


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.

MIAMI BEACH, FLORIDA



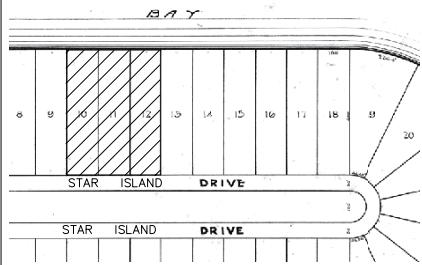
 LOCATION MAP  
10, 11, 12 STAR ISLAND DR.  
MIAMI BEACH, FL.

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# 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 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 1/2 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 93-17.062 (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 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



A-030

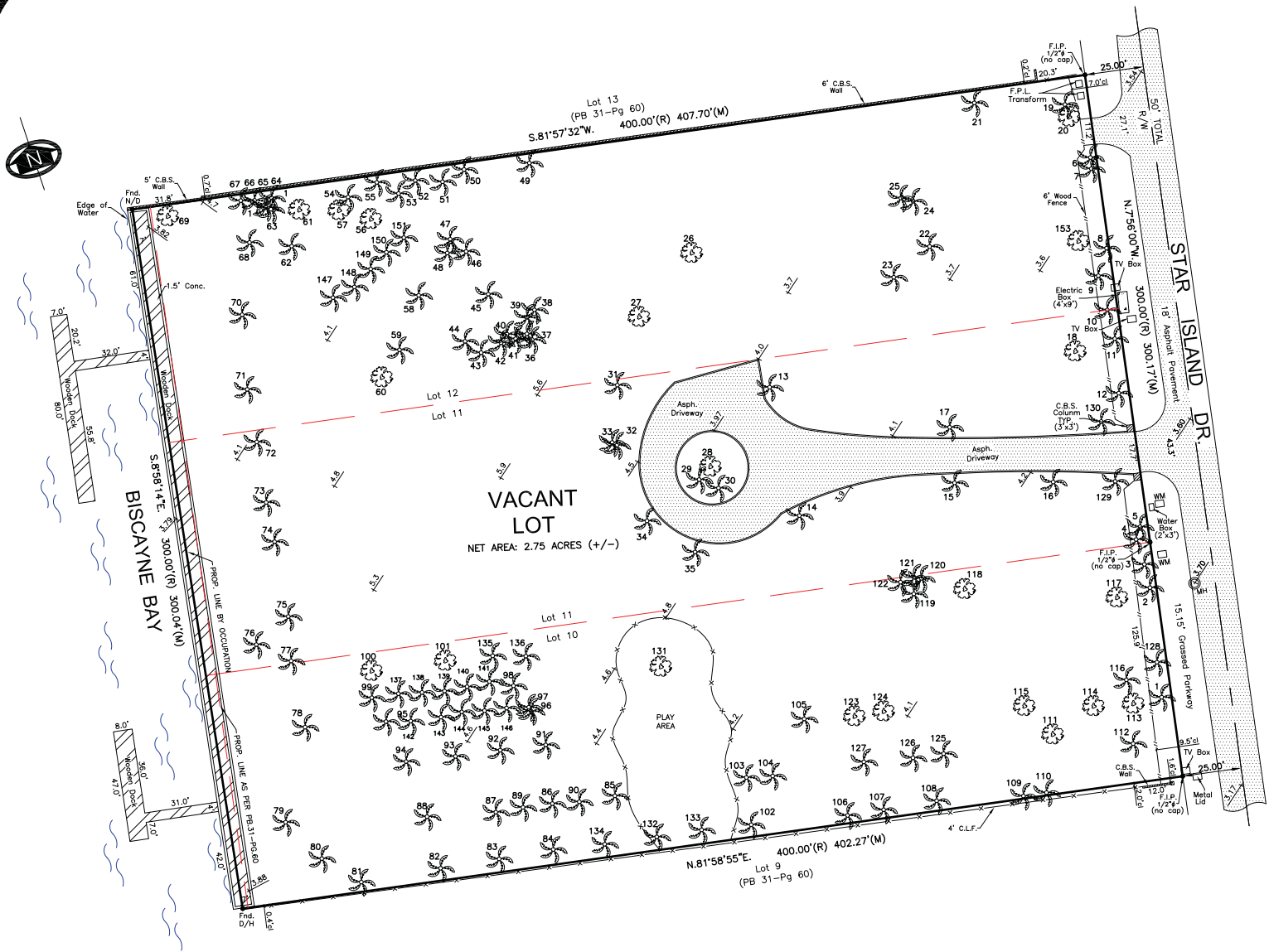
AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

