



NOV 2, 2021

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) 418-6344

REVISED:

COVER  
SHEET

SCALE:

SHEET

01



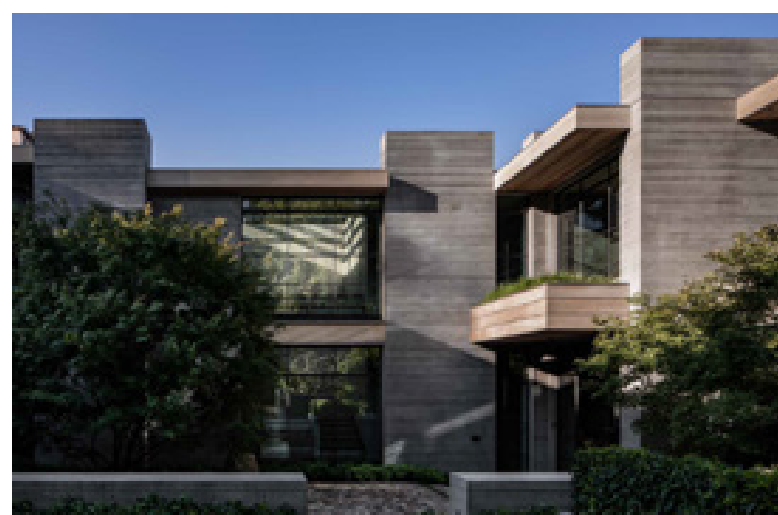
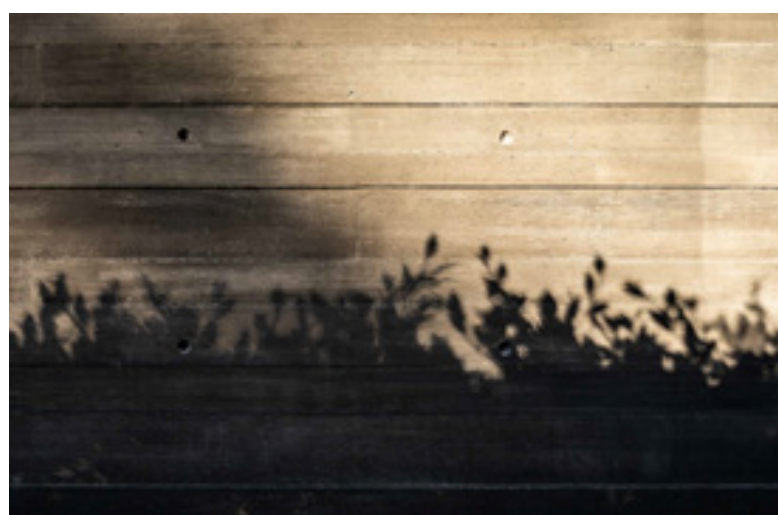
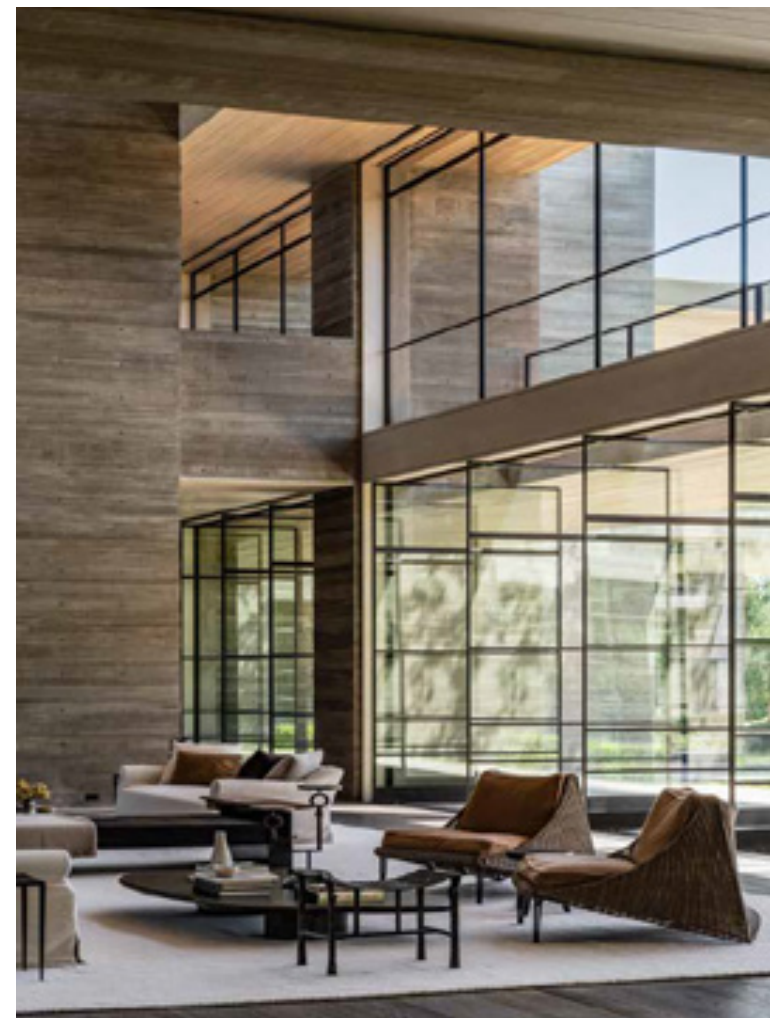
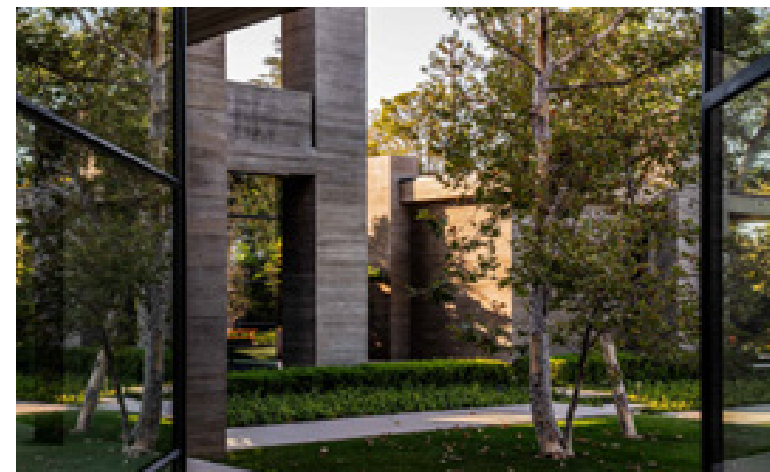
NOV 2, 2021

DESIGNER:  
SCOTT MITCHELL STUDIO  
181 NORTH MARTEL AVE  
LOS ANGELES, CA 90036  
CONTACT: SCOTT MITCHELL  
(323) 933-9078

LOCAL ARCHITECT:  
STUDIO MC+G ARCHITECTURE  
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**PRECEDENT IMAGES BY SCOTT MITCHELL STUDIO**



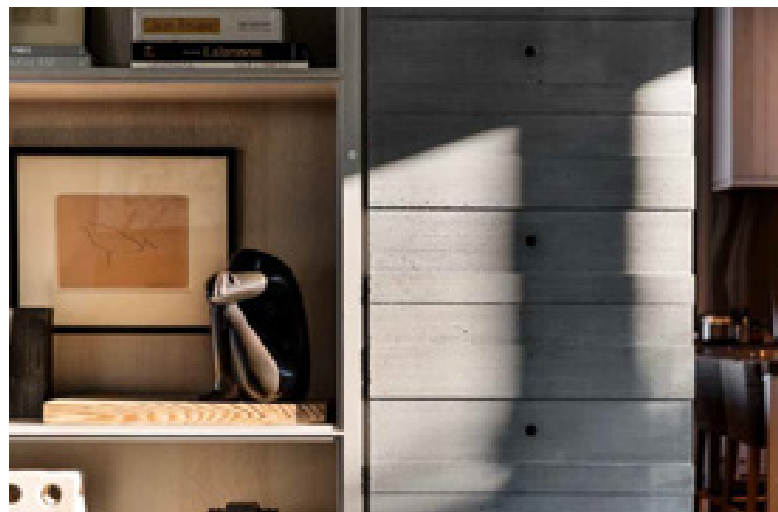
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**PRECEDENT IMAGES BY SCOTT MITCHELL STUDIO**



ISSUE: DRB PRESENTATION

NOV 2, 2021

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[illegible]

PROJECTS

STAR ISLAND  
RESIDENCE

SHEET  
TITLE:

SITE  
AERIAL

[illegible]

04

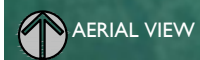
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Miami Beach, FL  
BISCAYNE BAY

6 STAR ISLAND  
5 STAR ISLAND  
4 STAR ISLAND

AERIAL VIEW

**SITE AERIAL**











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LOS ANGELES, CA 90036  
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(323) 933-9078

LOCAL ARCHITECT:  
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500 NE 4TH COURT  
STUDIO 103  
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OWNER'S REPRESENTATIVE:  
HANDCRAFT CONSTRUCTION  
MANAGEMENT, INC.  
49B NW 3RD STREET  
DEERFIELD BEACH, FL 33442  
CONTACT: JERRY ROWLAND  
(954) 418-6344

REVS:

PROJECT:

