

# DRB 22-0784 – 1415 Marseille Dr (Lot 9)

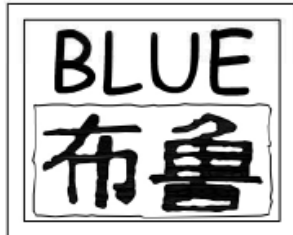
July 5, 2022 Design Review Board Meeting



VINCENT FILIGENZI DESIGN  
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION

LANDSCAPE ARCHITECT  
FL RLA LIC #6667191

900 BISCAYNE BLVD  
MIAMI, FL 33132  
P: 786.346.8909  
www.VincentFiligenzi.com



RUSSELL BLUE, ARCHITECT  
ARCHITECTURE & DESIGN

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

SOUTHAMPTON  
631-726-0019

SOUTH FLORIDA  
561-862-3391

NEW YORK CITY  
212-725-3638

FAX: 631-818-5022  
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BERCOW  
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LARKIN +  
TAPANES

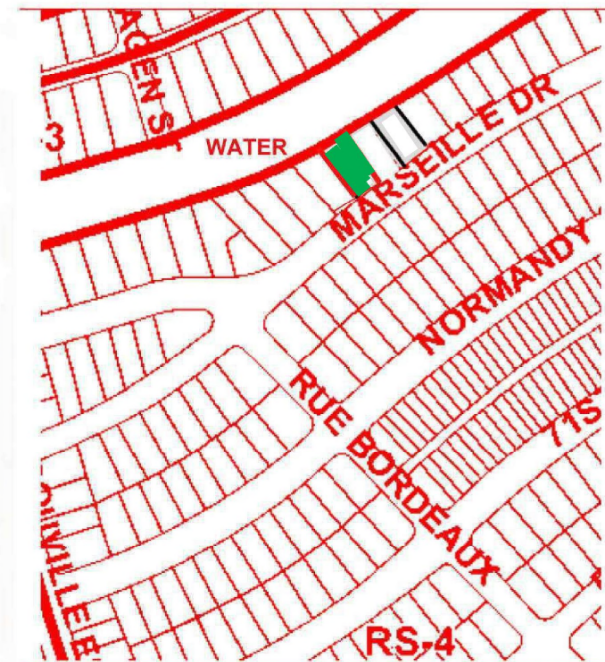
ZONING, LAND USE AND  
ENVIRONMENTAL LAW



## SURROUNDING PROPERTIES

**NEW SINGLE FAMILY RESIDENCE**  
**FOLIO - 02-3210-010-0050**  
**DRB22 - 0874**  
**FINAL SUBMITTAL - MAY 9, 2022.**

**1/2 MILE RADIUS AERIAL VIEW**





**DRB22 - 0874 - FINAL SUBMITTAL - MAY 9, 2022**





## DRB22-0874 FINAL SUBMITTAL - MAY 9, 2022

|                                                                                                                                                                                     |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                 |                           |                                                                                                                                                                                                                                                                                                                                  |                                               |
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| <p><b>PROJECT INFO:</b><br/>1415 MARSEILLE DRIVE - LOT<br/>NEW SINGLE FAMILY RESIDENCE</p> <p><b>CLIENT INFO:</b><br/>MARIA CAIOLA<br/>1415 MARSEILLE DRIVE<br/>MIAMI BEACH, FL</p> | <p><b>DRAWING TITLE:</b><br/>LOT 9 SIDE ELEVATION (EAST)</p> <p><b>DATE:</b> _____</p> <p><b>SCALE:</b> AS NOTED</p> <p><b>DRAWN BY:</b> D.K.G.</p> <p><b>CHECKED BY:</b> R.B.</p> | <p><b>SEAL &amp; SIGNATURE</b></p> <p>Russell Blue</p> <p><small>Digitally signed by Russell Blue<br/>DN: cn=Blue, o=New York, ou=South Florida, email=blueprintsny.fl@gmail.com, c=US<br/>Reason: I am the author of this document<br/>Location: Not signed<br/>Date: 2022.05.16 11:00<br/>Reason: I am the author of this document<br/>Version: 1.0.0</small></p> <p>RUSSELL W. BLUE R.A.</p> | <p><b>BLUE</b><br/>布鲁</p> | <p><b>RUSSELL BLUE, ARCHITECT</b><br/>ARCHITECTURE &amp; DESIGN</p> <p>7786 LAKESIDE BLVD - SUITE 812, BOCA RATON, FL 33434</p> <p><b>SOUTHAMPTON</b>      <b>SOUTH FLORIDA</b>      <b>NEW YORK CITY</b><br/>631-726-0019      561-862-3391      212-725-3638</p> <p>FAX: 631-918-5022<br/>EMAIL: blueprintsNY.FL@gmail.com</p> | <p><b>RL - 03</b></p> <p>DWG NO. 23 OF 35</p> |
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## DRB22-0874 FINAL SUBMITTAL - MAY 9, 2022

