



DRB
PRESENTATION

SEPT 10, 2021

DESIGNER:
SCOTT MITCHELL STUDIO
181 NORTH MARTEL AVE.
LOS ANGELES, CA 90036
CONTACT: SCOTT MITCHELL
(323) 933-9076

LOCAL ARCHITECT:
STUDIO MC+G ARCHITECTURE
7500 NE 4TH COURT
STUDIO 103
MIAMI, FL 33138
JENNIFER MCCONNEY-GAYOSO
(305) 573-2728

LANDSCAPE:
RAYMOND JUNGLES, INC.
2964 AVIATION AVENUE
COCONUT GROVE, FL 33133
CONTACT: BENJAMIN GREEN
(305) 858-6777

OWNER'S REPRESENTATIVE:
HANDCRAFT CONSTRUCTION
MANAGEMENT, INC.
1498 NW 3RD STREET
DEERFIELD BEACH, FL 33442
CONTACT: JERRY ROWLAND
(954) 418-8344

STAR ISLAND RESIDENCE

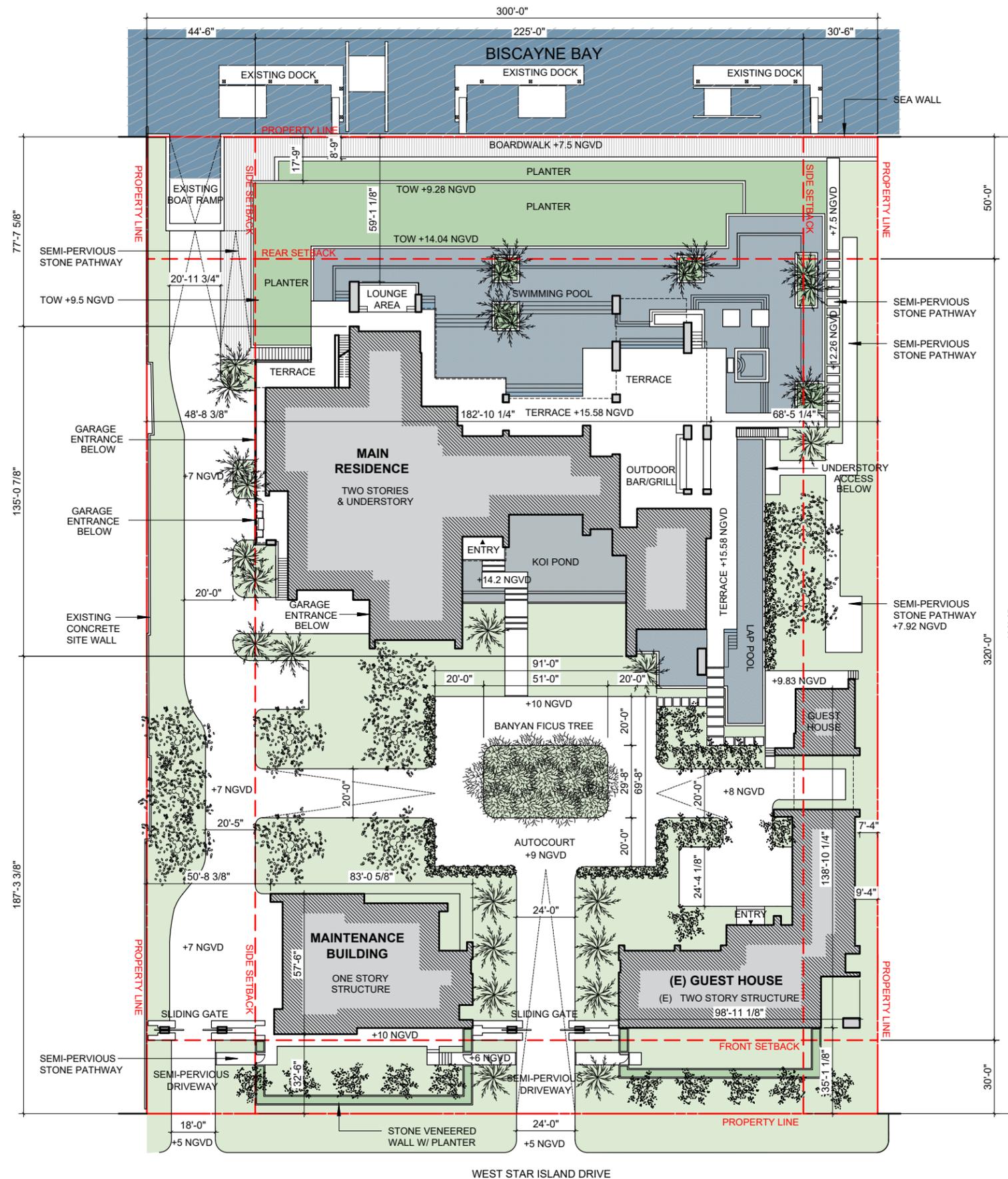
4-6 W STAR ISLAND DR, MIAMI BEACH

SCOTT MITCHELL STUDIO

PROJECT:
STAR ISLAND
RESIDENCE

SHEET
TITLE:
COVER
SHEET

SHEET
NUMBER:
01



1 OVERALL SITE PLAN
1" = 50'-0"

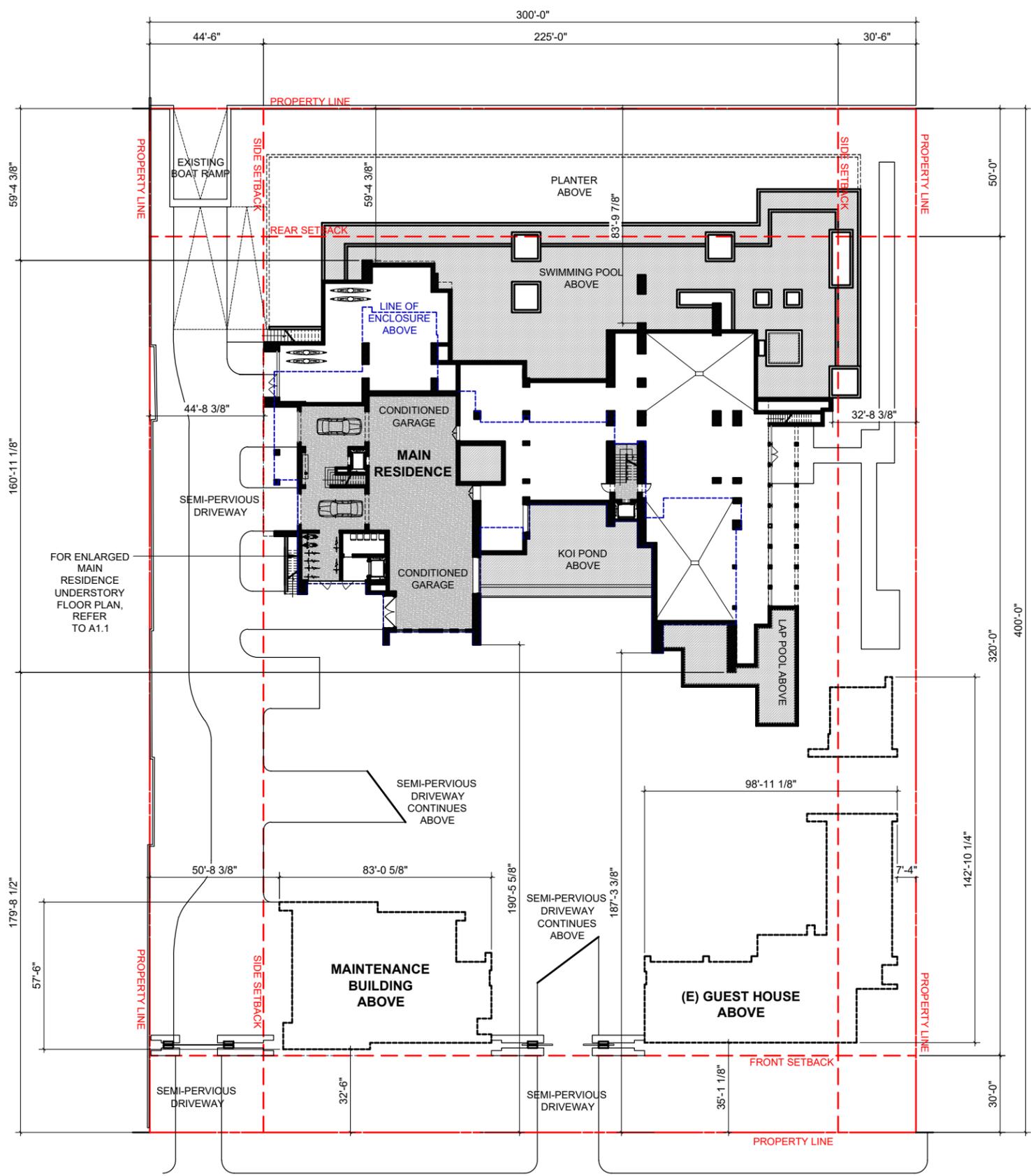


PROJECT
STAR ISLAND
RESIDENCE

SHEET TITLE
OVERALL
SITE PLAN

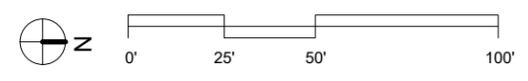
SCALE
1" = 50'-0"