STAR ISLAND  
RESIDENCE

SHEET

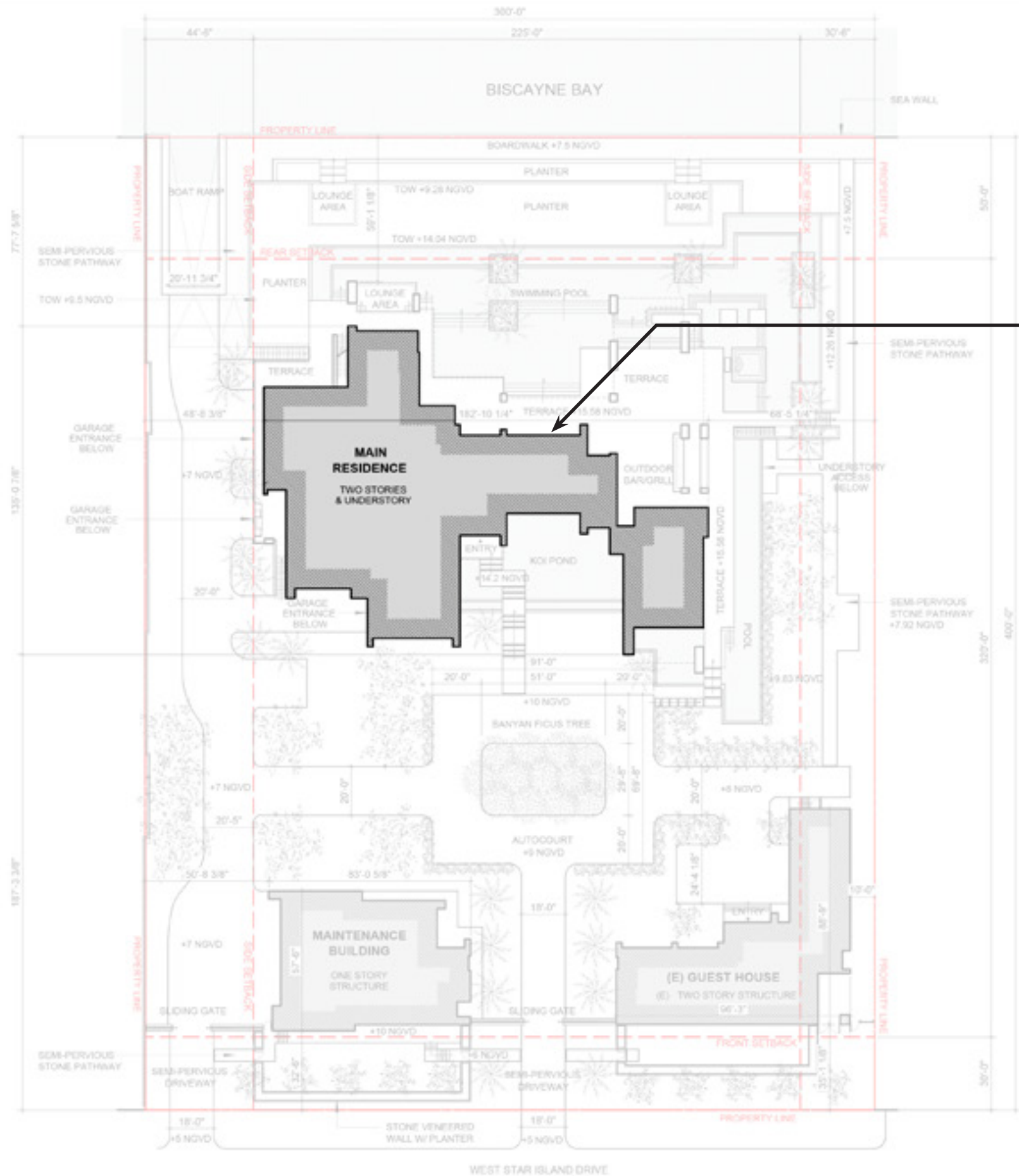
## CONCEPT RENDERINGS

SCALE:

SHEET



# PROPOSED MAIN RESIDENCE



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































SHEET NUMBER	
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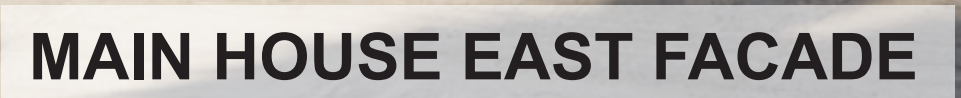








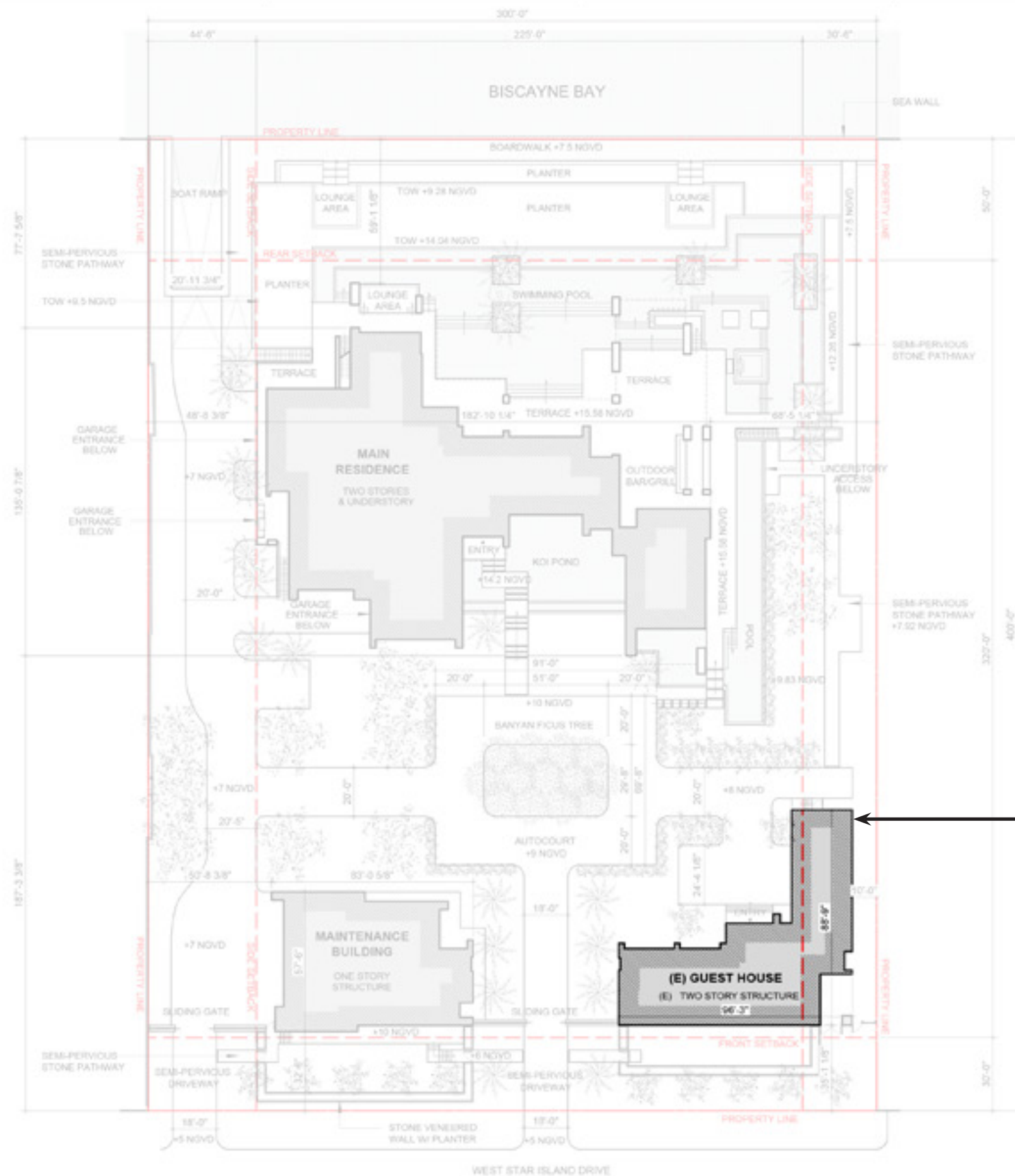




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DEERFIELD BEACH, FL 33442  
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HEET  
ADDED





EXISTING GUEST  
HOUSE

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







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498 NW 3RD STREET  
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EVS:

STAR ISLAND  
RESIDENCE

## CONCEPT RENDERINGS

SALE:	
-------	--

EET



NOV 2, 2021

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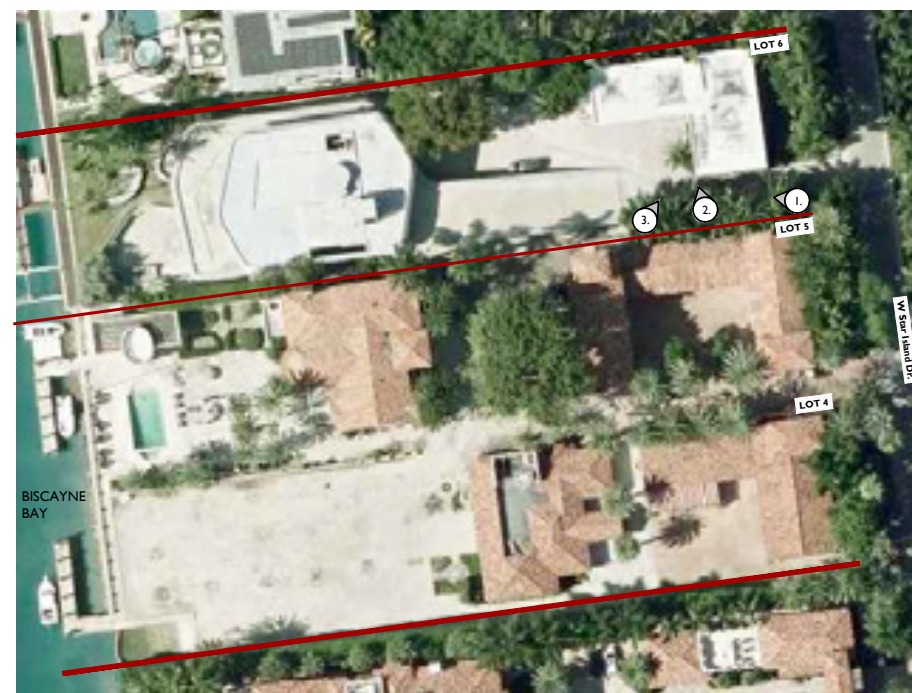
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I. VIEW OF LOT 6 ENTRANCE. EXISTING GUESTHOUSE TO BE REMODELED

SITE AERIAL & EXISTING GUEST HOUSE PHOTO LOCATIONS 

2. VIEW OF EXISTING GUESTHOUSE TO BE REMODELED LOT  
6 FACING NW



3. VIEW OF EXISTING GUESTHOUSE TO BE REMODELED  
LOT 6 FACING NE

## EXISTING GUEST HOUSE PHOTOS





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SHEET







REVS:

PROJECT:

