

# PB24-0657 f.k.a PB21-0420 1405, 1415, 1425 Marseille Drive

May 28<sup>th</sup>, 2024 Planning Board Meeting – Item No. 10

CFZ DESIGN



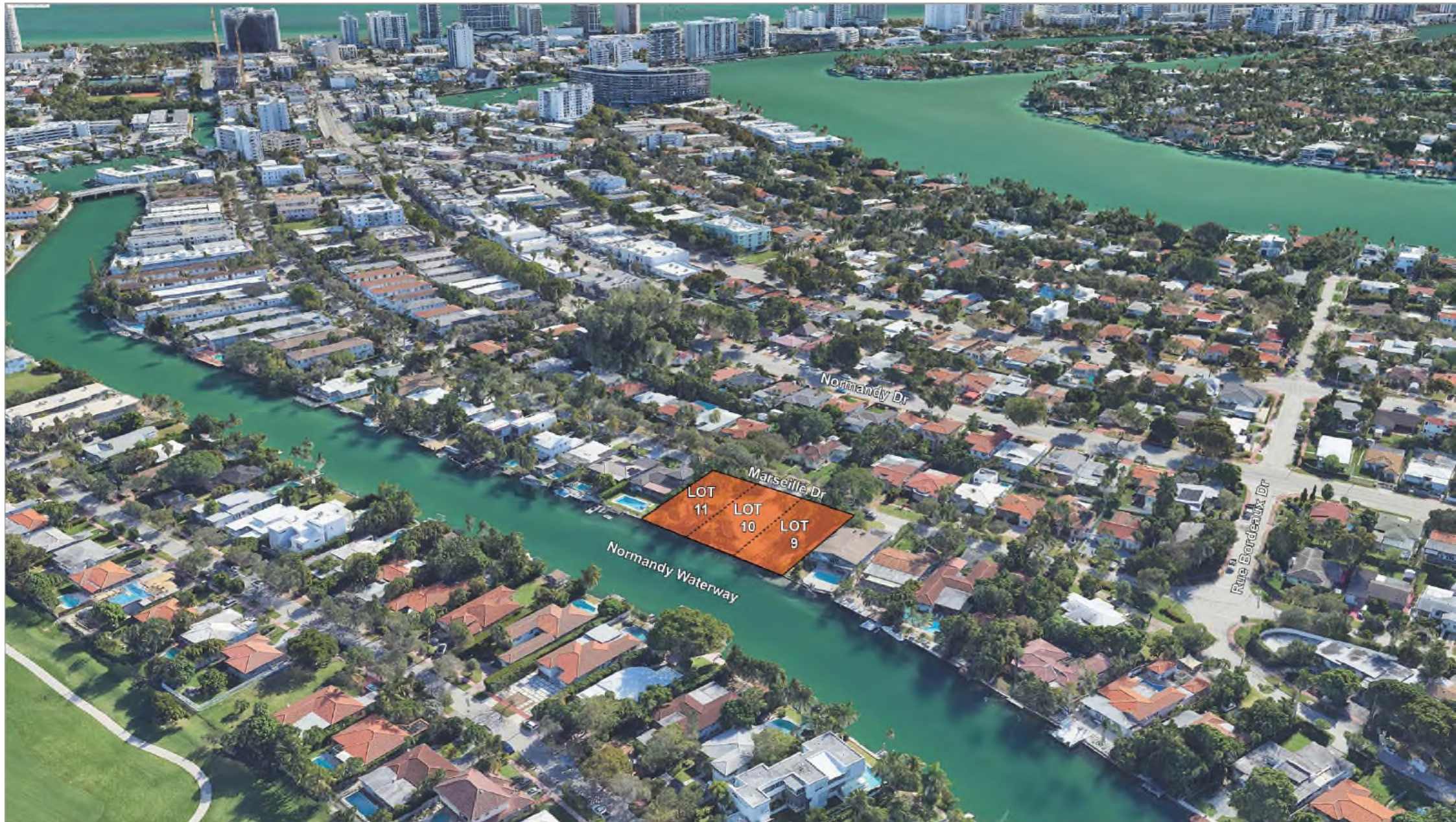
# Property

**Lot 9: 8,390 SF**

**Lot 10: 7,974 SF**

**Lot 11: 7,811 SF**





# Request

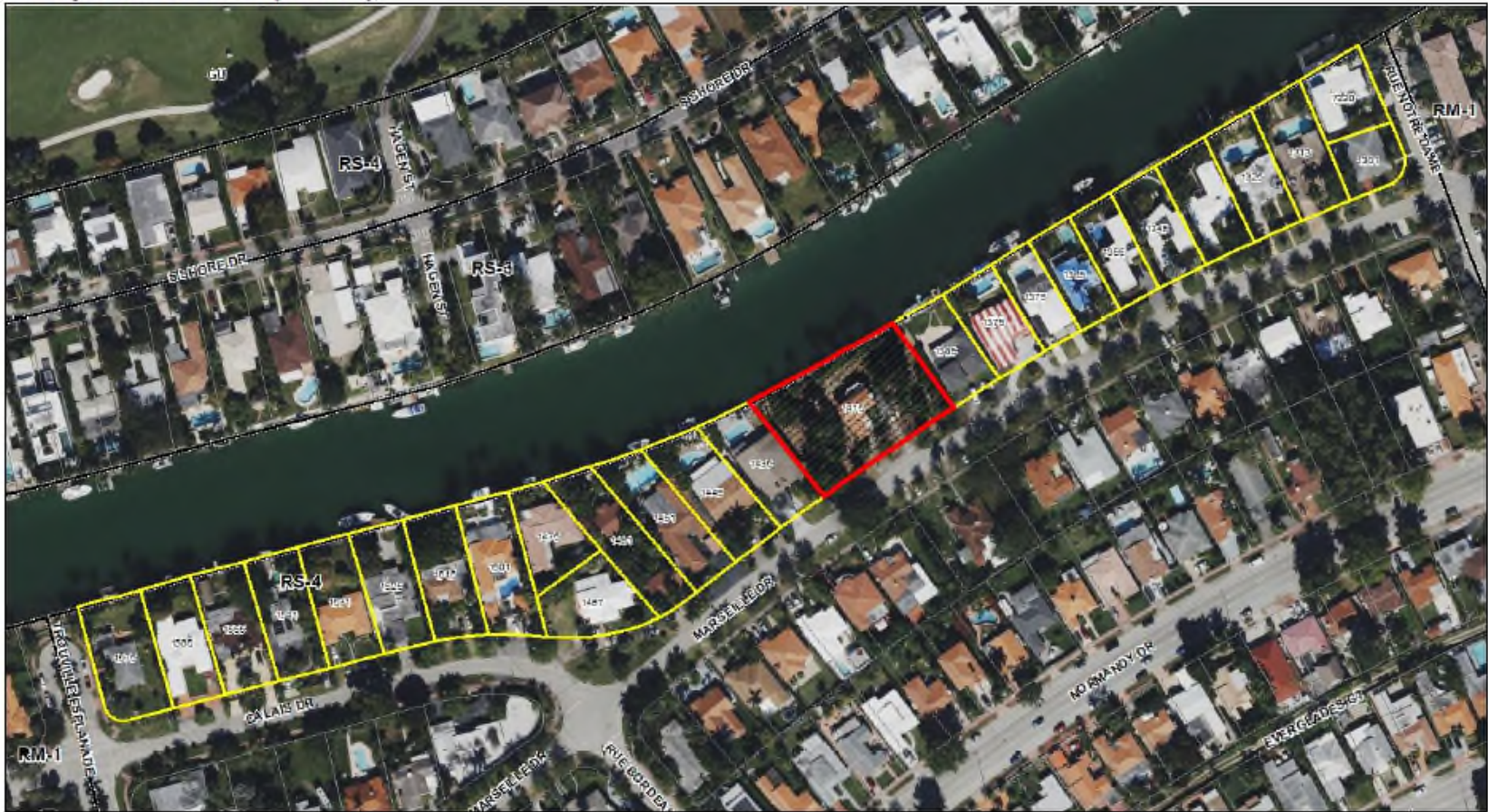
Modify Conditions of Approval B.1.f. and B1.1g as follows:

f. The maximum unit size for each lot shall be limited to the lesser of ~~40%~~ 50% or the maximum permitted at the administrative level at the time of building permit as per Section 142-105(b)(9) of the City Code, as may be revised from time to time.

g. The maximum lot coverage for each lot shall be limited to the lesser of ~~25%~~ 30% or the maximum permitted at the administrative level at the time of building permit, as per Section 142-105(b) of the City Code, as may be revised from time to time.

# Area Analysis

Analysis Parcels (aerial)



# Area Analysis

## Surrounding Sites Summary:

Statistic	Year Built	Lot Size (SF)	Unit Size (SF)	Unit Size %	Unit Size +20% Allowance (SF)*	Unit Size +20% Allowance %	Floors
Average	1953	8,884	2,599	30%	3,091	35%	1
Median	1949	9,302	2,361	32%	2,833	39%	1
Max	2011	11,025	3,972	48%	4,766	50%	2
Min	1940	6,370	1,964	18%	2,357	21%	1
First Quartile	1946	7,830	2,115	23%	2,538	27%	1
Third Quartile	1955	9,667	3,023	36%	3,628	43%	1
Mode	1949	9,349	N/A	N/A	N/A	N/A	1

## Analysis Parcels Data

Address	Year Built	Lot Size (SF)	Unit Size (SF)	Unit Size %	Unit Size +20% Allowance (SF)*	Unit Size +20% Allowance %	Floors
7220 RUE NOTRE DAME	1946	7,647	2,467	32%	2,960	39%	1
1301 MARSEILLE DR	1971	6,400	2,160	34%	2,592	41%	1
1313 MARSEILLE DR	1949	9,818	2,110	21%	2,532	26%	1
1325 MARSEILLE DR	1949	9,302	2,228	24%	2,674	29%	1
1335 MARSEILLE DR	1945	8,790	2,200	25%	2,640	30%	1
1345 MARSEILLE DR	1949	8,406	2,152	26%	2,582	31%	1
1355 MARSEILLE DR	2011	7,788	3,775	48%	3,894	50%	2
1365 MARSEILLE DR	1940	6,813	2,883	42%	3,407	50%	2
1375 MARSEILLE DR	1950	6,370	2,574	40%	3,089	48%	1
1379 MARSEILLE DR	1955	7,830	2,650	34%	3,180	41%	1
1385 MARSEILLE DR	1955	7,828	2,581	33%	3,097	40%	1
1435 MARSEILLE DR	1959	8,938	3,492	39%	4,190	47%	1
1445 MARSEILLE DR	1957	9,813	3,150	32%	3,780	39%	1
1451 MARSEILLE DR	1957	11,000	3,972	36%	4,766	43%	1
1461 MARSEILLE DR	1940	9,700	2,361	24%	2,833	29%	1
1467 MARSEILLE DR	1955	9,187	2,115	23%	2,538	28%	1
1475 MARSEILLE DR	1949	8,322	3,174	38%	3,809	46%	1
1501 CALAIS DR	1940	10,717	3,875	36%	4,650	43%	1
1515 CALAIS DR	1947	9,667	2,201	23%	2,641	27%	1
1525 CALAIS DR	1949	9,349	3,023	32%	3,628	39%	1
1531 CALAIS DR	1950	9,349	1,964	21%	2,357	25%	1
1541 CALAIS DR	1945	9,349	1,964	21%	2,357	25%	1
1555 CALAIS DR	1948	9,349	1,964	21%	2,357	25%	1
1565 CALAIS DR	1945	9,349	1,964	21%	2,357	25%	1
1575 CALAIS DR	1955	11,025	1,964	18%	2,357	21%	1





PROPOSED APPROVED MASSING | 50 % UNIT SIZE AT BFE + FREEBOARD 5'-0"



PREVIOUS APPROVED MASSING | 40 % UNIT SIZE

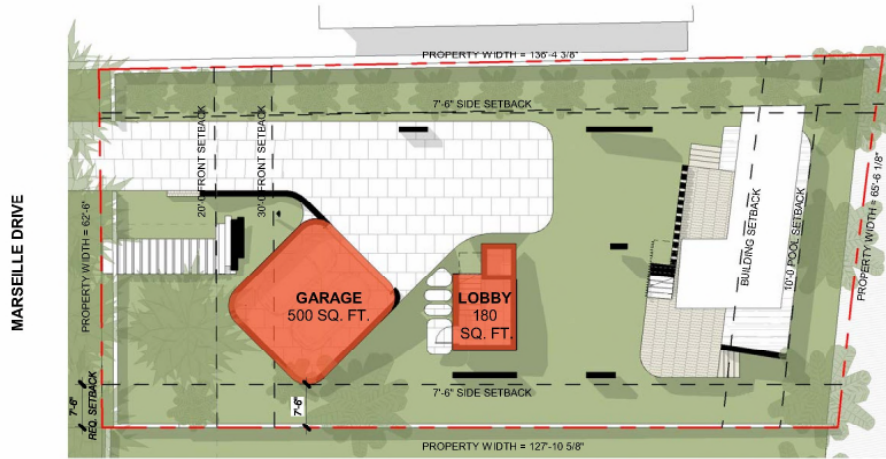


# Thank You

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office  
305.377.6222 fax  
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)

