

# DRB21-0420: 1415 Marseille Drive Lot Split

September 28, 2021 Planning Board Meeting



**RUSSELL BLUE, ARCHITECT**

ARCHITECTURE & DESIGN

7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434

SOUTHAMPTON  
631-726-0019

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BERCOW RADELL FERNANDEZ LARKIN + TAPANES

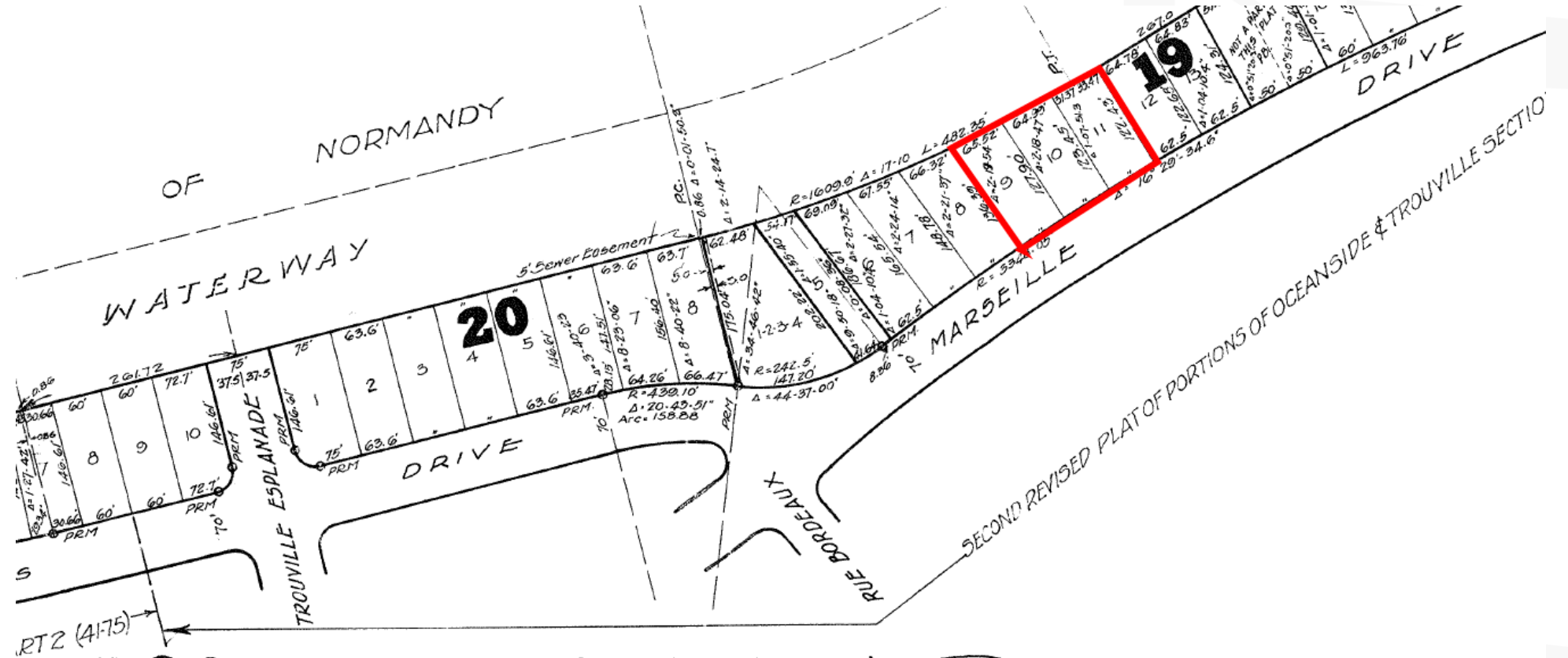
