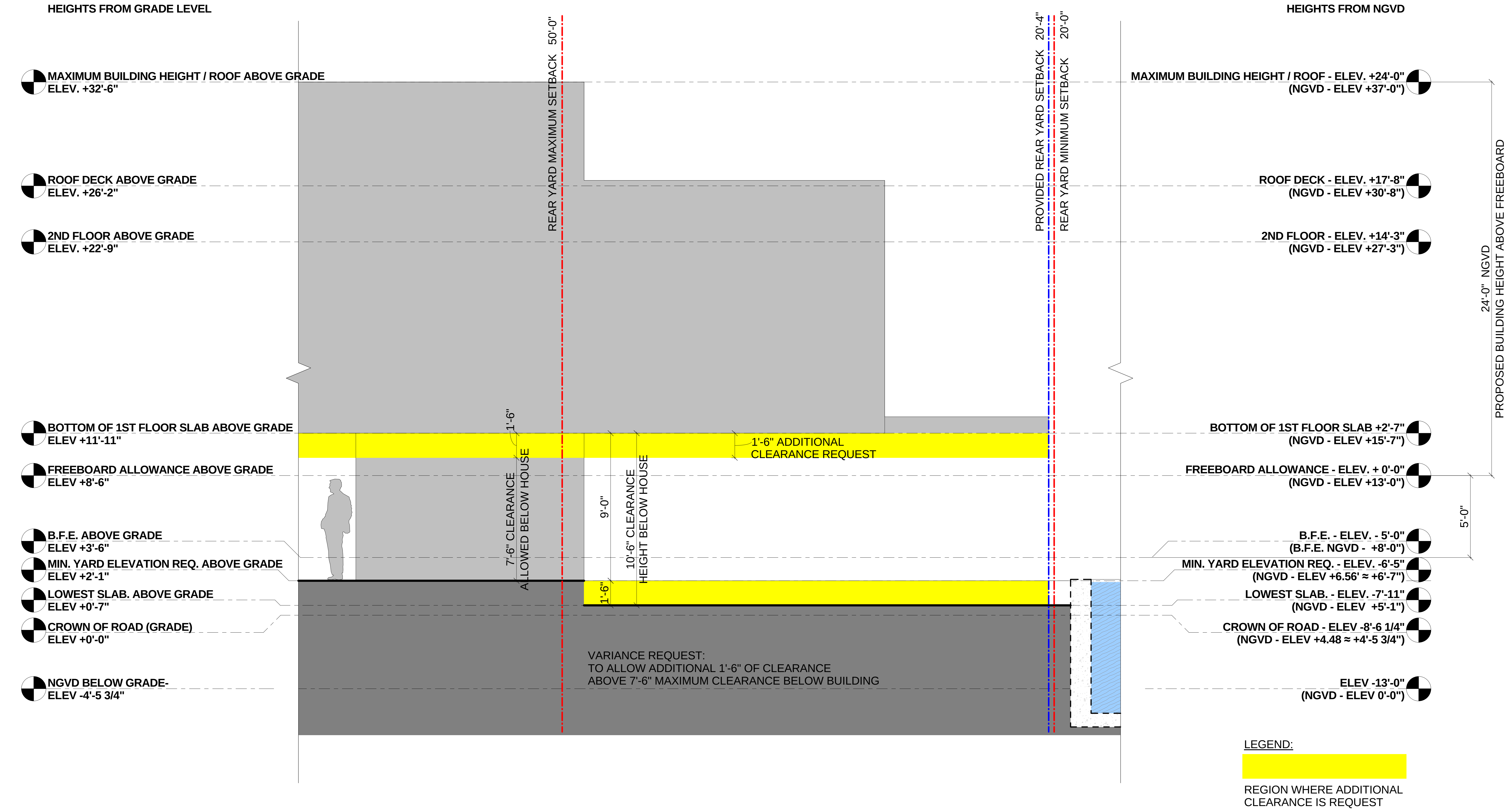
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A2-09

SHEET 51 OF 57



DWYER RESIDENCE

2120 LUCERNE AVENUE,
MIAMI BEACH, FL 33140

PREVIOUSLY PROPOSED CLEARANCE WAIVER DIAGRAM

3/8" = 1'-0"

