

# PRIVATE RESIDENCES

10, 11 & 12 East Star Island Drive, Miami Beach, Florida

PLANNING BOARD  
FINAL SUBMITTAL  
April 26<sup>th</sup> 2019

1904

PROJECT NUMBER

PROJECT:  
**10-12  
STAR ISLAND  
LOT SPLIT**

10-12 STAR ISLAND DRIVE  
MIAMI BEACH, FLORIDA

DRAWING:

COVER PAGE



SCOPE OF WORK : • LOT SPLIT OF ONE 120,000SF LOT INTO THREE 40,000SF LOTS

JENNIFER McCONNIEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF MCG ARCHITECTURE AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT THE  
EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &  
PLANNING, INC. (c) 2019

SCALE: N.T.S.

CHECK: JMcG

DATE: 04/26/2019

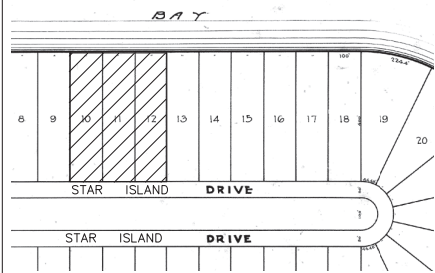
SHEET NUMBER

A0.00

# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 30'

## LOCATION MAP



## SITE PICTURE



SITE ADDRESS: 10, 11 AND 12 STAR ISLAND DRIVE, MIAMI BEACH, FL. 33139  
JOB NUMBER: 15-113  
DATE OF SURVEY: JANUARY 14, 2015/ JULY 17, 2018/ APRIL 9, 2019 (UPDATE)  
FOLIO NUMBER: 02-4204-001-0100 and 02-4204-001-0110

### ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0319L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00 FEET** (NGVD)
- THERE ARE NOT PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

### JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0319L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **120,000 SF (+/-) 2.75 ACRES (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. E-03**, WITH AN ELEVATION OF **9.47 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.07°56'00"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF STAR ISLAND DR., AS SHOWN ON PLAT BOOK 31 AT PAGE 60 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY FLORIDA.

### GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT, IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/8" FOOT FOR NATURAL GROUND SURFACES AND 1/16" FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

### LEGAL DESCRIPTION:

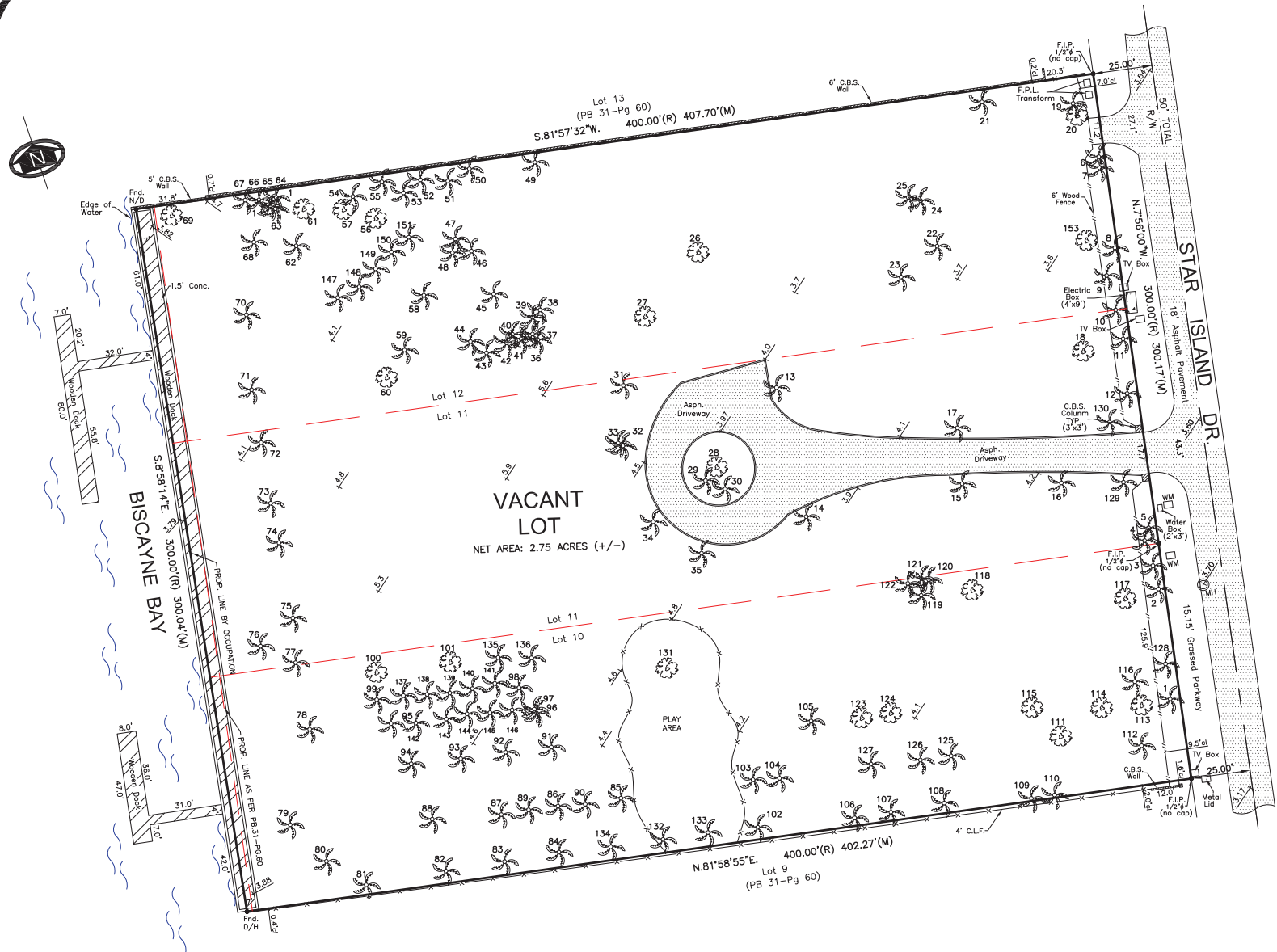
LOTS 10, 11 AND 12, OF CORRECTED PLAT STAR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

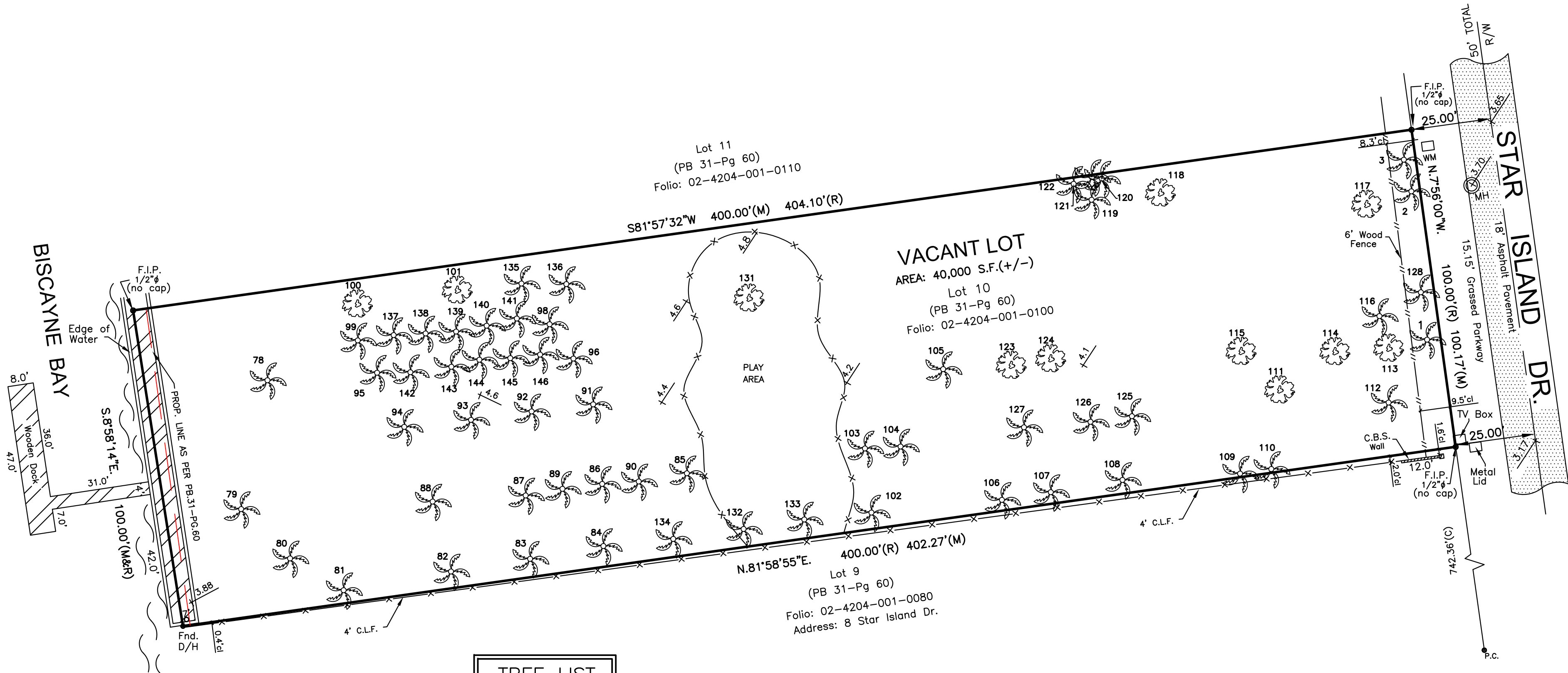
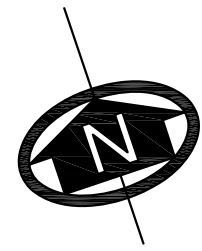
NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

