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

May 28th, 2024 Planning Board Meeting – Item No. 10

CFZ DESIGN

PARAMETRIKA
Land & Design

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

Property

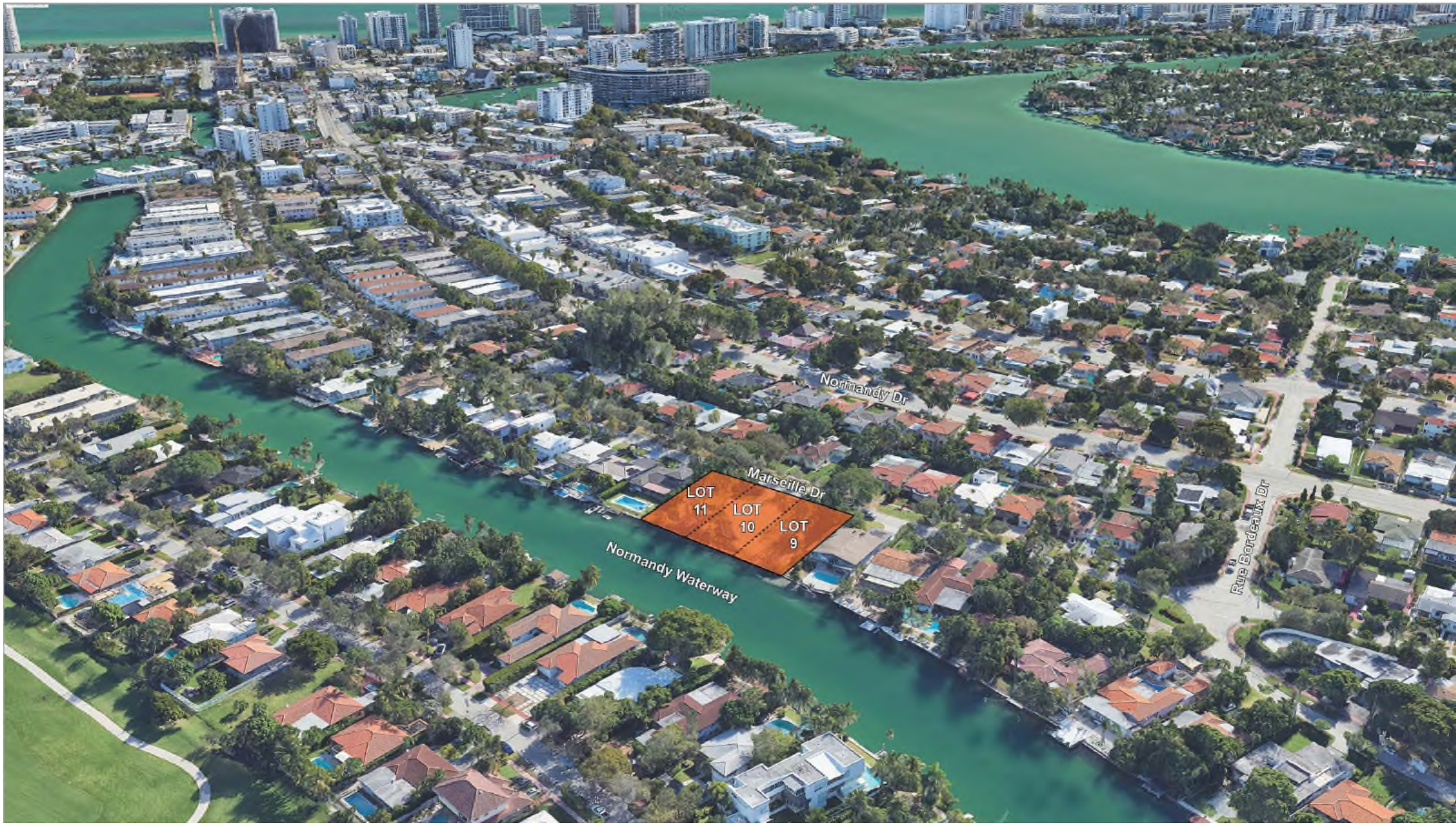
Lot 9: 8,390 SF

Lot 10: 7,974 SF

Lot 11: 7,811 SF



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


Normandy Dr
Marseille Dr
LOT 11
LOT 10
LOT 9
Normandy Waterway
Rue Bordeaux Dr

Request

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

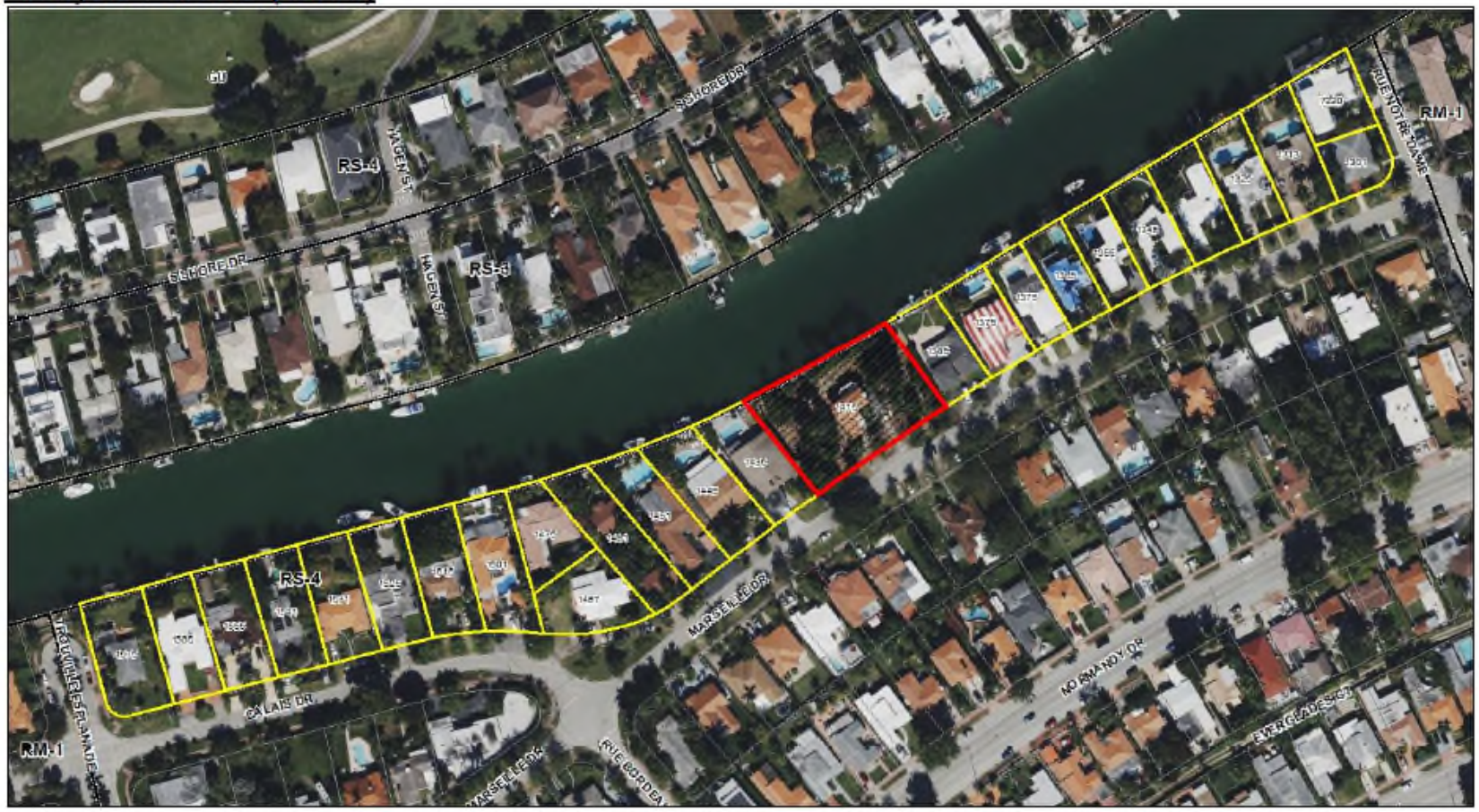
f. The maximum unit size for each lot shall be limited to the lesser of ~~40%~~ 50% or the maximum permitted at the administrative level at the time of building permit as per Section 142-105(b)(9) of the City Code, as may be revised from time to time.