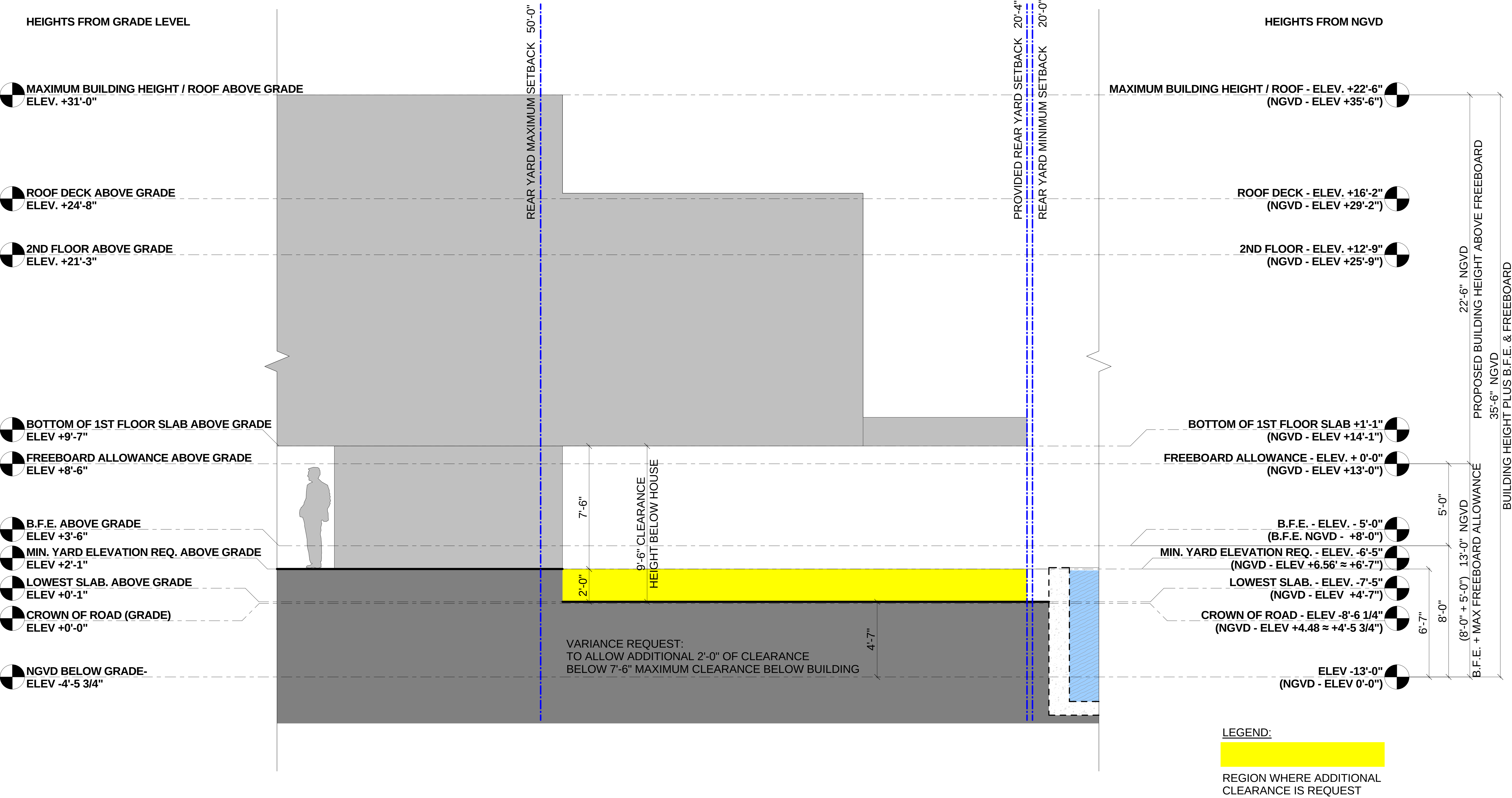
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A0-13A

