

**Written Response Sheet for:  
DRB Order No. : DRB21-0670  
Proposed New Single Family Residence  
2120 Lucerne Ave Miami Beach FL, 33140  
Comments Response Sheet**

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Response to the **Zoning Comments:**

1. Grade elevation shall be noted in survey (grade is the elevation of the crown of the road at the center of the property). Staff can use the average of both elevations provided at front to determine grade as the average. In this case, grade is 4.76' NGVD  
**Response: grade revised to 4.76' NGVD**
2. Revise lot area of the property in zoning information. Survey indicates 7,200 sf. Revise lot coverage and unit size calculations.  
**Response: lot area, lot coverage, and unit size calculations revised**
3. Revise lot coverage calculations. Area of the enclosed floor above at the entrance shall count in lot coverage. Area of covered entry exceeding 5'-0" from the 2nd floor building walls to the edge of the upper slab shall count in lot coverage.  
**Response: lot coverage calculations revised. Please see dimensions on diagram**
4. Maximum elevation of the pool deck and pool on the rear and street side yard is 7.26' NGVD. These elements appear to exceed the maximum elevation in required yards.  
**Response: elevations of deck revised to 7.25' NGVD**
5. Indicate on a site plan elevation of all elements including finish grade in required yards.  
**Response: elevations added to site plan**
6. Fences in the street side yard cannot exceed 7'-0" from grade elevation of 4.76' NGVD when setback 4'-0" from the property line. At the street side property line, fence cannot exceed 5'-0" from grade.  
**Response: revised, see dimensions on elevations**
7. Indicate length of the two-story side elevation.  
**Response: dimension indicated two story side elevation added**

8. Provide a separate open space diagram on the street side yard. Minimum of 50% is required.  
**Response: separate open space diagram for street side yard added**

9. 10'-0" of setback is required to the pool deck on the street side yard.  
**Response: revised, please see dimensions on site plan**

10. Clarify area counted in unit size at the front in the ground floor  
**Response: revised, see dimensions on diagram**

Response to the **Plan Comments:**

1. APPLICATION COMPLETENESS

2. ARCHITECTURAL REPRESENTATION

- a. Survey identifies crown of road as 4.86' / which is grade per section 114-1 Definitions. Confirm and revise

**Response: crown of road at 4.76' please see previous zoning comment above**

- b. Site plan – deck within street facing yard is part of pool deck and must comply with setback per section 142-106(b)(16) c.

**Response: revised, please see dimensions on site plan**

- c. Site plan - show rear setback of accessory building

**Response: dimension of rear setback of accessory building on site plan**

- d. Provide rear setback dimensions for pool and deck

**Response: rear setback for pool and deck added to site plan**

- e. Open space diagram – show percentage of provide space

**Response: percentages added to diagrams**

- f. ALL Floor Plans – provide dimensions for overall massing, interior dimensions not needed

**Response: overall massing dimensions added to all plans**

- g. 2nd Floor – provide dimension of covered terrace – from exterior wall to exterior of slab

**Response: dimensions for covered terrace added to second floor plan**

- h. Provide dimension of building volume, especially at interior side and side facing street

**Response: dimensions of building volume added to all floor plans**

- i. Elevations – provide following datums: CMB Grade, BFE

**Response: CMB Grade and BFE added to all elevations and sections**

- j. Elevations – dimension screening from top of roof slab

**Response: screening dimensions, see all elevations and sections**

- k. Elevations –dimension building volumes

**Response: building volume dimensions found on right hand side of each elevation**

- l. Elevations – show height of fence per section 142-108(b)(7)

**Response: dimensions added to show height per Sec 142-108(b)(7) on elevations and sections**

- m. Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.

**Response: cover sheet revised to state “Final Submittal” and DRB File No.**

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

**Response: final drawings are dated, signed, and sealed**

### 3. DESIGN RECOMMENDATIONS

### 4. ZONING COMMENTS

- a. Proposed pool and deck shall comply with required setbacks, 142-106(b)(16) c.

**Response: revised to comply with 142-106(b)(16)c**

- b. Mechanical screening shall comply with height exceptions: 142-105(b)(7)

**Response: mechanical screening to comply with height exceptions, see added dimensions on all elevations and sections**

- c. Yards to comply with Sect. 142-105(b)(8) Exterior building and lot standards.

***Response: yards comply with Sec 142-105(b)(8), see dimensions on site plan***