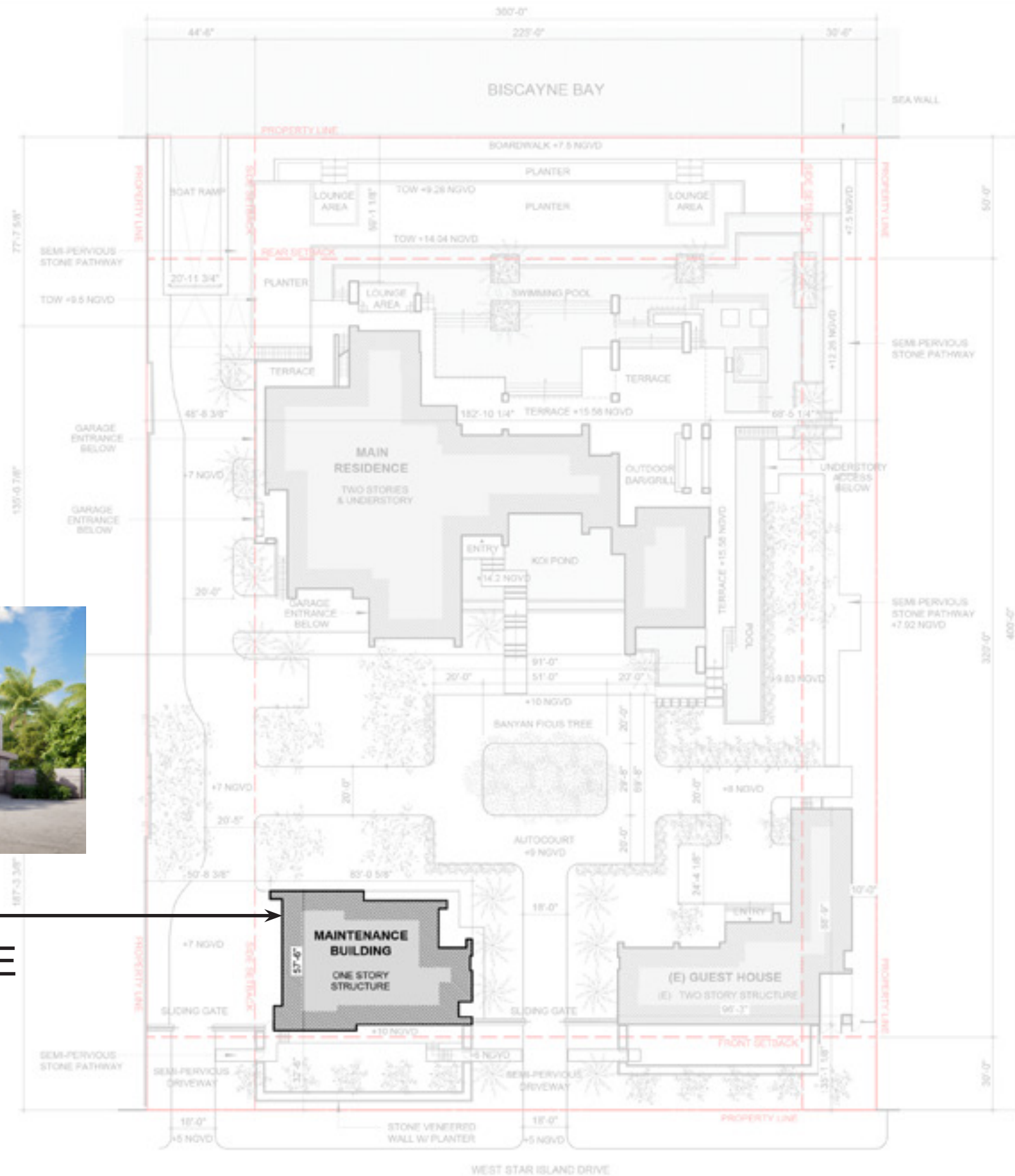
STAR ISLAND  
RESIDENCE

SHEET  
TITLE:

KEY  
PLAN

SCALE:

SHEET  
NUMBER:



PROPOSED  
MAINTENANCE  
BUILDING





NOV 2, 2021

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REVS:

STAR ISLAND  
RESIDENCE

SHEET 3 OF 6

## CONCEPT RENDERINGS

SCALE:

SHEET





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EVS:

STAR ISLAND  
RESIDENCE

## CONCEPT RENDERINGS

SALE:	
-------	--

EET  
ABR-



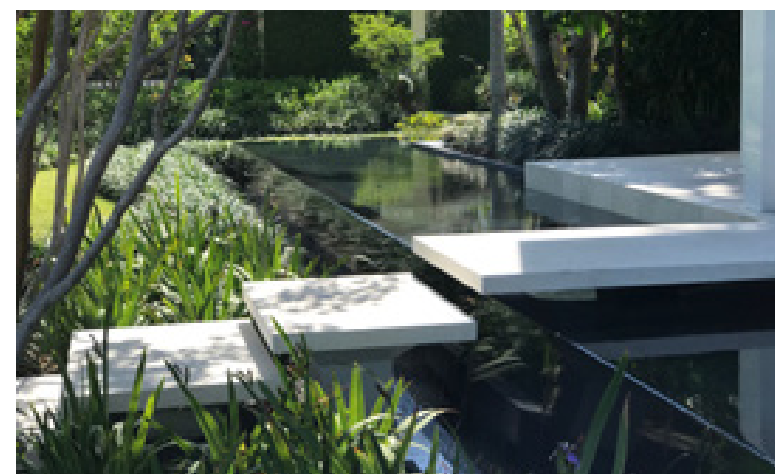
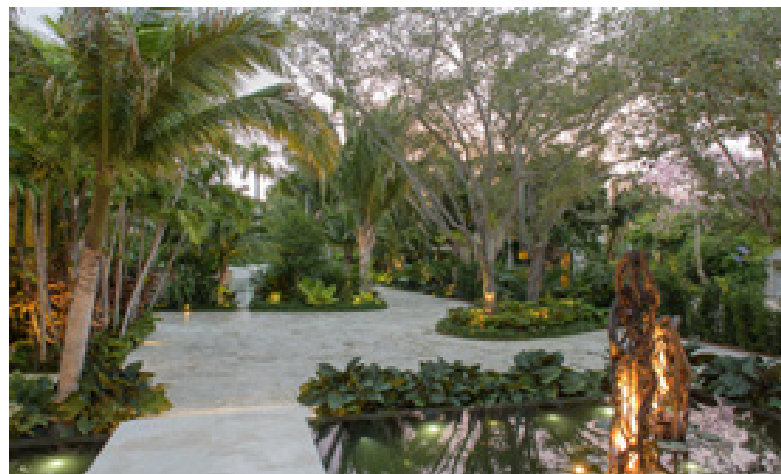
NOV 2, 2021

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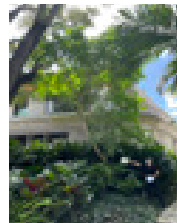


**PRECEDENT IMAGES BY RAYMOND JUNGLES, INC.**

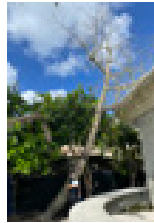




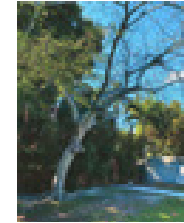




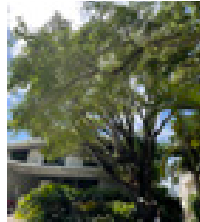
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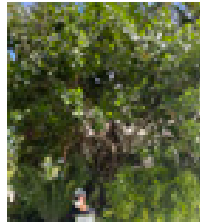
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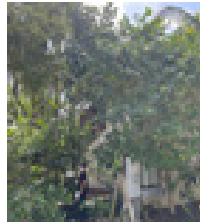
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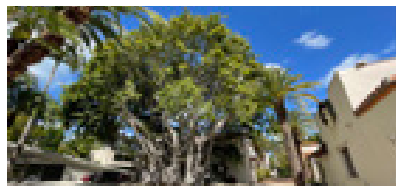
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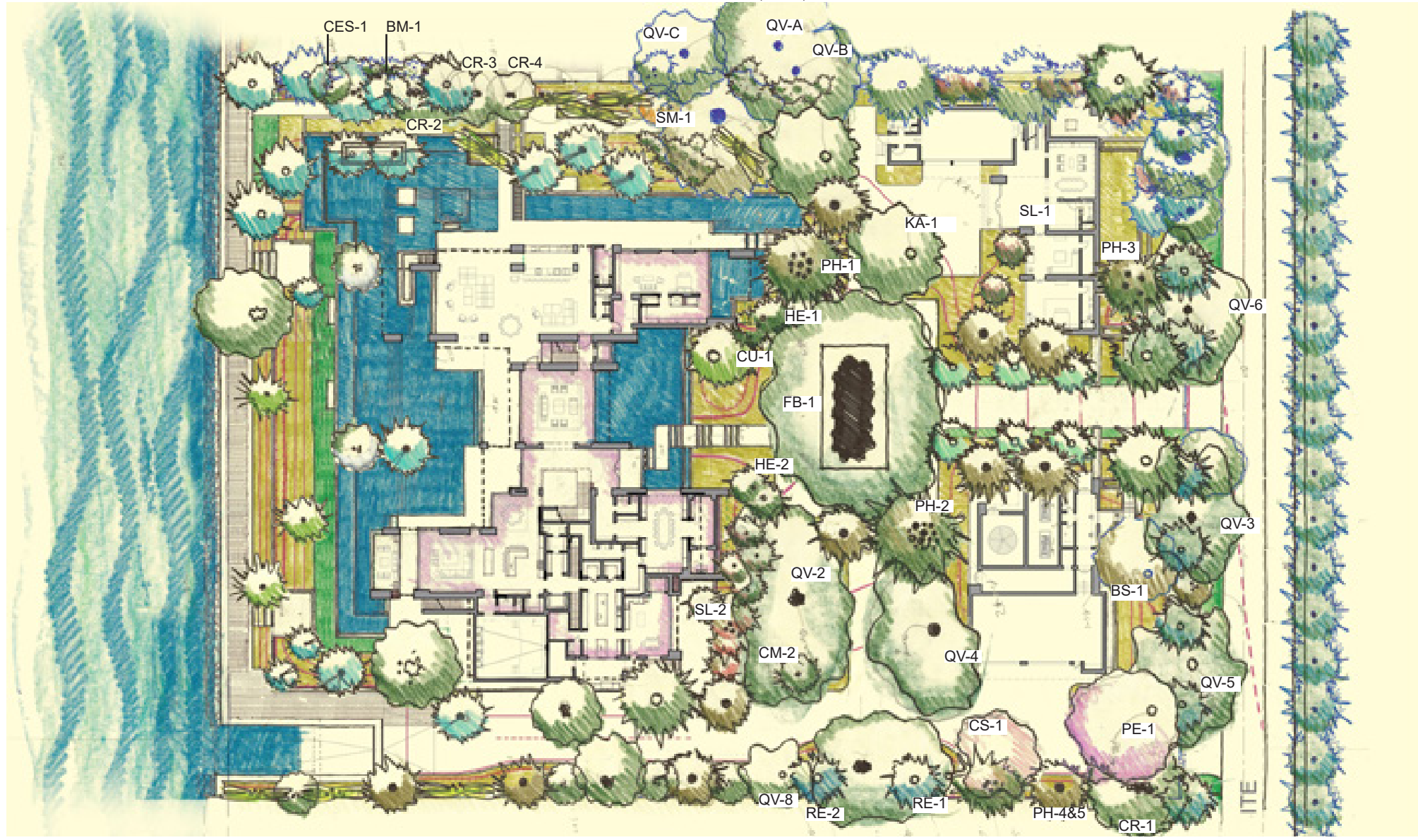
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CR-4



