

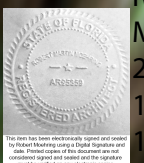
31 STAR ISLAND

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 10.12.2020

DECEMBER 7TH 2020 DESIGN REVIEW BOARD

DOMO
ARCHITECTURE + DESIGN



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NEW GUEST HOUSE

DESIGN REVIEW BOARD

31 STAR ISLAND DRIVE

MIAMI BEACH, FLORIDA

CLIENT

WENDY HOLMAN
30 STAR ISLAND DRIVE
MIAMI BEACH FLORIDA 33139

ARCHITECT

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CONSULTANTS

SCOPE OF WORK

- NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE,
TENNIS COURT PAVILION, DRIVEWAY, AND LANDSCAPE

VARIANCE REQUEST 1: A VARIANCE TO REDUCE BY 15'-6" THE MINIMUM REQUIRED FRONT SETBACK OF 20'-0" IN ORDER TO RETAIN THE EXISTING TENNIS COURT PLAY SURFACE IN THE FRONT YARD OF A SINGLE FAMILY PROPERTY AT 4'-6" FROM THE FRONT PROPERTY LINE FACING EAST STAR ISLAND DRIVE.

VARIANCE REQUEST 2: A VARIANCE TO REDUCE BY 15'-3" THE MINIMUM REQUIRED FRONT SETBACK OF 20'-0" IN ORDER TO RETAIN A TENNIS COURT FENCE IN THE FRONT YARD OF A SINGLE FAMILY PROPERTY AT 4'-9" FROM THE FRONT PROPERTY LINE FACING EAST STAR ISLAND DRIVE.

VARIANCE REQUEST 3: A VARIANCE TO REDUCE BY 3'-0" THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK OF 7'-6" IN ORDER TO RETAIN A TENNIS COURT PLAY SURFACE IN THE SIDE YARD OF A SINGLE FAMILY PROPERTY AT 4'-6" FROM THE SOUTH PROPERTY LINE.

VARIANCE REQUEST 4: A VARIANCE TO REDUCE BY 2'-9" THE MINIMUM REQUIRED INTERIOR SIDE SETBACK OF 7'-6" IN ORDER TO RETAIN A TENNIS COURT FENCE IN THE SIDE YARD OF A SINGLE FAMILY PROPERTY AT 4'-9" FROM THE SOUTH PROPERTY LINE.

VARIANCE REQUEST 5: A VARIANCE TO REDUCE BY 16'-9" THE MINIMUM REQUIRED INTERIOR SIDE SETBACK OF 22'-6" FOR LIGHT POLES WHICH ARE APPROXIMATELY 20'-0" IN HEIGHT, IN ORDER TO INSTALL LIGHTING FIXTURES FOR AN ASSOCIATED TENNIS COURT ON A SINGLE FAMILY HOME PROPERTY AT 4'-9" FROM THE SOUTH PROPERTY LINE.

VARIANCE REQUEST 6: A VARIANCE TO REDUCE THE MINIMUM YARD ELEVATION HEIGHT TO RETAIN AN EXISTING TENNIS COURT AT AN ELEVATION BELOW THE MINIMUM YARD ELEVATION WITHIN A REQUIRED YARD.

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A-7.0 RENDERING- FRONT
A-7.1 RENDERING- REAR

L-0.0 LANDSCAPE COVER PAGE + SHEET INDEX
L-1.0 TREE SURVEY + DISPOSITION PLAN
L-1.1 TREE MITIGATION SUMMARY
L-2.0 LANDSCAPE PLAN
L-3.0 LANDSCAPE NOTES AND DETAILS
L-4.0 TENNIS COURT FENCING, LIGHTING, ELEVATIONS