ZONING, LAND USE AND ENVIRONMENTAL LAW

# Property





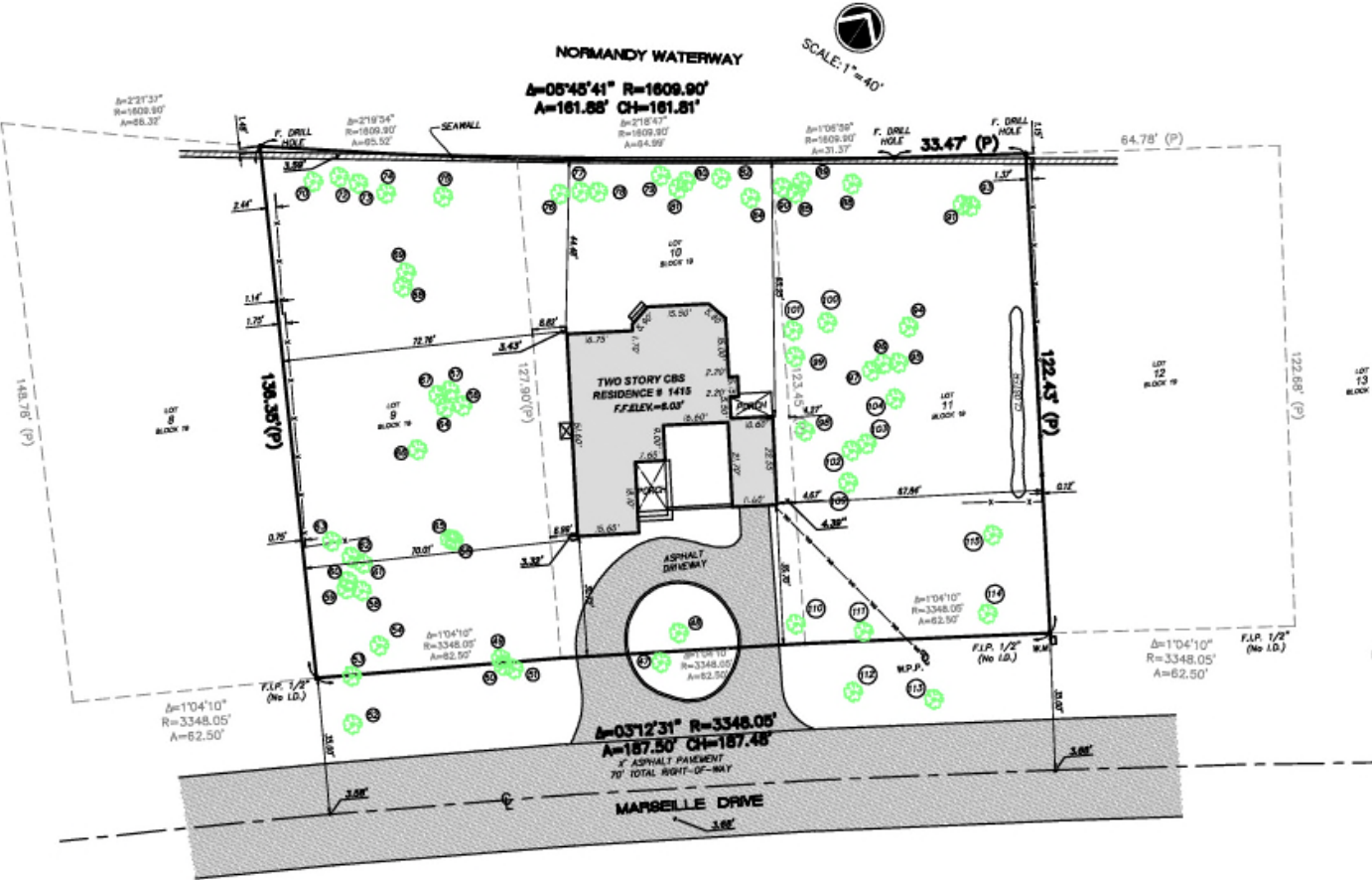
# Original Platted Condition



## NORMANDY WATERWAY Subdivision

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

# Existing Condition



LAND AREA = 24,176.17 SQ. FEET





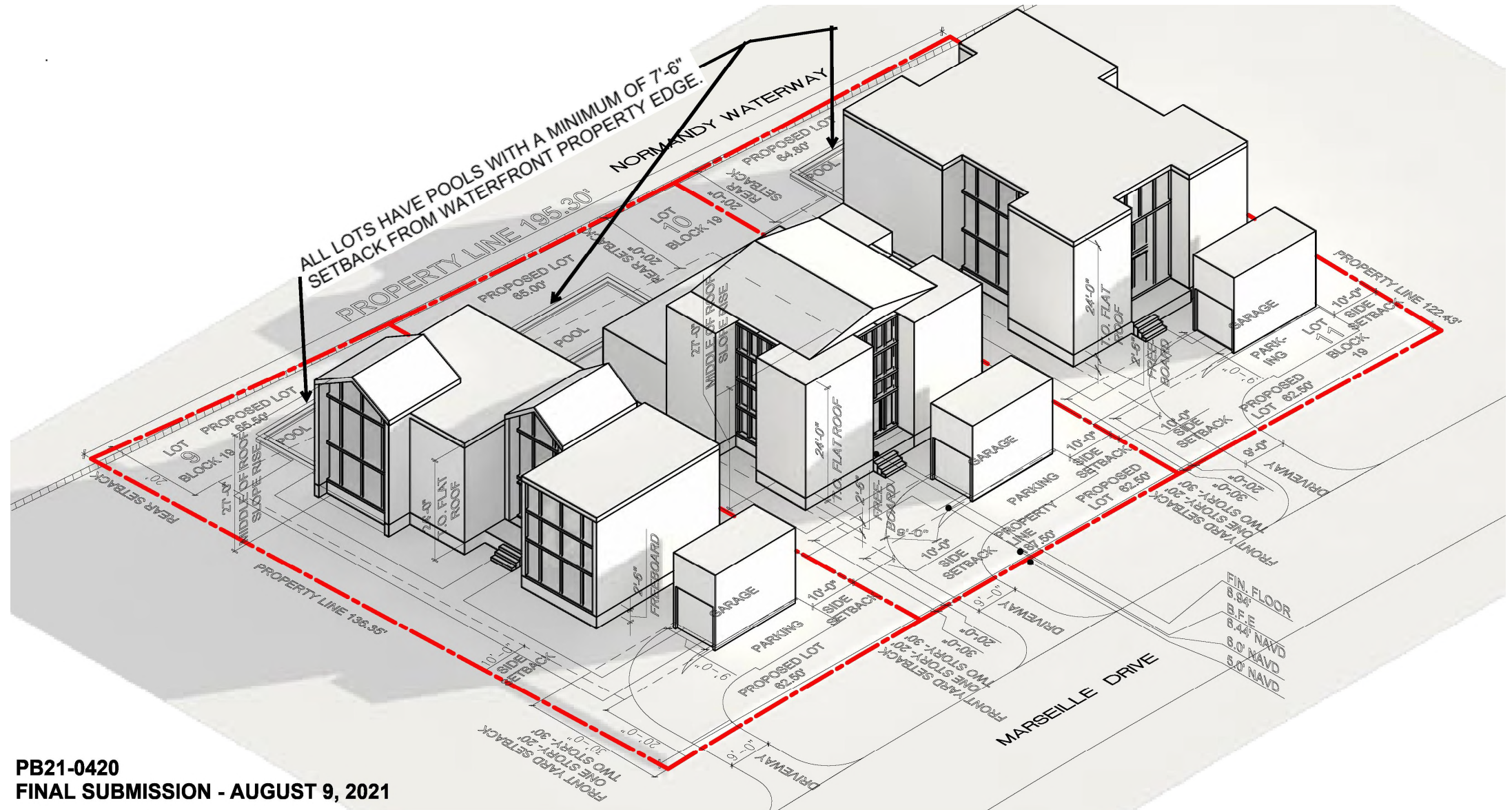
# Request

Site	Year Built	Lot Size	Unit Size
<b>EXISTING: Aggregated triple lot</b>			
Existing Property (Lots 9,10, and 11)	1941 (located on Lot 10)	24,176.17 SF	2,632 SF (11%)
<b>PROPOSED: 3 single lots</b>			
Proposed Lot 9	NA	8,389.97 SF	3,356 SF (40%)
Proposed Lot 10*	NA	7,974.57 SF	3,190 SF (40%)
Proposed Lot 11	NA	7,811.63 SF	3,125 SF (40%)
<b>*Existing home on Lot 10 proposed to be demolished.</b>			