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## DRB22-0874 FINAL SUBMITTAL - MAY 9, 2022

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| <b>PROJECT INFO:</b><br>1415 MARSEILLE DRIVE -<br><b>LOT 9</b><br>NEW SINGLE FAMILY RESIDENCE | <b>DRAWING TITLE:</b><br><b>LOT 9</b><br><b>SIDE RENDERING</b><br><b>(WEST)</b>             | <b>SEAL &amp; SIGNATURE</b><br><br>Rus<br>sell<br>Blue | <br><b>RUSSELL BLUE, ARCHITECT</b><br>ARCHITECTURE & DESIGN<br>7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434<br><b>SOUTHAMPTON</b><br>631-726-0019<br><b>SOUTH FLORIDA</b><br>561-862-3391<br><b>NEW YORK CITY</b><br>212-725-3638<br>FAX: 631-918-5022<br>EMAIL: blueprintsNY.FL@gmail.com | <b>RL - 04</b><br>DWG NO. 24 OF 35 |
| <b>CLIENT INFO:</b><br>MARIA CAIOLA<br>1415 MARSEILLE DRIVE<br>MIAMI BEACH, FL                | <b>DATE:</b> 04-2022<br><b>SCALE:</b><br><b>DRAWN BY:</b> D.K.G.<br><b>CHECKED BY:</b> R.B. | RUSSELL W. BLUE R.A.                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                         |                                    |



**DRB22-0874    FINAL SUBMITTAL - MAY 9, 2022**

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**DRB22 - 0874 - FINAL SUBMITTAL - MAY 9, 2022**