SHEET 28 OF 57



DWYER RESIDENCE

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

**NEWLY PROPOSED CLEARANCE WAIVER
DIAGRAM**

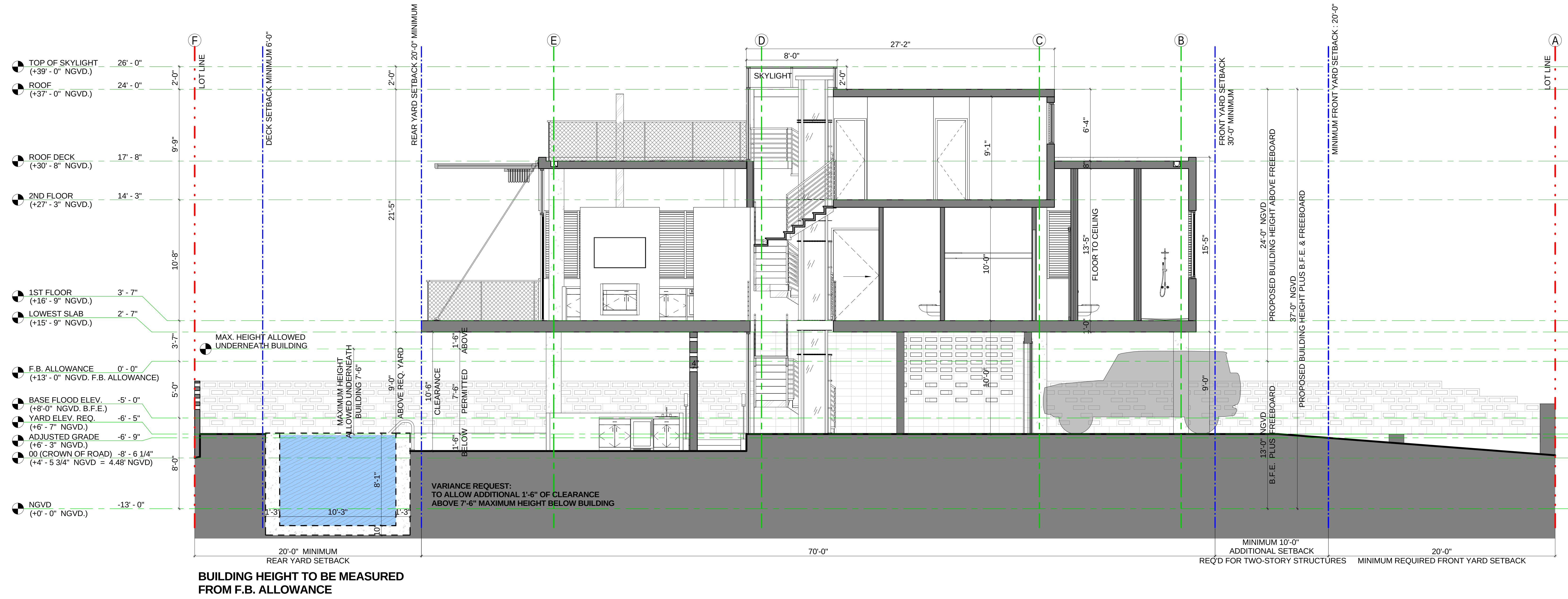
3/8" = 1'-0"

DATE ISSUED: 07.05.2017
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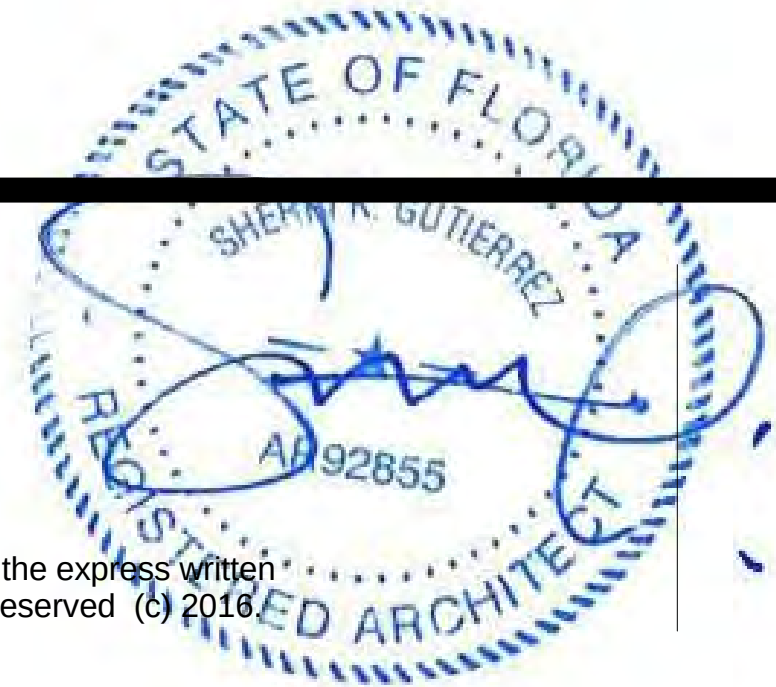
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PREVIOUSLY PROPOSED SECTION - NORTH TO SOUTH

1/4" = 1'-0"