FB-1





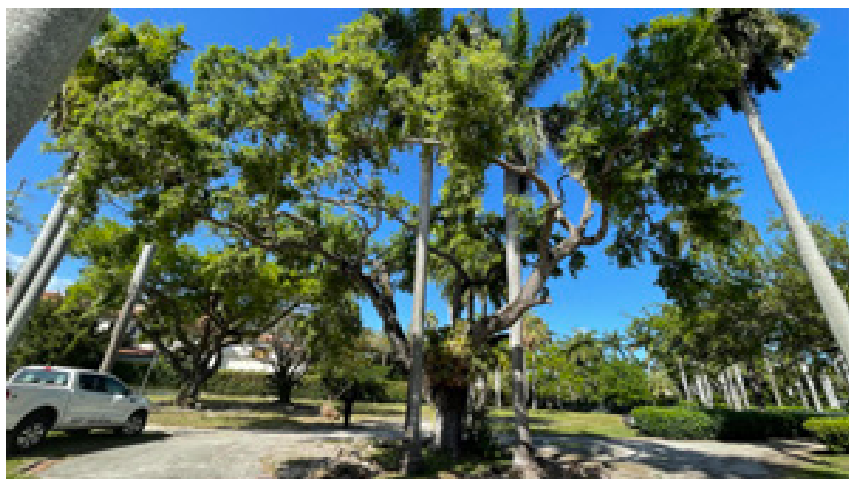
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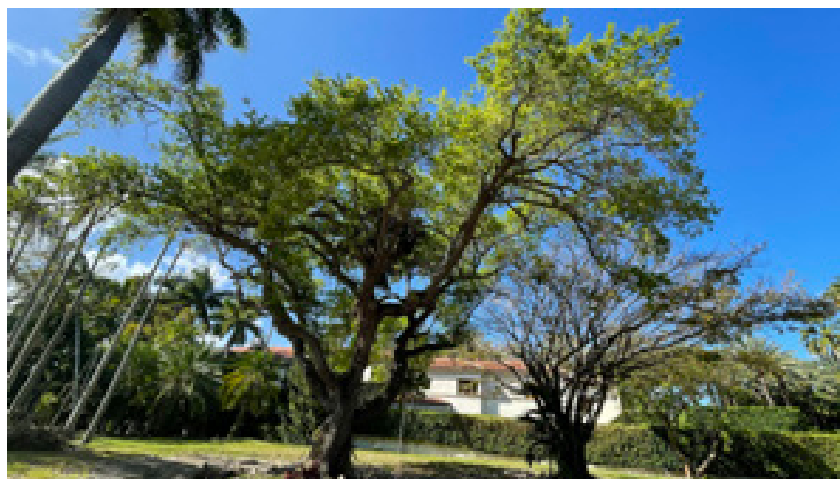
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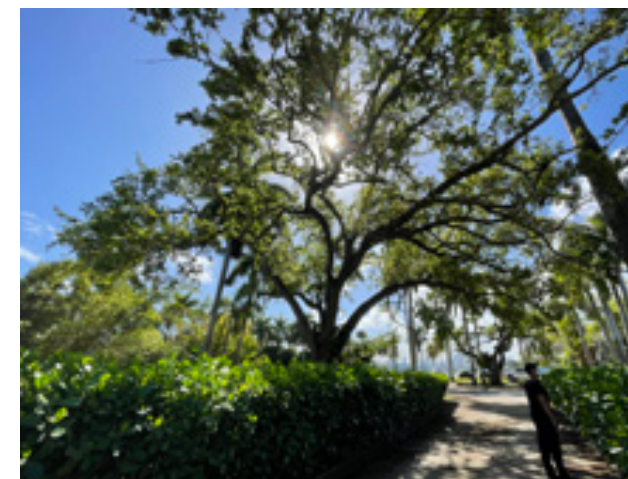
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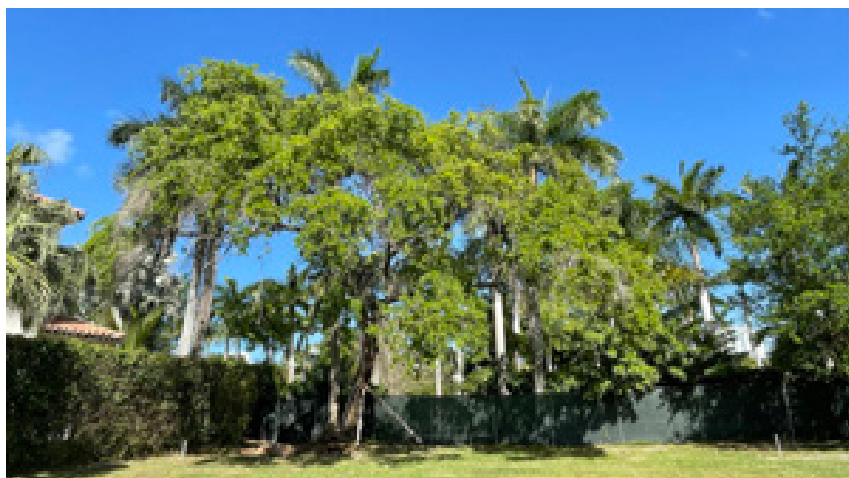
*Quercus virginiana*  
Live Oak



*Quercus virginiana*  
Live Oak



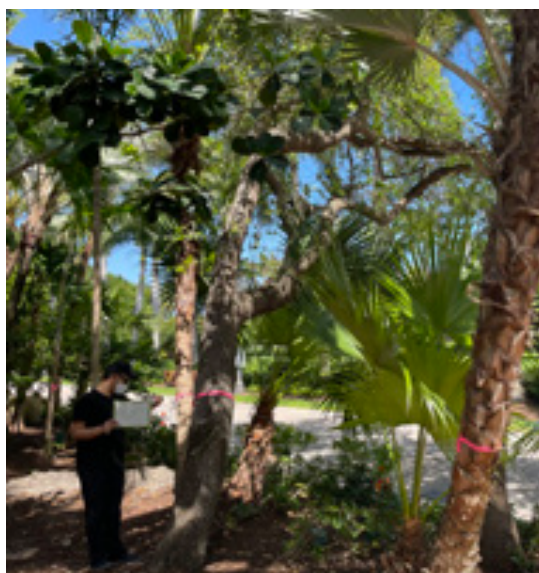
*Quercus virginiana*  
Live Oak



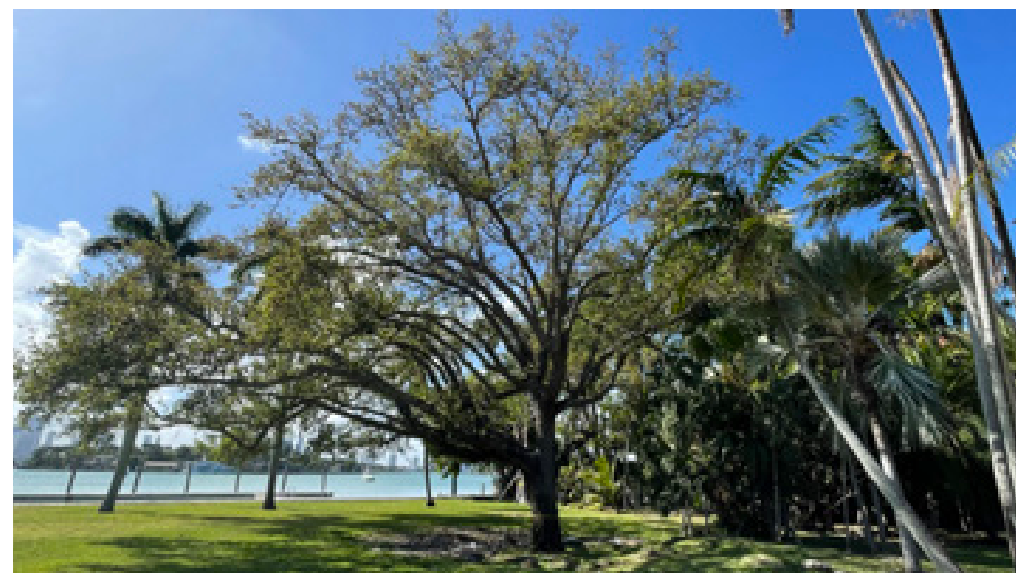
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Live Oak



