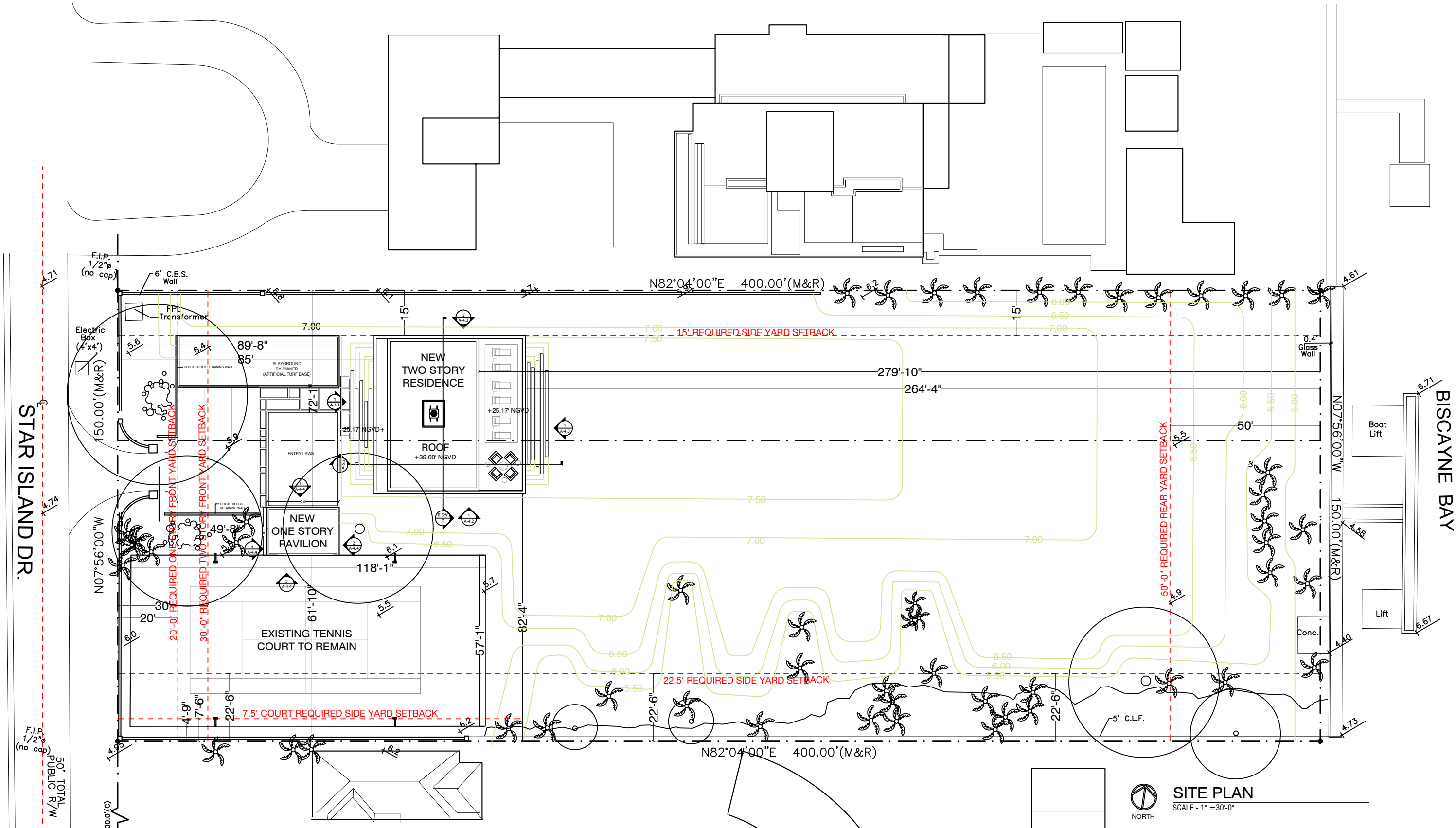


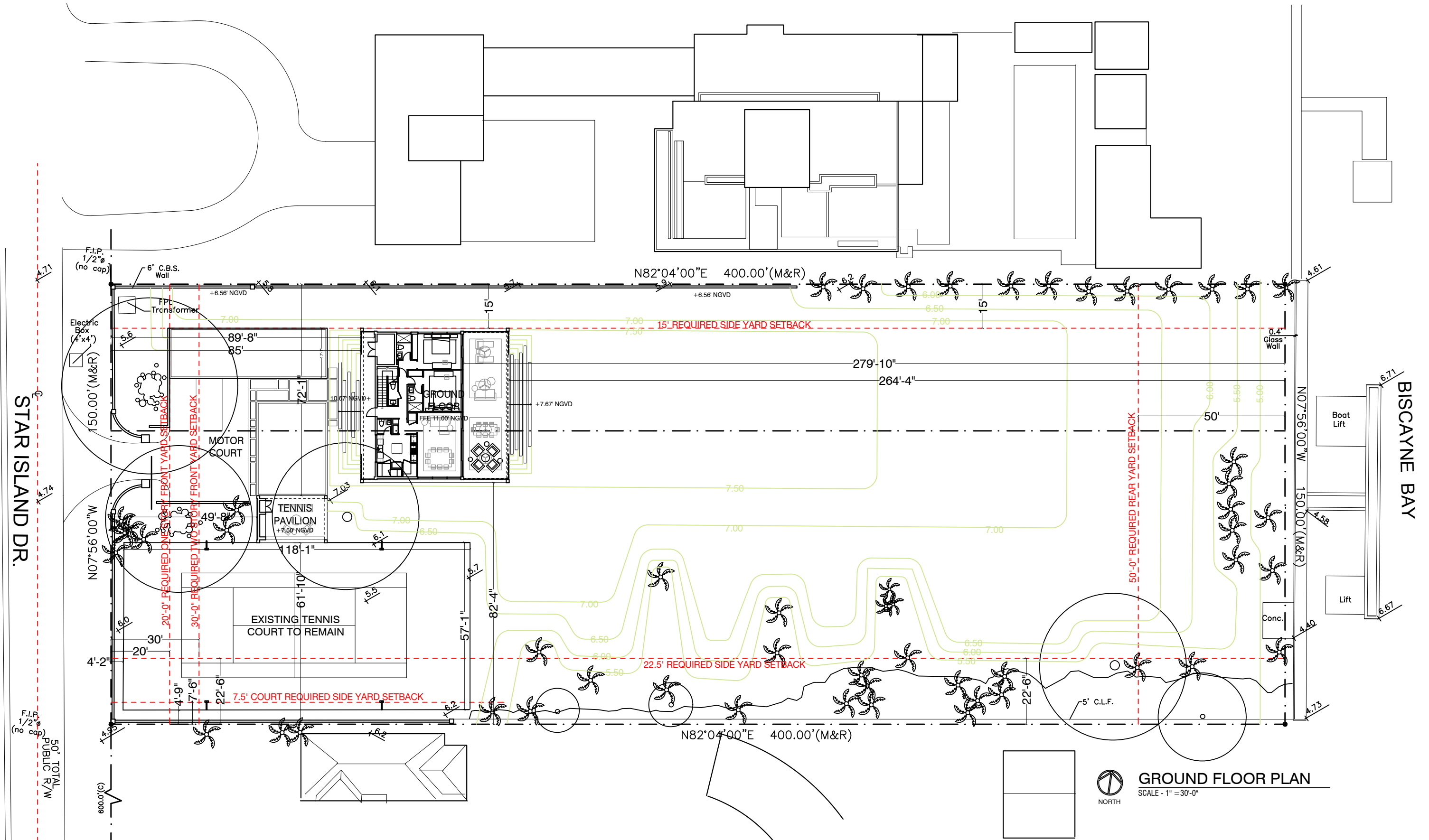
ZONING DATA SHEET

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	31 STAR ISLAND DRIVE, MIAMI BEACH, FL 33139			
2	Folio number(s):	02-4204-001-0260			
3	Board and file numbers :				
4	Year built:	N/A	Zoning District:	RS-1	
5	Based Flood Elevation:	+8'-0" NGVD	Grade value in NGVD:	4.74' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.37' NGVD	Free board:	+1	
7	Lot Area:	60,000sf			
8	Lot width:	150.0'	Lot Depth:	400.0'	
9	Max Lot Coverage SF and %:	18,000sf (30%)	Proposed Lot Coverage SF and %:	1,871.82sf (3.12%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,623.04sf (54.10%)	Rear Yard Open Space SF and %:	7,406.83sf (98.76%)	
12	Max Unit Size SF and %:	30,000sf (50%)	Proposed Unit Size SF and %:	3,765.49sf (6.28%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,220.16sf	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A	
15		N/A	Proposed Second Floor Unit Size SF and % :	1,545.33sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0"		28'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"		85'-0"	N/A
20	Front Second level:	30'-0"		89'-8"	N/A
21	Side 1 NORTH:	15'-0" (10% LOT DEPTH)		15'-0"	N/A
22	Side 2 SOUTH:	22'-6"		83'-4"	
23	Rear:	50'-0"		279'-10"	N/A
	Accessory Structure Side 1:	N/A		N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	N/A
25	Accessory Structure Rear:	N/A		N/A	N/A
26	Sum of Side yard :	37'-6"		98'-4"	
27	Located within a Local Historic District?			no	
28	Designated as an individual Historic Single Family Residence Site?			no	
29	Determined to be Architecturally Significant?			no	
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

