

ZONING DATA				
ITEM	ZONING INFORMATION			
001	ADDRESS	23 STAR ISLAND DRIVE MIAMI BEACH, FLORIDA 33139		
	LEGAL DESCRIPTION	LOT 33 AND THE NORTHERLY HALF OF LOT 24, STAR ISLAND CORRECTED PLAT, AS RECORDED IN PLAT BOOK 31, AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
002	FOLIO NUMBER	02-4204-001-0200		
003	DESIGN REVIEW BOARD FILE NUMBER	N/A	PLANNING BOARD REVIEW NUMBER	N/A
004	YEAR BUILT	VACANT LAND	ZONING DISTRICT	RS-1
005	BASE FLOOD ELEVATION	AE - 10.00'	GRADE DETERMINATION - CMB (NGVD.)	4.81' NAVD. / 6.43' NGVD.
006	GRADE	5.11' NGVD. (SURVEY)		
007	ADJ./AVG. GRADE-CITY OF MIAMI BCH.	10.00' ± 5.11' / 2 ± 7.56' NGVD.	FREEBOARD	-5.00' (-15.00' NGVD.)
008	MINIMUM LOT AREA:	30,000 SF.	ACTUAL LOT AREA:	80,784 SF.
009	LOT WIDTH	205'-11" ***	LOT DEPTH	400'-0" TO INSIDE EDGE OF SEAWALL
010	MAXIMUM LOT COVERAGE (SF ± %)	24,193 SF. ± 30.0%	PROPOSED LOT COVERAGE (SF ± %)	20,061 SF. ± 24.83%
011	EXISTING LOT COVERAGE (SF ± %)	VACANT LAND		
012	FRONT YARD OPEN SPACE (SF ± %)	2,331 SF. TOTAL AREA ± 1404 SF TOTAL PERVIOUS AREA ± 60.49%		
	REAR YARD OPEN SPACE (SF ± %)	15,981 SF. TOTAL AREA ± 1126 SF TOTAL PERVIOUS AREA ± 70.66%		
013	EXISTING UNIT SIZE (SF ± %)	VACANT LAND		
	MAXIMUM UNIT SIZE (SF ± %)	40,392 SF. ± 50.0%	PROPOSED UNIT SIZE (SF ± %)	28,781 SF. ± 35.63%
014	PROP. FIRST FLOOR UNIT SIZE (SF)	N/A		
	PROP. SECOND FLOOR UNIT SIZE (SF)	N/A		
015	PROP. FIRST FLOOR UNIT SIZE (VOLUMETRIC)	19,920 SF.		
	PROP. SECOND FLOOR UNIT SIZE (VOLUMETRIC)	8,511 SF.		
		8,511 SF. / 19,920 SF. ± 43.1%		
016	PROP. ROOF UNIT SIZE (SF ± %)	1,634 SF. x 25% MAX. ± 1,309 SF.		
		1,600 SF. ± 15.19%		
ITEM	ZONING INFORMATION	REQUIRED	EXISTING	PROPOSED
017	HEIGHT	28'-0"	VACANT LAND	28'-0"
	SETBACKS			
018	FRONT - FIRST LEVEL	20'-0" ± 10'-0"	VACANT LAND	82'-10"
019	FRONT - SECOND LEVEL	20'-0" ± 10'-0"		82'-10"
	SIDE SETBACK REQUIRED: 25% x 205'-11" (LOT WIDTH ARC AT MIDPOINT) ± 50'-6"			
020	SIDE 1 ::	20'-6"	VACANT LAND	22'-0" (CLOSEST DIMENSION)
021	SIDE 2 ::	30'-0"		32'-5" (CLOSEST DIMENSION)
	REAR SETBACK REQUIRED: 15% x 400'-0" (LOT DEPTH) OR 50'-0" MAXIMUM			
022	REAR ::	50'-0"	VACANT LAND	54'-1"
023	2 STORY ACC. STRUCTURE - SIDE 1	N/A		N/A
024	2 STORY ACC. STRUCTURE - REAR	N/A		N/A
025	SUM OF SIDE YARDS	22'-0" ± 32'-5"		54'-5"
026	LOCATED WITHIN A LOCAL HISTORIC DISTRICT		NO	
027	DESIGNATED AS AN INDV. HISTORIC SINGLE FAMILY RES. SITE?		NO	
028	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?		NO	
NOTES: * 10'-0" ADDITIONAL FRONT SETBACK REQUIRED FOR 2 STORY RESIDENCES ** MAXIMUM ROOF TOP TERRACE ALLOWED IS 25% OF TOTAL ENCLOSED AREA DIRECTLY BELOW *** LOT WIDTH IS MIDWAY POINT ARC OF 'PIE SHAPED' LOT				

