4, 5 & 6 STAR ISLAND DRIVE
RESIDENCE

Miami Beach, Florida

DESIGN REVIEW BOARD
Submittal
DRB File No. 21-0675
October 11th, 2021

Scope of Work

- Demolition of existing buildings
- New construction of a 2-story Residence
- Variances and Waviers requested

DRB SUBMITTAL

OCT 11, 2021

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DEERFIELD BEACH, FL 33442
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STATE OF FLORIDA
AR93944

Digitally signed by Jennifer McConney
DN: c=US, o=STUDIO MC+G ARCHITECTURE, ou=A01410D0000016E6C2ACDD80000667S, cn=Jennifer McConney
Date: 2021.10.11 14:04:12 -04'00'

STATE OF FLORIDA
Jennifer McConney
AR93944
REGISTERED ARCHITECT
10/8/21

REVS:

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: COVER SHEET

SCALE: N.T.S.

SHEET NUMBER: A0.00

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4-5-6 STAR ISLAND DRIVE		
2A	Folio number(s):	02-4204-001-0040 (4-5 STAR) | 02-4204-001-0060 (6 STAR)		
2B	Legal Description (4-5 STAR):	CORRECTED PL OF STAR ISLAND, PB-31-60, LOT 4, LOT SIZE 100.000 X 400, OR 19780-1689 07 2001 2(2)		
3	Board and file numbers :	0		
4	Year built:	N/A	Zoning District: 13 - SINGLE FAMILY, LOW DENSITY	RS-1
5	Based Flood Elevation:	AE +10.00' ZONE	Grade value in : (N.A.V.D.)	5.00'
6	Adjusted grade (BFE+1)+(Grade)/2:	(11.00'+4.85')/2= 7.92'	Free board (FROM 1' TO 5'):	5'-0"
7	Lot Area (4-5-6 STAR COMBINED):	120,000 SF		
8	Lot width:	300'	Lot Depth:	400'
9	Max Lot Coverage SF and %: 30%	.30(120,000 SF) = 36,000 SF	Proposed Lot Coverage SF and %:	26,171.26 SF (21.81%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	25,571.26 SF (21.31%)
11A	Required Front Yard Open Space SF: 70%	.70(9,000 SF)= 6,300 SF	Required Rear Yard Open Space SF : 70%	.70(15,000 SF)=10,500 SF
11B	Proposed Front Yard Open Space SF:	6,995.81 SF (77.7%)	Proposed Rear Yard Open Space:	10,757.77 SF (71.72%)
12	Max Unit Size SF and %: 50% of lot	.50(120,000 SF) = 60,000 SF	Proposed Unit Size SF:	55,567.23 SF (46.31%)
	Min. Unit Size SF:	1,800 SF		
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size SF:	20,691.14 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor Unit Size SF:	16,746.20 SF
15			Proposed Understory Unit Size SF:	18,129.89 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	WAIVER REQUIRED
17A	Height:	MAX 28';FLAT 31' SLOPED	N/A	28'-0" Above BFE + 5'-0" AND 31' FOR SLOPED ROOF	variance req.for elevator bulkhead
Height shall be measured from the required base flood elevation for the lot, plus freeboard, measured to the top of the structural slab for a flat roof and to the mid-point of the slope for a sloped roof. Single story homes shall follow the requirements of section 142-105(b)(4)b					
18	Max number of stories: two stories above the base flood elevation		N/A	2	
19	SETBACKS:				
20	Front (WEST STAR ISLAND DRIVE):	30'	N/A	30'	
21	Interior Side Yard 1 (MIN. 10% OF LOT WIDTH):	(300x0.10)= 30'	N/A	30'-6"	VARIANCE REQ. FOR GUESTHOUSE 9'-4"
22	Interior Side Yard 2 (MIN. 10% OF LOT WIDTH):	(75'-30')= 45'	N/A	44'-6"	
23	Rear (15% OF LOT DEPTH, MAXIMUM OF 50') :	50'	N/A	50'	
	Accessory Structure (2-STORY: 10' MAX SIDE SETBACK OR REQ'D SIDE SETBACK):	30'	N/A	10'	
26	Sum of Side yard : (25% OF LOT WIDTH)	(300x0.25)= 75'	N/A	(30'-6" + 44'-6") = 75'	VARIANCE REQ. FOR GUESTHOUSE 53'-10"
27	Located within a Local Historic District? No		29 determined Architecturally Significant? No.		
28	Designated as an individual Historic Single Family Residence Site?		No		

LIST OF WAIVERS	
1	Location of Elevator Bulkhead
2	South Elevation (exceeding 60' length)

LIST OF VARIANCES	
1	Understory Enclosure
2	Understory Edge Setback
3	North Interior Side Yard Setback
4	Sum of Side Yard Setbacks
5	Elevator Bulkhead

DRB SUBMITTAL

OCT 11, 2021

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Jennifer McConney
AR 14044
REGISTERED ARCHITECT
10/8/21

