# PLANNING BOARD - MODIFICATION OF LOT SPLIT PB18-0222 FOR 10 - 11 - 12 STAR STAR X

# FINAL SUBMITTAL = 03/23/2020 MAY 19, 2020 AGENDA

# 10 WEST STAR ISLAND DR.



LOCATION MAP 10, 11, 12 STAR ISLAND DR. MIAMI BEACH, FL.

# MIAMI BEACH, FLORIDA

INDEX OF DRAWINGS COVER PAGES / CONTEXT:

A-000 COVER SHEET + SCOPE OF WORK

A-010 INDEX OF DRAWINGS + LOCATION MAP OVERALL SURVEY SURVEY SITE PHOTOGRAPHS SURROUNDING PROPERTIES EXISTING CONTEXT ANALYSIS PROPOSED CONTEXT ANALYSIS MASSING STUDIES LOT COVERAGE DIAGRAM UNIT SIZE DIAGRAM SECOND / FIRST FLR. RATIO OPEN SPACE DIAGRAM ROOF TERRACE DIAGRAM ARCHITECTURAL:

A-060 ZONING DATA SHEET

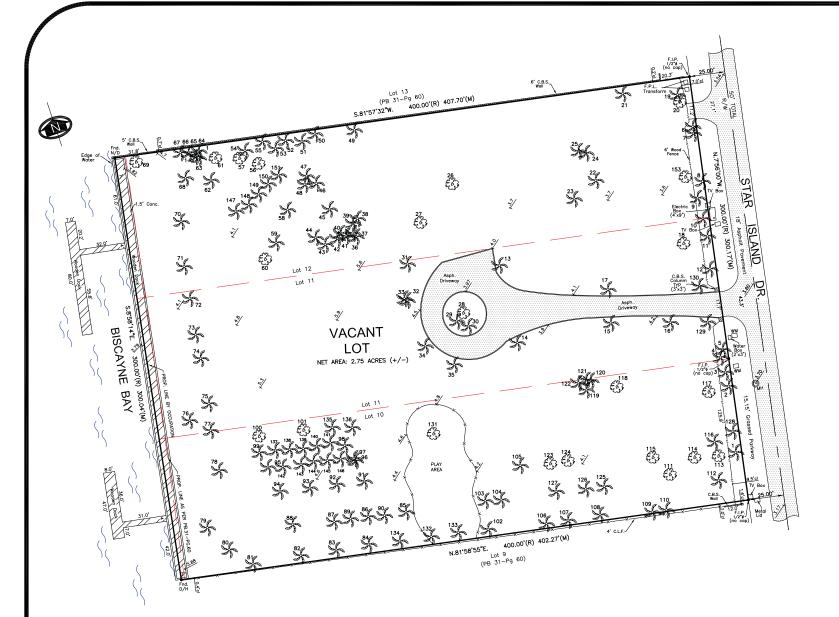
A-061 OVERALL SITE PLAN & SECTION UNDERSTORY PLAN (EAST) UNDERSTORY PLAN (WEST) FIRST FLOOR PLAN (EAST) FIRST FLOOR PLAN (WEST) SECOND FLOOR PLAN (EAST) SECOND FLOOR PLAN (WEST) ROOF PLAN (EAST) ROOF PLAN (WEST) ELEVATIONS (OFFICE & STAFF)
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comm no.

date: 03/23/2020

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Г	REE LIST				
	IVEE CIST				
No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	SPREAD
1	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	25'
2-5	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	25'
6-7	ROYAL PALM	ROYSTONIA ELATA	2.0'	50'	30'
8-9	CHINISE PALM	LIVISTONIA CHINENSIS	1.0'	25'	15'
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'
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'
24-25	ROYAL PALM	ROYSTONIA ELATA	1.4	50'	25'
26	UNKNOWN		2.0'	30'	30'
27	LIVE OAK	QUERCUS VIRGINIANA	3.0'	30'	30'
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'
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'

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	SPREA
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	COCCOLOBA UVIFERA	1.2'	20'	20'
70	COCONUT	COCOS NUCIFERA	0.8'	35'	18'
71-72	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'
75-80	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	POYSTONIA FLATA	1.5'	25'	18'

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	SPREAD
97	UNKNOWN	CLUSIA GUTTIFERA			
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		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	LIVISTONIA CHINENSIS	0.7'	45'	15'
128	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	25'
129	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	20'
130	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	20'
131	WEEPING FIG	FICUS 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'
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'

# ABREVIATION (IF ANY APPLIED)

(C) = CALCULATED CATCH BASIN = CONCRETE BLOCK STRUCTURE

STRUCTURE (BLDG.) - METAL FENCE

----- WOODEN FENCE

----- CHAIN LINK FENCE

SURVEYOR'S LEGEND (IF ANY APPLIED)

☐ CATCH BASIN MANHOLE CONCRETE BLOCK WALL O.E. OVERHEAD ELECT. POWER POLE - LIGHT POLE

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

HANDICAP SPACE

₩ WATER VALVE

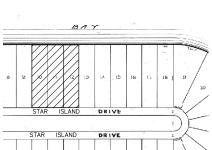
HANDICAP SPACE

- EASEMENT LINE tv TV-CABLE BOX

# 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 (SEE NOTE 1)
-THERE ARE NOT PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

## JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY <u>DOES LIE</u> WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "<u>AE</u>" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. <u>120651-0319L</u>, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. <u>BASE FLOOD ELEVATION OF 10.00 FEET</u> (NOVD)
- ② LAND AREA OF SUBJECT PROPERTY: 120,000 SF (+/-) 2.75 ACRES (+/-)
- 3 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.
- (4) 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 61617-6 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 EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE ELEVATIONS (IE ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF  $Y_0$  FOOT FOR NATURAL GROUND SURFACES AND  $Y_{100}$  FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

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 53-17.052 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUSTOMME SURVATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVAN AND MAPPER OF RECORD.