NEW CONSTRUCTION FLOODPLAIN MANAGEMENT DATA

ITEM	DESCRIPTION	AE 10'
001	FLOOD ZONE	AE 10'
002	FIRM MAP NUMBER	12086C0318L
003	BASE FLOOD ELEVATION (BFE.)	10.00' NGVD.
004	DESIGN FLOOD ELEVATION (DFE.)	11.00' NGVD.
005	CROWN OF ROAD	5.11' NGVD. - PER SURVEY SUBMITTED
006	ESTABLISHED GRADE ELEVATION	6.43' NGVD. - (CMB GRADE DETERMINATION - 4.81' NAVD ± 1.56')
007	ADJUSTED GRADE ELEVATION	7.56' NGVD. - (10.00' ± 5.11' / 2 ± 7.56' NGVD.)
008	FLOOD DESIGN CLASS	CLASS II
009	BUILDING USE	SINGLE FAMILY RESIDENCE
010	PROPOSED TOP OF BOTTOM FLOOR	1.00' NGVD. POOL EQUIPMENT + WATER FEATURE EQUIPMENT VAULTS T.O.S.
010A	PROPOSED TOP OF NEXT BOTTOM FLOOR	8.00' NGVD. STORAGE T.O.S.
011	PROPOSED LOWEST FLOOR (HABITABLE SPACE)	19.00' NGVD. FIRST FLOOR T.O.S.
012	PROPOSED NEXT HIGHEST FLOOR (HABITABLE SPACE)	21.50' NGVD. SECOND FLOOR T.O.S.
013	PROPOSED GARAGE ELEVATION - LOW POINT	8.25' NGVD. GARAGE DOOR THRESHOLD (1' SLAB KEY)
	- HIGH POINT	8.50' NGVD.
014	PROPOSED LOWEST ADJACENT GRADE - NEXT TO BLDG.	8.00' NGVD. MOST OF HOUSE PERIMETER - FRONT AND SIDES
015	PROPOSED HIGHEST ADJACENT GRADE - NEXT TO BLDG.	9.00' NGVD. AT METERS AND EXTERIOR GRADE PANELS
016	LOWEST ELEV. OF MACHINERY OR EQUIP. SERVING THE BLDG	9.00' NGVD. ELEVATOR PIT
NOTES: * THERE ARE NO CRAWL SPACES BELOW DFE± COMPACTED FILL THROUGHOUT		

