

REQUEST FOR DRB APPROVAL FOR:
STAR X

FINAL SUBMITTAL = 4/06/2020
JUNE 02, 2020 AGENDA

10 WEST STAR ISLAND DR.

MIAMI BEACH, FLORIDA

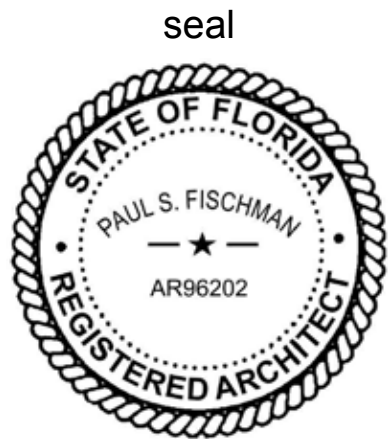


CLIENT
STAR WEST PROPERTY LLC
21700 OXNARD ST. SUITE 2030
WOODLAND HILLS, CA 91367

ARCHITECT
CHOEFF LEVY FISCHMAN
8425 BISCAYNE BLVD. STE. 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
CLAD, LLC
LANDSCAPE ARCHITECTURE AND DESIGN
7665 NE 4TH CT.
MIAMI, FL 33138
786-536-6076

SCOPE OF WORK
REQUEST FOR DRB APPROVAL FOR THE PROPERTY LOCATED AT 10 W. STAR ISLAND DR. MIAMI BEACH, FL.
WAIVERS:
1. REQUEST FOR WAIVER TO EXCEED THE 70% SECOND TO FIRST FLOOR RATIO (SEE SHEET A-052).
2. REQUEST FOR WAIVER TO EXCEED THE 60'-0" MAXIMUM SIDE ELEVATION LENGTH W/O COURTYARD (SEE SHEET A-125, A-240, & A-330).
VARIANCES:
1. REQUEST FOR VARIANCE TO ALLOW A 3'-0" INCREASE IN UNDERSTORY HEIGHT (SEE SHEET A-310)

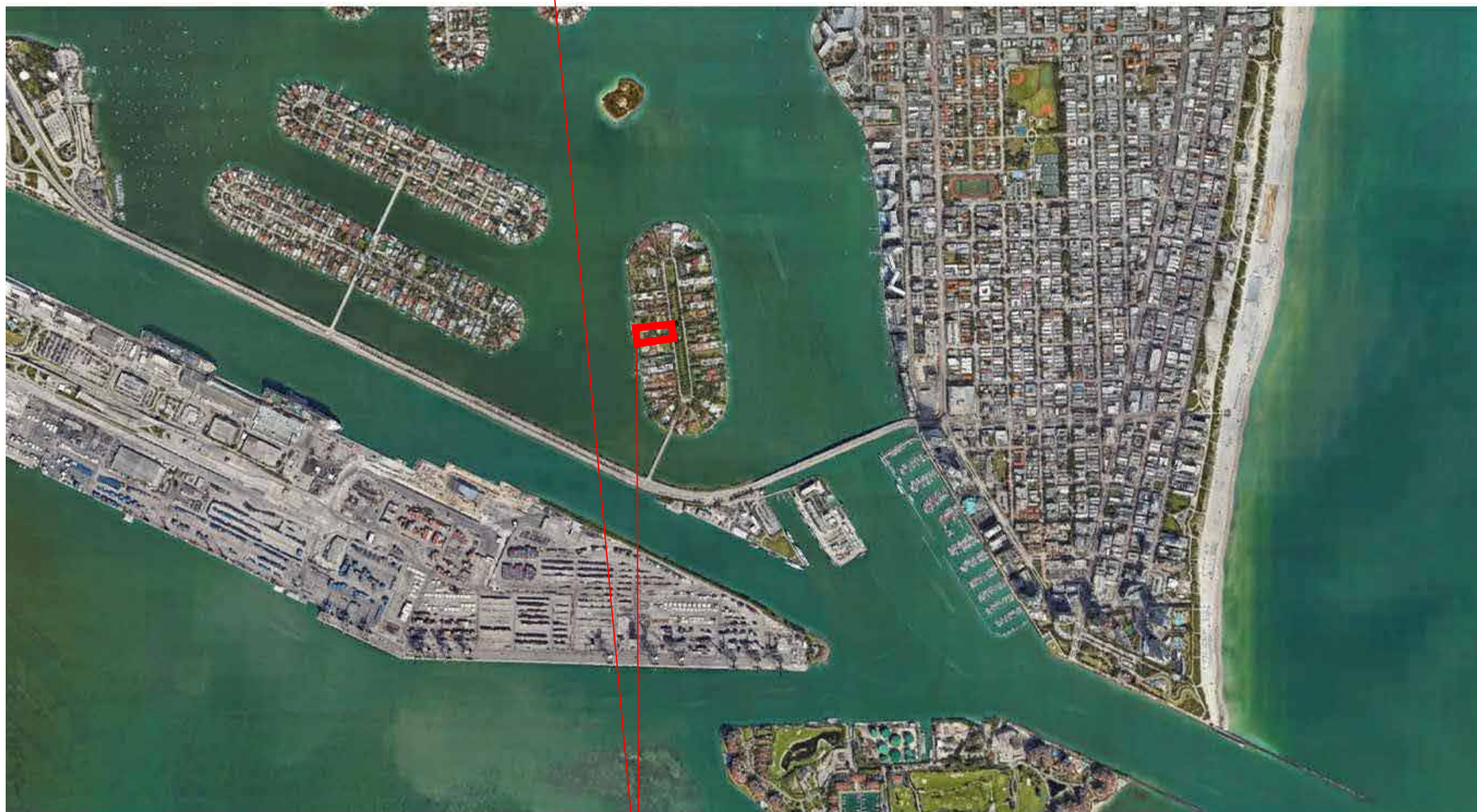
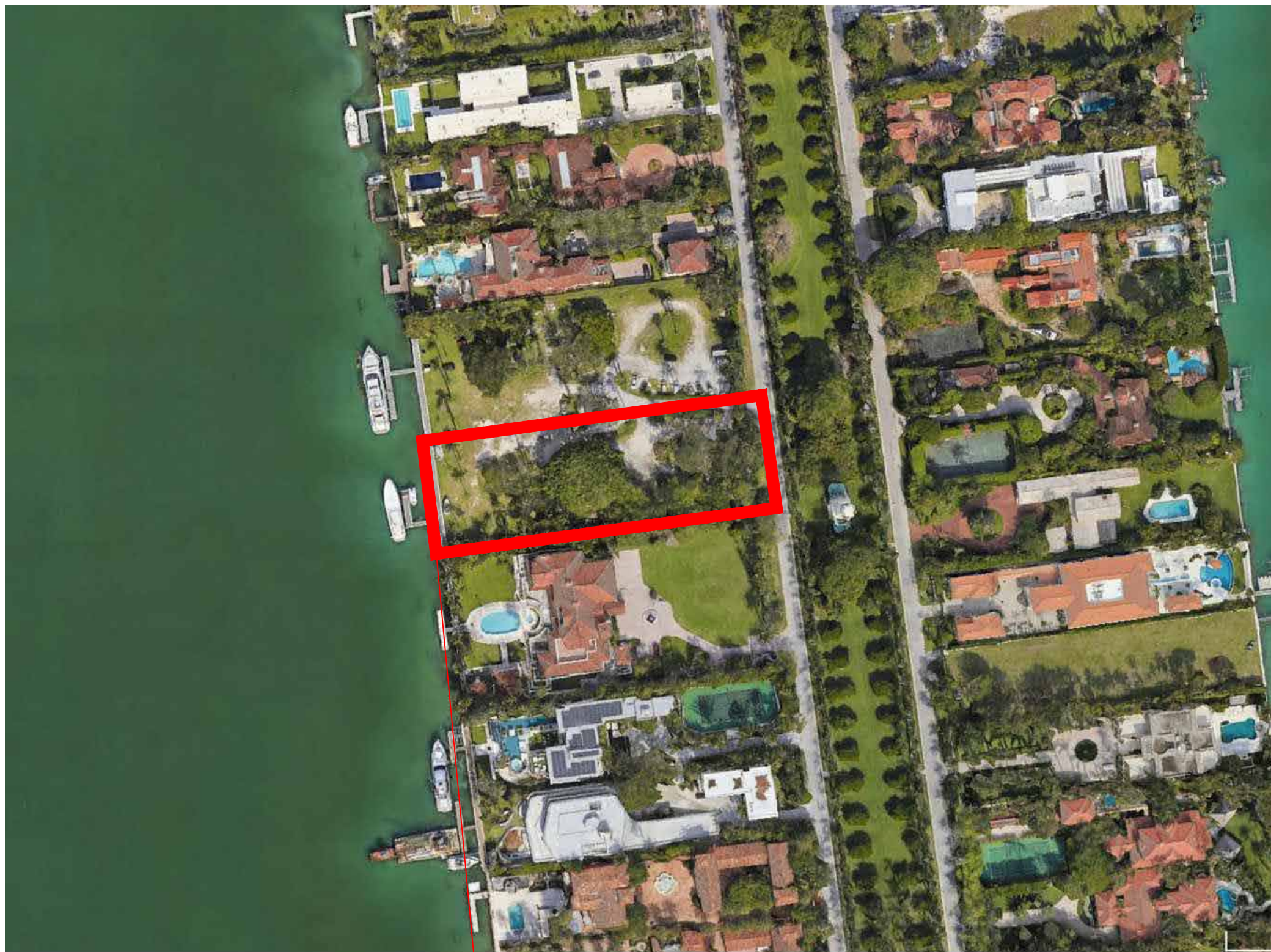


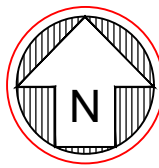
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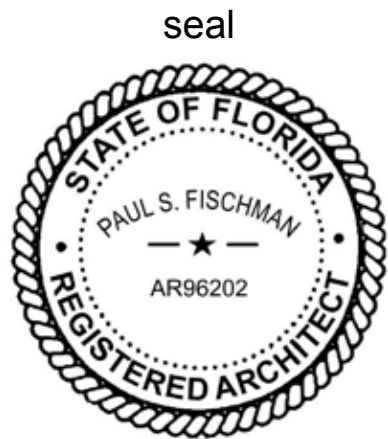
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MIAMI BEACH, FLORIDA



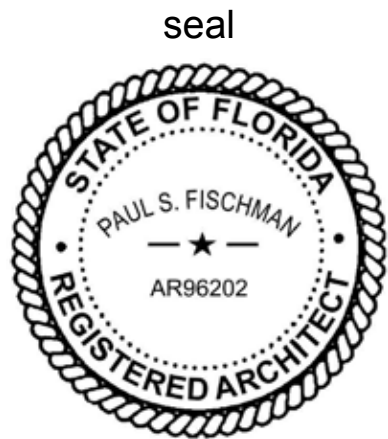
 LOCATION MAP
10 STAR ISLAND DR.
MIAMI BEACH, FL.