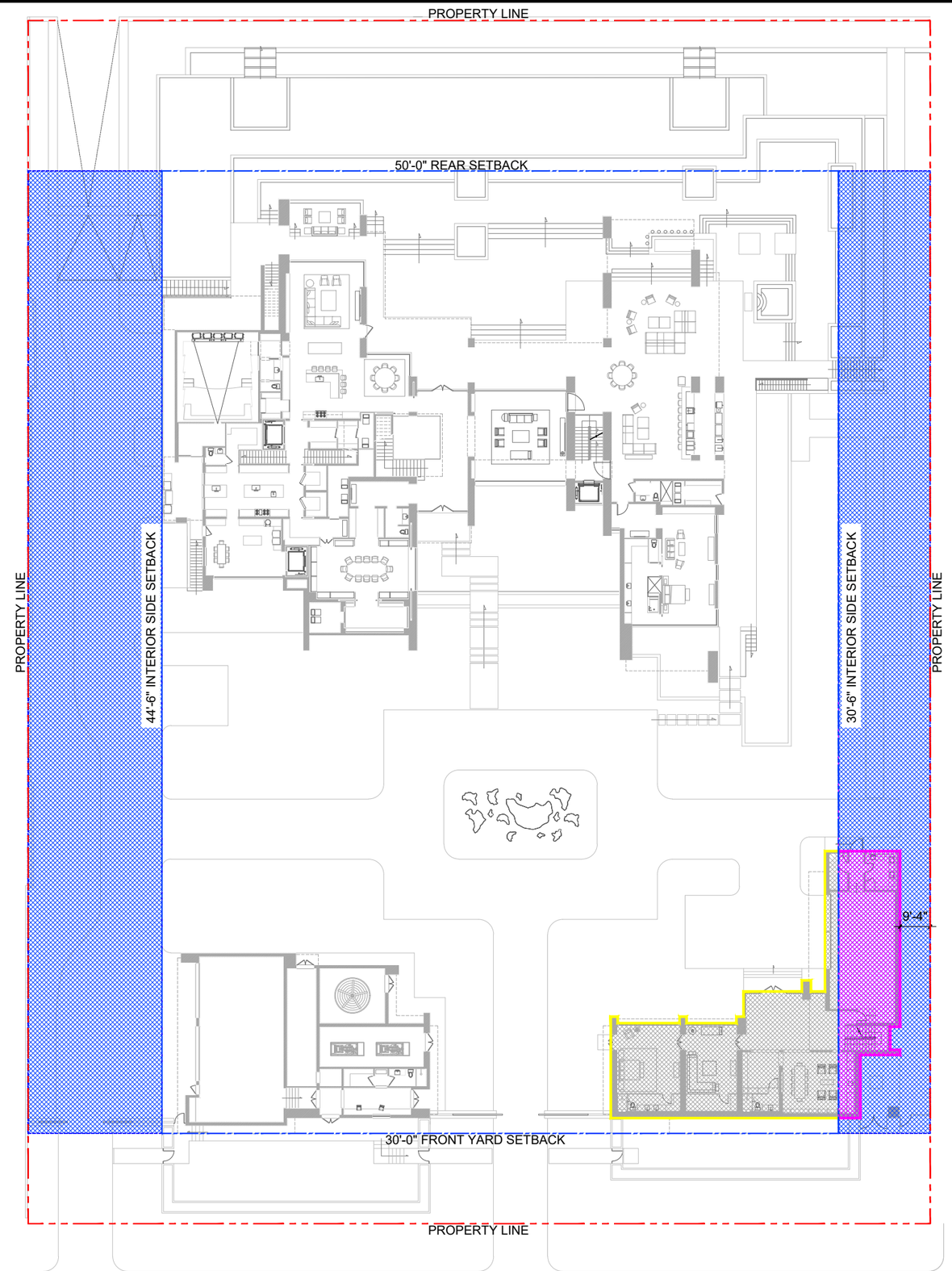
REVS

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: INDEX&DATA

SCALE: N.T.S

SHEET NUMBER: A0.01



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 = 9'-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
= (9'-4" + 44'-6") = 53'-10"

1 NORTH INTERIOR SIDE YARD & SUM OF SIDE YARD VARIANCE DIAGRAM

SCALE: N.T.S.