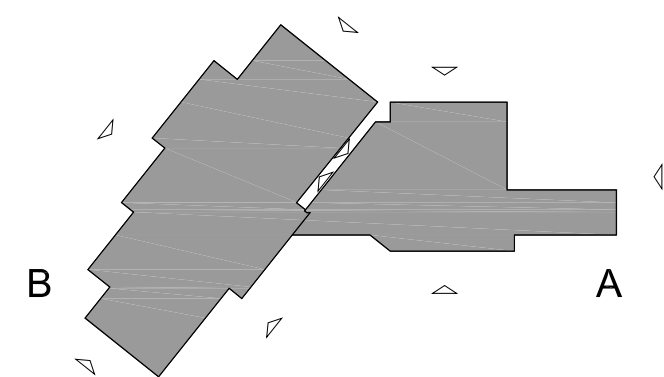
APPLICABLE CODES

DISCIPLINE	DESCRIPTION
ZONING	CITY OF MIAMI BEACH CODE OF ORDINANCES
BUILDING	F.B.C. 2011 - SIXTH EDITION
ACCESSIBILITY	F.B.C. 2011 - SIXTH EDITION
LIFE SAFETY	F.F.P.C. - SIXTH EDITION
FIRE PREVENTION	F.F.P.C. - SIXTH EDITION
ENERGY	F.B.C. 2011 - SIXTH EDITION
MECHANICAL	F.B.C. 2011 - SIXTH EDITION
ELECTRICAL	F.B.C. 2011 - SIXTH EDITION
PLUMBING	F.B.C. 2011 - SIXTH EDITION
GAS	F.B.C. 2011 - SIXTH EDITION

project name:

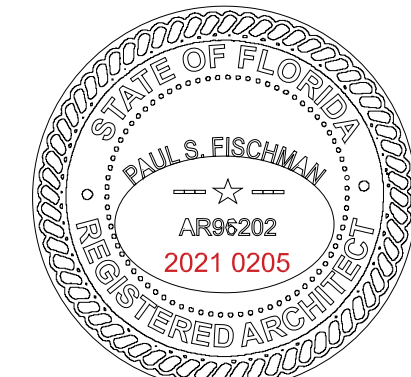
23 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

key plan



Paul
Fischman

Digitally
signed by
Paul Fischman
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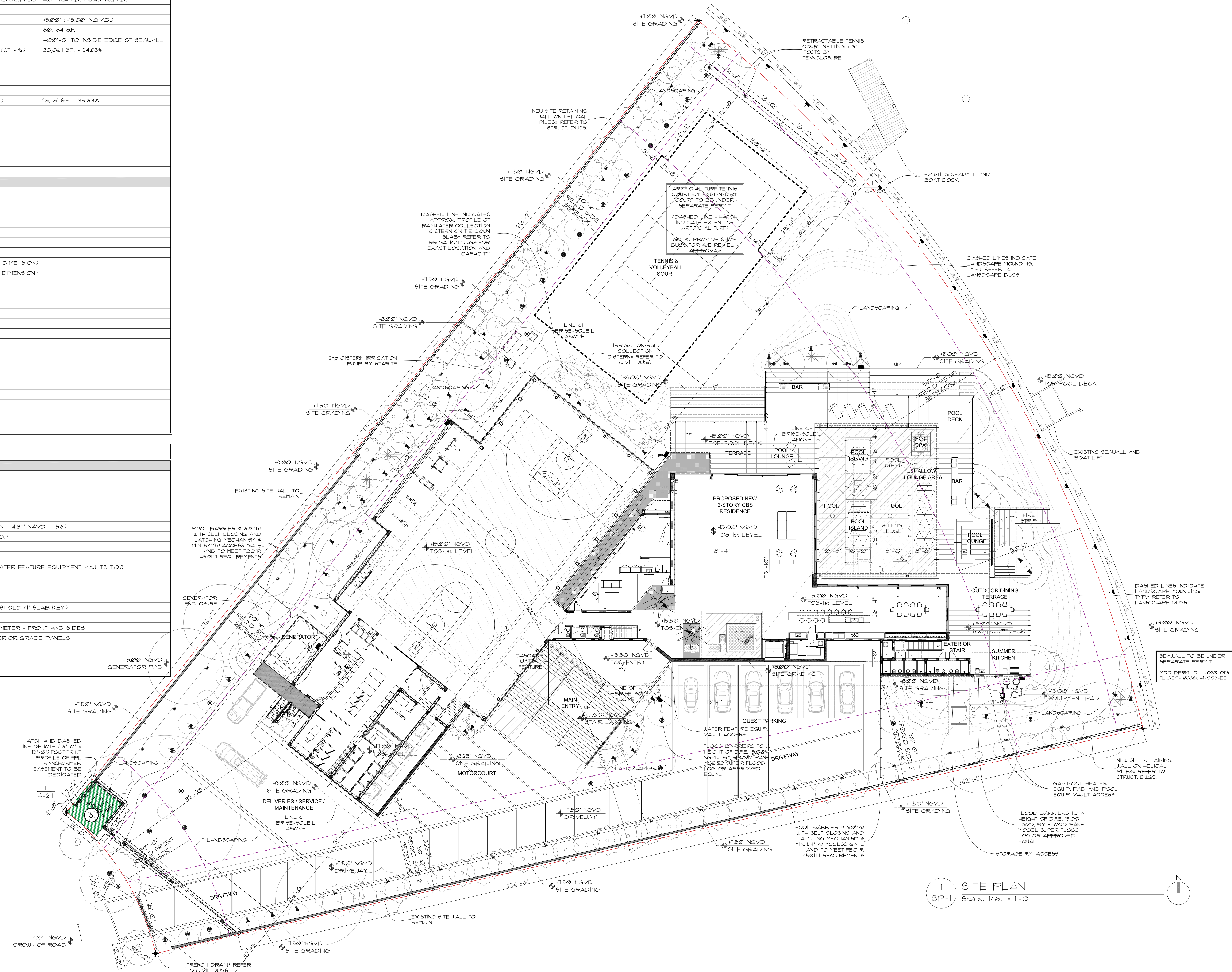
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BOA - FINAL
SUBMITTAL