**1435 MARSEILLE (LOT 8)**

**LOT 9 (1415)**

**LOT 10 (1415)**



**lot 10**

**lot 9**

**lot 8**



**GREY TINTED GLASS WITH METAL RAILING**



**MICRO CEMENT WHITE FINISH ON MASONRY**



**WHITE METAL ROOFING ON SLOPED ROOFS**



**FIBER CEMENT BOARD WITH WOOD TEXTURE**



**PERMEABLE PAVERS**

**DRB22 - 0874  
FINAL SUBMITTAL - MAY 9, 2022**

PLANT LIST

| PROPOSED PLANT LIST |                                     |                                   |                                         |        |         |           |
|---------------------|-------------------------------------|-----------------------------------|-----------------------------------------|--------|---------|-----------|
| SYM                 | BOTANICAL NAME                      | COMMON NAME                       | SPEC                                    | NATIVE | DROUGHT | QTY       |
| TREES + PALMS       |                                     |                                   |                                         |        |         |           |
|                     | <i>Caryota</i>                      | Fishtail Palm                     | 22' OA                                  |        |         | 13        |
|                     | <i>Bursera simaruba</i>             | Gumbo Limbo Tree                  | 18'-20' OA 10" DBH                      | *      |         | 1         |
|                     | <i>Clusia rosea</i>                 | Autograph Tree                    | 12'-14' OA                              | *      | *       | 3         |
|                     | <i>Sabal Palmetto</i>               | Cabbage Palm                      | 14' OA                                  | *      | *       | 11        |
|                     | <i>Acroelorthaphe wrightii</i>      | Paurotis Palm                     | 20'-22' OA HEAVY CLUMP<br>12 MIN TRUNKS | *      | *       | 1         |
|                     | <i>Roystonea regia</i>              | Royal Palm                        | 16' GW                                  | *      | *       | 1         |
|                     | <i>Pimenta racemosa</i>             | Bay Rum Tree                      | 14'-16' OA 4"-6" DBH                    | *      | *       | 1         |
|                     | <i>Pandanus</i>                     | Screwpine Tree                    | 14'-16' OA MULTI SPECIMEN               |        |         | 2         |
|                     | <i>Dypsis cabadae</i>               | Cabada Palm                       | 12' OA                                  |        |         | 3         |
|                     | <i>Cordia sebestena</i>             | Orange Geiger Tree (Street Trees) | 12' HT 3"-4" DBH                        | *      | *       | 3         |
|                     | <i>Archontophoenix alexandrinae</i> | Alexander Palm                    | 14'-16' OA DBL TRNK                     |        |         | 2         |
| SHRUBS + ACENTS     |                                     |                                   |                                         |        |         |           |
| MF                  | <i>Myrcianthes fragrans</i>         | Simpson Stopper                   | 25 G 5'-6' HT                           | *      | *       | 11        |
| RE                  | <i>Rhapis</i>                       | Lady Palm                         | 25 G 5' HT                              |        |         | 9         |
| DS                  | <i>Dioon spinulosum</i>             | Giant Dioon                       | 25 G 5'X5'                              |        | *       | 7         |
| BC                  | <i>Psychotria ligustrifolia</i>     | Bahama Coffee                     | 15G                                     | *      |         | 44        |
| HR                  | <i>Heliconia rostrata</i>           | Heliconia                         | 15 G                                    |        |         | 11        |
| BP                  | <i>Strelitzia reginae</i>           | Bird of Paradise                  | 45 G                                    |        |         | 2         |
| EE                  | <i>Colocasia</i>                    | Elephant Ear                      | 25 G                                    |        |         | 3         |
| EF                  | <i>Eugenia foetida</i>              | Spanish Stopper                   | 45 G 8'-9' HT                           | *      | *       | 7         |
| PG                  | <i>Philodendron giganteum</i>       | Philodendron                      | 25 G                                    |        |         | 1         |
| CG                  | <i>Clusia Gutifera</i>              | Clusia                            | 25 G 6' HT                              | *      | *       | 29        |
| CC                  | <i>Capparis cynophallophora</i>     | Jamaican Caper                    | 25 G 5' HT                              | *      | *       | 11        |
| GROUNDCOVERS        |                                     |                                   |                                         |        |         |           |
| MC                  | <i>Muhlenbergia capillaris</i>      | Muhly Grass                       | 3 G @ 18" OC                            | *      | *       | 88        |
| BM                  | <i>Philodendron</i>                 | Burle Marx                        | 3 G @ 18" OC                            |        |         | 71        |
| WF                  | <i>Phymatosorus scolopendria</i>    | Wart Fern                         | 3 G @ 18" OC                            |        |         | 84        |
| CN                  | <i>Dwarf clusia</i>                 | Clusia Nana                       | 3 G @ 18" OC                            | *      | *       | 239       |
| MD                  | <i>Monstera deliciosa</i>           | Swiss Cheese                      | 7 G @ 36" OC                            |        |         | 64        |
| AI                  | <i>Iris Neomarica caerulea</i>      | Apostles Iris                     | 3 G @ 18" OC                            |        |         | 57        |
| DI                  | <i>Dietes indioides</i>             | African Iris                      | 3 G @ 24" OC                            |        |         | 50        |
| HA                  | <i>Hibiscus acetosella</i>          | Red Shield                        | 3 G @ 24" OC                            |        |         | 50        |
| SP                  | <i>Spathoglottis plicata</i>        | Purple Orchid                     | 3 G @ 18" OC                            |        |         | 31        |
| FK                  | <i>Pennisetum alopecuroides</i>     | Fakahatchee Grass                 | 3 G @ 36" OC                            | *      | *       | 37        |
|                     | Top Soil                            | 50/50. 5" Deep                    |                                         |        |         | 51 CBY    |
|                     | Empire Zoysia                       | Empire Zoysia                     |                                         |        |         | 3333 SQFT |