DATE: APRIL 25, 2019



# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



## TREE LIST

1-3	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	25'
78	COCONUT	COCOS NUCIFERA	0.3'	25'	20'
79-80	COCONUT	COCOS NUCIFERA	0.3'	25'	20'
81	ROYAL PALM	ROYSTONIA ELATA	1.5'	20'	20'
82-84	ROYAL PALM	ROYSTONIA ELATA	1.0'	35'	30'
85-88	COCONUT	COCOS NUCIFERA	1.0'	50'	40'
89-90	ROYAL PALM	ROYSTONIA ELATA	1.5'	45'	30'
91-96	ROYAL PALM	ROYSTONIA ELATA	1.5'	25'	18'
97	UNKNOWN	UNKNOWN			
98	SMALL LEAFED CLUSIA	CLUSIA GUTTIFERA	1.3'	40'	18'
99-101	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	30'
102	ROYAL PALM	ROYSTONIA ELATA	1.7'	30'	20'
103-105	RECLINATA DATE PALM	PHOENIX RECLINATA	1.2'	25'	15'
106-110	ROYAL PALM	ROYSTONIA ELATA	1.5'	35'	20'
111	GUMBO LIMBO	BUSERA SIMARUBA	1.3'	75'	18'
112	RECLINATA DATE PALM	PHOENIX RECLINATA	2.0'	30'	15'
113	MANGO TREE	MANGIFERA INDICA	10'	25'	18'
114	EAR LEAF ACACIA	ACACIA AURICULIFORMIS	0.7'	25'	12'
115	FRANGIPANI PLUMERIA	PLUMERIA ACUMINATA	0.7'	12'	8'
116	COCONUT	COCOS NUCIFERA	1.0'	35'	18'
117-118	LIVE OAK	QUERCUS VIRGINIANA	3.0'	40'	50'
119-122	ROYAL PALM	ROYSTONIA ELATA	1.7'	60'	40'
123	FRANGIPANI PLUMERIA	PLUMERIA ACUMINATA	0.6'	12'	10'
124	UNKNOWN	UNKNOWN	3.0'	25'	6'
125	RECLINATA DATE PALM	PHOENIX RECLINATA	1.5'	25'	18'
126	ROYAL PALM	ROYSTONIA ELATA	1.7'	50'	30'
127	CHINISE PALM	LMISTONIA CHINENSIS	0.7'	45'	15'
128	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	25'
131	WEeping FIG	FIGUS BENJAMINA	1.3'	50'	20'
132-136	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	20'
137-146	ROYAL PALM	ROYSTONIA ELATA	1.5'	25'	18'

## ABBREVIATION (IF ANY APPLIED)

A = CURVE  
A/C = AIR CONDITIONING UNIT  
ASPH. = ASPHALT  
B.M. = BENCH MARK  
B/Corn = BLOCK CORNER  
CALC(C) = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CL = CLEAR  
CONC. = CONCRETE  
D.M.E. = DRAINAGE MAINT. EASEMENT  
Ø = DIAMETER

P/W = PARKWAY  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.C. = POINT OF CURVATURE  
P.I. = POINT OF INTERSECTION  
P.L. = PROPERTY LINE  
P.P. = POWER POLE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.T. = POINT OF TANGENCY  
RAD. = RADIAL  
REC (R) = RECORDED  
NTS = NOT TO SCALE

EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.H. = FIRE HYDRANT  
F.N/D = FOUND NAIL AND DISC  
F.I.P. = FOUND IRON PIPE  
F.S. = FOUND SPIKE  
L.P. = LIGHT POLE  
MEAS(W) = MEASURED  
MH = MANHOLE  
M = MONUMENT  
M.L. = MONUMENT LINE

F.D./H = FOUND DRILL HOLE  
RES. = RESIDENCE SEC. = SECTION  
R/W = RIGHT OF WAY  
S.W. = SIDEWALK  
S.D/H = SET DRILL HOLE  
S.N/D = SET NAIL AND DISC  
S.I.P. = SET IRON PIPE = STORY  
S.R.B. = SET REBAR  
T.O.P. = TOP OF BANK  
U.E. = UTIL. EASEMENT  
W.P. = WOODEN POLE  
Σ = SECTION LINE

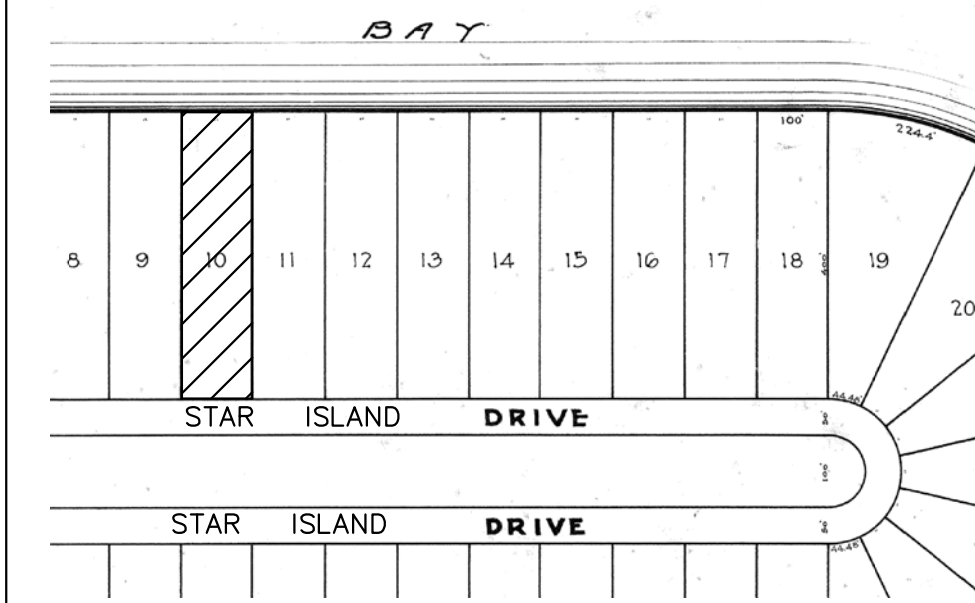
## SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE  
STRUCTURE (BLDG.)  
CONCRETE BLOCK WALL  
METAL FENCE  
WOODEN FENCE  
CHAIN LINK FENCE  
CATCH BASIN  
MANHOLE  
O.E. OVERHEAD ELECT.  
POWER POLE  
LIGHT POLE

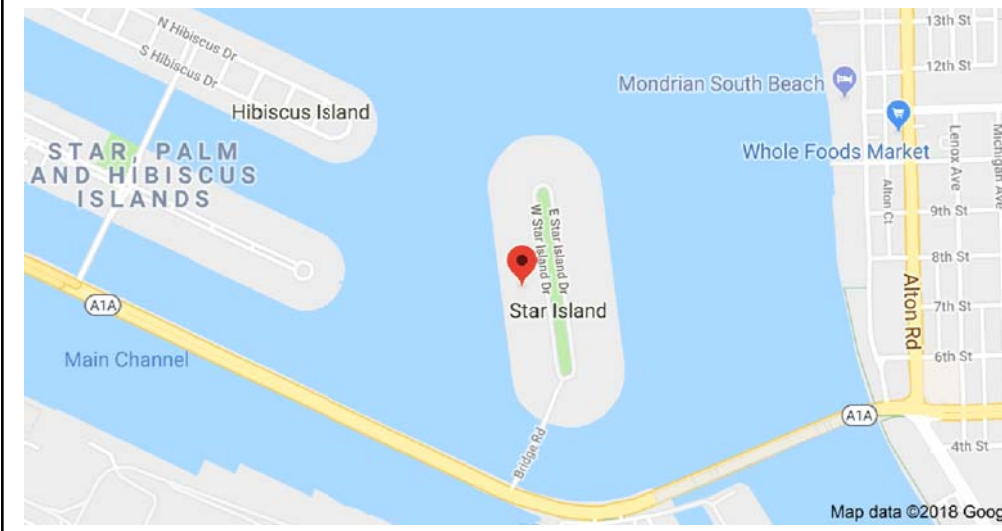
WOOD DECK/DOCK  
ASPHALTED AREAS  
CONCRETE  
BRICKS OR PAVERS  
ROOFED AREAS  
WATER (EDGE OF WATER)