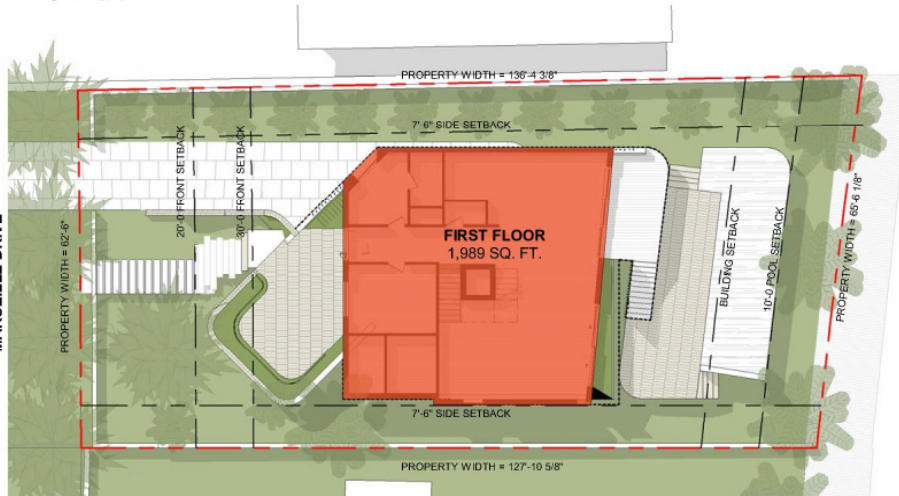


MARSEILLE DRIVE

NORMANDY WATERWAY

PROPOSED UNIT SIZE	
<b>LOT</b>	8,389.97 SF
<b>ALLOWED</b>	8,389.97 SF x 50% = 4,194.98 SF
<b>AC COVERAGE @ UNDERSTORY (LOBBY &amp; GARAGE)</b>	180 SF 500 SF
<b>GARAGE</b>	-500 SF
<b>AC COVERAGE @ FIRST FLOOR</b>	1,989 SF
<b>AC COVERAGE @ SECOND FLOOR</b>	2,025 SF
<b>TOTAL UNIT SIZE:</b>	(1,989+2,025+180+500-500) SF 4,194 SF (50%)

**1 UNDERGROUND - UNIT SIZE**  
1" = 20'-0"



MARSEILLE DRIVE

NORMANDY WATERWAY



MARSEILLE DRIVE

NORMANDY WATERWAY

**2 LEVEL 1 - UNIT SIZE**  
1" = 20'-0"

**3 LEVEL 2 - UNIT SIZE**  
1" = 20'-0"



**MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL**

**CFZ DESIGN**

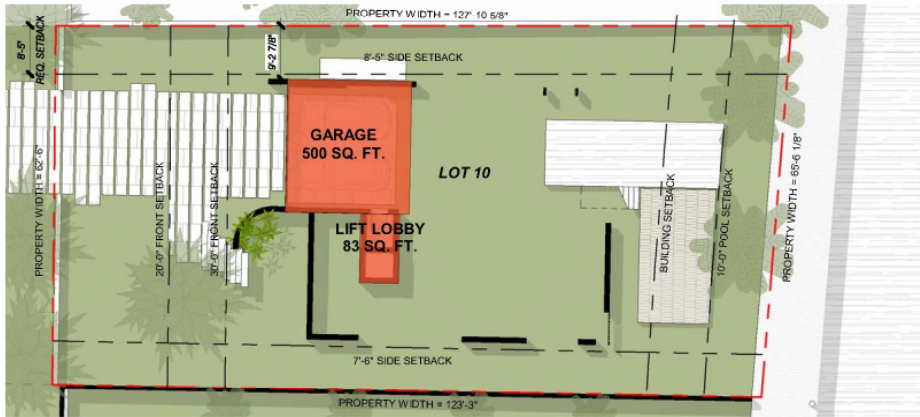


PROPOSED UNIT  
DIAGRAM-LOT 9

As indicated

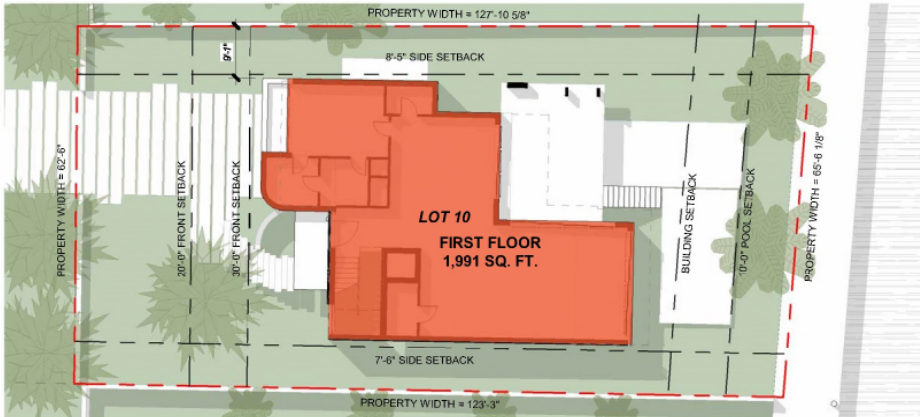
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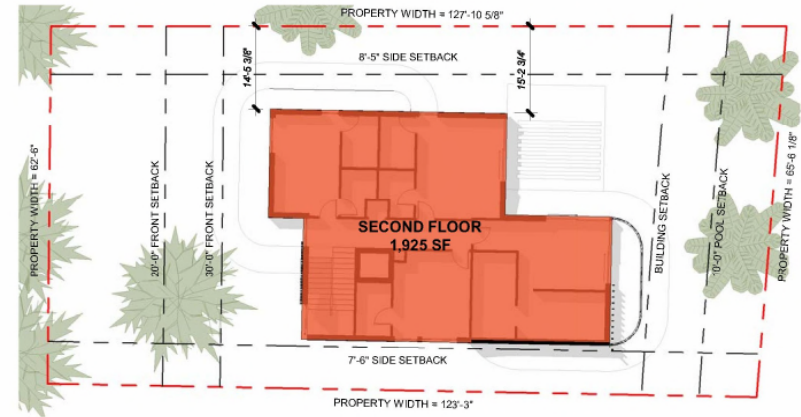