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	10 Star Island Dr. Miami Beach, FL 33139 Legal Description: LOT X10, 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.		
2	Folio number(s):	02-4204-001-0100		
3	Board and file numbers :	Design Review Board: DRB20-050 Planning Board: PB20-0346		
4	Year built:	VACANT LAND	Zoning District:	RS-1
5	Based Flood Elevation:	AE 10.00	Grade value in NGVD:	4.85' NGVD
6	Adjusted grade (Flood+Grade/2):	7.42' NGVD	Free board Minimum Required: Proposed (project benchmark):	+1' (+11' NGVD) +5' (+15' NGVD)
7	Lot Area:	40,000 SF		
8	Lot width:	100'	Lot Depth:	400'
9	Max Lot Coverage SF and %:	12,000 SF (30%)	Proposed Lot Coverage SF and %:	11,496 SF (28.7%)
10	Existing Lot Coverage SF and %:	VACANT LAND	Lot coverage deducted (garage-storage) SF:	n/a
11	Front Yard Open Space SF and %:	1,496 SF (74.8%)	Rear Yard Open Space SF and %:	4,925 SF (98.5%)
12	Max Unit Size SF and %:	20,000 (50%)	Proposed Unit Size SF and %:	19,902 SF (49.8%)
13	Existing First Floor Unit Size:	VACANT LAND	Proposed First Floor Unit Size (INC. CABANA AND O.H.)	10,321 SF
			Proposed Second Floor Unit Size:	8,531 SF
14			Proposed First Floor Unit Size (Volumetric):	9,736 SF
15			Proposed Second Floor volumetric Unit Size SF and %	10,253 SF (105.3%) WAIVER REQUESTED

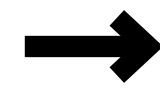
		Required	Existing	Proposed	Deficiencies
18	Height:	28'		28'-0"	
	Setback:				
19	Front First level:	20'-0"		30'-0"	
20	Front Second level:	30'-0"		30'-0"	
21	Side 1:	12'-6"		12'-6"	
22	Side 2 or (facing street):	12'-6"		12'-6"	
23	Rear:	50'-0"		94'-0"	
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:				
26	Sum of Side yard :	25'-0"		25'-0"	
27	Located within a Local Historic District?		Yes or <u>no</u>		
28	Designated Historic SingleFam Residence?		Yes or <u>no</u>		
29	Determined to be Architecturally Significant?		Yes or <u>no</u>		
ITEM #	New Construction Floodplain Management Data				
1	Flood Zone:	AE 10	6	Flood Design Class:	Class 2
2	FIRM Map Number	12086C0319L	7	Building Use:	Single-Family Residence
3	Base Flood Elevation (BFE):	10.00' NGVD	8	Lowest Elevation of Equipment:	11.00' NGVD
4	Proposed Design Flood Elevation: (Main Residence - Lowest Habitable Level)	11.00' NGVD	9	Lowest Adjacent Grade	3.75' NGVD
	Proposed Top of Next Higher Floor: (Next highest Habitable Level)	21.50' NGVD	10	Highest Adjacent Grade	8.00' NGVD
	Proposed Main House First Flr. Elevation:	15.00' NGVD			
5	Crown of Road Elevation:	4.85 NGVD			



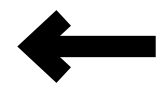
Paul Fischman
Registered Architect
AR96202
AA26003009

comm no.
1943

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revised:



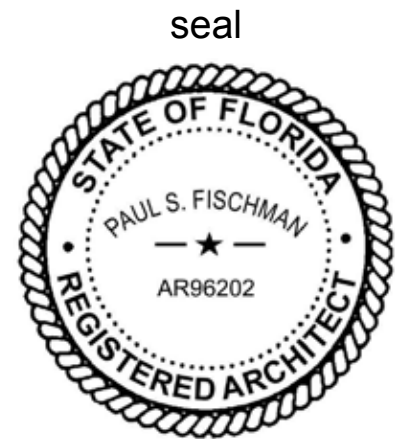
AERIAL PROPOSED RENDERING - FRONT OF RESIDENCE

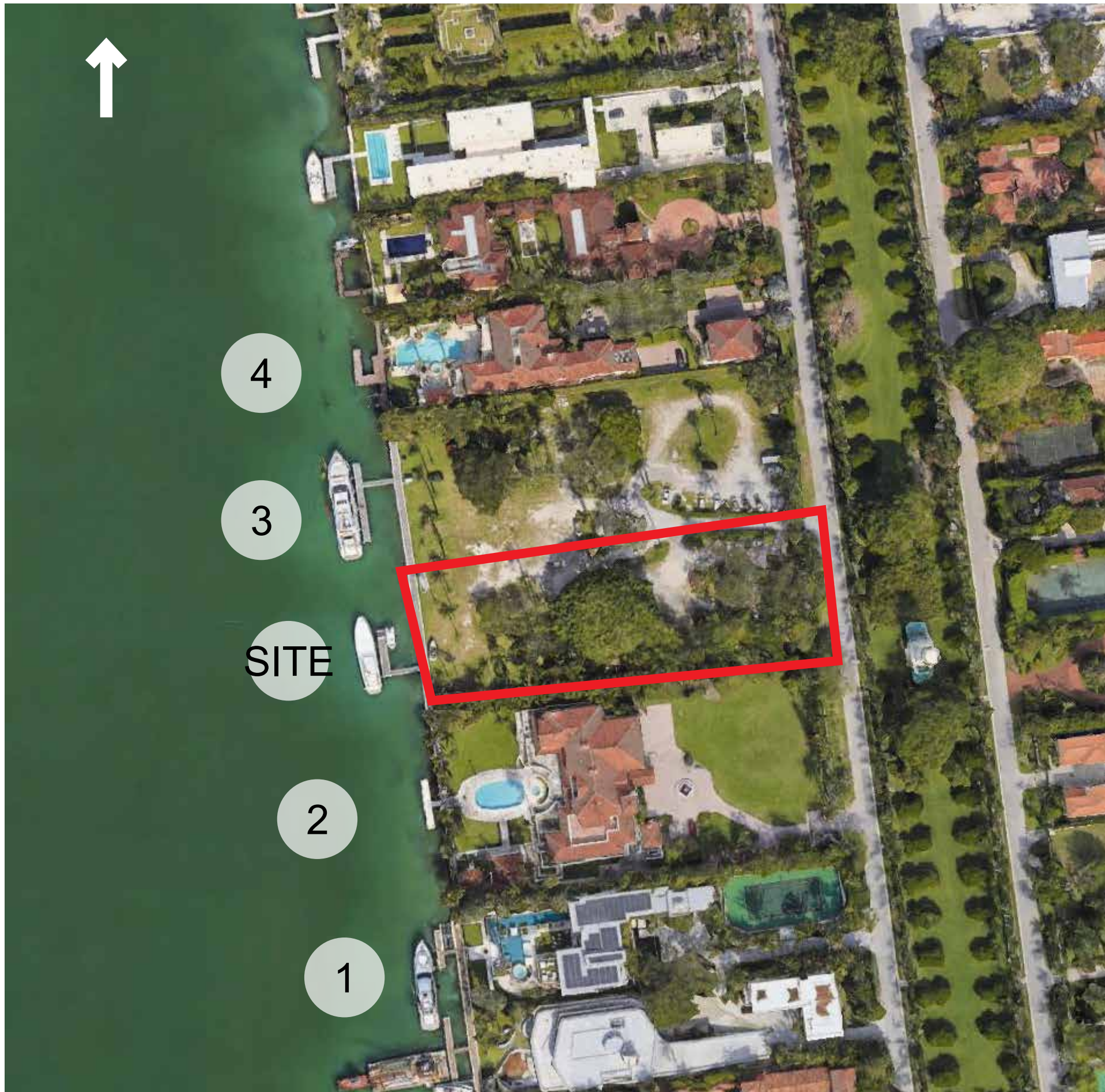


AERIAL PROPOSED RENDERING - REAR OF RESIDENCE

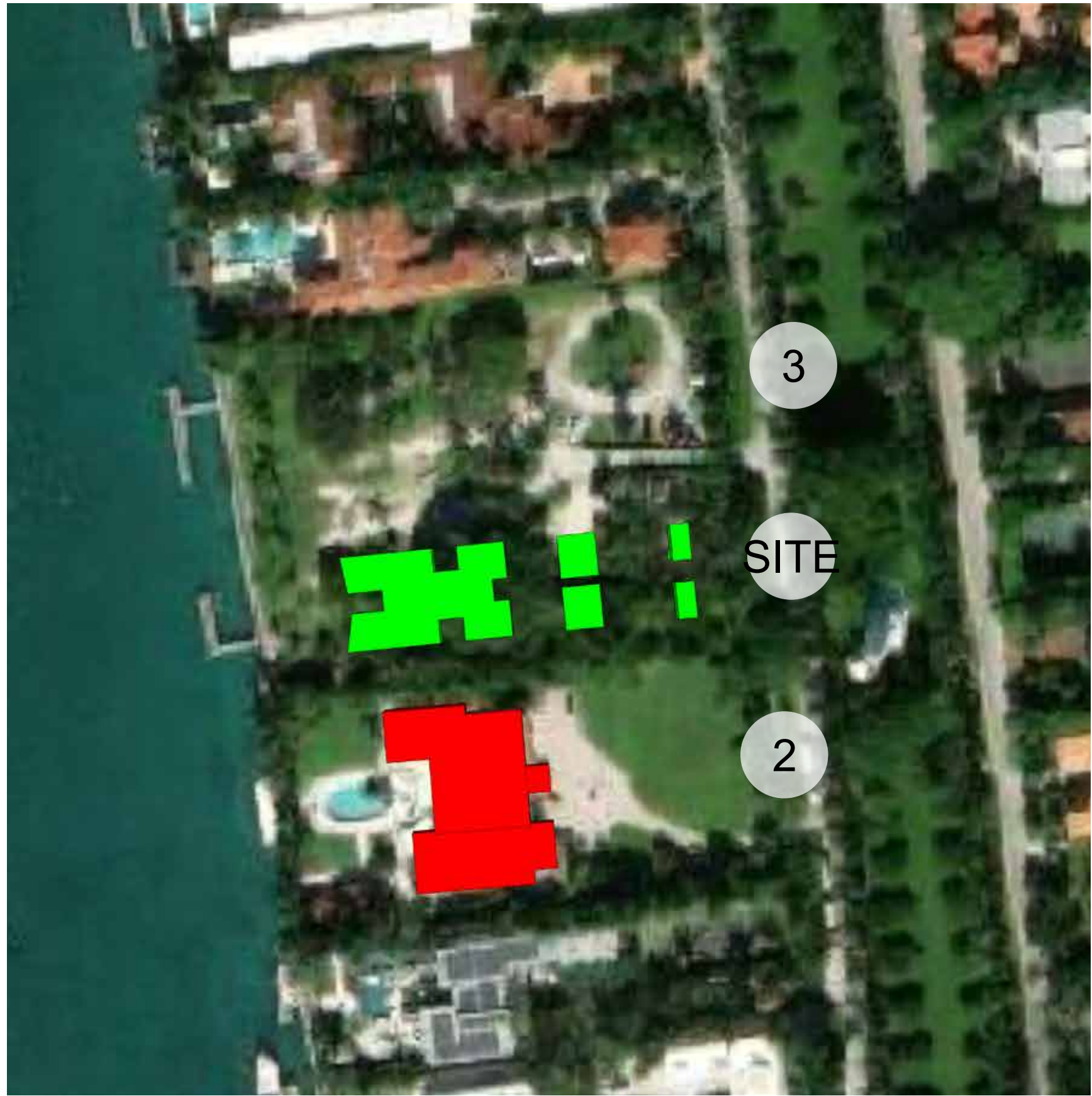


PROPOSED
CONTEXT ANALYSIS





LOCATION MAP



RESIDENCE 2 (RED)

ADJACENT PROPERTY: 8 STAR ISLAND DR.
 LOT SIZE: 80,000 SQ. FT.
 LIVING AREA: 20,333.6 SQ. FT.
 FOOTPRINT: 13,962.6 SQ. FT.
 APPROXIMATE LOT COVERAGE: 17.5%
 APP. FIRST-SECOND FLOOR RATIO: 70.4%