HANDICAP SPACE  
HANDICAP SPACE  
EASEMENT LINE  
WATER VALVE  
TV-CABLE BOX  
WATER METER

## LOCATION MAP



## AERIAL MAP



## SITE PICTURE



## CERTIFIED TO:

BRIAN L. BILZIN, AS TRUSTEE UNDER TERMS OF THE 11 STAR ISLAND RESIDENCE LAND TRUST AGREEMENT DATED APRIL 10, 2006

SITE ADDRESS: 10 STAR ISLAND DRIVE, MIAMI BEACH, FL. 33139

JOB NUMBER: 15-113

DATE OF SURVEY: JANUARY 14, 2015/ JULY 17, 2018 (UPDATE)

FOLIO NUMBER: 02-4204-001-0100

## ENCROACHMENTS AND OTHER POINTS OF INTEREST:

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## LEGAL DESCRIPTION:

LOTS 10 OF CORRECTED PLAT STAR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 470.027 FOR THE FLORIDA STATUTES.

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DATE: APRIL 11, 2019

REVISED

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL. 33134  
PHONE: (305) 598-6627  
WWW.ASMIAMI.COM

FOR: BILZIN SUMBERG BAENA PRICE AND AXELROD LLP  
SCALE: 1"=30'  
DATE: 7/16/18  
DRAWN BY: T.P.  
DESIGNED BY: E.P.  
CHECKED BY: E.P.  
FIELD BOOK No.  
PAGE No. 1

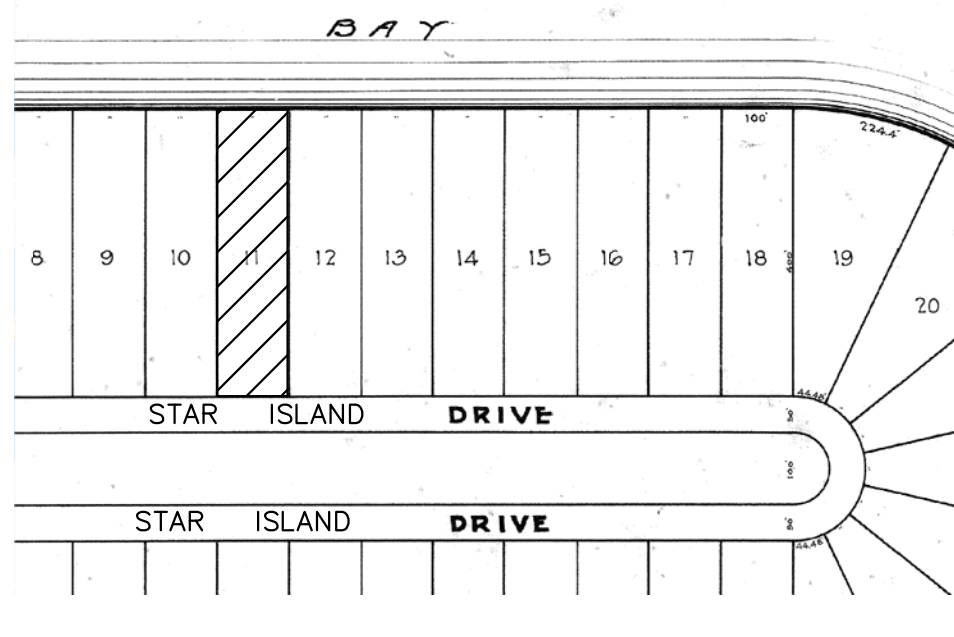
ORDER No.  
15-113A

SHEET No.  
1

# SPECIFIC PURPOSE SURVEY

SCALE: 1" = 25'

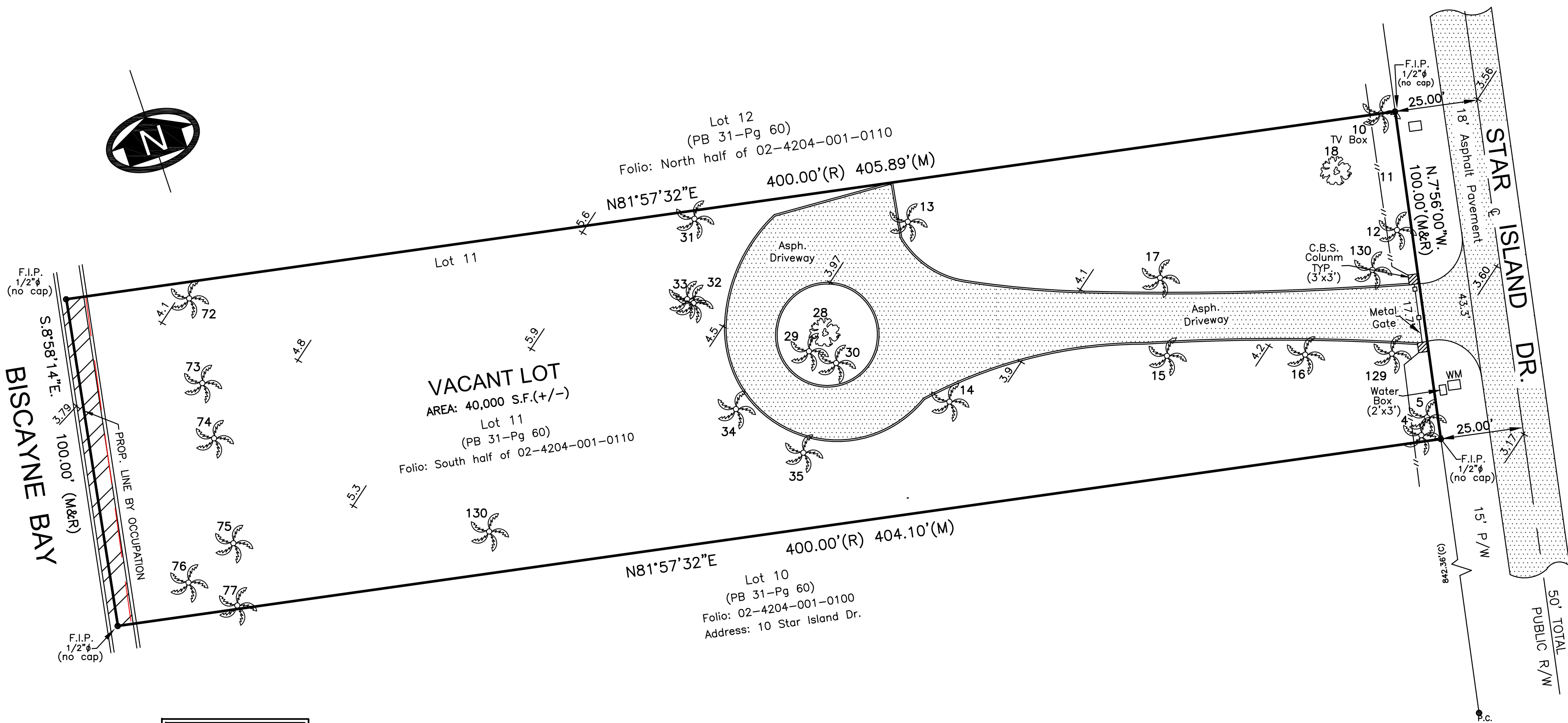
## LOCATION MAP



## AERIAL MAP



## SITE PICTURE



### TREE LIST

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	SPREAD
4-5	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	25'
10-12	ROYAL PALM	ROYSTONIA ELATA	1.3'	60'	30'
13	ROYAL PALM	ROYSTONIA ELATA	1.2'	45'	30'
14-17	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	40'
18	ROYAL PONCIANA	DELONIX REGIA	1.5'	30'	12'
28	LIVE OAK	QUERCUS VIRGINIANA	3.0'	30'	40'
29-30	ROYAL PALM	ROYSTONIA ELATA	1.3'	45'	25'
31-35	ROYAL PALM	ROYSTONIA ELATA	1.5'	40'	30'
72	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	30'
73	COCONUT	COCOS NUCIFERA	0.8'	30'	20'
74	ROYAL PALM	ROYSTONIA ELATA	3.0'	30'	40'
75-77	COCONUT	COCOS NUCIFERA	0.3'	25'	20'
129	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	20'
130	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	20'