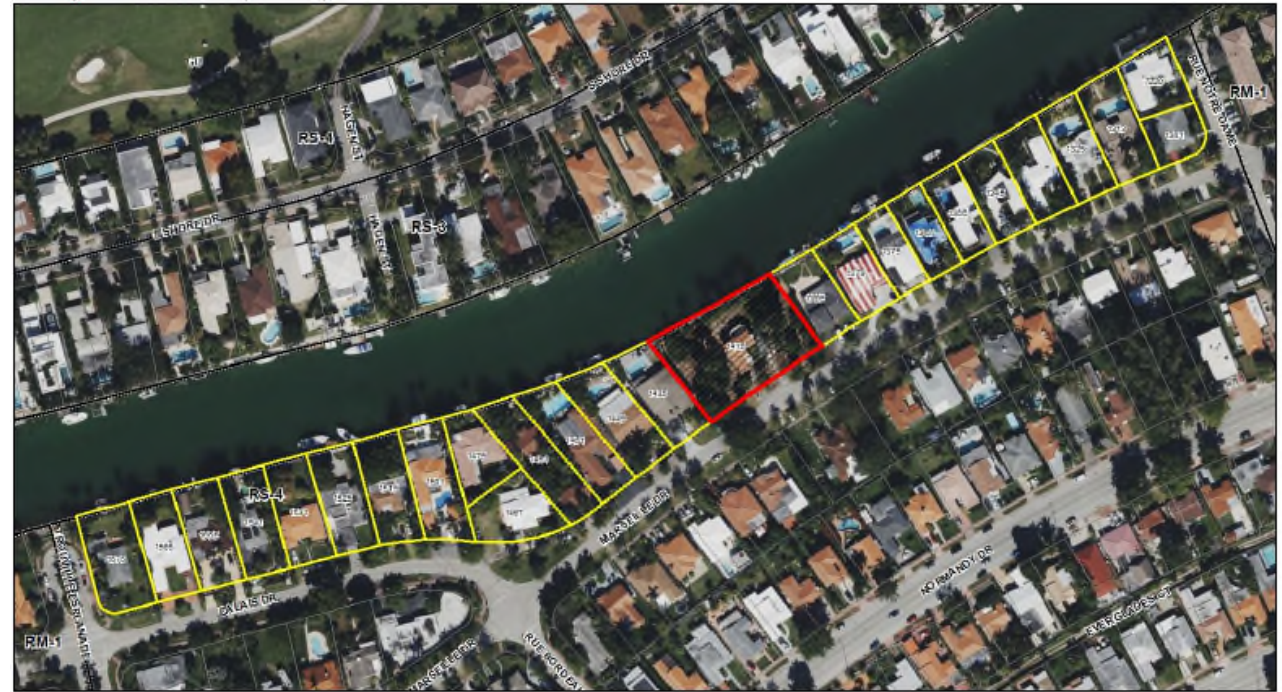


# Conceptual Rendering



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

- Proposed:
  - Lots between 7,800 SF and 8,400 SF
  - Lot Widths: 62.5 feet
  - Maximum Unit Size: 40%



*Excerpt from Staff Report*



# Existing Home

- Existing Finished Floor Elevation: 6.05' NGVD
- Rehabilitation would require elevation to 9.0' NGVD
- Severe structural deterioration, mold, and water damage