revised:

sheet no.

SP-1





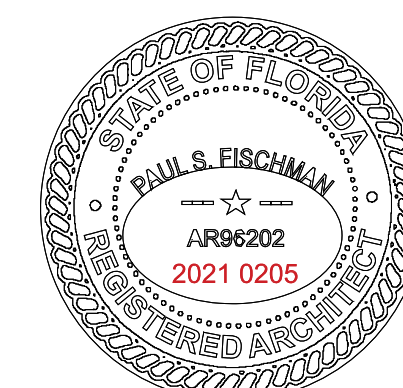
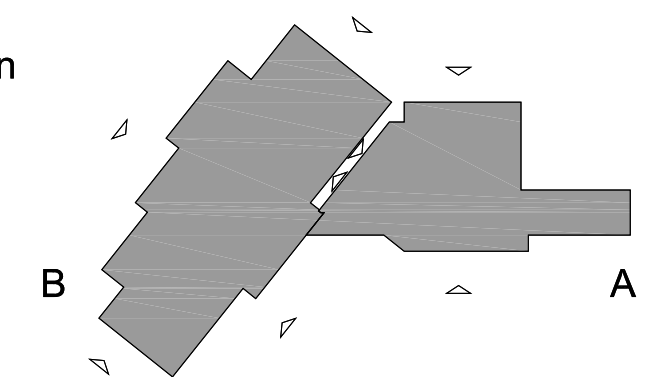
1 FRONT + REAR YARD CALCS.
SP-2 Scale: N.T.S.