### ABBREVIATION (IF ANY APPLIED)

A = CURVE A/C = AIR CONDITIONING UNIT ASH = ASPHALT B.M. = BENCH MARK BN/COR = BLOCK CORNER CALC(C) = CALCULATED CB = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE CL = CLEAR CONC. = CONCRETE D.M.E. = DRAINAGE MAINT. EASEMENT Ø = DIAMETER	P/W = PARKWAY P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.C. = POINT OF CURVATURE P.I. = POINT OF INTERSECTION P = PROPERTY LINE P.P. = POWER POLE P.R.M. = PERMANENT REFERENCE MONUMENT P.T. = POINT OF TANGENCY RAD. = RADIAL REC. (R) = RECORDED NTS = NOT TO SCALE	EASMT. = EASEMENT ELEV. = ELEVATION ENC. = ENCROACHMENT F.H. = FIRE HYDRANT F.N/D = FOUND NAIL AND DISC F.I.P. = FOUND IRON PIPE F.S. = FOUND SPIKE L.P. = LIGHT POLE MEAS. (M) = MEASURED MH = MANHOLE M = MONUMENT ML = MONUMENT LINE	F.D./H = FOUND DRILL HOLE RES. = RESIDENCE SEC. = SECTION R/W = RIGHT OF WAY SWK. = SIDEWALK S.D/H = SET DRILL HOLE S.N/D = SET NAIL AND DISC S.I.P. = SET IRON PIPE = STORY S.R.B. = SET REBAR T.O.P. = TOP OF BANK U.E. = UTIL. EASEMENT W.P. = WOODEN POLE S = SECTION LINE
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### SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	O.E. OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	
WOOD DECK/DOCK	HANDICAP SPACE
ASPHALTED AREAS	HANDICAP SPACE
CONCRETE	EASEMENT LINE
BRICKS OR PAVERS	WATER VALVE
ROOFED AREAS	TV-CABLE BOX
WATER (EDGE OF WATER)	WM WATER METER

CERTIFIED TO:  
BRIAN L. BLIZIN, AS TRUSTEE UNDER TERMS OF THE 11 STAR ISLAND RESIDENCE LAND TRUST AGREEMENT DATED APRIL 15, 2006

SITE ADDRESS: 11 STAR ISLAND DRIVE, MIAMI BEACH, FL. 33139 (SOUTH HALF)  
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DATE OF SURVEY: JANUARY 14, 2015/ JULY 17, 2018/ APRIL 09, 2019 (UPDATE)  
FOLIO NUMBER: South half of 02-4204-001-0110

ENCROACHMENTS AND OTHER POINTS OF INTEREST:  
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UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/2 FOOT FOR NATURAL GROUND SURFACES AND 1/8 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

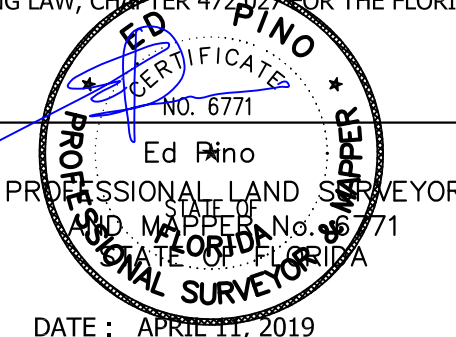
### LEGAL DESCRIPTION:

LOTS 11 OF CORRECTED PLAT STAR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 47, FOR THE FLORIDA STATUTES.

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NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.



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**AMERICAN SERVICES OF MIAMI, CORP.**  
Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM

FOR: BILZIN SUMBERG BAENA PRICE AND AXELROD LLP

SCALE: 1"=30' DRAWN BY: T.P. CHECKED BY: E.P. FIELD BOOK No. PAGE No. 1

DATE: 7/16/18 DESIGNED BY: E.P. APPROVED BY: E.P.

ORDER No.

15-1138

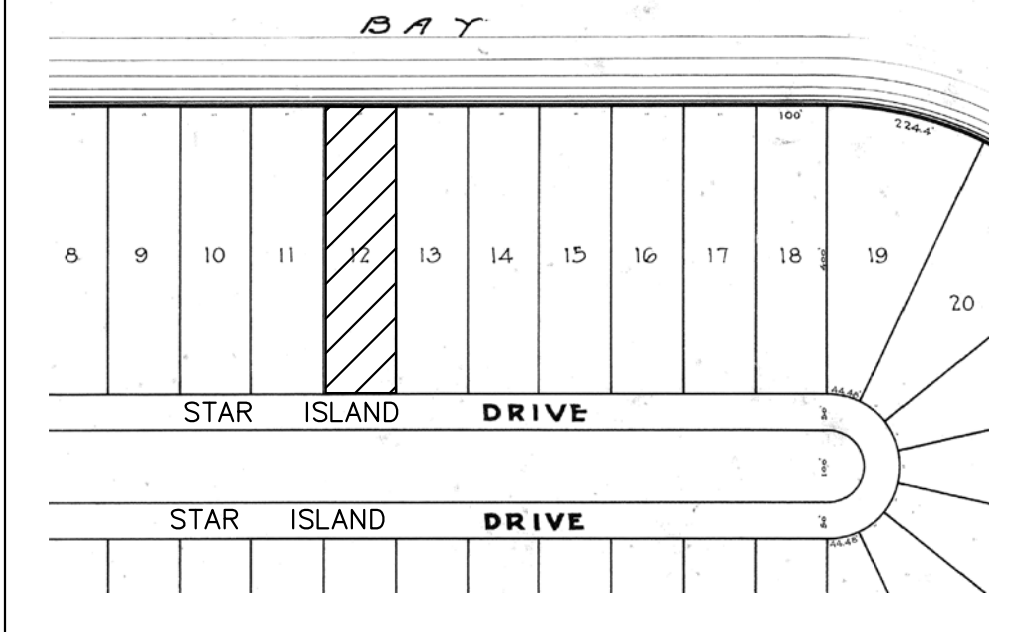
SHEET No.

1

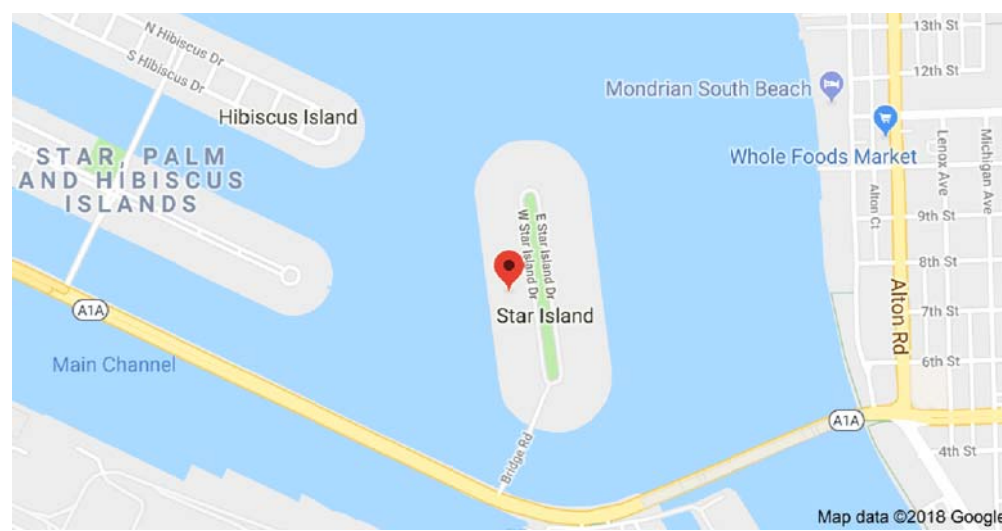
SPECIFIC PURPOSE SURVEY

SCALE: 1" = 25'

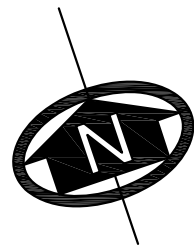
LOCATION MAP



AERIAL MAP



SITE PICTURE



Address: 13 Star Island Dr.  
Lot 13  
(PB 31-Pg 60)  
Folio: 02-4204-001-0120

VACANT LOT

AREA: 40,000 S.F.(+/-)  
Lot 12  
(PB 31-Pg 60)  
Folio: North half of 02-4204-001-0110