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EX-2.2 NEIGHBORHOOD ANALYSIS- SITE
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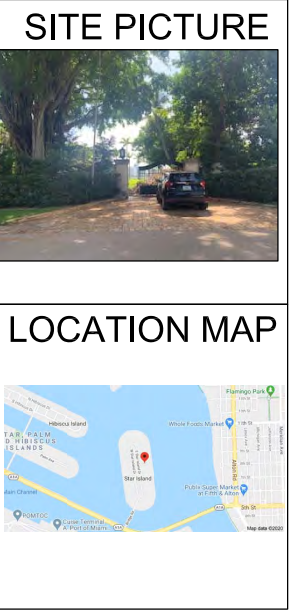
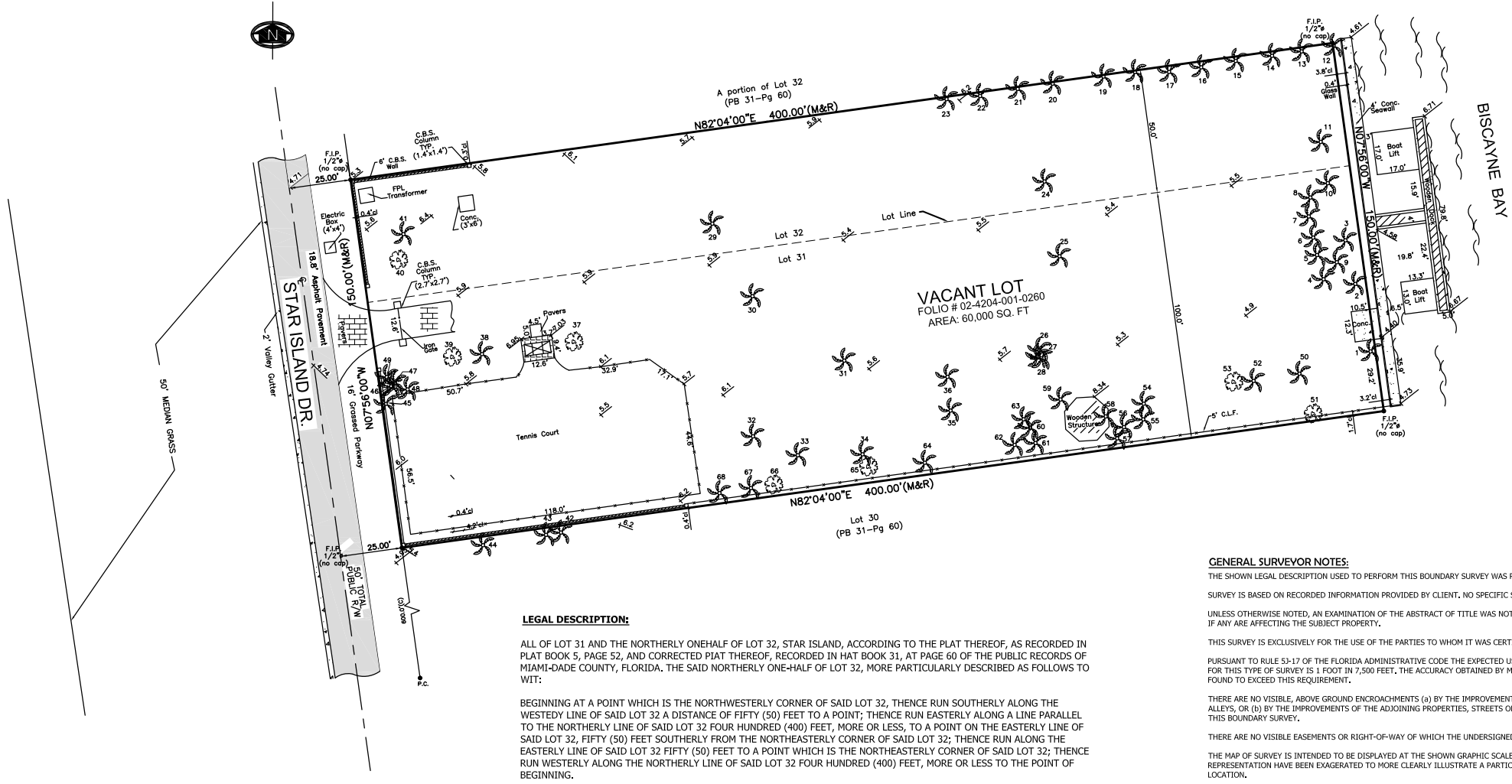
A-4.0 ELEVATION - EAST
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A-5.0 SECTION - TRANSVERSE
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SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



LEGAL DESCRIPTION:

ALL OF LOT 31 AND THE NORTHERLY ONEHALF OF LOT 32, STAR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 52, AND CORRECTED PIAT THEREOF, RECORDED IN HAT BOOK 31, AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE SAID NORTHERLY ONE-HALF OF LOT 32, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT WHICH IS THE NORTHWESTERLY CORNER OF SAID LOT 32, THENCE RUN SOUTHERLY ALONG THE WESTEDY LINE OF SAID LOT 32 A DISTANCE OF FIFTY (50) FEET TO A POINT; THENCE RUN EASTERLY ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF SAID LOT 32 FOUR HUNDRED (400) FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID LOT 32, FIFTY (50) FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT 32; THENCE RUN ALONG THE EASTERLY LINE OF SAID LOT 32 FIFTY (50) FEET TO A POINT WHICH IS THE NORTHEASTERLY CORNER OF SAID LOT 32; THENCE RUN WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 32 FOUR HUNDRED (400) FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TREE LIST				
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT
1-3	COCONUT	COCOS NUOIFERA	0.8"	40'
4-8	COCONUT	COCOS NUOIFERA	0.8"	50'
9-11	ROYAL PALM	ROYSTONIA ELATA	1.5"	50'
12-23	COCONUT	COCOS NUOIFERA	0.8"	40'
24-25	ROYAL PALM	ROYSTONIA ELATA	1.5"	50'
26-28	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4"	15'
29-30	ROYAL PALM	ROYSTONIA ELATA	0.8"	40'
31	CANARY DATE PALM	PHOENIX CANARIENSIS	1.5"	60'
32	COCONUT	COCOS NUOIFERA	1.0"	15'
33	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4"	15'
34-36	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4"	15'
37	MANGO TREE	MANGIFERA INDICA	2.0"	50'
38	COCONUT	COCOS NUOIFERA	1.2"	50'
39	STRANGLER FIG	FIGUS AUREA	10"	40'
40	STRANGLER FIG	FIGUS AUREA	12"	50'
41	ROYAL PALM	ROYSTONIA ELATA	1.5"	60'
42-43	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4"	12'
44-45	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4"	15'
46	COCONUT	COCOS NUOIFERA	1.2"	40'
47	COCONUT	COCOS NUOIFERA	1.5"	50'
48	SEA GRAPE TREE	COCOLUBA UNIFERA	3.0"	40'
49	COCONUT	COCOS NUOIFERA	1.2"	40'
50	STRANGLER FIG	FIGUS AUREA	8"	50'
51	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4"	6'
52	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4"	6'
53	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3"	12'
54	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3"	12'
55	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3"	12'
56	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3"	12'
57	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3"	12'
58	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3"	20'
59	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3"	8'
60-62	UNKNOWN	UNKNOWN	1.0"	20'
63	ALEXANDER PALM	PTYCHOSPHERA ELEGANS	0.3"	40'
64	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4"	15'
65-66	GUANO LIMBO	BUSIERA SMARUBA	0.7"	40'
67	ROYAL PALM	ROYSTONIA ELATA	1.0"	15'
68	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4"	8'

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 53-17 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 1/400 FOOT FOR HARDCAPE 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 SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

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 NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

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.

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 472.027 FOR THE FLORIDA STATUTES.



AMERICAN SERVICES OF MIAMI, CORP. Consulting Engineers . Planners . Surveyors 3195 PONCE DE LEON BLVD, SUITE 200 CORAL GABLES, FL 33134 PHONE: (305)598-3101 FAX: (305)598-8827

FOR: TODD GLASER
SCALE: 1"=25'
DATE: 7/6/20
DESIGNED BY: E.P.
APPROVED BY: E.P.
DRAWN BY: DG
FIELD BOOK No.
CHECKED BY: E.P.
PAGE No. 1

ORDER No. 20-643
SHEET No. 1

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HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

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Meeting Date: December 01, 2015
DRB File No. 23191

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 01, 2015

FILE NO.: 23191

PROPERTY: 31 Star Island Drive

APPLICANTS: Wayne and Wendy Holman

LEGAL: Lot 31 and the northerly ½ of Lot 32, of Star Island, according to the Plat thereof as recorded in Plat Book 5, Page 52, of the Public Records of Miami-Dade County, Florida and Corrected Plat of Star Island recorded in Plat Book 31, at Page 60, Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new two-story single family home to replace an existing pre-1942 architecturally significant two-story home including a variance from the required side setback to retain an existing two story wood structure and variances from the required front and side setbacks for a tennis court fence and play surface and from the required side setback for lighting associated with the tennis court in order to retain an existing tennis court located in the front of the property.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.

- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 1-3, 5 and 7 in Section 118-251 of the Miami Beach Code.

- C. The project would be consistent with the criteria and requirements of Section 118-251 if the following conditions are met:

- Revised elevation, site plan, and floor plan drawings for the proposed new home at 31 Star Island Drive shall be submitted, at a minimum, such drawings shall incorporate the following:
 - A bronze plaque, which includes a brief history of the original home, along with an engraved photo of either the street front or water front elevation, shall be provided in an area at the front of the property, visible to the public, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - The final Design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
- A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the

proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.

- Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- The existing 22'-0" high hedge located within the Pubic Right of Way shall be removed and replaced with canopy shade trees, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- Tennis court lighting shall be properly shielded so that the actual light source is not visible from Star Island Drive or the surrounding properties, in a manner to be approved by staff
- Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The

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Meeting Date: December 01, 2015
DRB File No. 23191

location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s), which were either approved by the Board with modifications, or denied (Underlying denotes new language and ~~strike~~through denotes stricken language):

- ~~A variance to reduce by 13'-4" the minimum required sum of the side setbacks of 37'-6" in order to retain an existing two-story wood structure at 9'-2" from the south property line for a sum of the side setbacks of 24'-2". (Variance withdrawn)~~
- A variance to reduce by 15'-6" the minimum required front setback of 20'-0" in order to retain the existing tennis court play surface in the front yard of a single family property at 4'-6" from the front property line facing East Star Island Drive.
- A variance to reduce by 15'-3" the minimum required front setback of 20'-0" in order to retain a tennis court fence in the front yard of a single family property at 4'-9" from the front property line facing East Star Island Drive.
- A variance to reduce by 3'-0" the minimum required interior side setback of 7'-6" in order to retain the existing tennis court play surface in the side yard of a single family property at 4'-8" from the south property line.
- A variance to reduce by 2'-9" the minimum required interior side setback of 7'-6" in order to retain a tennis court fence in the side yard of a single family property at 4'-9" from the south property line.
- A variance to reduce by 17'-9" the minimum required interior side setback of 22'-6" for light poles which are approximately 20'-0" in height, in order to install lighting fixtures for an associated tennis court on a single family home property at 4'-9" from the south property line.

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, only as it relates to Variance II.A.2, II.A.3, II.A.4, II.A.5 and II.A.6 as noted above, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code, as it relates to Variance II.A.2, II.A.3, II.A.4, II.A.5, and II.A.6 as noted above:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare, and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby Grants the Variance requests as noted in II.A.2, II.A.3, II.A.4, II.A.5, and II.A.6, and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. The existing two-story wood structure located in the south side yard shall be removed.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Design Review Approval and II. Variances' noted above.

A. During Construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles existing and entering the site and with an 8'-0" high fence with a wind resistant green mesh material along the front of the property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

B. In the event that the Applicant modifies the existing tennis court to convert the tennis court into a play surface for another game, as determined by the Planning Director or designee, the Applicant shall return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board. The Board reserves the right to modify the variance approvals herein, upon the Applicant's return to the Board, in a non-substantive manner to impose additional conditions.

C. The tennis court shall not be used after 9:00 pm, seven days a week. Additionally, all lighting fixtures associated with the tennis court shall be turned off by 9:00 pm, seven days a week, as proffered by the applicant.

D. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

E. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.

F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the

criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

J. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the Application for Design Review approval and Variances II.A.2, II.A.3, II.A.4, II.A.5, and II.A.6 as noted above, is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "31 Star Residence" as prepared by Kobi Karp signed and sealed 07/13/2015, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 9th day of December, 2015.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: Deborah J. Tackett
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)SS
The foregoing instrument was acknowledged before me this 9th day of December, 2015, by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 07-26-2017

Approved As To Form: Nick Kallberg 12/8/2015
City Attorney's Office:
Filed with the Clerk of the Design Review Board on 12/9/15

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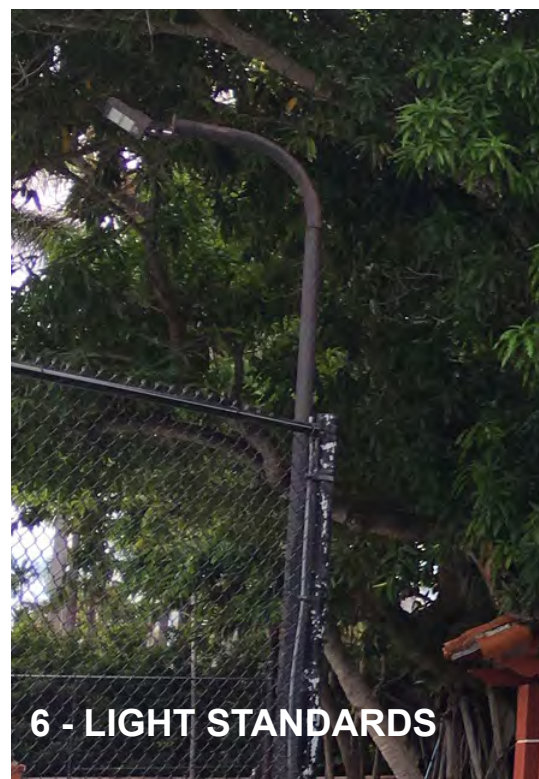
NEIGHBORHOOD ANALYSIS - EXISTING SITE



NEIGHBORHOOD ANALYSIS - EXISTING SITE



NEIGHBORHOOD ANALYSIS - EXISTING SITE ELEMENTS



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



30 STAR ISLAND DRIVE



29 STAR ISLAND DRIVE



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



33 STAR ISLAND DRIVE



34 STAR ISLAND DRIVE



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES

