PB23-0599: 1120 Bay Drive Lot Split

September 26, 2023 Planning Board Meeting – Item No. 5

CMA HOMES
BY CMA DESIGN STUDIO, INC.

BRFLT
BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Ownership – Lefrak

COMMERCIAL SOUTH FLORIDA

LeFrak buys Normandy Isle apartments in Miami Beach for $25M

Waterfront property last traded in 1997 for $2M



LeFrak

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Context


RUE VERSAILLES
BREST ESPLA
N
2022 Aerial Photography
200 ft

Recap of Requested Lot Split

Existing Lot: 26, 711 SF (0.61 acres)

3 Proposed Lots: 8,904 SF (0.2 acres) each

- Lots 9, 10, and 11 of underlying plat

Staff Recommendation: Approval with condition limiting future homes to 40% unit size.



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Proposed Homes

Unit Size: 4,407 SF (49.5%)

Lot Coverage: 2,424 SF (27.2%)

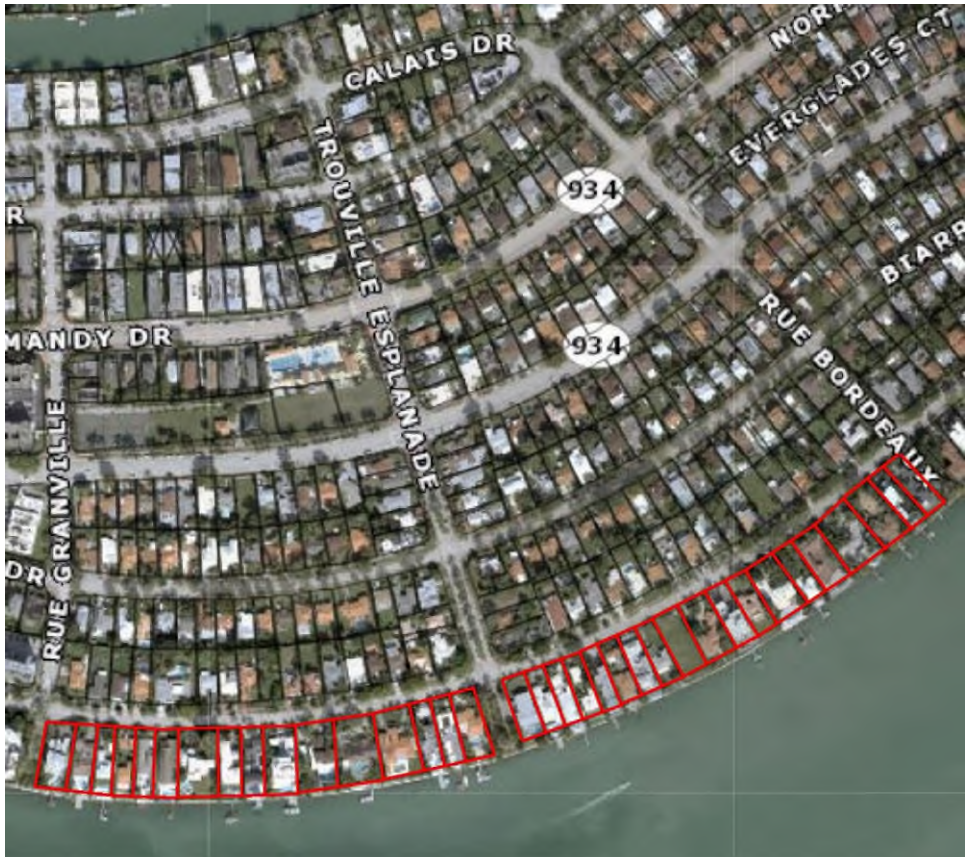
Front Open Space: 839 SF (77.1%)

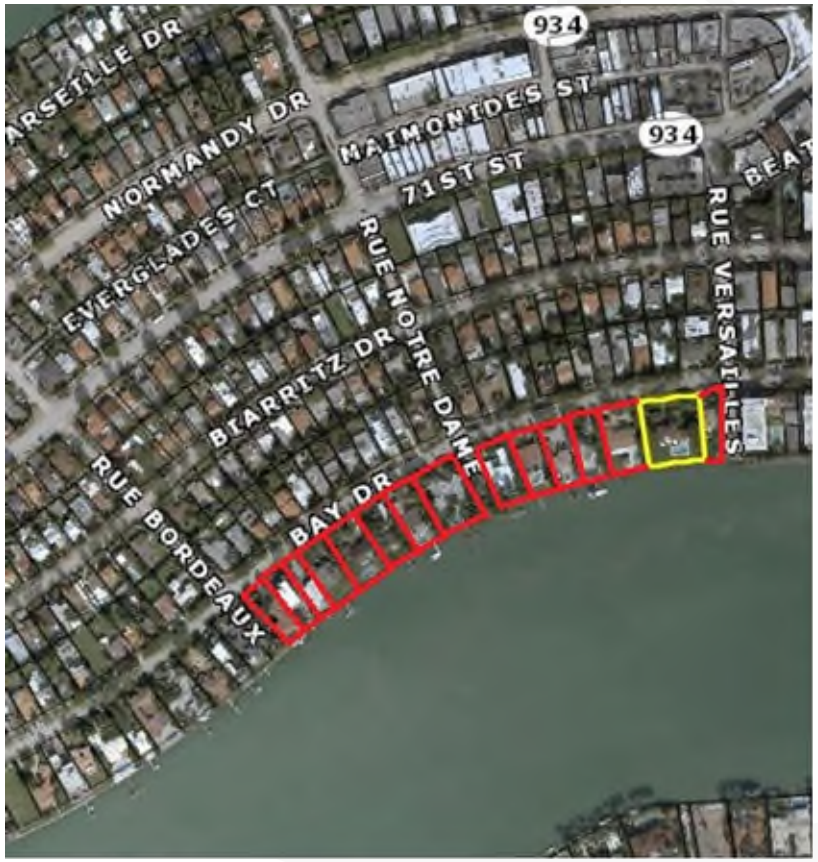
Rear Open Space: 972 SF (86.1%)