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.

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Area Analysis

Analysis Parcels (aerial)



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

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

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ZONING, LAND USE AND ENVIRONMENTAL LAW

Proposed Site Plans



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

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



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

PREVIOUS APPROVED MASSING | 40 % UNIT SIZE



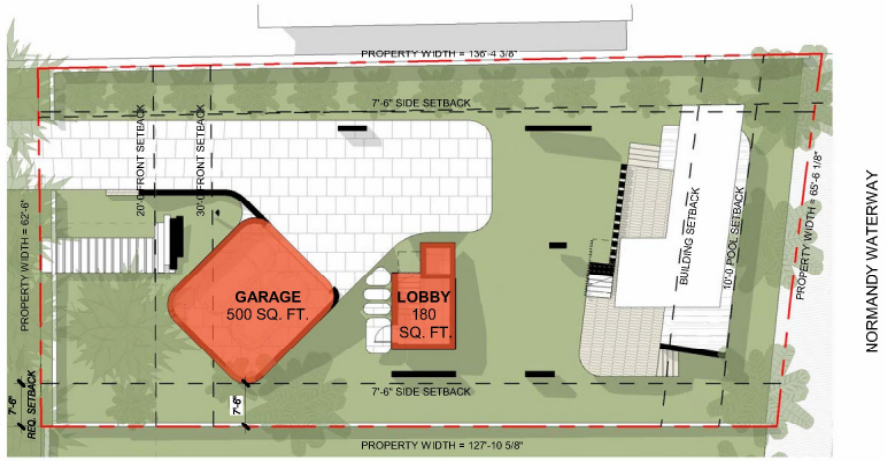
BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Thank You

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

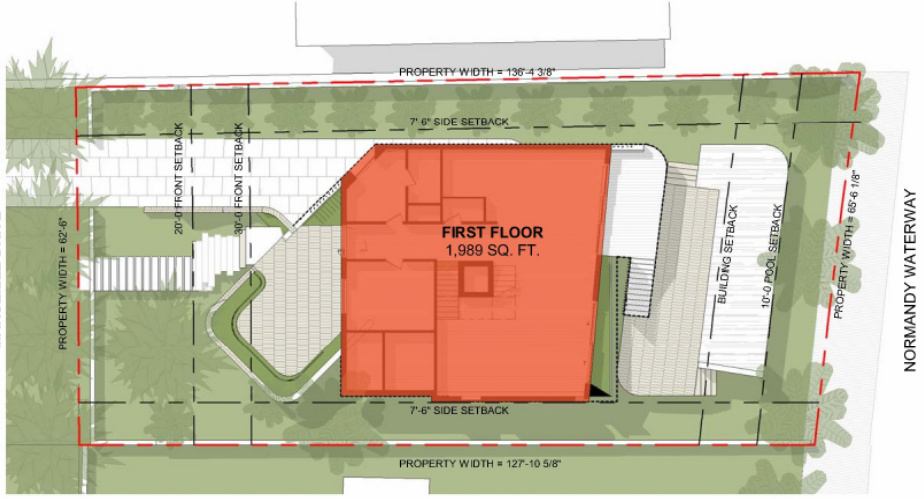
www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