Lot 11  
(PB 31-Pg 60)  
Folio: South half of 02-4204-001-0110

TREE LIST

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	SPREAD
8-9	CHINISE PALM	LIVISTONIA CHINENSIS	1.0'	25'	15'
14-17	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	40'
19	ROYAL PALM	ROYSTONIA ELATA	1.5'	40'	30'
20	LIVE OAK	QUERCUS VIRGINIANA	2.0'	30'	25'
21-23	CHINISE PALM	LIVISTONIA CHINENSIS	1.2'	35'	12'
24-26	ROYAL PALM	ROYSTONIA ELATA	1.4'	50'	25'
28	UNKNOWN		2.0'	30'	30'
27	LIVE OAK	QUERCUS VIRGINIANA	3.0'	30'	30'
28	LIVE OAK	QUERCUS VIRGINIANA	3.0'	30'	40'
36-43	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.5'	30'	15'
44	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.6'	12'	12'
45	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.5'	25'	8'
46-48	RECLINATA DATE PALM	PHOENIX RECLINATA	0.7'	12'	6'
49-50	ROYAL PALM	ROYSTONIA ELATA	1.3'	40'	18'
51	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	30'
52-56	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	30'
57-58	LIVE OAK	QUERCUS VIRGINIANA	1.0'	25'	15'
59	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	15'	8'
60	LIVE OAK	QUERCUS VIRGINIANA	3.0'	35'	40'
61	LIVE OAK	QUERCUS VIRGINIANA	2.0'	25'	20'
62	COCONUT	COCOS NUCIFERA	1.5'	50'	25'
63	COCONUT	COCOS NUCIFERA	0.8'	40'	20'
64-68	ROYAL PALM	ROYSTONIA ELATA	1.5'	20'	20'
69	SEA GRAPE TREE	COCOLOBA UVIFERA	1.2'	20'	20'
70	COCONUT	COCOS NUCIFERA	0.8'	35'	18'
71	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	30'
147-151	ROYAL PALM	ROYSTONIA ELATA	1.5'	45'	30'
152	COCONUT	COCOS NUCIFERA	0.8'	35'	6'
153	LIVE OAK	QUERCUS VIRGINIANA	0.5'	12'	10'

ABBREVIATION (IF ANY APPLIED)

A = CURVE  
A/C = AIR CONDITIONING UNIT  
ASPH. = ASPHALT  
B.M. = BENCH MARK  
Bk/Corr. = BLOCK CORNER  
CALC(C) = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C = CLEAR  
CONC. = CONCRETE  
D.M.E. = DRAINAGE MAINT. EASEMENT  
Ø = DIAMETER  
P/W = PARKWAY  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.C. = POINT OF CURVATURE  
P.I. = POINT OF INTERSECTION  
P.L. = PROPERTY LINE  
P.P. = POWER POLE  
P.R. M. = PERMANENT REFERENCE MONUMENT  
P.T. = POINT OF TANGENCY  
RAD. = RADIAL  
REC (R) = RECORDED  
NTS = NOT TO SCALE

EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.H. = FIRE HYDRANT  
F.N/D = FOUND NAIL AND DISC  
F.I.P. = FOUND IRON PIPE  
F.S. = FOUND SPIKE  
L.P. = LIGHT POLE  
MEAS (M) = MEASURED  
MH = MANHOLE  
M = MONUMENT  
ML = MONUMENT LINE

F.D/H = FOUND DRILL HOLE  
RES. = RESIDENCE SEC. = SECTION  
R/W = RIGHT OF WAY  
S.W. = SIDEWALK  
S.D/H = SET DRILL HOLE  
S.N/D = SET NAIL AND DISC  
S.I.P. = SET IRON PIPE = STORY  
S.R.B. = SET REBAR  
T.O.P. = TOP OF BANK  
U.E. = UTIL. EASEMENT  
W.P. = WOODEN POLE  
S = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE  
STRUCTURE (BLDG.)  
CONCRETE BLOCK WALL  
METAL FENCE  
WOODEN FENCE  
CHAIN LINK FENCE  
CATCH BASIN  
MANHOLE  
OVERHEAD ELECT.  
POWER POLE  
LIGHT POLE

WOOD DECK/DOCK  
ASPHALTED AREAS  
CONCRETE  
BRICKS OR PAVERS  
ROOFED AREAS  
WATER (EDGE OF WATER)

HANDICAP SPACE  
HANDICAP SPACE  
EASEMENT LINE  
WATER VALVE  
TV-CABLE BOX  
WATER METER

CERTIFIED TO:  
BRIAN L. BILZIN, AS TRUSTEE UNDER TERMS OF THE 11 STAR ISLAND RESIDENCE LAND TRUST AGREEMENT DATED APRIL 16, 2006

SITE ADDRESS: 12 STAR ISLAND DRIVE, MIAMI BEACH, FL. 33139 (north portion)  
JOB NUMBER: 15-113C  
DATE OF SURVEY: JANUARY 14, 2015/ JULY 17, 2018 / APRIL 9, 2019 (UPDATE)  
FOLIO NUMBER: North half of 02-4204-001-0100

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)  
-THERE ARE NOT PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0319L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **40,000 SF (+/-) AS PER OFFICIAL RECORDS/ 40,680 SF (+/-) (C)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. E-03**, WITH AN ELEVATION OF **9.47 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.07°56'00"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF STAR ISLAND DR., AS SHOWN ON PLAT BOOK 31 AT PAGE 60 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:

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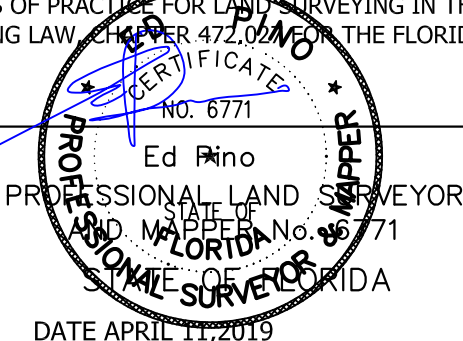
LEGAL DESCRIPTION:

LOTS 12 OF CORRECTED PLAT STAR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.002, OF THE FLORIDA STATUTES.

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AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134  
PHONE: (305)598-8627  
ASOMIAMI.COM

FOR: BILZIN SUMBERG BAENA PRICE AND AXELROD LLP  
SCALE: 1"=30'  
DATE: 4/11/19  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
DRAWN BY: T.P.  
FIELD BOOK No.  
CHECKED BY: E.P.  
PAGE No. 1

ORDER No.  
15-113C  
SHEET No.  
1

INDEX OF DRAWINGS	
ARCHITECTURE	
A0.00	COVER SHEET SURVEY 10 STAR ISLAND SITE SURVEY 11 STAR ISLAND SITE SURVEY 12 STAR ISLAND SITE
A0.01	INDEX & DATA LOTS 11
A0.02	DATA LOTS 11-12
A0.03	LOCATION MAP + 1/2 MILE RADIUS
A0.04	SITE PHOTOGRAPHY
A0.05	SITE PHOTOGRAPHY
A0.06	OVERALL SITE PLAN
L O T 1 0	
A1.01	SITE PLAN WITH GROUND FLOOR
A1.02	LOT COVERAGE DIAGRAM
A1.03	UNIT SIZE DIAGRAM 2 2ND STORY
A1.04	MASSING STUDY
L O T 1 1	
A1.01	SITE PLAN WITH GROUND FLOOR
A1.02	LOT COVERAGE DIAGRAM
A1.03	UNIT SIZE DIAGRAM 2 2ND STORY
A1.04	MASSING STUDY
L O T 1 2	
A1.01	SITE PLAN WITH GROUND FLOOR
A1.02	LOT COVERAGE DIAGRAM
A1.03	UNIT SIZE DIAGRAM 2 2ND STORY
A1.04	MASSING STUDY

