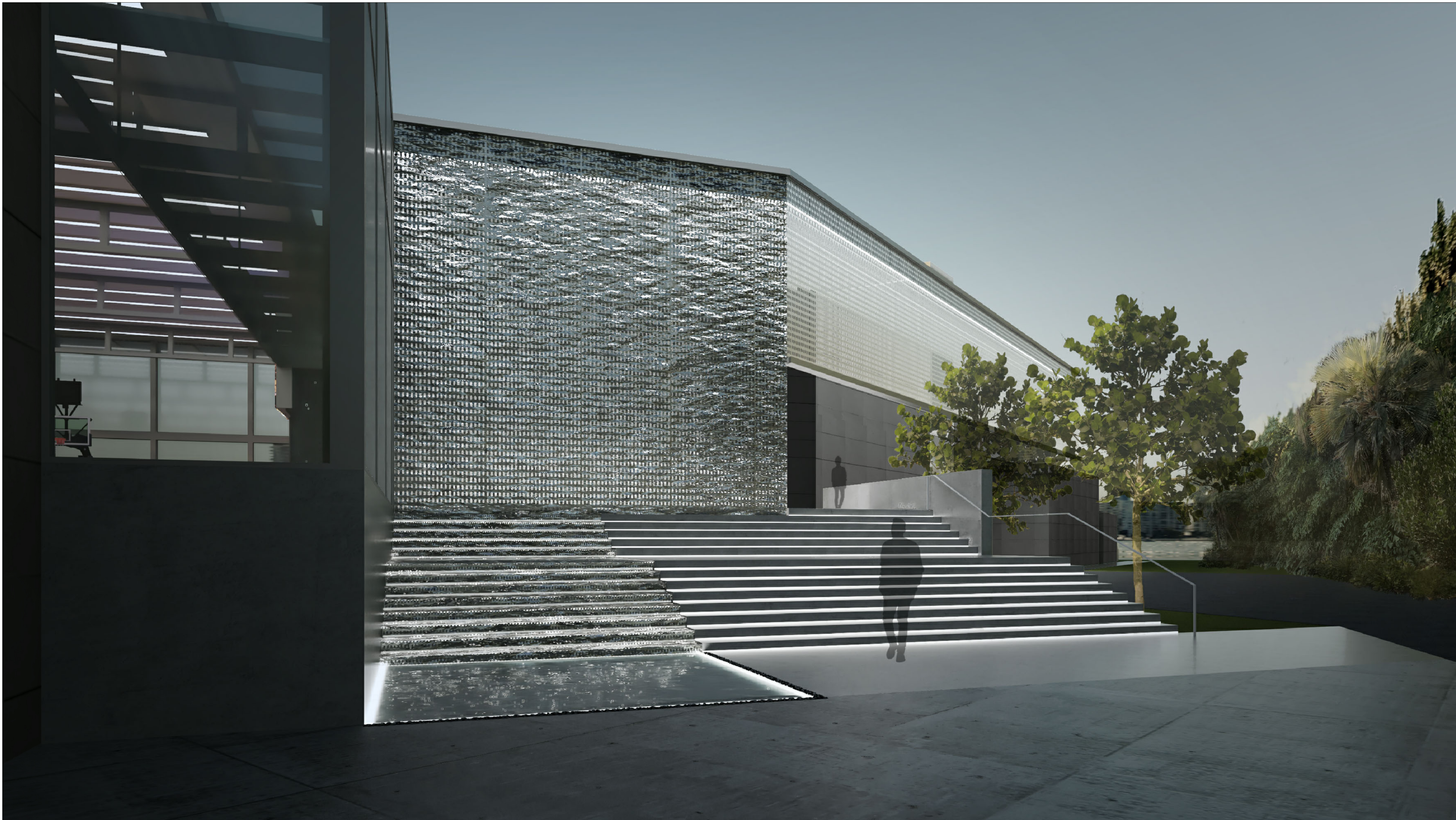


REQUEST FOR B.O.A. VARIANCE APPROVAL FOR:
23 STAR ISLAND DR. RESIDENCE

BOARD OF ADJUSTMENT-ZBAA21-0126
FINAL SUBMITTAL - FEBRUARY 8, 2021
APRIL AGENDA



A & E TEAM

- ARCHITECT OF RECORD
CHOEFF LEVY + FISCHMANN
8425 BISCAYNE BLVD. - SUITE 201
MIAMI, FL 33138
305.434.8338
- DESIGN ARCHITECT
E. COBB ARCHITECTS
99 S. JACKSON STREET
SEATTLE, WA 98104
206.287.0136
- STRUCTURAL CONSULTANT
OPTIMUS STRUCTURAL DESIGN
1850 NW 146th STREET, SUITE 305
MIAMI LAKES, FL 33016
305.512.5860
- MEP CONSULTANT
CREDO CONSULTING ENGINEERS, LLC.
800 EAST BROWARD BLVD., SUITE 601
FT. LAUDERDALE, FL 33301
954.763.2246
- LANDSCAPE ARCHITECT
CLAD, LLC
1665 NE 4th COURT
MIAMI, FL 33138
786.536.6076
- CIVIL CONSULTANT
GGB ENGINEERING, INC.
2699 STIRLING ROAD, SUITE C-202
FT. LAUDERDALE, FL 33312
954.986.9899
- SURVEYOR
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
3240 CORAL WAY
CORAL GABLES, FL 33145
305.233.9210
- GEO-TECHNICAL
DYNATECH ENGINEERING CORP
150 W 84th STREET
HIALEAH, FL 33014
305.828.7499

VARIANCE REQUESTS:

1. REQUEST TO INCREASE THE ROOF HEIGHT LIMIT (28'-0") BY 3'-0" OVER BASKETBALL COURT ONLY
2. REQUEST TO ALLOW AN ADDITIONAL 3'-0" OF ELEVATOR BULKHEAD HEIGHT OVER LIMIT OF 10'-0"
3. REQUEST TO ALLOW PROPOSED NEW MASTER BEDROOM BALCONY, A PORTION OF WHICH WOULD BE OVER THE REAR SETBACK
4. FRONT SITE WALL HEIGHT INCREASE TO 10'-0"± CURRENTLY APPROVED AT 7'-0"
5. REQUEST TO ALLOW THE REQUIRED FPL TRANSFORMER IN SIDE SETBACK

