

PB21-0420: 1415 Marseille Drive Lot Split

October 26, 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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561-862-3391

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212-725-3638

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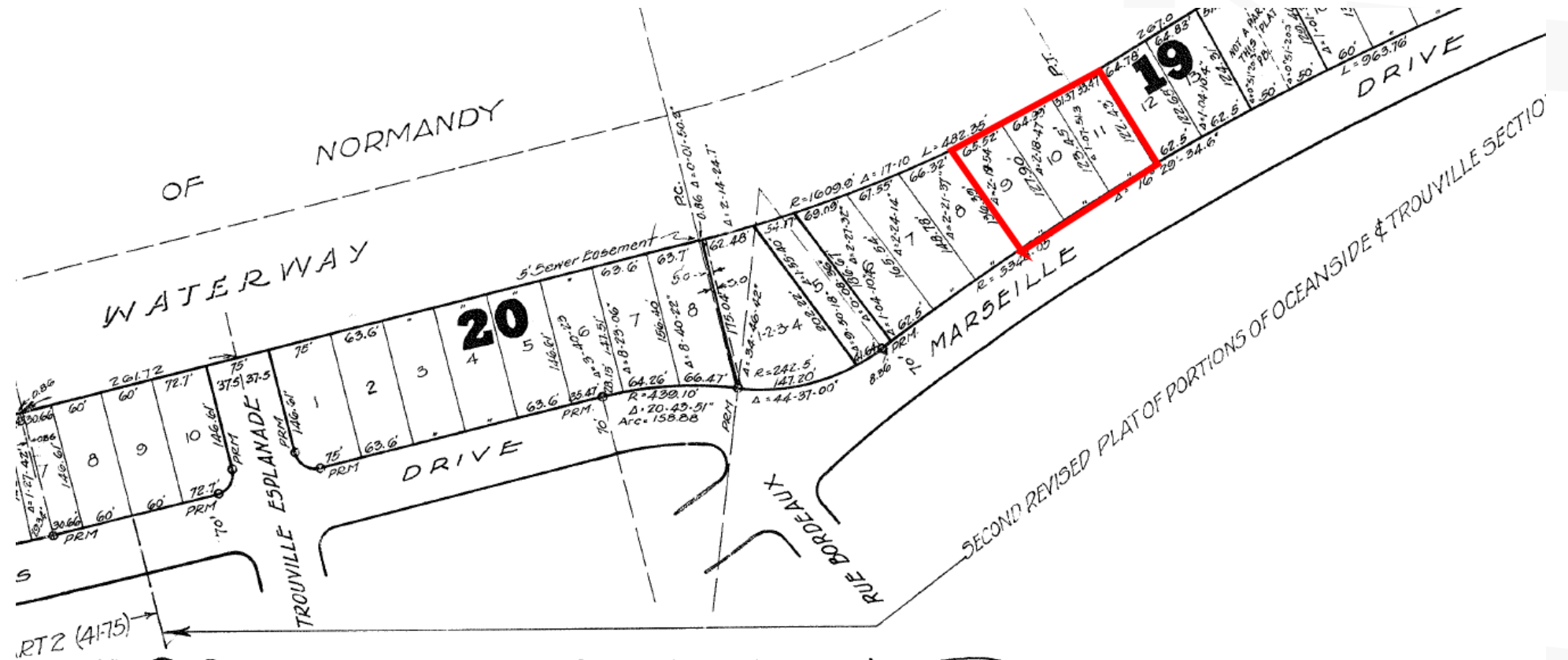
BERCOW RADELL FERNANDEZ LARKIN + TAPANES

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.

An aerial photograph of a residential property in Naples, Florida, outlined with a yellow border. The property is a large lot featuring a swimming pool and is bordered by a body of water to the left and a road labeled 'MARSEILLE DR' to the right. The surrounding area includes other houses, trees, and a parking lot.