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

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



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



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

N

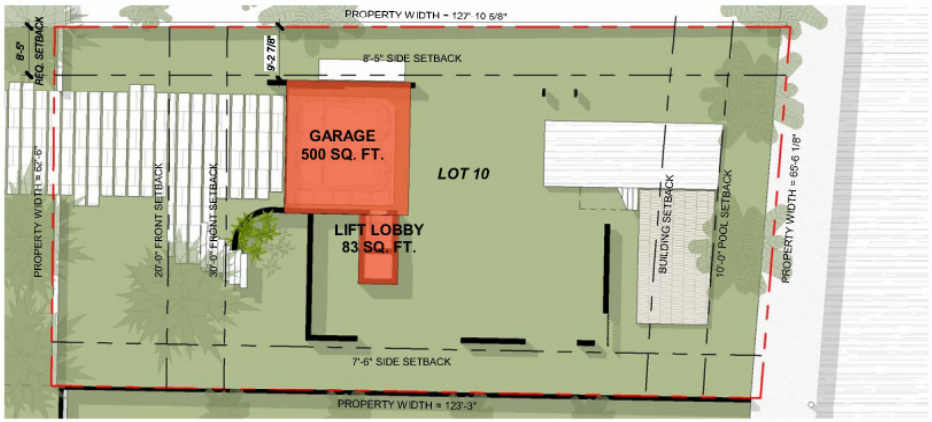
MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ **DESIGN**