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Live Oak



*Quercus virginiana*  
Live Oak



*Quercus virginiana*  
Live Oak



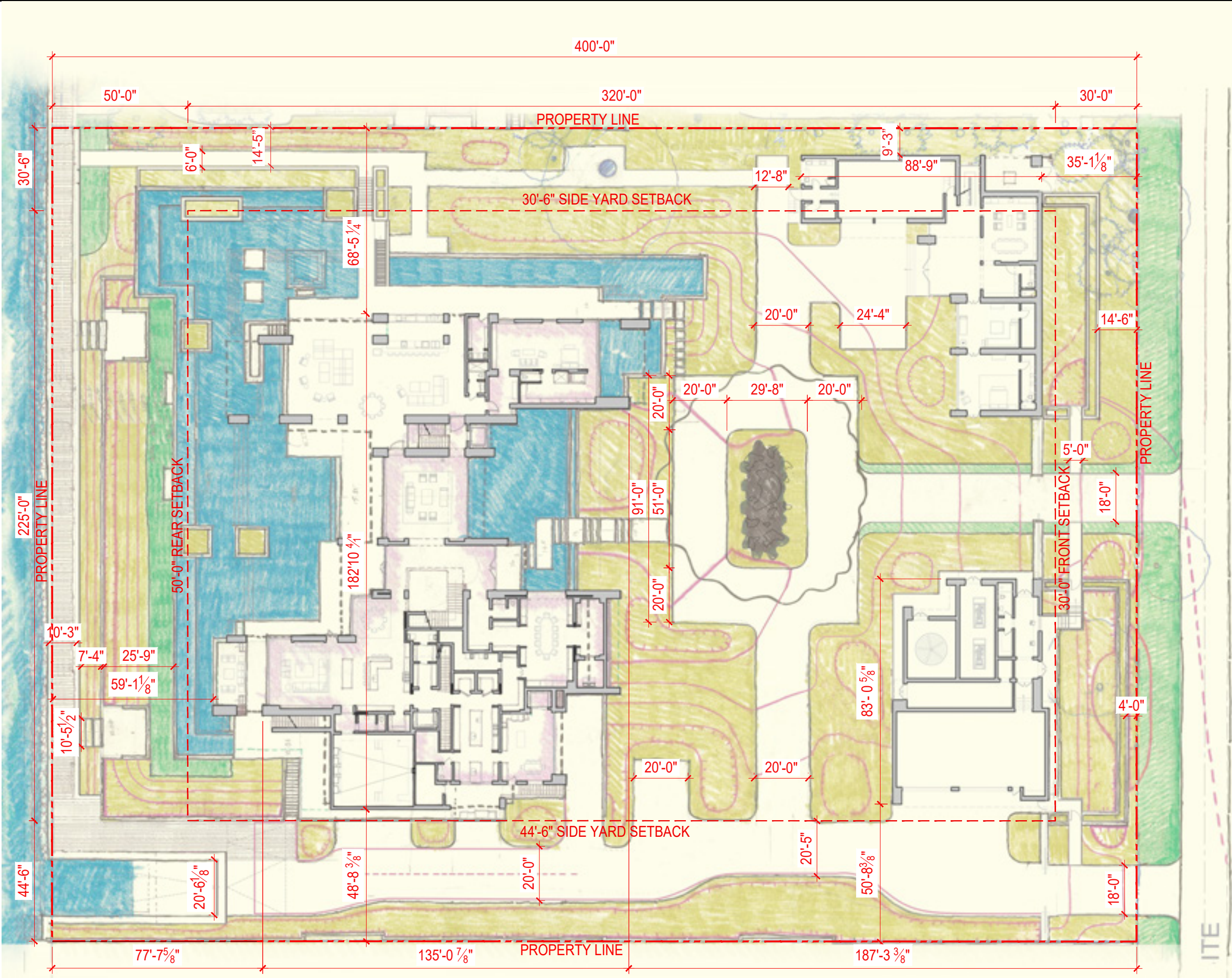
*Quercus virginiana*  
Live Oak

## RELOCATED SPECIMEN TREES









LEGEND

PROPERTY LINE

SETBACK

PROPOSED

PLANTING

LAWN

WATER

DRB PRESENTATION

NOV 2, 2021

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1408 NW 3RD STREET  
DEERFIELD BEACH, FL 33442  
CONTACT: JERRY ROWLAND  
(954) 418-6344

REV:

STAR ISLAND RESIDENCE

LANDSCAPE SITE PLAN

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

LANDSCAPE SITE PLAN



NOV 2, 2021

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## WAIVER AND VARIANCE REQUESTS:

## Waiver Requests:

- 1) Elevator Bulkhead
- 2) Length of South Side Elevation

## Variance Requests:

- 1) Understory Enclosure
- 2) Understory Edge Setback
- 3) North Interior Side Yard Setback
- 4) Sum of Side Yard Setbacks
- 5) Elevator Bulkhead
- ~~6) Driveway Width (withdrawn)~~
- ~~7) North Side Fence Height (withdrawn)~~
- ~~8) South Side Fence Height (withdrawn)~~

REVS:

PROJECTS

STAR ISLAND  
RESIDENCE

SHEET 30 OF 31

REQUESTED  
WAIVERS  
AND VARIANCES

SCALE:

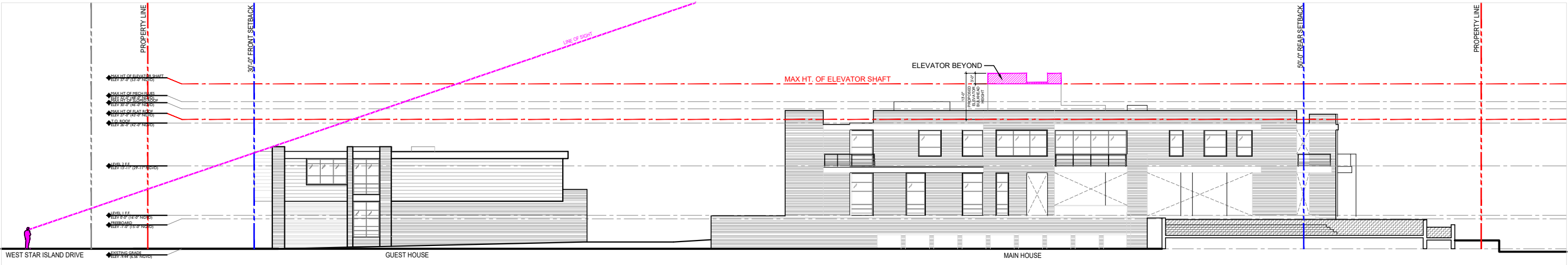
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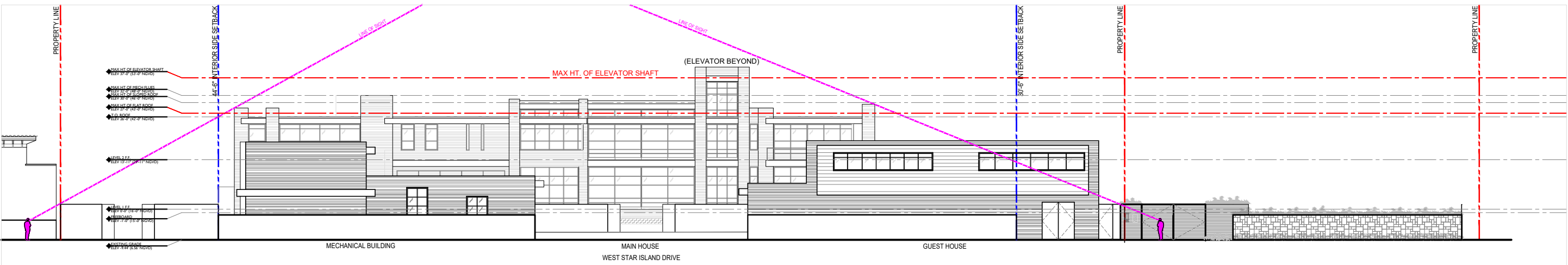
AREA OF VARIANCE REQUIRED FOR ELEVATOR BULKHEAD:

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

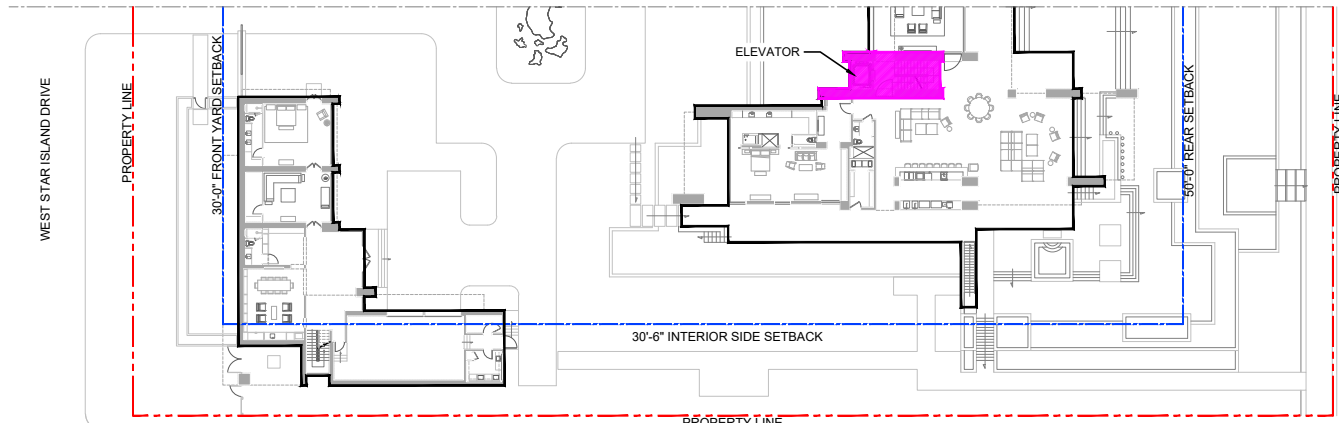
PROPOSED ELEVATOR BULKHEAD HEIGHT FROM ROOFLINE = 13'



3 PROPOSED NORTH ELEVATION  
SCALE: N.T.S.



2 PROPOSED WEST ELEVATION  
SCALE: N.T.S.



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

WAIVER NO. 1  
Elevator bulkhead.