10 STAR ISLAND					
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	10 Star Island Miami, Beach, FL 33140			
2A	Folio number(s):	02-4204-001-0100			
2B	Legal Description:	LOT 10 OF CORRECTED PLAT STAR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA			
3	Board and file numbers :	0			
4	Year built:	N/A	Zoning District: 0100 SINGLE FAMILY - GENERAL	RS-1	
5	Based Flood Elevation:	AE +10.00' NGVD ZONE	Grade value in : (N.G.V.D.)		3.7'
6	Adjusted grade (Flood+Grade/2):	(10'+3.7')/2= 6.85'	Free board:	FROM 1' TO 5'	2'-0"
7	Lot Area:	40,000 SF			
8	Lot width:	100'-0"	Lot Depth:		400'-0"
9	Max Lot Coverage SF and %: 30%	.30(40,000 SF) = 12,000 SF	Proposed Lot Coverage SF and %:		10,613 SF (26.5%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:		1492sf (GARAGE) 500 SF
11A	Allow. Front Yard Open Space SF: 50%	.50(2,000 SF) = 1,000 SF	Rear Yard Open Space SF and %: 70%		.70(5,000 SF)=3,500 SF
11B	Proposed Front Yard Open Space SF:	1,700 SF (85%)	Proposed Rear Yard Open Space:		3,000 SF (85.7%)
12	Max Unit Size SF and %: 50% of lot	.50(40,000 SF) = 20,000 SF	Proposed Unit Size SF and %:		13,512 SF (33.7%)
	Min. Unit Size SF	1,800 SF			
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		9,023 SF
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)		MAIN HOUSE LEVEL 1 - 6,763SF LEVEL 2 - 4,489 SF 66% OF GROUND FLOOR
15			Proposed Second Floor Unit Size SF and % :		4,489 SF 66%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		N/A
		Required	Existing	Proposed	WAIVER REQUIRED
17A	Height:	MAX 28';FLAT	N/A	28'-0" Above BFE + 2'-0"	NO
	Height shall be measured from the required base flood elevation for the lot, plus freeboard,				
	measured to the top of the structural slab for a flat roof and to the mid-point of the slope for a sloped roof.				
18	Max number of stories: two stories above the flood elevation	1	2		
19	SETBACKS:				
20	Front (Star Island Drive):	20' / 30'	N/A	30'	
21	Side 1(SOUTH):	10'-0"	N/A	12'-6"	
22	Side 2 or (NORTH):	10'-0"	N/A	12'-6"	
23	Rear:	50'	N/A	62'-4"	
	Accessory Structure Side 1(SOUTH):	7'-6"	N/A	N/A	
24	Accessory Structure Side 2 or (NORTH) :	7'-6"	N/A	N/A	
25	Accessory Structure Rear:	7'-6"	N/A	N/A	
26	Sum of Side yard : (25% OF LOT WIDTH)	25'-0"	N/A	25'-0"	
27	Located within a Local Historic District? No	29 determined Architecturally Significant? No.			
28	Designated as an individual Historic Single Family Residence Si	No			



7500 NE 4th Court  
Studio 103  
Miami, FL 33138

1904  
PROJECT NUMBER

PROJECT:  
10-12  
STAR ISLAND  
LOT SPLIT

10-12 STAR ISLAND DRIVE  
MIAMI BEACH, FLORIDA

DRAWING:

LOT 10  
DATA  
AND  
INDEX

JENNIFER McCONNERY FLORIDA LIC# AR93044  
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SCALE: 1/32"=1'-0"  
CHECK: JMcG  
DATE: 04/26/2019  
SHEET NUMBER

A0.01

11 STAR ISLAND					
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	11 Star Island Miami, Beach, FL 33140			
2A	Folio number(s):	02-4204-001-0110			
2B	Legal Description:	LOT 11 OF CORRECTED PLAT STAR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA			
3	Board and file numbers :	0			
4	Year built:	N/A	Zoning District: 0100 SINGLE FAMILY - GENERAL	RS-1	
5	Based Flood Elevation:	AE +10.00' NGVD ZONE	Grade value in : (N.G.V.D.)	3.6'	
6	Adjusted grade (Flood+Grade/2):	(10'+3.6')/2= 6.8'	Free board:	FROM 1' TO 5'	2'-0"
7	Lot Area:	40,000 SF			
8	Lot width:	100'-0"	Lot Depth:		400'-0"
9	Max Lot Coverage SF and %: 30%	.30(40,000 SF) = 12,000 SF	Proposed Lot Coverage SF and %:	8,473 SF (21%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	748(GARAGE) 500 SF	
11A	Allow. Front Yard Open Space SF: 50%	.50(2,000 SF) = 1,000 SF	Rear Yard Open Space SF and %: 70%	.70(5,000 SF)=3,500 SF	
11B	Proposed Front Yard Open Space SF:	1,700 SF (85%)	Proposed Rear Yard Open Space:	3,500 SF (100%)	
12	Max Unit Size SF and %: 50% of lot	.50(40,000 SF) = 20,000 SF	Proposed Unit Size SF and %:	12,226 SF (30.53%)	
	Min. Unit Size SF	1,800 SF			
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	8,437 SF	
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)	MAIN HOUSE LEVEL 1 - 3,753SF LEVEL 2 - 3,753 SF 100% OF GROUND FLOOR	
15			Proposed Second Floor Unit Size SF and % :	3,753 SF 1006%	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	WAIVER REQUIRED
17A	Height:	MAX 31';sloped	N/A	31'-0" Above BFE + 2'-0"	NO
	Height shall be measured from the required base flood elevation for the lot, plus freeboard,				
	measured to the top of the structural slab for a flat roof and to the mid-point of the slope for a sloped roof.				
18	Max number of stories: two stories above the flood elevation	1	2		
19	SETBACKS:				
20	Front (Star Island Drive):	20' / 30'	N/A	30'	
21	Side 1(SOUTH):	10'-0"	N/A	12'-6"	
22	Side 2 or (NORTH):	10'-0"	N/A	12'-6"	
23	Rear:	50'	N/A	135'-10"	
	Accessory Structure Side 1(SOUTH):	7'-6"	N/A	N/A	
24	Accessory Structure Side 2 or (NORTH) :	7'-6"	N/A	N/A	
25	Accessory Structure Rear:	7'-6"	N/A	N/A	
26	Sum of Side yard : (25% OF LOT WIDTH)	25'-0"	N/A	25'-0"	
27	Located within a Local Historic District? No		29 determined Architecturally Significant? No.		
28	Designated as an individual Historic Single Family Residence		No		

12 STAR ISLAND					
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	12 Star Island Miami, Beach, FL 33140			
2A	Folio number(s):	02-4204-001-0110			
2B	Legal Description:	LOT 12 OF CORRECTED PLAT STAR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA			
3	Board and file numbers :	0			
4	Year built:	N/A	Zoning District: 0100 SINGLE FAMILY - GENERAL	RS-1	
5	Based Flood Elevation:	AE +10.00' NGVD ZONE	Grade value in : (N.G.V.D.)	3.54'	
6	Adjusted grade (Flood+Grade/2):	(10'+3.54')/2= 6.77'	Free board:	FROM 1' TO 5'	2'-0"
7	Lot Area:	40,000 SF			
8	Lot width:	100'-0"	Lot Depth:		400'-0"
9	Max Lot Coverage SF and %: 30%	.30(40,000 SF) = 12,000 SF	Proposed Lot Coverage SF and %:	7,917 SF (19.8%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	948(GARAGE) 500 SF	
11A	Allow. Front Yard Open Space SF: 50%	.50(2,000 SF) = 1,000 SF	Rear Yard Open Space SF and %: 70%	.70(5,000 SF)=3,500 SF	
11B	Proposed Front Yard Open Space SF:	1,700 SF (85%)	Proposed Rear Yard Open Space:	3,000 SF (85.7%)	
12	Max Unit Size SF and %: 50% of lot	.50(40,000 SF) = 20,000 SF	Proposed Unit Size SF and %:	12,367 SF (30.93%)	
	Min. Unit Size SF	1,800 SF			
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	7,917 SF	
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)	MAIN HOUSE LEVEL 1 - 4,450 SF LEVEL 2 - 4,450 SF 100% OF GROUND FLOOR	
15			Proposed Second Floor Unit Size SF and % :	4,450 SF 100%	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	WAIVER REQUIRED
17A	Height:	MAX 28';FLAT	N/A	28'-0" Above BFE + 2'-0"	NO
	Height shall be measured from the required base flood elevation for the lot, plus freeboard,				
	measured to the top of the structural slab for a flat roof and to the mid-point of the slope for a sloped roof.				
18	Max number of stories: two stories above the flood elevation	1	2		
19	SETBACKS:				
20	Front (Star Island Drive):	20' / 30'	N/A	30'	
21	Side 1(SOUTH):	10'-0"	N/A	12'-6"	
22	Side 2 or (NORTH):	10'-0"	N/A	12'-6"	
23	Rear:	50'	N/A	128'-4"	
	Accessory Structure Side 1(SOUTH):	7'-6"	N/A	12'-6"	
24	Accessory Structure Side 2 or (NORTH) :	7'-6"	N/A	N/A	
25	Accessory Structure Rear:	7'-6"	N/A	35'-1"	
26	Sum of Side yard : (25% OF LOT WIDTH)	25'-0"	N/A	25'-0"	
27	Located within a Local Historic District? No		29 determined Architecturally Significant? No.		
28	Designated as an individual Historic Single Family Residence		No		