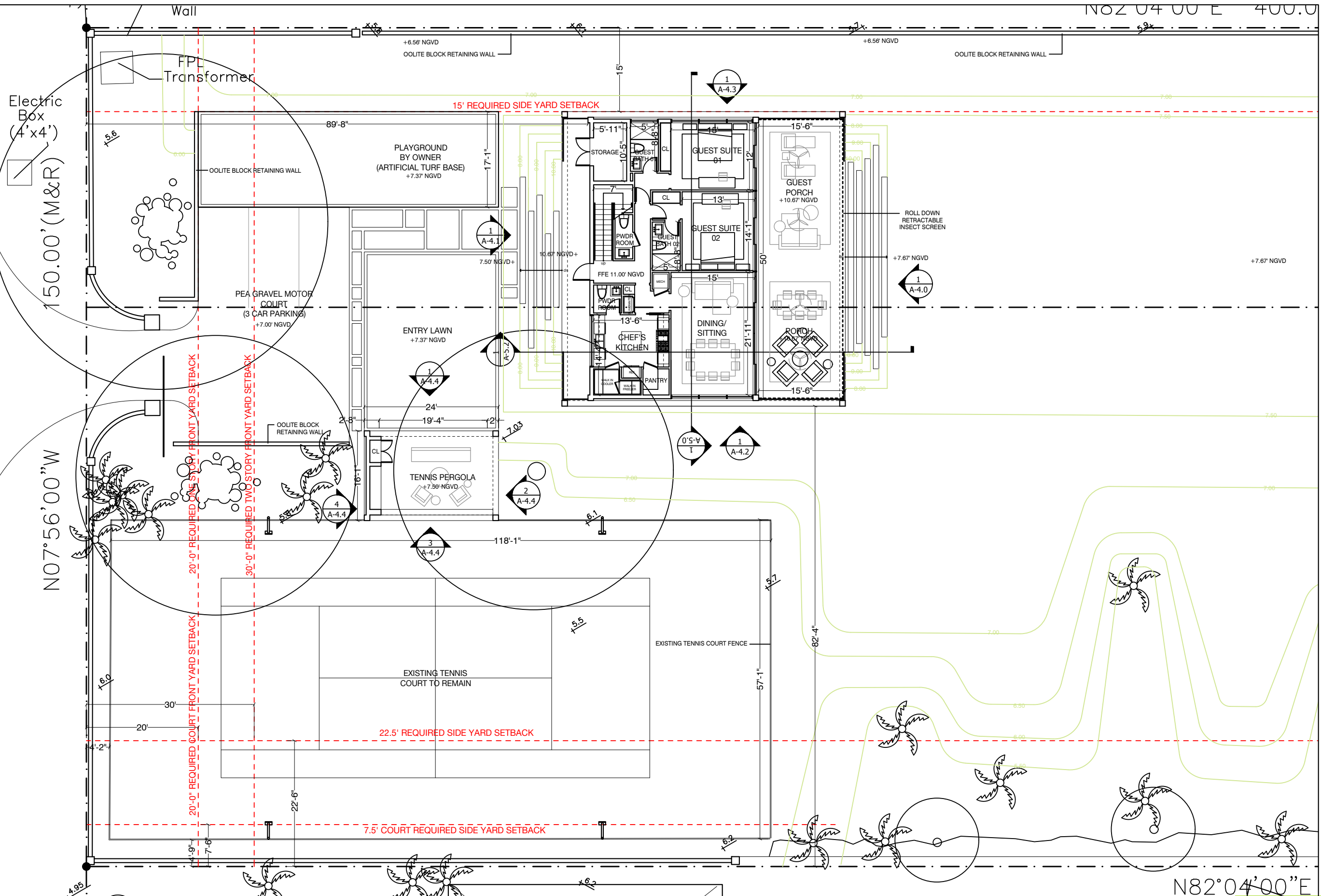


GROUND FLOOR PLAN

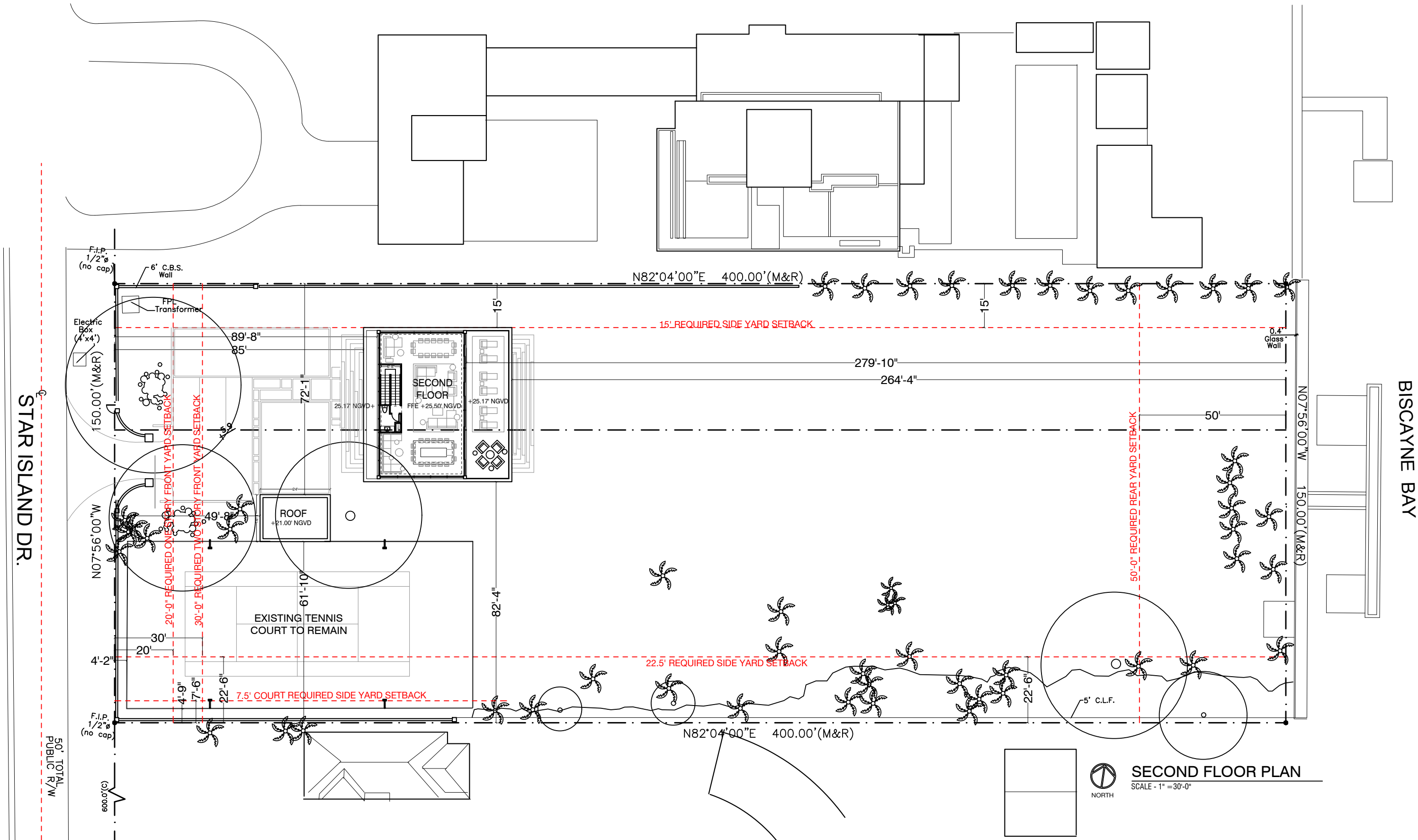


GROUND FLOOR PLAN

STAR ISLAND DR.