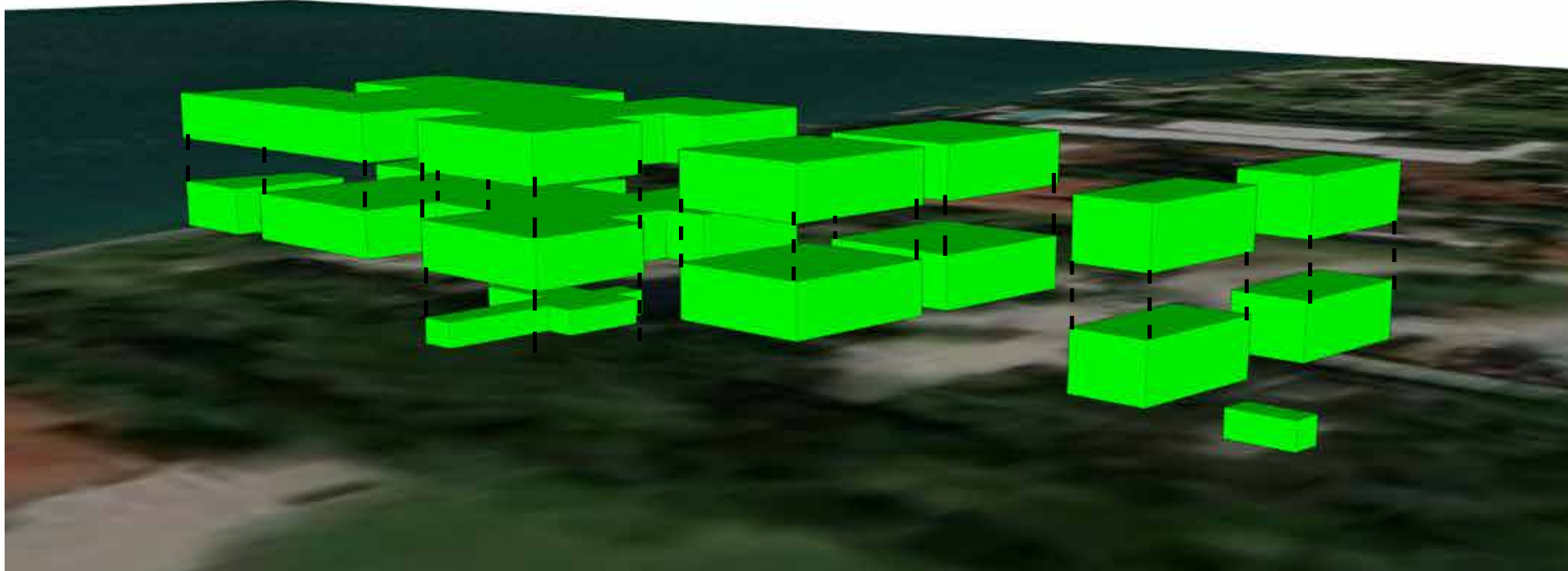
RESIDENCE 3 - VACANT

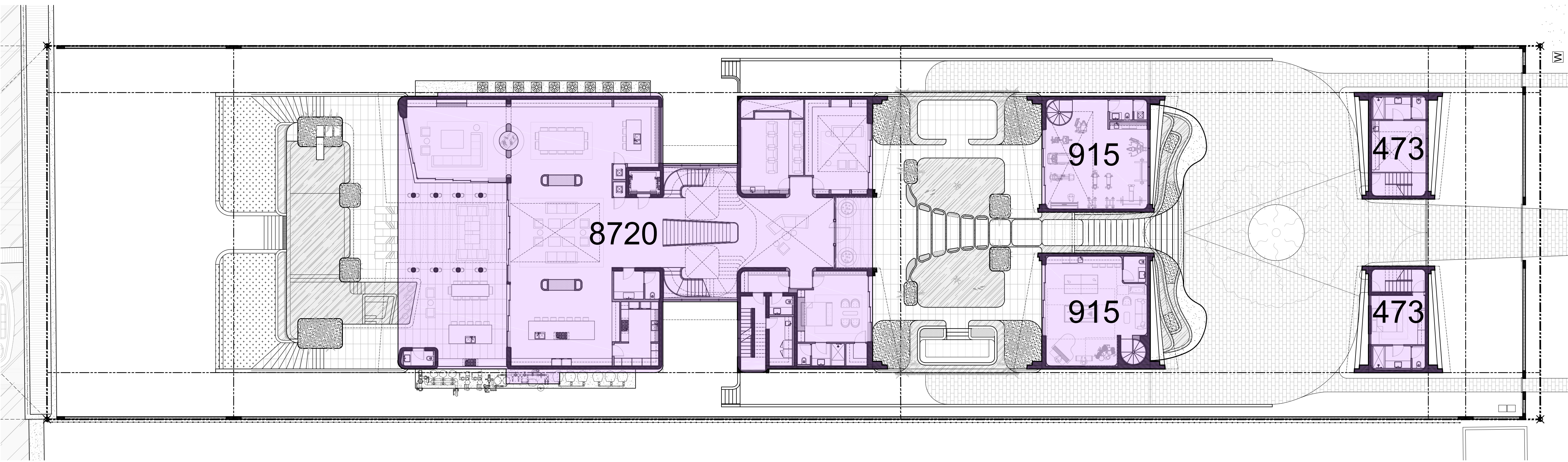
ADJACENT PROPERTY: 12 STAR ISLAND DR.
 LOT SIZE: 80,000 SQ. FT.
 VACANT LOT



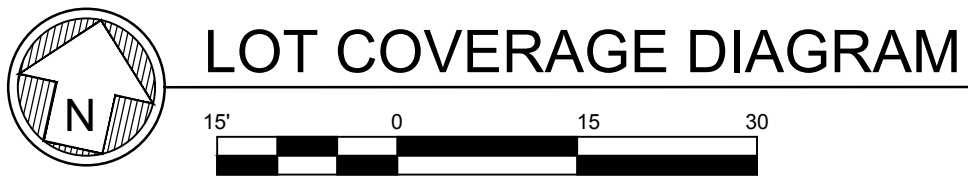
PROPOSED RESIDENCE (GREEN)

10 STAR ISLAND
 LOT SIZE: 40,000 SQ. FT.
 FOOTPRINT: 9,736 SQ. FT.
 LOT COVERAGE: 28.7%
 FIRST-SECOND FLOOR RATIO: 105.3%





LOT COVERAGE:	
LOT SIZE	40,000 SF (100%)
FIRST FLOOR	11,496 SF
TOTAL	11,496 SF (28.7%)



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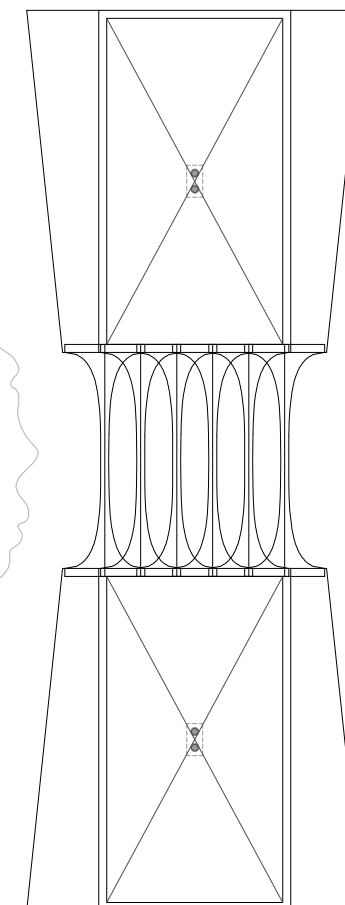
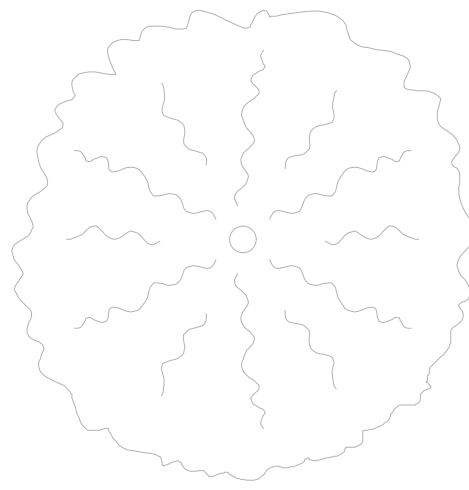
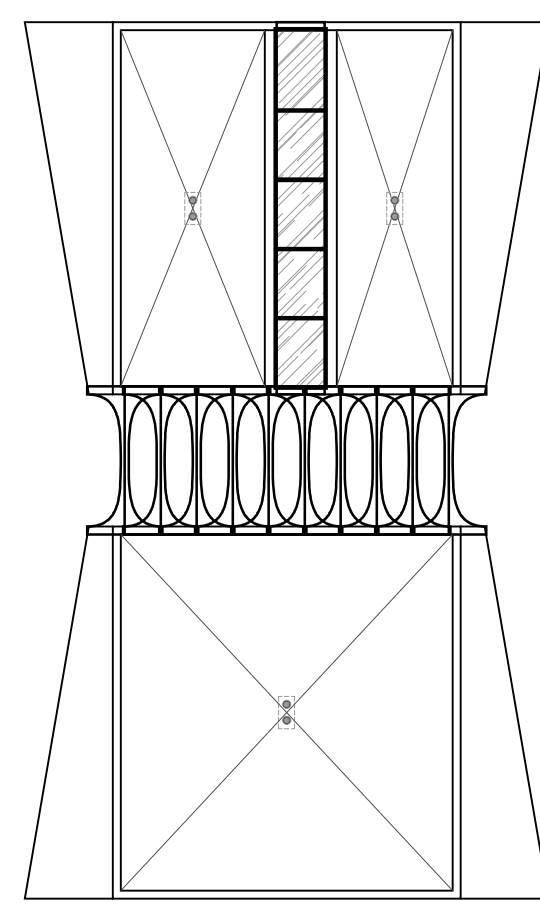
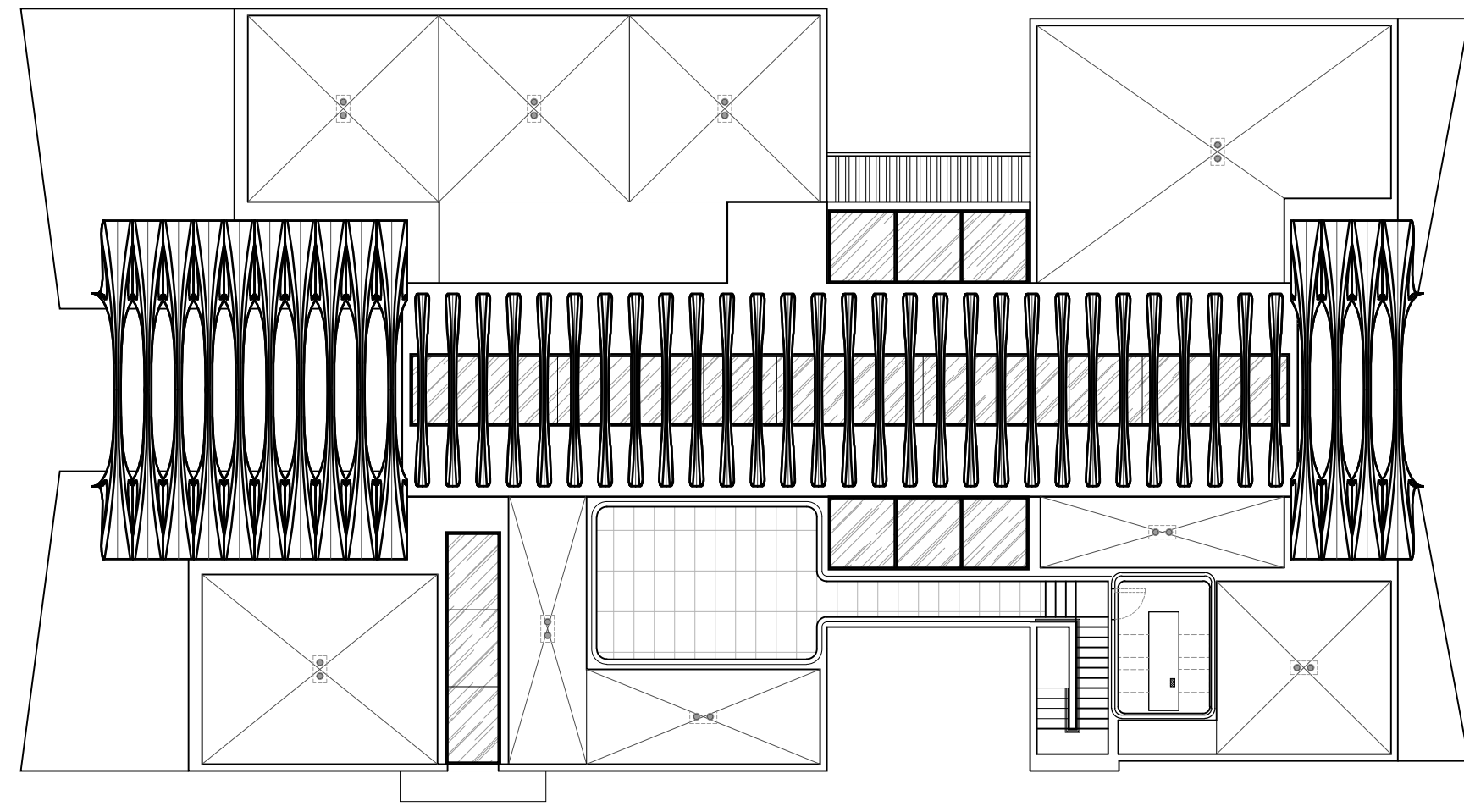