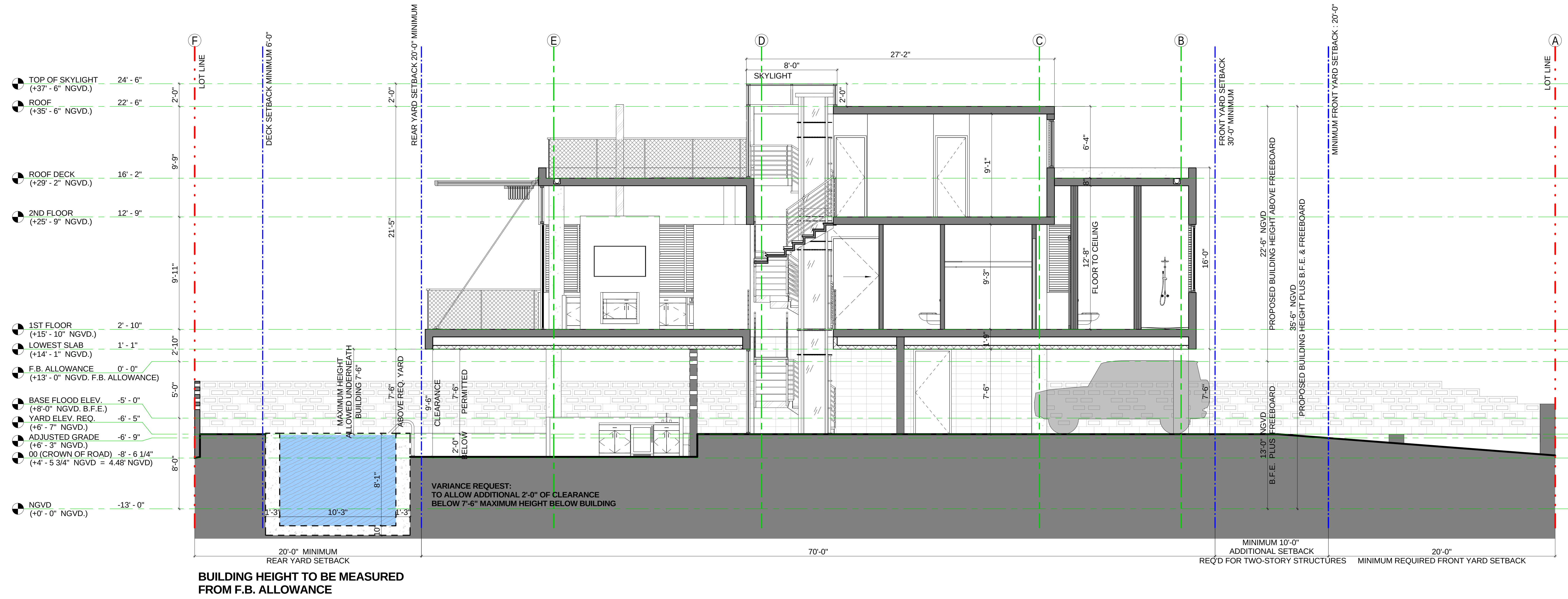
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DEADLINE 03.21.2017
CAP FINAL SUBMITTAL
DEADLINE 04.06.2017

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SECTION - NORTH TO SOUTH

1/4" = 1'-0"

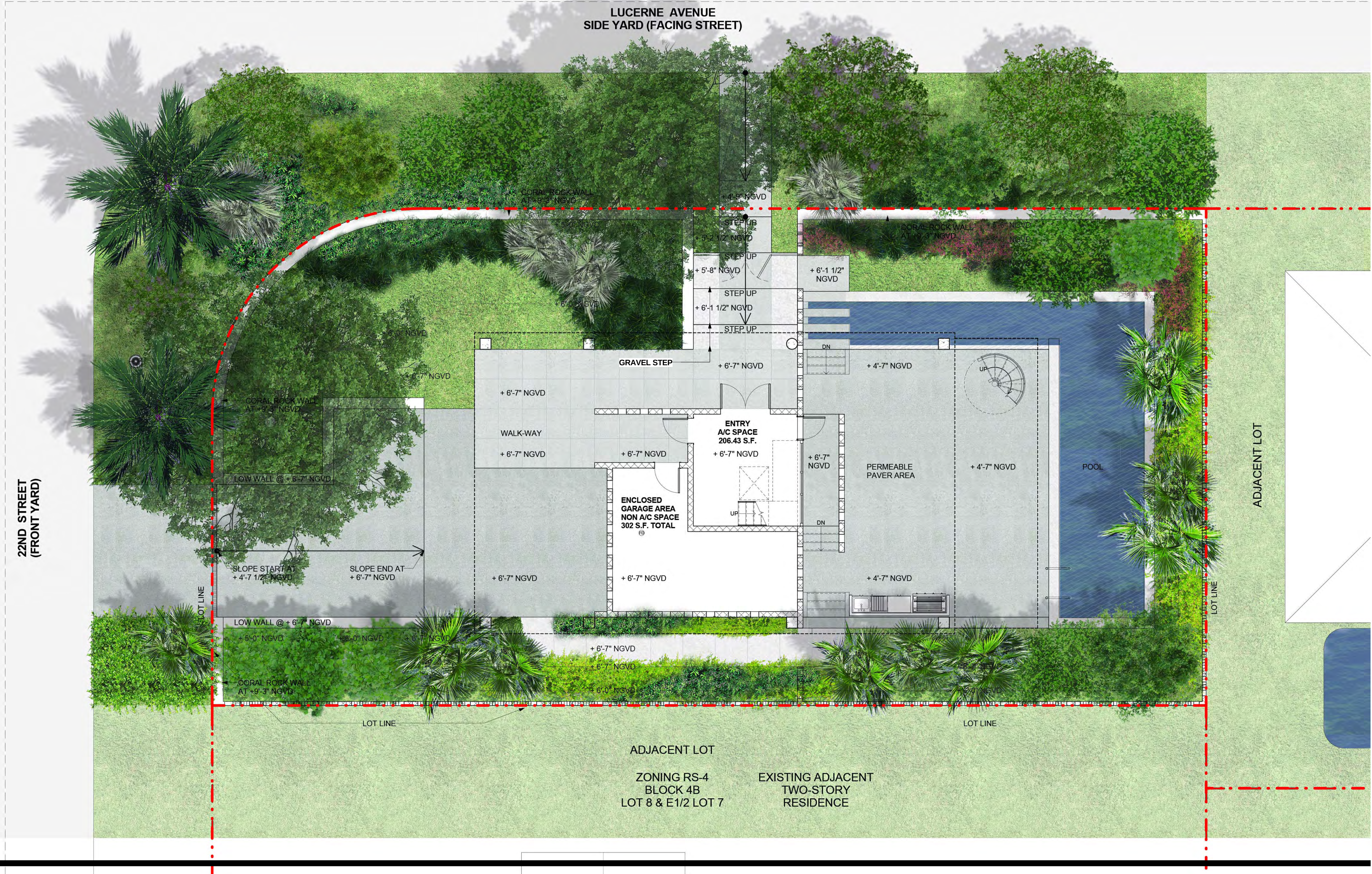
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LANDSCAPED PLAN - GROUND FLOOR