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Applicant Area Analysis





48 total waterfront lots on Bay Drive

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Applicant Area Analysis – Lots < 10,000 SF

No.	Address	Lot Area
1	1100 Bay Drive	9,800.50
2	1390 Bay Drive	8,840
3	1396 Bay Drive	8,840
4	1510 Bay Drive	8,770.30
5	1560 Bay Drive	8,770.30
6	1580 Bay Drive	9,010.00
7	1630 Bay Drive	9,014.25
8	1640 Bay Drive	9,028.25
9	1650 Bay Drive	8,787.30
10	1660 Bay Drive	8,787.30
11	1666 Bay Drive	8,770.30
12	1670 Bay Drive	8,770.30
13	1710 Bay Drive	8,840.00
14	1720 Bay Drive	8,840.00
15	1820 Bay Drive	8,500.00
16	1830 Bay Drive	8,846.80
17	1840 Bay Drive	8,846.80
18	1850 Bay Drive	8,846.80

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

1610 – 1670 Bay Drive



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Contemporary Homes – 1590 Bay Drive

Lot Size	Unit Size
10,690 SF	5,120 SF (49.3%)



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Contemporary Homes – 1510 Bay Drive

Lot Size	Unit Size
8,770 SF	4,815 SF (54.9%)



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Contemporary Homes - 1311 & 1325 Bay Drive

Address	Lot Size	Unit Size
1325 Bay Drive	7,238 SF	3,200 SF (44%)
1311 Bay Drive	7,239 SF	3,200 SF (44%)