Photo 1- Front Elevation



Photo 2- Concrete beam cracking in back of garage



Photo 3 - Wall cracking on East elevation



Photo 4 - Beam cracking over window on East elevation



Photo 5- wall / roof separation on East elevation foundation settlement



Photo 6 - Drop in office (South west corner) due to foundation settlement





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

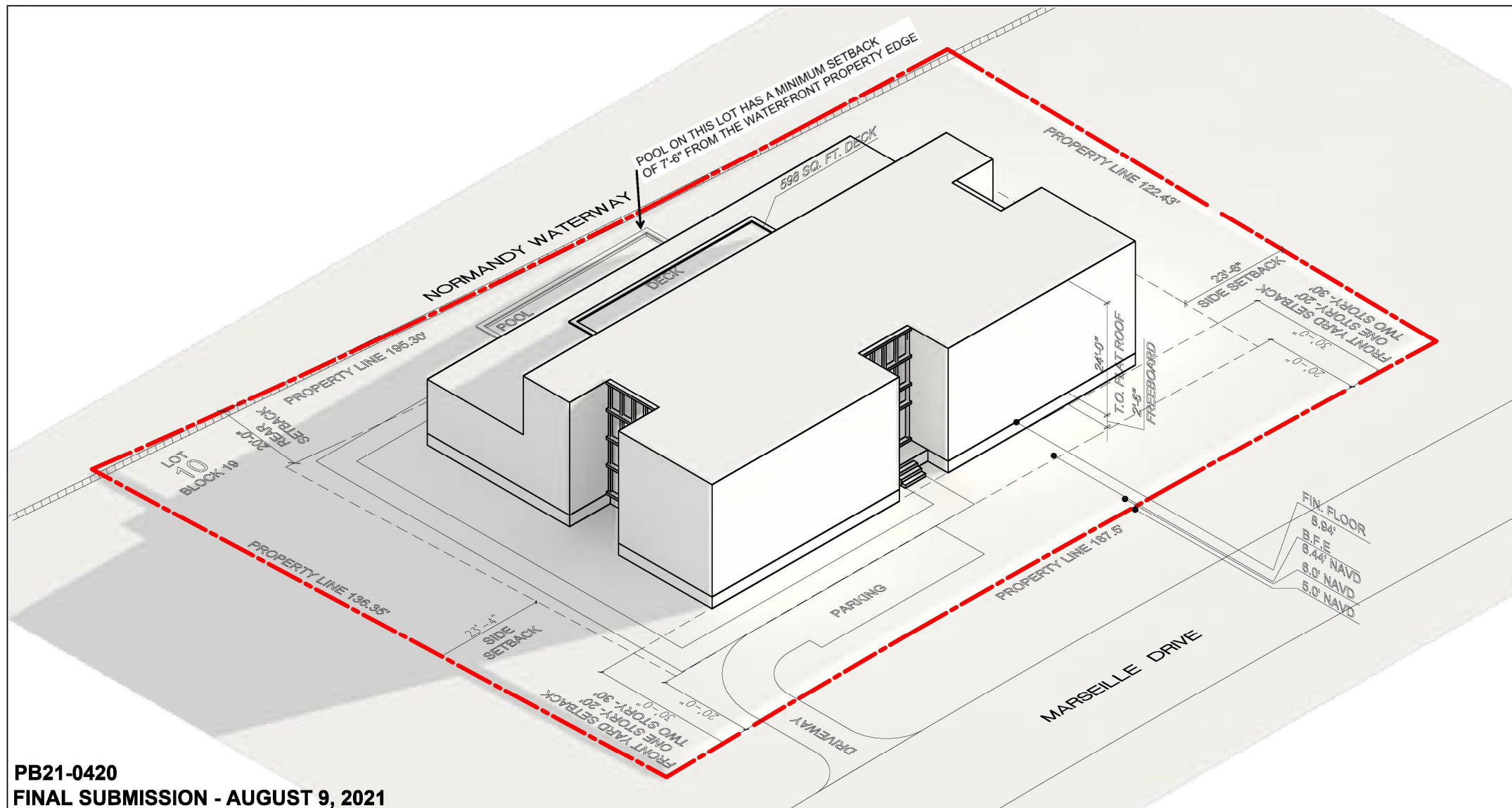


# Thank You

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)

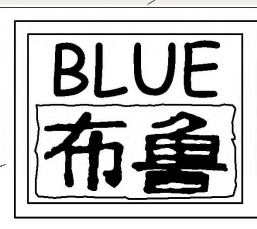


**PB21-0420**  
**FINAL SUBMISSION - AUGUST 9, 2021**

PROJECT INFO:  
1415 MARSEILLE DRIVE - SINGLE LOT  
LOT 10  
-LOT SPLIT APPLICATION  
-  
CLIENT INFO:  
- MARIA CAIOLA  
- 1415 MARSEILLE DRIVE  
- MIAMI BEACH, FL

DRAWING TITLE:  
**ISOMETRIC OF SINGLE LOT  
NO LOT SPLIT**  
DATE: 04.11.2021  
SCALE: AS NOTED  
DRAWN BY: D.K.G.  
CHECKED BY: R.B.

SEAL & SIGNATURE  
RUSSELL BLUE  
L BLUE  
RUSSELL W. BLUE  
R.A.



**RUSSELL BLUE, ARCHITECT**  
ARCHITECTURE & DESIGN  
7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434  
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**A - 20**  
DWG NO. 24 OF 25



LOT 10

NORMANDY WATERWAY

PROPERTY LINE 195.30'

LOT  
10  
BLOCK 19

TOTAL 1ST FLOOR - 7,260 SQ. FT.

TOTAL 2ND FLOOR - 4,828 SQ. FT.

TOTAL UNIT - 12,088 SQ. FT.

50% MAXIMUM ALLOWABLE UNIT SIZE = 12,088 SQ. FT.

LOT 10

LOT SIZE = 24,176.17 SQ.FT.

PROPOSED FIRST FLOOR x 30% = 7,260 SQ.FT.

PROPOSED UNIT SIZE x 50% = 12,088 SQ.FT.

PROPOSED 2nd FLOOR (67% OF FIRST FLOOR) = 4,828 SQ.FT.