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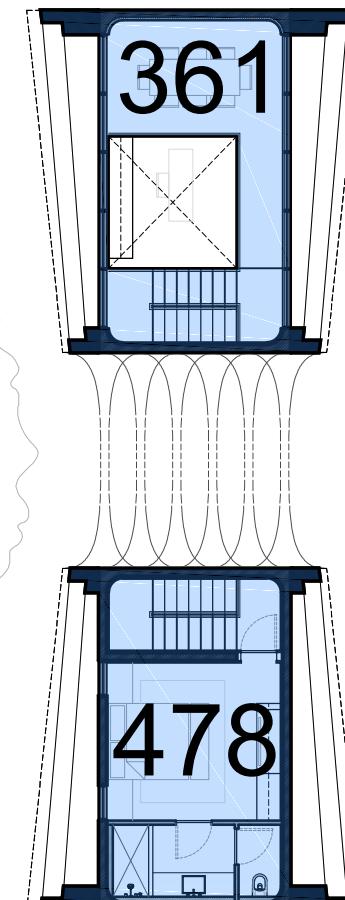
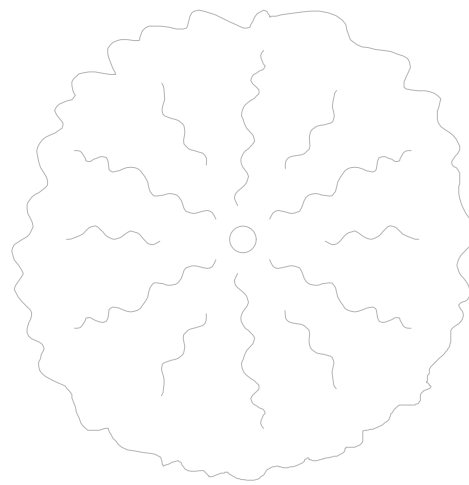
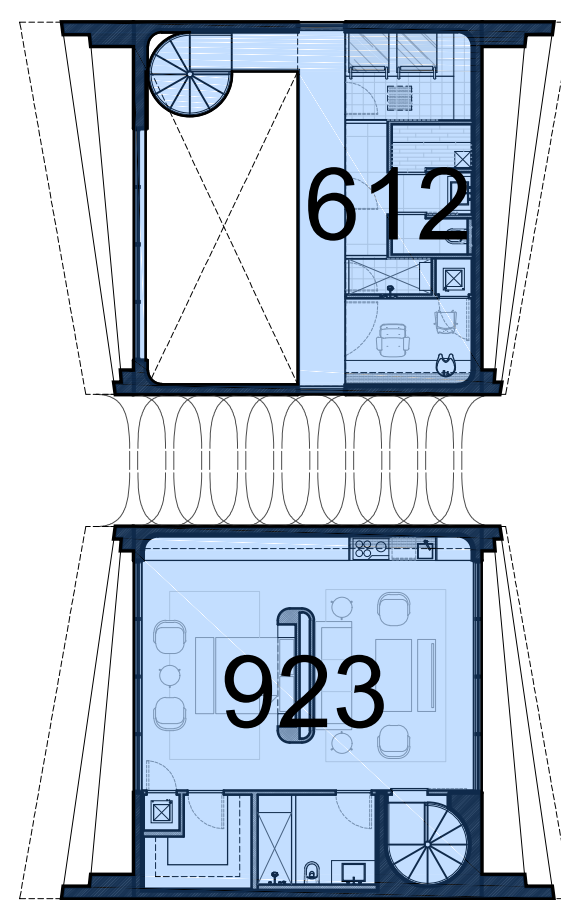
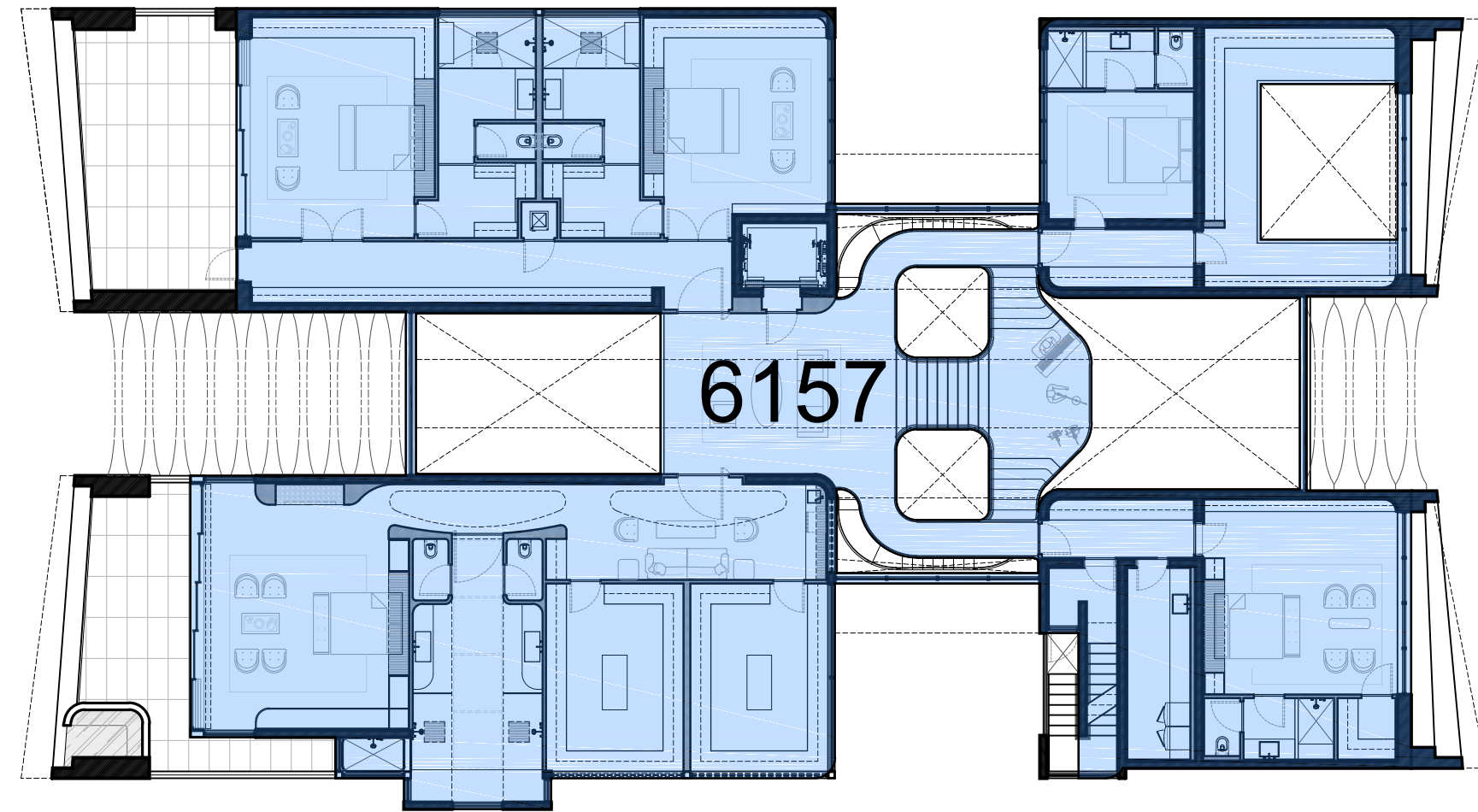
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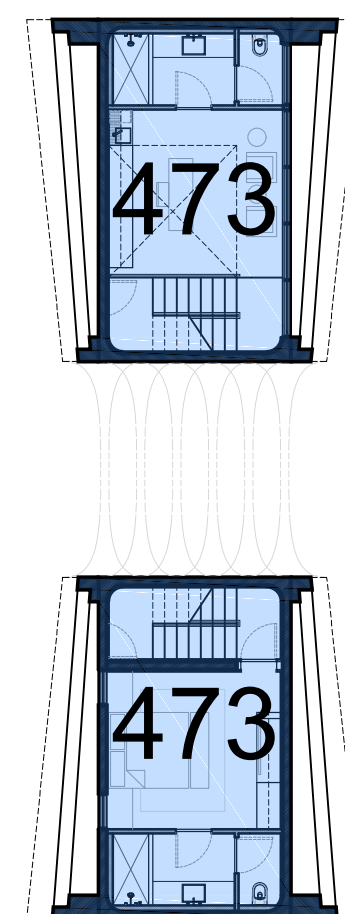
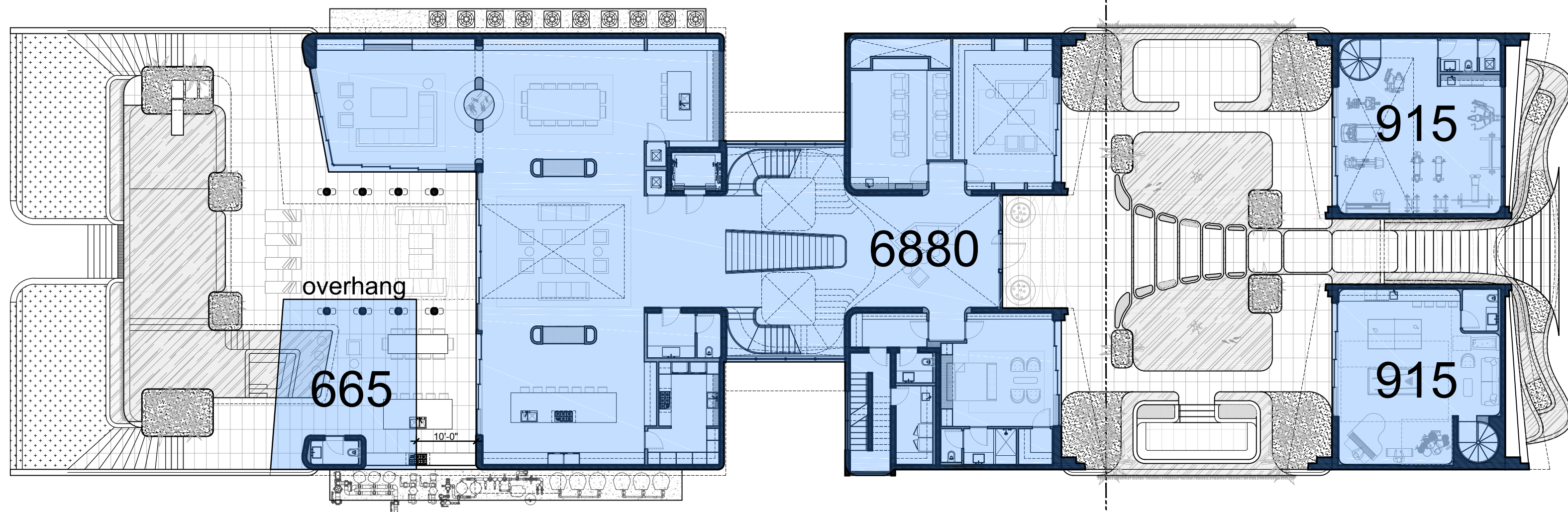
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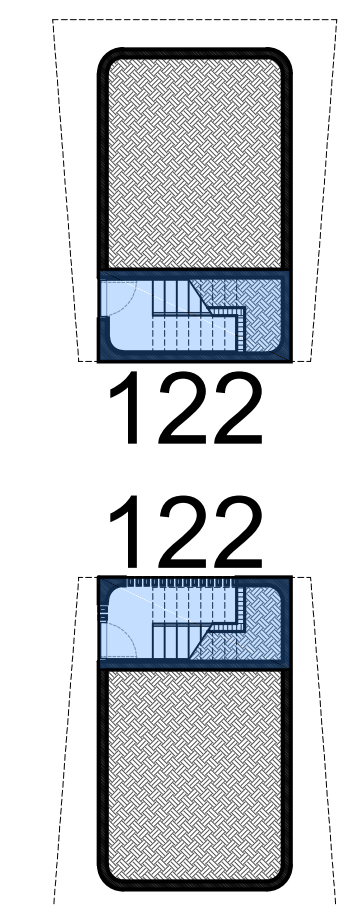
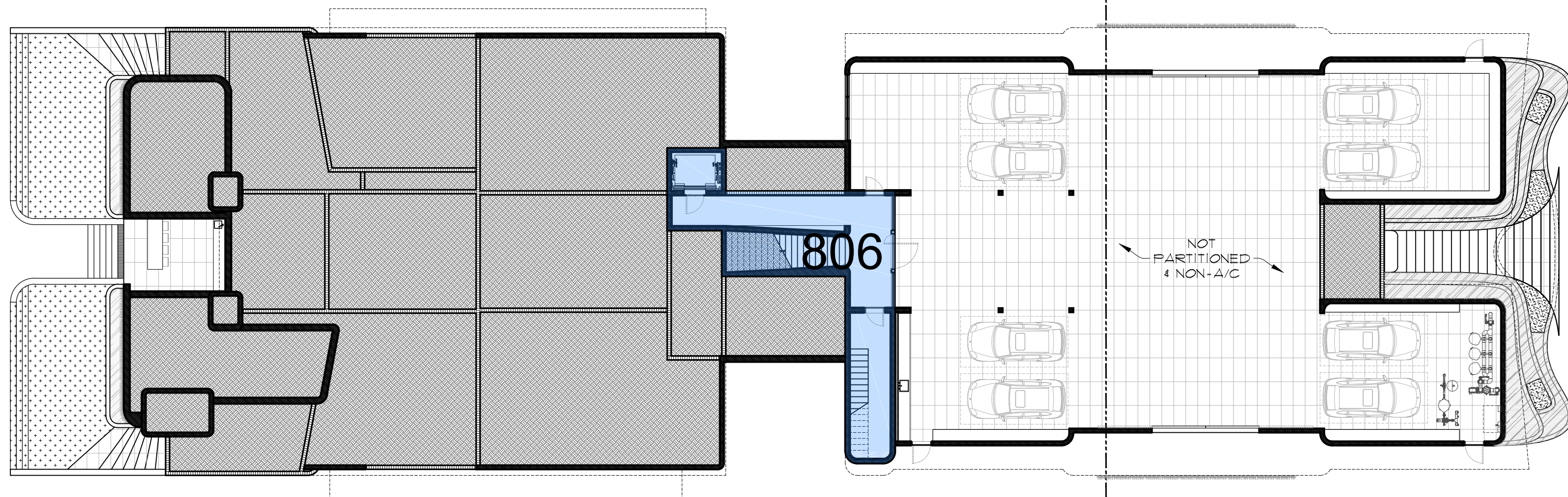
ROOF PLAN