DRB SUBMITTAL

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10/8/21

REVS

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: SIDE YARD SETBACKS VARIANCE DIAGRAM

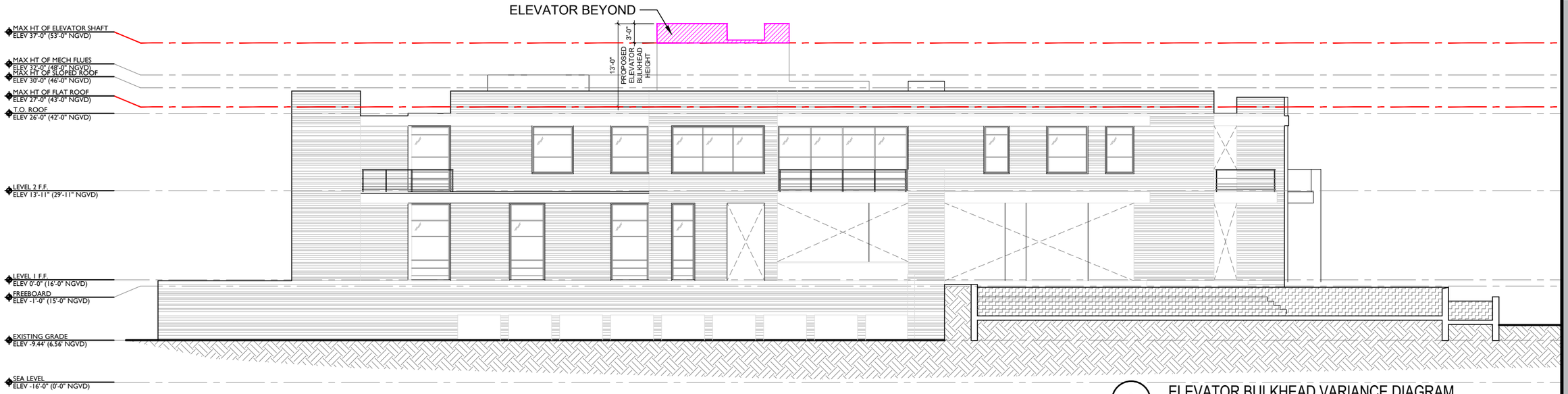
SCALE: N.T.S

SHEET NUMBER: A0.01a

AREA OF VARIANCE REQUIRED FOR ELEVATOR BULKHEAD:

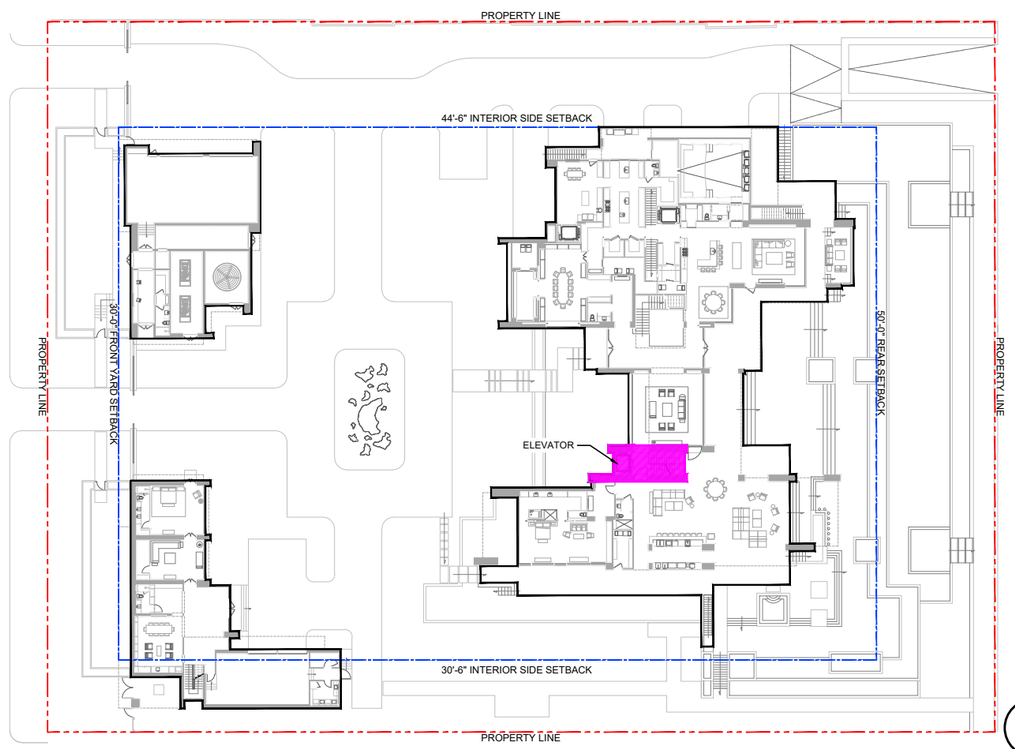
ALLOWABLE HEIGHT EXCEPTION NOT TO EXCEED 10' ABOVE ROOFLINE OF THE STRUCTURE.