PROPERTY LINE 187.5' MARSEILLE DRIVE

0 30' GRAPHIC SCALE

FINAL SUBMISSION - AUGUST 9, 2021  
PB21-0420



PROJECT INFO:  
1415 MARSEILLE DRIVE - LOT SPLIT  
LOTS 09, 10, & 11  
PB21 - 0420

CLIENT INFO:  
MARIA CAIOLA  
1415 MARSEILLE DRIVE  
MIAMI BEACH, FL 33131

DRAWING TITLE:  
LOT WITH NO SPLIT, ONE  
'LARGE HOUSE  
2nd FL. UNIT DIAGRAM

DATE: 04.11.2021  
SCALE: AS NOTED  
DRAWN BY: D.K.G.  
CHECKED BY: R.B.

SEAL & SIGNATURE  
STATE OF FLORIDA  
RUSSELL W. BLUE  
ARCHITECT  
RUSSELL W. BLUE  
L. BLUE  
RUSSELL W. BLUE R.A.

BLUE  
布鲁

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DWG NO. 22 OF 25





## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

## LOT 10 ZONING DATA SHEET

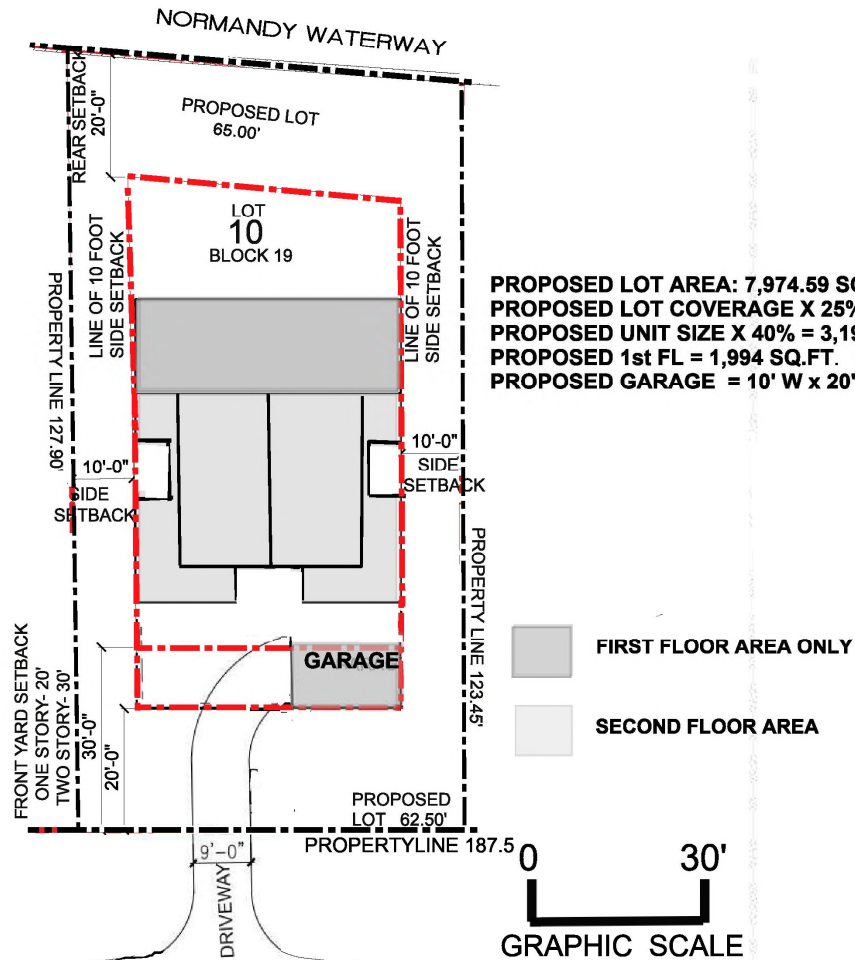
ITEM #	Zoning Information			
1	Address:	1415 Marseille Drive - Lot 10		
2	Folio number(s):	02-3210-010-0050		
3	Board and file numbers:	PB21-0420		
4	Year built:	N/A	Zoning District:	RS-4
5	Based Flood Elevation:	8.0 NGVD	Grade value in NGVD:	3.75
6	Adjusted grade (Flood+Grade/2):	8+3.75= 11.75/2= 5.88	Free board:	NGVD
7	Lot Area:	7,974.57 SQ. FT.		
8	Lot width:	62.50'	Lot Depth:	127.90'
9	Max Lot Coverage SF and 25%:	1,993.64 SQ. FT @ 25%	Proposed Lot Coverage SF and %:	1,994 SQ. FT. @ 25%
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	2,243 - 250 SQ. FT. @ 25%
11	Front Yard Open Space SF and %:	875 SQ. FT. @ 70%	Rear Yard Open Space SF and %:	910 SQ. FT. @ 70%
12	Max Unit Size SF and %:	3,189.83 SQ. FT @ 40%	Proposed Unit Size SF and %:	3,190 SQ. FT. @ 40%
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,994 SQ. FT.
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)	1,196 SQ. FT. @ 60%
15		N/A	Proposed Second Floor Unit Size SF and %:	1,196 SQ. FT. @ 60%
16	Gross Construction Area	2642 SQ. FT.	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	299 SQ. FT. @ 25%