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

FOR: CLIENT  
SCALE: 1"=30'  
DATE: 1/14/15  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
CHECKED BY: E.P.  
DRAWN BY: T.P.  
FIELD BOOK No.  
PAGE No. 1

ORDER No.  
15-113

SHEET No.  
1







**LEGEND**  
CENTER LINE  
ELEVATION  
MANHOLE (SANITARY SEWER)  
METER (WATER)  
PROPERTY LINE

**ABBREVIATIONS**  
CONC. = CONCRETE  
Ø = DIAMETER  
H = HEIGHT  
I.D. = IDENTIFICATION  
PG. = PAGE  
P.B. = PLAT BOOK

## MAP OF SURVEY

**360° SURVEYING AND MAPPING, LLC**  
Land Surveyors - Land Planners  
2000 S.W. 83rd Court MIAMI, FLORIDA 33155  
PHONE: (305) 265-1002



**PROPERTY ADDRESS:**  
10 STAR ISLAND DRIVE MIAMI BEACH, FL 33139-5147

**FLOOD ZONE INFORMATION:**  
COMMUNITY NO. 120651 PANEL NO. 0319 SUFFIX L  
FIRM DATE: 09-11-2009 FLOOD ZONE: AE BASE FLOOD: 10.0' NGVD

**LEGAL DESCRIPTION:**  
LOT 110, 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.

**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 MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

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

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC 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 FEET

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 OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS 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 NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

**CERTIFY TO:**  
STAR WEST PROPERTY LLC

**SURVEYOR'S CERTIFICATION:**  
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**360° SURVEYING AND MAPPING, LLC**  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 8358

**Oscar E Baez**  
Digitally signed by Oscar E Baez  
Date: 2020.07.16 15:25:09  
+05'00'

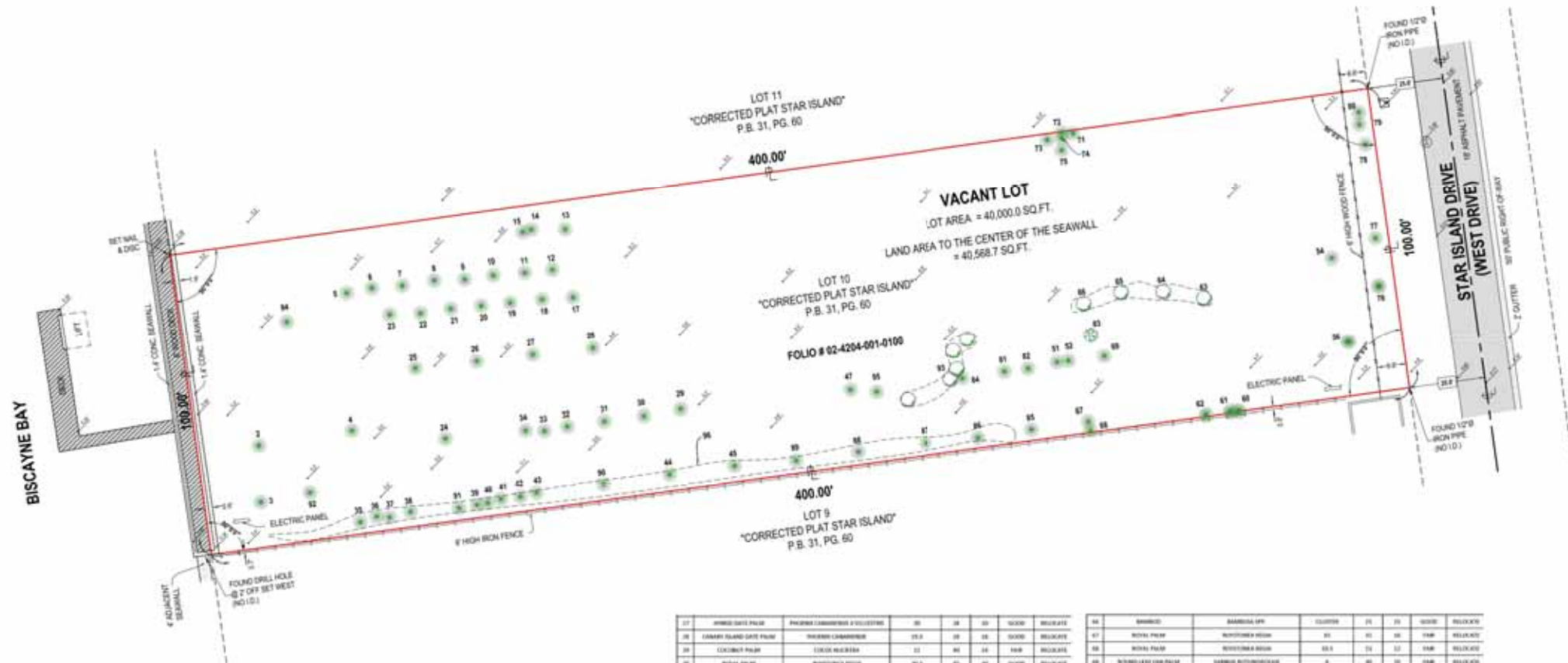
OSCAR E. BAEZ-CUSIO, P.L.S.  
REGISTERED SURVEYOR AND MAPPER NO. 5034  
STATE OF FLORIDA