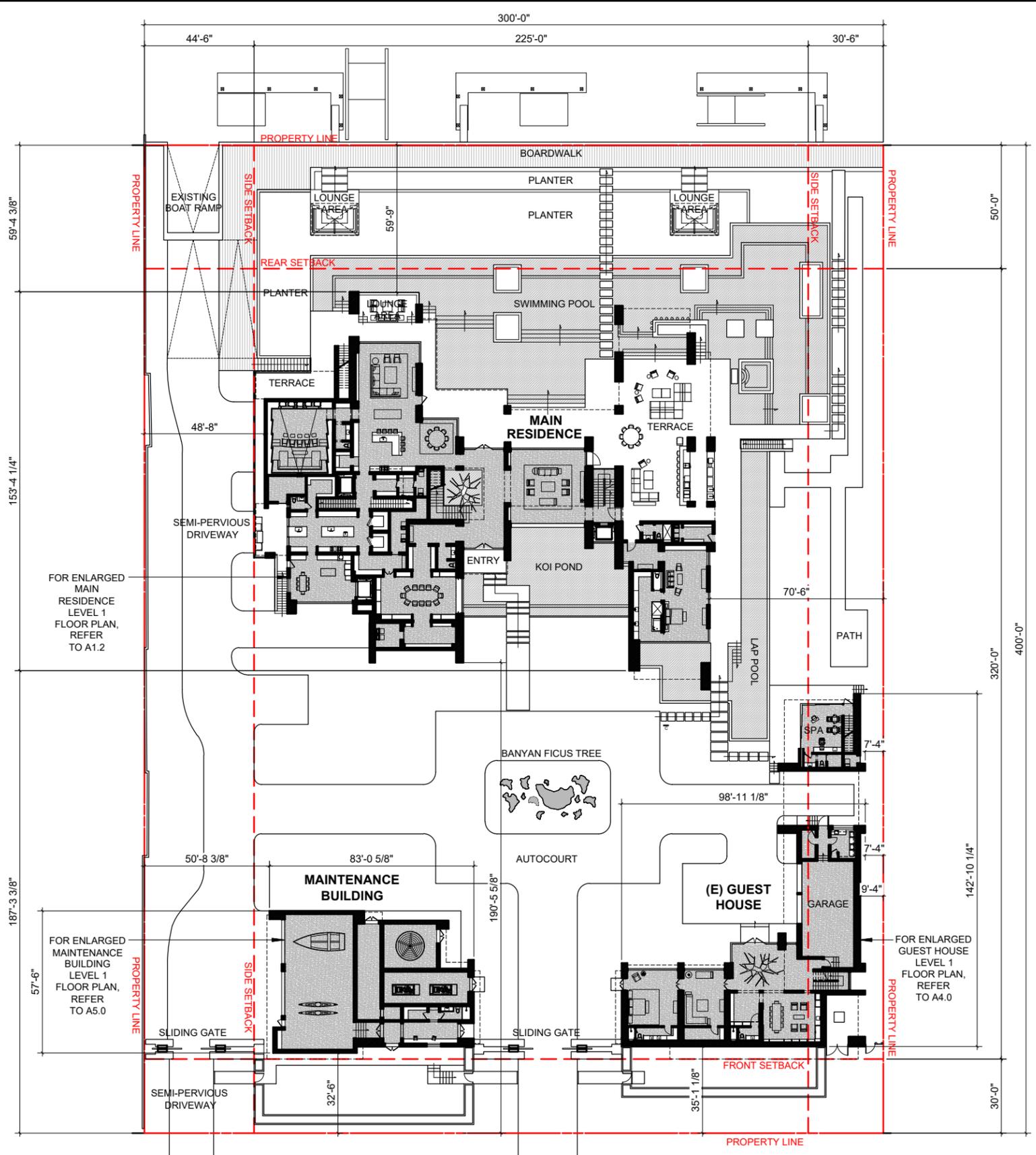
SHEET NUMBER
03



FOR ENLARGED
MAIN
RESIDENCE
UNDERSTORY
FLOOR PLAN,
REFER
TO A1.1

1 UNDERSTORY SITE PLAN
1" = 50'-0"



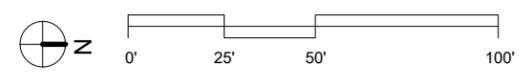


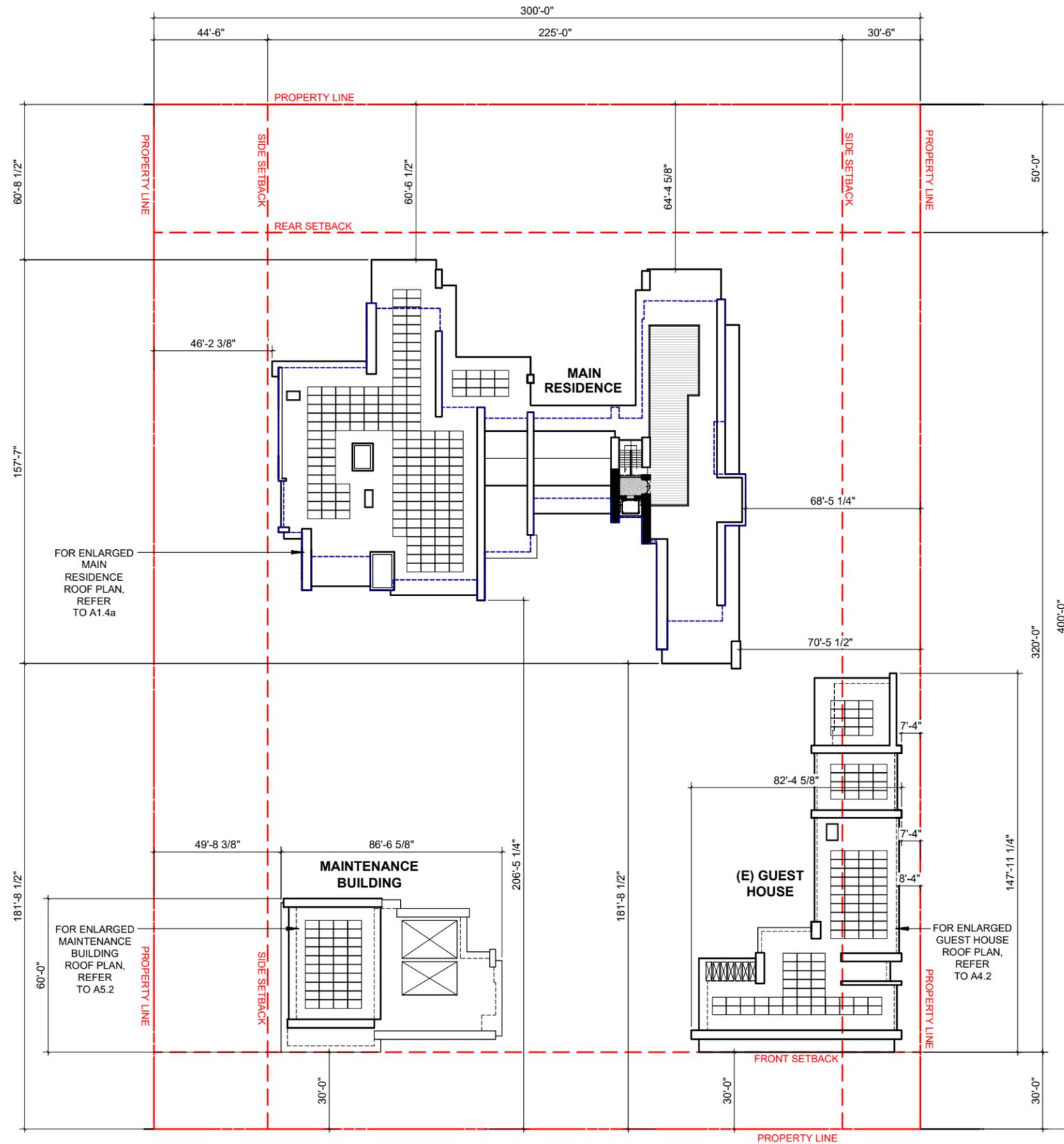
FOR ENLARGED
MAIN
RESIDENCE
LEVEL 1
FLOOR PLAN,
REFER
TO A1.2

FOR ENLARGED
MAINTENANCE
BUILDING
LEVEL 1
FLOOR PLAN,
REFER
TO A5.0

FOR ENLARGED
GUEST HOUSE
LEVEL 1
FLOOR PLAN,
REFER
TO A4.0

1 FIRST LEVEL SITE PLAN
1" = 50'-0"





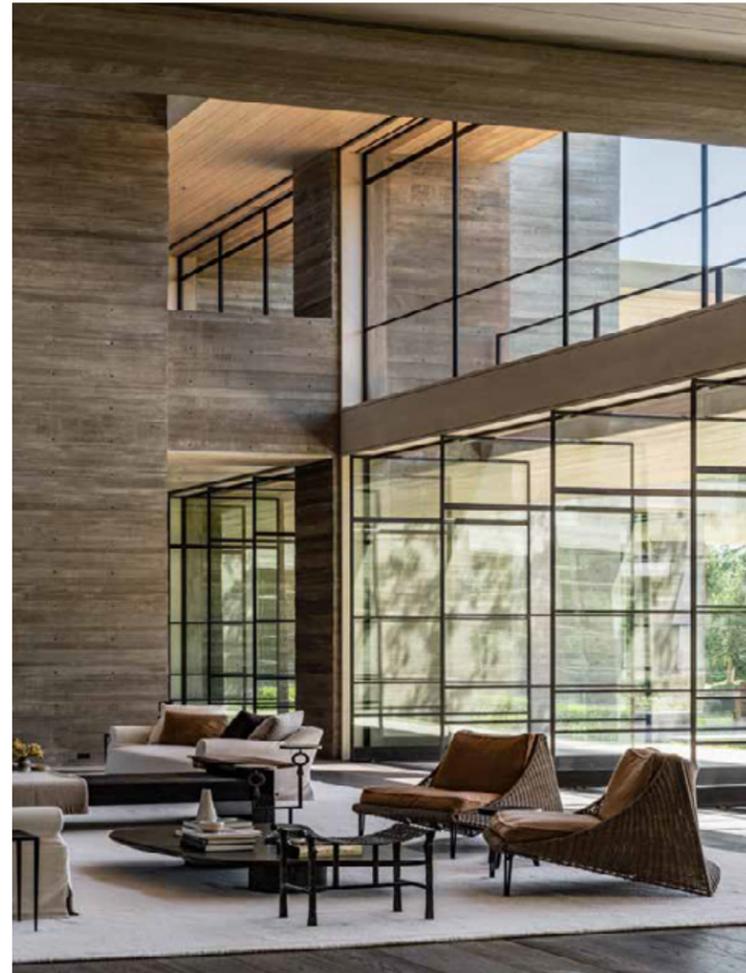
1 ROOF SITE PLAN
1" = 50'-0"

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PRECEDENT IMAGES BY SCOTT MITCHELL STUDIO

PROJECT:
STAR ISLAND
RESIDENCE

SHEET
TITLE:
ARCHITECTURAL
PRECEDENT
IMAGES

SCALE:

SHEET
NUMBER:
08



VIEW OF BOARDWALK SEATING

DESIGNER:
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REV:

PROJECT:

SHEET
TITLE:

SCALE:

SHEET
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STAR ISLAND
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CONCEPT
RENDERINGS



DRIVEWAY ENTRY

DRB
PRESENTATION

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NOV:

PROJECT:

SHEET TITLE:

SCALE:

SHEET NUMBER:

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CONCEPT
RENDERINGS

12



AUTOCOURT

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NO:

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SCALE:

SHEET
NUMBER:
13



ENTRY

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14



MAIN RESIDENCE LIVING ROOM

DESIGNER:
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REV:

PROJECT:

SHEET

TITLE:

SCALE:

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GUEST HOUSE

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NO:

PROJECT:

SHEET:

SCALE:

SHEET:

NUMBER:

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RESIDENCE

CONCEPT
RENDERINGS

18



MAINTENANCE BUILDING

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SHEET
TITLE:
CONCEPT
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SCALE:

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20

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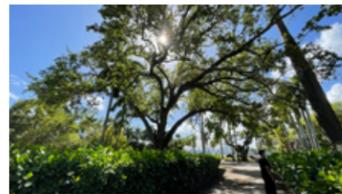
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QVI-1