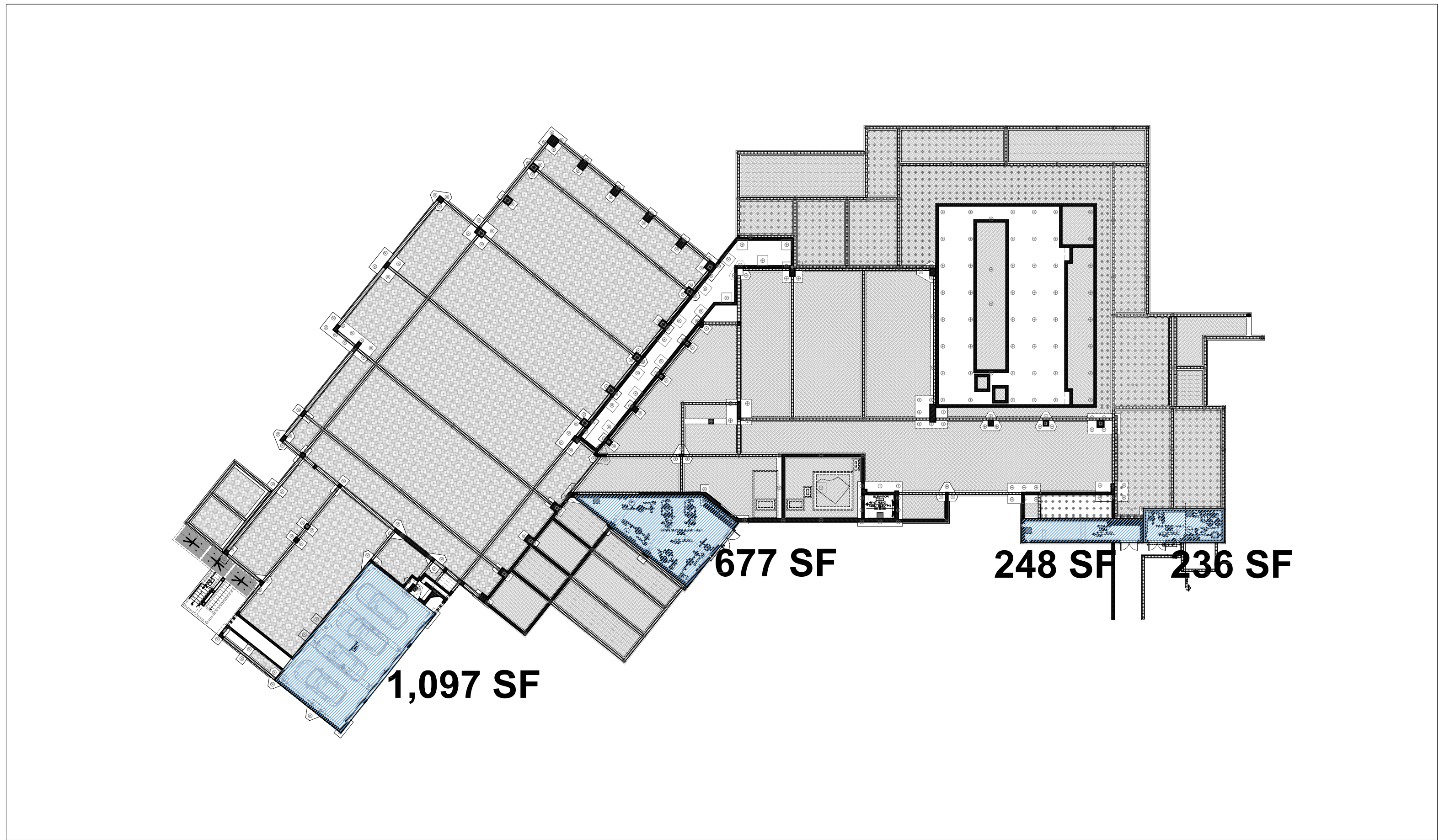
FRONT YARD CALCULATIONS		1
TOTAL FRONT YARD:	2,321 SF.	
TOTAL IMPERVIOUS AREA:	917 SF. = (39.51 %)	
TOTAL PERVIOUS AREA:	1,404 SF. = (60.49 %)	
REAR YARD CALCULATIONS		
TOTAL REAR YARD	15,987 SF.	
COUNTS 100%	11,140 SF.	
COUNTS 50%	312 SF. / 2 = 156 SF.	
COUNTS 0% (ALL IMPERVIOUS)	4,540 SF.	
TOTAL IMPERVIOUS AREA:	4,696 SF. = (29.34 %)	
TOTAL PERVIOUS AREA:	11,296 SF. = (70.66 %)	