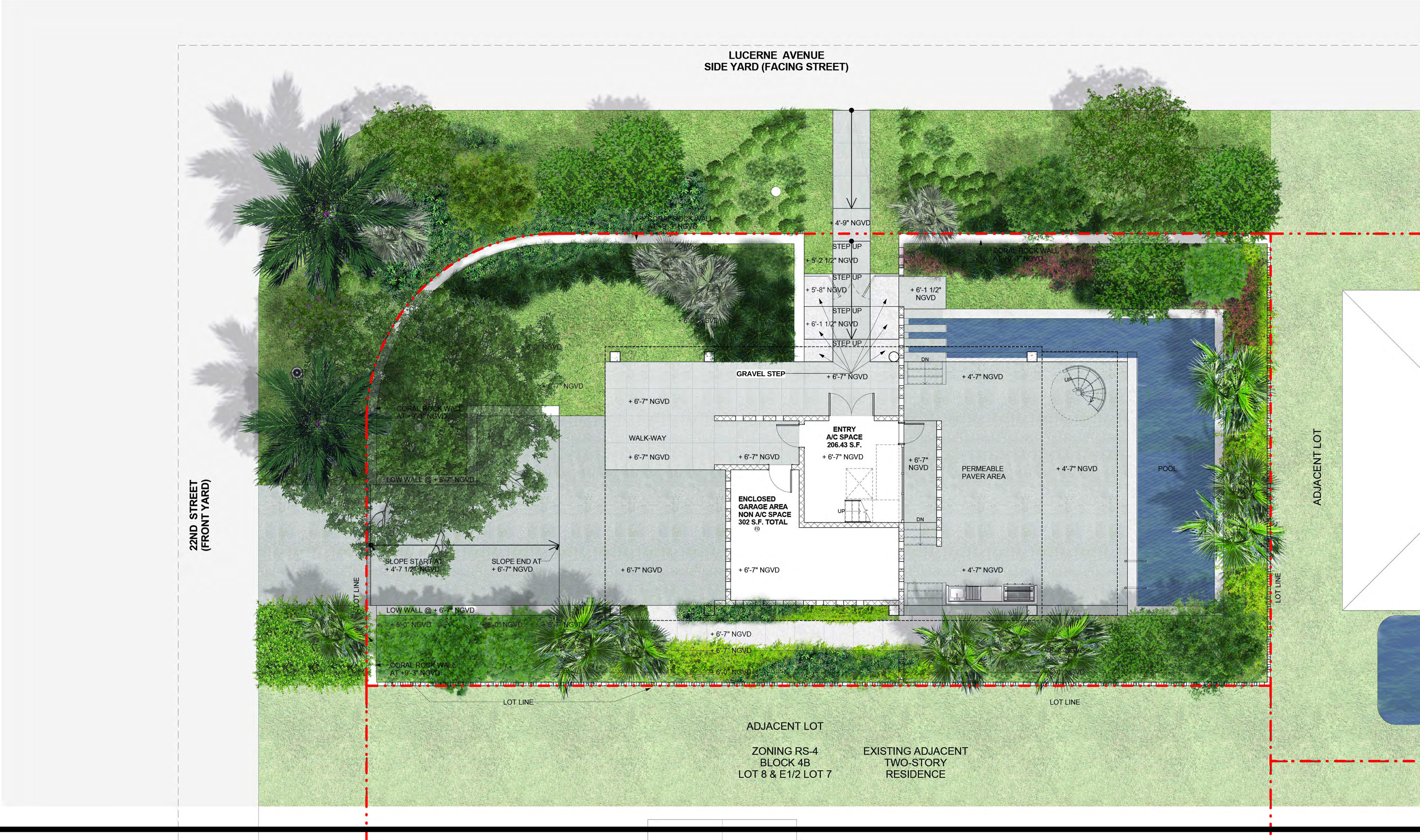
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LANDSCAPED PLAN - GROUND FLOOR