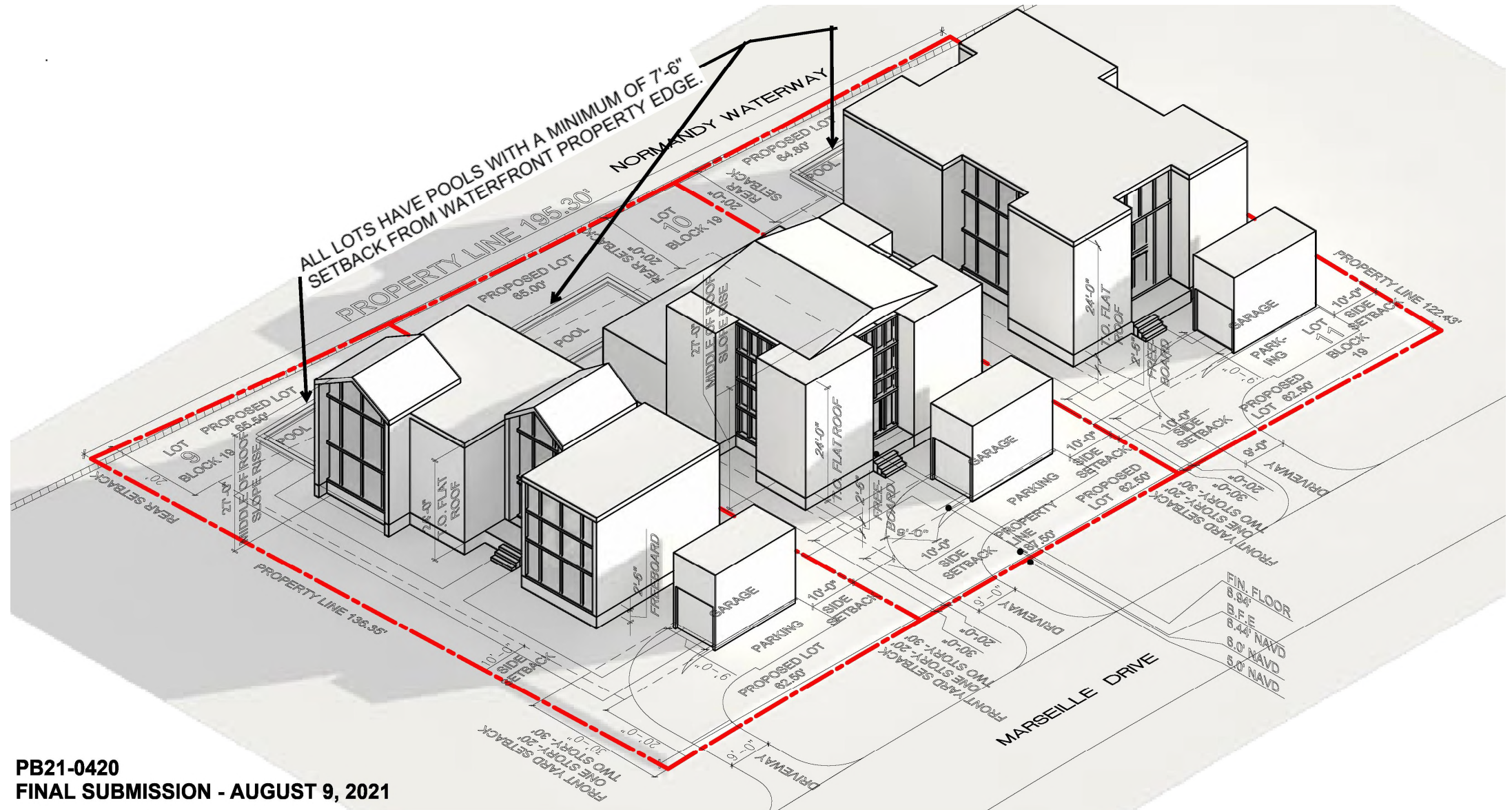
BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND
ENVIRONMENTAL LAW