7500 NE 4th Court  
Studio 103  
Miami, FL 33138

1904  
PROJECT NUMBER

PROJECT:  
10-12  
STAR ISLAND  
LOT SPLIT

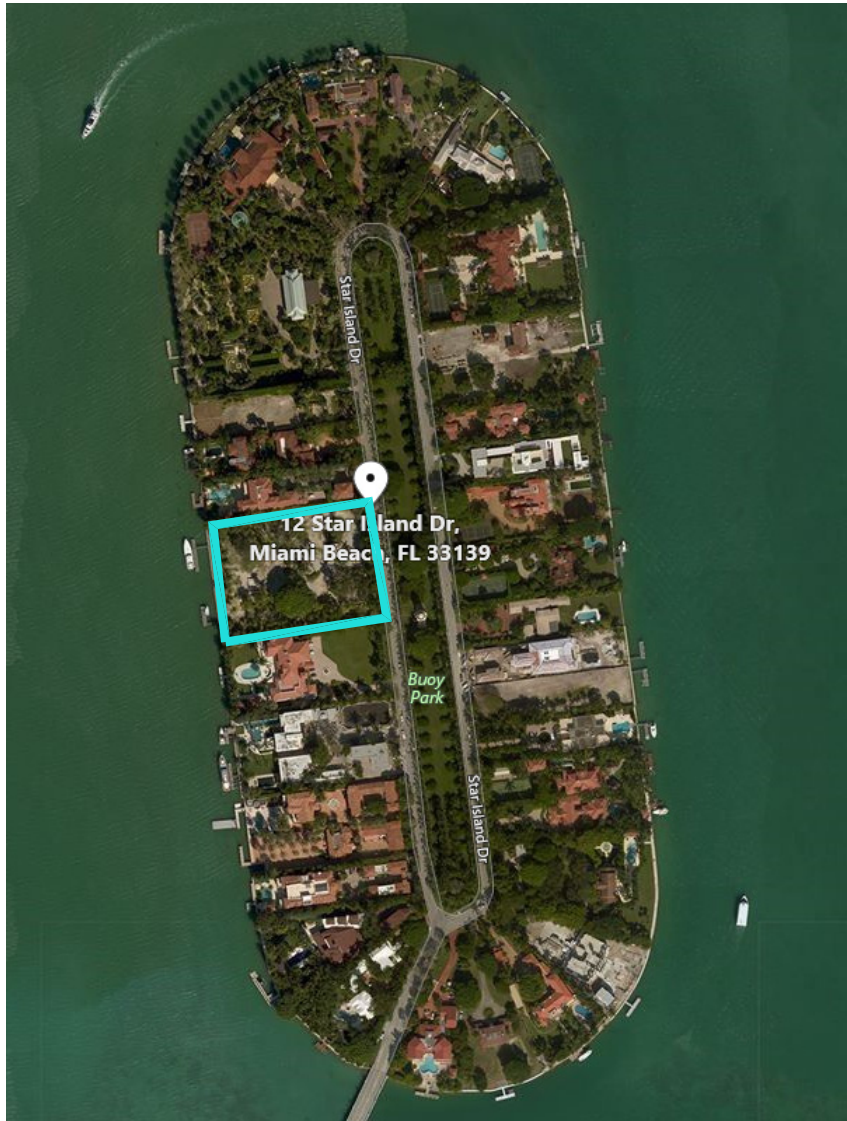
10-12 STAR ISLAND DRIVE  
MIAMI BEACH, FLORIDA

DRAWING:

LOT 11-12  
DATA

JENNIFER McCONNNEY FLORIDA LIC# ARB3044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
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PLANNING, INC. (c) 2019  
SCALE: 1/32"=1'-0"  
CHECK: JMcG  
DATE: 04/26/2019  
SHEET NUMBER

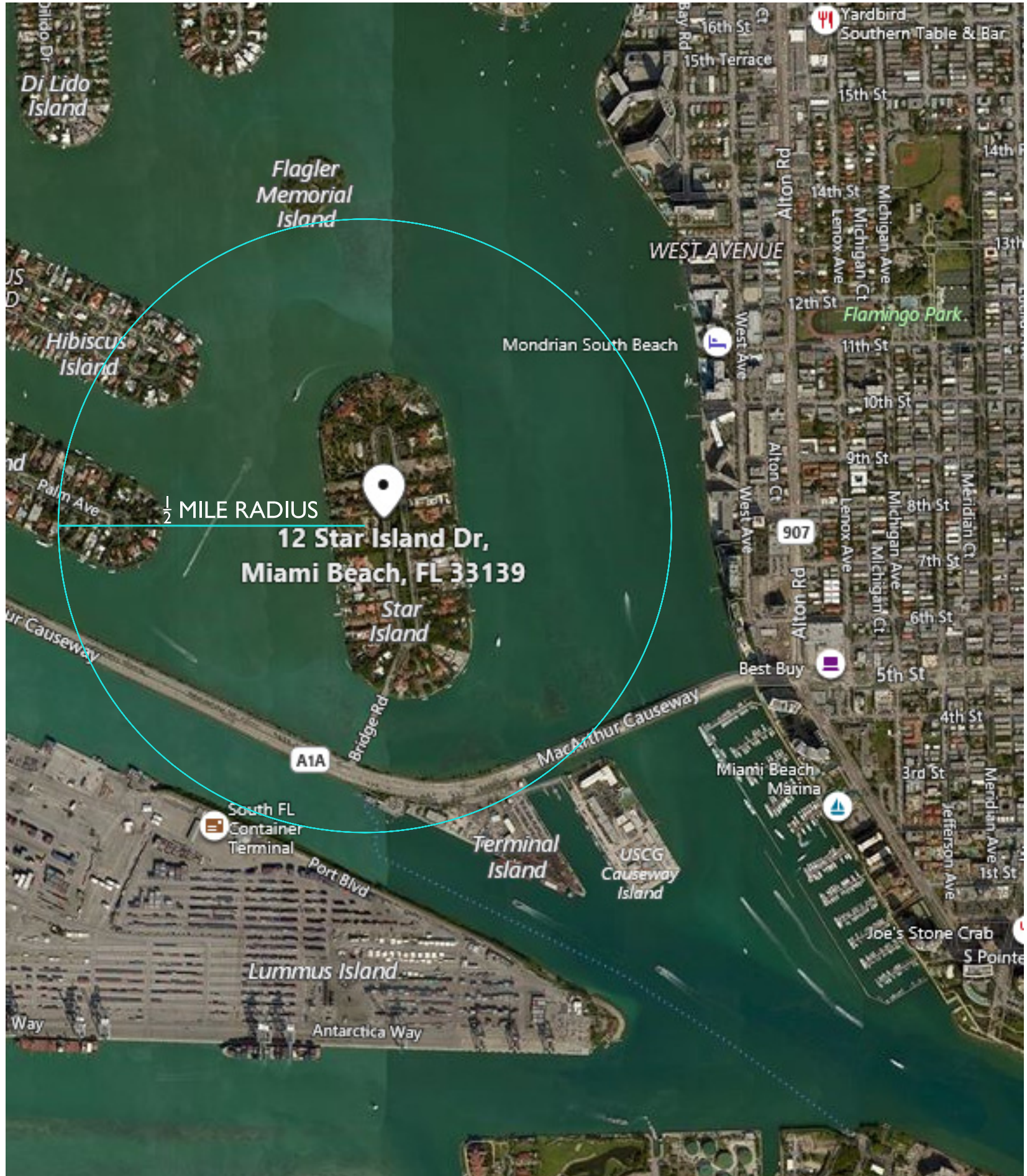
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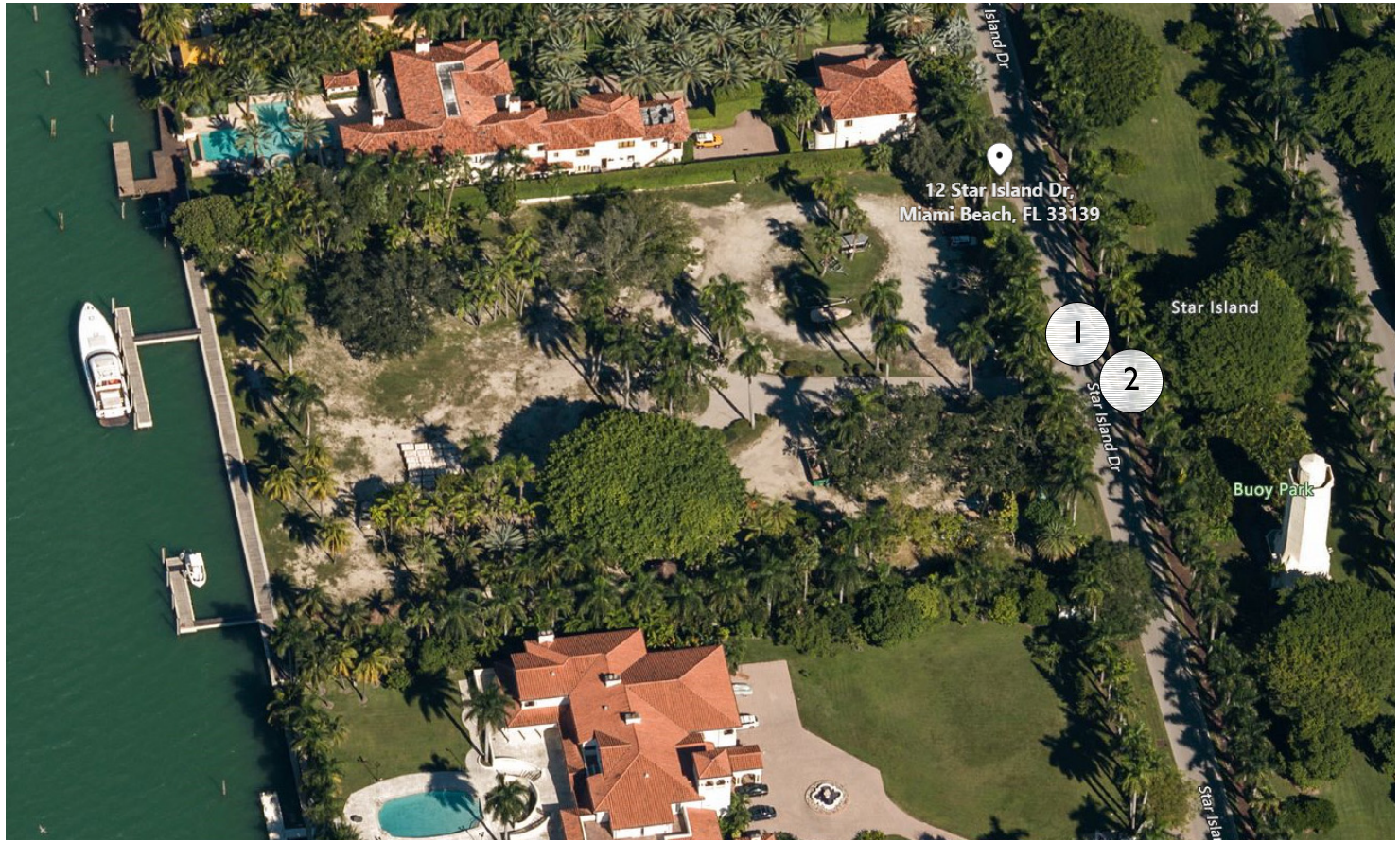
AERIAL VIEW