DRB PRESENTATION	NOV 2, 2021	DESIGNER: SCOTT MITCHELL STUDIO 181 NORTH MARTEL AVE LOS ANGELES, CA 90036 CONTACT: SCOTT MITCHELL (323) 933-9078	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. 1408 NW 3RD STREET DEERFIELD BEACH, FL 33442 CONTACT: JERRY ROWLAND (954) 418-6344
REVISIONS					
PROJECT	STAR ISLAND RESIDENCE				
SHEET TITLE	ELEVATOR BULKHEAD WAIVER DIAGRAM				
SCALE					
SHEET NUMBER	34				









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MANAGEMENT, INC.  
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DEERFIELD BEACH, FL 33442  
CONTACT: JERRY ROWLAND  
(954) 418-6344

LAP POOL IS  
LIFTED UP ON  
COLUMNS TO  
ALLOW FOR  
BREAKAWAY  
WALL CONSTRUCTION  
UNDERNEATH AS  
INDICATED

BREAKAWAY  
WALLS

BREAKAWAY  
WALLS

BREAKAWAY  
WALLS

## VARIANCE NO. 1

Understory Enclosure

STAR ISLAND  
RESIDENCE

UNDERSTORY  
ENCLOSURE  
VARIANCE



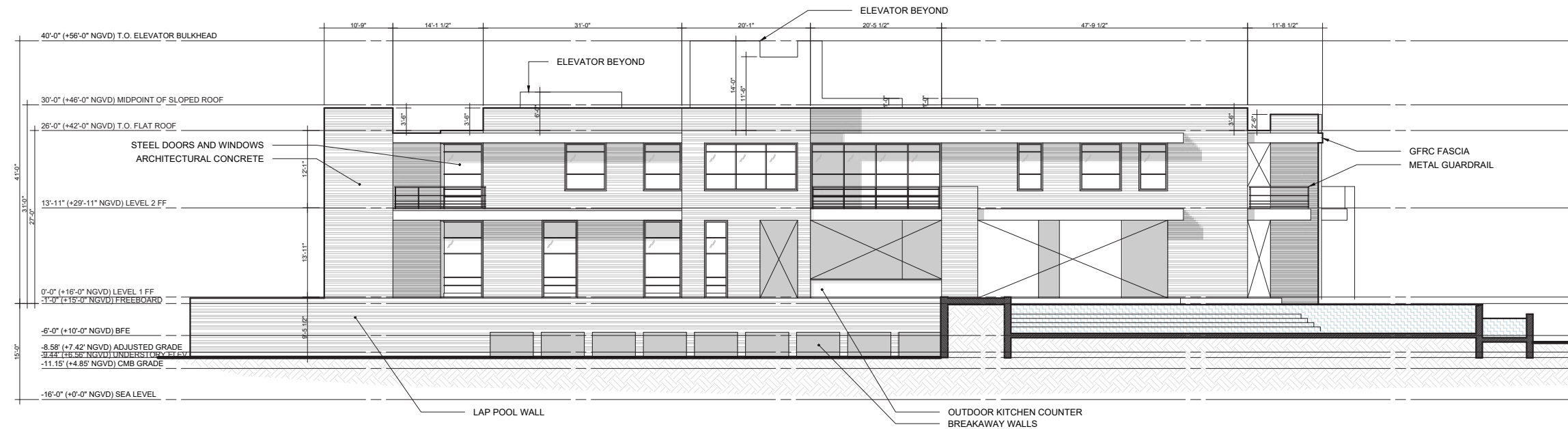
NOV 2, 2021

DESIGNER:  
SCOTT MITCHELL STUDIO  
181 NORTH MARTEL AVE  
LOS ANGELES, CA 90036  
CONTACT: SCOTT MITCHELL  
(323) 933-9078

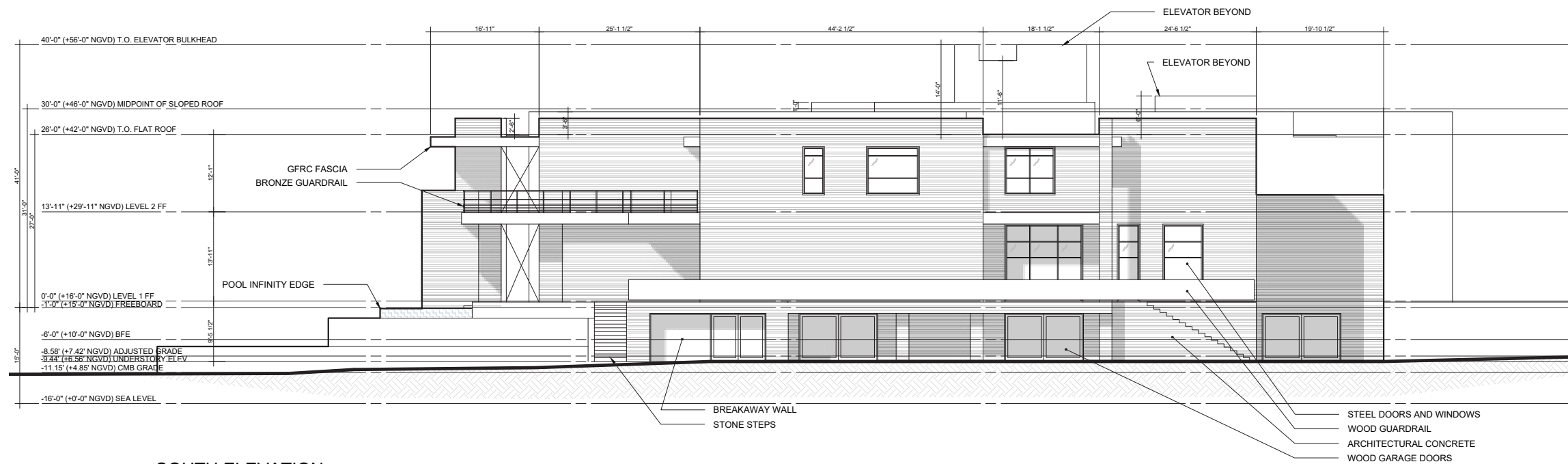
LOCAL ARCHITECT:  
STUDIO MC+G ARCHITECTURE  
7500 NE 4TH COURT  
STUDIO 103  
MIAMI, FL 33138  
JENNIFER MCCONNEY-GAYOSO  
(305) 573-2728

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) 418-6344



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



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

## VARIANCE NO. 1

## Understory Enclosure



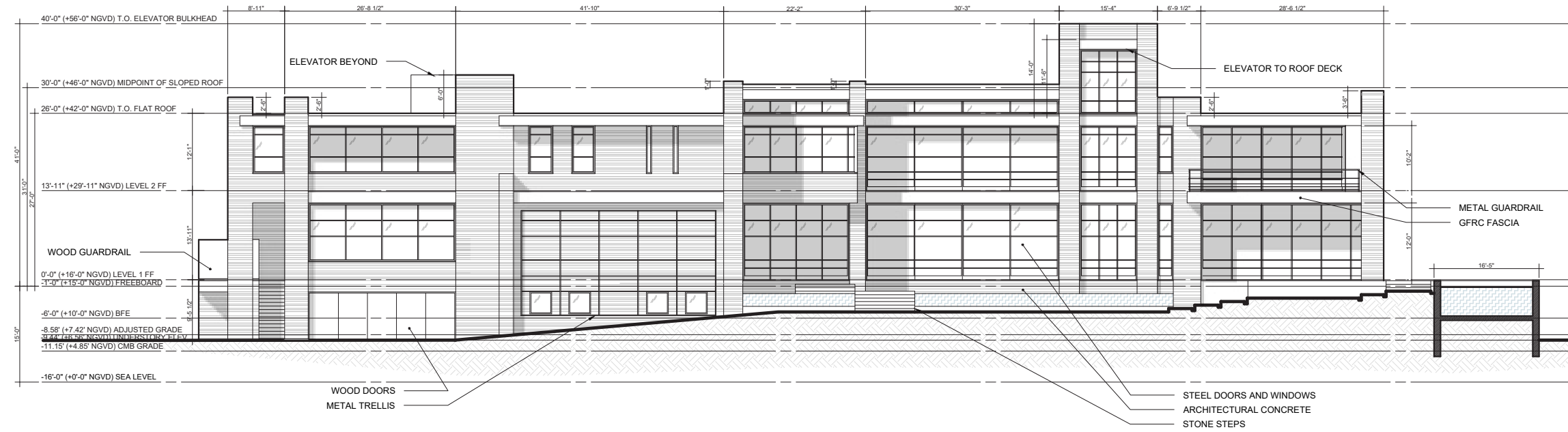
OV 2, 2021

DESIGNER:  
SCOTT MITCHELL STUDIO  
81 NORTH MARTEL AVE  
LOS ANGELES, CA 90036  
CONTACT: SCOTT MITCHELL  
(323) 933-9078

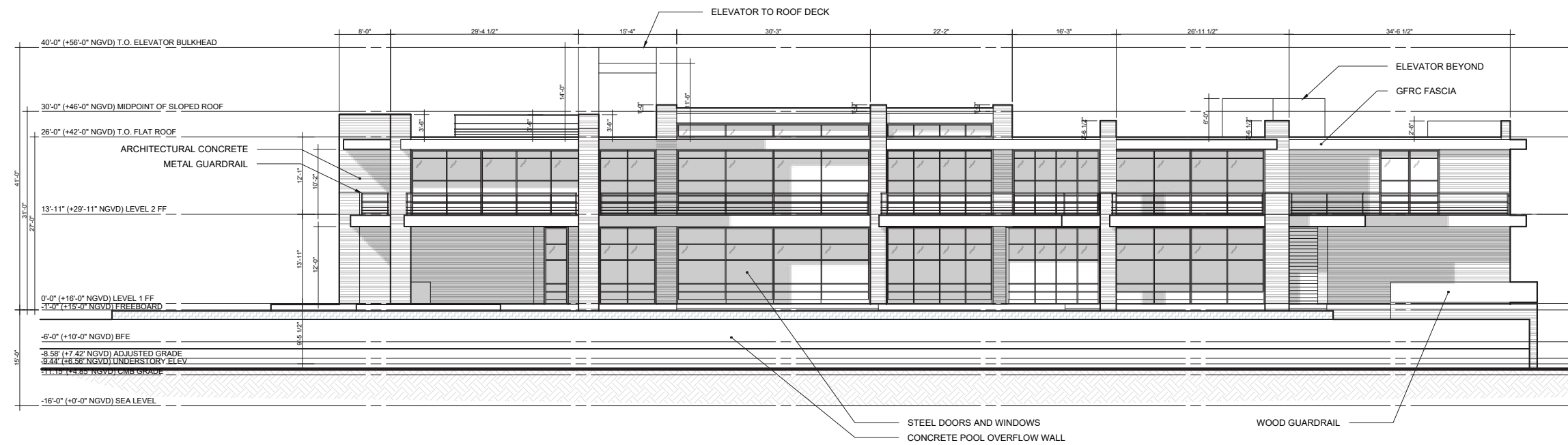
LOCAL ARCHITECT:  
STUDIO MC+G ARCHITECTURE  
500 NE 4TH COURT  
STUDIO 103  
MIAMI, FL 33138  
JENNIFER MCCONNEY-GAYOSO  
(305) 573-2728