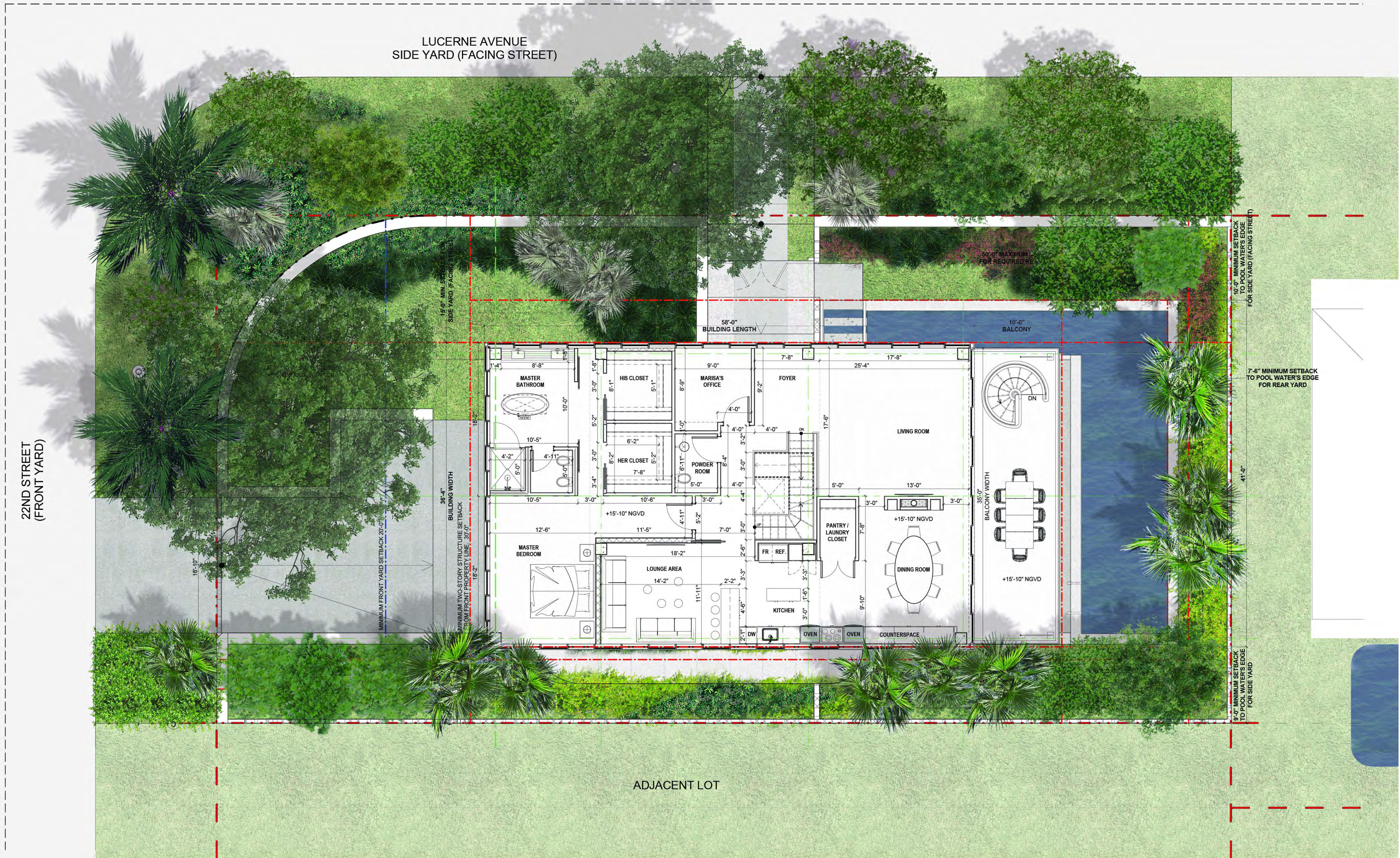
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LANDSCAPED PLAN - FIRST FLOOR