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

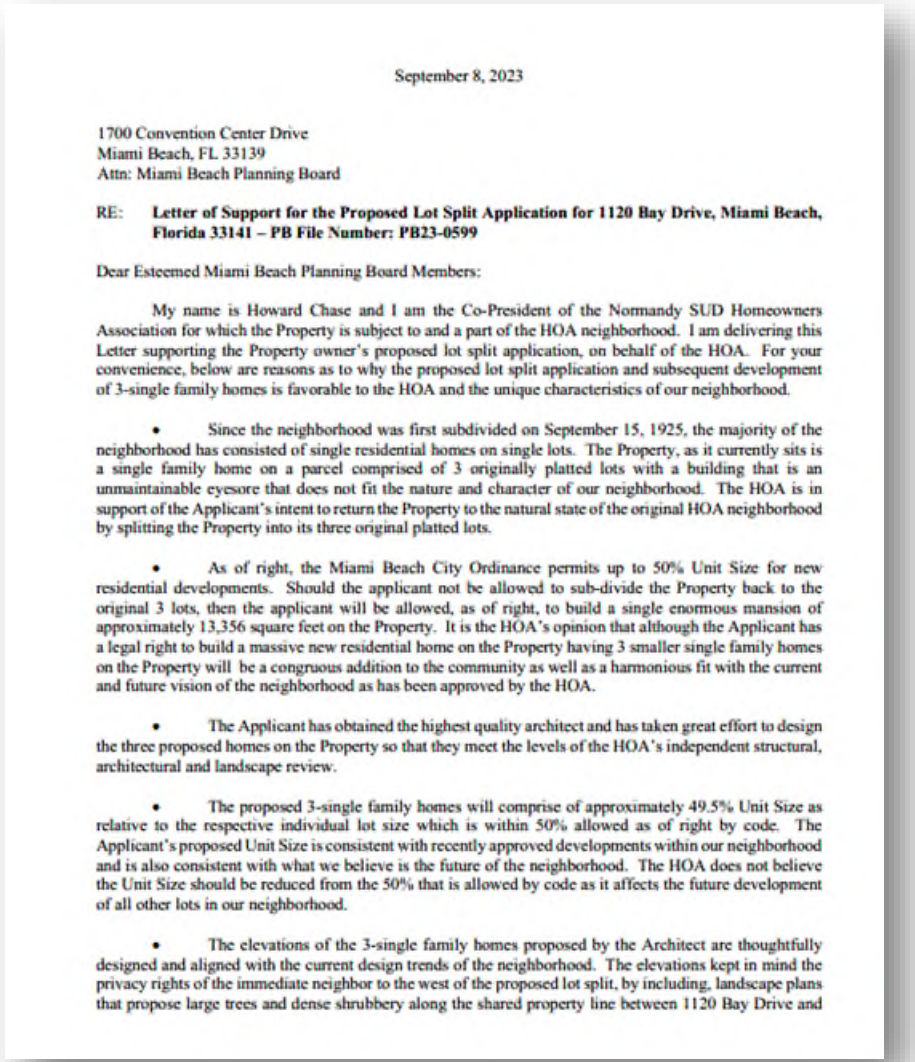
Contemporary Homes – 1776 Bay Drive

Lot Size	Unit Size
13,940 SF	6,166 SF (44%)



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Community Support



September 8, 2023

1700 Convention Center Drive
Miami Beach, FL 33139
Attn: Miami Beach Planning Board

RE: **Letter of Support for the Proposed Lot Split Application for 1120 Bay Drive, Miami Beach, Florida 33141 – PB File Number: PB23-0599**

Dear Esteemed Miami Beach Planning Board Members:

My name is Howard Chase and I am the Co-President of the Normandy SUD Homeowners Association for which the Property is subject to and a part of the HOA neighborhood. I am delivering this Letter supporting the Property owner's proposed lot split application, on behalf of the HOA. For your convenience, below are reasons as to why the proposed lot split application and subsequent development of 3-single family homes is favorable to the HOA and the unique characteristics of our neighborhood.

- Since the neighborhood was first subdivided on September 15, 1925, the majority of the neighborhood has consisted of single residential homes on single lots. The Property, as it currently sits is a single family home on a parcel comprised of 3 originally platted lots with a building that is an unmaintainable eyesore that does not fit the nature and character of our neighborhood. The HOA is in support of the Applicant's intent to return the Property to the natural state of the original HOA neighborhood by splitting the Property into its three original platted lots.

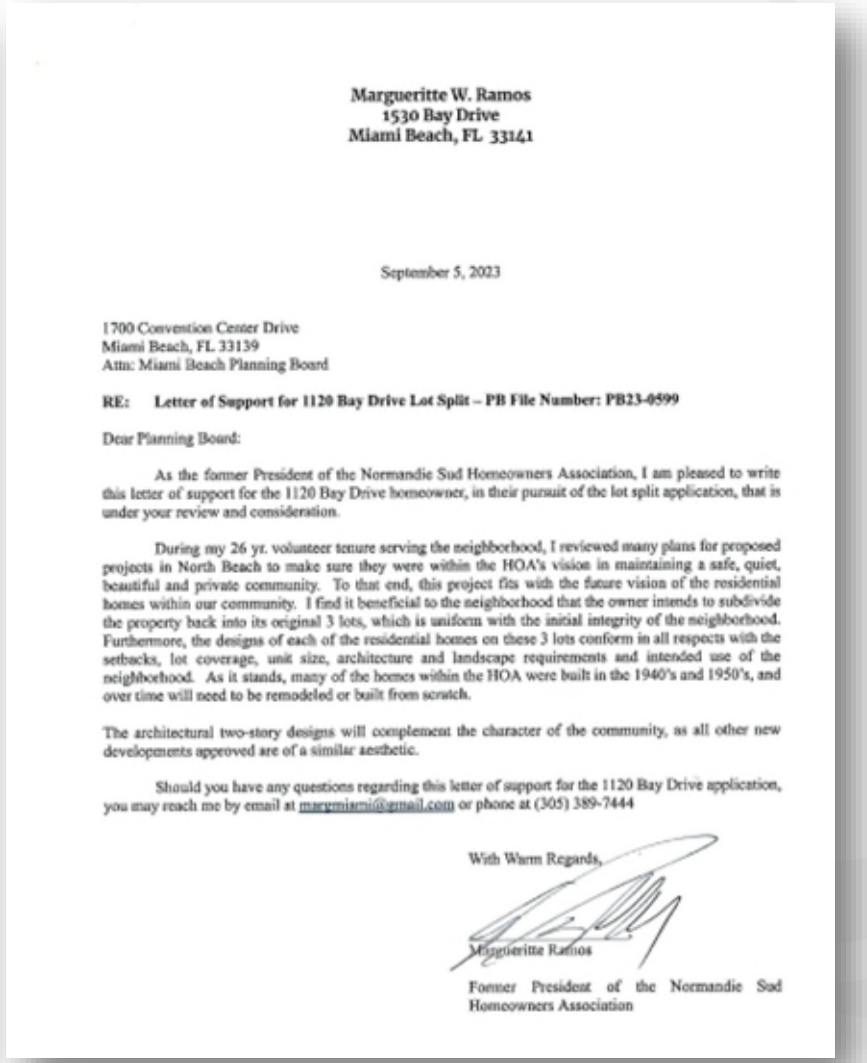
- As of right, the Miami Beach City Ordinance permits up to 50% Unit Size for new residential developments. Should the applicant not be allowed to sub-divide the Property back to the original 3 lots, then the applicant will be allowed, as of right, to build a single enormous mansion of approximately 13,356 square feet on the Property. It is the HOA's opinion that although the Applicant has a legal right to build a massive new residential home on the Property having 3 smaller single family homes on the Property will be a congruous addition to the community as well as a harmonious fit with the current and future vision of the neighborhood as has been approved by the HOA.