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

OWNER'S REPRESENTATIVE:  
HANDCRAFT CONSTRUCTION  
MANAGEMENT, INC.  
198 NW 3RD STREET  
DEERFIELD BEACH, FL 33442  
CONTACT: JERRY ROWLAND  
(561) 418-6344



① EAST ELEVATION  
1/16" = 1'-0"



② WEST ELEVATION  
1/16" = 1'-0"

## VARIANCE NO. 1

## Understory Enclosure

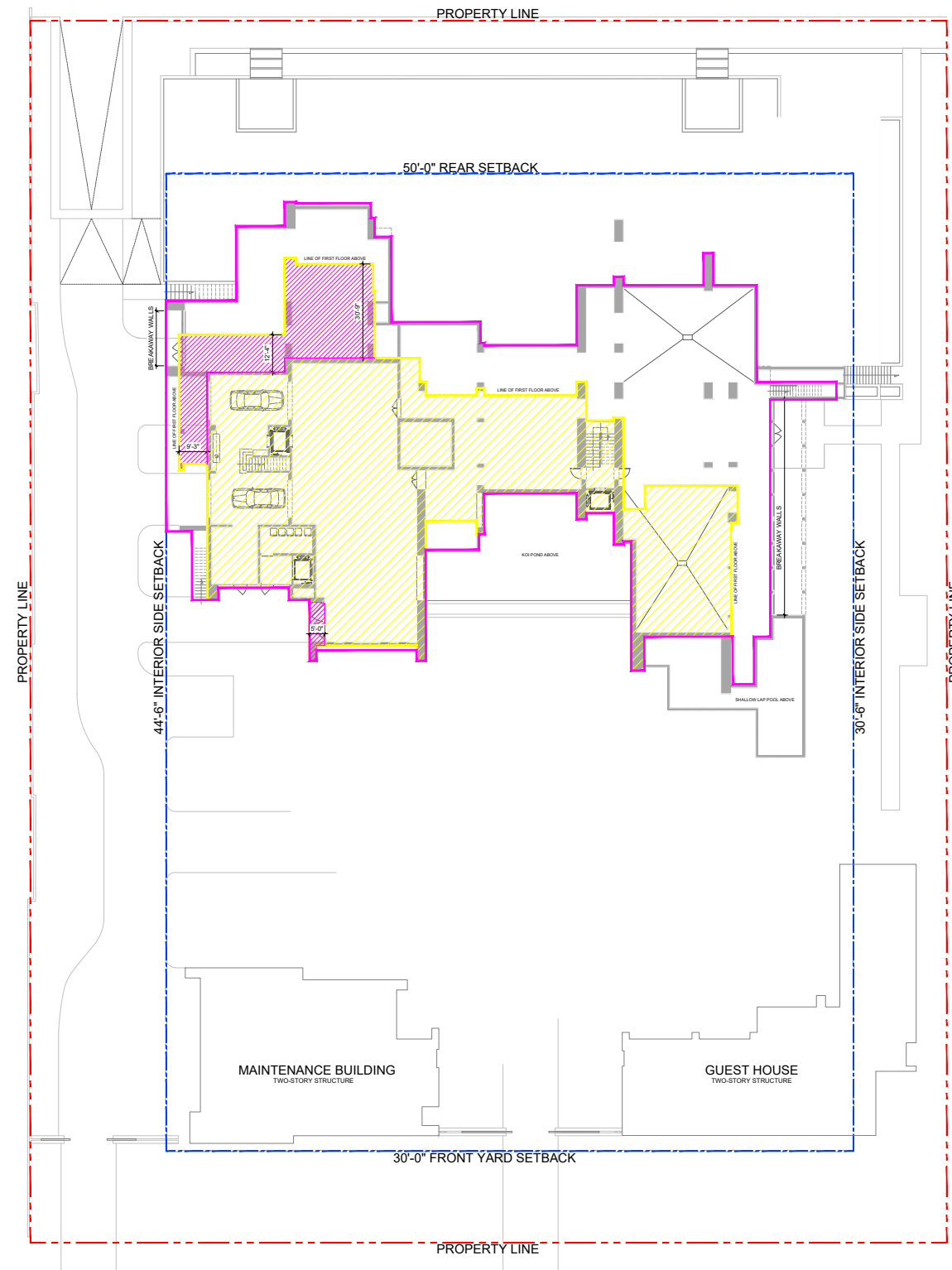



DESIGNER:  
SCOTT MITCHELL STUDIO  
181 NORTH MARTEL AVE  
LOS ANGELES, CA 90036  
CONTACT: SCOTT MITCHELL  
(323) 933-9078

LOCAL ARCHITECT:  
STUDIO MC+G ARCHITECTURE  
7500 NE 4TH COURT  
STUDIO 103  
MIAMI, FL 33138  
JENNIFER MCCONNEY-GAYOSO  
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LANDSCAPE:  
RAYMOND JUNGLES, INC.  
2964 AVIATION AVENUE  
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 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.

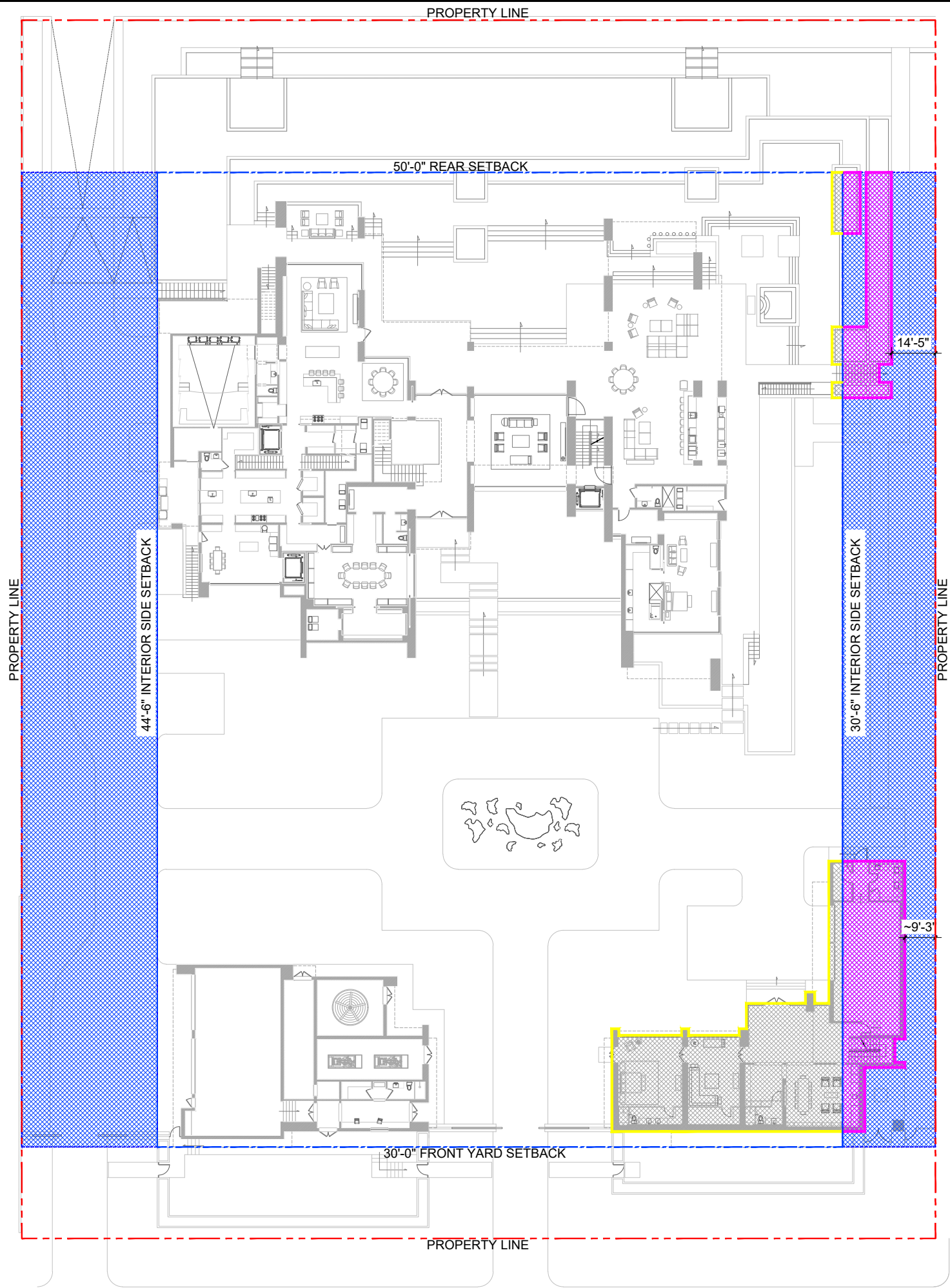
1 UNDERSTORY VARIANCE DIAGRAM  
SCALE: N.T.S.

## VARIANCE NO. 2

### Understory Edge Setback



VARIANCE NO. 3  
North Interior  
Side Yard Setback.