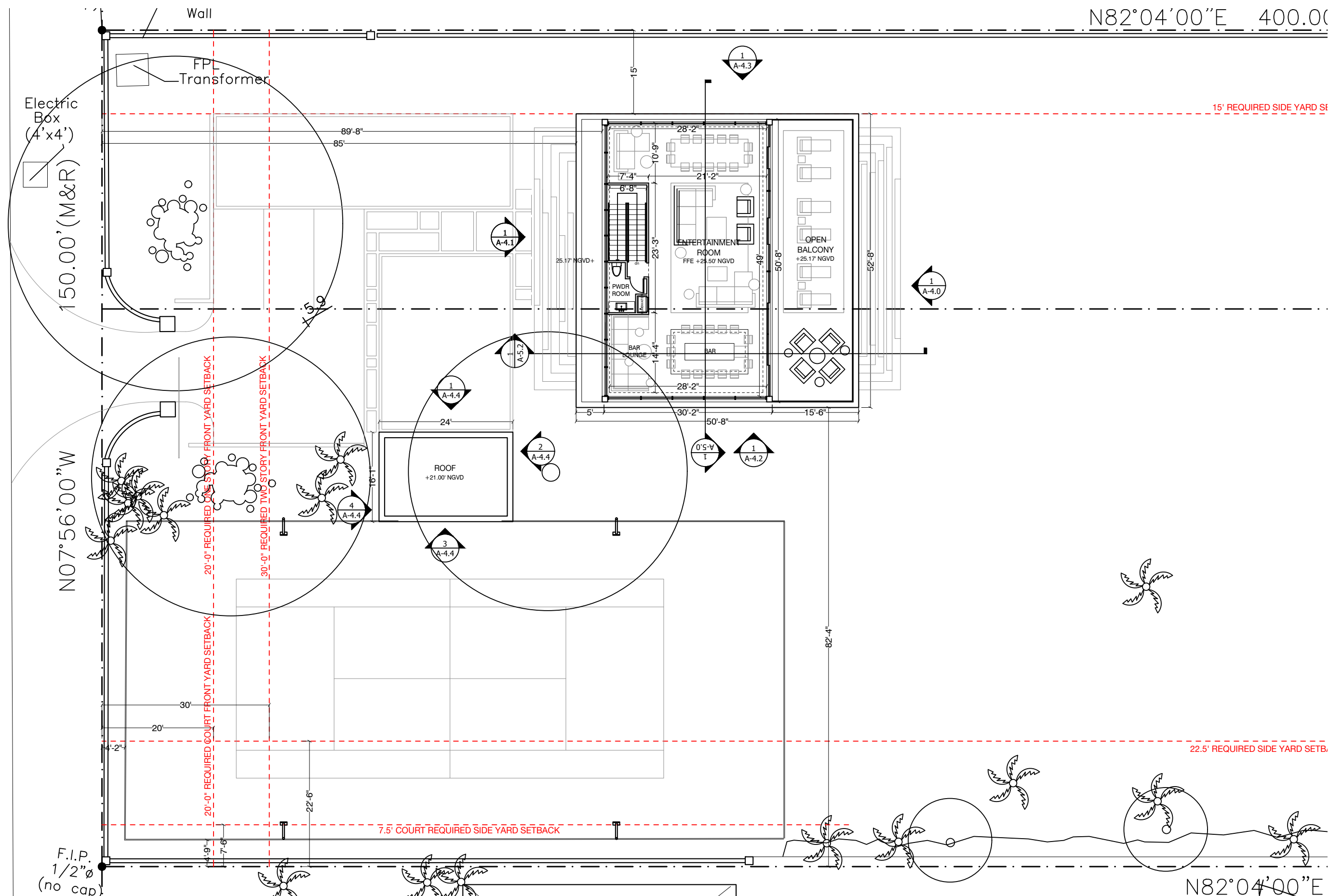


SECOND FLOOR PLAN

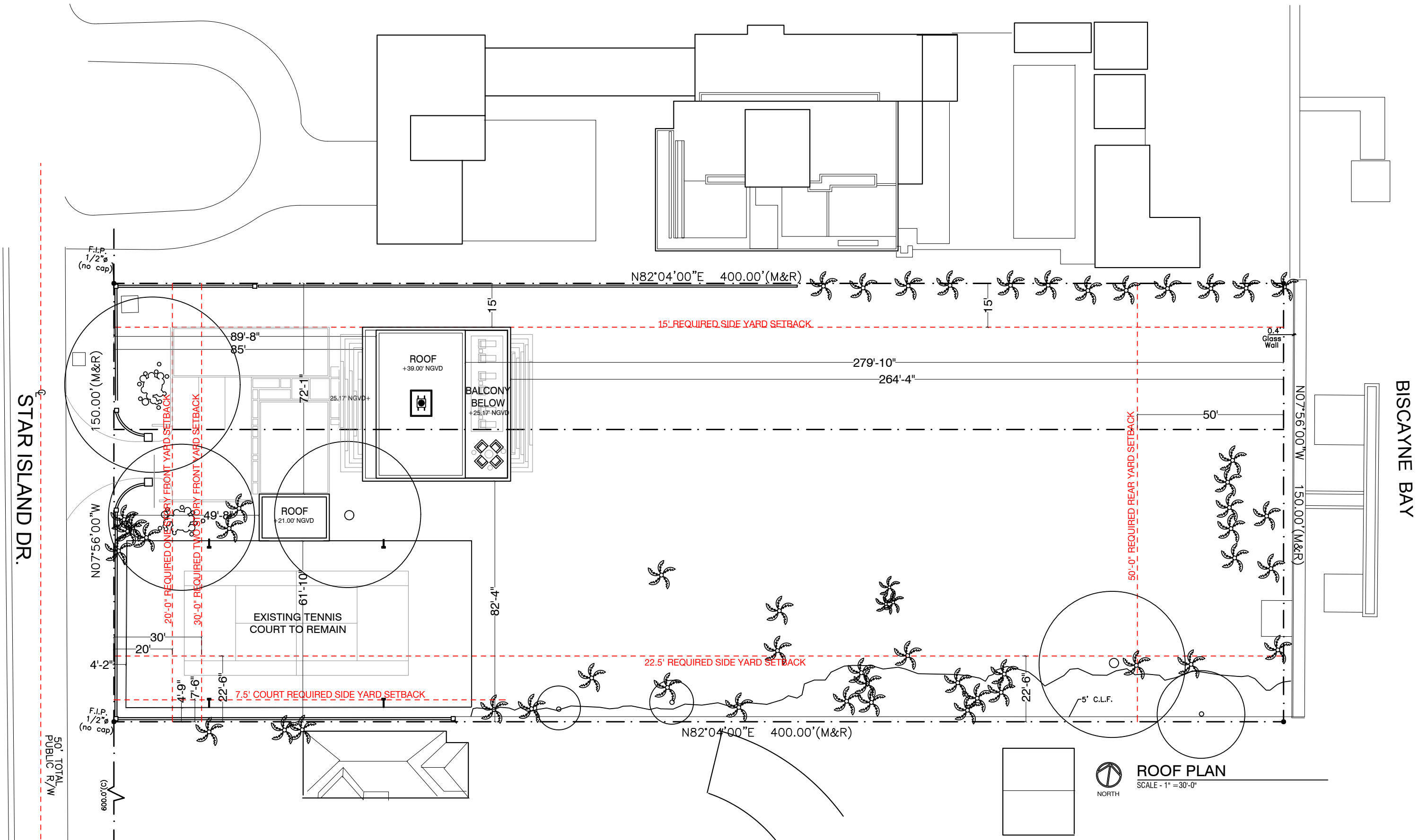


SECOND FLOOR PLAN

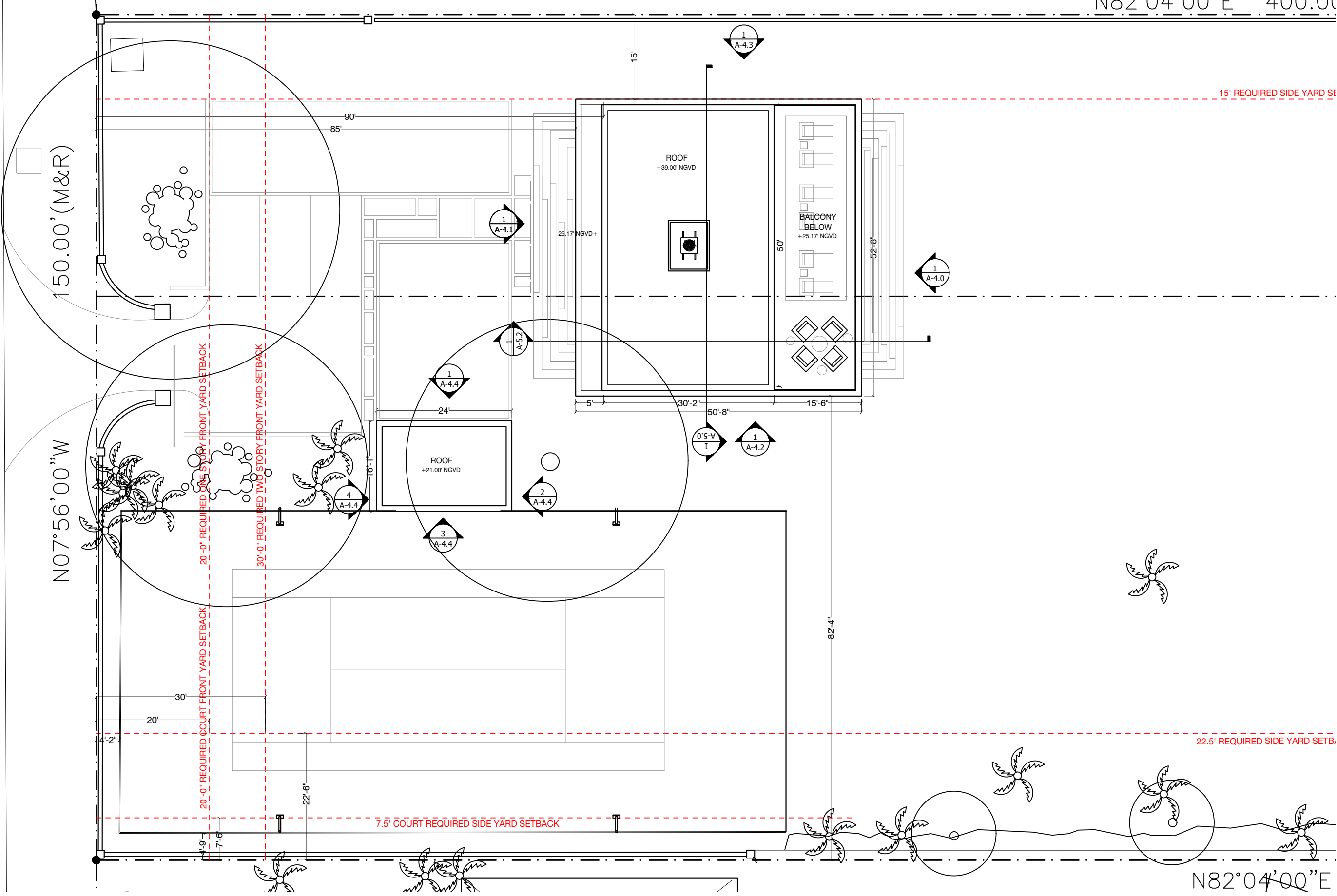
STAR ISLAND DR.



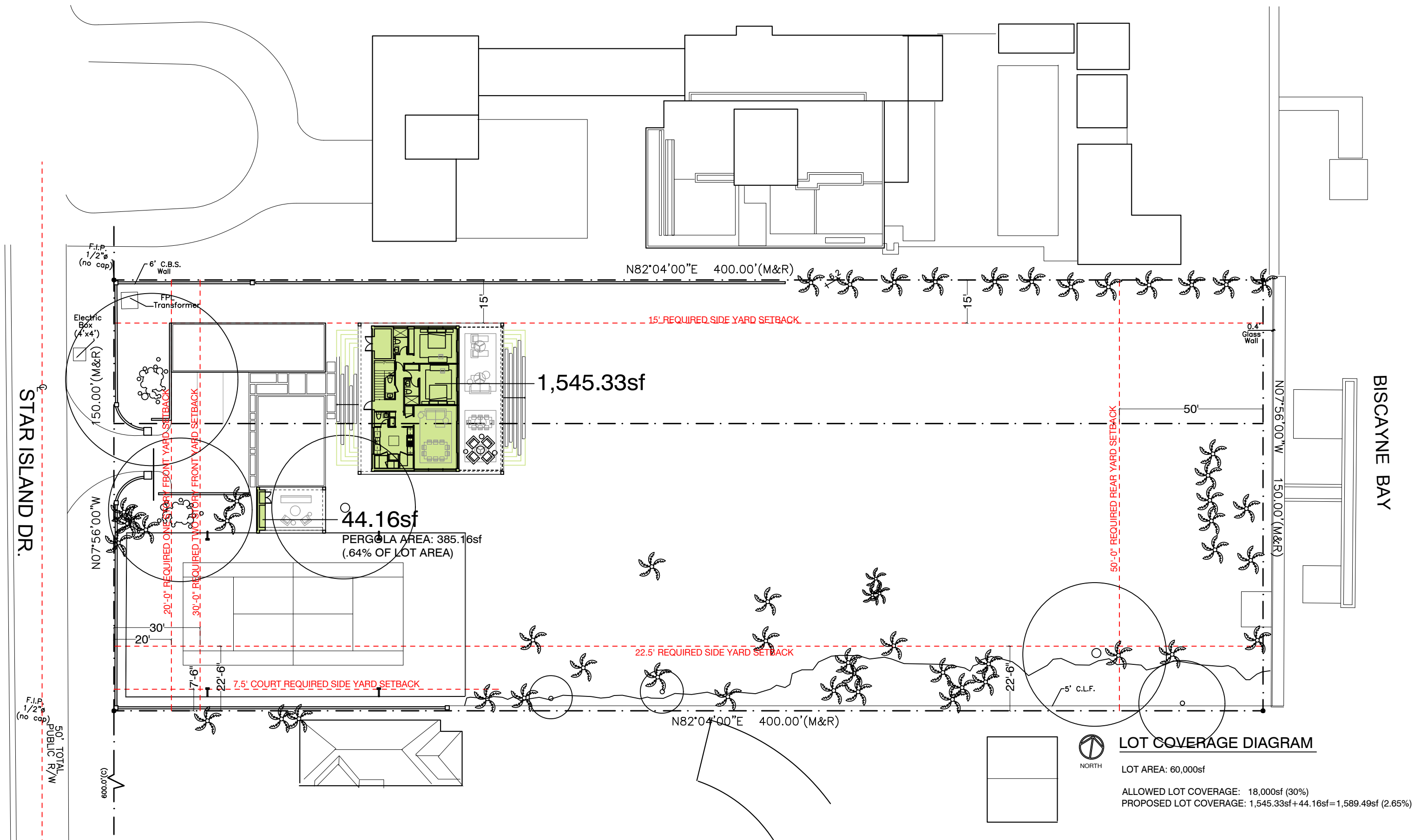
ROOF PLAN



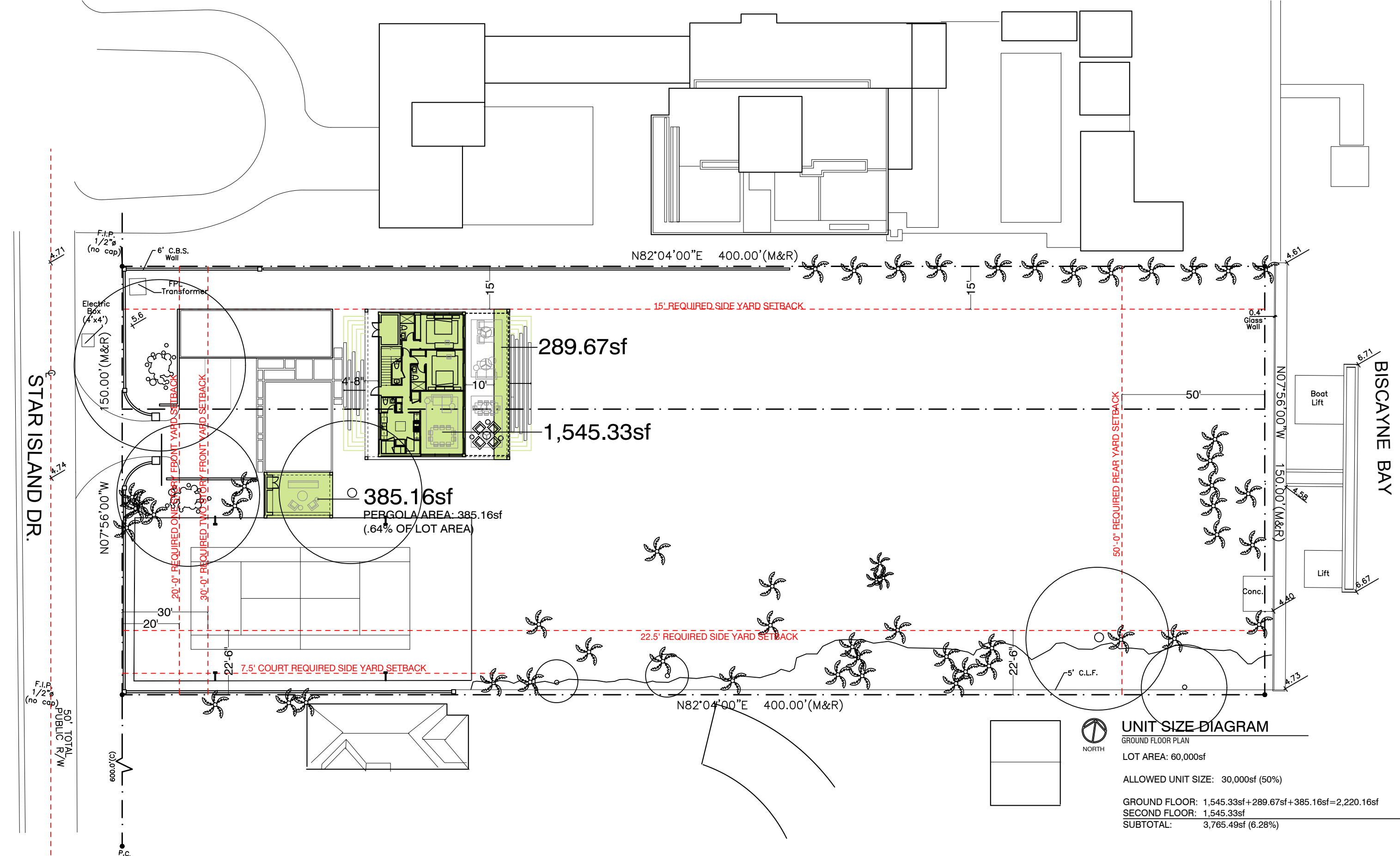
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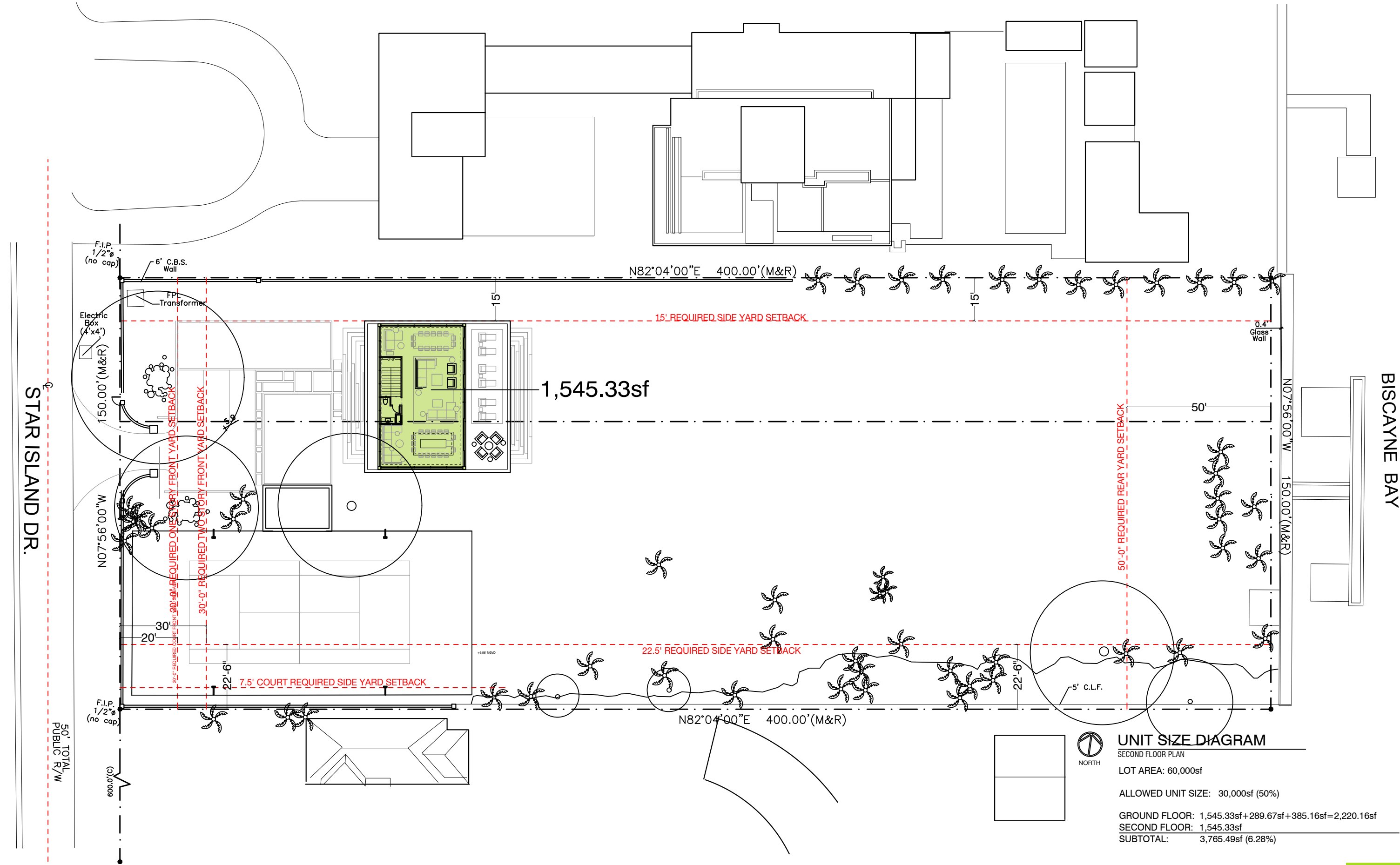
ZONING DIAGRAM - LOT COVERAGE