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 51-10 OF THE PROPILED 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.

DATE: APRIL 25, 2019

SERVICES OF | AMERICAN S
Consulting E

MIAMI,

## LEGEND **ABBREVIATIONS** CENTER LINE CONC. + CONCRETE

RETENAND + 10 H+HEIGHT I.D. + IDENTIFICATION

P.B. + PLAT BOOK

PG. + PAGE

ELEVATION

METER (WATER)

PROPERTYLINE

MANHOLE (SANITARY SEWER)

# MAP OF SURVEY 360° SURVEYING AND MAPPING, LLC Land Surveyors - Land Planners



LOT 11
\*CORRECTED PLAT STAR ISLAND\*
P.B. 31, PG. 60

2000 S.W. B3rd Court MIAMI, FLORIDA 33155

PHONE: (305) 265-1002



PROPERTY ADDRESS: 10 STAR ISLAND DRIVE MIAMI BEACH, FL. 33130-5147

FLOOD ZONE INFORMATION:
COMMUNITY NO. 129651 PAVEL NO. 6319 SUFFIX L
FIRM DATE 59-11-2009 FLOOD ZONE: AE BASE FLOOD 19.0' NGVD

LEGAL DESCRIPTION:
LOT YIN OF "CORRECTED PLAT STAR ISLAND", ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 60, OF THE PUBLIC RECORDS
OF MANAGANE COUNTY, FLORIDA.

SURVEYOR'S NOTES: LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF BOUNDARY SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS. RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MAMILITATION OF THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THERE ARRISOCITIONS MAY APPEAR.

THIS SURVEY DOES NOT DELINEATES THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY

THE ELEVATIONS OF WELL-DENTIFIED FEATURES AS DEPICTED ON THIS SURVEY THE ELEVATIONS OF WILL-CONTIFIED FRATURES AS QUITE THE DESCRIPTION OF THIS SOURCE. AND MAP SERF MEASURED TO AN ESTIMATED VERTICAL POSTIONAL ACCURACY OF THIS FOOT FOR NATURAL GROUND SURFACES AND 5100 FOOT FOR HARDSCAPE SUPFACES, INCLUDING PRIVEMENTS, CURBS AND OTHER MANAMADE FRATURES AS MAY EXIST.

WELL-DENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND WAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 110 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC FRE MAY OF SOMETH SHEETING THE BEDGET AT THE STATE SHOWER, SCALE IN ENGLISH UNITS OF MEASUREMENT, ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FLET

REFERENCE BENCH MARK: E-03 ELEVATION 9-47 FEET (N.G.V.D. 1929) SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO DIMERSHIP POSSESSION. OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIOUAL.

SUBSUBERITE MERCHEMENTS AND/OR ENCHOWING WITHIN LIBOR. ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RASED SEAL OF A FLORICA LICENSED SURVEYOR AND MAPRER ADDITIONS AND GELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES MAKED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO: STAR WEST PROPERTY LLC

SURVEYOR'S CERTIFICATION.
IN IN PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY", MEETS THE
STANDARGO OF FRACTICE AS SET FORTH BY THE FLOKED SOURD OF
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17 IS FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION AT Z.027, FLORIDA STATUTES.
AND, IS TRUE AND CORRECT TO THE BEST OF ANY EXPONEDUG AND BILLEY.

# 360" SURVEYING AND MAPPING, LLC

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

# Oscar E Baez Open State 14 (17 June 16)

OSCAR E. BAEZ-CUSDO, P.L.S. REGISTERED SURVEYOR AND MAPPER NO. 5034 STATE OF FLORIDA.



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TREE TABLE - 10 W STAR ISLAND DRIVE

MORNING PARK

ROSEPHIA BOOK PRIAM

MONTH MICH THAN

(milt head

REVISIONE. 81-16-2020 UP-CATE SURVEY

900 PMC 11-26-2019

2081G 1911-0117

VACANT LOT OT AREA = 40,000.0 SQ.FT. STAR ISLAND! UND AREA TO THE CENTER OF THE SEAWALL # 40,588.7 SQ.FT. LOT 10 D PLAT STAR ISLAND" B. 31, PG. 60 \$ 02-4204-001-0100 AT STAR ISLAND PG. 60

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SURVEY SCALE: NTS

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STAR X
10 WEST STAR ISLAND DR.
MIAMI BEACH, FL., 33139

seal

Paul Fischman Registered Architec AR96202 AA26003009

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SHEET

1/1



РНОТО А

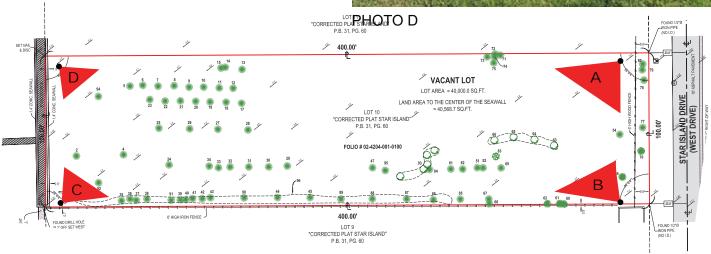


РНОТО С



РНОТО В







SITE (10 STAR ISLAND)



**RESIDENCE 3** 



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



**RESIDENCE 1** 



RESIDENCE 4



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



RESIDENCE 2



A-033



AERIAL PHOTOGRAPH - FRONT OF RESIDENCE



AERIAL PHOTOGRAPH - REAR OF RESIDENCE



RESIDENCE 2 SUBJECT PROPERTY (10 STAR ISLAND) RESIDENCE 3