		Required	Existing	Proposed	Deficiencies
17	Height:	24' flat / 27' Sloped	N/A	24'	N/A
18	Setbacks:		N/A		N/A
19	Front First level:	20'	N/A	20'	N/A
20	Front Second level:	30'	N/A	30'	N/A
21	Side 1:	10' MIN	N/A	10'	N/A
22	Side 2 or (facing street):	10' MIN	N/A	10'	N/A
23	Rear:	20' OR 15% OF LOT DEPTH	N/A	20'	N/A
	Accessory Structure Side 1:	10'	N/A	10'	N/A
24	Accessory Structure Side 2 or (facing street):	25'	N/A	20'	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard:	25% OF LOT WIDTH = 20'	N/A	20'	N/A
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

## Notes:

If not applicable write N/A

All other data information should be presented like the above format



PB21-0420

FINAL SUBMISSION - AUGUST 9, 2021

## PROJECT INFO:

1415 MARSEILLE DRIVE - LOT SPLIT  
LOTS 09, 10, & 11

## CLIENT INFO:

- MARIA CAIOLA  
- 1415 MARSEILLE DRIVE  
- MIAM BEACH, FLORIDA

## DRAWING TITLE:

PROPOSED LOT 10  
LAYOUT WITH  
ZONING DATA

## DATE:

04.11.2021

## SCALE:

AS NOTED

## DRAWN BY:

D.K.G.

## CHECKED BY:

R.B.

## SEAL &amp; SIGNATURE

RUSSELL  
L BLUE

RUSSELL W. BLUE R.A.



RUSSELL BLUE, ARCHITECT

ARCHITECTURE &amp; DESIGN

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DWG NO. 16 OF 25



# NORMANDY WATERWAY

## MIAMI BEACH

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

### SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1415 Marseille Drive - Lot 11			
2	Folio number(s):	02-3210-010-0050			
3	Board and file numbers :	PB21-0420			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	8.0 NGVD	Grade value in NGVD:	3.75	
6	Adjusted grade (Flood+Grade/2):	8 + 3.75' =11.75/2= 5.87	Free board:	NGVD	
7	Lot Area:	7811.63 SQ.FT.			
8	Lot width:	62.50'	Lot Depth:	122.94'	
9	Max Lot Coverage SF and 25%:	1,952.9 SQ FT @ 25%	Proposed Lot Coverage SF and 25%:	1,953 SQ FT @25%	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	2,203 - 250 SQ.FT.@25%	
11	Front Yard Open Space SF & %:	938 SQ FT @ 70 %	Rear Yard Open Space SF and 70%:	1,154 SQ FT @ 70 %	
12	Max Unit Size SF and 40 %:	3,124.65 SQ FT @40%	Proposed Unit Size SF and 40%:	3,125 SQ FT @ 40%	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,953 SQ FT	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,171 SQ FT @ 60%	
15			Proposed Second Floor Unit Size SF and % :	1,171 SQ FT @ 60%	
16	Gross Construction Area		Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	488 SQ FT @25%	
		2594 SQ.FT.			
		Required	Existing	Proposed	Deficiencies
17	Height:	24' flat / 27' Sloped	N/A	24'	N/A
18	Setbacks:		N/A		
19	Front First level:	20'	N/A	30'	N/A
20	Front Second level:	30'	N/A	30'	N/A
21	Side 1:	10' MIN	N/A	10'	N/A
22	Side 2 or (facing street):	10' MIN	N/A	10'	N/A
23	Rear:	20' OR 15% OF LOT DEPTH	N/A	20'	N/A
	Accessory Structure Side 1:	N/A	N/A	10'	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	10	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	25% OF LOT WIDTH = 15.5'	N/A	20'	N/A
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