SECOND FLR. PLAN

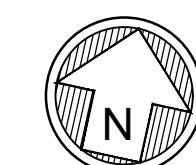


FIRST FLR. PLAN



UNDERSTORY PLAN

UNIT SIZE:	
LOT SIZE	40,000 SF (100%)
GROUND FLOOR (UNDERSTORY)	1,050 SF
FIRST FLOOR	10,321 SF
SECOND FLOOR	8,531 SF
ROOF	0 SF
TOTAL	19,902 SF (49.8%)



UNIT SIZE DIAGRAM

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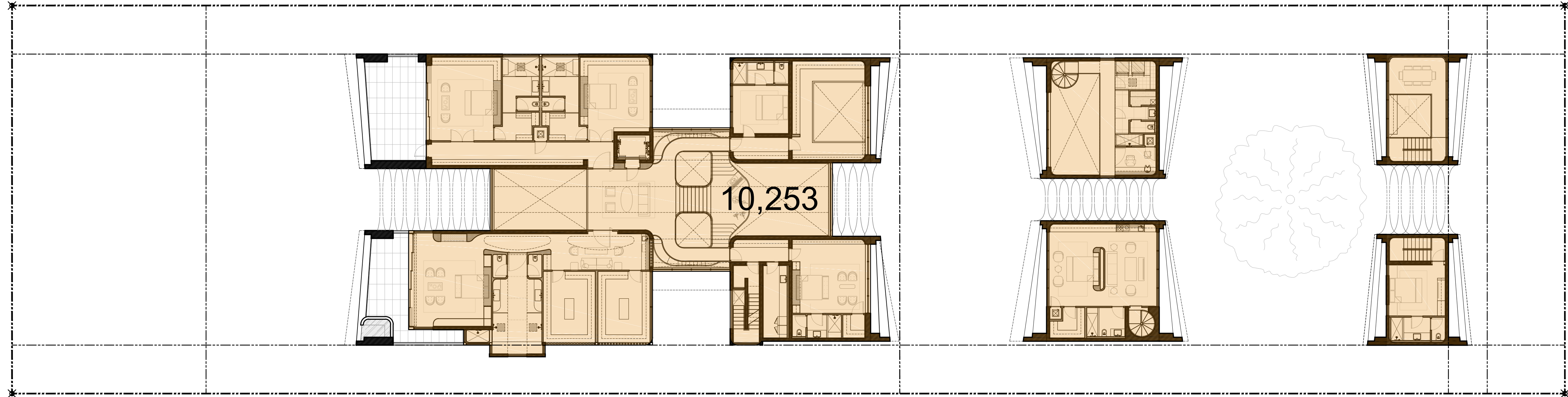
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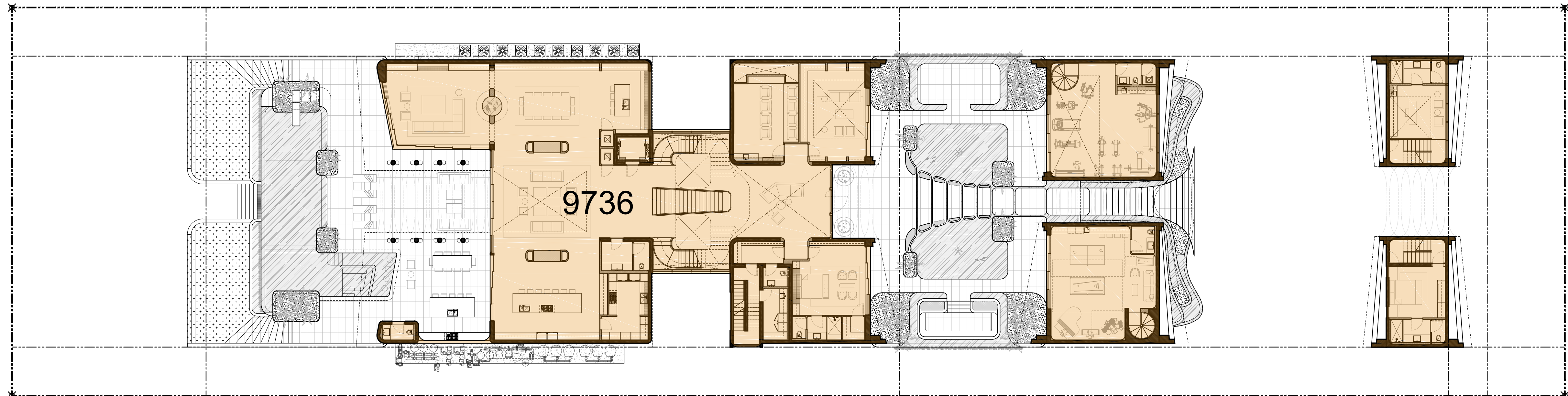
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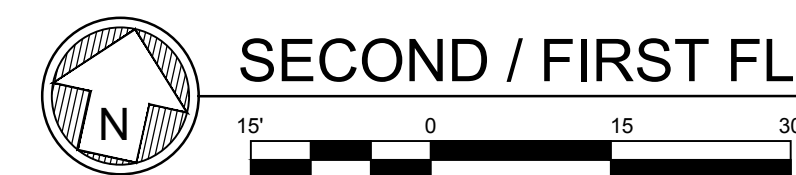