QVI-2



QVI-3



QVI-4



QVI-5



SM-1; BA-1



QVI-6



QVI-7



QVI-8



BM-1



BM-2



CU-1



PH-1



RM 1-5



HE-1; HE-2; SL-2



CM-1; EG-2; CR-1



PH-2



PH-3



SL-1; CR-1



PH-5



PH-4



RE-1; RE-2; CU-1



CES-1



CR-2



KA-1



PE-1



BS-1



SM-1



CD-1



CR-1



CR-3



CR-4



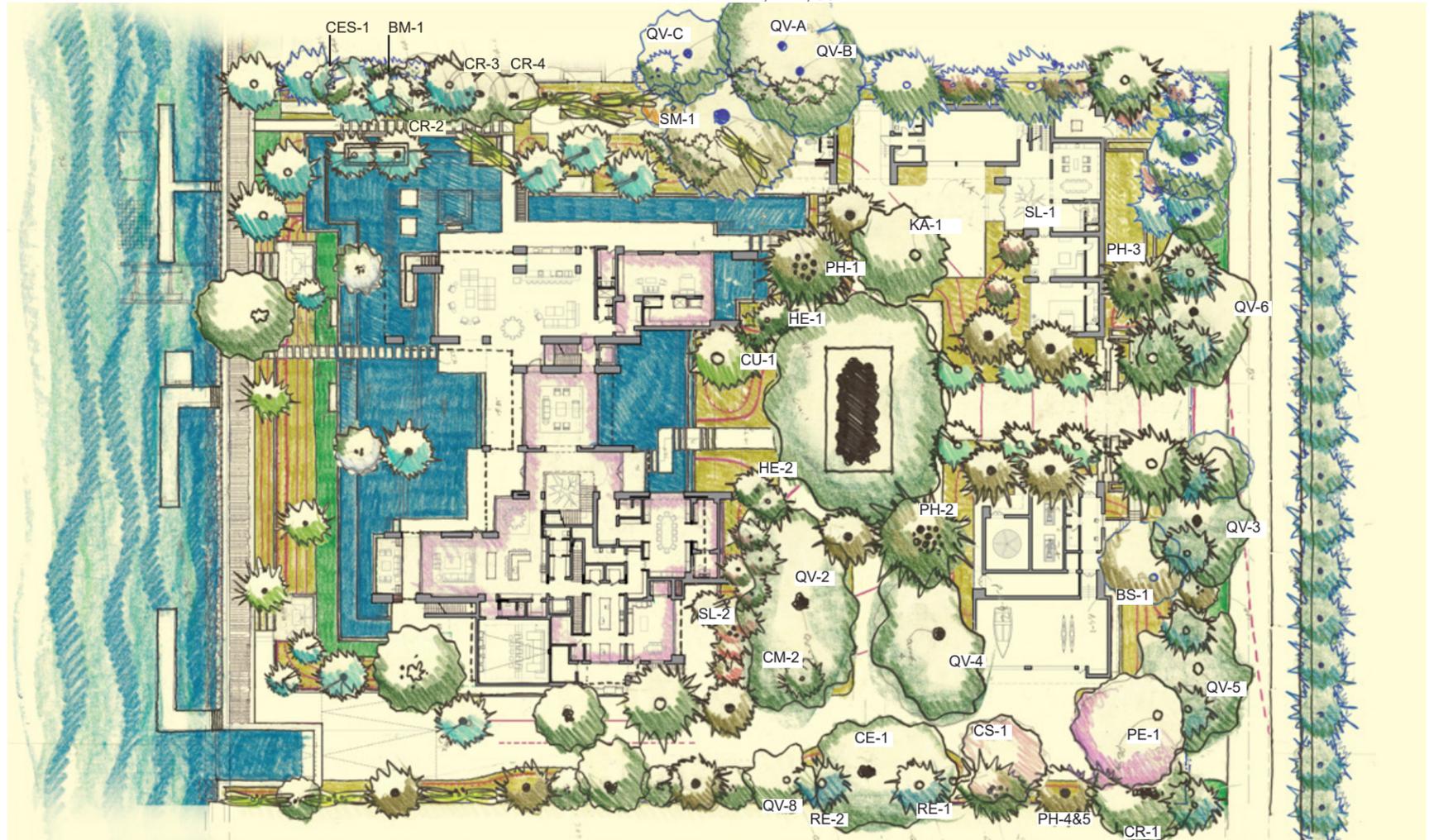
QV-A; QV-B; QV-C; EG-1



CS-3



CE-1



RELOCATED TREES PLAN

PROJECT:
STAR ISLAND
RESIDENCE

SHEET
TITLE:
RELOCATED
TREES PLAN

SCALE:

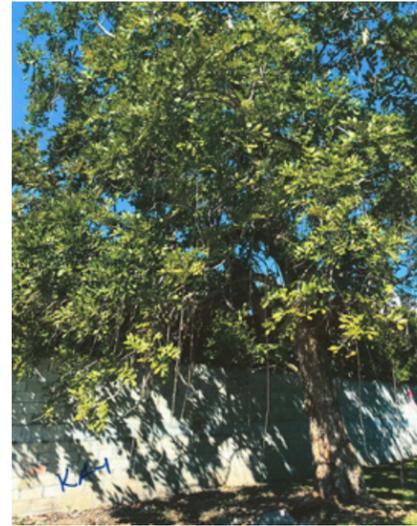
SHEET
NUMBER:
23



Conocarpus erectus 'Sericeus'
Silver Buttonwood



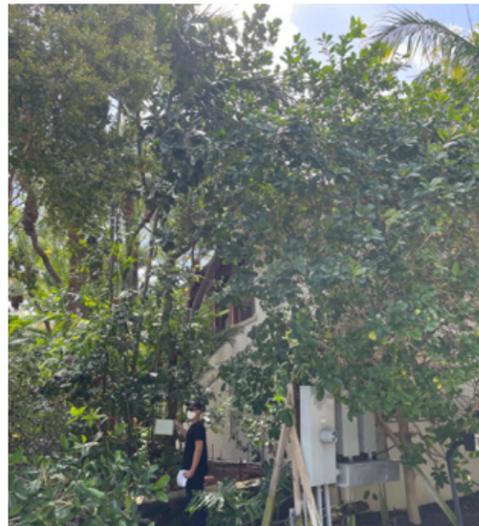
Clusia rosea
Autograph Tree



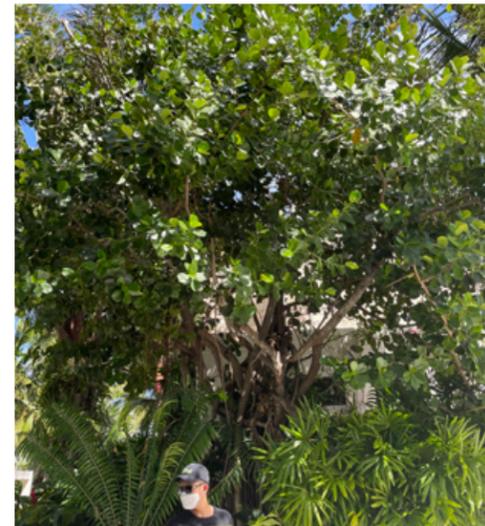
Kigelia pinnata
Sausage Tree



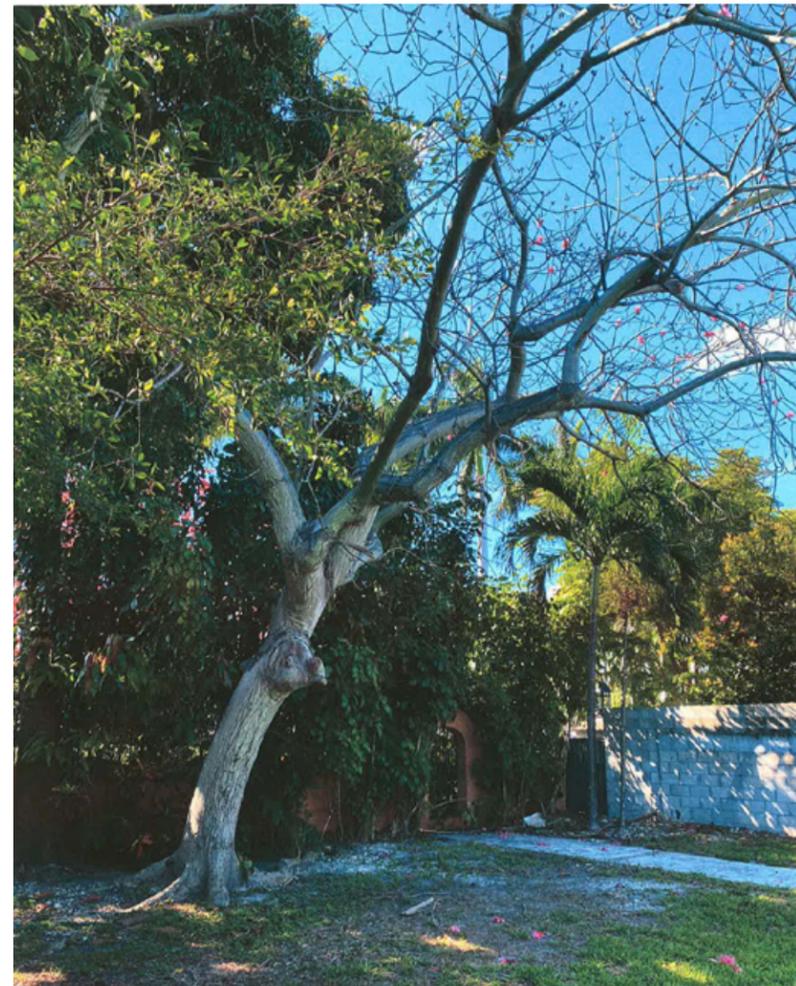
Clusia rosea
Autograph Tree



Clusia rosea
Autograph Tree



Clusia rosea
Autograph Tree



Pseudobombax ellipticum
Shaving Brush Tree



Ceiba speciosa
Floss Silk Tree



Conocarpus erectus
Green Buttonwood

RELOCATED SPECIMEN TREES

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LIST OF REQUESTED VARIANCES:

- 1) To exceed maximum 50% opening for understory walls.
- 2) To not provide understory edge.
- 3) Driveway width.
- 4) North side setback.
- 5) Sum of the side setbacks.
- 6) Elevator bulkhead.
- 7) Fence on the north side
- 8) Fence on the south side.

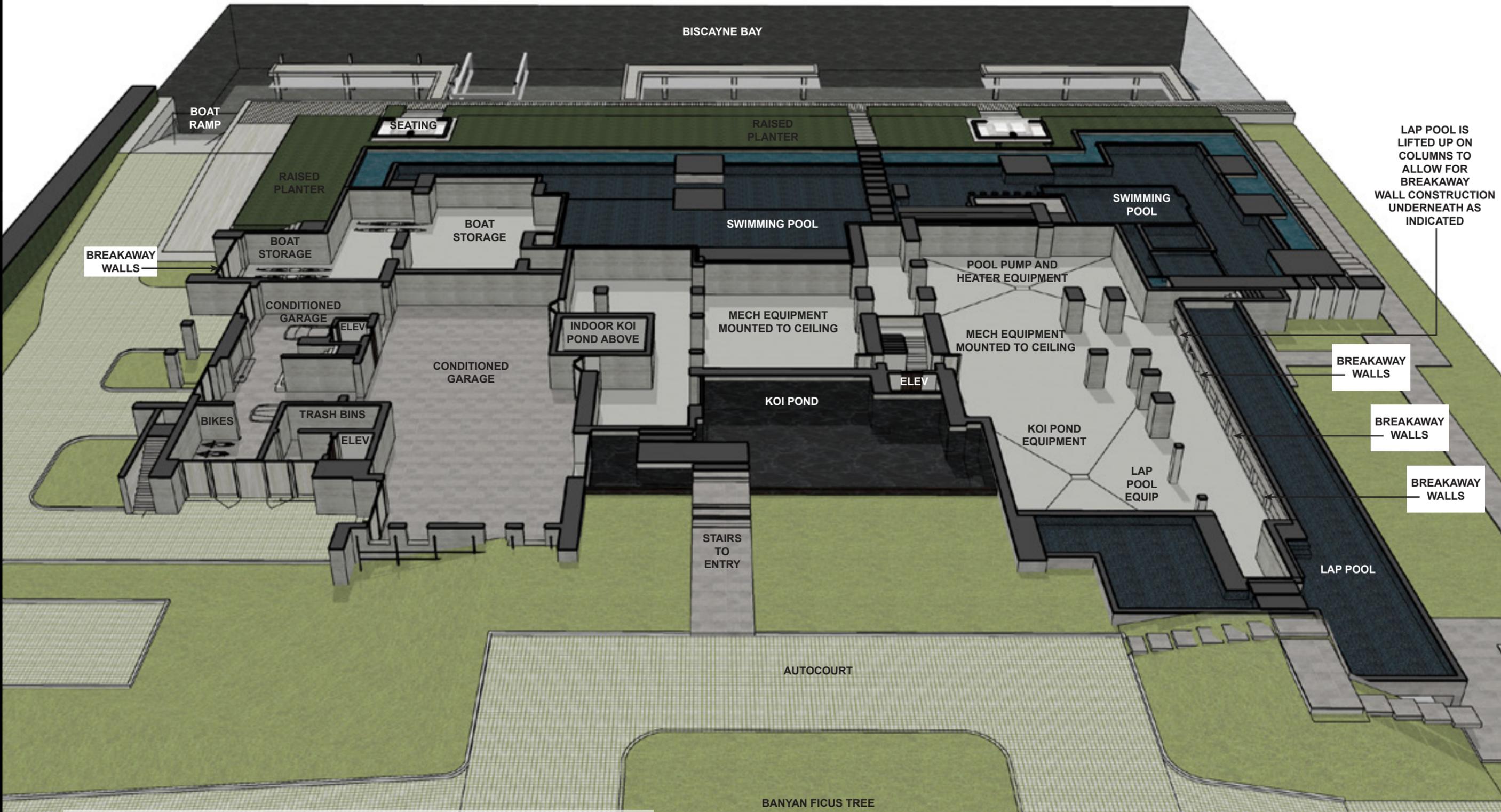
NOV:

PROJECT:
STAR ISLAND
RESIDENCE

SHEET
TITLE:
LIST OF
VARIANCES

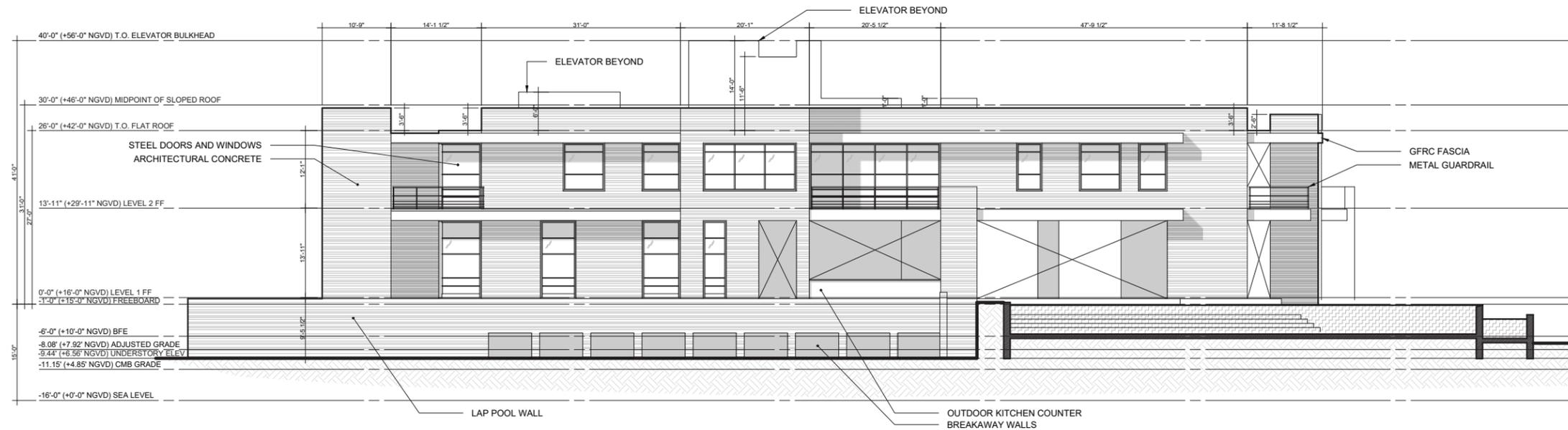
SCALE:

SHEET
NUMBER:
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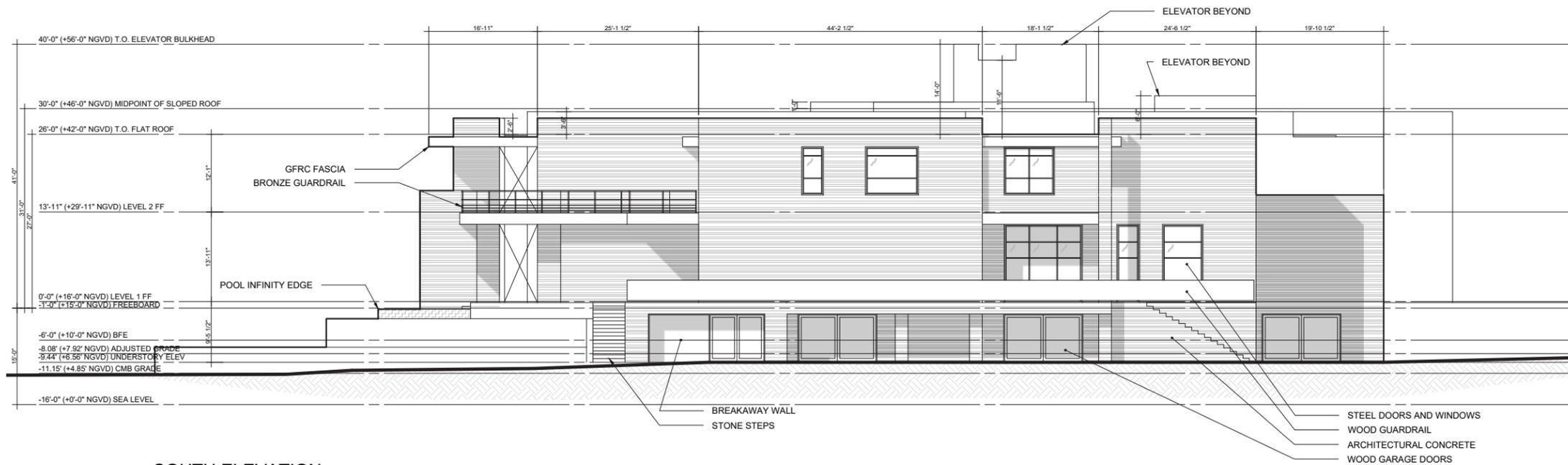


VARIANCE NO. 1

To exceed maximum 50% opening for understory walls.



1 NORTH ELEVATION
1/16" = 1'-0"



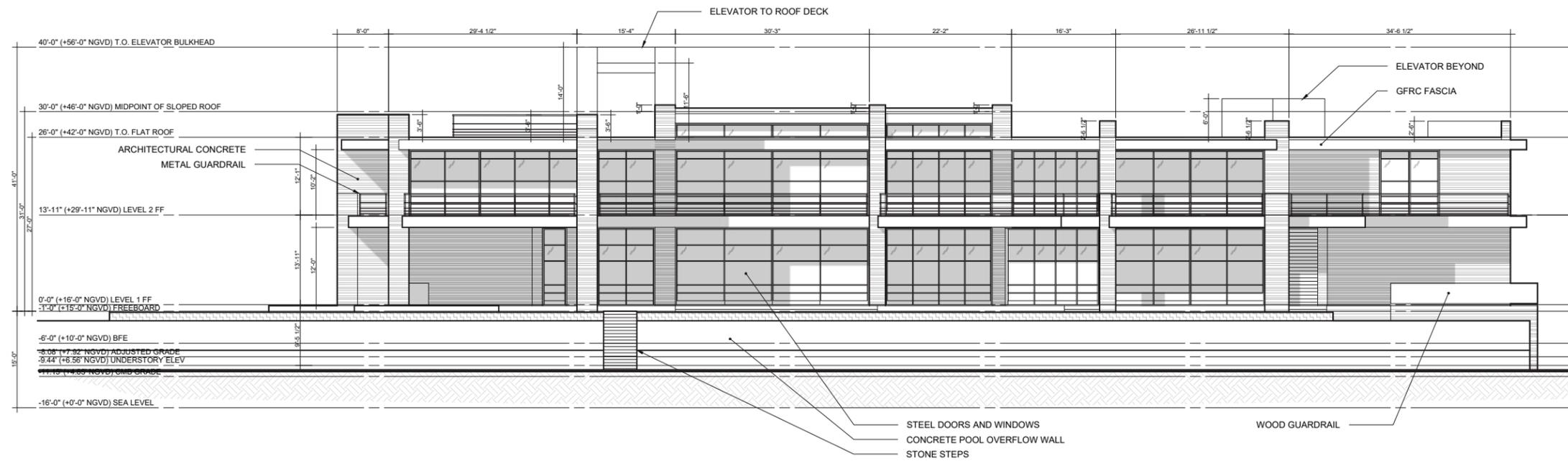
2 SOUTH ELEVATION
1/16" = 1'-0"

VARIANCE NO. 1

To exceed maximum level 50% opening for understory walls.



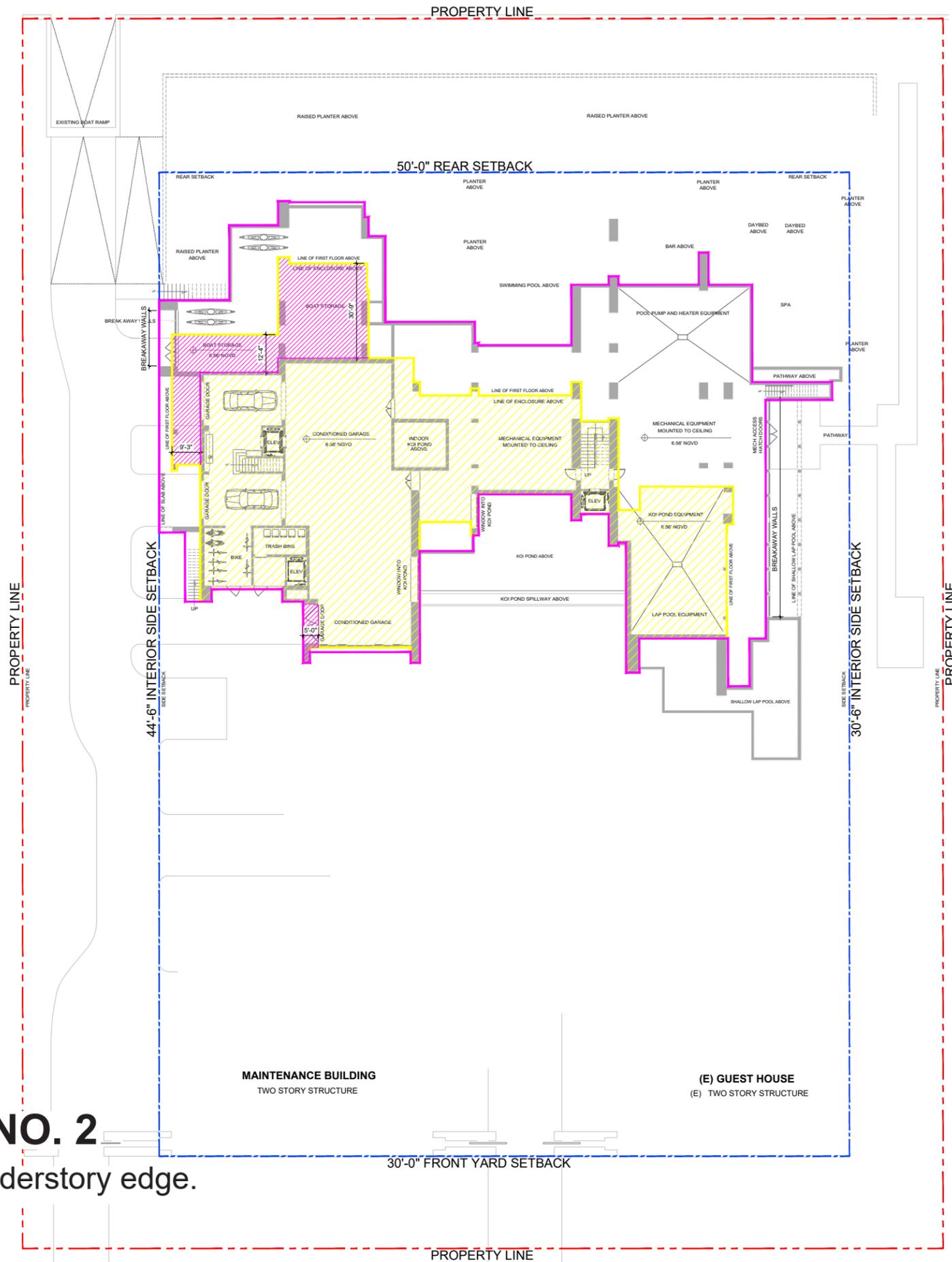
1 EAST ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

VARIANCE NO. 1

To exceed maximum 50% opening for understory walls.