PROPOSED LOT SIZE: 7,811.63 SQ.FT  
PROPOSED LOT COVERAGE X 25% = 1,953 SQ.FT.  
PROPOSED UNIT SIZE X 40% = 3,125 SQ.FT.  
PROPOSED 1st FL SIZE: 1,953 SQ.FT.  
PROPOSED GARAGE = 10' W x 20' L (TYPICAL)

LOT 11  
LOT SIZE 7,811.63 SQ. FT.  
AREA 7,811.63 SQ. FT.  
PROPOSED LOT 11 = 7,811.63 SQ. FT.

### LOT 11

FIRST FLOOR AREA ONLY  
SECOND FLOOR AREA

0 20'  
GRAPHIC SCALE

### LOT COVERAGE DIAGRAM

1/16" = 1'-0"

PB21 - 0420

FINAL SUBMISSION - AUGUST 9, 2021

MARSEILLE DRIVE

**PROJECT INFO:**  
1415 MARSEILLE DRIVE - LOT SPLIT  
LOTS 09, 10, & 11  
  
**CLIENT INFO:**  
MARIA CAIOLA  
1415 MARSEILLE DRIVE  
MIAMI BEACH, FL 33131

**DRAWING TITLE:**  
LOT 11 ZONING DATA  
LOT COVERAGE DIAGRAM  
  
**DATE:** 04.11.2021  
**SCALE:** AS NOTED  
**DRAWN BY:** D.K.G.  
**CHECKED BY:** R.B.

**RUSSELL BLUE**  
ARCHITECTURE & DESIGN  
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A-14

DWG NO. 17 OF 27



Photo 7 - North East Elevation wall and beam cracking



Photo 8 – NW corner beam cracking over eyebrow



Photo 9 - Concrete Cracking SW elevation



Photo 10 – Concrete spalling on SW elevation

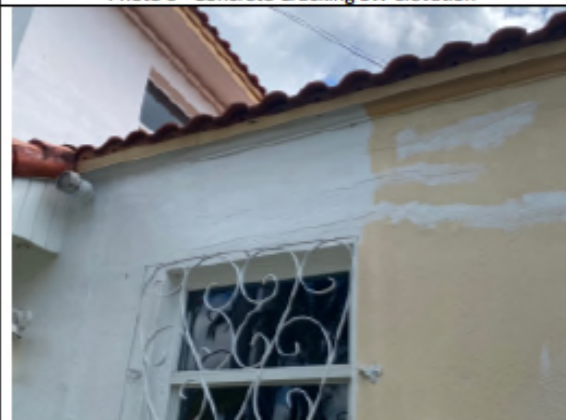


Photo 11 - West Elevation, concrete spalling



Photo 12 – Roof eave termite damage





Photo 13 – SE Elevation, roof Eave damage



Photo 14 – Mold on ceiling of first floor



Photo 15 – SE Elevation cracking over window



Photo 16 – Plaster cracking over door Indicative of settlement



Photo 17 – Plaster cracking over door indicative of settlement



Photo 18 – Wood Damage of 2<sup>nd</sup> floor



Photo 19 – 2<sup>nd</sup> floor wall plaster cracking due to settlement



Photo 20 – 2<sup>nd</sup> floor wall plaster cracking due to settlement



Photo 21 - 2<sup>nd</sup> floor ceiling plaster cracking due to settlement



Photo 22 – mold presence in the second floor



Photo 23 – bedroom on NE corner

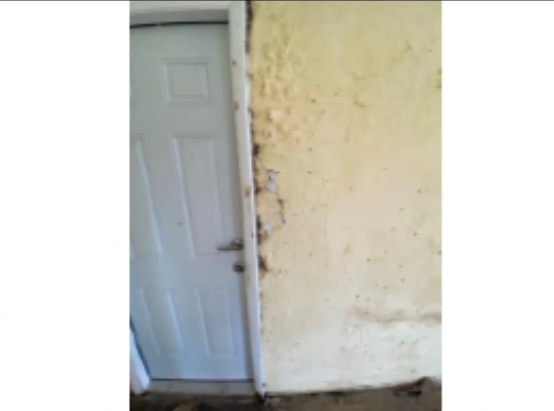


Photo 24 – Moisture damage on walls