Paul
Fisch
man

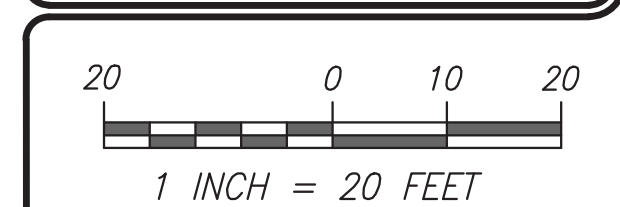
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signed by Paul
Fischman
Date:
2021.02.05
16:46:31
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Responsible Supervisor
Paul Fischman
AR96202
AA23003009

STAR ISLAND RESIDENCE
23 E. STAR ISLAND DRIVE
MIAMI BEACH, FLORIDA 33139

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN



I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON 01/18/21. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Associates, Inc.
 CELEBRATED BY MARK STEVEN JOHNSON, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPMAKER
 FLORIDA

Mark S Johnson

Digitally signed
by Paul Fischman
Date: 2021.02.05
16:51:13 -05'00'

LOTS 23 AND THE NORTHERLY HALF OF LOT 24, PLAT OF STAR ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 52 AS AFFECTED BY CORRECTED PLAT STAR ISLAND IN BISCAYNE BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

[illegible]

BOUNDARY SURVEY

Section 04, Township 54 South, Range 42 East, Miami-Dade County, Florida.

Schwelke-Shiskin & Associates, Inc.
ENGINEERS
LAND PLANNERS
3240 CORPORATE WAY, MIAMI, FLORIDA 33025

CERTIFICATE
OF AUTHORIZATION
No. LB-87

LAND SURVEYORS
TEL (864) 438-7310 FAX (864) 438-3888

DATE
Survey 01/18/21

Drawn By: CSJ
Date: 01/18/21

Checked By: _____
Date: _____

NOTE: This sketch is not valid unless it bears the signature and seal of a Florida licensed surveyor and mapper.