PROPOSED ELEVATOR BULKHEAD HEIGHT FROM ROOFLINE = 13'



2 ELEVATOR BULKHEAD VARIANCE DIAGRAM

SCALE: 1/16" = 1'-0"



1 KEY PLAN - ELEVATOR LOCATION

SCALE: 1/64" = 1'-0"

DRB SUBMITTAL

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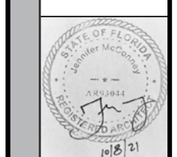


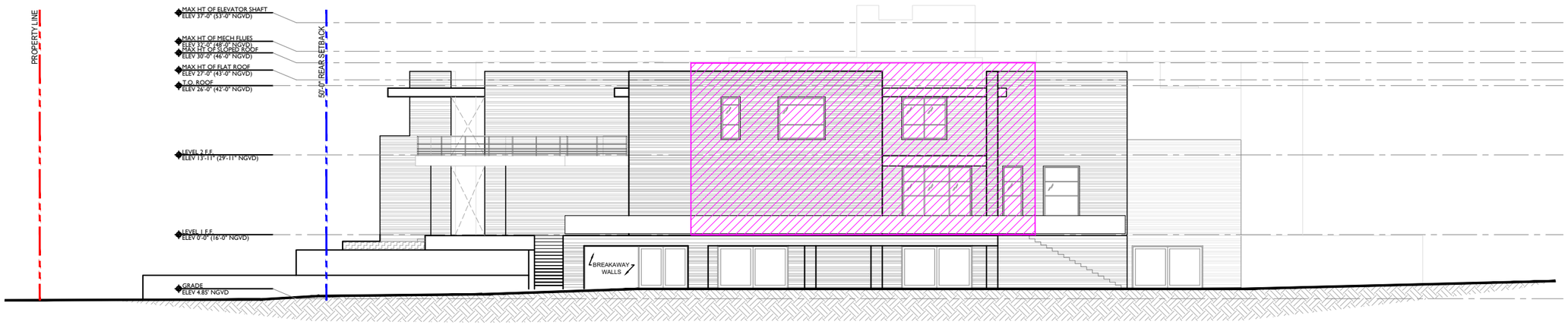
REVS

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: ELEVATOR BULKHEAD VARIANCE DIAGRAM

SCALE:

SHEET NUMBER: A0.01b

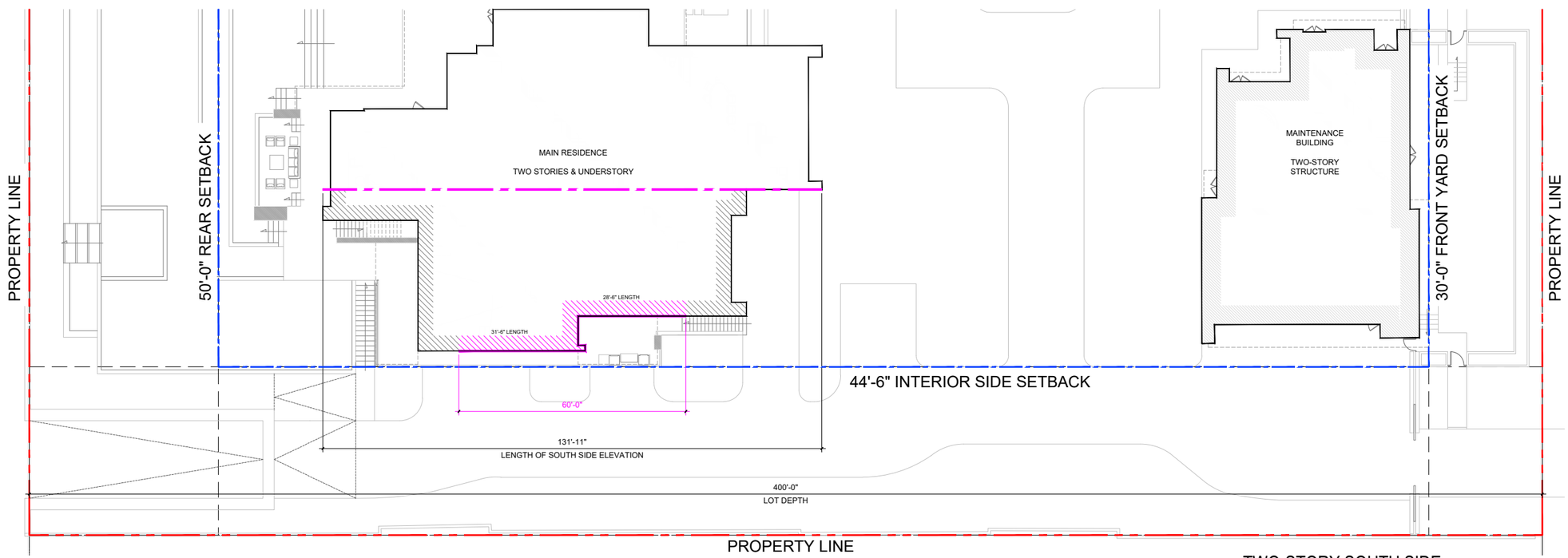


WAIVER REQUIRED FOR 2-STORY, SOUTH SIDE ELEVATION:

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.