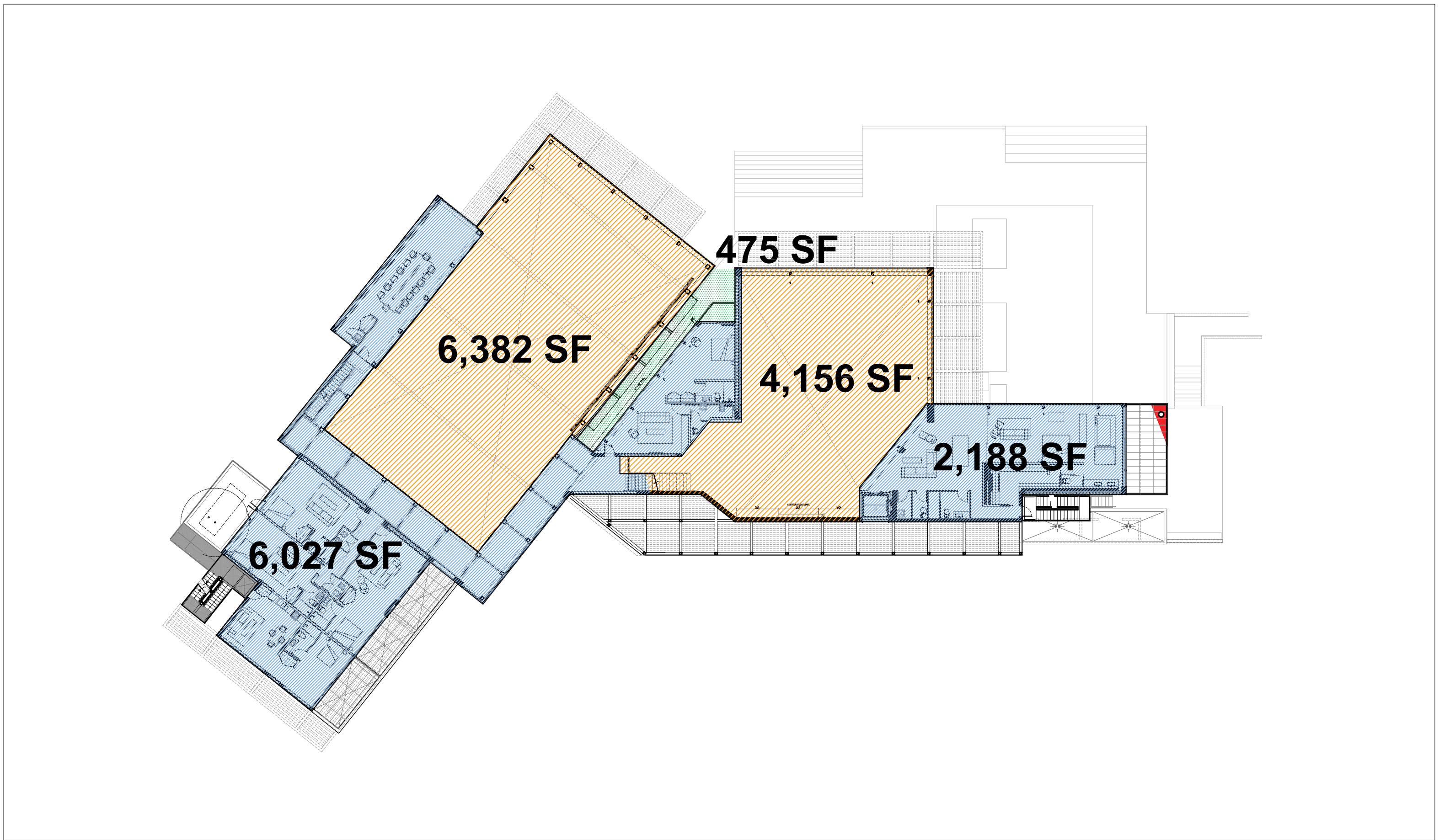
2 LOT COVERAGE
SP-2 Scale: N.T.S.

LOT COVERAGE :		2
LOT SIZE:	80,784 SF.	
FIRST FLOOR (INCL. 3 CONT. WALL AREAS):	20,061 SF.	
TOTAL:	20,061 SF. (24.83 %)	