**1** LOT 10 - UNDERGROUND - UNIT SIZE -B  
1" = 20'-0"

LOT 10		PROPOSED UNIT COVERAGE	
LOT		7997.30 SF	
ALLOWED	7,997.30 x 50% =	3,998.65 SF	
<b>AC COVERAGE @ UNDERSTORY (LOBBY &amp; GARAGE)</b>		83 SF	
		500 SF	
<b>PROPOSED GARAGE</b>		-500 SF	
<b>AC COVERAGE @ FIRST FLOOR</b>		1,991 SF	
<b>AC COVERAGE @ SECOND FLOOR</b>		1,925 SF	
<b>TOTAL UNIT COVERAGE:</b>		(1,991+1,925+83+500-500) SF	
		<b>3,998 SF (50%)</b>	



**2** LOT - 10 LEVEL 1 - UNIT SIZE -B  
1" = 20'-0"



**3** LOT 10 - LEVEL 2 - UNIT SIZE -B  
1" = 20'-0"



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN

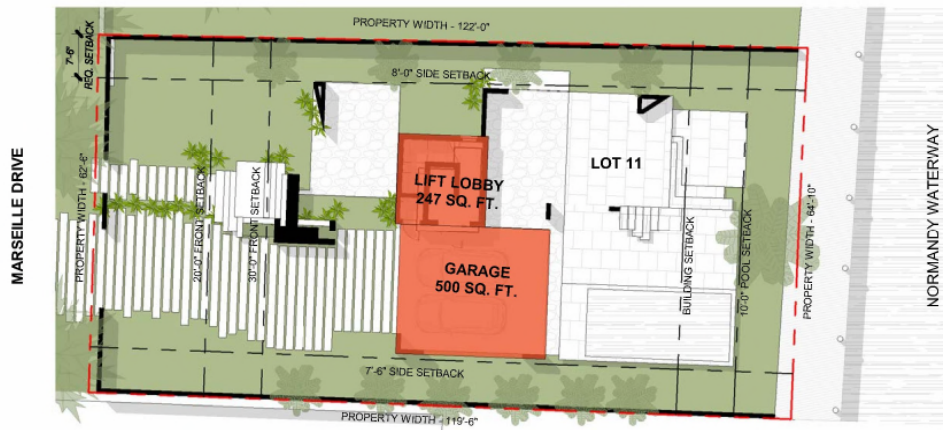


PROPOSED UNIT  
DIAGRAM-LOT 10

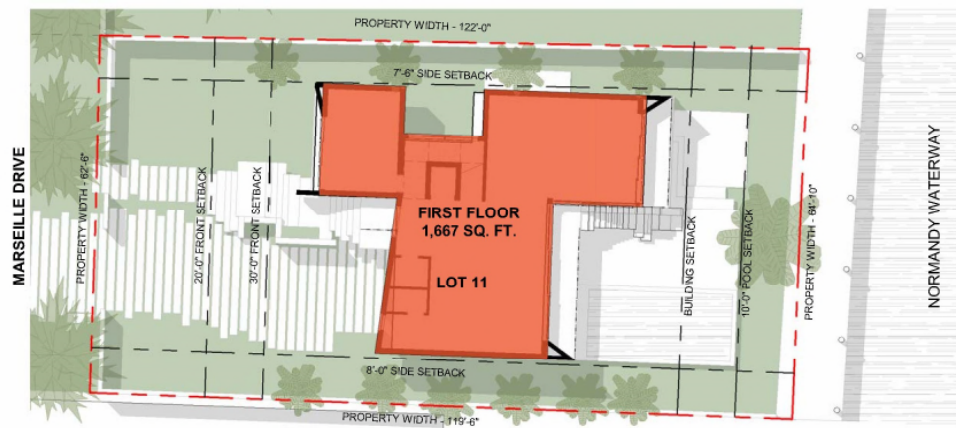
As indicated

03.31.2024

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1 UNDERGROUND - UNIT SIZE -C  
1" = 20'-0"



2 LEVEL 1 - UNIT SIZE -C  
1" = 20'-0"

LOT 11 - PROPOSED UNIT COVERAGE	
LOT	7,798.79 SF
ALLOWED	7,798.79 x 50% = 3,899 SF
AC COVERAGE @ UNDERSTORY (LOBBY & GARAGE)	247 SF 500 SF
PROPOSED GARAGE	-500 SF
AC COVERAGE @ FIRST FLOOR	1,667 SF
AC COVERAGE @ SECOND FLOOR	1,984 SF
TOTAL UNIT COVERAGE:	(247+1,667+1984+500-500) SF 3,899 SF (50%)



3 LEVEL 2 - UNIT SIZE -C  
1" = 20'-0"



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



PROPOSED UNIT DIAGRAM-LOT 11

As indicated

03.31.2024

.A0.10-C

### LOT-9 LOT COVERAGE DIAGRAM

<b>LOT</b>	8,413.35 SF
<b>ALLOWED</b>	8,413.35 SF x 30% = 2,524 SF
<b>LOT COVERAGE UNDER AC L-1:</b>	1,989.31 SF
<b>ABOVE FLOOR LOT COVERAGE UNDER AC L-2:</b>	123.72 SF
<b>ROOF COVERAGE &gt; 5'</b>	197.00 SF 14.80 SF 6.25 SF
<b>GARAGE</b>	192.92 SF
<b>PROPOSED LOT COVERAGE</b>	2436.68 SF (30.00%)

### LOT-10 LOT COVERAGE DIAGRAM

<b>LOT</b>	7,997.30 SF
<b>ALLOWED</b>	7,997.30 SF x 30% = 2,399.19 SF
<b>LOT COVERAGE UNDER AC: LEVEL 1</b>	1,995 SF
<b>LOT COVERAGE UNDER AC: LEVEL 2</b>	143 SF
<b>ROOF COVERAGE &gt; 5':</b>	189.68 SF 51.80 SF 19.52 SF
<b>GARAGE REDUCTION:</b>	0 SF
<b>PROPOSED LOT COVERAGE</b>	2,399 SF (29.37%)

### LOT-11 LOT COVERAGE DIAGRAM

<b>LOT</b>	7,798.79 SF
<b>ALLOWED</b>	7,798.79 SF x 30% = 2,339.63 SF
<b>LOT COVERAGE UNDER AC:</b>	1,848.28 SF
<b>ABOVE FLOOR LOT COVERAGE UNDER AC:</b>	90.47 SF 122.40 SF 276.80 SF
<b>ROOF COVERAGE &gt; 5':</b>	0.00 SF
<b>GARAGE REDUCTION:</b>	0.00 SF
<b>PROPOSED LOT COVERAGE</b>	2,339.63 SF (30%)



**MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL**

**CFZ DESIGN**

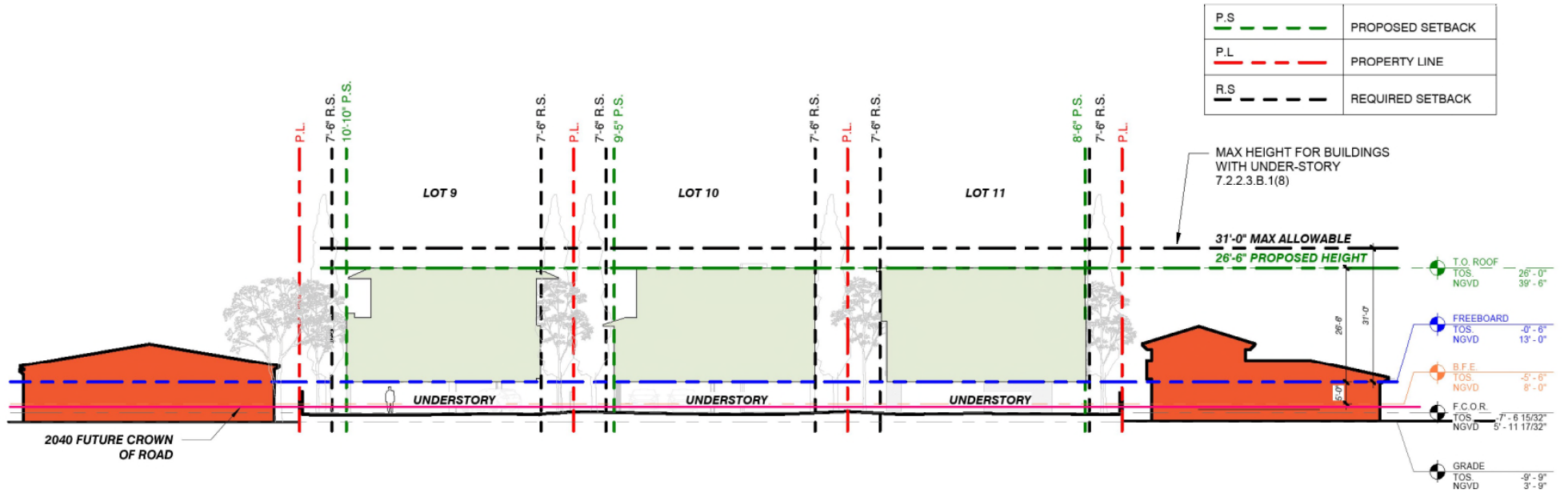


PROPOSED LOT  
COVERAGE-LEVEL 1

As indicated

03.31.2024

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MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN

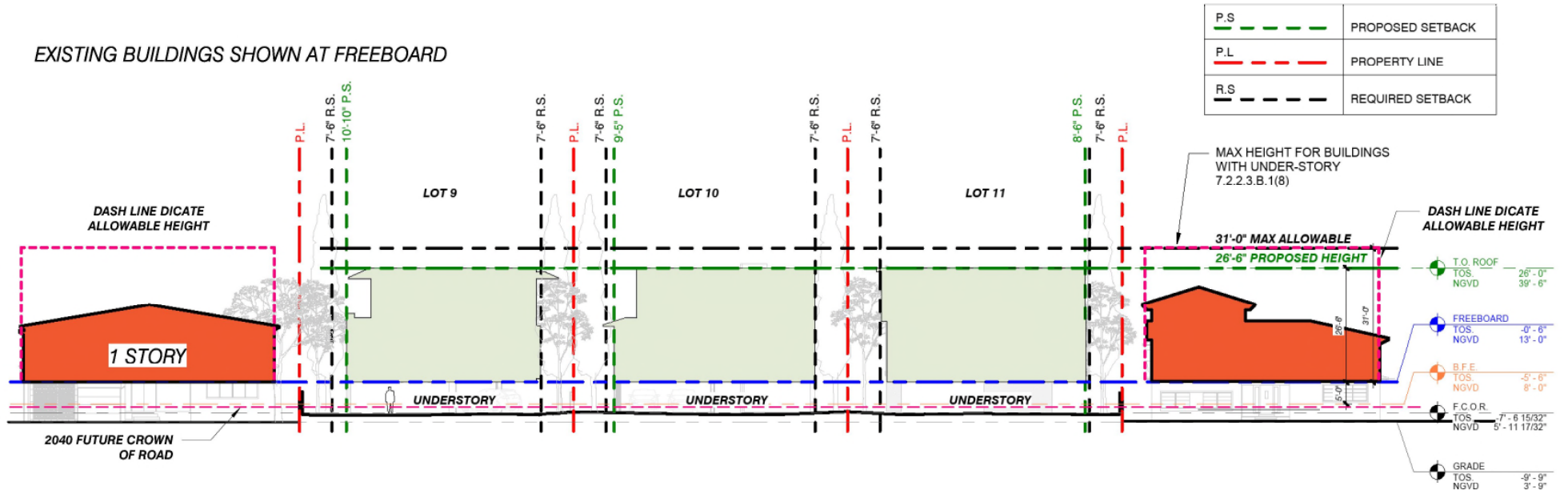


SECTION DIAGRAM  
-EXISTING

03.31.2024

.A0.10I

EXISTING BUILDINGS SHOWN AT FREEBOARD



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



SECTION DIAGRAMS @  
FREEBOARD

03.31.2024

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### LOT 9 - FRONT AND REAR COVERAGE

<b>FRONT YARD AREA:</b>	1,253.70 SF
<b>MINIMUM REQUIRED OPEN SPACE:</b>	877.59 SF (70%)
<b>PROPOSED OPEN SPACE:</b>	877.59 SF (70%)
<b>REAR YARD AREA:</b>	1,306.38 SF
<b>MINIMUM REQUIRED OPEN SPACE:</b>	914.46 SF (70%)
<b>PROPOSED GREEN SPACE:</b>	758.96 SF
<b>PROPOSED POOL @ 50% AREA:</b>	155.5 SF
<b>TOTAL PROPOSED OPEN SPACE:</b>	758.96 + 155.5 SF = 914.46 SF (70%)