DRB SUBMITTAL

OCT 11, 2021

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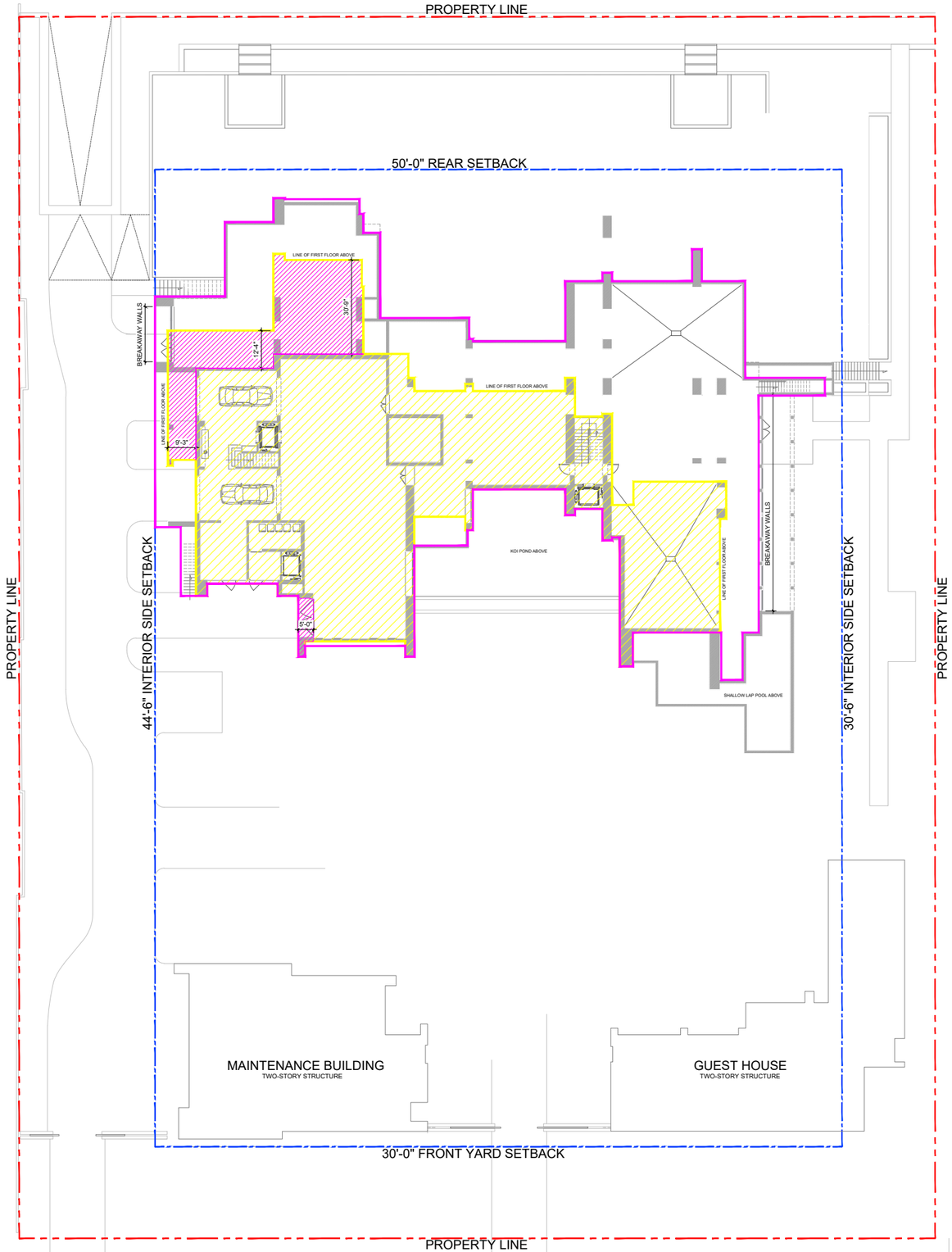
PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: SOUTH SIDE ELEVATION DIAGRAM

SCALE: N.T.S

SHEET NUMBER: A0.01d



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.