SECOND FLR. PLAN

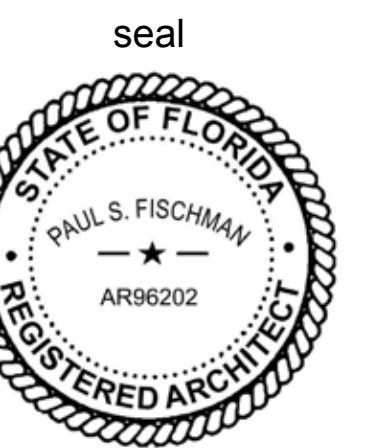


FIRST FLR. PLAN

SECOND / FIRST FLR. RATIO:	
FIRST FLOOR:	9,736 SF
SECOND FLOOR:	10,253 SF
PERCENTAGE:	105.3% WAIVER REQUEST



SECOND / FIRST FLR. RATIO



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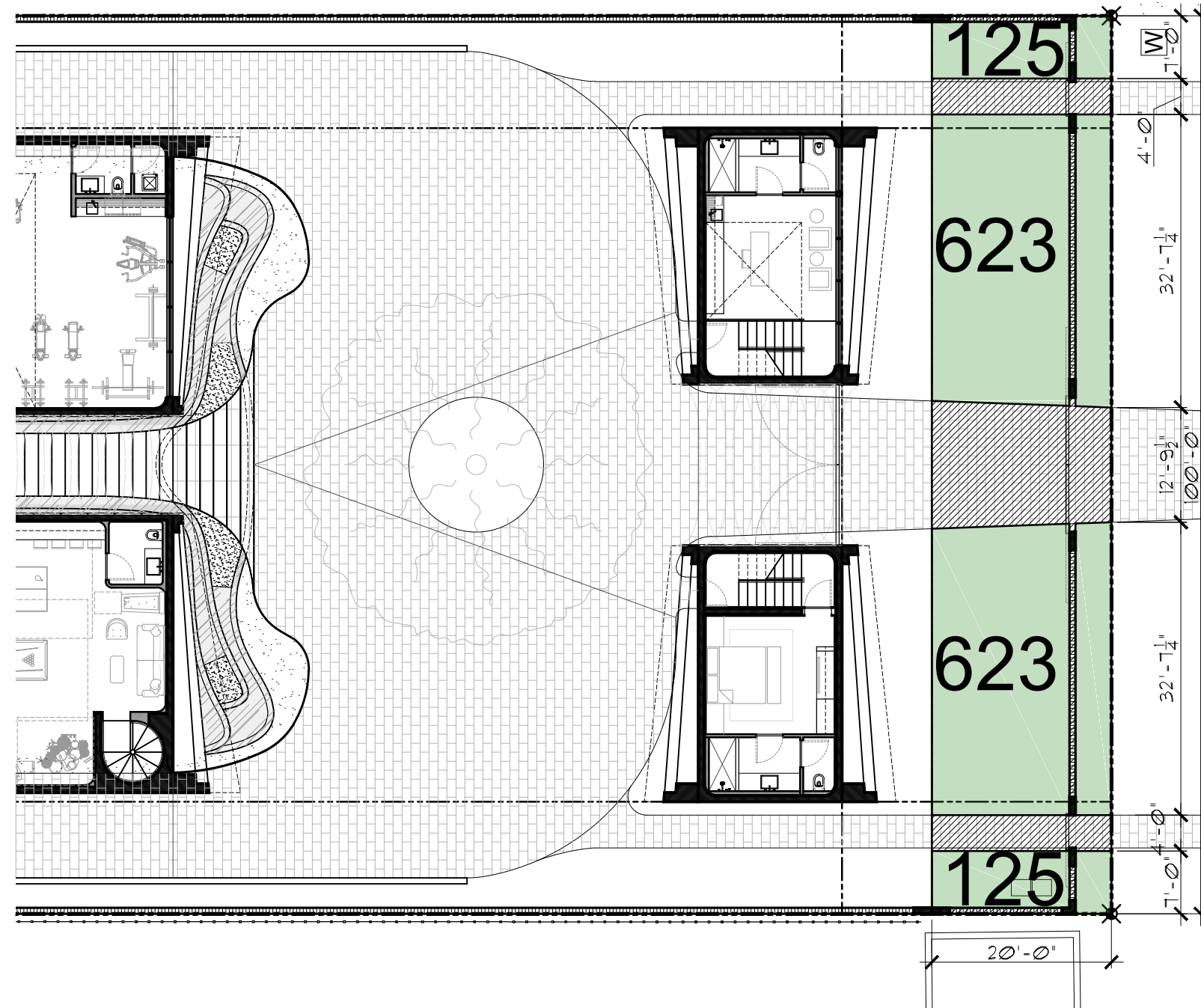
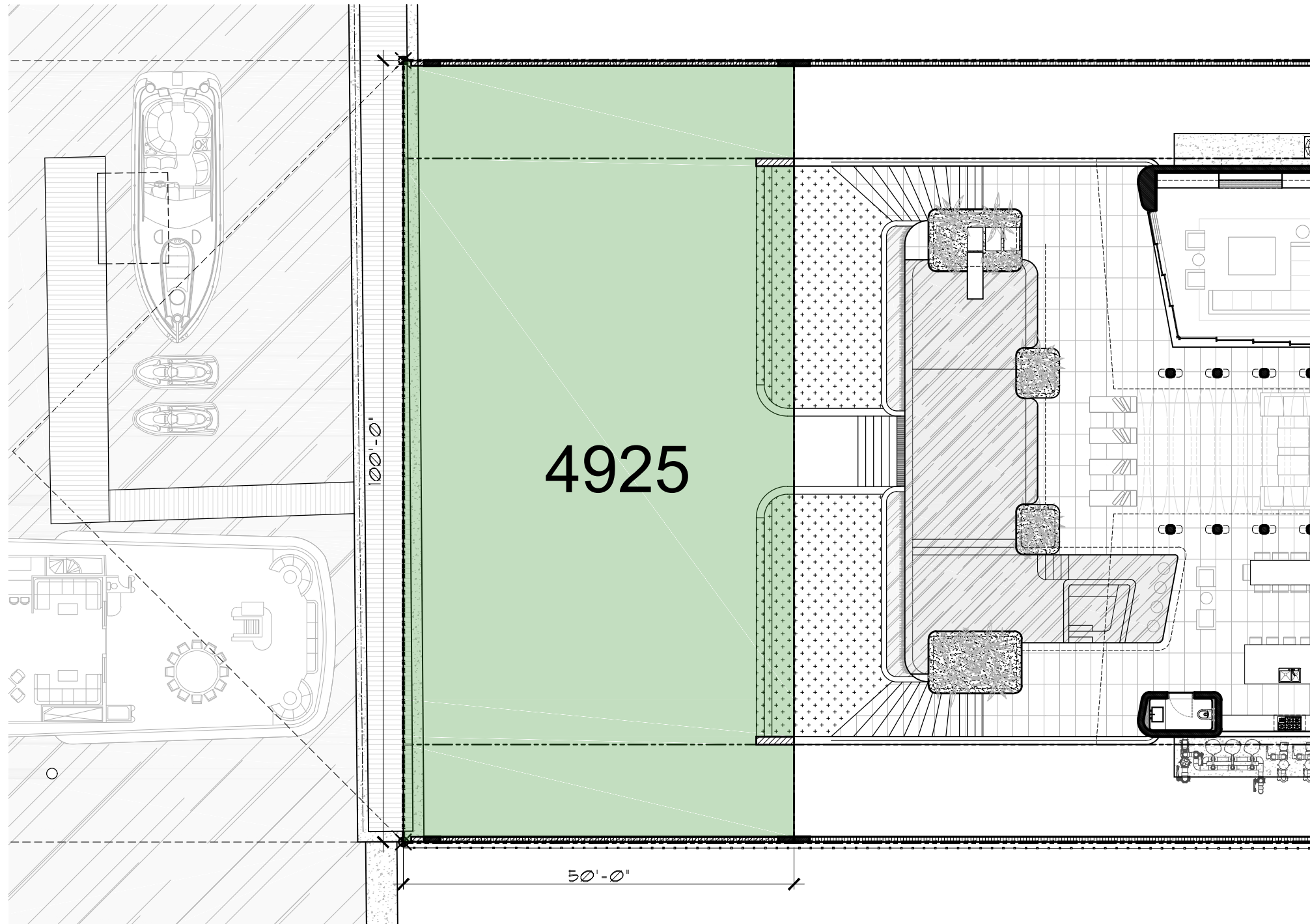
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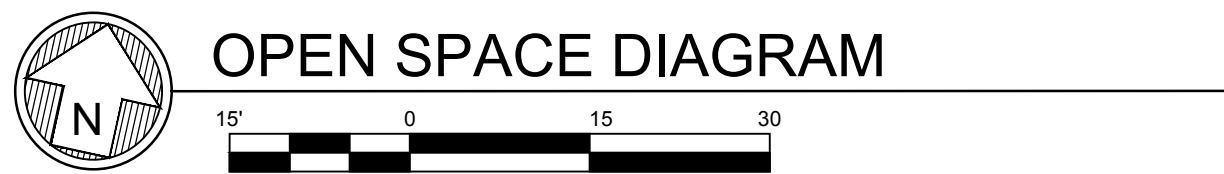
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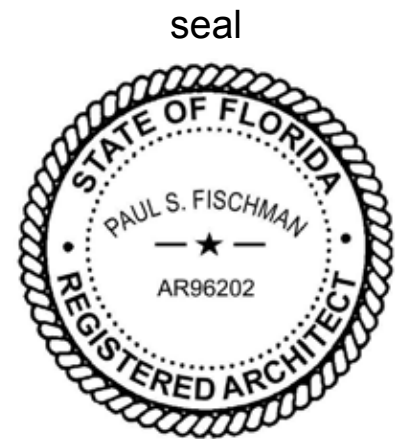
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OPEN SPACE:	
FRONT YARD CALCULATIONS:	
TOTAL AREA:	2,000 SF (100%)
IMPERVIOUS AREA:	504 SF (25.2%)
PERVIOUS AREA:	1,496 SF (74.8%)
REAR YARD CALCULATIONS:	
TOTAL AREA:	5,000 SF (100%)
IMPERVIOUS AREA:	75 SF (1.5%)
PERVIOUS AREA:	4,925 SF (98.5%)



