

42 STAR PAVILION

42 STAR ISLAND, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD SUBMITTAL

FINAL CSS SUBMISSION

APRIL 6TH, 2020



Robert M
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DOMO
ARCHITECTURE + DESIGN

NEW ACCESSORY STRUCTURE

DESIGN REVIEW BOARD

42 STAR ISLAND

PRE-APPLICATION MEETING: FEBRUARY 6TH, 2020
FIRST CSS SUBMISSION: MARCH 16TH, 2020
DATE OF CSS FINAL SUBMITTAL: APRIL 6TH, 2020
DATE OF HEARING: JUNE 2ND, 2020

MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	LANDSCAPE ARCHITECT	CONSULTANTS	SCOPE OF WORK
LEONARD HOCHSTEIN 42 STAR ISLAND DRIVE MIAMI BEACH, FL	DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING 420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FLORIDA 33139 O: 305.674.8031 F: 305.328.9006 WWW.DOMODESIGNSTUDIO.COM	JFS DESIGN INC. LANDSCAPE ARCHITECTURE 12420 SW 20TH ST MIRAMAR, FLORIDA 33027 O: 305.793.5213 WWW.JFSDSIGNFL.COM		- NEW ONE STORY ACCESSORY STRUCTURE - VARIANCE REQUEST 01: TO REDUCE THE MINIMUM REQUIRED OPEN SPACE IN THE REAR YARD BY 15.62% - VARIANCE REQUEST 02: TO EXCEED THE MAXIMUM UNIT SIZE AREA OF THE ACCESSORY STRUCTURES IN REFERENCE TO THE MAIN HOUSE BY 21.94%



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LEGEND

ASPH	= Asphalt
BM	= Bench Mark
BRG	= Bearing
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta	= Chattahoochee
C	= Center Line
CLF	= Chain Link Fence
CL	= Clear
CONC	= Concrete
D	= Delta
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Enc.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD	= Found
L.P.	= Light Pole
M	= Measured
M.F.	= Metal Fence
M.H.	= Manhole
M	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
P.B.	= Plat Book
PC	= Point of Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
E	= Property Line
PL	= Planter
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
✕	= Denotes Spot Elevations Taken

(g) All easements shown hereon are public unless otherwise noted.
(h) No distance along boundary is recorded and measured unless otherwise noted.
(i) The graphic portions of this document are intended to be displayed at the graphic scale as shown. Any other scale may be used for reference only. Do not use the graphic scale for obtaining scaled data.
(j) Accuracy: The expected use of land as classified in the minimum technical standards survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed the required accuracy. The survey was conducted in accordance with the Florida Statutes, Chapter 47, and the Florida Board of Professional Surveyors and Mappers, Code of Regulations, Chapter 47B-027 Florida Statutes.
(k) The survey was conducted in accordance with the Florida Statutes, Chapter 47, and the Florida Board of Professional Surveyors and Mappers, Code of Regulations, Chapter 47B-027 Florida Statutes.
(l) described parcel for building, zoning information and utility location.

NOTE:
a) All easements and/or encroachments shown hereon are of the apparent nature, fence legal ownership is shown. This is only for the exclusive and specific use of those persons, parties or institutions in the certification.
b) The survey was not conducted in this survey.
c) Underground utilities, improvements, footings and encroachments, if any not located.
d) The flood information shown hereon does not imply that the subject property will or will not be free from flooding. It is the responsibility of the owner to determine the flood risk for the property.
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding. It is the responsibility of the owner to determine the flood risk for the property.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

TREE CHART

#	DESCRIPTION	#	HEIGHT	CANOPY
1	FLAMBOYANT	24"	50'	50'
2	ROYAL PALM	9"	12'	12'
3	ROYAL PALM	9"	12'	12'
4	ROYAL PALM	9"	12'	12'
5	ROYAL PALM	9"	12'	12'
6	AVOCADO	18"	18'	18'
7	MANGO	24"	60'	60'
8	FLAMBOYANT	24"	60'	60'
9	ROYAL PALM	18"	60'	40'
10	SAPOTE	24"	40'	30'
11	ROYAL PALM	18"	60'	50'
12	ROYAL PALM	18"	60'	50'
13	MACARTHUR	4"	15'	6'
14	MACARTHUR	4"	15'	6'
15	MACARTHUR	4"	15'	6'
16	TREE	4"	15'	6'
17	PINO	6"	20'	5'
18	PINO	6"	20'	5'
19	ROYAL PAM	18"	60'	50'
20	FLAMBOYANT	30"	60'	60'
21	ROYAL PALM	18"	60'	50'
22	ROYAL PALM	15"	18'	12'
23	ROYAL PALM	21"	60'	50'
24	ROYAL PALM	21"	60'	50'
25	ROYAL PALM	21"	60'	50'
26	ROYAL PALM	18"	50'	40'
27	COCONUT	14"	40'	40'
28	PALM	24"	15'	20'
29	PALM	24"	15'	20'
30	PALM	24"	15'	20'
31	PALM	24"	15'	20'
32	TREE	18"	25'	12'
33	ROYAL PALM	18"	60'	40'
34	CYPRESS	4"	12'	5'
35	CYPRESS	4"	12'	5'
36	FLAMBOYANT	12"	40'	30'
37	ROYAL PALM	24"	60'	50'
38	ROYAL PALM	24"	60'	50'