Request

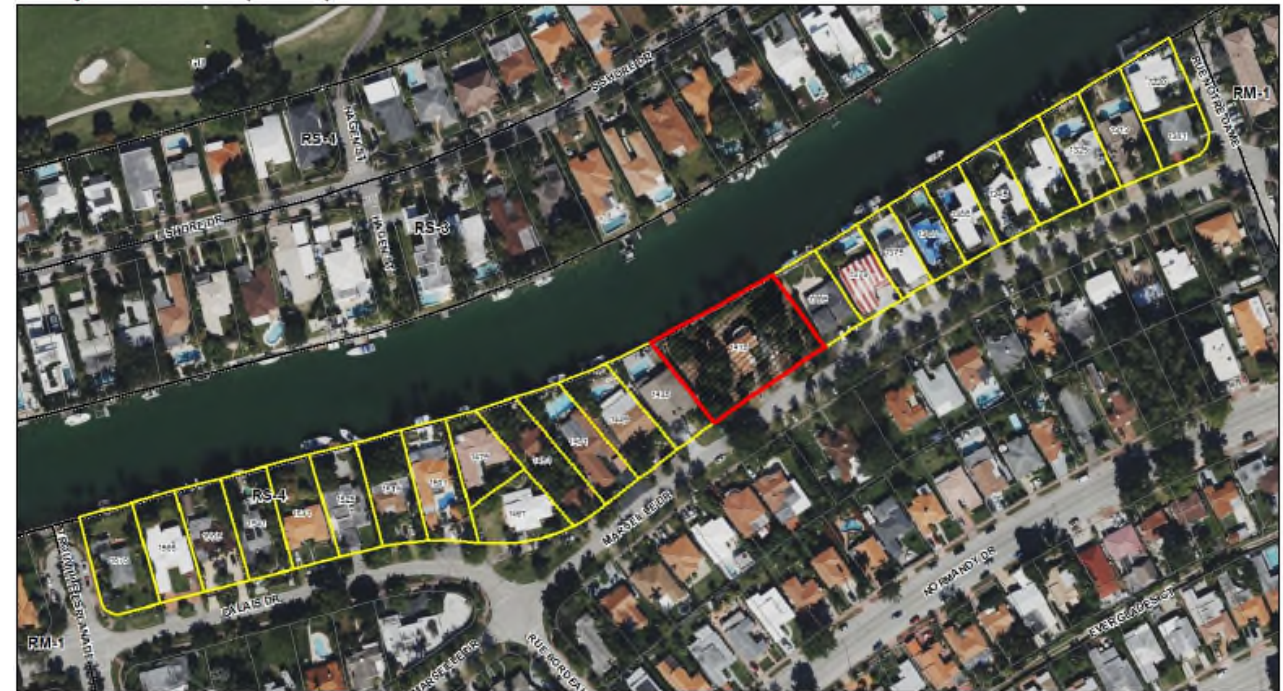
Site	Year Built	Lot Size	Unit Size
EXISTING: Aggregated triple lot			
Existing Property (Lots 9,10, and 11)	1941 (located on Lot 10)	24,176.17 SF	2,632 SF (11%)
PROPOSED: 3 single lots			
Proposed Lot 9	NA	8,389.97 SF	3,356 SF (40%)
Proposed Lot 10*	NA	7,974.57 SF	3,190 SF (40%)
Proposed Lot 11	NA	7,811.63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