- OUTLINE OF LEVEL 1 FOOTPRINT ABOVE
- AREA OF LEVEL 1 ENCLOSED FLOOR SPACE ABOVE
- AREA OF VARIANCES REQUIRED FOR UNDERSTORY:

UNDERSTORY EDGE

ALL ALLOWABLE DECKING, GRAVEL, PAVERS, NON-SUPPORTING BREAKAWAY WALLS, OPEN-WOOD LATTICE WORK, LOUVERS OR SIMILAR ARCHITECTURAL TREATMENTS LOCATED IN THE UNDERSTORY AREA SHALL BE SET BACK A MINIMUM OF 5' FROM EACH SIDE OF THE UNDERNEATH OF THE SLAB OF THE FIRST HABITABLE FLOOR ABOVE...

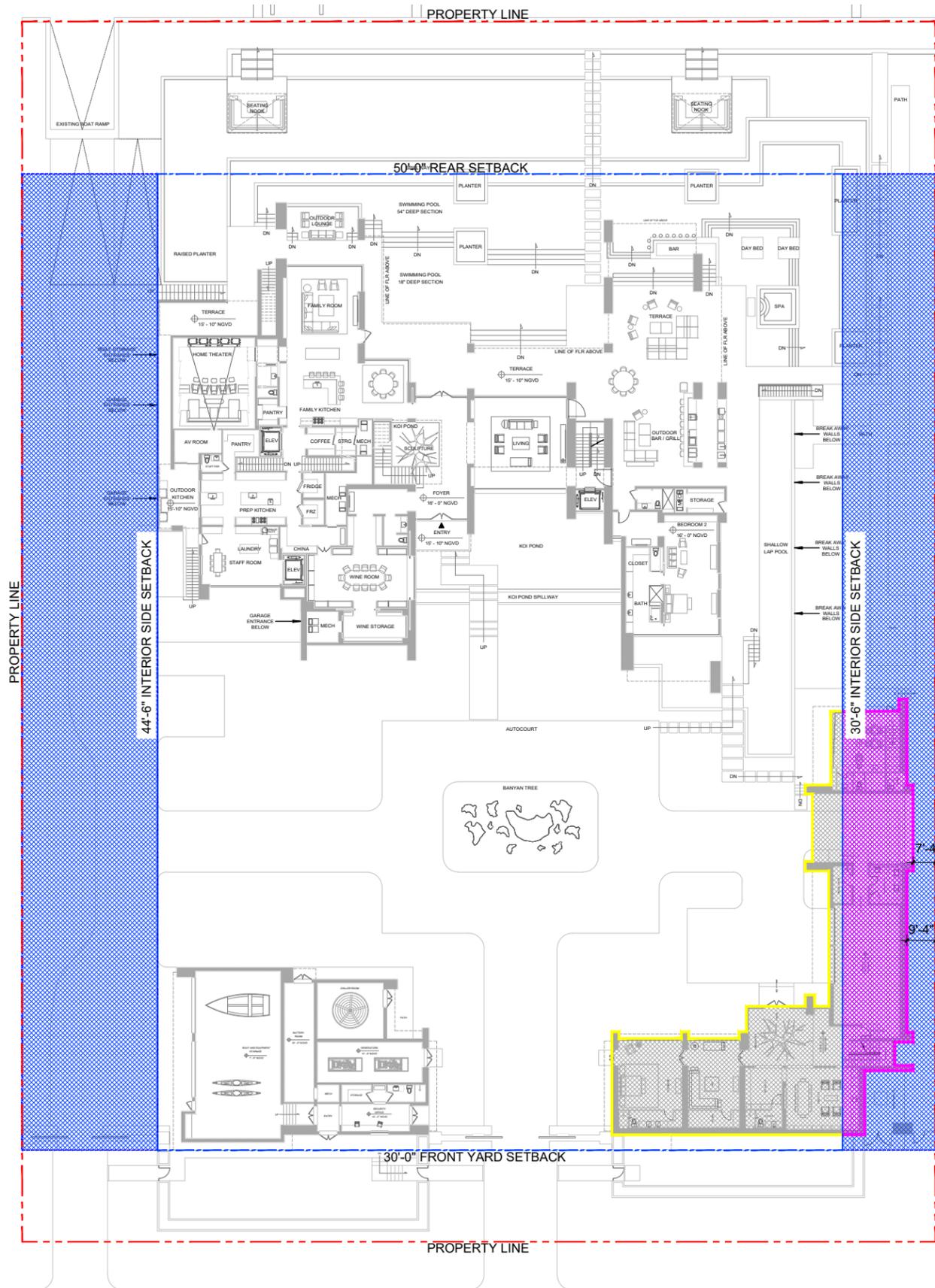
BREAKAWAY WALLS

UNDERSTORY AREAS BELOW THE LOWEST HABITABLE FLOOR CAN UTILIZE NON-SUPPORTING BREAKAWAY WALLS, OPEN-WOOD LATTICE WORK, LOUVERS OR SIMILAR ARCHITECTURAL TREATMENTS, PROVIDED THEY ARE OPEN A MINIMUM OF 50% ON EACH SIDE.

PROPOSED CONDITIONS FOR THE UNDERSTORY EDGE ARE SETBACK 5'-0" OR MORE AT THE GARAGE & OTHER AREAS.

PROPOSED WALLS AT THE UNDERSTORY ARE BREAKAWAY WALLS ON THE NORTH AND SOUTH SIDES.

VARIANCE NO. 2
To not provide understory edge.

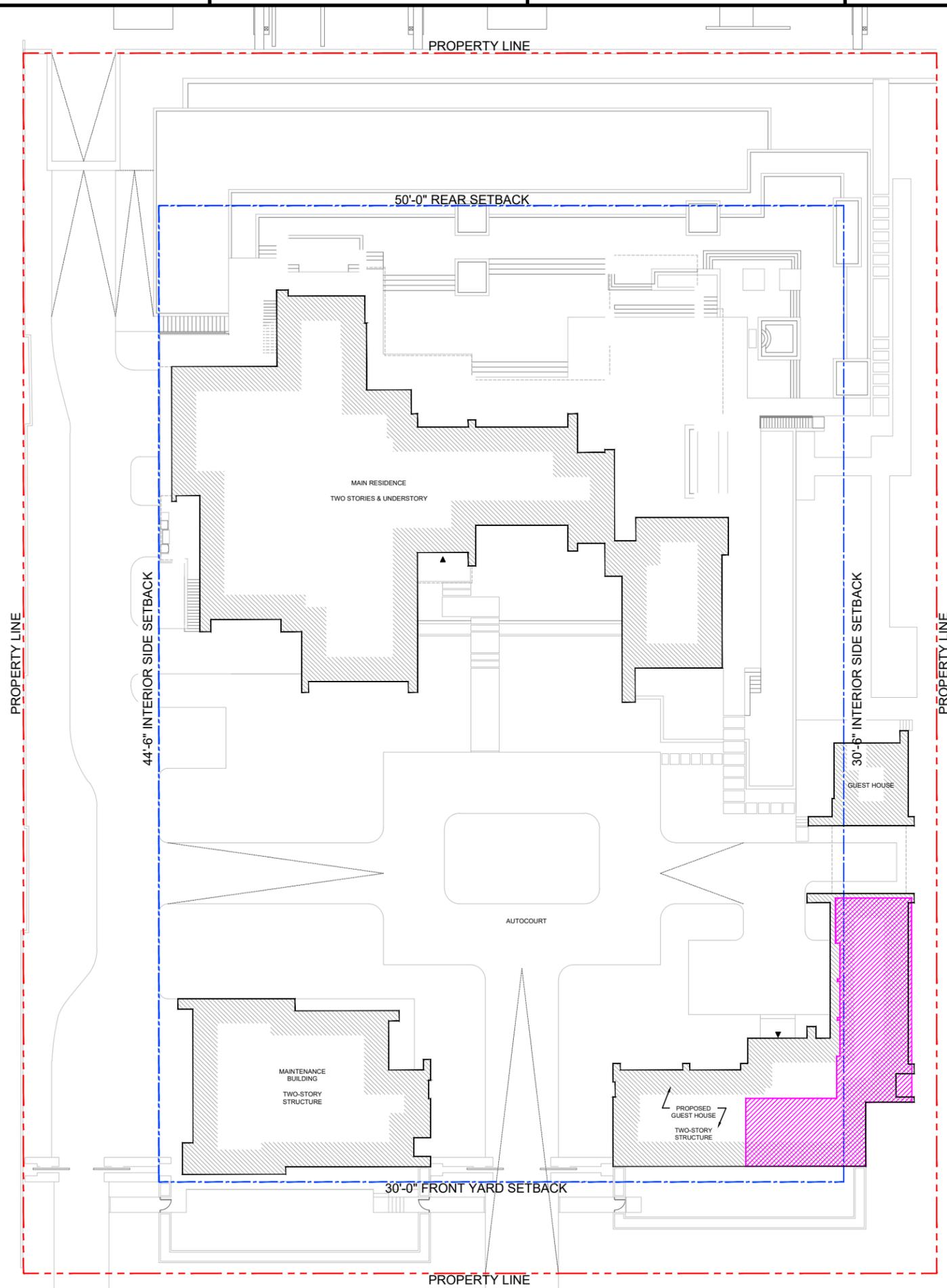


- AREA OF VARIANCES REQUIRED FOR GUEST HOUSE:
1. NORTH INTERIOR SIDE YARD SETBACK
 REQUIRED INTERIOR SIDE YARD SETBACK
 (MIN. 10% OF LOT WIDTH) = (300x0.10) = 30'
 PROPOSED INTERIOR SIDE YARD SETBACK = ~7'-4"
 2. SUM OF SIDE YARDS SETBACK
 REQUIRED SUM OF SIDE YARD (25% OF LOT WIDTH)
 = (300x0.25) = 75'
 PROPOSED SUM OF SIDE YARD FOR MAIN HOUSE
 = (30'-6" + 44'-6") = 75'
 PROPOSED SUM OF SIDE YARD FOR GUESTHOUSE
 = (7'-4" + 44'-6") = 51'-10"

VARIANCE NO. 4

North side setback.