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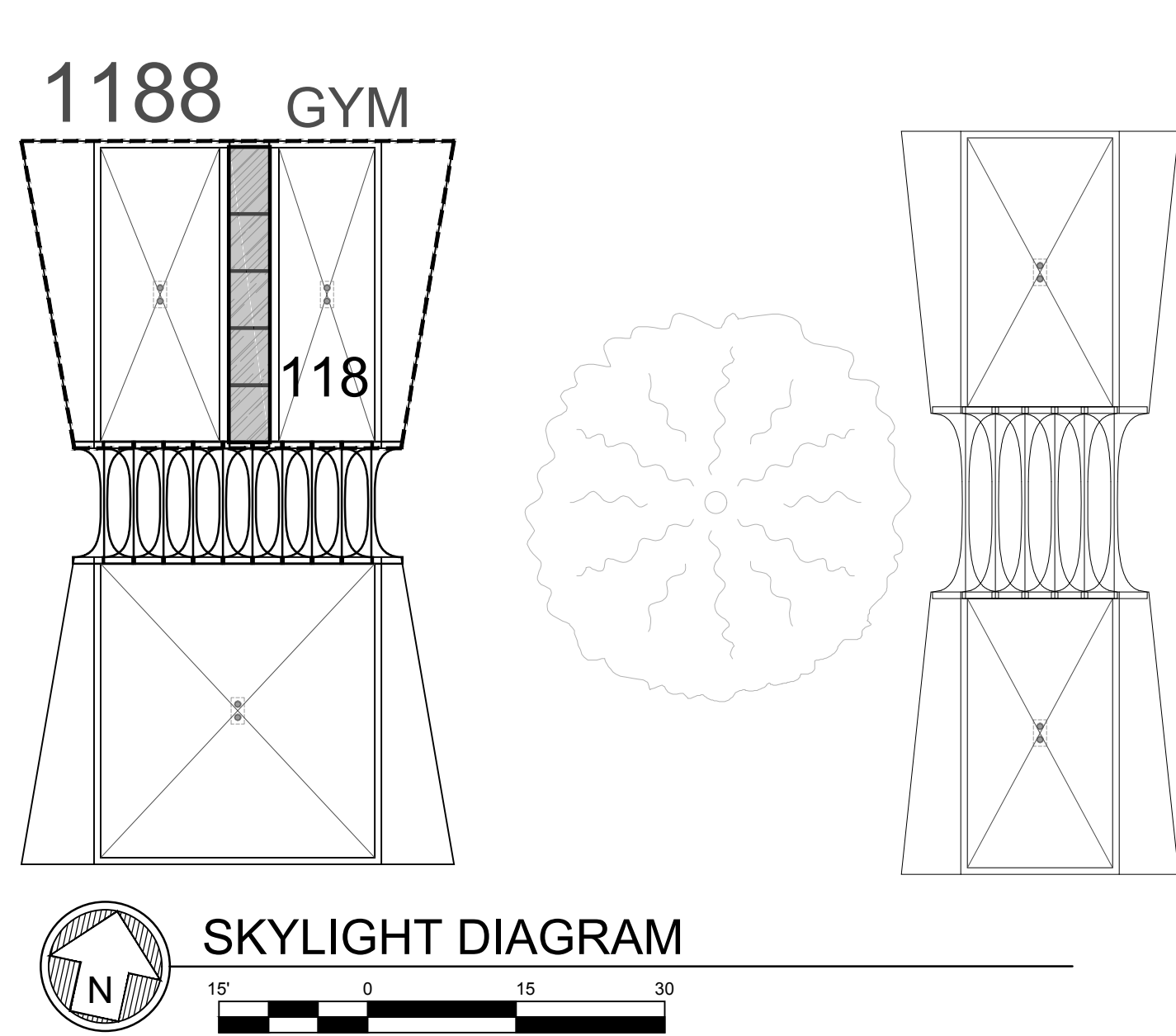
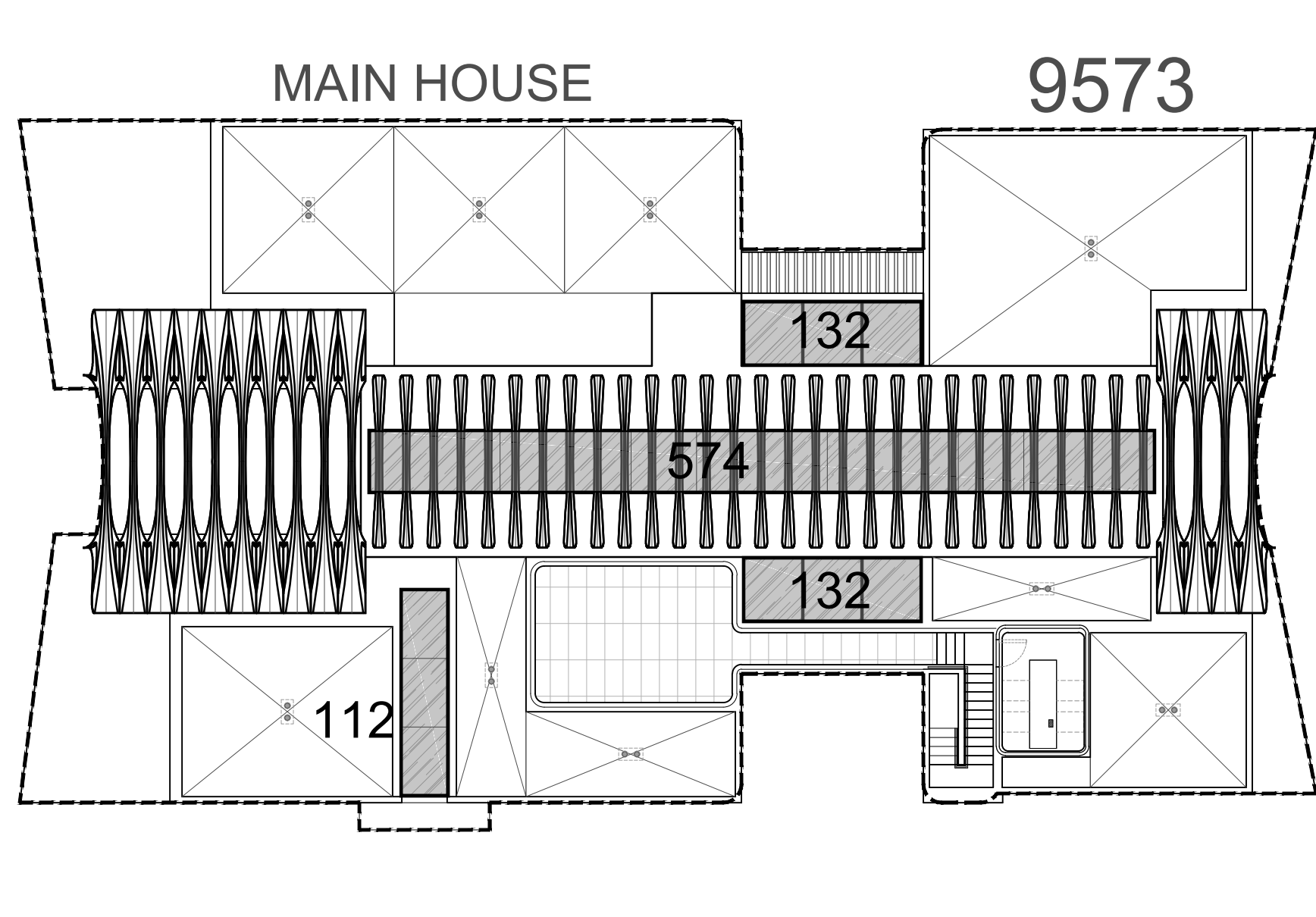
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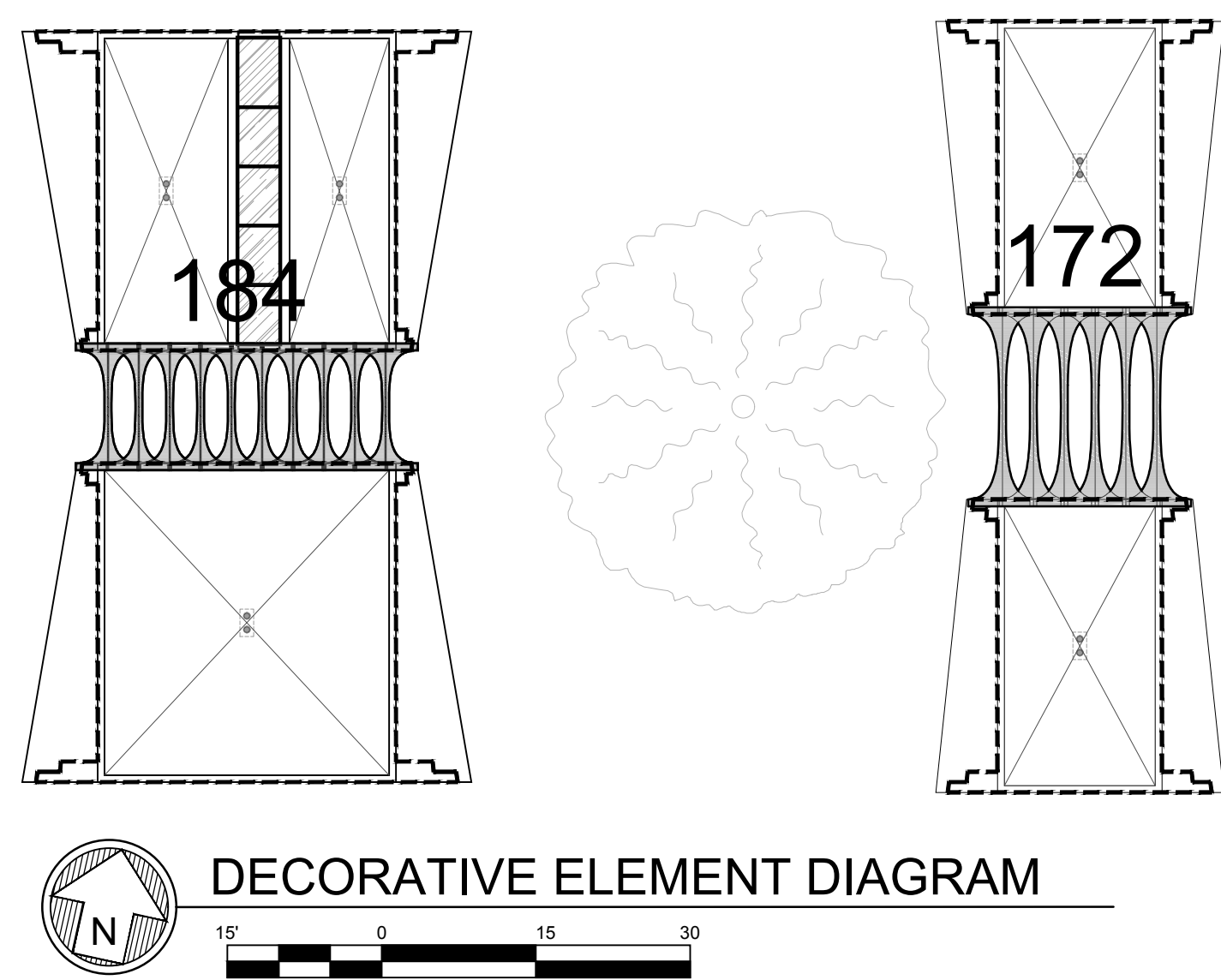
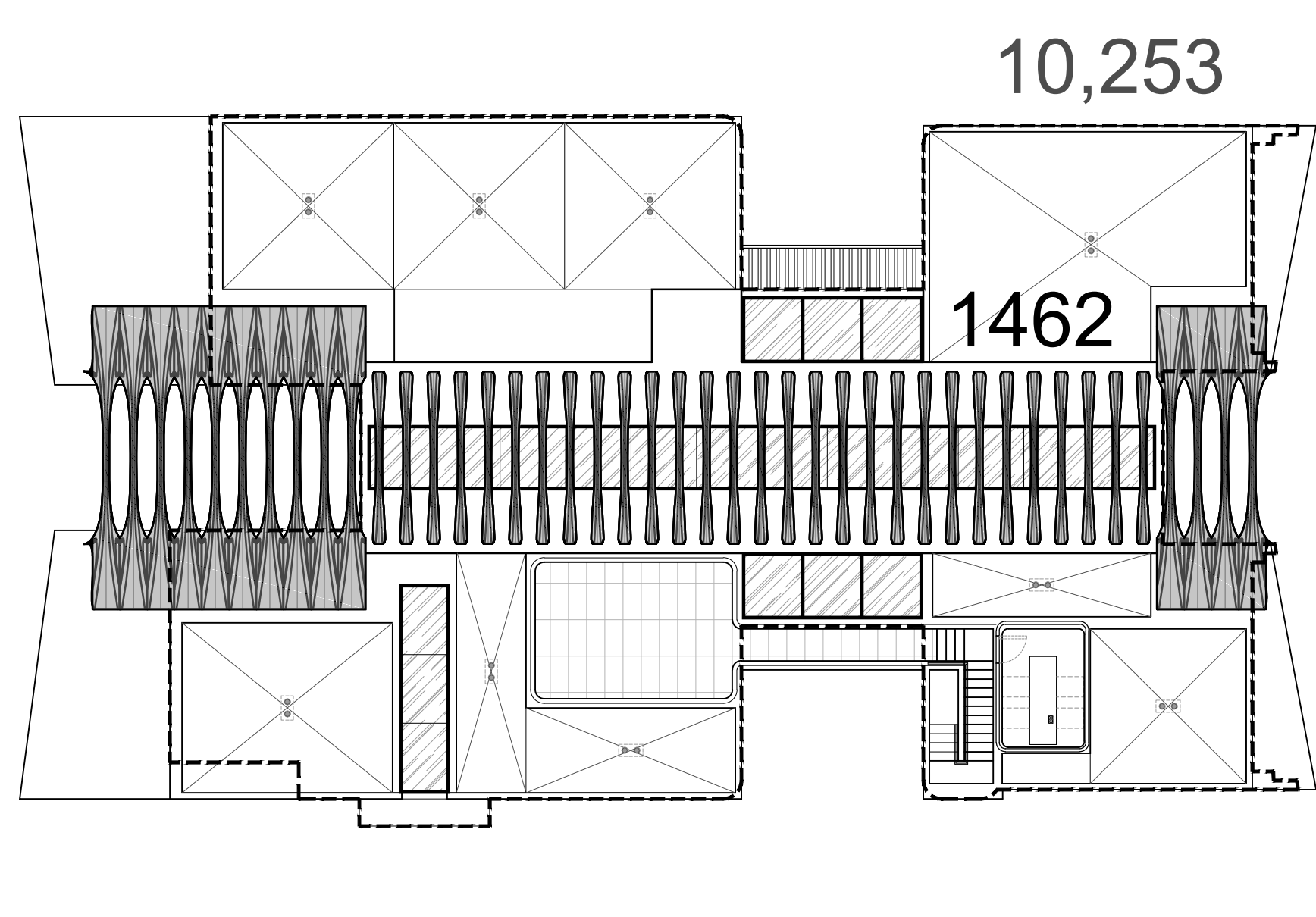
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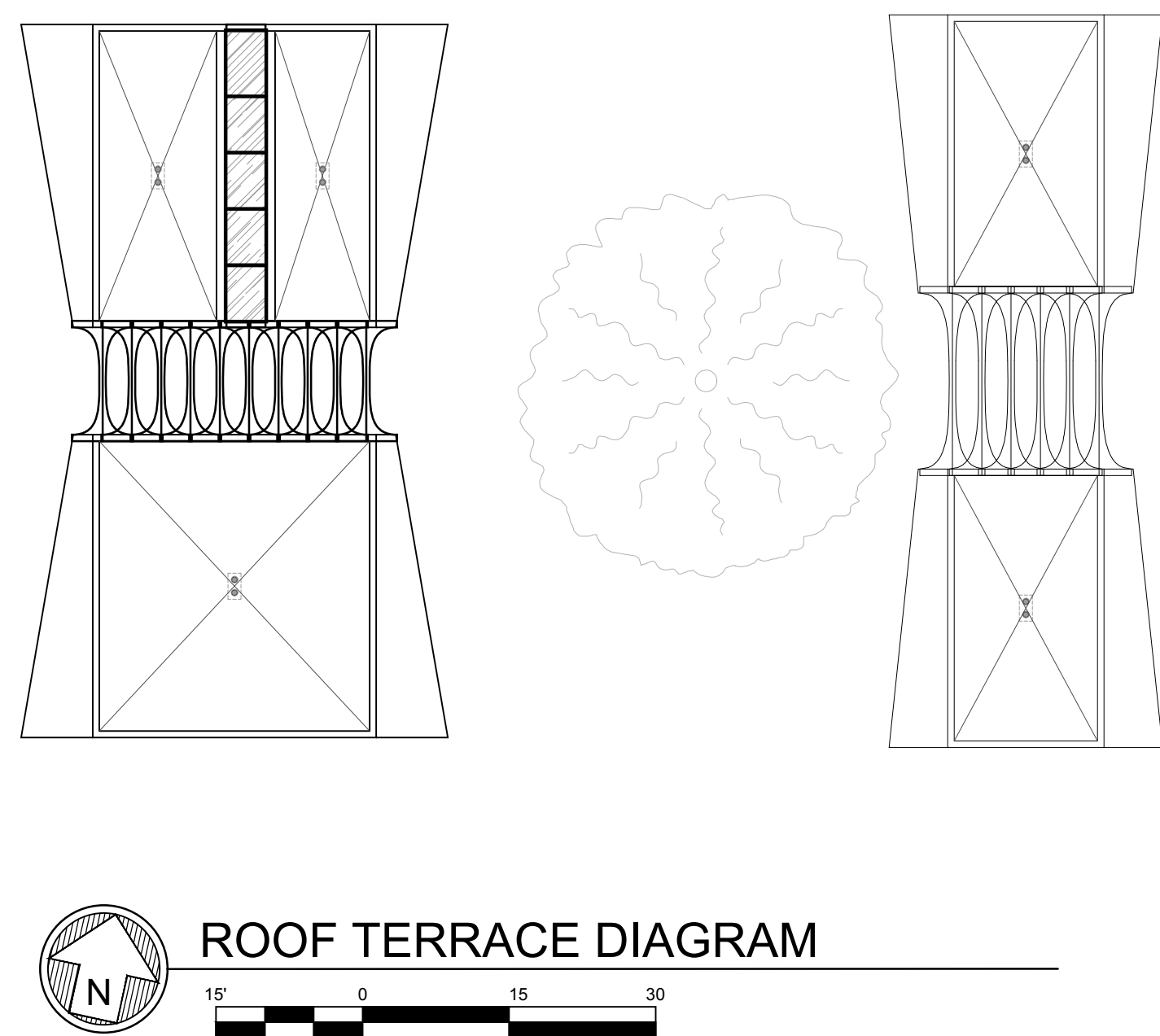
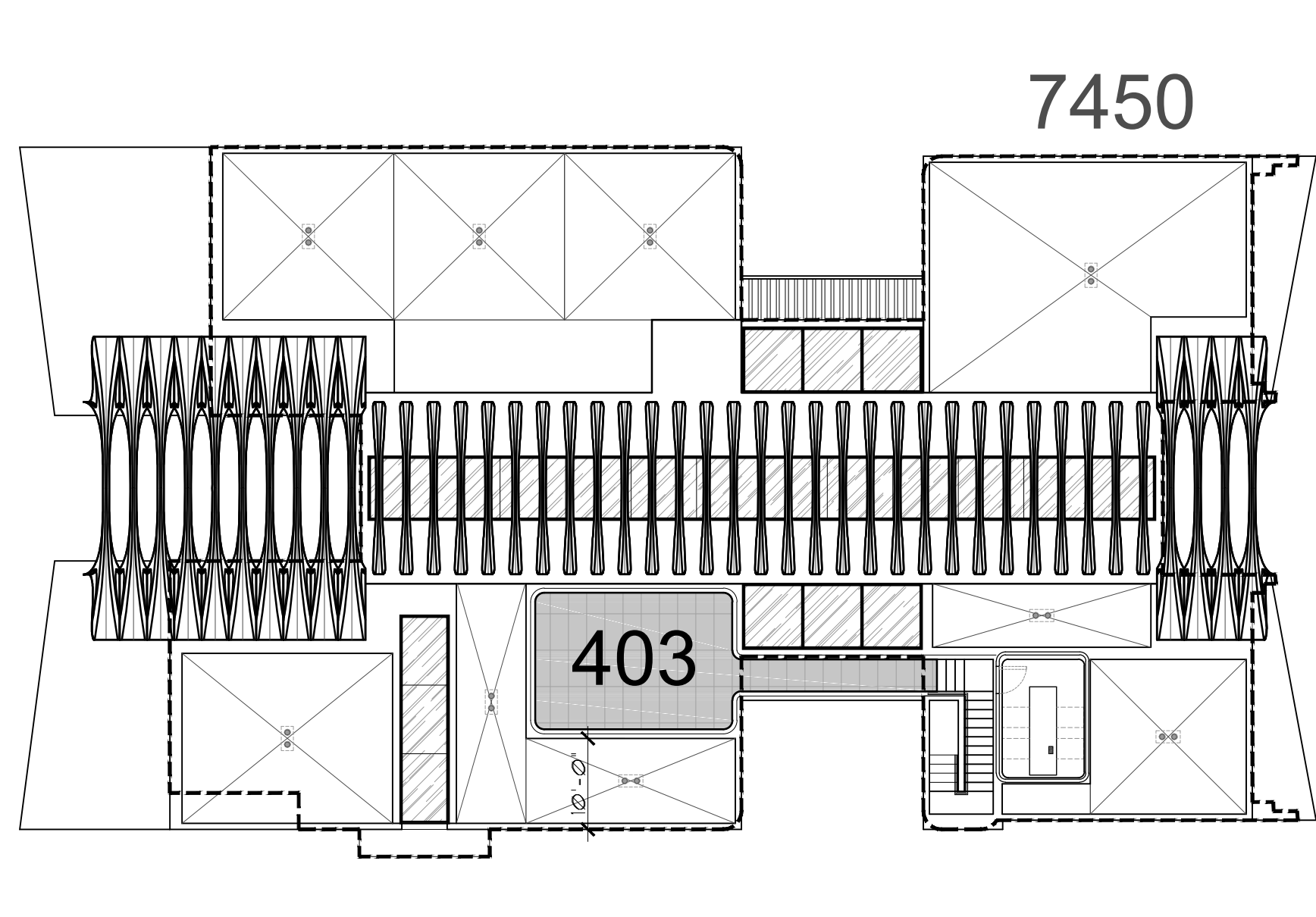