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



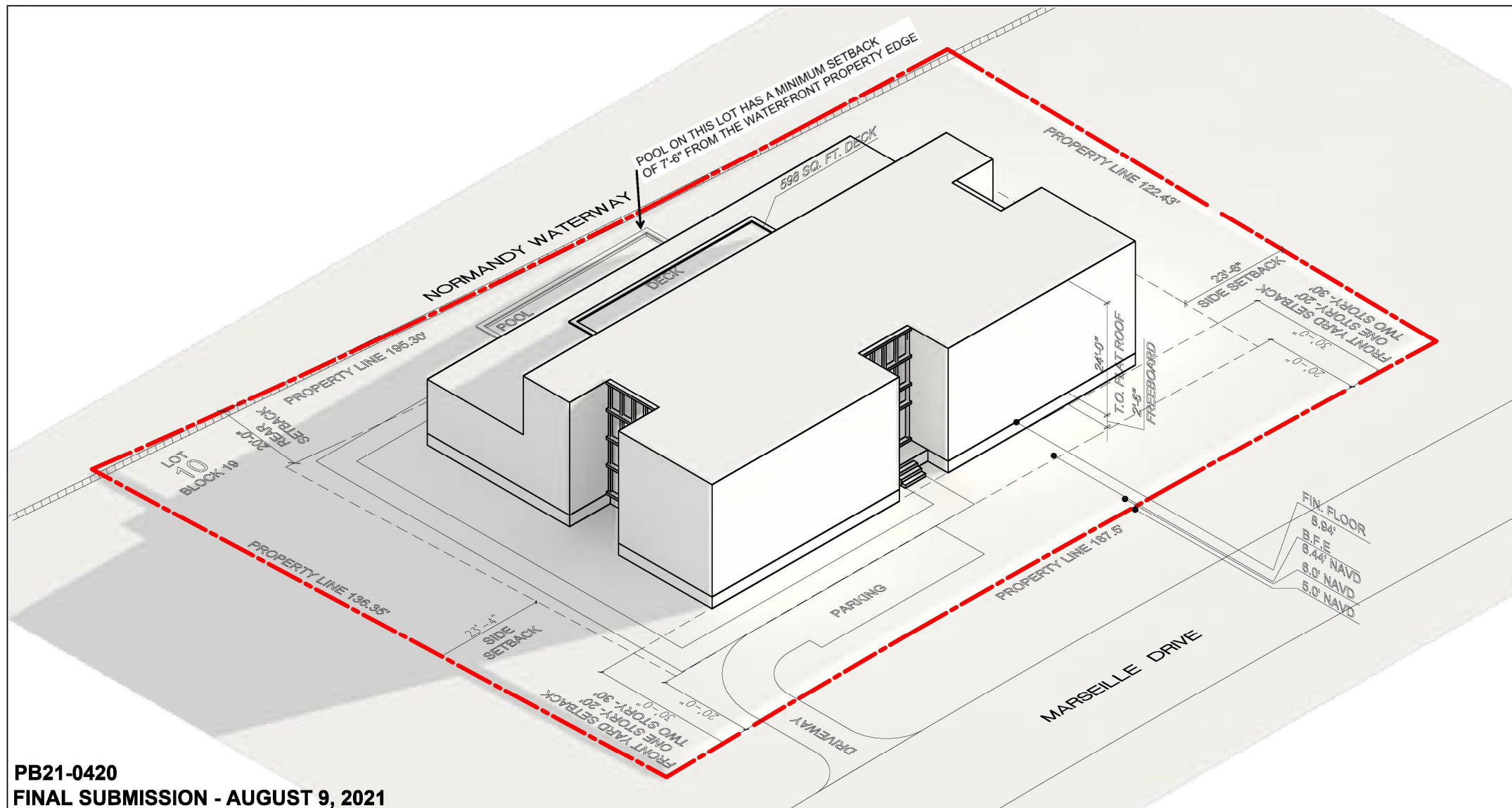
PB21- 0420
FINAL SUBMISSION - AUGUST 9, 2021

Thank You

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

www.brzoninglaw.com

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Info@brzoninglaw.com

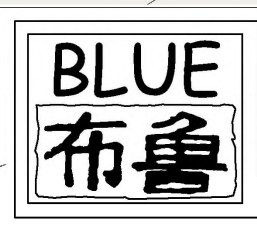


PB21-0420
FINAL SUBMISSION - AUGUST 9, 2021

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
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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

LOT 10

FINAL SUBMISSION - AUGUST 9, 2021
PB21-0420

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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