1 NORTH INTERIOR SIDE YARD & SUM OF SIDE YARD VARIANCE DIAGRAM
 SCALE: N.T.S.



EXISTING GUEST HOUSE
FOOTPRINT

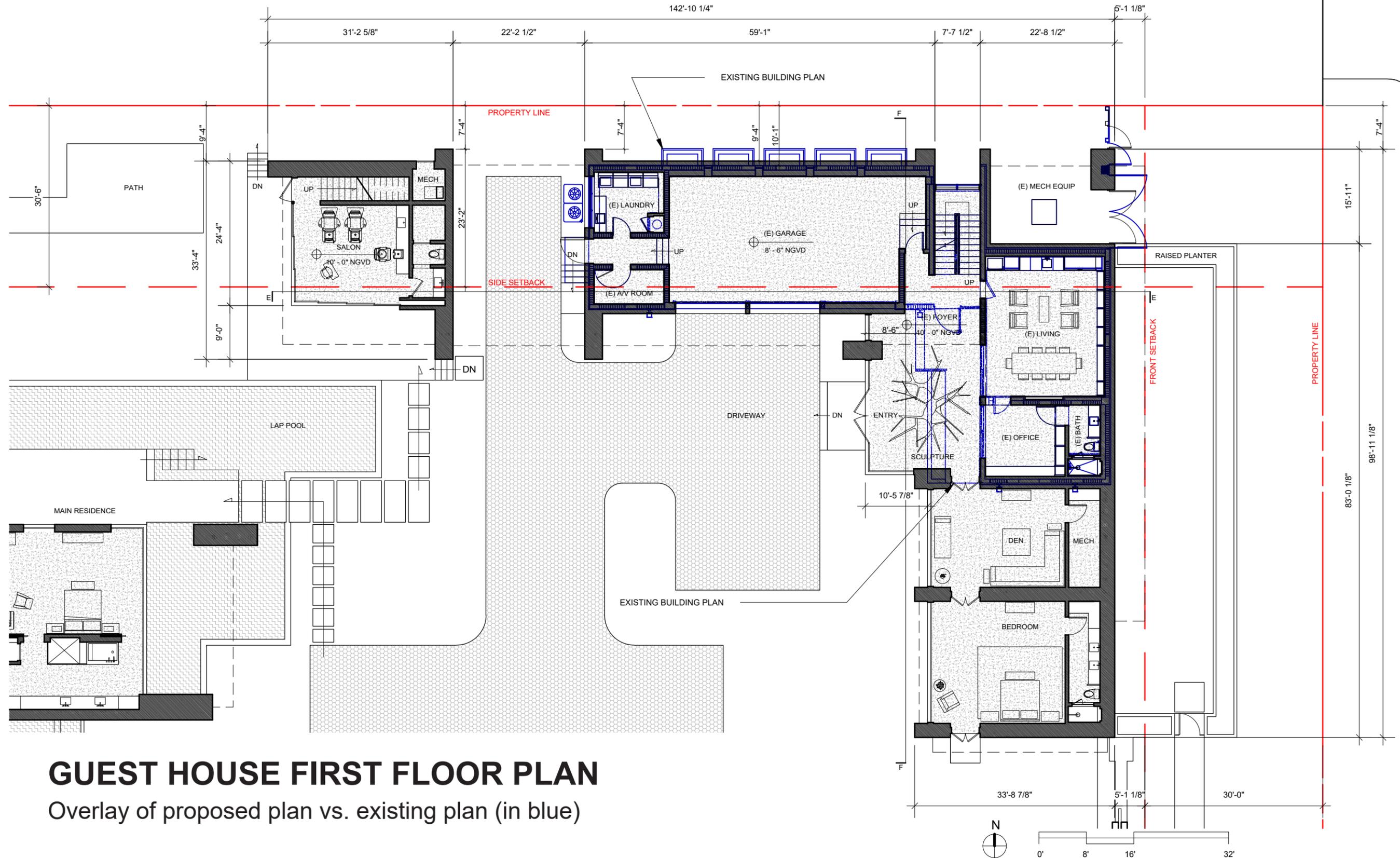
1

GUEST HOUSE PROPOSED &
EXISTING DIAGRAM

SCALE: N.T.S.



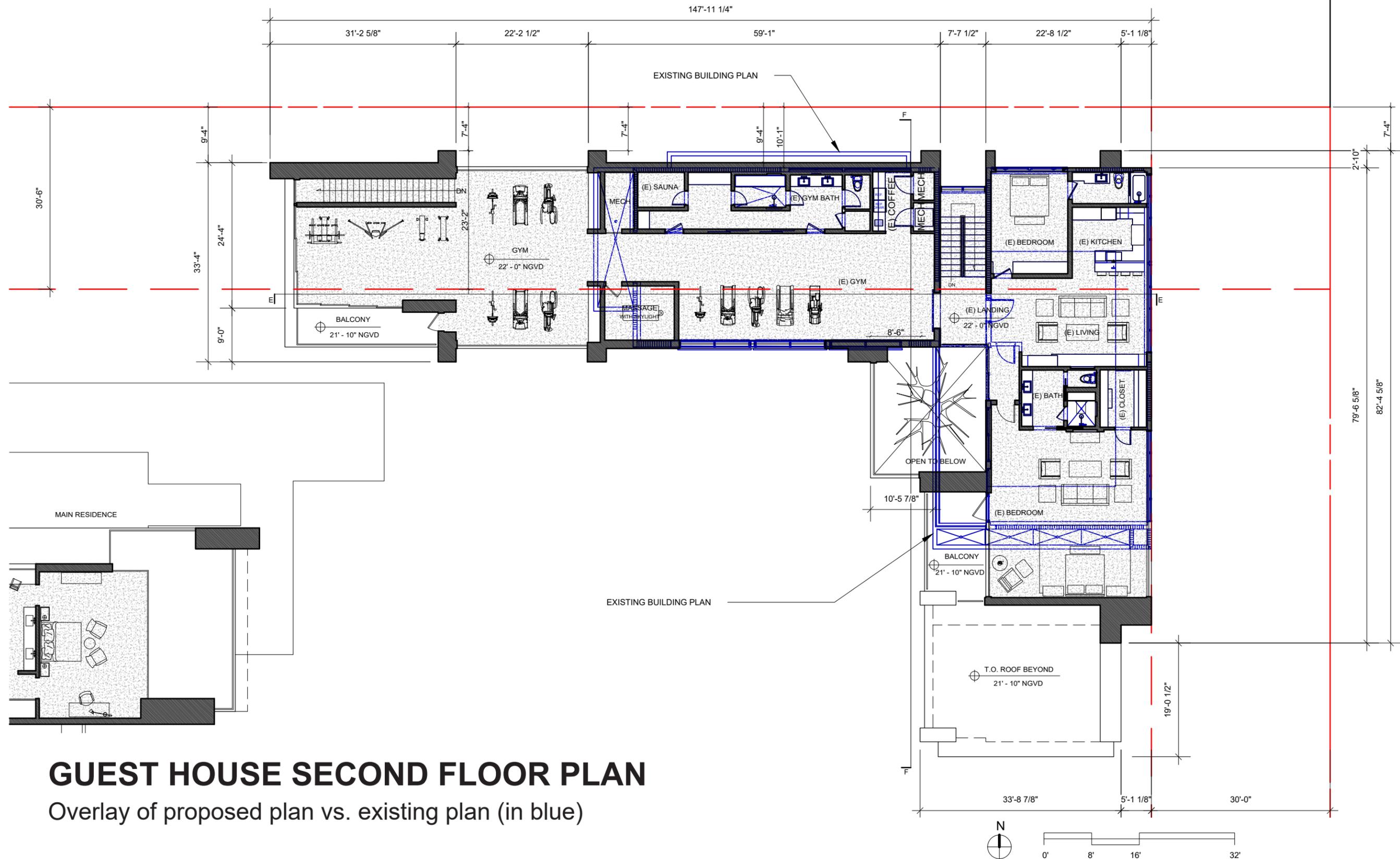
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NO. 100	
PROJECT:	STAR ISLAND RESIDENCE
SHEET TITLE:	GUEST HOUSE OVERLAY DIAGRAM
SCALE:	
SHEET NUMBER:	



GUEST HOUSE FIRST FLOOR PLAN

Overlay of proposed plan vs. existing plan (in blue)

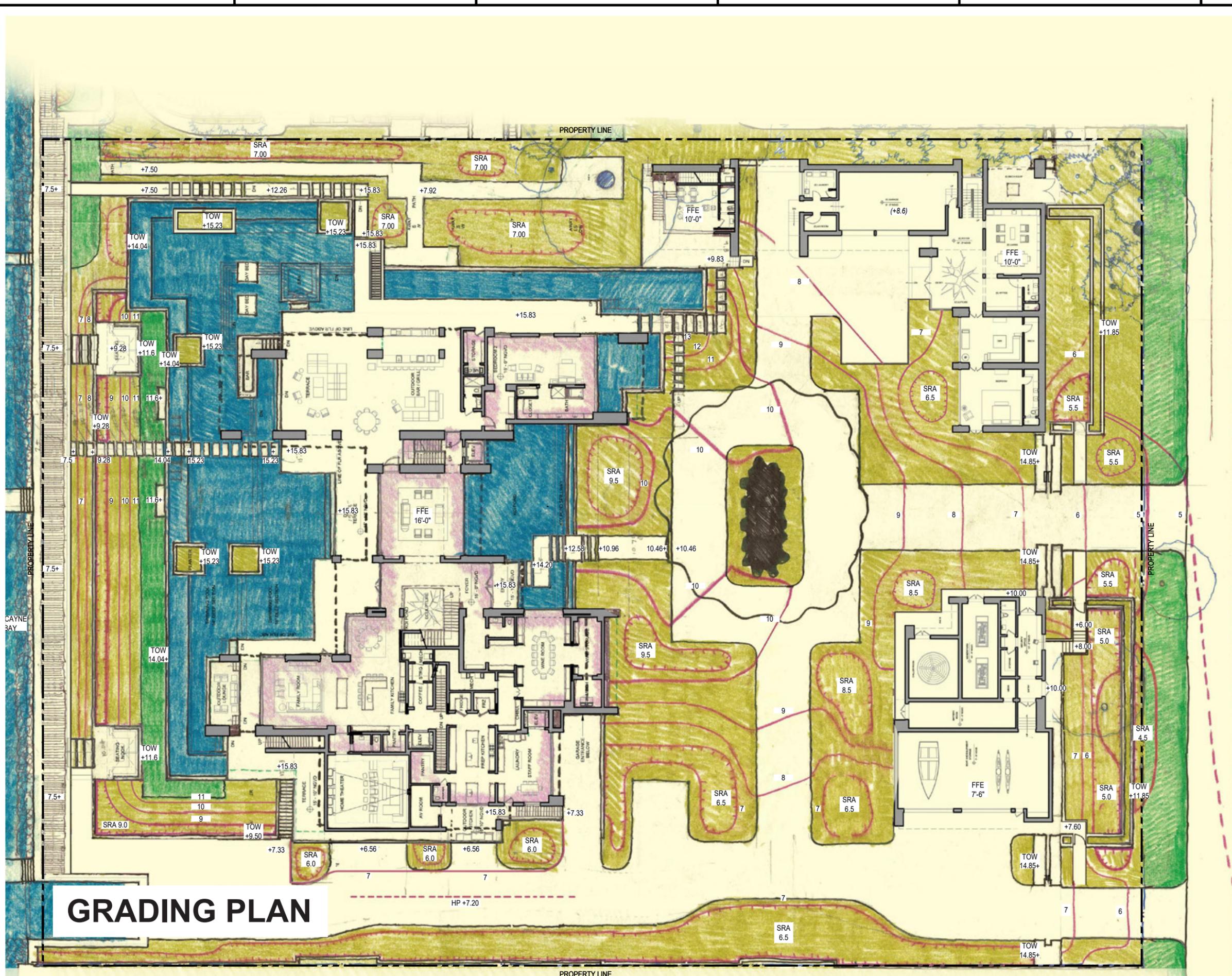
NO.	
PROJECT	STAR ISLAND RESIDENCE
SHEET TITLE	GUEST HOUSE FLOOR PLAN OVERLAY
SCALE	
SHEET NUMBER	33