1 UNDERSTORY VARIANCE DIAGRAM
SCALE: N.T.S.

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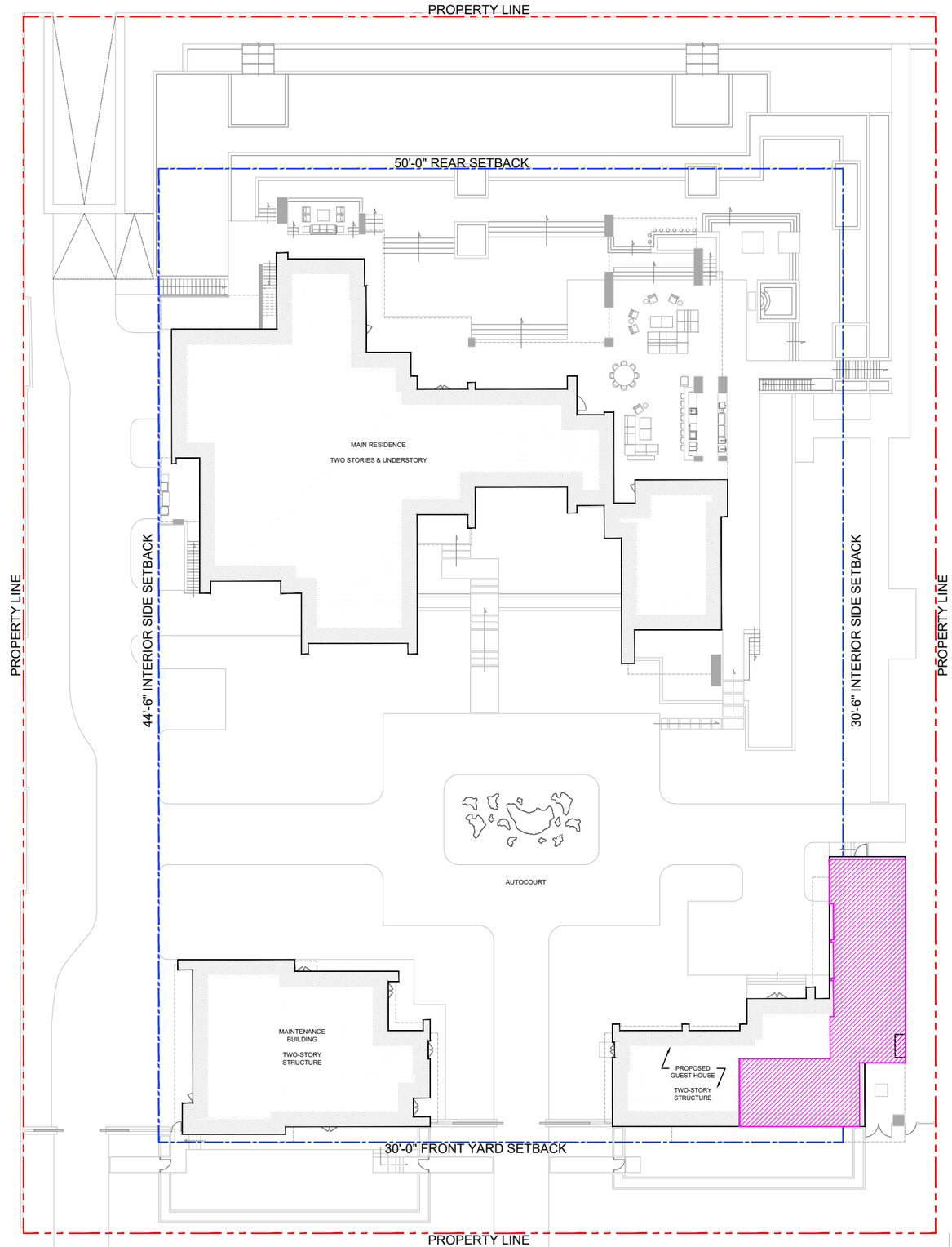
SHEET TITLE: UNDERSTORY VARIANCE DIAGRAM

SCALE: N.T.S

SHEET NUMBER: A0.01e



EXISTING GUEST HOUSE FOOTPRINT

1 GUEST HOUSE PROPOSED & EXISTING DIAGRAM

SCALE: N.T.S.

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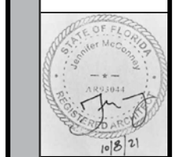