### LOT 10 - FRONT AND REAR COVERAGE

<b>FRONT YARD AREA:</b>	1,259.31 SF
<b>MINIMUM REQUIRED OPEN SPACE:</b>	881.52 SF (70%)
<b>PROPOSED OPEN SPACE:</b>	881.52 SF (70%)
<b>REAR YARD AREA:</b>	1,311.07 SF
<b>MINIMUM REQUIRED OPEN SPACE:</b>	917.75 SF (70%)
<b>PROPOSED POOL @ 50% AREA:</b>	57.5 SF
<b>PROPOSED GREEN SPACE:</b>	860.25 SF (70%)
<b>TOTAL PROPOSED OPEN SPACE:</b>	860.25 + 57.5 SF = 917.75 SF (70.00%)

### LOT 11 - FRONT AND REAR COVERAGE

<b>FRONT YARD AREA:</b>	1,253.62 SF
<b>MINIMUM REQUIRED OPEN SPACE:</b>	877.53 SF (70%)
<b>PROPOSED OPEN SPACE:</b>	877.53 SF (70%)
<b>REAR YARD AREA:</b>	1,293.03 SF
<b>MINIMUM REQUIRED OPEN SPACE:</b>	905.12 SF (70%)
<b>PROPOSED GREEN SPACE:</b>	853.62 SF
<b>PROPOSED POOL @ 50% AREA:</b>	51.5 SF
<b>TOTAL PROPOSED OPEN SPACE:</b>	853.62 + 51.5 SF = 905.12 SF (70.00%)