Scale: 2206 D
F.B. No. 210204

Order No. 210204

AS SHOWN

Fig. No. AJ-6043

Sheet 1 of 1 Sheet(s)

This is a "Boundary Survey"

Work Permit BR2004173
Building - Residential

Status:	Issued	Date:	1/7/2021
Site Address:	23 STAR ISLAND DR	Applied:	05/01/2020
Parcel #:	0242040010200	Issued:	01/07/2021
		Expiration Date:	07/06/2021
Total Job Value:	\$14,000,000.00	PIN:	126157
Contractor:	COASTAL HOMES OF SOUTH FLORIDA, INC.-CGC061604 5959 BLUE LAGOON DR #200 MIAMI FL 33126 MIAMI, FL 33126	Owner:	Florida Property Holdco LLC Florida Property Holdco LLC 11100 NE 8TH STREET 400 BELLEVUE, WA 98004

Description: New Construction Of A Single Family Residence with Elevator

Inspector Area: Class Code:

Statement of Work	Quantity	Total Fee
Permit Fee - Building Department	120,400.00	\$120,400.00
Training/Technology Fee - Planning	150,500.00	\$9,030.00
Sanitation Surcharges	14,000,000.00	\$1,500.00
Permit Fee - Planning Department	56,000.00	\$56,000.00
Permit Fee - Public Works Department	56,000.00	\$56,000.00
MDC Compliance Fee	14,000,000.00	\$8,400.00
Training/Technology Fee - Public Works	150,500.00	\$9,030.00
Florida Building Code Admin and Inspector Fund	150,500.00	\$2,257.50
Training/Technology Fee - Building	150,500.00	\$9,030.00
Florida Building Code - DBPR Fee	1,505.00	\$1,505.00
Building Administrative Processing Fee	0.00	\$51.00
Construction Parking Management Plan (CPMP)	0.00	\$144.00
Expedited Plans Review - Planning Department	0.00	\$515.00
Permit 20% Initial Charge - Planning	70,000.00	\$14,000.00
Permit 20% Initial Charge - Building	150,500.00	\$30,100.00
Permit 20% Initial Charge - Public Works	70,000.00	\$14,000.00
Expedited Plans Review - Planning Department	0.00	\$515.00
Expedited Plans Review - Planning Department	0.00	\$515.00
Expedited Plans Review - Planning Department	0.00	\$515.00
Plans Re-Review Fee - Building Department	0.00	\$1,000.00
Total of All Fees:		\$334,507.50
Total of All Payments:		\$334,507.50
Balance Due:		\$0.00