- The Applicant has obtained the highest quality architect and has taken great effort to design the three proposed homes on the Property so that they meet the levels of the HOA's independent structural, architectural and landscape review.

- The proposed 3-single family homes will comprise of approximately 49.5% Unit Size as relative to the respective individual lot size which is within 50% allowed as of right by code. The Applicant's proposed Unit Size is consistent with recently approved developments within our neighborhood and is also consistent with what we believe is the future of the neighborhood. The HOA does not believe the Unit Size should be reduced from the 50% that is allowed by code as it affects the future development of all other lots in our neighborhood.

- The elevations of the 3-single family homes proposed by the Architect are thoughtfully designed and aligned with the current design trends of the neighborhood. The elevations kept in mind the privacy rights of the immediate neighbor to the west of the proposed lot split, by including, landscape plans that propose large trees and dense shrubbery along the shared property line between 1120 Bay Drive and

Current HOA Co-President



Margueritte W. Ramos
1530 Bay Drive
Miami Beach, FL 33141

September 5, 2023

1700 Convention Center Drive
Miami Beach, FL 33139
Attn: Miami Beach Planning Board

RE: **Letter of Support for 1120 Bay Drive Lot Split – PB File Number: PB23-0599**

Dear Planning Board:

As the former President of the Normandie Sud Homeowners Association, I am pleased to write this letter of support for the 1120 Bay Drive homeowner, in their pursuit of the lot split application, that is under your review and consideration.

During my 26 yr. volunteer tenure serving the neighborhood, I reviewed many plans for proposed projects in North Beach to make sure they were within the HOA's vision in maintaining a safe, quiet, beautiful and private community. To that end, this project fits with the future vision of the residential homes within our community. I find it beneficial to the neighborhood that the owner intends to subdivide the property back into its original 3 lots, which is uniform with the initial integrity of the neighborhood. Furthermore, the designs of each of the residential homes on these 3 lots conform in all respects with the setbacks, lot coverage, unit size, architecture and landscape requirements and intended use of the neighborhood. As it stands, many of the homes within the HOA were built in the 1940's and 1950's, and over time will need to be remodeled or built from scratch.

The architectural two-story designs will complement the character of the community, as all other new developments approved are of a similar aesthetic.

Should you have any questions regarding this letter of support for the 1120 Bay Drive application, you may reach me by email at mareymiami@gmail.com or phone at (305) 389-7444

With Warm Regards,

Margueritte Ramos

Former President of the Normandie Sud Homeowners Association

Former HOA President and Current Resident

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Neighbor Concerns

- **1145 Bay Drive – Patty Henao**
  - Construction logistics (material delivery, noise, dust, asbestos)
  - Development timeline

- **1150 Bay Drive – Luis Fernando and Hector Rojas**
  - Tranquility
  - Traffic
  - Privacy



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Design Updates & Resilience Benefits

- Additional architectural screening on west elevation of Lot 9
- Enhanced landscaping on shared property line and throughout properties
- Resilient homes elevated to BFE+2
- Driveways composed of porous materials and high albedo surfaces
- 100% of stormwater to be retained on-site
- Sea wall improvements

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW



BAY DRIVE REALTY (TYPE C)
1129 BAY DRIVE,
MIAMI BEACH, FL 33141

TITLE: NEIGHBOR RENDERING

CMA Design Studio, Inc.
ARCHITECTURE
PLANNING
INTERIOR DESIGN
333 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