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN

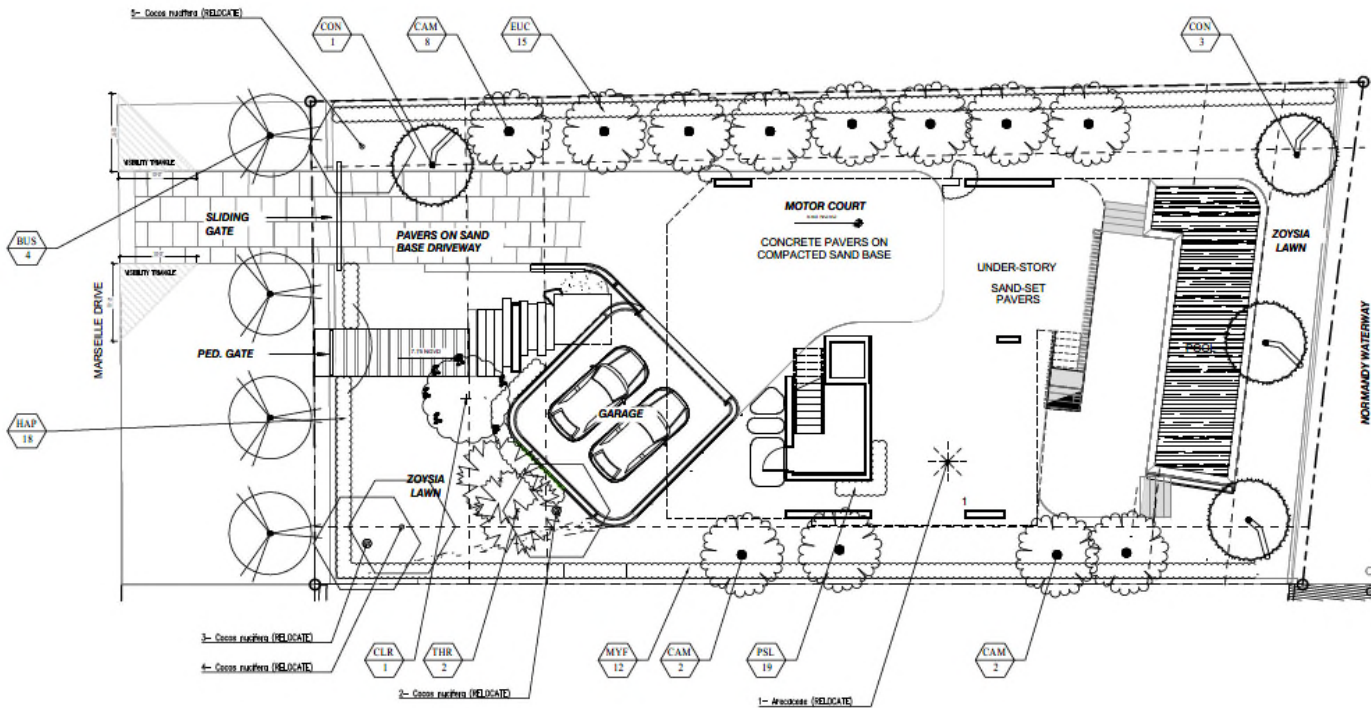


FRONT & REAR YARD  
DIAGRAM

As indicated

03.31.2024

A0.11



**PARAMETRIKA LAND & DESIGN**  
 Gabriele Alboomoz  
 Theresa Wymmer LA 6667363



**MARSELLE LOT 9**  
 Miami Beach, FL 33141

SHEET TITLE  
**Landscape plan**

DATE  
**03/30/2024**

REVISION  
**March 2024**

DESIGN  
**GA**

DRAWN  
**TY**

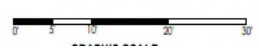
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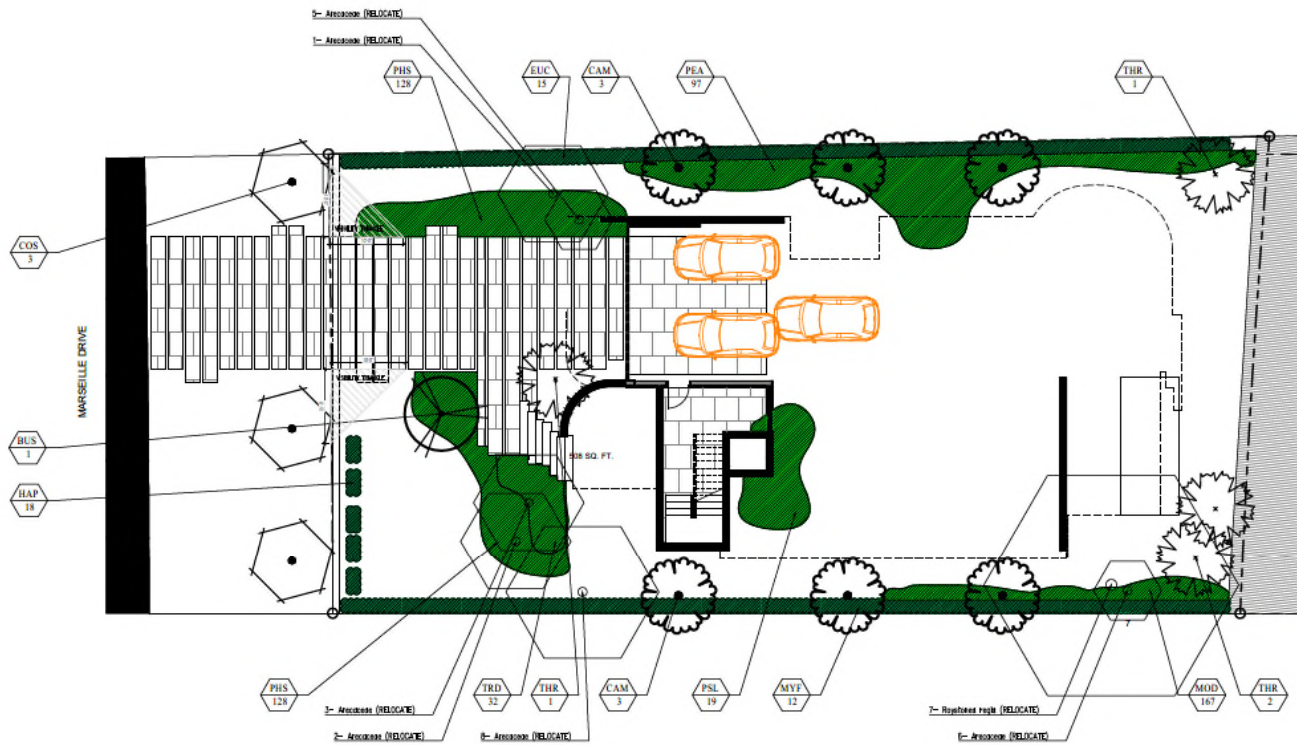
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**Wymmer**

PROJECT NUMBER  
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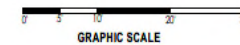
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PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
<b>TREES + PALMS</b>						
CAM	<i>Caryota mitis</i>	Fishtail Palm	24' HT		*	12
CON	<i>Cocos nucifera</i>	Coconut Palm	24'-26" HT CRV TRUNK		*	4
BUS	<i>Bursera simaruba</i>	Gumbo Limbo Tree	20'-22" OA 10"-12" DBH	*	*	4
THR	<i>Thrinax radiata</i>	Thatch Palm	12' OA			2
CLR	<i>Clusia rosea</i>	Autograph Tree	12' HT 4" DBH	*	*	1
<b>SHRUBS + ACENTS</b>						
EUC	<i>Eugenia confusa</i>	Redberry Stopper	25G 48" OC	*		15
MYF	<i>Myrcianthes fragrans</i>	Simpson Stopper	25G 48" OC	*	*	12
HAP	<i>Hamelia patens</i>	Fire Bush	15G 36" OC	*		18
PSL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	15G ROUND			19





PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
<b>TREES + PALMS</b>						
CAM	<i>Caryota mitis</i>	Fishtail Palm	24' HT			6
BUS	<i>Bursera simaruba</i>	Gumbo Limbo Tree	20'-22' OA 10"-12" DBH	+		1
COS	<i>Cordia sebestena</i>	Orange Geiger Tree	12' HT 4" DBH	+		3
<b>SHRUBS + ACENTS</b>						
EUC	<i>Eugenia cortusa</i>	Redberry Stopper	25G 48" OC	+		15
MYF	<i>Myrcianthes fragrans</i>	Simpson Stopper	25G 48" OC		-	12
HAP	<i>Hamelia patens</i>	Fire Bush	15G 36" OC	+		18
PSL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	15G ROUND			19
<b>GROUNDCOVERS</b>						
TRD	<i>Tripsacum dactyloides</i>	Gama Grass	3G @ 24" OC	+		32
PHS	<i>Phymatosorus scolopendria</i>	Wart Fern	3G @ 18" OC	+		256
MOD	<i>Monstera deliciosa</i>	Swiss Cheese	3G @ 36" OC			167
PEA	<i>Pennisetum alopecuroides</i>	Fakahatchee Grass	3G @ 36" OC	+		97



PARAMETRIKA LAND & DESIGN  
Gabriel Abomoz  
Theresa Wymer LA 6667363



# MARSEILLE LOT 10

Miami Beach, FL 33141

SHEET FILE  
Landscape plan

DATE  
03/30/2024

REVISION  
March, 2024

DESIGN  
GA

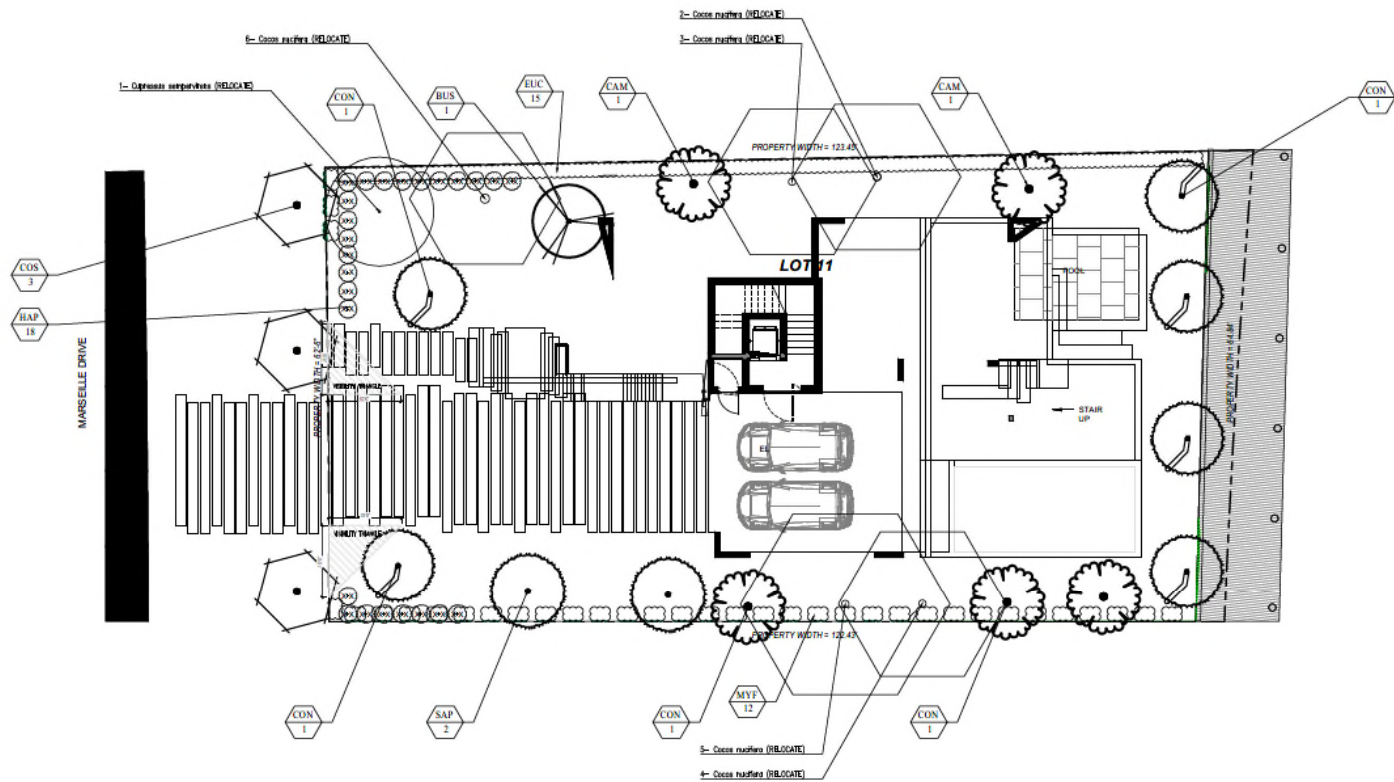
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SCALE  
1/8" = 1'-0"