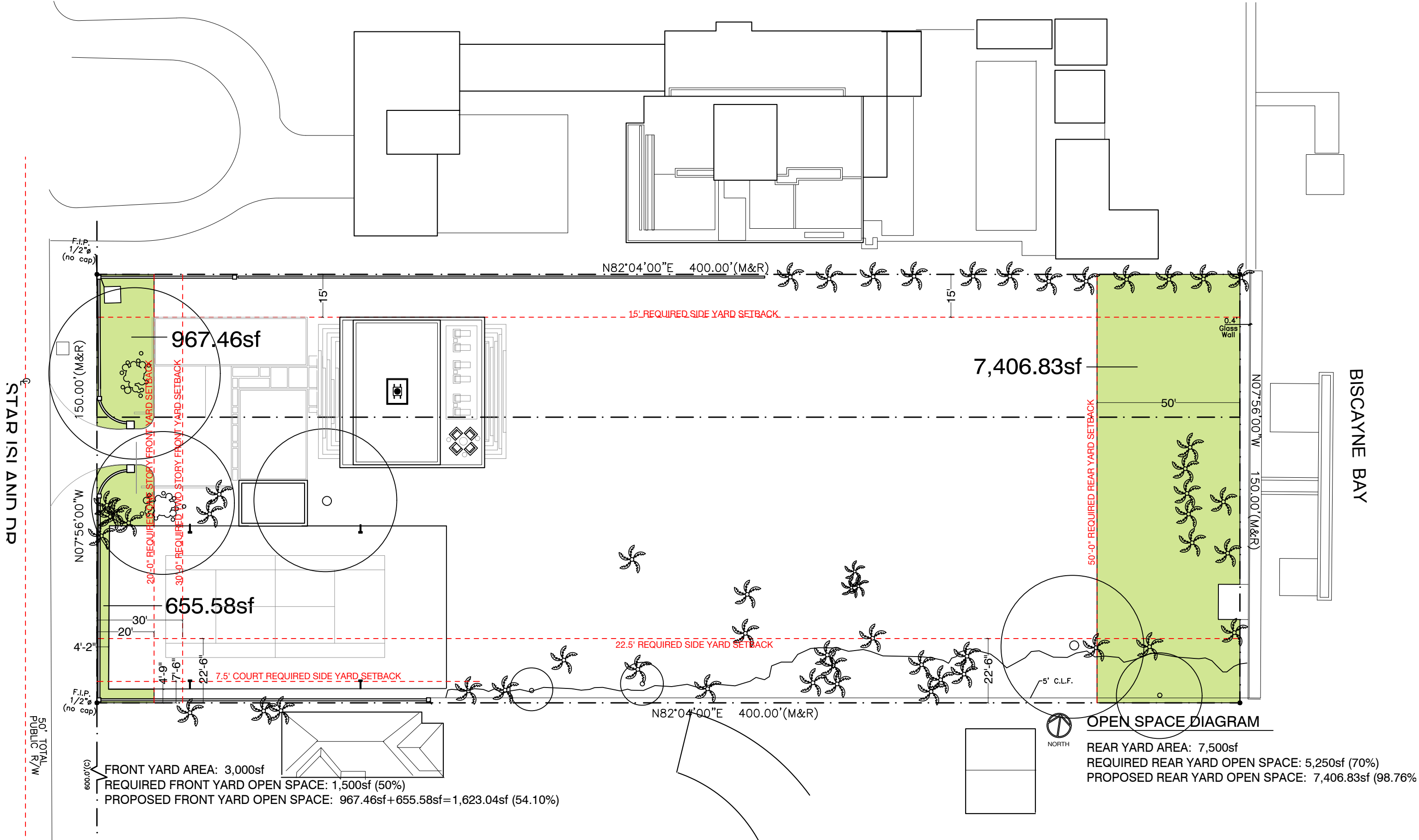
ZONING DIAGRAM - UNIT SIZE GROUND FLOOR

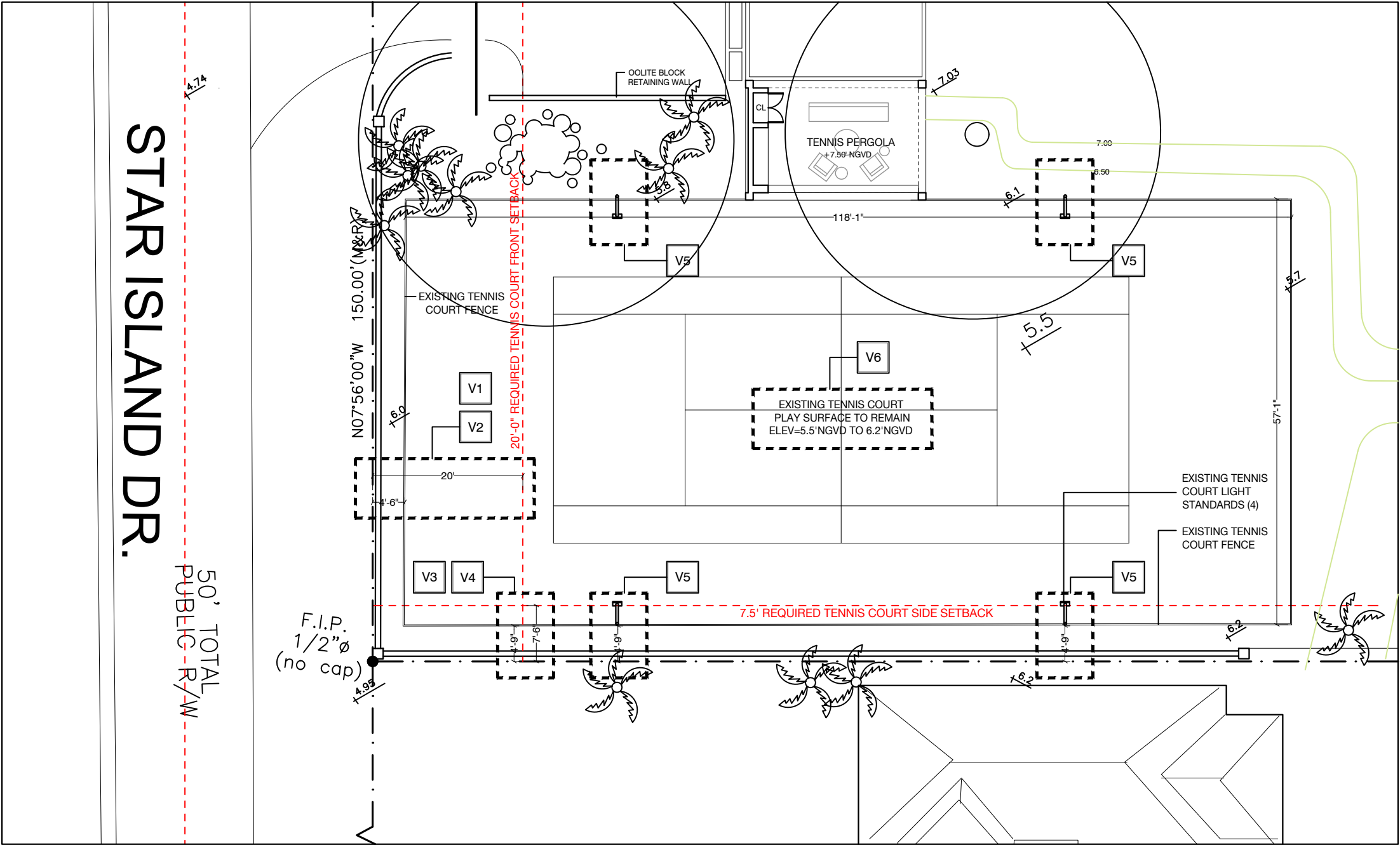


ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



ZONING DIAGRAM - OPEN SPACE





VARIANCE DIAGRAM

EXISTING TENNIS COURT

VARIANCE REQUEST V1: 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 V2: 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 V3: 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.