JOB NO.	2010
DRAWN BY	CM/JS/LC/RS
DATE	03-07-05
CHECKED	CM

NO.	REVISION

BAY DRIVE REALTY (TYPE C)
1120 BAY DRIVE,
MIAMI BEACH, FL 33141

TITLE: NEIGHBOR RENDERING

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

JOB NO.	2210
DRAWN BY	CM,SS,LC,HS
DATE	03-07-23
CHECKED	CM

NO.	REVISION

BAY DRIVE REALTY (TYPE C)
1120 BAY DRIVE,
MIAMI BEACH, FL 33141

NEIGHBOR RENDERING

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4250 F: 305.448.4215

JOB NO.	2015
DRAWN BY	CM,EE,AC,AB
DATE	05-07-15
CHECKED	CM

NO.	REVISION

BAY DRIVE REALTY (TYPE C)
1120 BAY DRIVE,
MIAMI BEACH, FL 33141

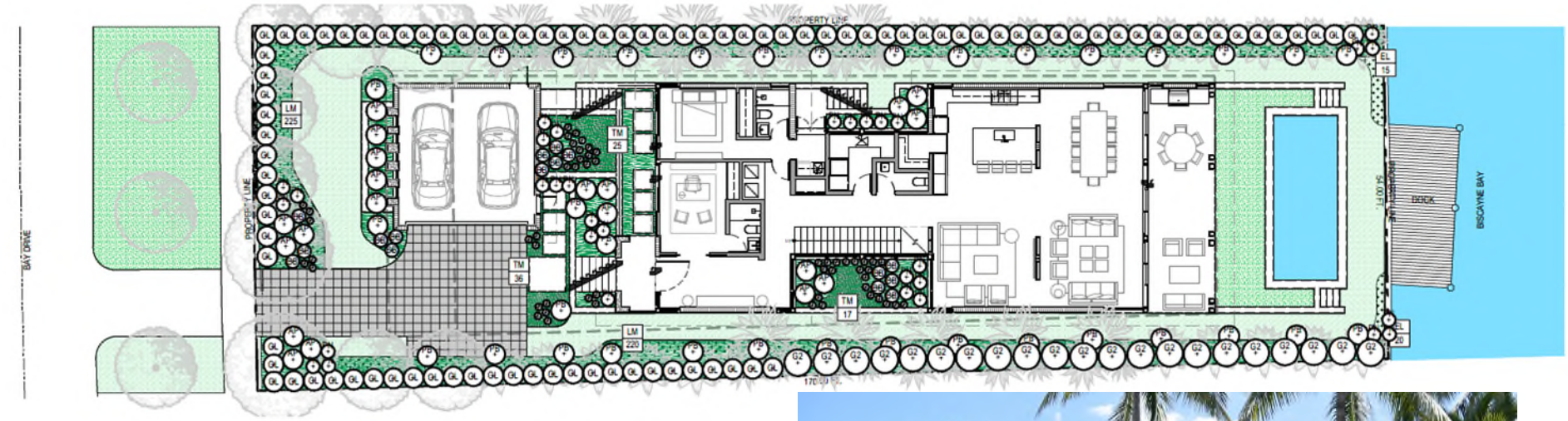
TITLE: NEIGHBOR RENDERING

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
2327 Ponce de Leon Boulevard Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

JOB NO.	2210
DRAWN BY	CM.SS.LC.RR
DATE	05-07-25
CHECKED	CM

NO.	REVISION

Updated Landscape Plan





NIELSEN
landscape architects
1447 cypress drive, 2
jupiter, fl 33469
561.402.9414
www.nielsenlandarch.com

LOT C GARDEN
1138 BAY DRIVE | MIAMI BEACH, FLORIDA 33141

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

1 1120 BAY DRIVE (PROJECT LOCATION)

G1.2B | G1.2L N.T.S.

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE

1120 Bay Drive
Miami Beach, FL 33141

TITLE: PROPOSED SITE VIEW

SEAL

03.24.23
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

Thank You

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

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



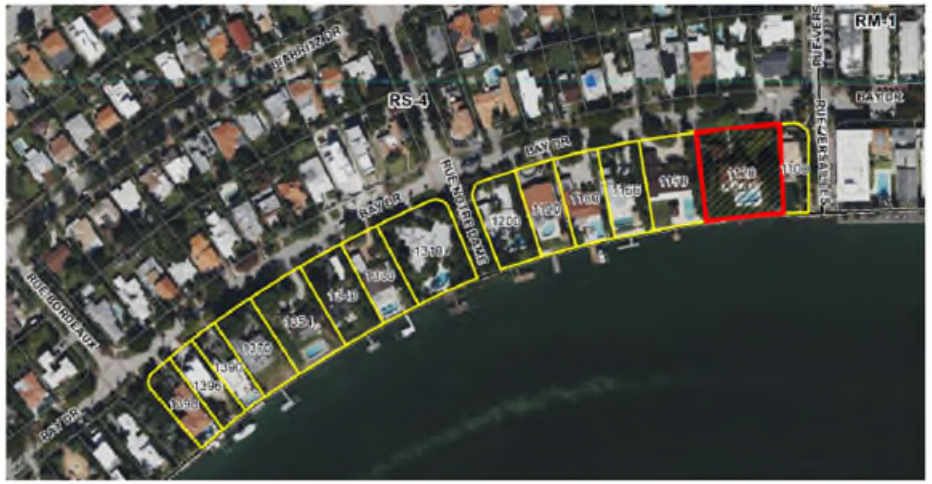
Staff Area Analysis

Analysis Parcels Data:

Address	Lot Size	Year Built	Unit Size	Unit Size %	Unit Size +20% Allowance (SF)*	Unit Size +20% Allowance %	Floors
1200 BAY DR	14,450	1956	3,407	24%	4,088	28%	1
1190 BAY DR	12,385	1955	3,463	28%	4,156	34%	1
1180 BAY DR	13,950	1956	3,365	24%	4,038	29%	1
1166 BAY DR	13,150	1949	2,590	20%	3,108	24%	2
1150 BAY DR	17,799	1958	4,587	26%	5,504	31%	1
1100 BAY DR	9,801	1947	2,812	29%	3,374	34%	2
1398 BAY DR	10,880	1939	6,174	57%	6,174	57%	2
1390 BAY DR	8,840	1952	2,376	27%	2,851	32%	1
1370 BAY DR	12,021	1952	2,808	23%	3,370	28%	1
1354 BAY DR	18,601	1950	2,470	13%	2,964	16%	1
1340 BAY DR	14,450	1950	3,066	21%	3,679	25%	1
1330 BAY DR	11,900	1959	3,088	26%	3,706	31%	1
1310 BAY DR	21,845	1950	4,820	22%	5,784	26%	1
1396 BAY DR	8,840	U/C	U/C				

*The 20% allowance was added to the adjusted square footage only if the increase remained within permissible limits pursuant to the Land Development Regulations.

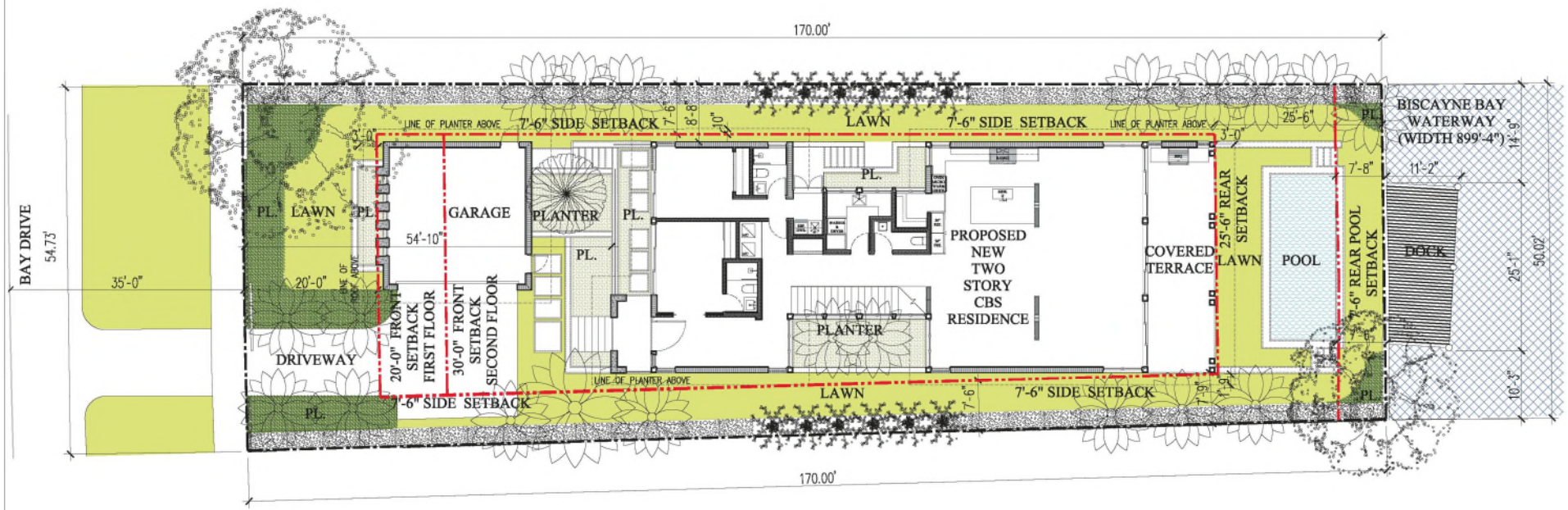
Analysis Parcels (aerial)



BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

NEW CONSTRUCTION FLOODPLAIN MANAGEMENT DATA

ITEM #		
1.	FLOOD ZONE:	AE +8
2.	FIRM MAP NUMBER	12086C0307L
3.	BASE FLOOD ELEVATION (BFE);	+8.00' N.A.V.D./+9.56' N.G.V.D.
4.	PROPOSED FLOOD DESIGN ELEVATION:	+9.00' N.A.V.D./+10.56' N.G.V.D.
5.	CROWN OF ROAD ELEVATION	+2.19' N.A.V.D./+3.75' N.G.V.D.
6.	CLASSIFICATION OF STRUCTURE	II
7.	BUILDING USE	SINGLE-FAMILY RESIDENCE
8.	LOWEST ELEV. OF EQUIPMENT	+9.00' N.A.V.D./+10.56' N.G.V.D.
9.	LOWEST ADJACENT GRADE	
10.	HIGHEST ADJACENT GRADE	



1 LOT 9 - SITE PLAN
A1.0 | A1.0
1/16" = 1'-0"

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
1120 Bay Drive
Miami Beach, FL 33141

TITLE: LOT 9 - SITE PLAN

SEAL

03.24.23
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.0

©2023 THIS DRAWING IS THE PROPERTY OF CMA DESIGN STUDIO INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK.