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

1
G-2 BUILDING WORK PERMIT
Scale: N.T.S.



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



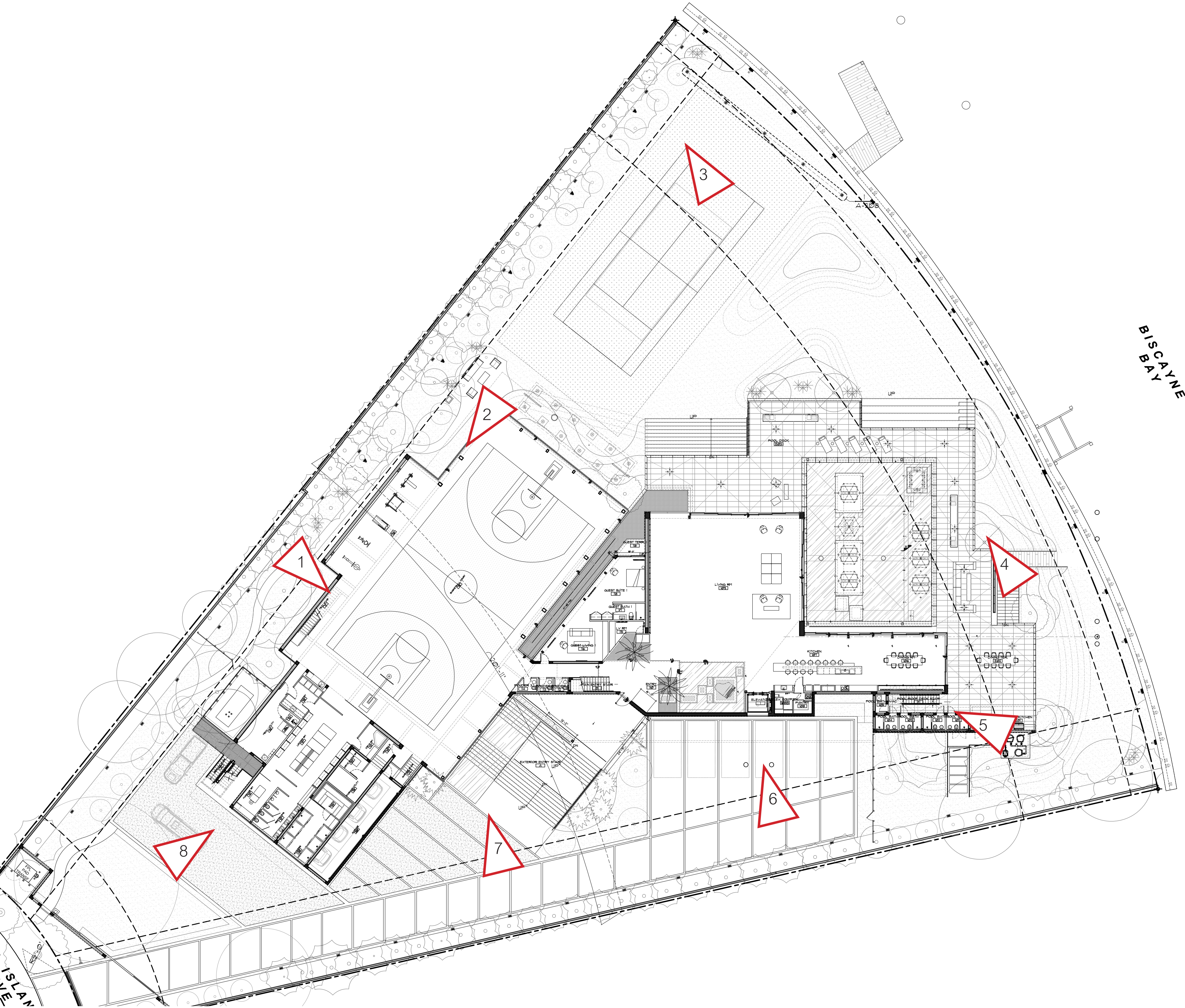
PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8

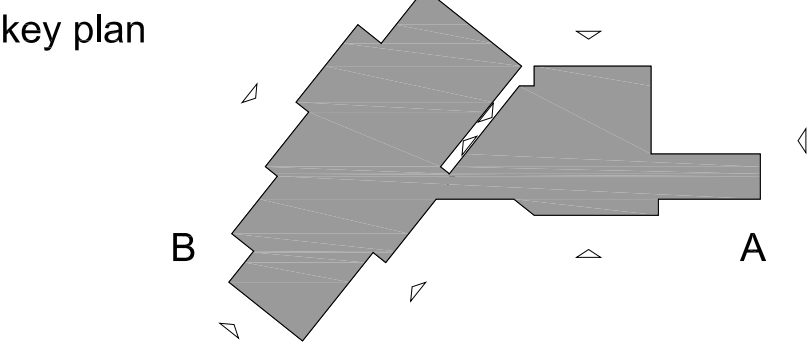


KEY PLAN
G-003 Scale: 1/32" = 1'-0" N

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

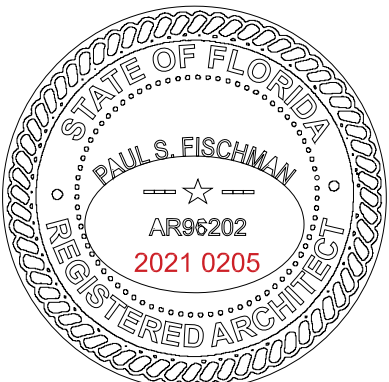
8425 Biscayne Blvd., suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
www.clfarchitects.com

project name:
23 STAR ISLAND
MIAMI BEACH, FLORIDA 33139



Paul
Fischman
man

Digitally
signed by
Paul
Fischman
Date:
2021.02.05
16:52:37
-05'00'



comm no.:
1901
date:
2021 0208
BOA - FINAL
SUBMITTAL

revised:

sheet no.

G-3