PARAMETRIKA Land & Design

STATE OF FLORIDA REGISTERED ARCHITECT

PROPOSED UNIT DIAGRAM-LOT 9 | *As indicated* | *03.31.2024* | *.A0.10-A*

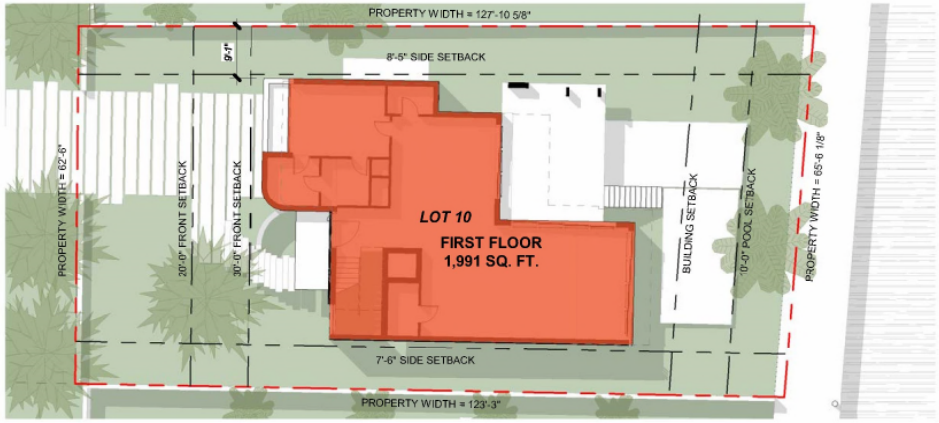


1 LOT 10 - UNDERGROUND - UNIT SIZE -B
1" = 20'-0"

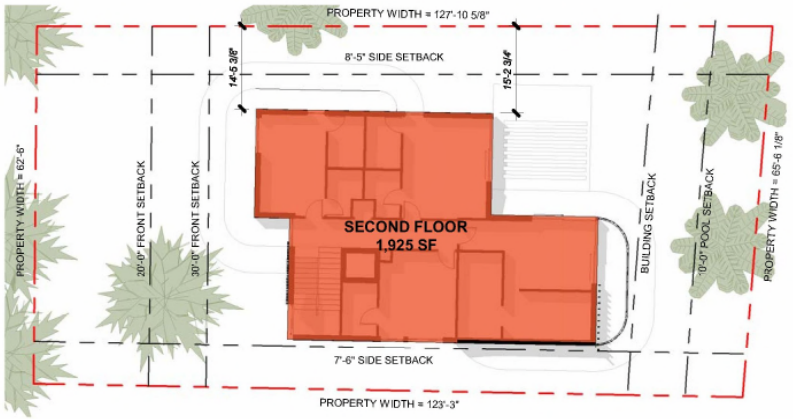
LOT 10

PROPOSED UNIT COVERAGE

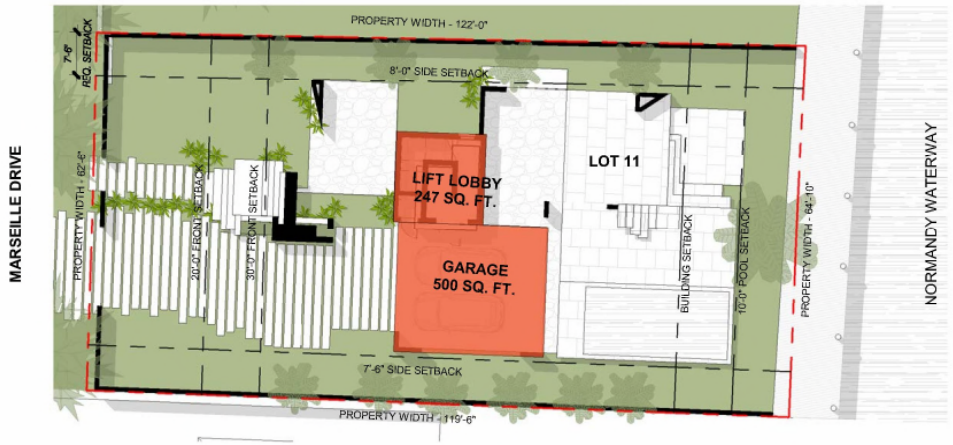
LOT		7997.30 SF
ALLOWED	7,997.30 x 50% =	3,998.65 SF
AC COVERAGE @ UNDERSTORY (LOBBY & GARAGE)		83 SF 500 SF
PROPOSED GARAGE		-500 SF
AC COVERAGE @ FIRST FLOOR		1,991 SF
AC COVERAGE @ SECOND FLOOR		1,925 SF
TOTAL UNIT COVERAGE:		(1,991+1,925+83+ 500- 500) SF **3,998 SF (50%)**



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

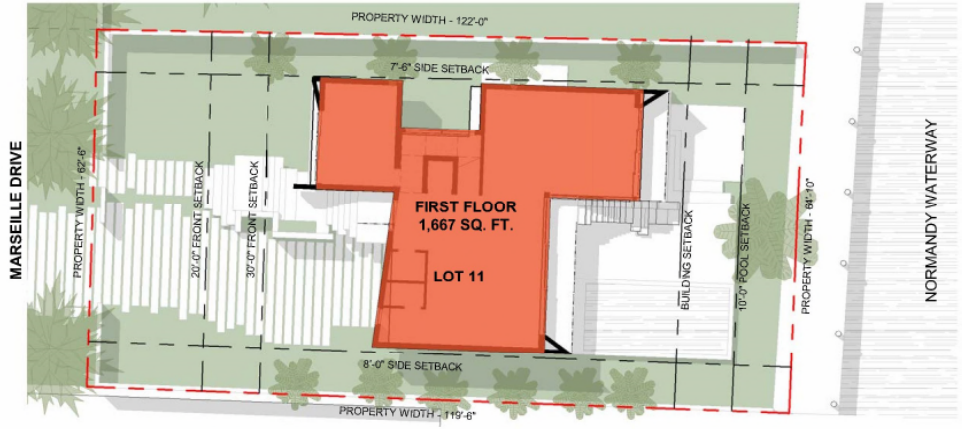


3 LOT 10 - LEVEL 2 - UNIT SIZE -B
1" = 20'-0"

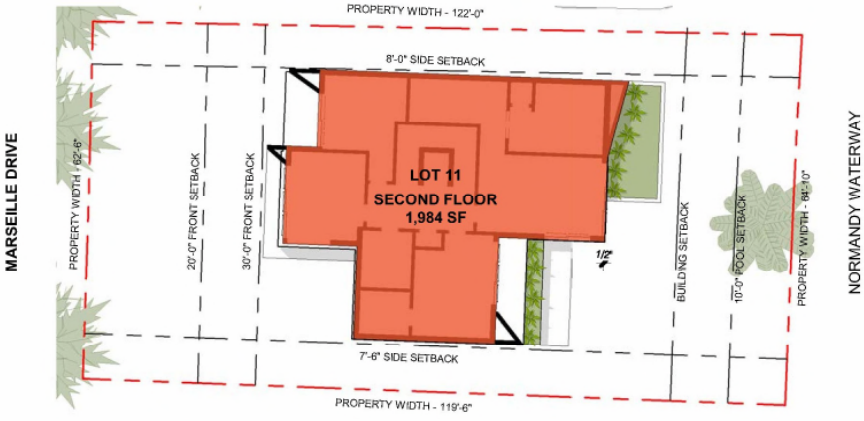


1 UNDERGROUND - UNIT SIZE -C
1" = 20'-0"

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%)