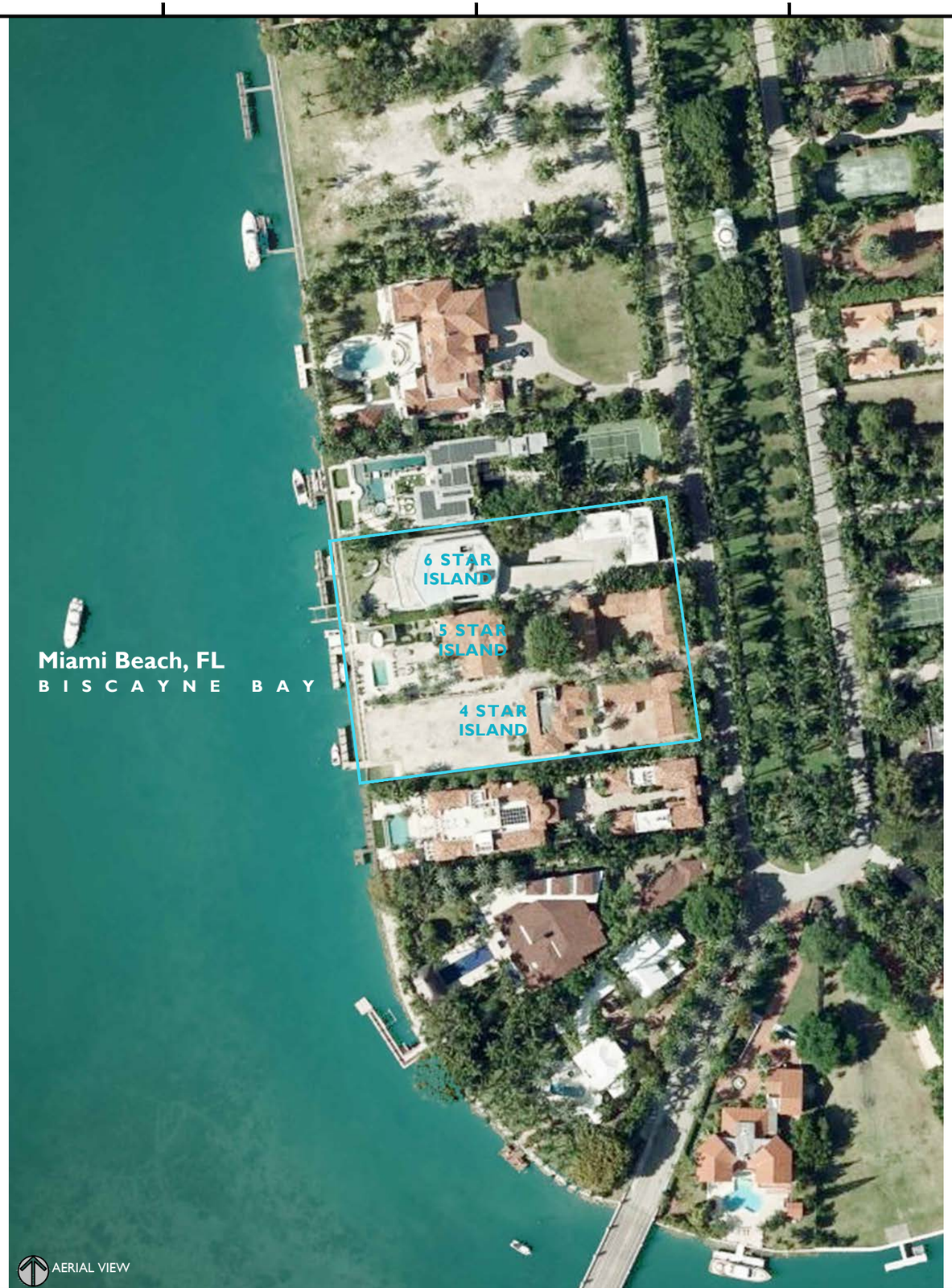
REVS

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: GUEST HOUSE OVERLAY DIAGRAM

SCALE:

SHEET NUMBER: A0.01f



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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) 418-6344

STATE OF FLORIDA
Jennifer McConney
AR93944
REGISTERED ARCHITECT
10/8/21

REVS:

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: SITE AERIAL

SCALE: N.T.S

SHEET NUMBER: A0.02

SITE AERIAL - NORTH

SITE AERIAL - WEST

SITE AERIAL - SOUTH

SITE AERIAL - EAST

DRB SUBMITTAL

OCT 11, 2021

DESIGNER:
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REVS:

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: AXONOMETRIC VIEWS

SCALE: N.T.S

SHEET NUMBER: A0.03

PHOTO LOCATIONS

DRB SUBMITTAL

OCT 11, 2021

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10/8/21

REVS:

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: BUILDING PHOTO LOCATIONS

SCALE:

SHEET NUMBER: A0.04

1. VIEW OF LOT 4 FACING EAST

2. VIEW OF LOT 4 FACING WEST

3. VIEW OF LOT 2 FACING SW

4. VIEW OF LOT 4 FACING NW

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OCT 11, 2021

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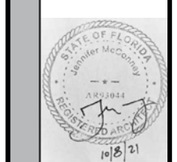

REVS:

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: BUILDING PHOTOS

SCALE:

SHEET NUMBER: A0.05

5. VIEW OF LOT 4 FACING EAST

6. VIEW OF LOT 4 FACING NORTH

7. VIEW OF LOT 4 FACING WEST

8. VIEW OF LOT 4 FACING NW

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OCT 11, 2021

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REVS:

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: BUILDING PHOTOS

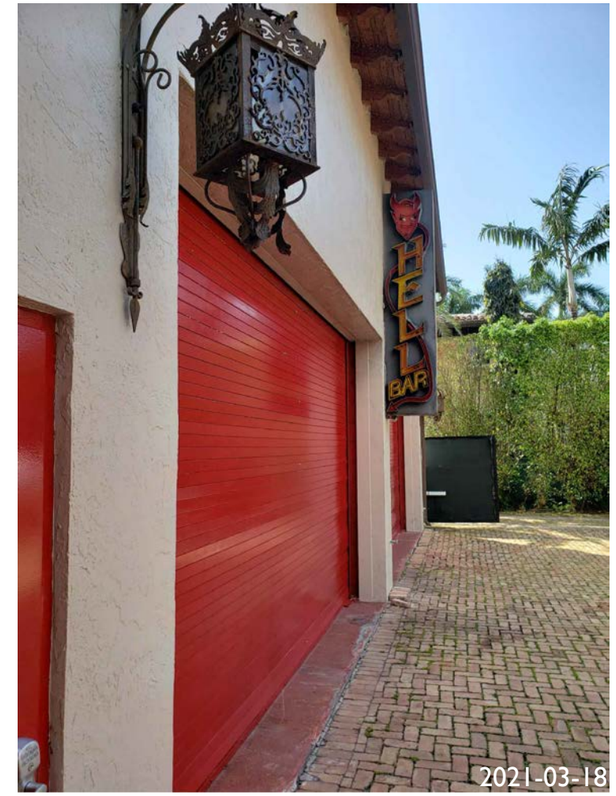
SCALE:

SHEET NUMBER: A0.06

9. VIEW OF LOT 4 FACING NORTH

10. VIEW OF LOT 4 FACING WEST

11. VIEW OF LOT 4 FACING SW



12.. VIEW OF LOT 4 FACING SE

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OCT 11, 2021

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10/8/21

REVS

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: BUILDING PHOTOS

SCALE:

SHEET NUMBER: A0.07

13. VIEW OF LOT 4 FACING NE

14. VIEW OF LOT 4 FACINGNW

15. VIEW OF LOT 4 FACING NORTH

16. VIEW OF LOT 4 FACING WEST

DRB SUBMITTAL

OCT 11, 2021

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REVS

PROJECT: STAR ISLAND RESIDENCE

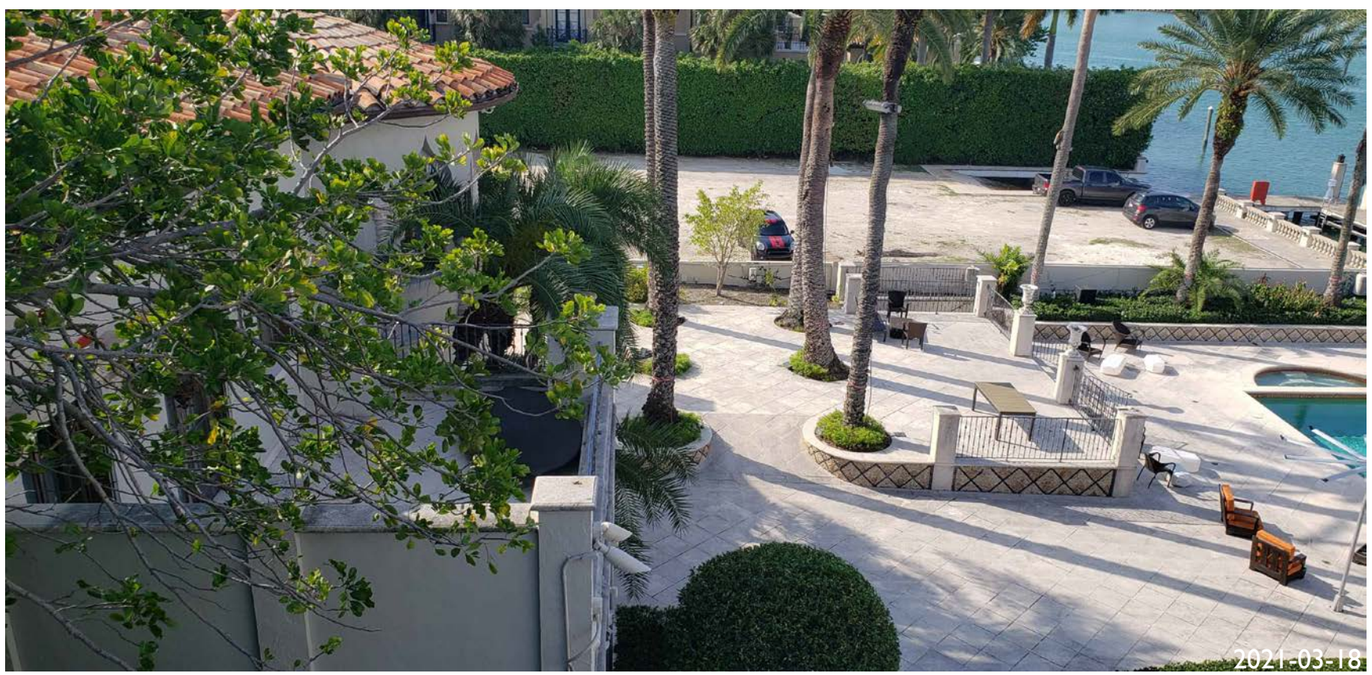
SHEET TITLE: BUILDING PHOTOS

DATE:

SHEET NUMBER: A0.08

17. VIEW OF LOT 5 ENTRANCE

18. VIEW OF LOT 5 FACING SW



19. VIEW OF LOT 5 FACING SOUTH

20. VIEW OF LOT 5 FACING SE

DRB SUBMITTAL

OCT 11, 2021

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REVS

PROJECT: STAR ISLAND RESIDENCE

SHEET TITLE: BUILDING PHOTOS

SCALE:

SHEET NUMBER: A0.09