1

PROPOSED PLANTING

 CLUSIA ROSEA

 GUMBO LIMBO

 BOOTED SABAL PALM

 SHRUB TYPE 1

 GROUNDCOVER

 ROYAL PALM

 BAY RUM

 FISHTAIL PALM

 PAUROTIS PALM

 CABADA PALM

 SABAL PALM

 PAUROTIS PALM

 ORANGE GEIGER

 PANDANUS PALM

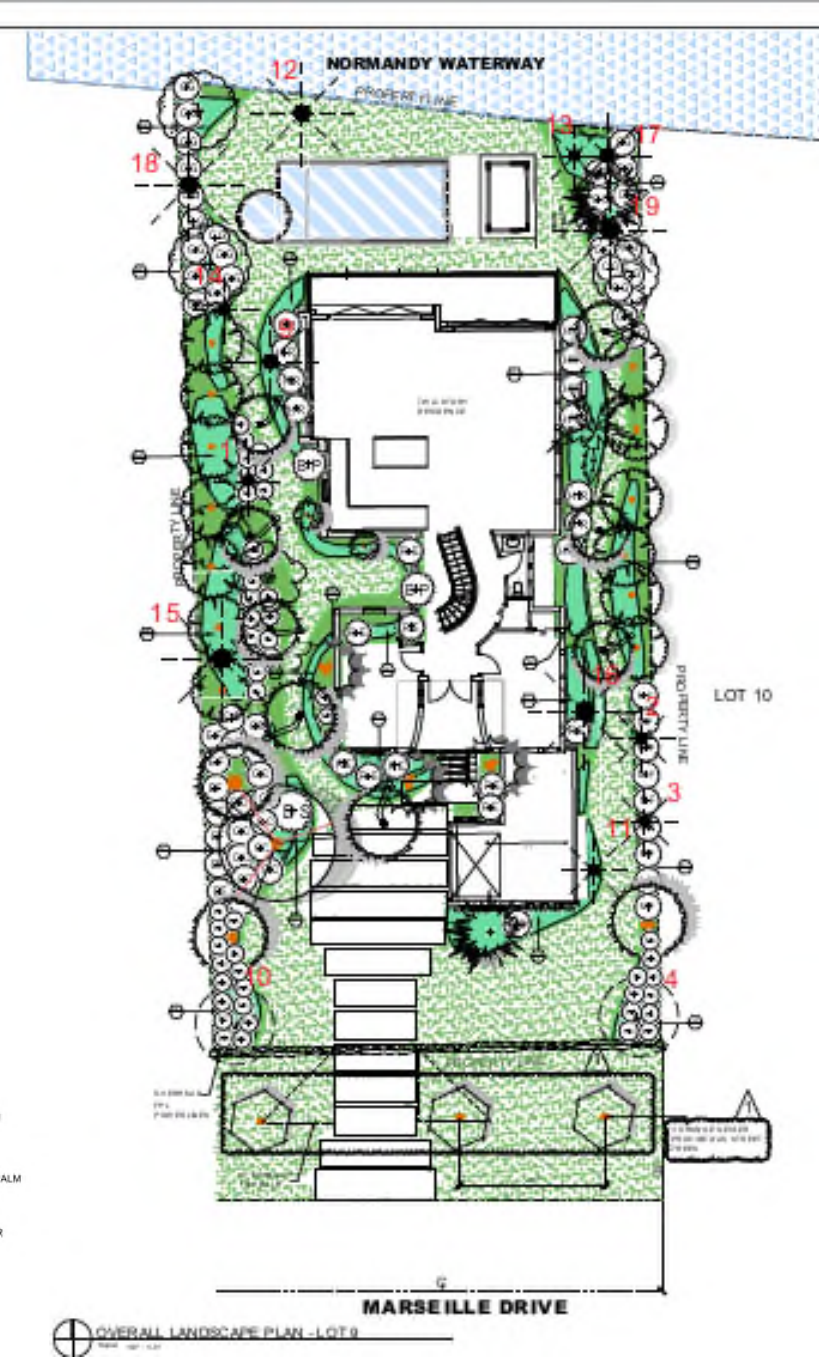
 ALEXANDER PALM