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



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

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ **DESIGN**

PARAMETRIKA Land & Design

STATE OF FLORIDA REGISTERED ARCHITECT

PROPOSED UNIT DIAGRAM-LOT 11 | *As indicated* | *03.31.2024* | *.A0.10-C*

LOT-9 LOT COVERAGE DIAGRAM

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

LOT-10 LOT COVERAGE DIAGRAM

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

LOT-11 LOT COVERAGE DIAGRAM

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



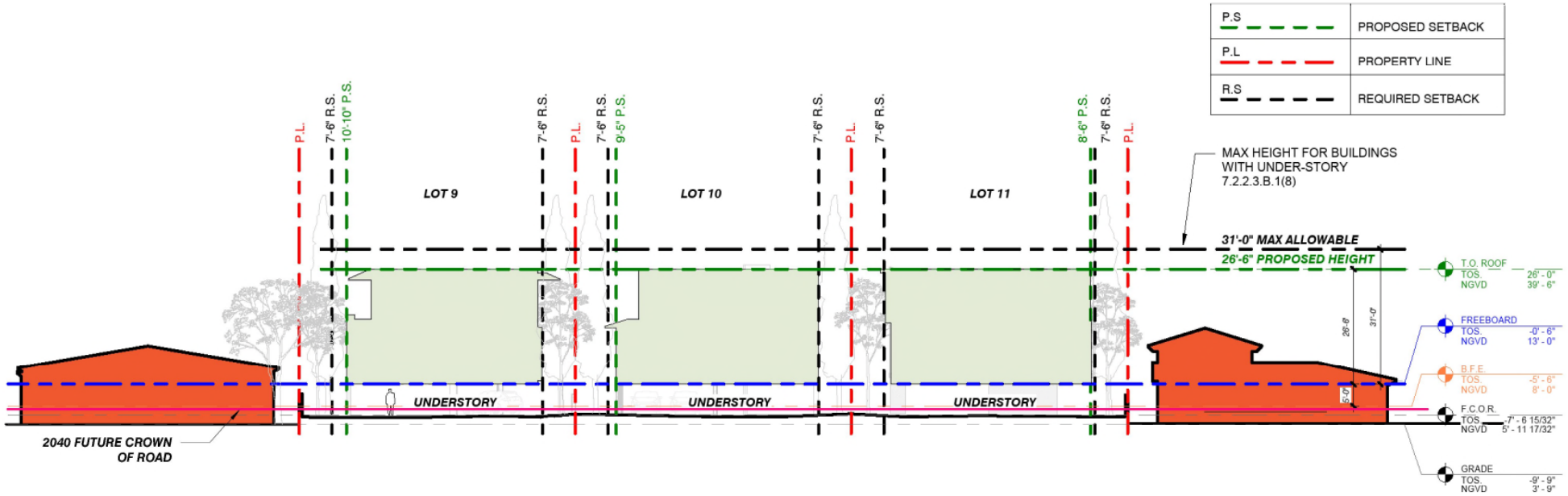
MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ **DESIGN**

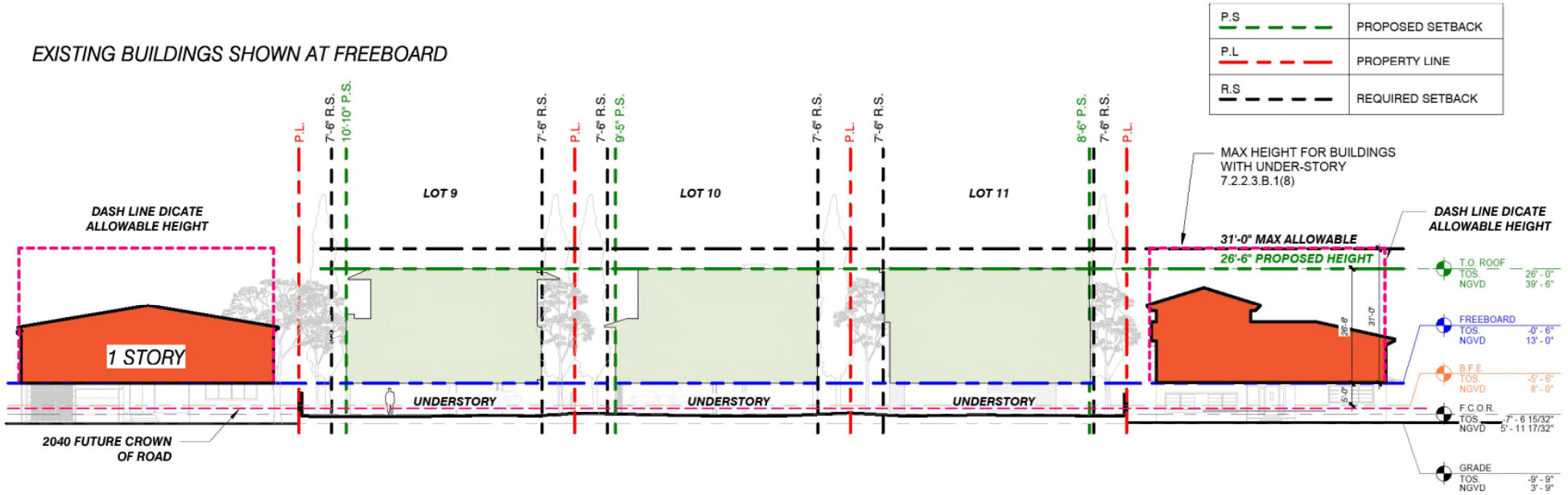
PARAMETRIKA Land & Design

STATE OF FLORIDA REGISTERED ARCHITECT

PROPOSED LOT COVERAGE-LEVEL 1 | *As indicated* | *03.31.2024* | *.A0.09A*


P.S
PROPOSED SETBACK
P.L
PROPERTY LINE
R.S
REQUIRED SETBACK
P.L.
7'-6" R.S.
10'-10" P.S.
7'-6" R.S.
P.L.
7'-6" R.S.
9'-5" P.S.
7'-6" R.S.
P.L.
7'-6" R.S.
8'-6" P.S.
7'-6" R.S.
P.L.
LOT 9
LOT 10
LOT 11
MAX HEIGHT FOR BUILDINGS
WITH UNDER-STORY
7.2.2.3.B.1(8)
31'-0" MAX ALLOWABLE
26'-6" PROPOSED HEIGHT
UNDERSTORY
UNDERSTORY
UNDERSTORY
2040 FUTURE CROWN
OF ROAD
T.O. ROOF
TOS 26' - 0"
NGVD 39' - 6"
FREEBOARD
TOS -0' - 6"
NGVD 13' - 0"
B.F.E.
TOS -5' - 6"
NGVD 8' - 0"
F.C.O.R.
TOS -7' - 6 15/32"
NGVD 5' - 11 17/32"
GRADE
TOS -9' - 9"
NGVD 3' - 9"