1 LOT 9 - STREET VIEW

P1.0 P1.0 N.T.S.

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
1120 Bay Drive
Miami Beach, FL 33141

TITLE: LOT 9 – PERSPECTIVE

SEAL

03.24.23
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

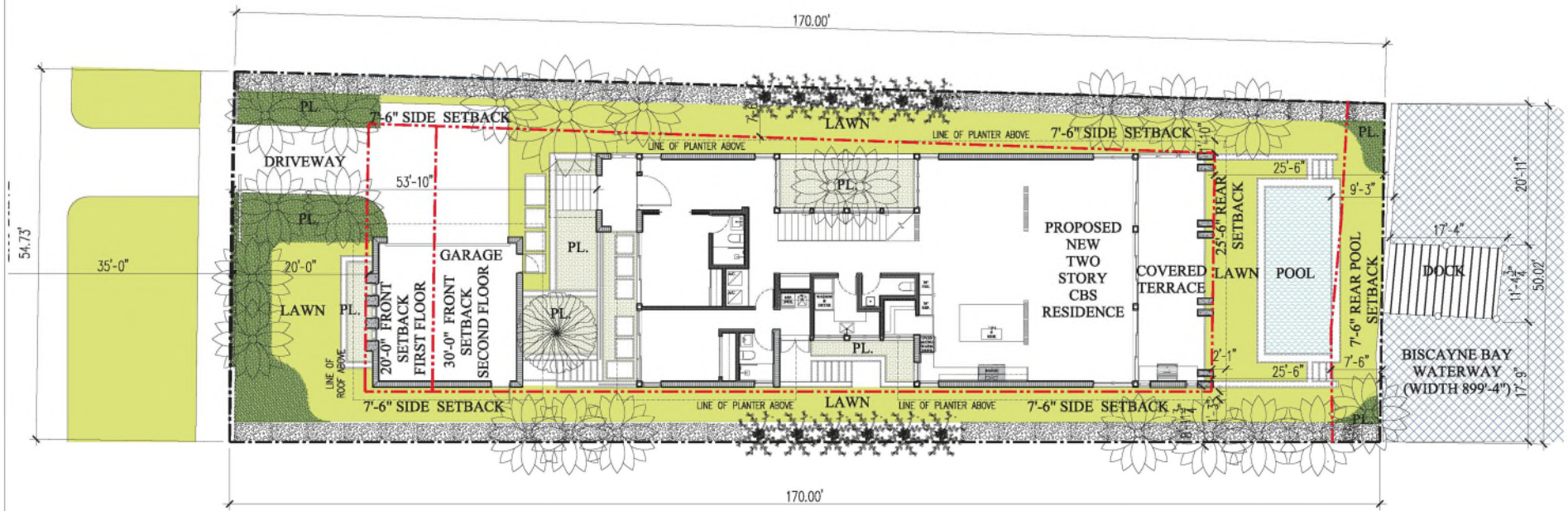
SHEET NO.:

P1.0

©2023 THIS DRAWING IS THE PROPERTY OF CMA DESIGN STUDIO INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK.

NEW CONSTRUCTION FLOODPLAIN MANAGEMENT DATA

ITEM #		
1.	FLOOD ZONE:	AE +8
2.	FIRM MAP NUMBER	12086C0307L
3.	BASE FLOOD ELEVATION (BFE);	+8.00' N.A.V.D./+9.56' N.G.V.D.
4.	PROPOSED FLOOD DESIGN ELEVATION:	+9.50' N.A.V.D./+11.06' N.G.V.D.
5.	CROWN OF ROAD ELEVATION	+2.19' N.A.V.D./+3.75' N.G.V.D.
6.	CLASSIFICATION OF STRUCTURE	II
7.	BUILDING USE	SINGLE-FAMILY RESIDENCE
8.	LOWEST ELEV. OF EQUIPMENT	+9.00' N.A.V.D./+10.56' N.G.V.D.
9.	LOWEST ADJACENT GRADE	
10.	HIGHEST ADJACENT GRADE	



1 LOT 10 - SITE PLAN
A1.0 | A1.0
1/16" = 1'-0"

N

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
1120 Bay Drive
Miami Beach, FL 33141

TITLE: LOT 10 – SITE PLAN

SEAL

03.24.23
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.0

©2023 THIS DRAWING IS THE PROPERTY OF CMA DESIGN STUDIO INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK.



1 LOT 10 - STREET VIEW

P1.0 P1.0 N.T.S.