**ORIGINAL**  
FIELD DATE: 11-26-2019

**REVISIONS:**  
01-16-2020 UP-DATE SURVEY

JOB NO: 1811-0117



**TREE TABLE - 10 W STAR ISLAND DRIVE**

#	FORMATION NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	COMPOSITION	REMARKS
1	COCONUT PALM	COCOS PALM	10	25	10	FAIR	RELOCATED
2	ALBACORR PALM	STYCHOPHEMA LILIACENS	5	25	8	FAIR	RELOCATED
3	COCONUT PALM	COCOS PALM	10	25	10	GOOD	RELOCATED
4	ALBACORR PALM	STYCHOPHEMA LILIACENS	5	25	8	FAIR	RELOCATED
5	REPTILARIAN PALM	LECHITIA ARBOREA	6.5	28	11	FAIR	RELOCATED
6	REPTILARIAN PALM	LECHITIA ARBOREA	7	28	11	POOR	RELOCATED
7	REPTILARIAN PALM	LECHITIA ARBOREA	7	28	11	POOR	RELOCATED
8	REPTILARIAN PALM	LECHITIA ARBOREA	7	28	11	POOR	RELOCATED
9	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
10	REPTILARIAN PALM	LECHITIA ARBOREA	7	28	11	FAIR	RELOCATED
11	REPTILARIAN PALM	LECHITIA ARBOREA	8	28	12	FAIR	RELOCATED
12	REPTILARIAN PALM	LECHITIA ARBOREA	8	27	9	POOR	RELOCATED
13	ROYAL PALM	ALCHOMERIA REGIA	17	18	10	POOR	RELOCATED
14	ROYAL PALM	ALCHOMERIA REGIA	18	22	12	POOR	RELOCATED
15	ROYAL PALM	ALCHOMERIA REGIA	18	20	12	POOR	RELOCATED
16	REPTILARIAN PALM	LECHITIA ARBOREA	9.5	30	12	FAIR	RELOCATED
17	REPTILARIAN PALM	LECHITIA ARBOREA	7	30	12	FAIR	RELOCATED
18	REPTILARIAN PALM	LECHITIA ARBOREA	7	30	12	FAIR	RELOCATED
19	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	POOR	RELOCATED
20	REPTILARIAN PALM	LECHITIA ARBOREA	8	27	10	FAIR	RELOCATED
21	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
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104	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
105	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
106	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
107	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
108	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
109	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
110	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
111	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
112	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
113	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
114	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
115	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
116	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
117	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
118	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
119	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
120	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
121	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
122	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
123	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
124	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
125	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
126	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
127	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
128	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
129	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
130	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
131	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
132	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
133	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
134	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
135	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOCATED
136	REPTILARIAN PALM	LECHITIA ARBOREA	7.5	28	12	FAIR	RELOC