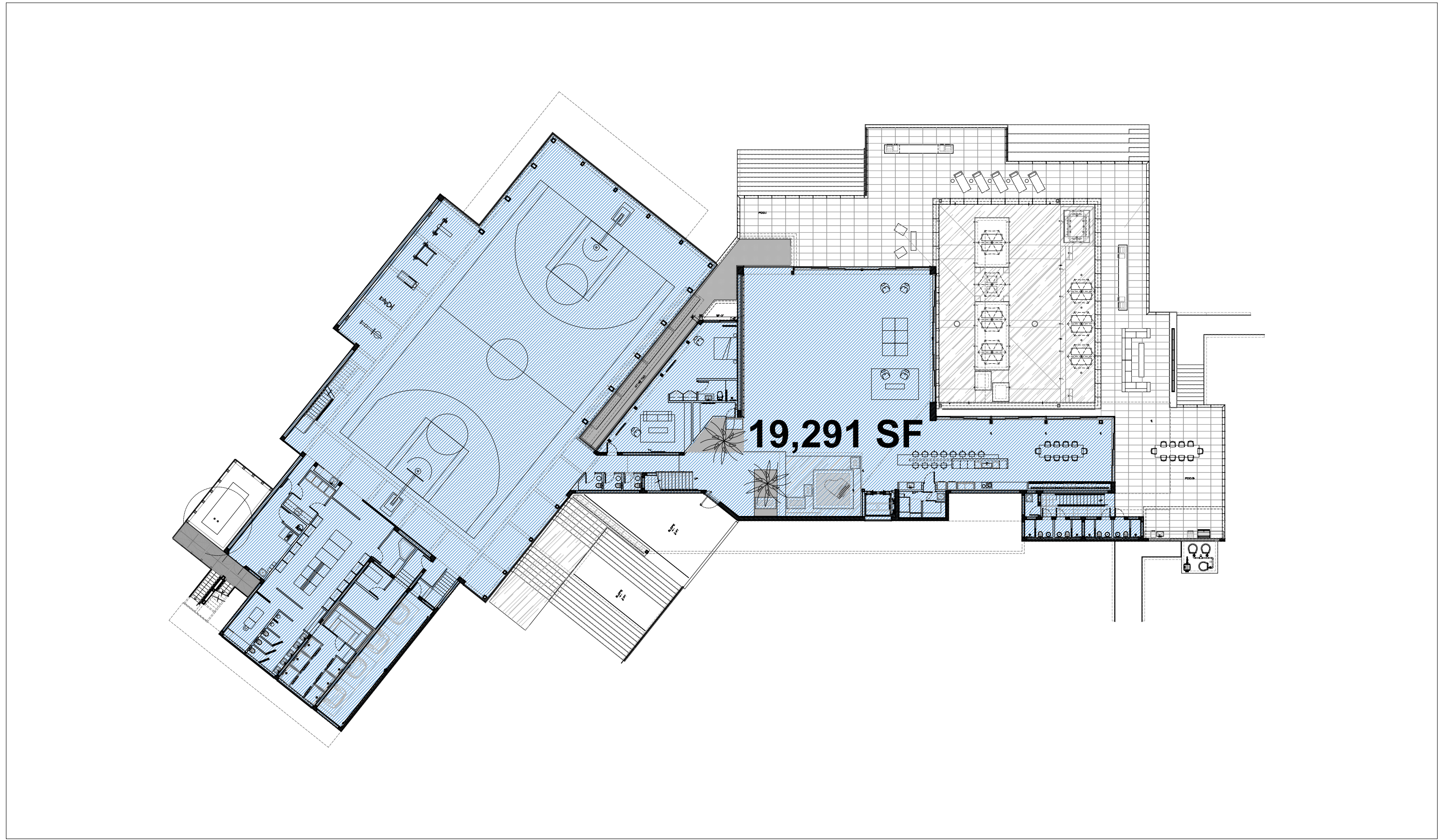




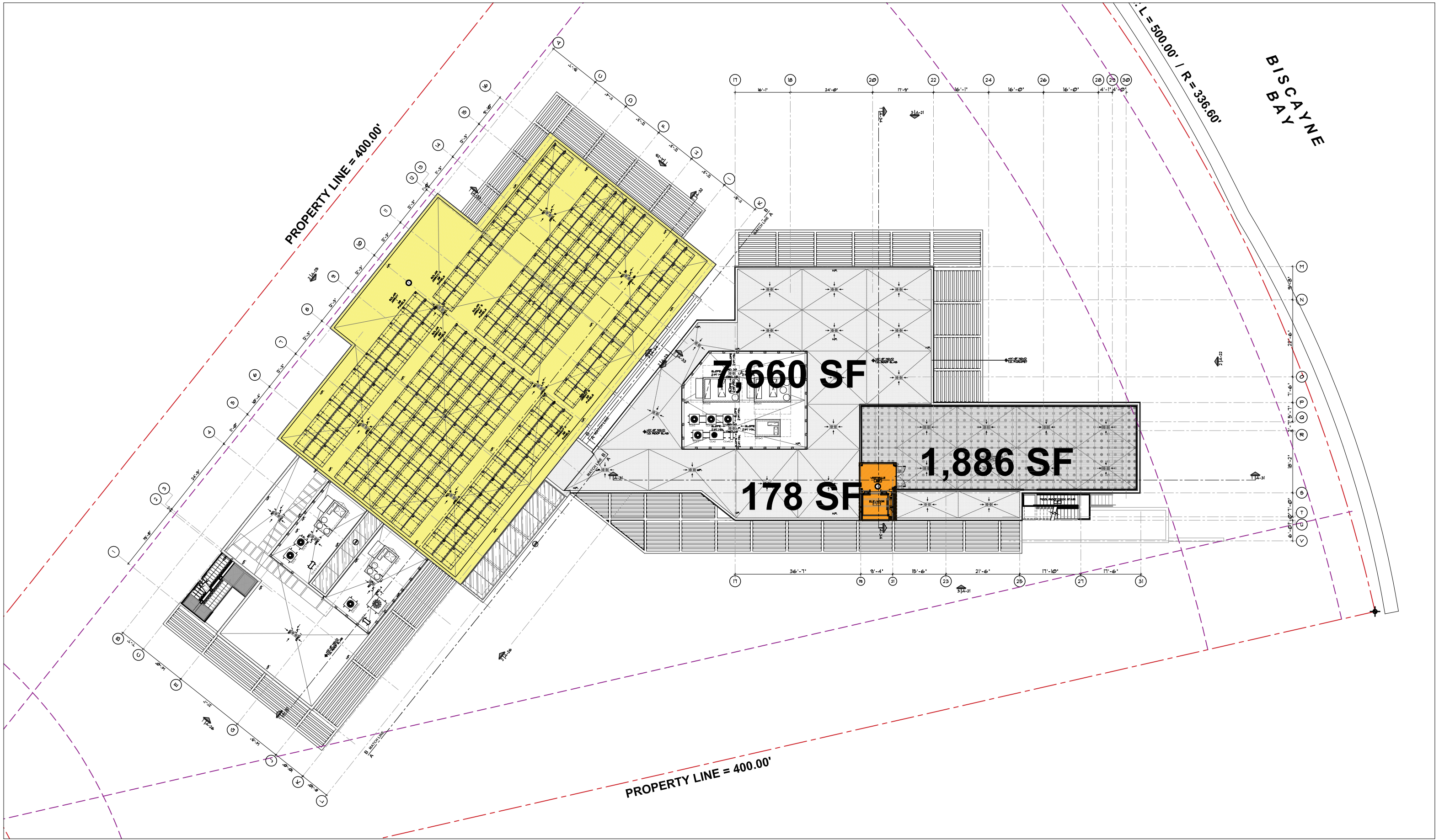
1 UNIT SIZE - FOUNDATION
Scale: N.T.S.



3 UNIT SIZE - SECOND FLOOR
Scale: N.T.S.



2 UNIT SIZE - FIRST FLOOR
Scale: N.T.S.



4 UNIT SIZE - ROOF PLAN
Scale: N.T.S.

UNIT SIZE :		3
LOT SIZE:	80,784 S.F.	
GARAGE:	1,097 S.F.	
FIRST FLOOR:	19,291 S.F.	
SECOND FLOOR:	8,215 S.F.	
ROOF TOP:	178 S.F.	
TOTAL:	28,781 S.F. (35.63 %)	
*ROOF DECK:	1,886 S.F. (24.62 %)	
UNIT / LOT SIZE:	40,392 S.F. (50% MAX.)	