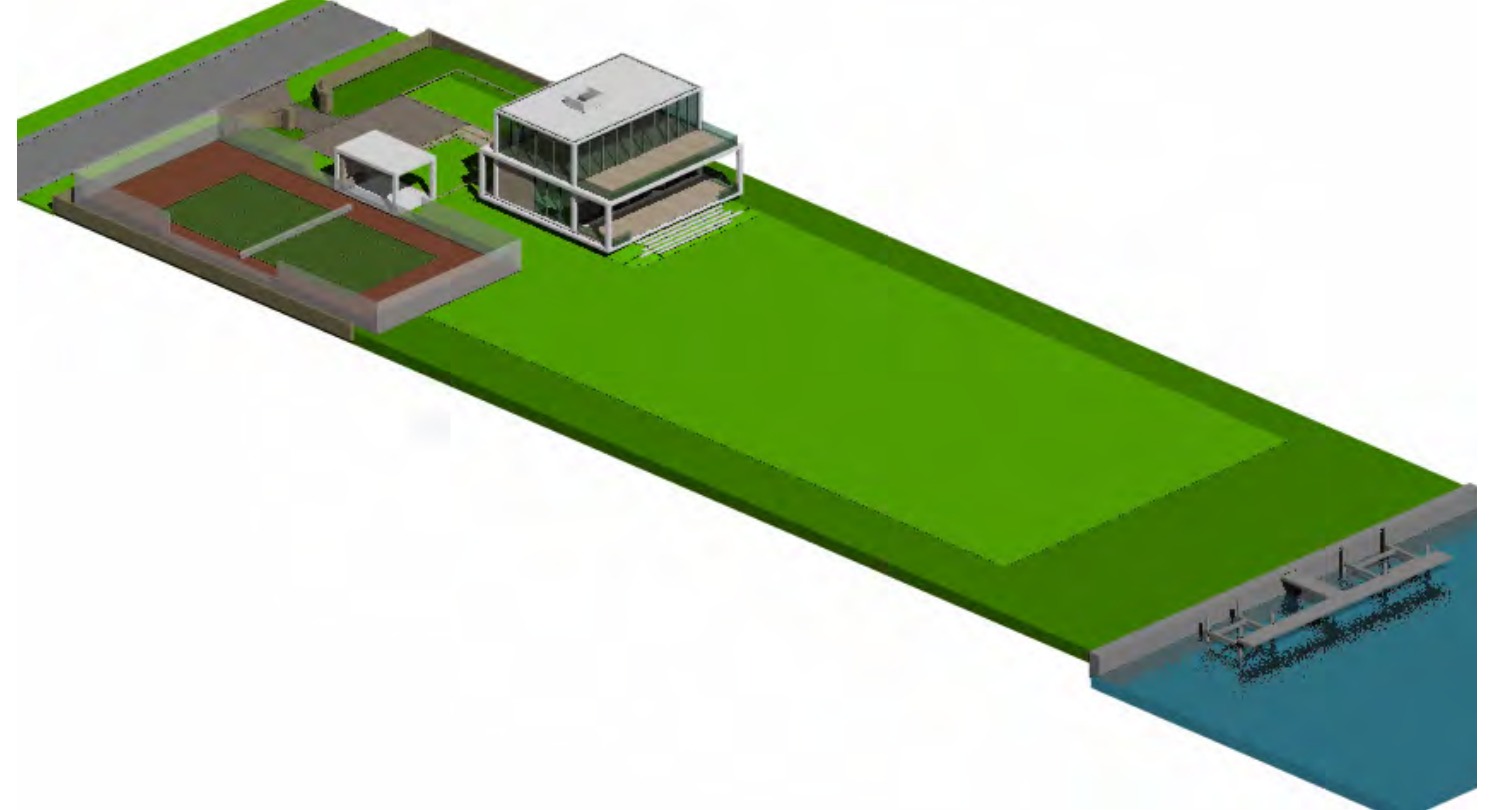
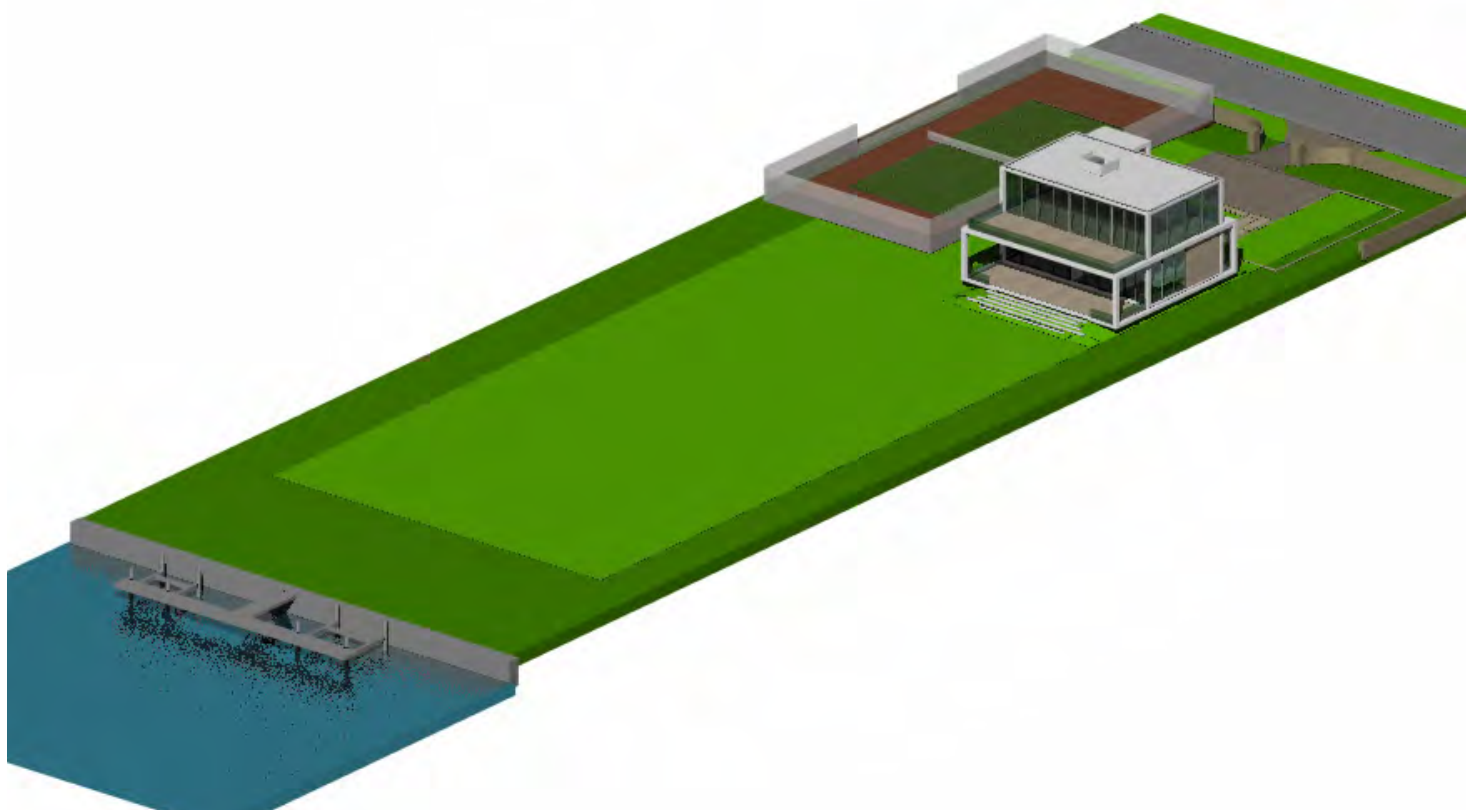
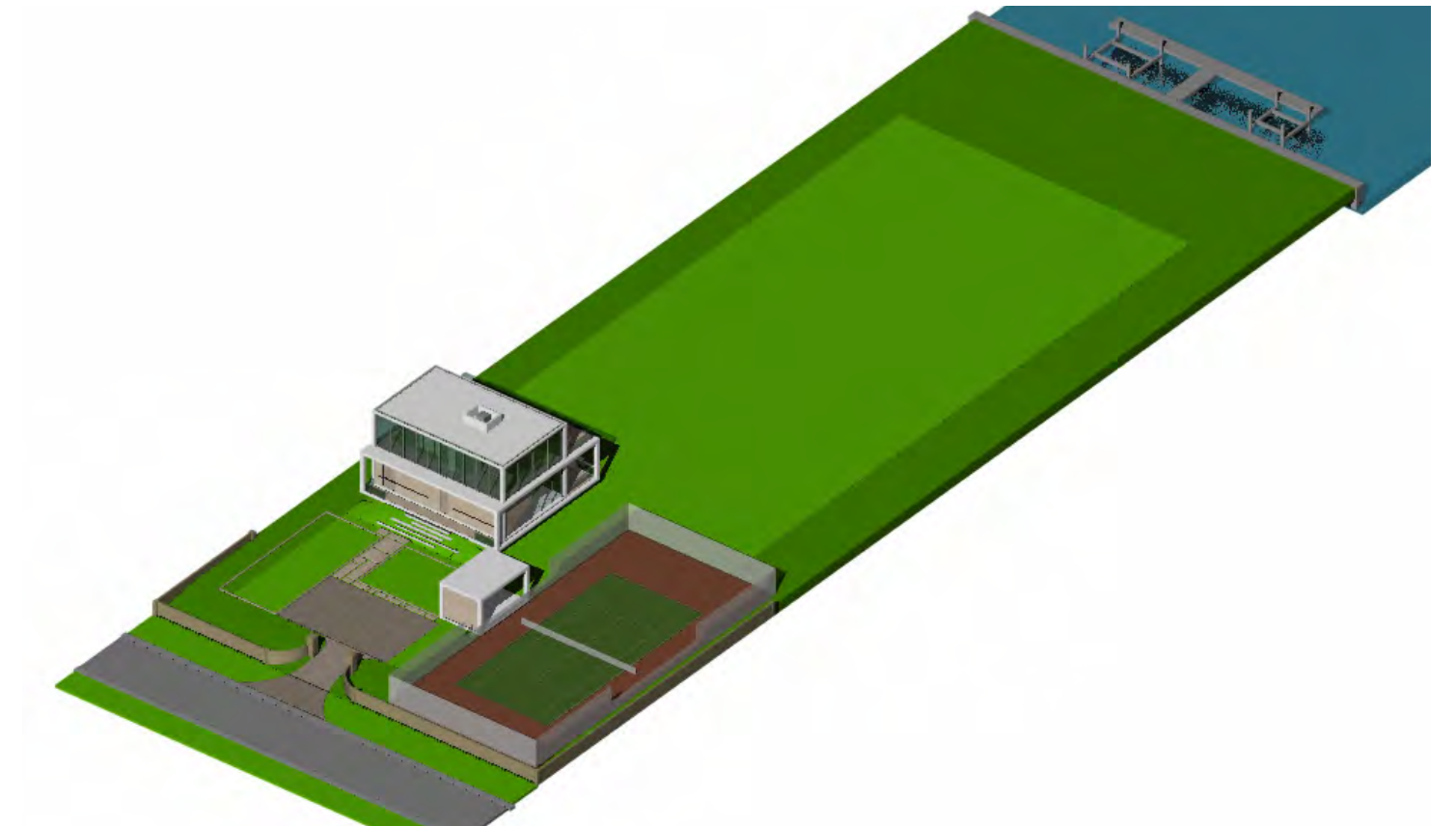
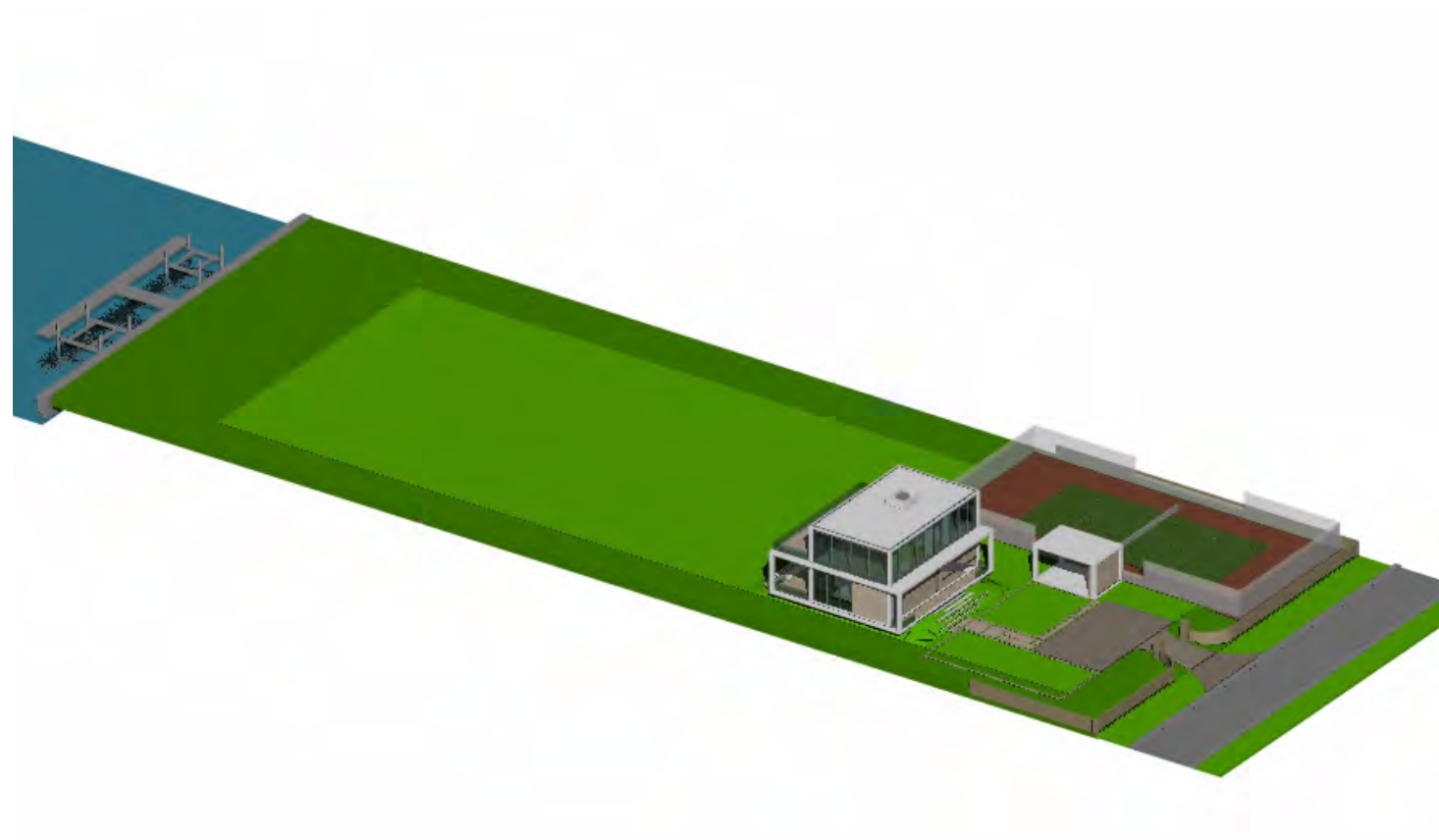
VARIANCE REQUEST V4: A VARIANCE TO REDUCE BY 2'-9" THE MINIMUM REQUIRED INTERIOR SIDE SETBACK OF 7'-6" IN ORDER TO RETAIN A TENNIS COURT FENCE IN THE SIDE YARD OF A SINGLE FAMILY PROPERTY AT 4'-9" FROM THE SOUTH PROPERTY LINE.

VARIANCE REQUEST V5: 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 V6: A VARIANCE TO REDUCE THE MINIMUM YARD ELEVATION TO RETAIN AN EXISTING TENNIS COURT AT ELEVATION BELOW THE MINIMUM YARD ELEVATION WITHIN A REQUIRED YARD.