EXISTING BUILDINGS SHOWN AT FREEBOARD





LOT 9 - FRONT AND REAR COVERAGE

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

LOT 10 - FRONT AND REAR COVERAGE

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

LOT 11 - FRONT AND REAR COVERAGE

FRONT YARD AREA:	1,253.62 SF
MINIMUM REQUIRED OPEN SPACE:	877.53 SF (70%)
PROPOSED OPEN SPACE:	877.53 SF (70 %)
REAR YARD AREA:	1293.03 SF
MINIMUM REQUIRED OPEN SPACE:	905.12 SF (70%)
PROPOSED GREEN SPACE:	853.62 SF
PROPOSED POOL @ 50% AREA:	51.5 SF
TOTAL PROPOSED OPEN SPACE:	853.62 + 51.5 SF = 905.12 SF (70.00%)

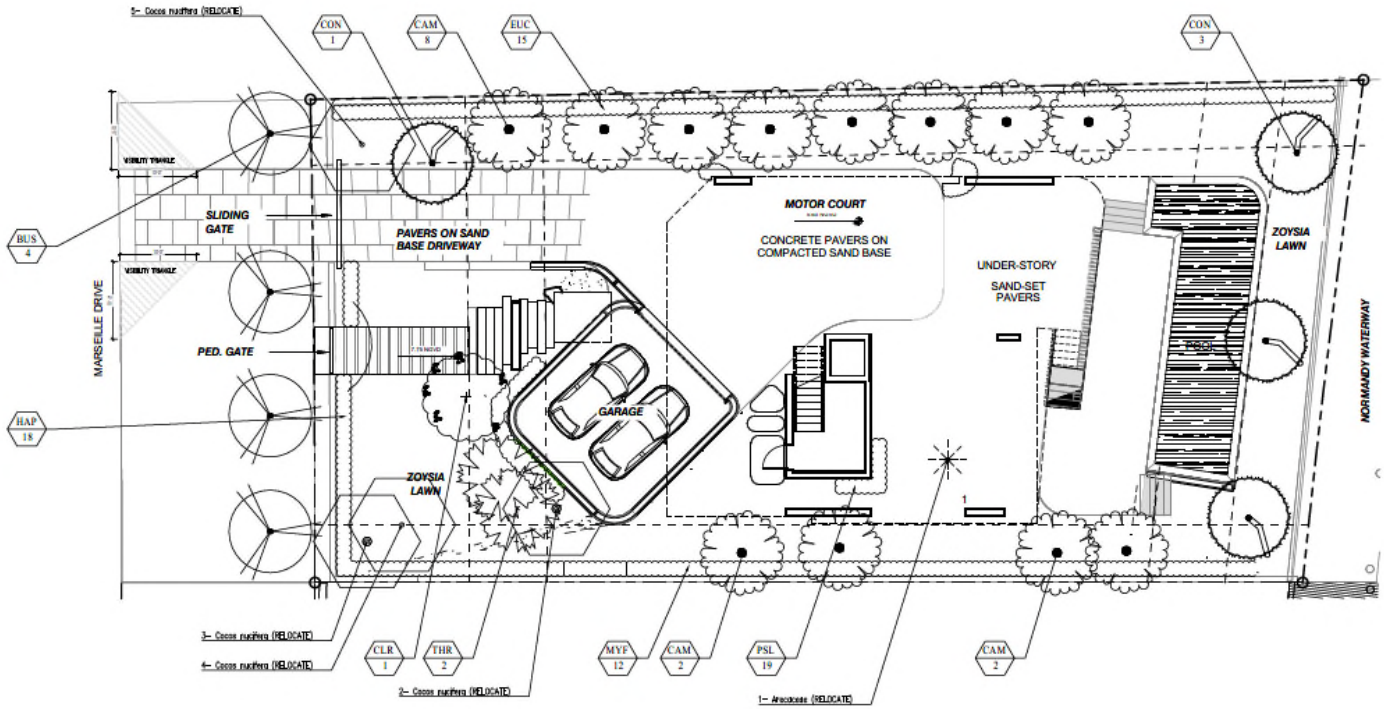
MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ **DESIGN**

PARAMETRIKA Land & Design

STATE OF FLORIDA REGISTERED ARCHITECT

FRONT & REAR YARD DIAGRAM | *As indicated* | *03.31.2024* | *.A0.11*



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

0' 5' 10' 20' 30'