NOV

STAR ISLAND
RESIDENCE

GUEST HOUSE
FLOOR PLAN
OVERLAY



GRADING PLAN

LEGEND

PROPERTY LINE

SETBACK

PROPOSED

- PLANTING
- LAWN
- WATER



DRB PRESENTATION

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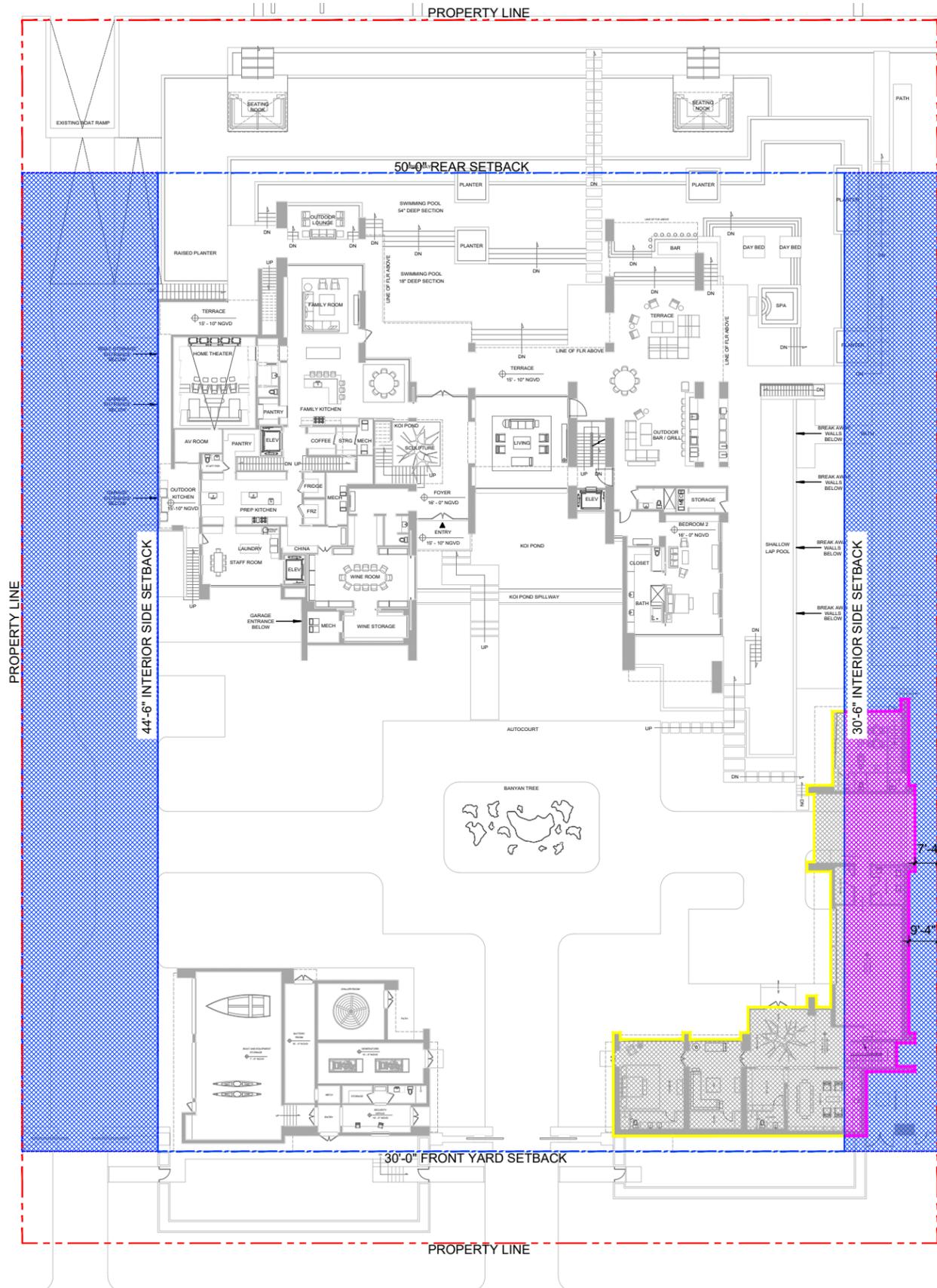
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1498 NW 3RD STREET
DEERFIELD BEACH, FL 33442
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PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: GRADING PLAN

SHEET NUMBER: 36



- AREA OF VARIANCES REQUIRED FOR GUEST HOUSE:
- 1. NORTH INTERIOR SIDE YARD SETBACK
REQUIRED INTERIOR SIDE YARD SETBACK (MIN. 10% OF LOT WIDTH) = (300x0.10) = 30'
PROPOSED INTERIOR SIDE YARD SETBACK = ~7'-4"
- 2. SUM OF SIDE YARDS SETBACK
REQUIRED SUM OF SIDE YARD (25% OF LOT WIDTH) = (300x0.25) = 75'
PROPOSED SUM OF SIDE YARD FOR MAIN HOUSE = (30'-6" + 44'-6") = 75'
PROPOSED SUM OF SIDE YARD FOR GUESTHOUSE = (7'-4" + 44'-6") = 51'-10"

VARIANCE NO. 5
Sum of the side setbacks.

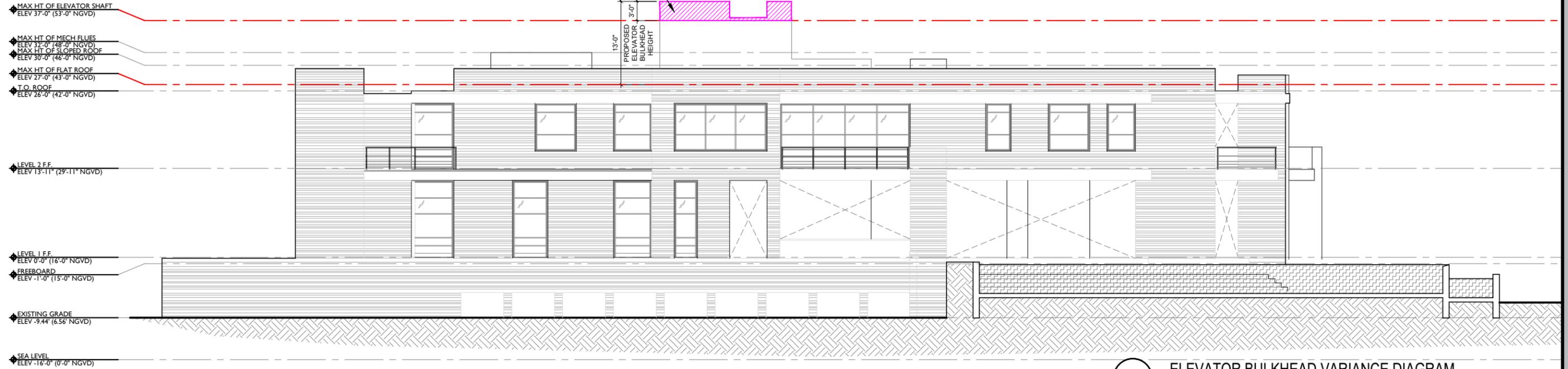
1 NORTH INTERIOR SIDE YARD & SUM OF SIDE YARD VARIANCE DIAGRAM
SCALE: N.T.S.

■ AREA OF VARIANCE REQUIRED FOR ELEVATOR BULKHEAD:

ALLOWABLE HEIGHT EXCEPTION NOT TO EXCEED 10' ABOVE ROOFLINE OF THE STRUCTURE.

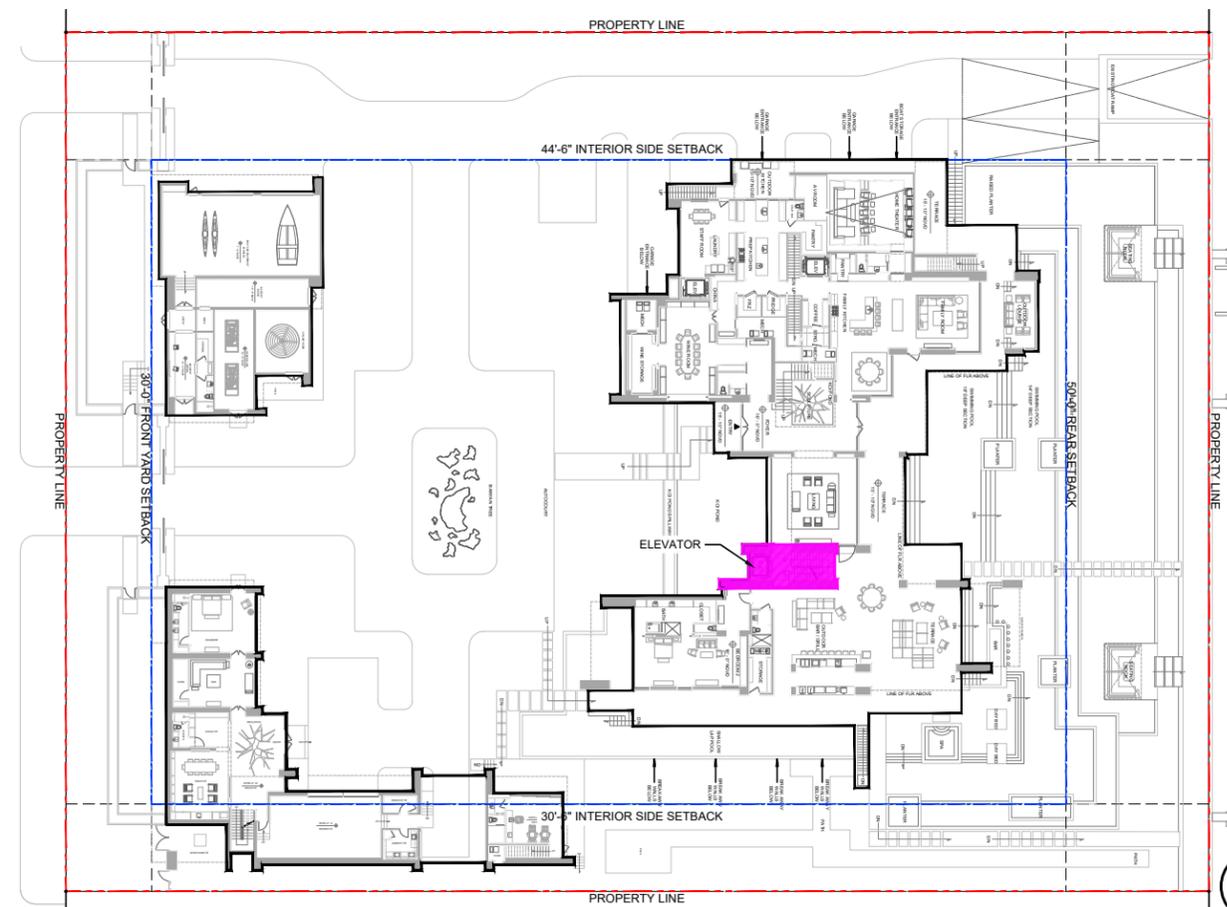
PROPOSED ELEVATOR BULKHEAD HEIGHT FROM ROOFLINE = 13'