AXONOMETRIC VIEWS





PS1
PAINTED STUCCO
EXTERIOR FINISH



WD1
WOOD LOOK ALUMINUM
SLAT SCREEN- PTF
COATINGS



WD2
WOOD EXTERIOR
GRADE FINISH



ST1
EXTERIOR STONE
CLADDING- DOMINICAN
KEystone

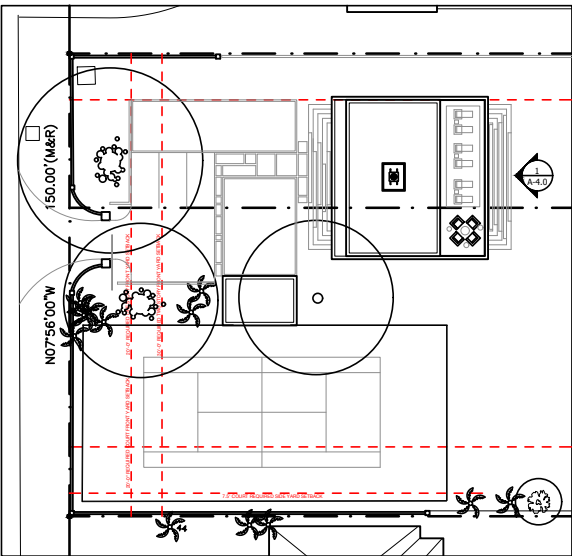


MT1
ALUMINUM MULLIONS
ANODIZED FINISH



GL1
CLEAR IMPACT
GLAZING

ELEVATION - EAST



ELEVATION KEY PLAN



PS1
PAINTED STUCCO
EXTERIOR FINISH



WD1
WOOD LOOK ALUMINUM
SLAT SCREEN- PTF
COATINGS



WD2
WOOD EXTERIOR
GRADE FINISH



ST1
EXTERIOR STONE
CLADDING- DOMINICAN
KEystone



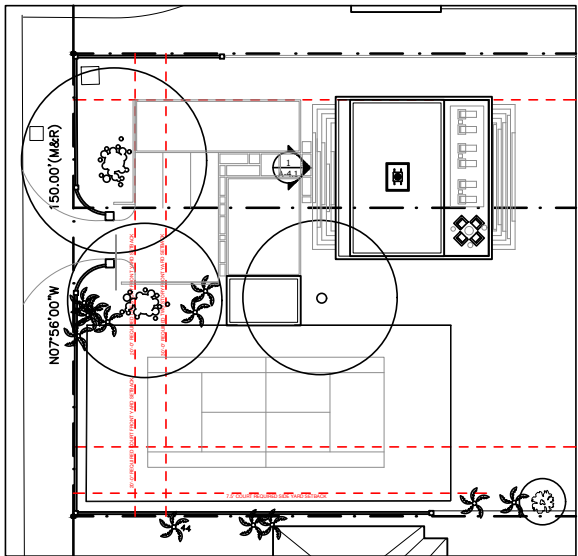
MT1
ALUMINUM MULLIONS
ANODIZED FINISH



GL1
CLEAR IMPACT
GLAZING



ELEVATION - WEST



North
NTS



PS1
PAINTED STUCCO
EXTERIOR FINISH



WD1
WOOD LOOK ALUMINUM
SLAT SCREEN- PTF
COATINGS



WD2
WOOD EXTERIOR
GRADE FINISH



ST1
EXTERIOR STONE
CLADDING- DOMINICAN
KEystone



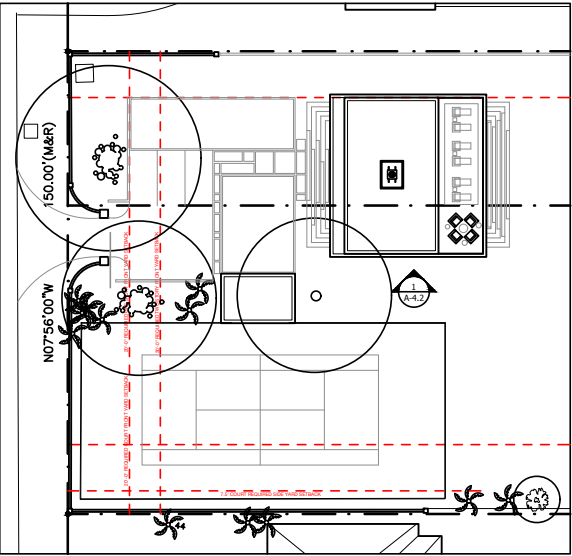
MT1
ALUMINUM MULLIONS
ANODIZED FINISH



GL1
CLEAR IMPACT
GLAZING



ELEVATION - SOUTH



ELEVATION KEY PLAN
NTS



PS1
PAINTED STUCCO
EXTERIOR FINISH



WD1
WOOD LOOK ALUMINUM
SLAT SCREEN- PTF
COATINGS



WD2
WOOD EXTERIOR
GRADE FINISH



ST1
EXTERIOR STONE
CLADDING- DOMINICAN
KEYSTONE



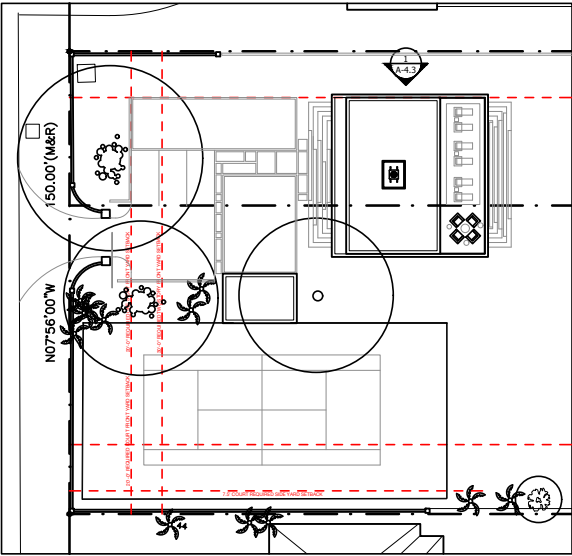
MT1
ALUMINUM MULLIONS
ANODIZED FINISH



GL1
CLEAR IMPACT
GLAZING



ELEVATION - NORTH



ELEVATION KEY PLAN



PS1
PAINTED STUCCO
EXTERIOR FINISH



WD1
WOOD LOOK ALUMINUM
SLAT SCREEN- PTF
COATINGS



WD2
WOOD EXTERIOR
GRADE FINISH



ST1
EXTERIOR STONE
CLADDING- DOMINICAN
KEYSTONE



MT1
ALUMINUM MULLIONS
ANODIZED FINISH



GL1
CLEAR IMPACT
GLAZING



ELEVATION - EAST



PS1
PAINTED STUCCO
EXTERIOR FINISH



WD1
WOOD LOOK ALUMINUM
SLAT SCREEN- PTF
COATINGS



WD2
WOOD EXTERIOR
GRADE FINISH



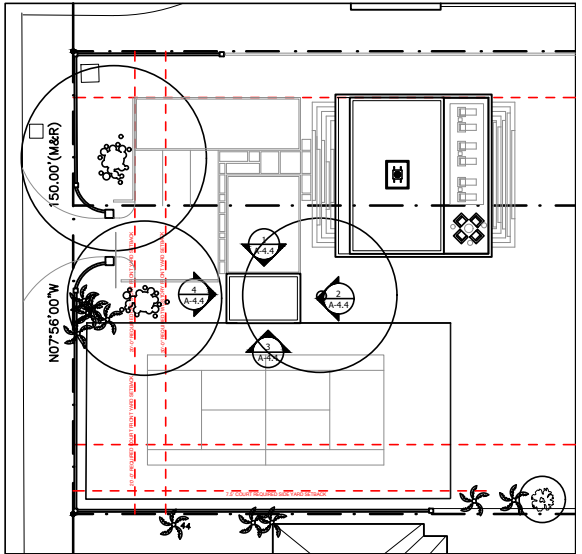
ST1
EXTERIOR STONE
CLADDING- DOMINICAN
KEYSTONE



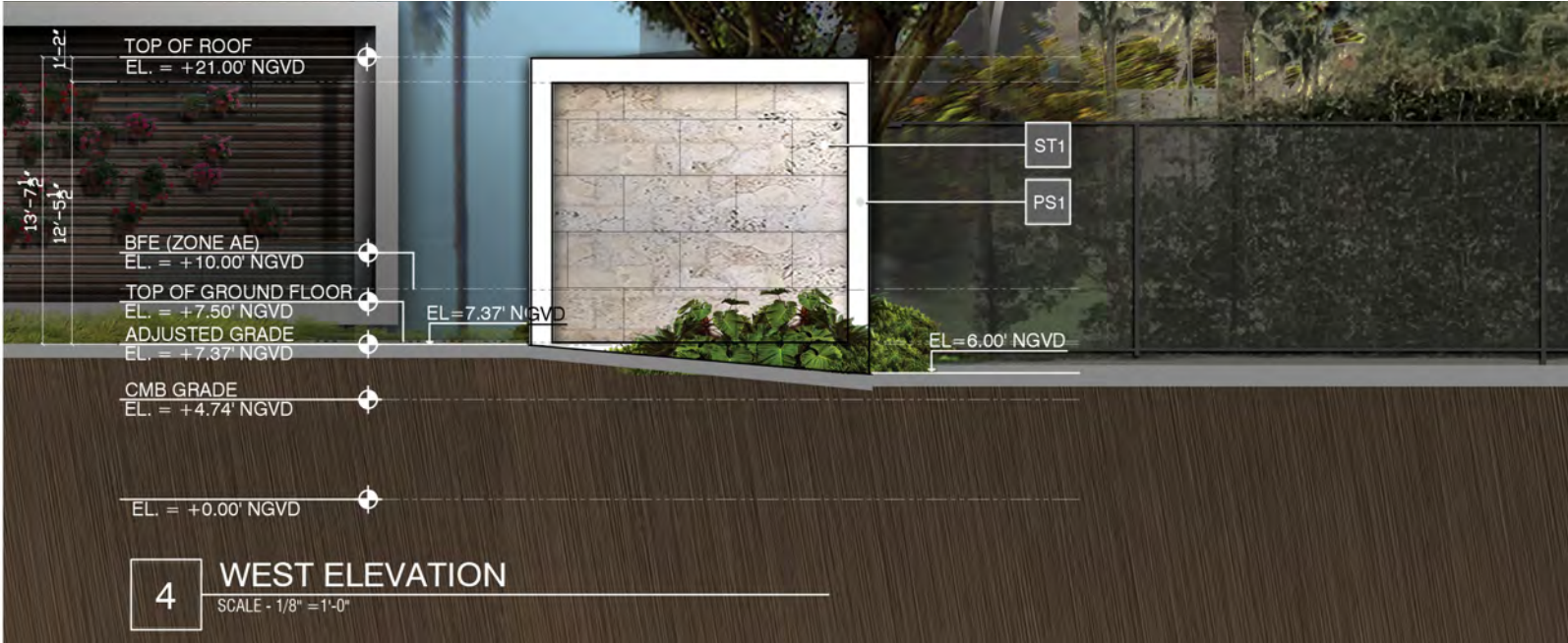
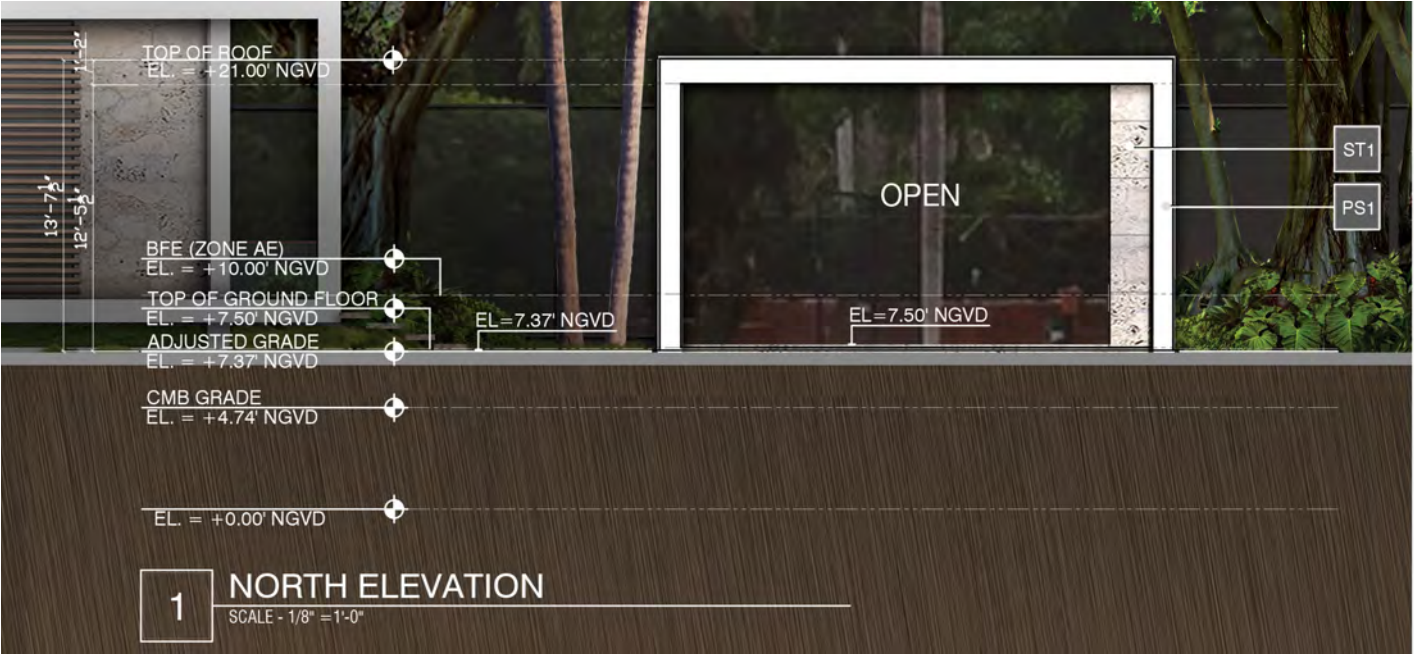
MT1
ALUMINUM MULLIONS
ANODIZED FINISH