SKYLIGHT AREA MAIN HOUSE:	
ROOF AREA AT SKYLIGHT:	9,573 SF (100%)
SKYLIGHT AREA:	950 SF (9.9%)

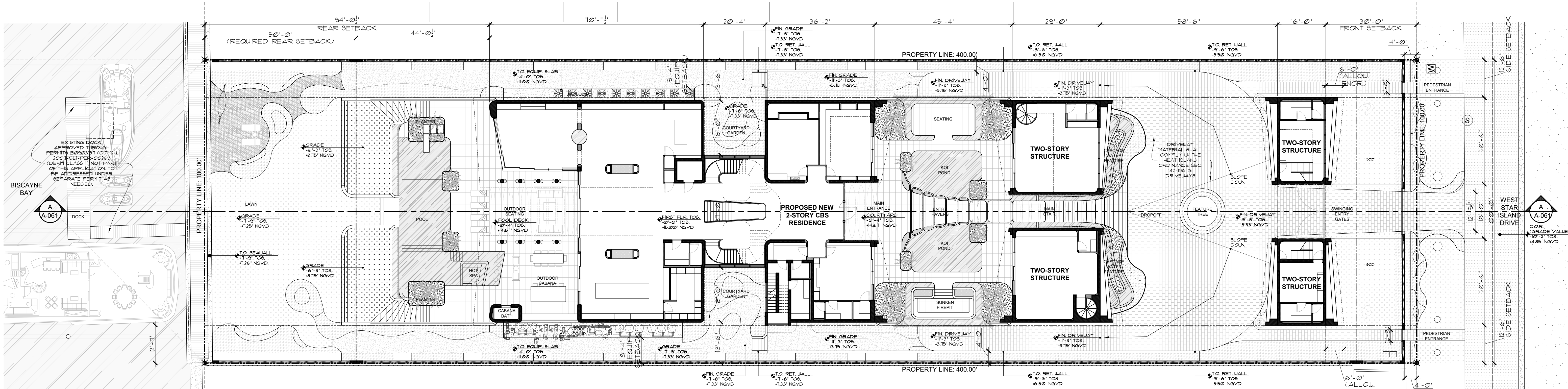
SKYLIGHT AREA GYM:	
ROOF AREA AT SKYLIGHT:	1,188 SF (100%)
SKYLIGHT AREA:	118 SF (9.9%)



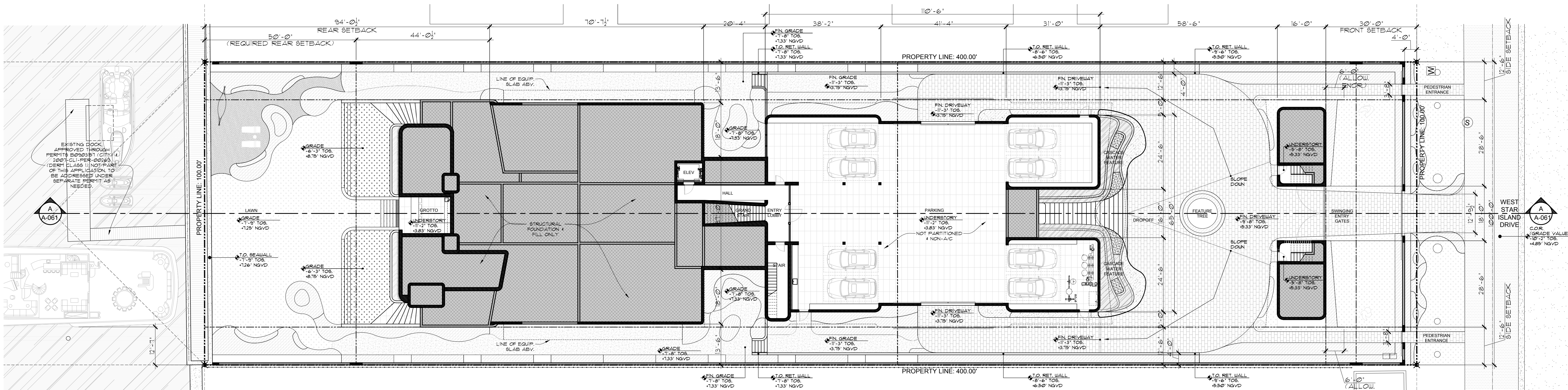
DECORATIVE ROOF ELEMENT:	
ENCLOSED AREA BELOW:	10,253 SF (100%)
DECORATIVE ELEMENT AREA:	1,818 SF (17.7%)



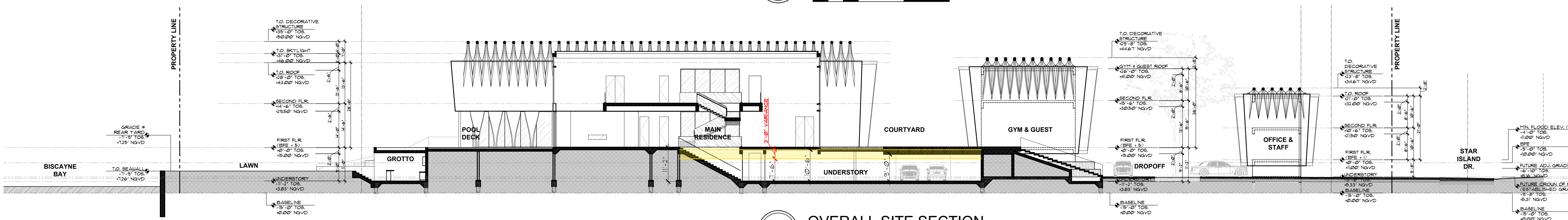
ROOF TERRACE:	
ENCLOSED AREA BELOW:	7,450 SF (100%)
ROOF TERRACE AREA:	403 SF (5.4%)



OVERALL SITE PLAN



OVERALL UNDERSTORY PLAN



OVERALL SITE SECTION