ELEVATOR BEYOND

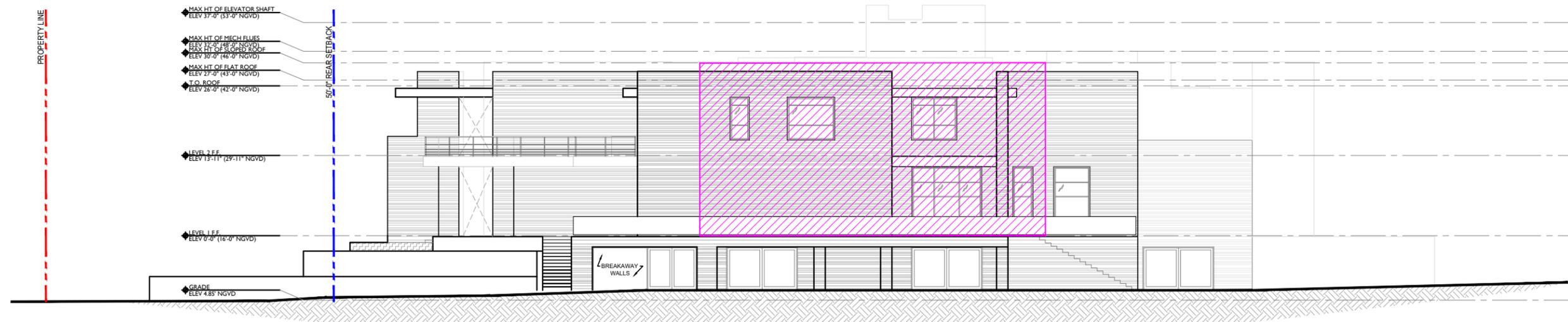


2 ELEVATOR BULKHEAD VARIANCE DIAGRAM
SCALE: 1/16" = 1'-0"

VARIANCE NO. 6
Elevator bulkhead.



1 KEY PLAN - ELEVATOR LOCATION
SCALE: 1/64" = 1'-0"



■ WAIVER REQUIRED FOR 2-STORY, SOUTH SIDE ELEVATION:

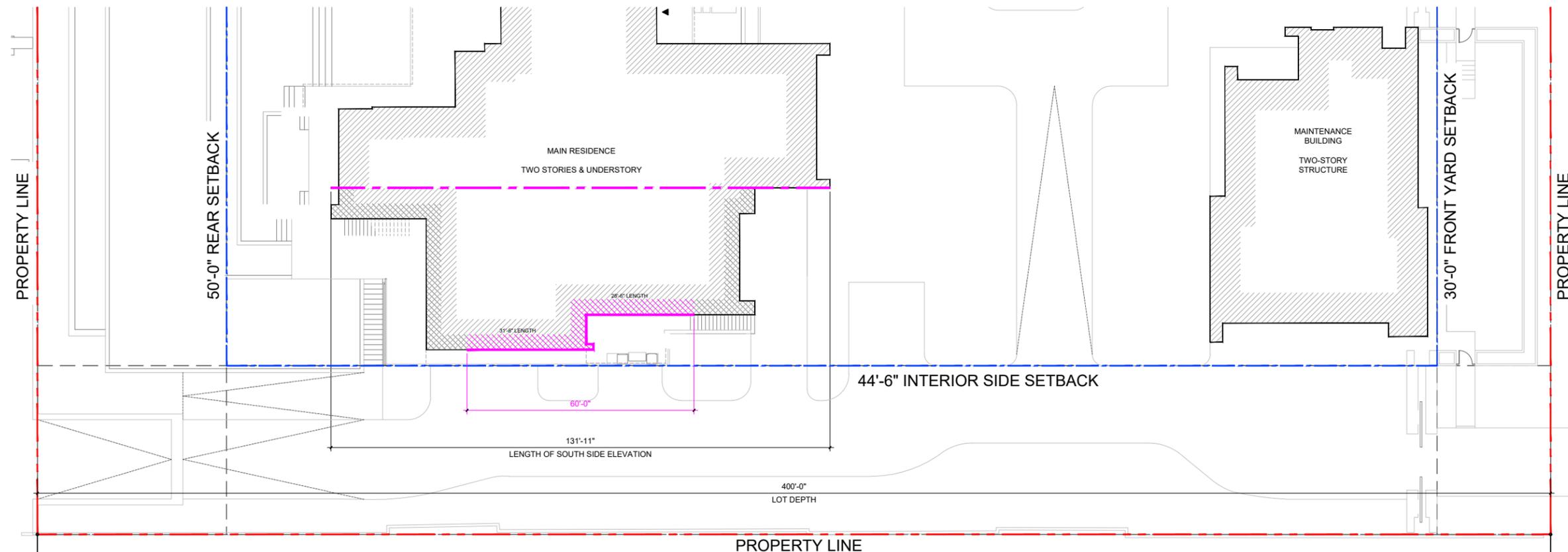
REQUIREMENT:

TWO-STORY SIDE ELEVATIONS LOCATED PARALLEL TO A SIDE PROPERTY LINE SHALL NOT EXCEED 50% OF THE LOT DEPTH, OR 60 FT, WHICHEVER IS LESS, WITHOUT INCORPORATING ADDITIONAL OPEN SPACE, IN EXCESS OF THE MINIMUM REQUIRED SIDE YARD, DIRECTLY ADJACENT TO THE REQUIRED SIDE YARD.

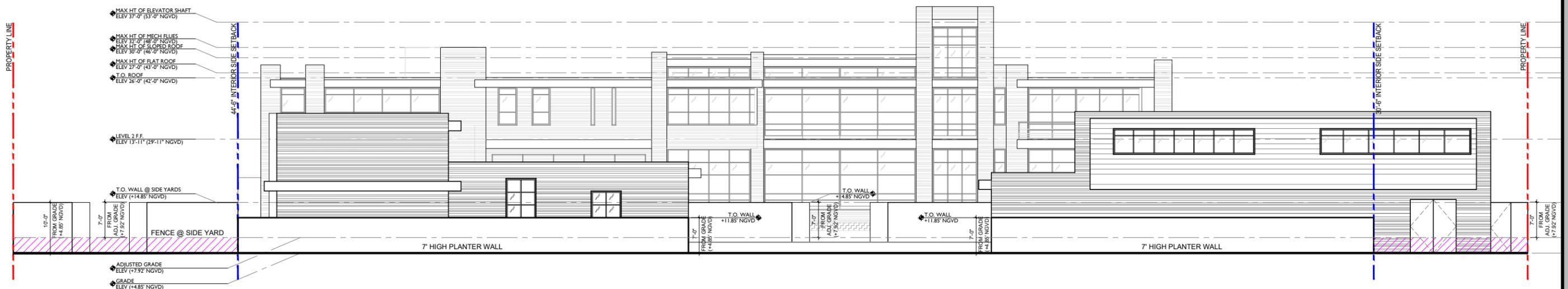
50% OF LOT DEPTH = (0.50)(400 FT) = 200 FT > 60 FT

PROPOSED:

LENGTH OF SOUTH SIDE ELEVATION = 131'-11" > 60 FT



1 TWO-STORY SOUTH SIDE ELEVATION DIAGRAMS
SCALE: N.T.S.



VARIANCES FOR FENCES AT NORTH & SOUTH SIDE YARDS:

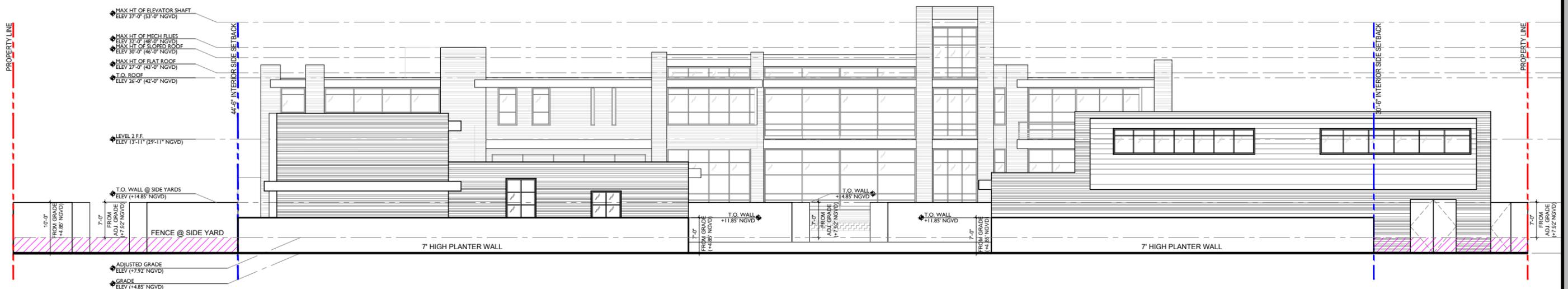
ALLOWABLE FENCE HEIGHT WITHIN REQUIRED SIDE YARD NOT TO EXCEED 7'-0" MEASURED FROM ADJUSTED GRADE.

PROPOSED FENCE HEIGHT (MEASURED FROM ADJUSTED GRADE OF 7.92' NGVD) WITHIN REQUIRED SIDE YARD (14.85' T.O. WALL - 7.92' ADJUSTED GRADE) = 7'-0."

**IF THE HEIGHT OF THE FENCES IN THE SIDE YARDS IS MEASURED FROM GRADE (+4.85' NGVD), THE TOTAL HEIGHT WOULD BE 10'-0," EXCEEDING THE ALLOWABLE HEIGHT.

2 SIDE FENCE & ELEVATOR LOCATION DIAGRAM
SCALE: 1/16" = 1'-0"

VARIANCE NO. 7
Fence on the north side.



VARIANCES FOR FENCES AT NORTH & SOUTH SIDE YARDS:

ALLOWABLE FENCE HEIGHT WITHIN REQUIRED SIDE YARD NOT TO EXCEED 7'-0" MEASURED FROM ADJUSTED GRADE.

PROPOSED FENCE HEIGHT (MEASURED FROM ADJUSTED GRADE OF 7.92' NGVD) WITHIN REQUIRED SIDE YARD (14.85' T.O. WALL - 7.92' ADJUSTED GRADE) = 7'-0."

**IF THE HEIGHT OF THE FENCES IN THE SIDE YARDS IS MEASURED FROM GRADE (+4.85' NGVD), THE TOTAL HEIGHT WOULD BE 10'-0," EXCEEDING THE ALLOWABLE HEIGHT.

2 SIDE FENCE & ELEVATOR LOCATION DIAGRAM
SCALE: 1/16" = 1'-0"

VARIANCE NO. 8

Fence on the south side.