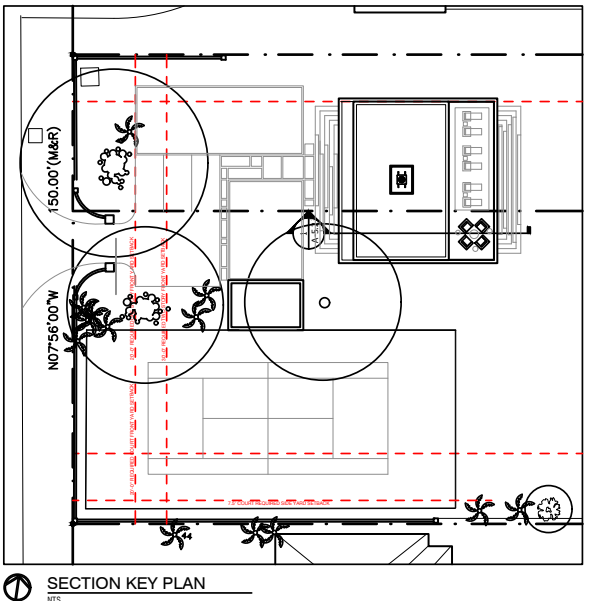
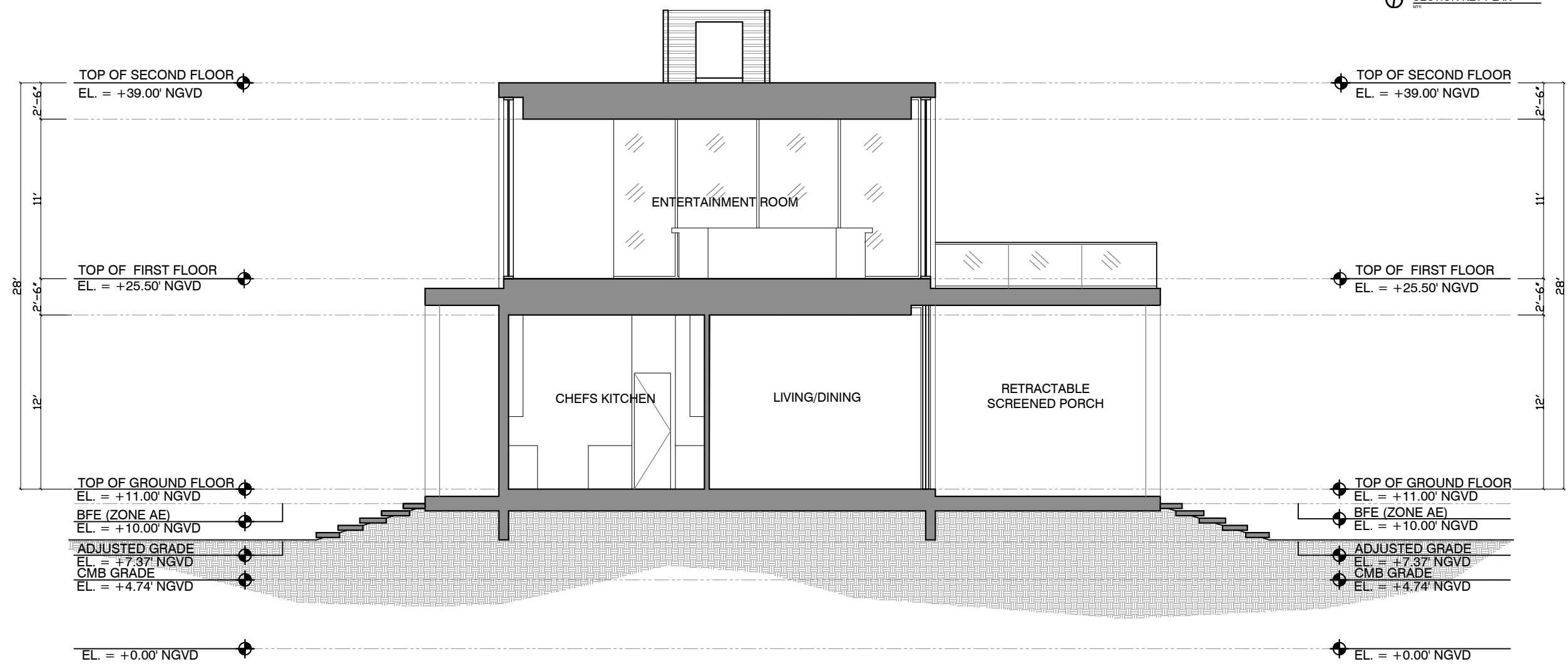
GL1
CLEAR IMPACT
GLAZING