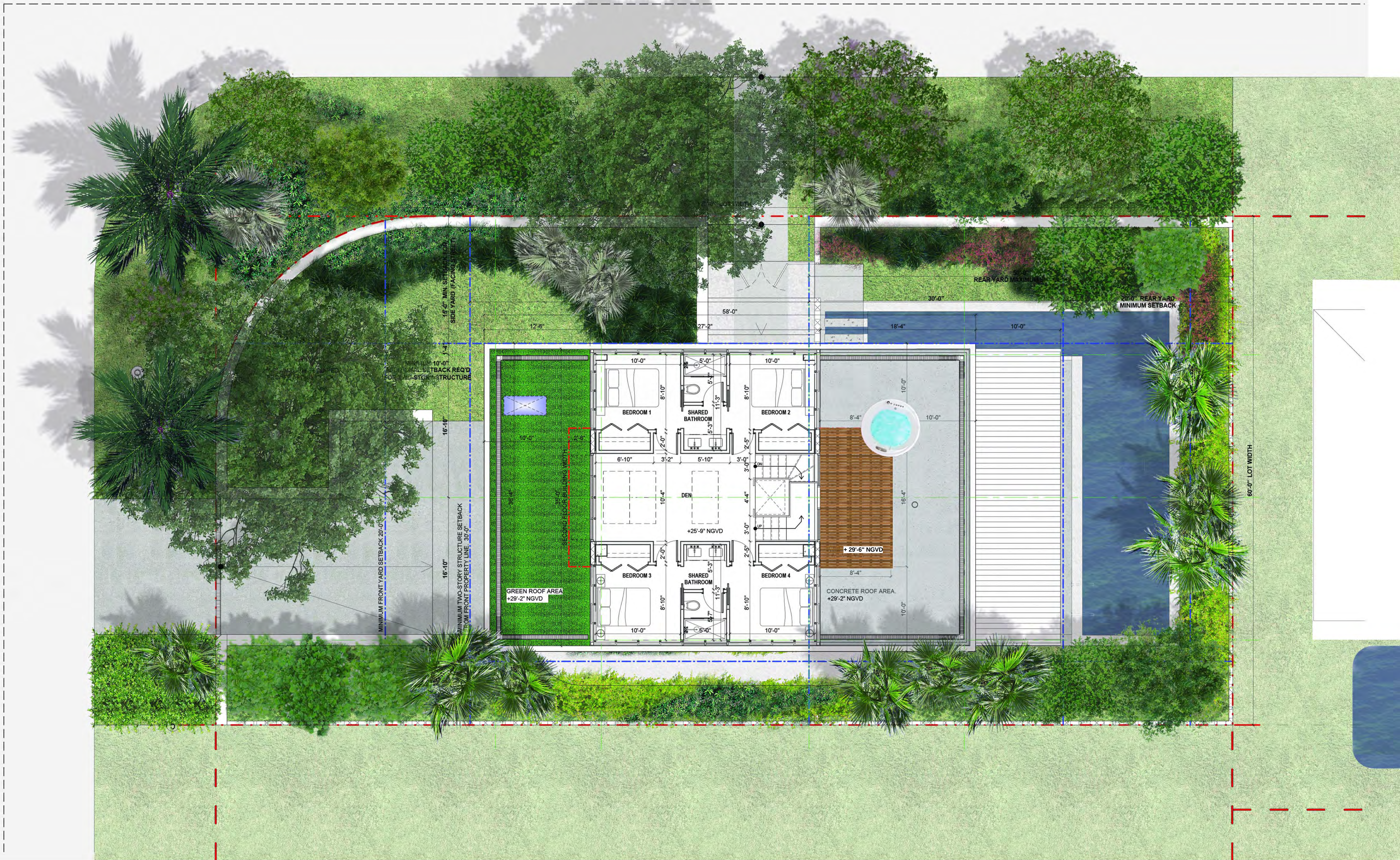
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LANDSCAPED PLAN - SECOND FLOOR