All other data information should be presented like the above format

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

LOT 10 ZONING DATA SHEET

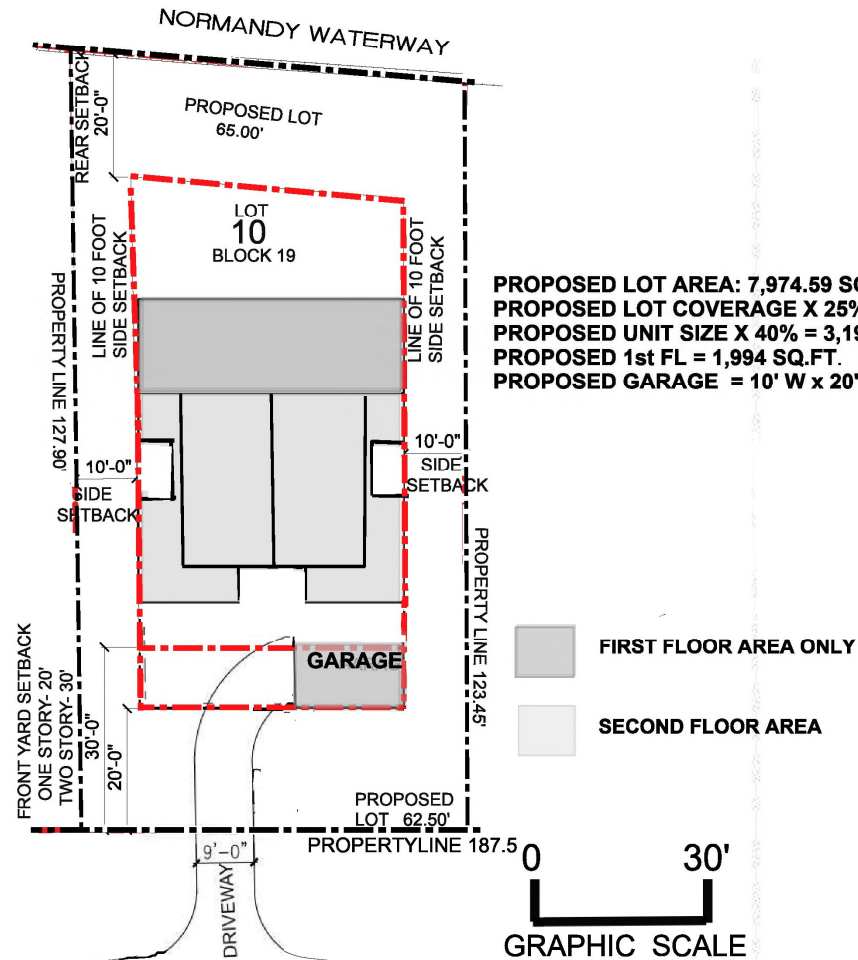
ITEM #	Zoning Information		
1	Address:	1415 Marseille Drive - Lot 10	
2	Folio number(s):	02-3210-010-0050	
3	Board and file numbers :	PB21-0420	
4	Year built:	N/A	Zoning District: RS-4
5	Based Flood Elevation:	8.0 NGVD	Grade value in NGVD: 3.75
6	Adjusted grade (Flood+Grade/2):	8+3.75= 11.75/2= 5.88	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	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) 1,196 SQ.FT. @60%
15			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:

SCALE:	AS NOTED
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SOURCE:
DRAWN:

DRAWN BY:	D.K.G.
CHECKED BY:	R.B.

SEAL & SIGNATURE
RUSSEL
L BLUE



RUSSELL W. BLUE R.A.

BLUE
布魯

RUSSELL BLUE, ARCHITECT

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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		N/A	Proposed Second Floor Unit Size SF and % :	1,171 SQ FT @ 60%
16	Gross Construction Area	2594 SQ.FT.	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	488 SQ FT @25%
	Required	Existing	Proposed	Deficiencies
17	Height: 24' flat / 27' Sloped	N/A	24'	N/A
18	Setbacks:	N/A		
19	Front First level:	N/A	30'	N/A
20	Front Second level:	N/A	30'	N/A
21	Side 1:	N/A	10'	N/A
22	Side 2 or (facing street):	N/A	10'	N/A
23	Rear:	N/A	20'	N/A
24	Accessory Structure Side 1:	N/A	10'	N/A
25	Accessory Structure Side 2 or (facing street) :	N/A	10	N/A
26	Accessory Structure Rear:	N/A	N/A	N/A
27	Sum of Side yard :	25% OF LOT WIDTH = 15.5'	N/A	N/A
28	Located within a Local Historic District?		NO	
29	Designated as an individual Historic Single Family Residence Site?		NO	
30	Determined to be Architecturally Significant?		NO	
Notes:				
If not applicable write N/A				
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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.

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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 2nd floor



Photo 19 – 2nd floor wall plaster cracking due to settlement



Photo 20 – 2nd floor wall plaster cracking due to settlement



Photo 21 - 2nd 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