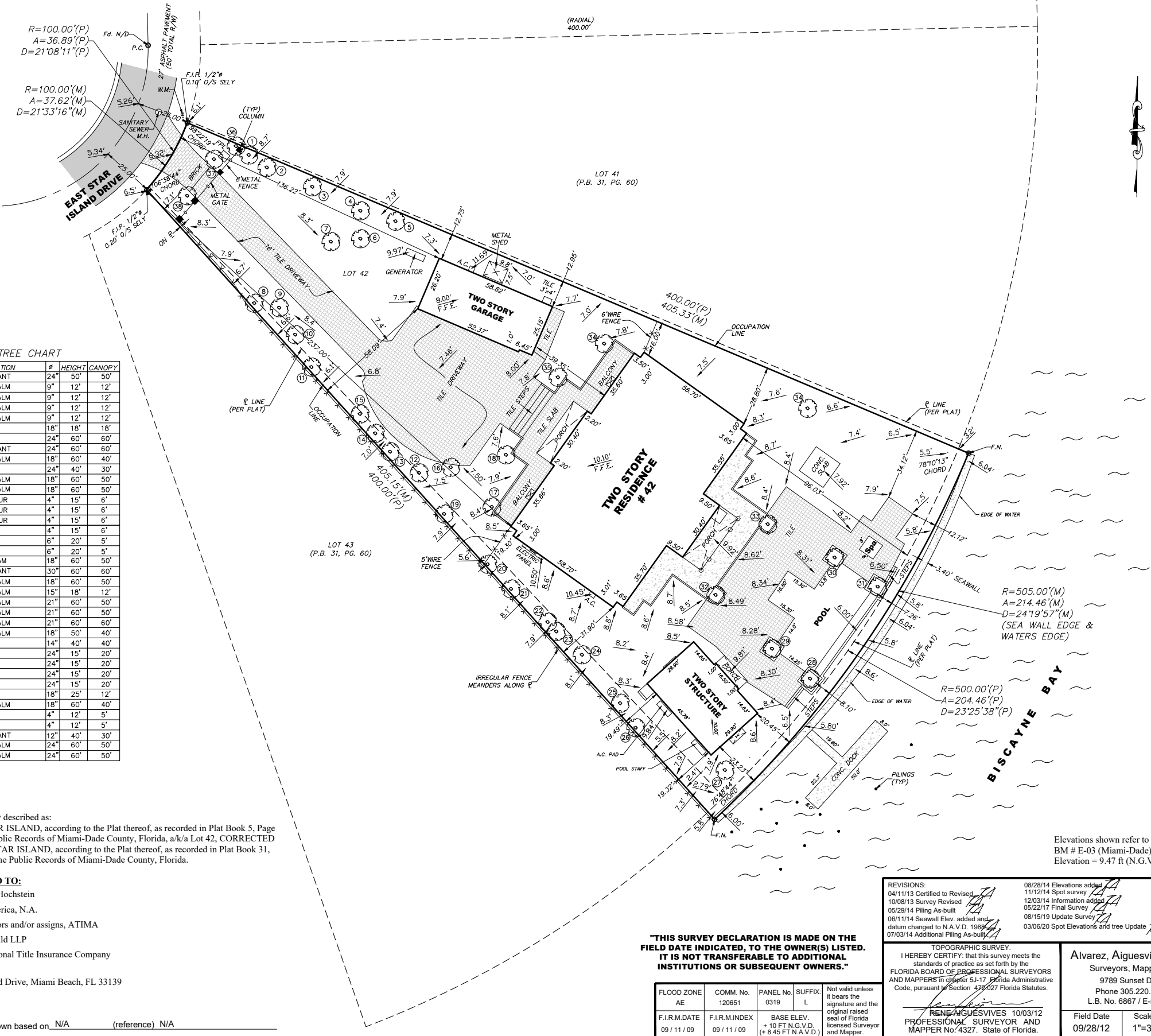
This property described as:
Lot 42, STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 5, Page 52, of the Public Records of Miami-Dade County, Florida, a/k/a Lot 42, CORRECTED PLAT OF STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, Page 60, of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

Leonard M. Hochstein
Bank of America, N.A.
its successors and/or assigns, ATIMA
Fox Rothschild LLP
Fidelity National Title Insurance Company

42 Star Island Drive, Miami Beach, FL 33139

Bearing, if any, shown based on N/A (reference) N/A









NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR





NEIGHBORHOOD ANALYSIS - CONTEXT



NEIGHBORHOOD ANALYSIS - CONTEXT