 ORANGE GEIGER

MATERIALS

 GENERAL NEW PLANTING AREA-413 SF

 NEW ZOYSIA EMPIRE LAWN-138 SF



# Thank You

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

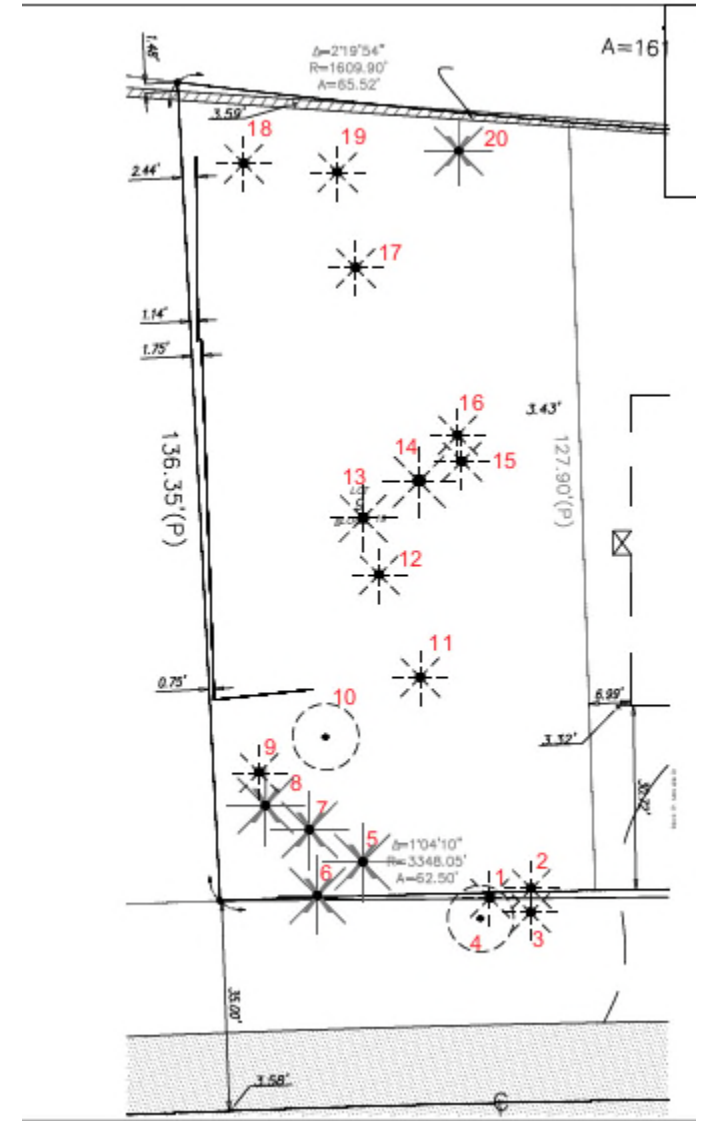
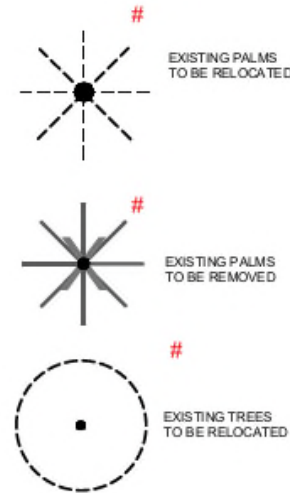
[www.brzoninglaw.com](http://www.brzoninglaw.com)