AERIAL VIEW



STREET MAP  $\frac{1}{2}$  MILE RADIUS



FRONT GATE 1



PANORAMA ALONG STAR ISLAND DRIVE

PROJECT:  
10-12  
STAR ISLAND  
LOT SPLIT

10-12 STAR ISLAND DRIVE  
MIAMI BEACH, FLORIDA

DRAWING:

SITE  
PHOTOGRAPHY

JENNIFER MCCONNEY FLORIDA LIC# AR83044

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SCALE:  $\frac{1}{32}''=1'-0''$

CHECK: JMcG

DATE: 04/26/2019

SHEET NUMBER



SITE FACING SOUTHWEST

3



SITE FACING WEST

4



PANORAMA OF SITE FACING WEST

5

PROJECT:  
10-12  
STAR ISLAND  
LOT SPLIT

10-12 STAR ISLAND DRIVE  
MIAMI BEACH, FLORIDA

DRAWING:

LOT 10-12  
OVERALL  
SITEPLAN

JENNIFER MCCONNEY FLORIDA LIC# AR83044

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SCALE:  $\frac{1}{32}'' = 1'-0''$

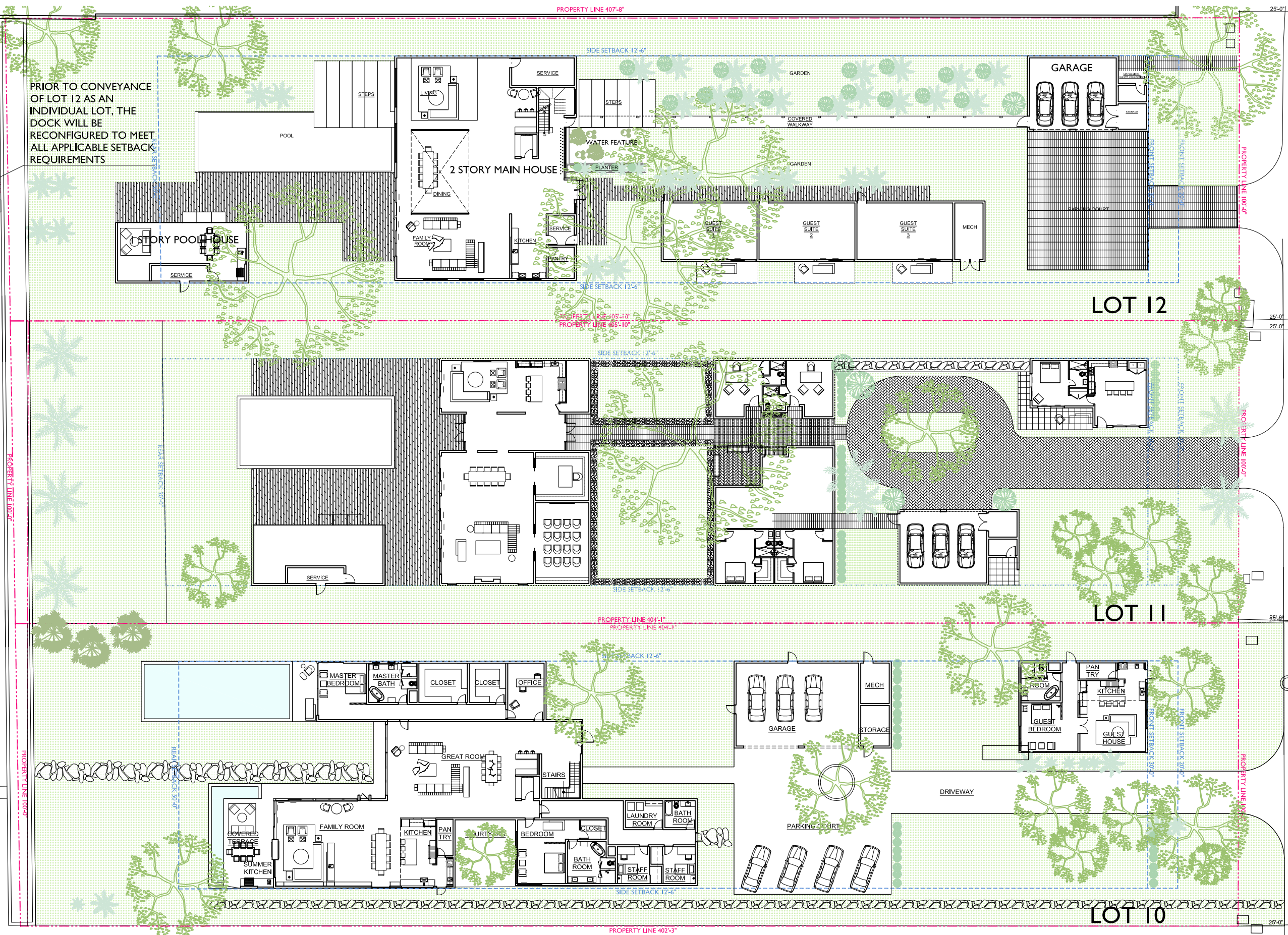
CHECK: JMcG

DATE: 04/26/2019

SHEET NUMBER

BISCAYNE BAY

PRIOR TO CONVEYANCE  
OF LOT 12 AS AN  
INDIVIDUAL LOT, THE  
DOCK WILL BE  
RECONFIGURED TO MEET  
ALL APPLICABLE SETBACK  
REQUIREMENTS



OVERALL SITE PLAN LEVEL I  
 $\frac{1}{32}'' = 1'-0''$

A0.06