PHOTO A



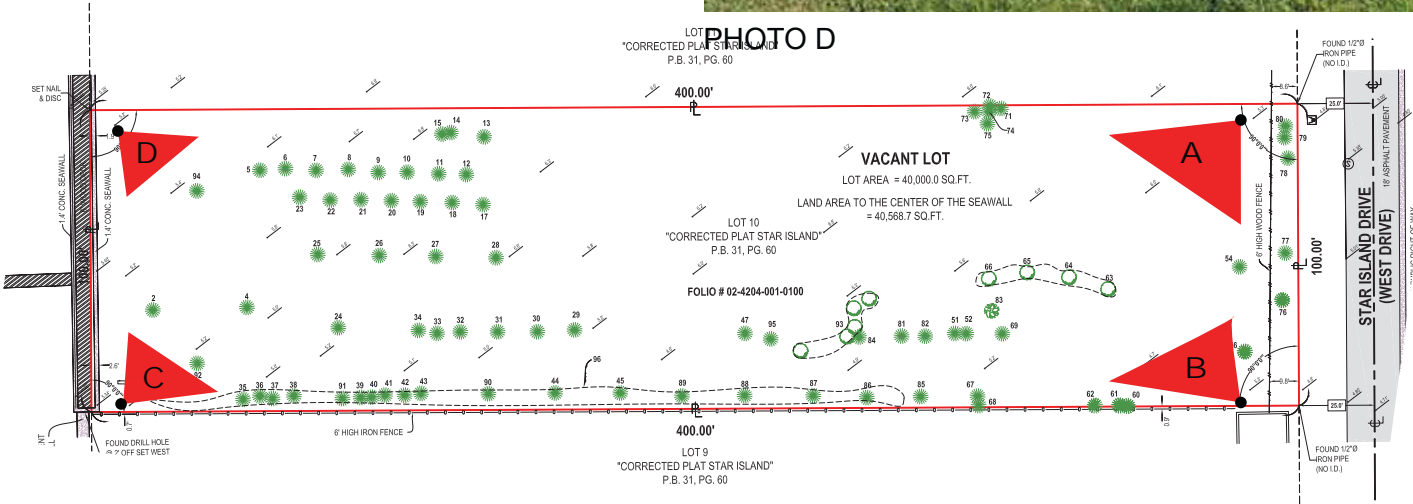
PHOTO C



PHOTO B



PHOTO D







SITE (10 STAR ISLAND)



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



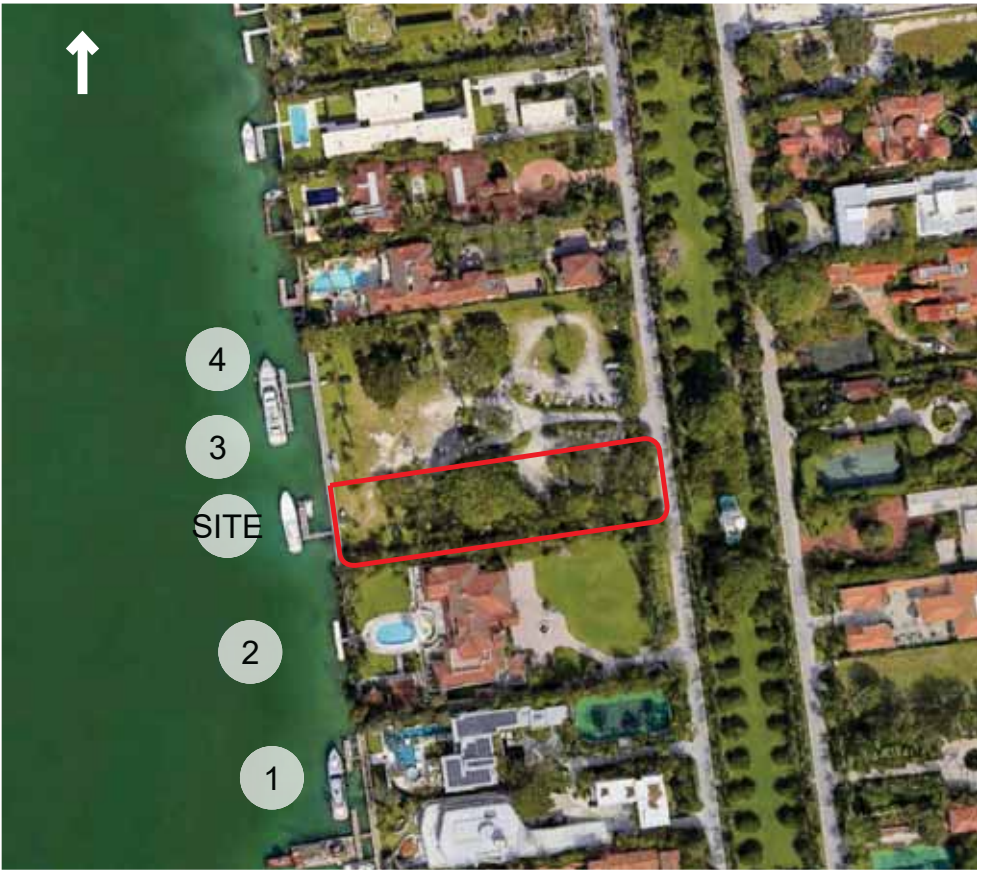
RESIDENCE 4



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES







AERIAL PHOTOGRAPH - FRONT OF RESIDENCE



AERIAL PHOTOGRAPH - REAR OF RESIDENCE



RESIDENCE 2



SUBJECT PROPERTY (10 STAR ISLAND)



RESIDENCE 3

# EXISTING CONTEXT ANALYSIS