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
1120 Bay Drive
Miami Beach, FL 33141

TITLE: LOT 10 - PERSPECTIVE

SEAL

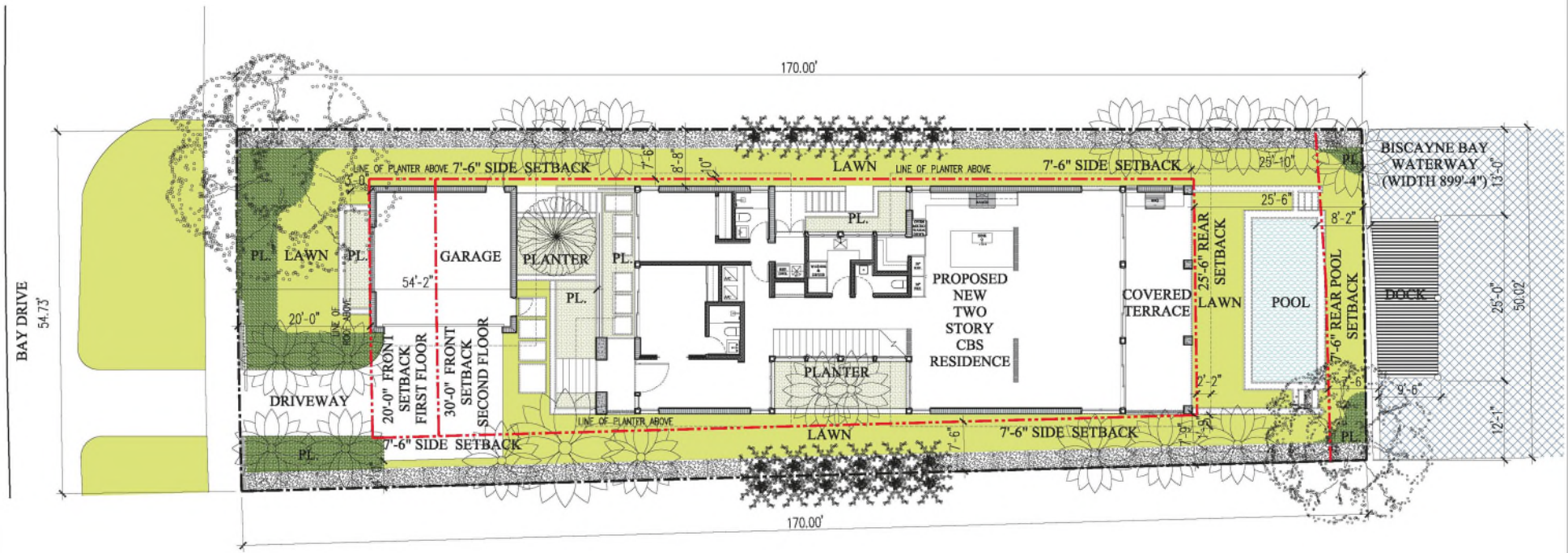
03.24.23
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
P1.0

©2023 THIS DRAWING IS THE PROPERTY OF CMA DESIGN STUDIO INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK.

NEW CONSTRUCTION FLOODPLAIN MANAGEMENT DATA

ITEM #		
1.	FLOOD ZONE:	AE +8
2.	FIRM MAP NUMBER	12086C0307L
3.	BASE FLOOD ELEVATION (BFE);	+8.00' N.A.V.D./+9.56' N.G.V.D.
4.	PROPOSED FLOOD DESIGN ELEVATION:	+9.00' N.A.V.D./+10.56' N.G.V.D.
5.	CROWN OF ROAD ELEVATION	+2.19' N.A.V.D./+3.75' N.G.V.D.
6.	CLASSIFICATION OF STRUCTURE	II
7.	BUILDING USE	SINGLE-FAMILY RESIDENCE
8.	LOWEST ELEV. OF EQUIPMENT	+9.00' N.A.V.D./+10.56' N.G.V.D.
9.	LOWEST ADJACENT GRADE	
10.	HIGHEST ADJACENT GRADE	



1 LOT 11 - SITE PLAN

A1.0 | A1.0 1/16" = 1'-0"

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
1120 Bay Drive
Miami Beach, FL 33141

TITLE: LOT 11 – SITE PLAN

SEAL

03.24.23
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.0

©2023 THIS DRAWING IS THE PROPERTY OF CMA DESIGN STUDIO INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK.



1 LOT 11 - STREET VIEW

P1.0 P1.0 N.T.S.

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BAY DRIVE REALTY RESIDENCE
1120 Bay Drive
Miami Beach, FL 33141

TITLE: LOT 11 – PERSPECTIVE

SEAL

03.24.23
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
P1.0

©2023 THIS DRAWING IS THE PROPERTY OF CMA DESIGN STUDIO INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK.



1 EXISTING LOT - AERIAL PERSPECTIVE



1 EXISTING LOT - FRONT VIEW

©2023 THIS DRAWING IS THE PROPERTY OF CMA DESIGN STUDIO INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING WITH WORK.