SEAL

INCHES WIDE  
UNLIMITED

SHEET NUMBER  
L-102



PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
<b>TREES + PALMS</b>						
CAM	<i>Caryota mitis</i>	Fishtail Palm	24' HT			5
CON	<i>Cocos nucifera</i>	Coconut Palm	24'-26' HT CRV TRUNK			6
BUS	<i>Bursera simaruba</i>	Gumbo Limbo Tree	20'-22" OA 10"-12" DBH	*		1
SAP	<i>Sabal Palmetto</i>	Cabbage Palm	24'-26" OA DBL	*		3
<b>SHRUBS + ACENTS</b>						
EUC	<i>Eugenia confusa</i>	Redberry Stopper	25G 48" OC	*		15
MYF	<i>Myrcianthes fragrans</i>	Simpson Stopper	25G 48" OC	*	*	12
HAP	<i>Hamelia patens</i>	Fire Bush	15G 36" OC	*		18



PARAMETRIX LAND & DESIGN  
Gabrielo Alcamoz  
Theresa Wymer LA6667363



# MARSEILLE LOT 11

Miami Beach, FL 33141

SHEET TITLE  
Landscape plan

DATE  
03/30/2024

REVISION  
March, 2024

DESIGN  
GA

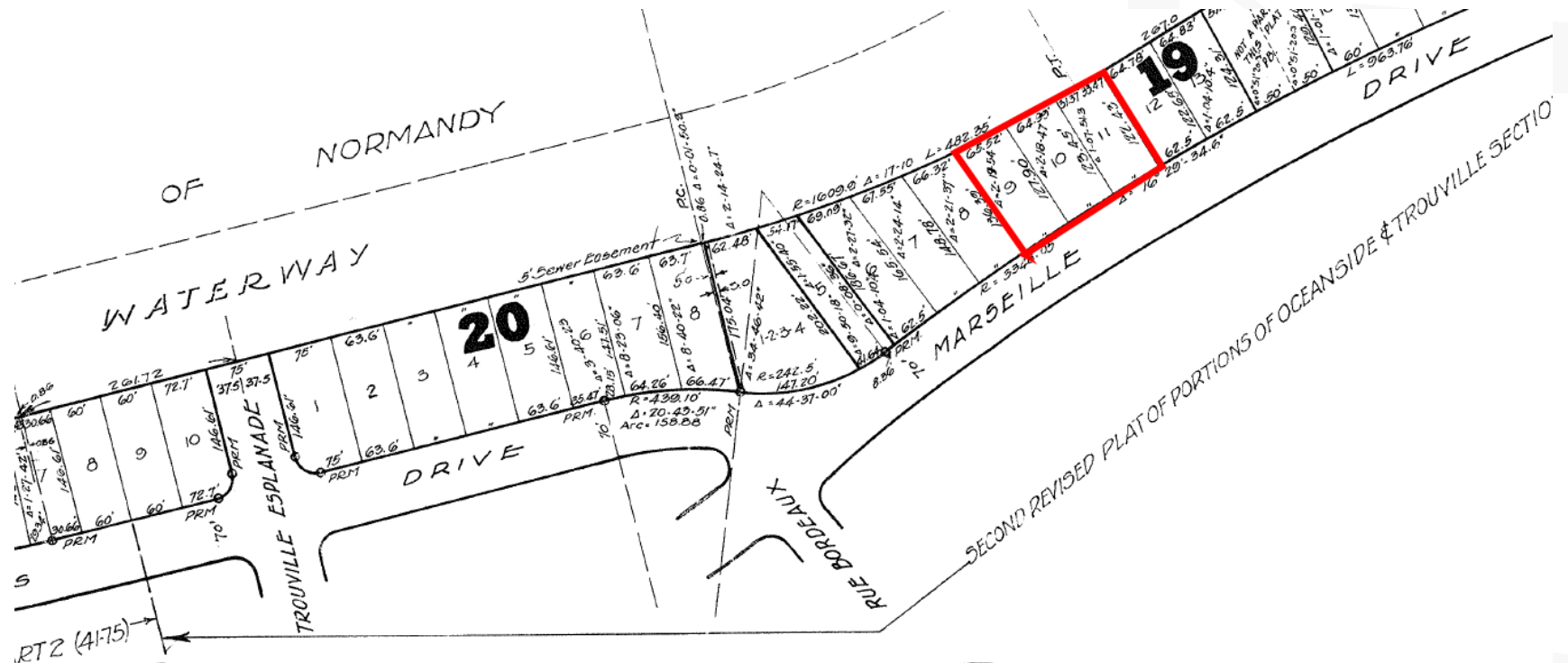
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Theresa Wymer  
Digitally signed by Theresa Wymer  
Date: 2024.03.31 22:26:08 -0400  
PARAMETRIX LAND & DESIGN

SHEET NUMBER  
L-102

# Original Platted Condition



## NORMANDY WATERWAY *Subdivision*

A REVISED PLAT OF PORTIONS OF MIAMI VIEW SECTIONS PARTS 2 & 3 AND PORTIONS OF THE 2<sup>ND</sup>. REVISED PLAT OF PORTIONS OF OCEAN SIDE AND TROUVILLE SECTIONS, ISLE OF NORMANDY.





**PB21- 0420**  
**FINAL SUBMISSION - AUGUST 9, 2021**