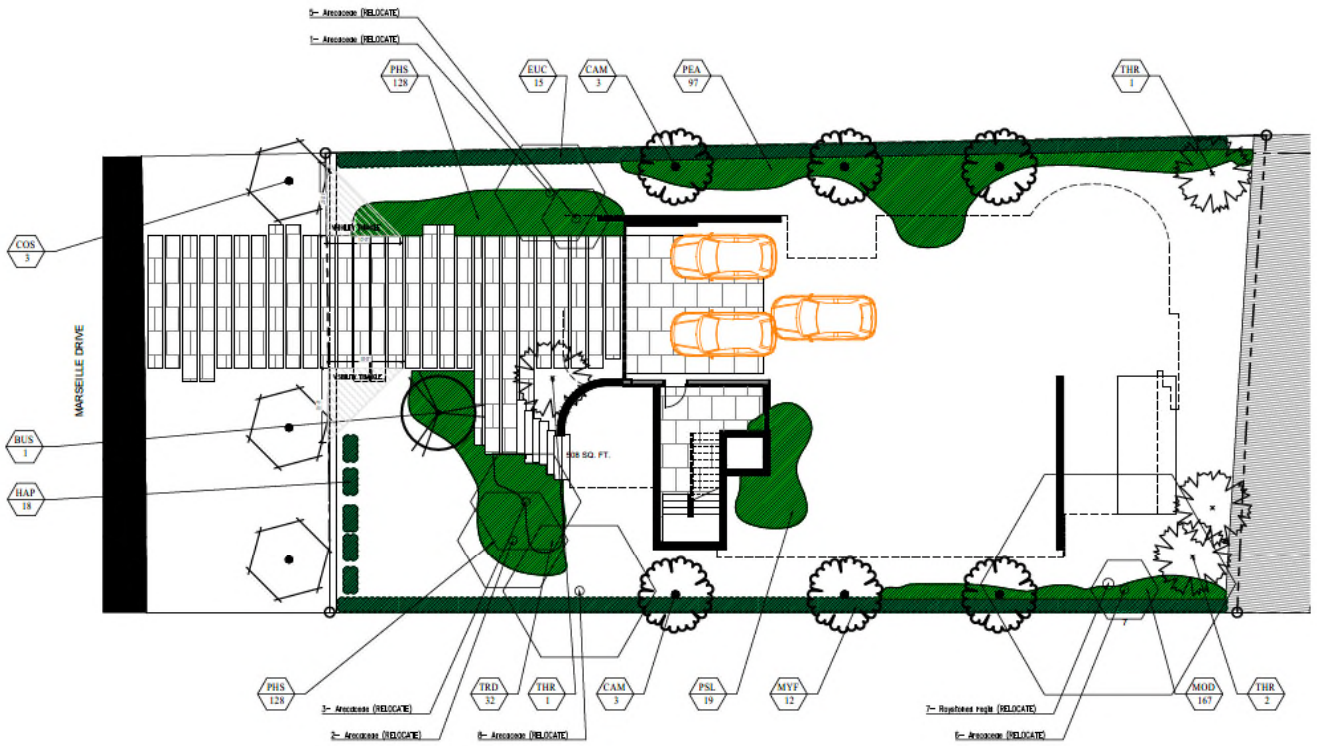
PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Theresa Wymer LA6667363

PARAMETRIKA
Land & Design

MARSELLE LOT 9

Miami Beach, FL 33141

SHEET TILE: Landscape plan
ISSUE DATE: 03/30/2024
REVISION: March, 2024
DESIGN: GA
DRAWN: TY
SCALE: 1/8" = 1'-0"
SEAL
Theresa Wymer
Digitally signed by Theresa Wymer
Date: 2024.03.31 22:32:38 -04'0
THERESA WYMER LA6667363
SHEET NUMBER



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

0' 5' 10' 20' 30'
GRAPHIC SCALE

N

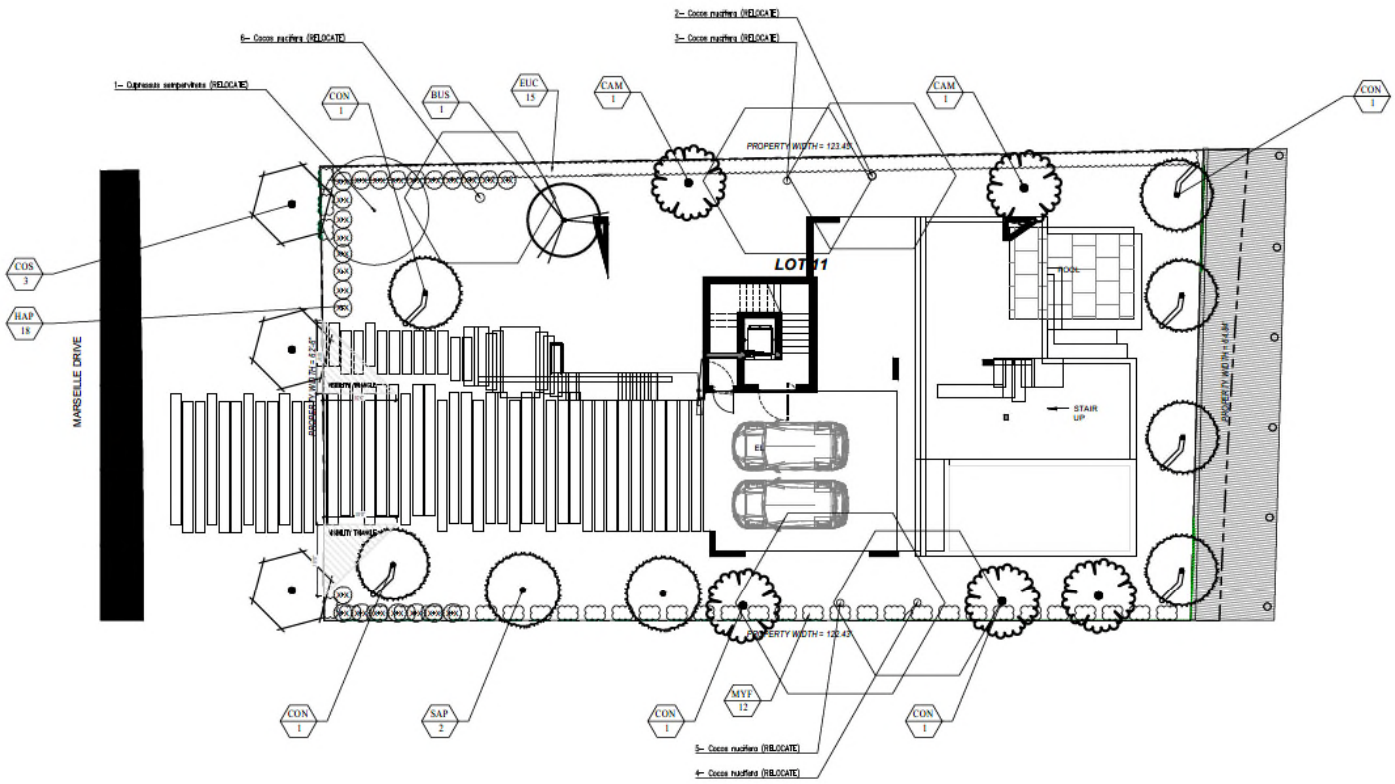
PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Theresa Wymer LA6667363