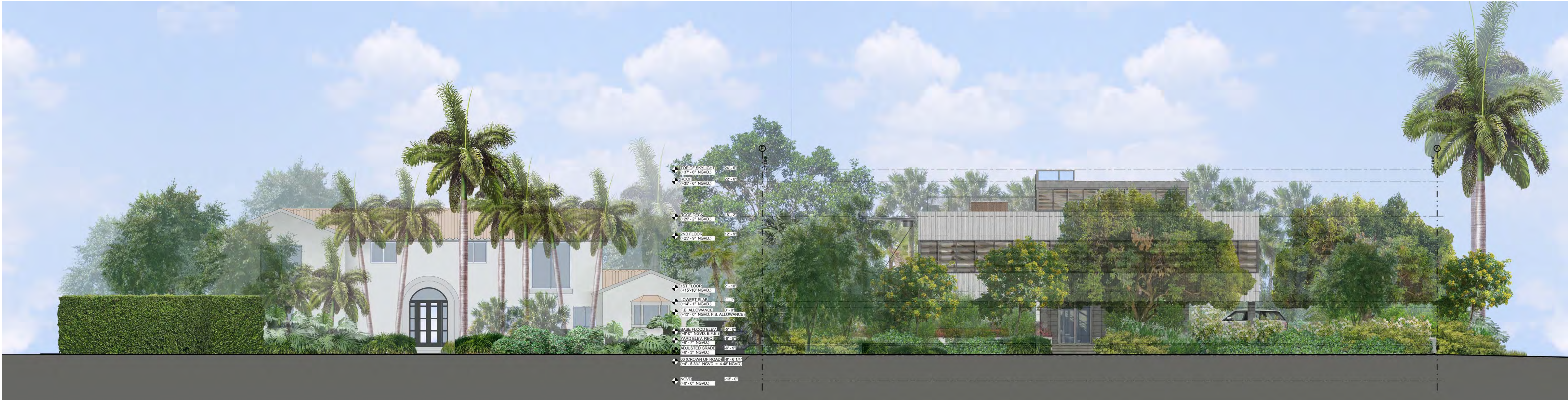
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SHEET 41 OF 57



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CONTEXT ELEVATION

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NORTH FACADE COLORED ELEVATION

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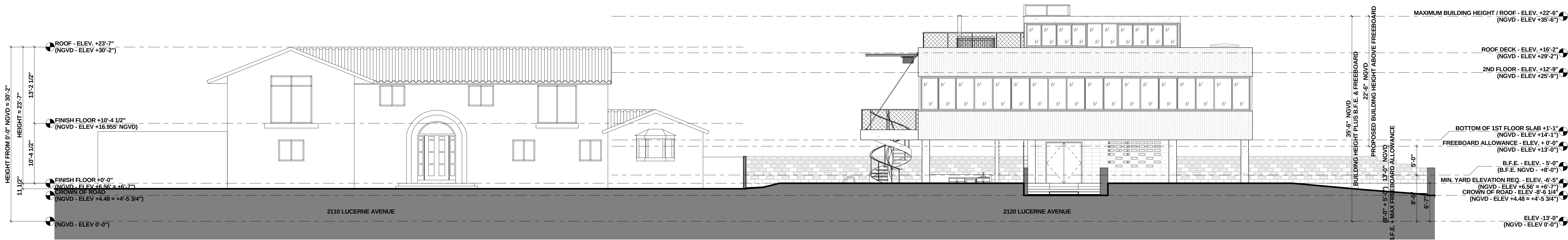
SOUTH FACADE COLORED ELEVATION

DATE ISSUED: 06.12.2017
REVISION # 11
NOTES:
DESIGN REVIEW BOARD:
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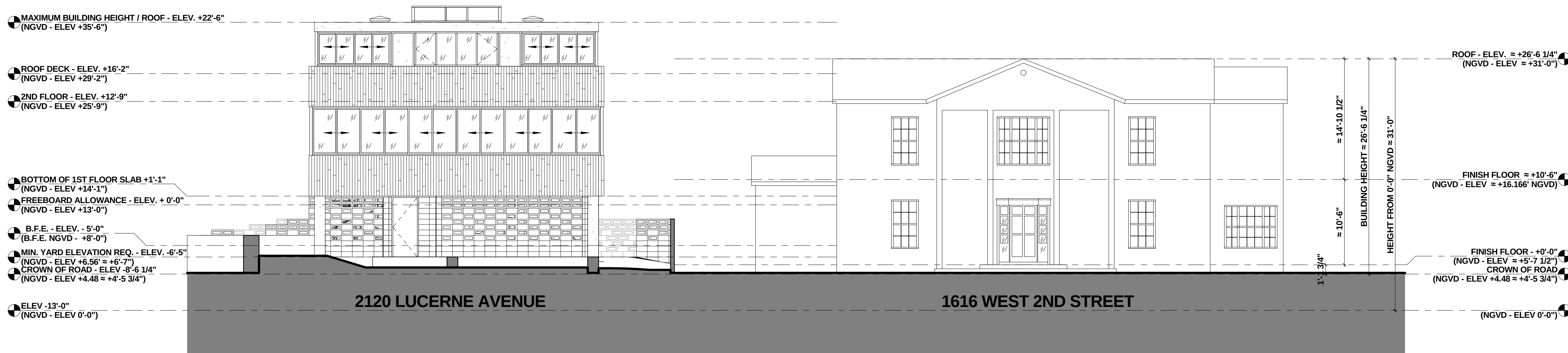
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1 CONTEXT ELEVATION - EAST / WEST
1/8" = 1'-0"



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

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CONTEXTUAL ELEVATION - SURROUNDING PROPERTIES

1/8" = 1'-0"

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