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

## EXISTING TREE LIST

| #  | SCIENTIFI<br>NAME              | COMMON<br>NAME       | DBH<br>in | HGT<br>ft | CAN<br>ft | CRZ<br>ft | CONDITION | DISPOSITION |
|----|--------------------------------|----------------------|-----------|-----------|-----------|-----------|-----------|-------------|
| 1  | <i>Adonidia merrilli</i>       | Christmas palm       | 6         | 18        | 6         | 6         | Good      | RELOCATE    |
| 2  | <i>Adonidia merrilli</i>       | Christmas palm       | 6         | 18        | 6         | 6         | Good      | RELOCATE    |
| 3  | <i>Adonidia merrilli</i>       | Christmas palm       | 6         | 18        | 6         | 6         | Good      | RELOCATE    |
| 4  | <i>Tabebuia heterophylla</i>   | Pink tabebuia        | 5         | 16        | 12        | 5         | Fair      | RELOCATE    |
| 5  | <i>Ficus aurea</i>             | Strangler Fig        | 21.5      | 22        | 22        | 21.5      | Good      | REMOVE      |
| 6  | <i>Adonidia merrilli</i>       | Christmas palm       | 4         | 14        | 6         | 4         | Good      | REMOVE      |
| 7  | <i>Adonidia merrilli</i>       | Christmas palm       | 6         | 22        | 6         | 6         | Good      | REMOVE      |
| 8  | <i>Adonidia merrilli</i>       | Christmas palm       | 6         | 22        | 6         | 6         | Good      | REMOVE      |
| 9  | <i>Roystonea regia</i>         | Florida royal palm   | 17        | 45        | 22        | 17        | Good      | RELOCATE    |
| 10 | <i>Calophyllum brasiliense</i> | Brazilian beautyleaf | 5         | 20        | 12        | 5         | Fair      | RELOCATE    |
| 11 | <i>Phoenix spp.</i>            | Date palm            | 8         | 22        | 8         | 8         | Fair      | RELOCATE    |
| 12 | <i>Cocos nucifera</i>          | Coconut palm         | 12        | 30        | 18        | 12        | Good      | RELOCATE    |
| 13 | <i>Cocos nucifera</i>          | Coconut palm         | 14        | 40        | 18        | 14        | Good      | RELOCATE    |
| 14 | <i>Cocos nucifera</i>          | Coconut palm         | 9         | 20        | 18        | 9         | Good      | RELOCATE    |
| 15 | <i>Roystonea regia</i>         | Florida royal palm   | 18        | 45        | 18        | 18        | Good      | RELOCATE    |
| 16 | <i>Roystonea regia</i>         | Florida royal palm   | 16        | 45        | 18        | 16        | Good      | RELOCATE    |
| 17 | <i>Cocos nucifera</i>          | Coconut palm         | 8         | 18        | 8         | 8         | Good      | RELOCATE    |
| 18 | <i>Cocos nucifera</i>          | Coconut palm         | 9         | 25        | 8         | 9         | Fair      | RELOCATE    |
| 19 | <i>Cocos nucifera</i>          | Coconut palm         | 9         | 18        | 8         | 9         | Fair      | RELOCATE    |
| 20 | <i>Washingtonia robusta</i>    | Mexican washingtonia | 14        | 40        | 12        | 14        | Good      | REMOVE      |

## EX. TREE SYMBOLS



# LANDSCAPE LEGEND

## CITY OF MIAMI BEACH LANDSCAPE LEGEND

Zoning District: RS-4

Lot Area: 8389.9 Sqft

Acres: 0.193

### TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

\_\_\_ 5 \_\_\_ trees x \_\_\_ 0.193 \_\_\_ net lot acres - number of existing trees=

B. % Natives required: Number of trees provided x 30% = 11 x .30=3

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=12\*.5=5

D. Street Trees (maximum average spacing of 20' o.c.)

\_\_\_ 52 \_\_\_ linear feet along street divided by 20= 52/20=2

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.): \_\_\_ linear feet along street divided by 20=

### SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=11 x 12=132

B. % Native shrubs required: Number of shrubs provided x 50%= 63\*.5

### LARGE SHRUBS OR SMALL TREES

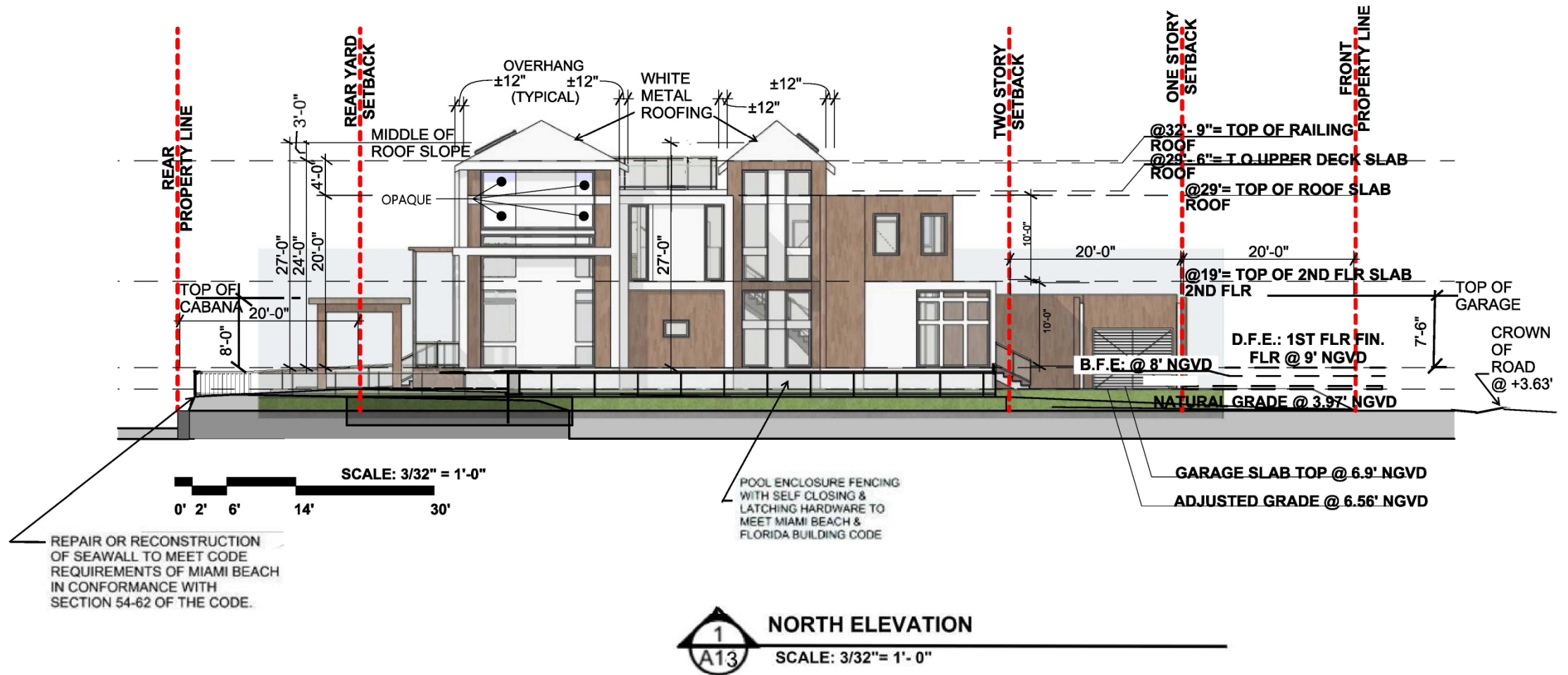
A. Number of large shrubs or small trees required:

Number of required shrubs x 10%=132\*.10=13.2

B. % Native large shrubs or small trees required:

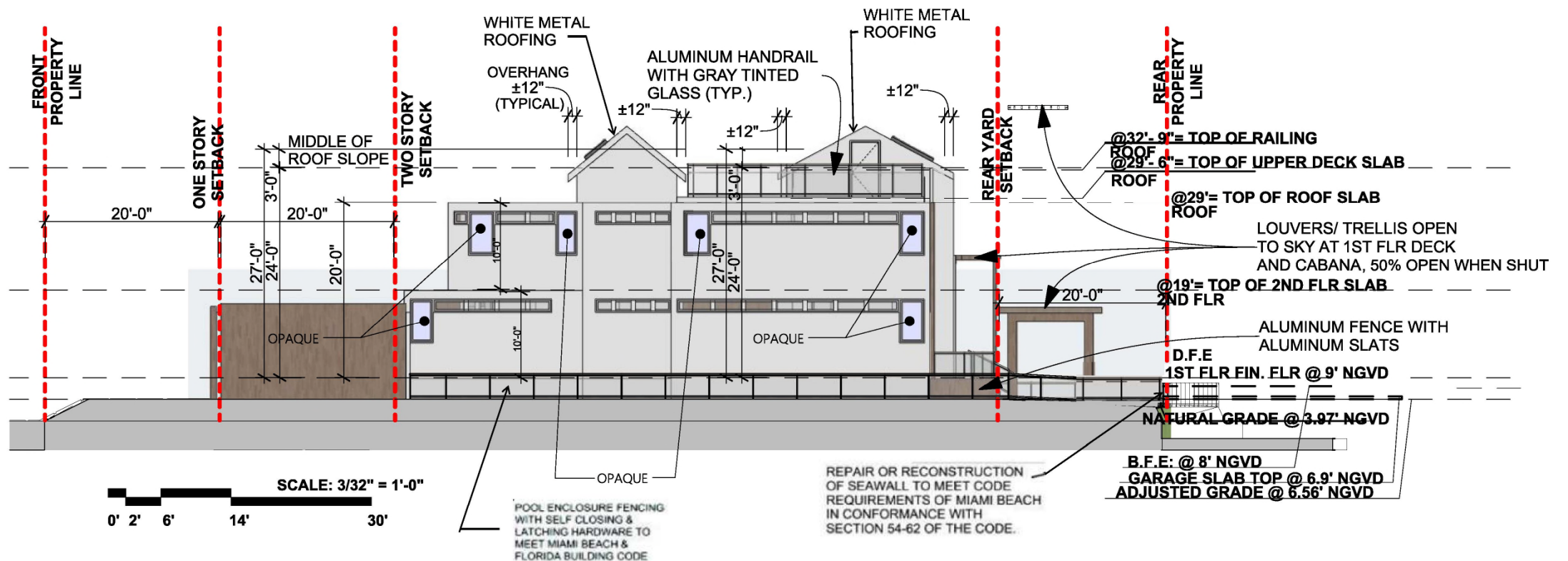
Number of large shrubs or small trees provided x 50%=24\*.5

|   |                      |          |
|---|----------------------|----------|
| 1 | Required/<br>Allowed | Provided |
|   | 8                    | 12       |
|   | 3                    | 10       |
|   | 6                    | 11       |
| 1 | 3                    | 3        |
|   | 2                    | 3        |
| 1 | 132                  | 135      |
|   | 68                   | 102      |
| 1 | 14                   | 24       |
|   | 12                   | 24       |



# DRB22 - 0874 FINAL SUBMITTAL - MAY 9, 2022

|                                                                                        |                                                                             |                                         |                                                                                       |                                                                                                                                                                                                                                                                  |                                  |
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| <b>PROJECT INFO:</b><br>1415 MARSEILLE DRIVE -<br>LOT 9<br>NEW SINGLE FAMILY RESIDENCE | <b>DRAWING TITLE:</b><br>LOT 9<br>NORTH ELEVATION,                          | <b>SEAL &amp; SIGNATURE</b><br><br><br> |  | <b>RUSSELL BLUE, ARCHITECT</b><br>ARCHITECTURE & DESIGN<br>7786 LAKESIDE BLVD - SUITE 612, BOCA RATON, FL 33434<br>SOUTHAMPTON 631-726-0019    SOUTH FLORIDA 561-862-3391    NEW YORK CITY 212-725-3638<br>FAX: 631-918-5022<br>EMAIL: blueprintsNY.FL@gmail.com | <b>A -13</b><br>DWG NO. 17 OF 35 |
| <b>CLIENT INFO:</b><br>MARIA CAIOLA<br>1415 MARSEILLE DRIVE<br>MIAMI BEACH, FL         | DATE: 04.11.2021<br>SCALE: AS NOTED<br>DRAWN BY: D.K.G.<br>CHECKED BY: R.B. | RUSSELL W. BLUE R.A.                    |                                                                                       |                                                                                                                                                                                                                                                                  |                                  |



**SIDE ELEVATION (SOUTH)**

SCALE: 3/32" = 1'-0"

**DRB22 - 0874 FINAL SUBMITTAL - MAY 9, 2022**

|                                                                                        |                                                                             |                                         |                                                                                       |                                                                                                                                                                                                                                                                  |                                   |
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