PARAMETRIKA
Land & Design

MARSEILLE LOT 10

Miami Beach, FL 33141

SHEET TILE: Landscape plan
ISSUE DATE: 03/30/2024
REVISION: March, 2024
DESIGN: GA
DRAWN: TY
SCALE: 1/8" = 1'-0"
SEAL
THERESA WYMER LA6667363
SHEET NUMBER: L-102



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



GRAPHIC SCALE



PARAMETRIKA LAND & DESIGN
Gabriela Alborniz
Theresa Wymer LA6667363

PARAMETRIKA
Land & Design

MARSEILLE LOT 11

Miami Beach, FL 33141

SHEET TILE: Landscape plan

ISSUE DATE: 03/30/2024

REVISION: March, 2024

DESIGN: GA

DRAWN: TY

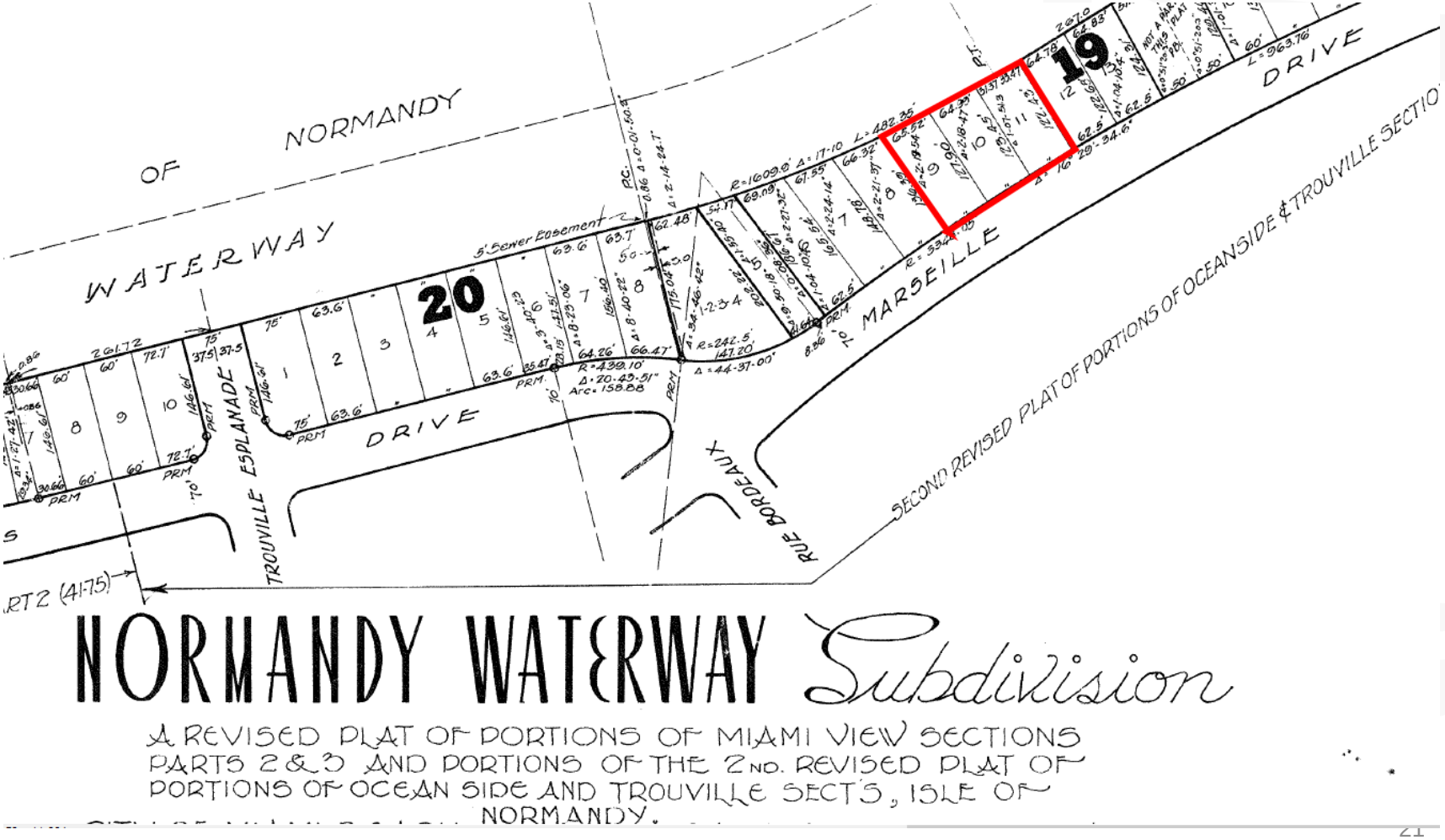
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SEAL: Theresa Wymer — Digitally signed by Theresa Wymer Date: 2024.03.31 22:55:58 -04'00'

THERESA WYMER
LA6667363

SHEET NUMBER: L-102

Original Platted Condition



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


Normandy
Waterway

Conceptual Rendering – Previously Approved