ELEVATION KEY PLAN

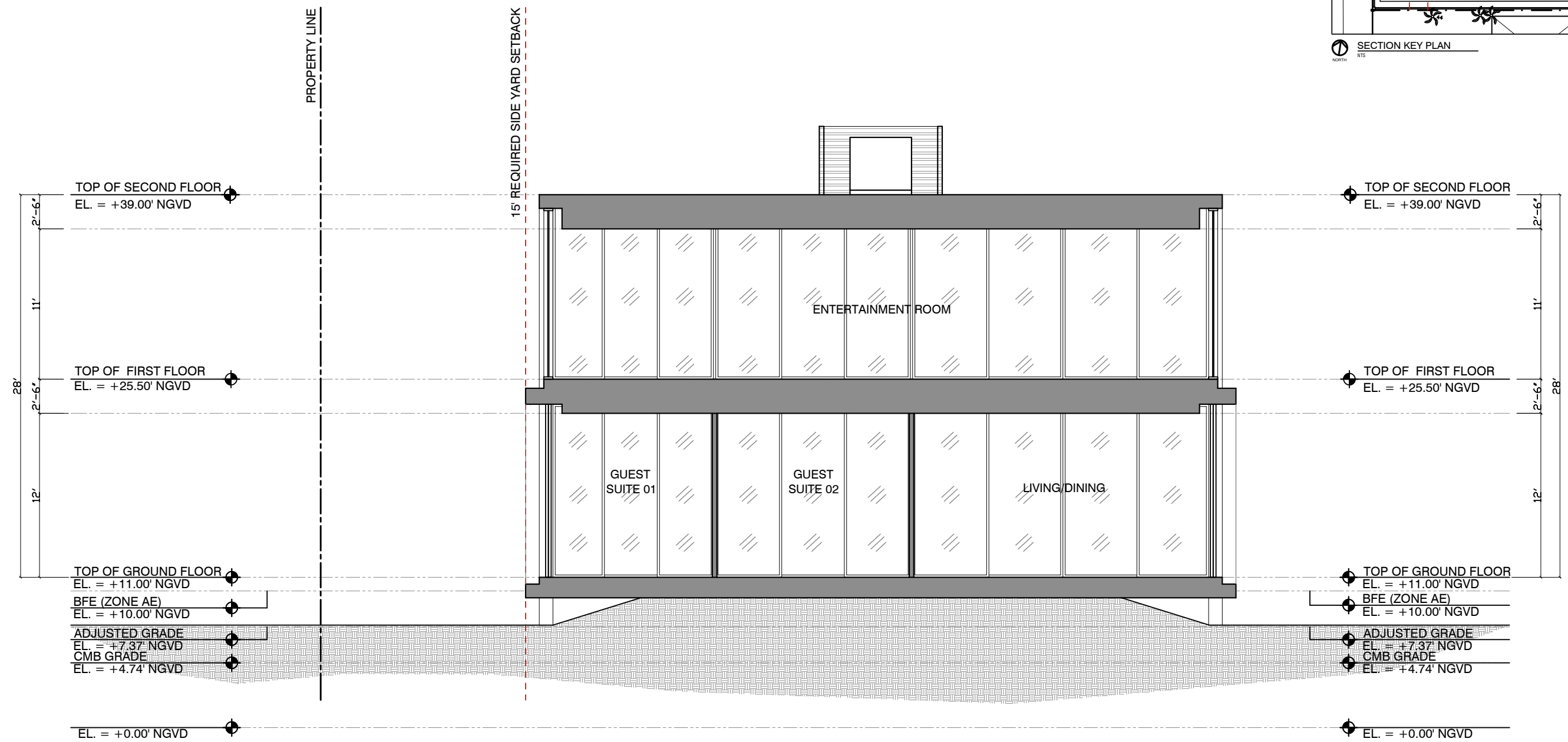


SECTION- TRANSVERSE

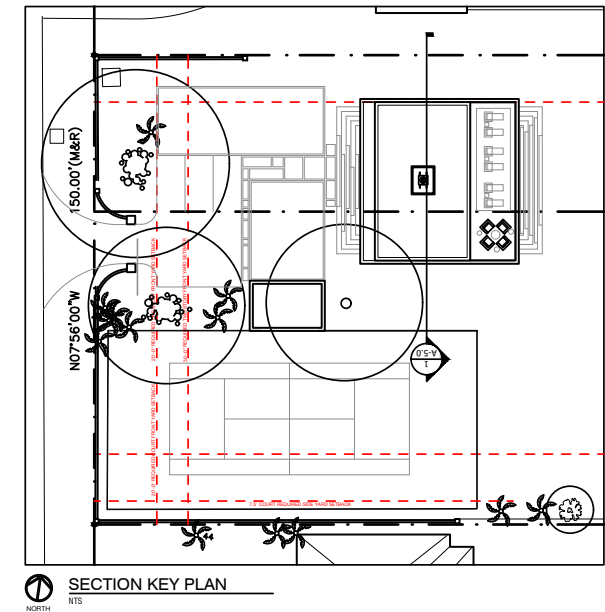


1 TRANSVERSE SECTION
SCALE - 1/8" = 1'-0"

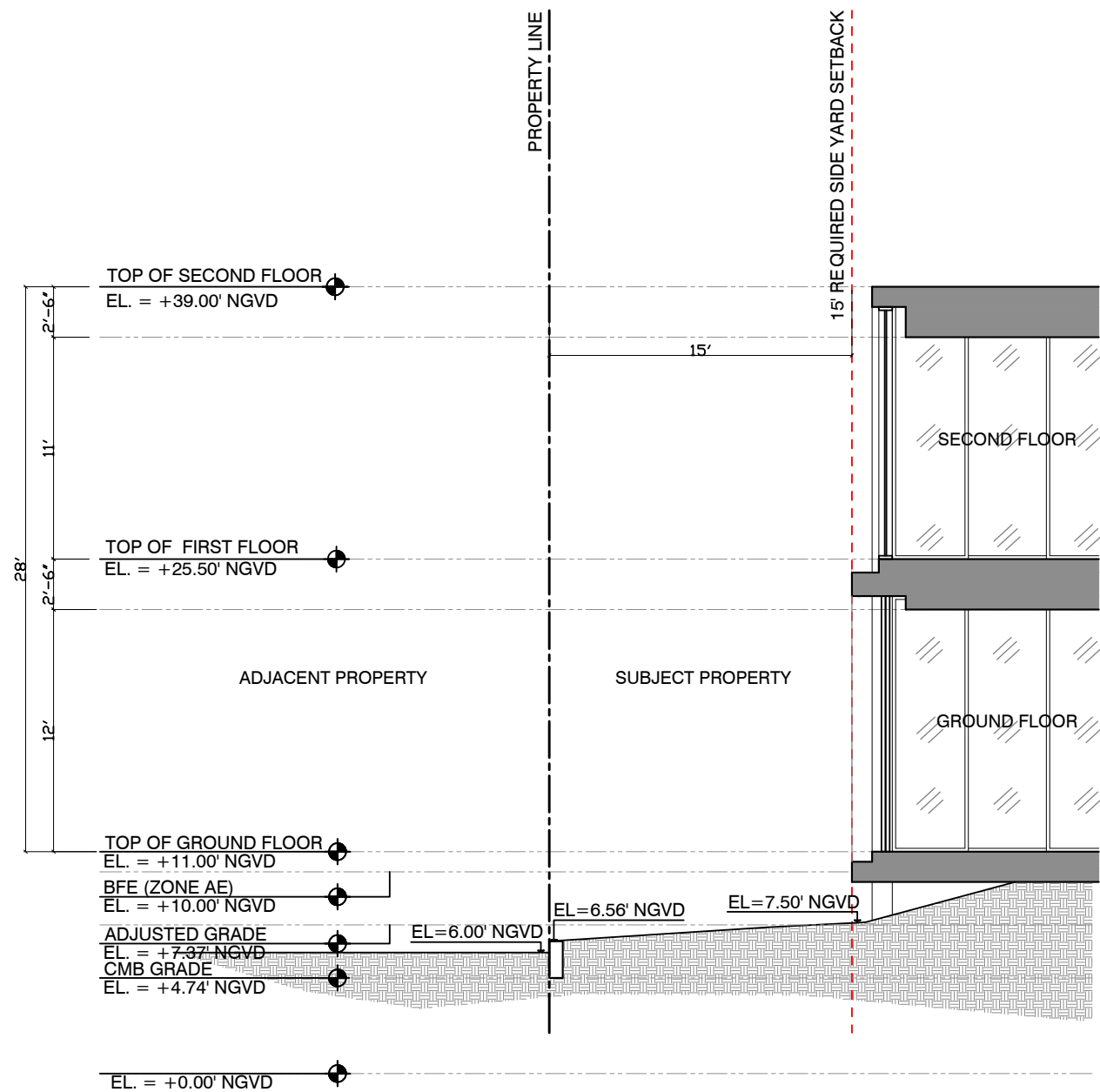
SECTION- LONGITUDINAL



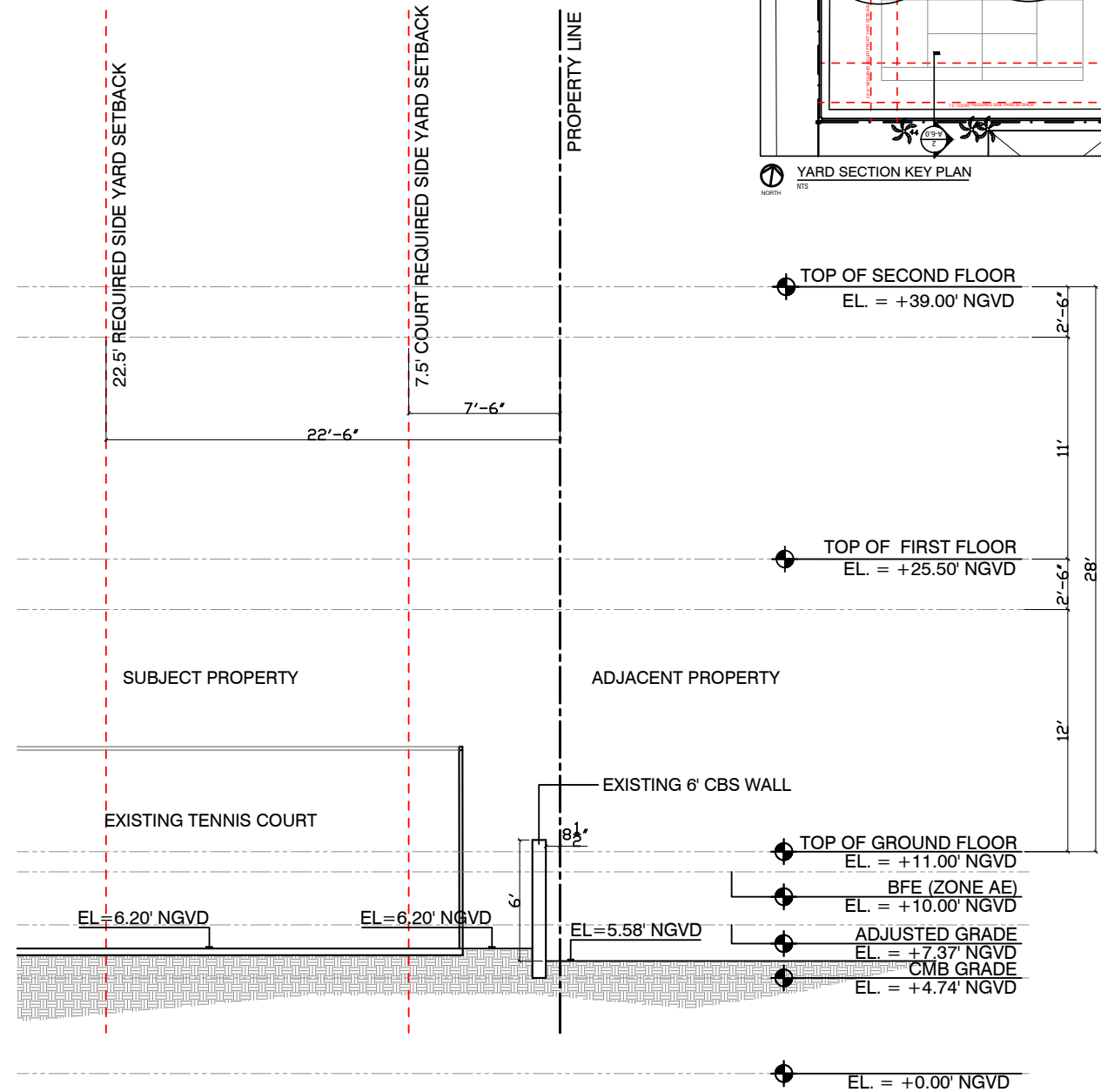
1 LONGITUDINAL SECTION
SCALE - 1/8" = 1'-0"



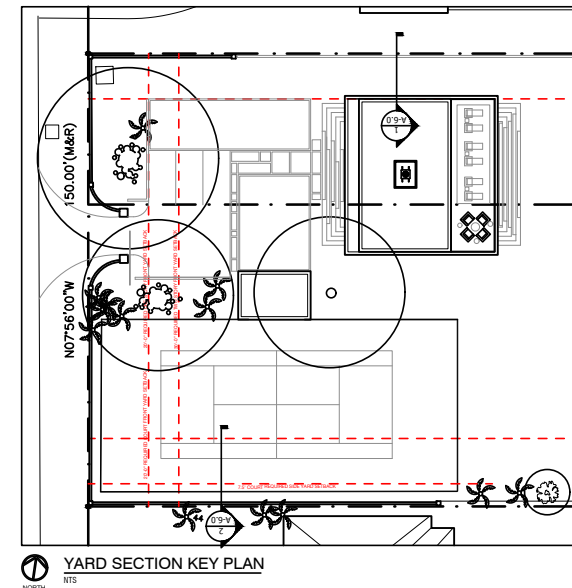
YARD SECTIONS - FRONT AND REAR



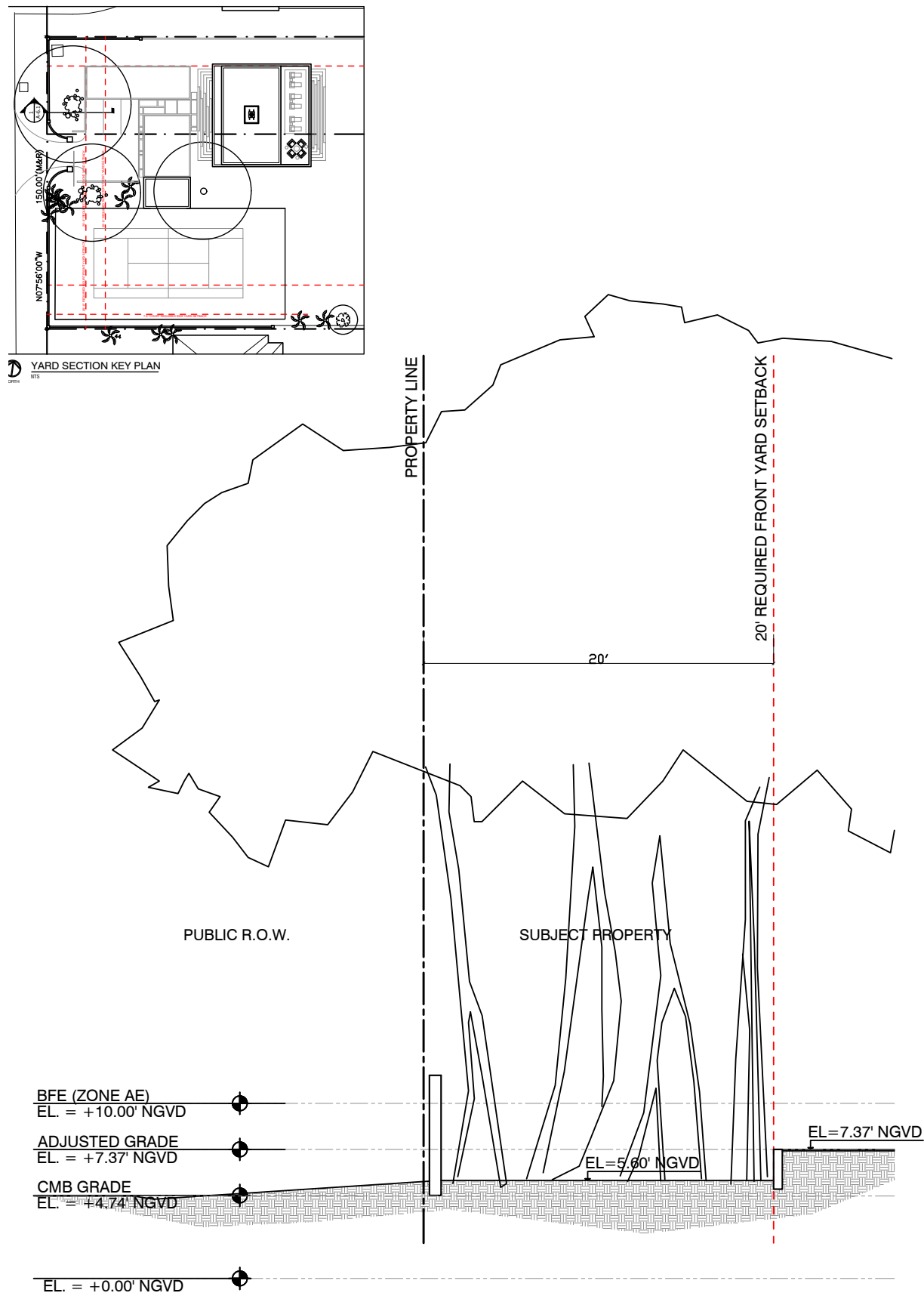
1 SIDE YARD SECTION - NORTH



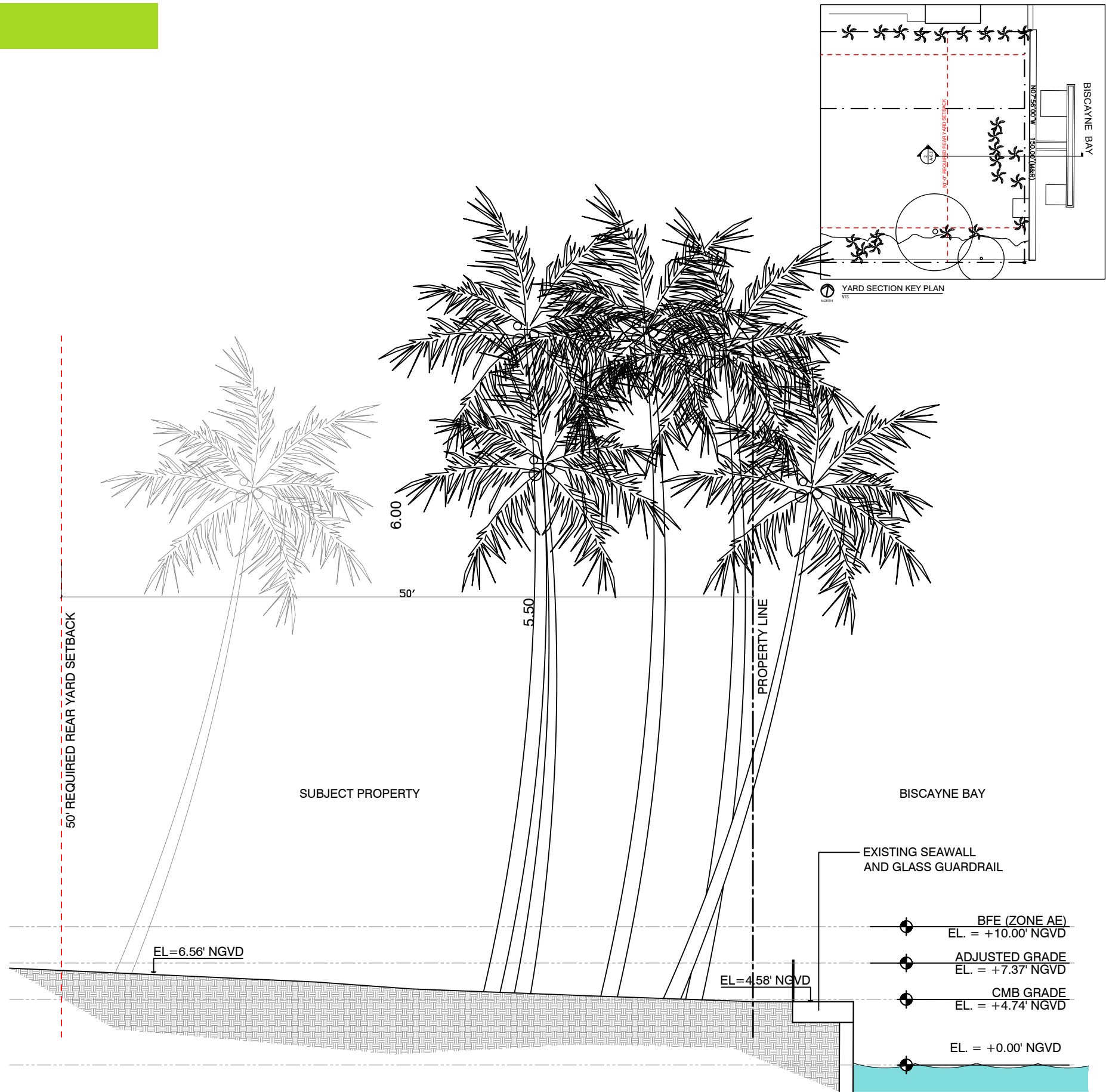
2 SIDE YARD SECTION - SOUTH



YARD SECTIONS - SIDES



1 FRONT YARD SECTION - WEST



2 REAR YARD SECTION - EAST