AREA OF VARIANCE REQUIRED FOR PLANTERS:

1. NORTH INTERIOR SIDE YARD SETBACK

REQUIRED INTERIOR SIDE YARD SETBACK  
(MIN. 10% OF LOT WIDTH) =  $(300 \times 0.10) = 30'$

PROPOSED INTERIOR SIDE YARD SETBACK = 14'-5"

2. SUM OF SIDE YARDS SETBACK

REQUIRED SUM OF SIDE YARD (25% OF LOT WIDTH)  
=  $(300 \times 0.25) = 75'$

PROPOSED SUM OF SIDE YARD FOR PLANTERS  
=  $(14'-5" + 44'-6") = 58'-11"$

AREA OF VARIANCE REQUIRED FOR GUEST HOUSE:

1. NORTH INTERIOR SIDE YARD SETBACK

REQUIRED INTERIOR SIDE YARD SETBACK  
(MIN. 10% OF LOT WIDTH) =  $(300 \times 0.10) = 30'$

PROPOSED INTERIOR SIDE YARD SETBACK = 9'-3"

2. SUM OF SIDE YARDS SETBACK

REQUIRED SUM OF SIDE YARD (25% OF LOT WIDTH)  
=  $(300 \times 0.25) = 75'$

PROPOSED SUM OF SIDE YARD FOR MAIN HOUSE  
=  $(30'-6" + 44'-6") = 75'$

PROPOSED SUM OF SIDE YARD FOR GUESTHOUSE  
=  $(\sim 9'-3" + 44'-6") = 53'-9"$



REVS:

PROJECT:

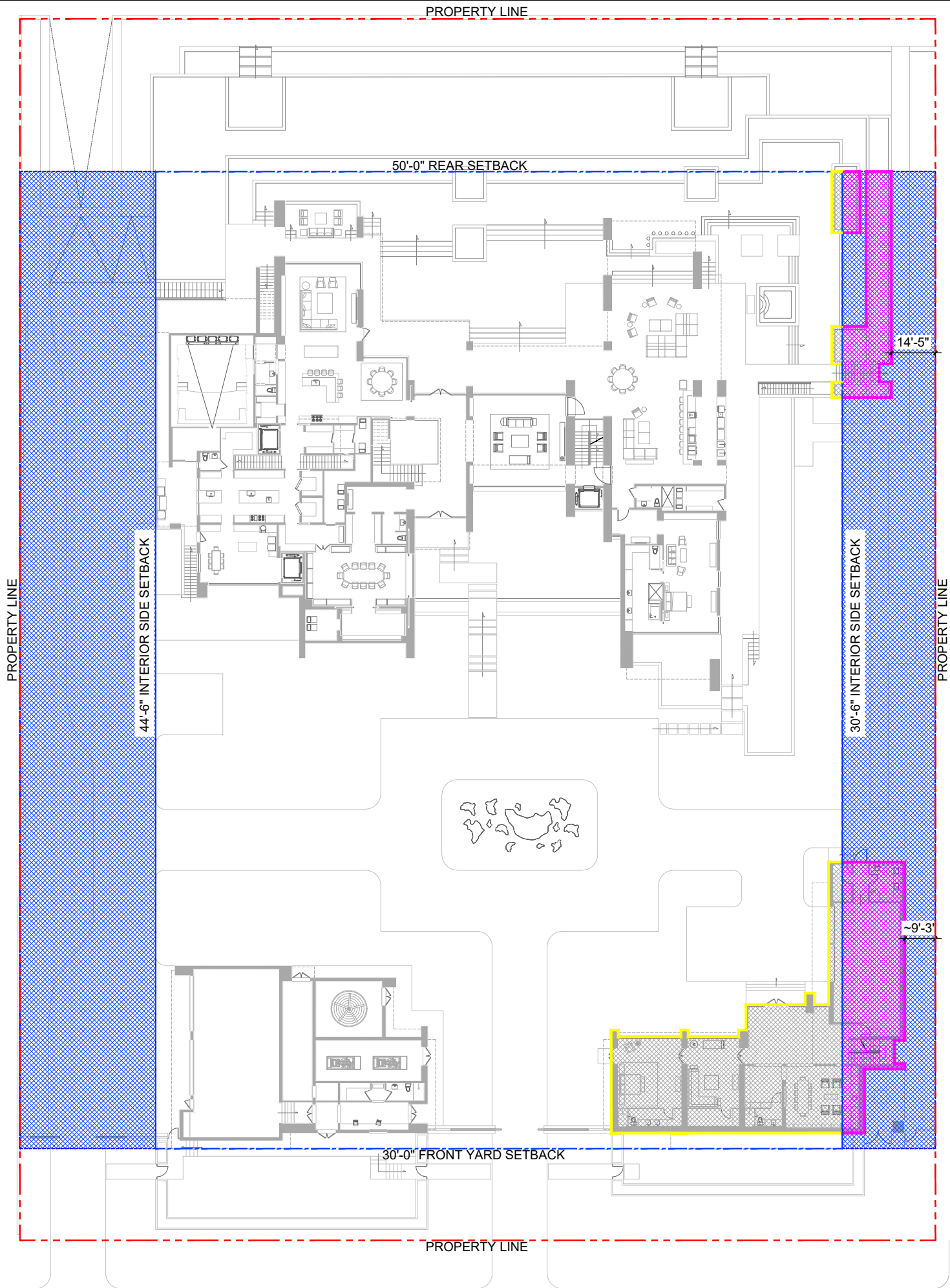
STAR ISLAND  
RESIDENCE

SHEET  
TITLE:

SUM OF SIDE YARD  
SETBACKS  
VARIANCE DIAGRAM

SCALE:

SHEET  
NUMBER:



AREA OF VARIANCE REQUIRED FOR PLANTERS:

1. NORTH INTERIOR SIDE YARD SETBACK

REQUIRED INTERIOR SIDE YARD SETBACK  
(MIN. 10% OF LOT WIDTH) =  $(300 \times 0.10) = 30'$

PROPOSED INTERIOR SIDE YARD SETBACK = 14'-5"

2. SUM OF SIDE YARDS SETBACK

REQUIRED SUM OF SIDE YARD (25% OF LOT WIDTH)  
=  $(300 \times 0.25) = 75'$

PROPOSED SUM OF SIDE YARD FOR PLANTERS  
=  $(14'-5" + 44'-6") = 58'-11"$

AREA OF VARIANCE REQUIRED FOR GUEST HOUSE:

1. NORTH INTERIOR SIDE YARD SETBACK

REQUIRED INTERIOR SIDE YARD SETBACK  
(MIN. 10% OF LOT WIDTH) =  $(300 \times 0.10) = 30'$

PROPOSED INTERIOR SIDE YARD SETBACK = 9'-3"

2. SUM OF SIDE YARDS SETBACK

REQUIRED SUM OF SIDE YARD (25% OF LOT WIDTH)  
=  $(300 \times 0.25) = 75'$

PROPOSED SUM OF SIDE YARD FOR MAIN HOUSE  
=  $(30'-6" + 44'-6") = 75'$

PROPOSED SUM OF SIDE YARD FOR GUESTHOUSE  
=  $(\sim 9'-3" + 44'-6") = 53'-9"$

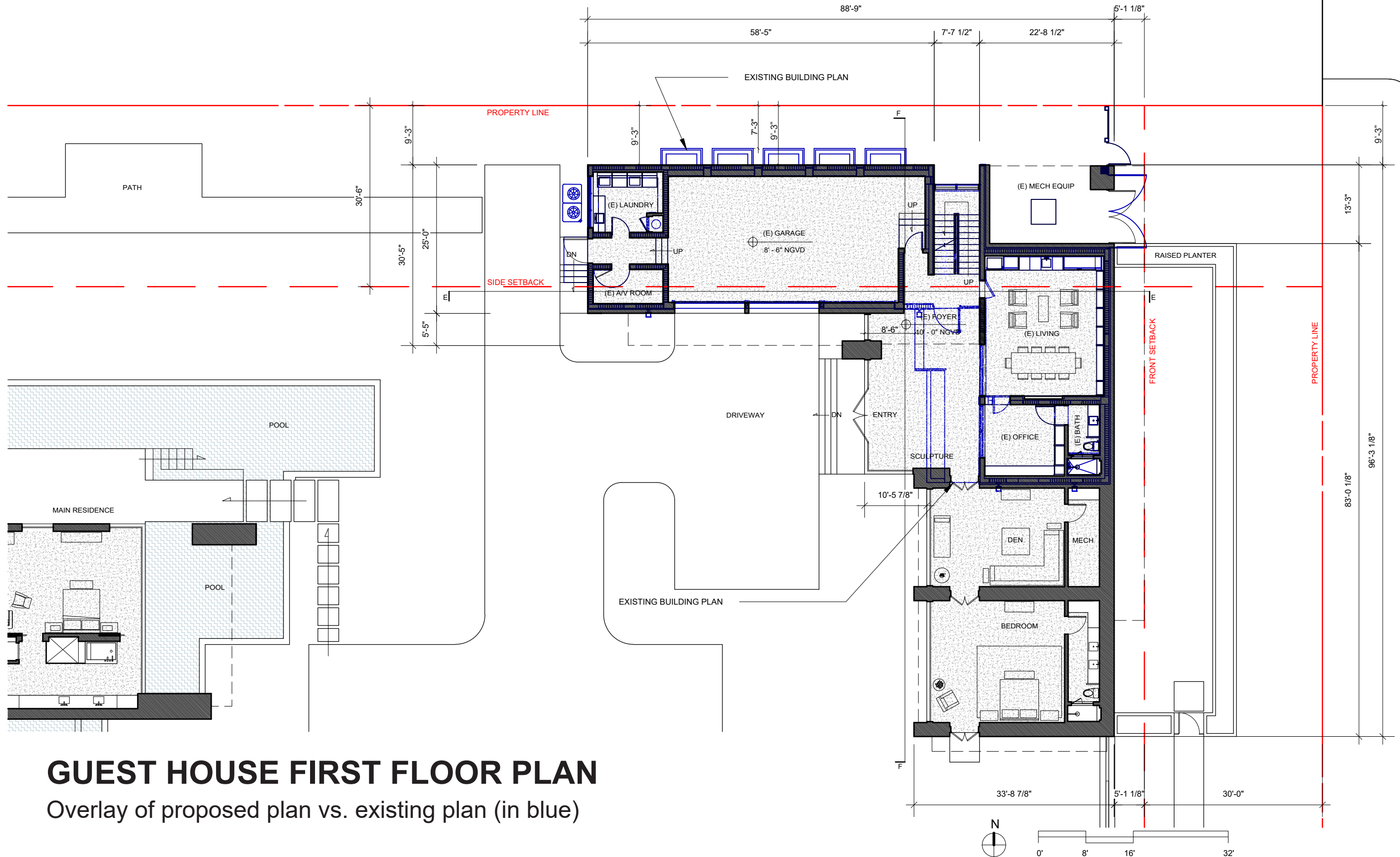
# VARIANCE NO. 4

Sum of Side  
Yard Setbacks

NORTH INTERIOR SIDE YARD & SUM  
OF SIDE YARD VARIANCE DIAGRAM

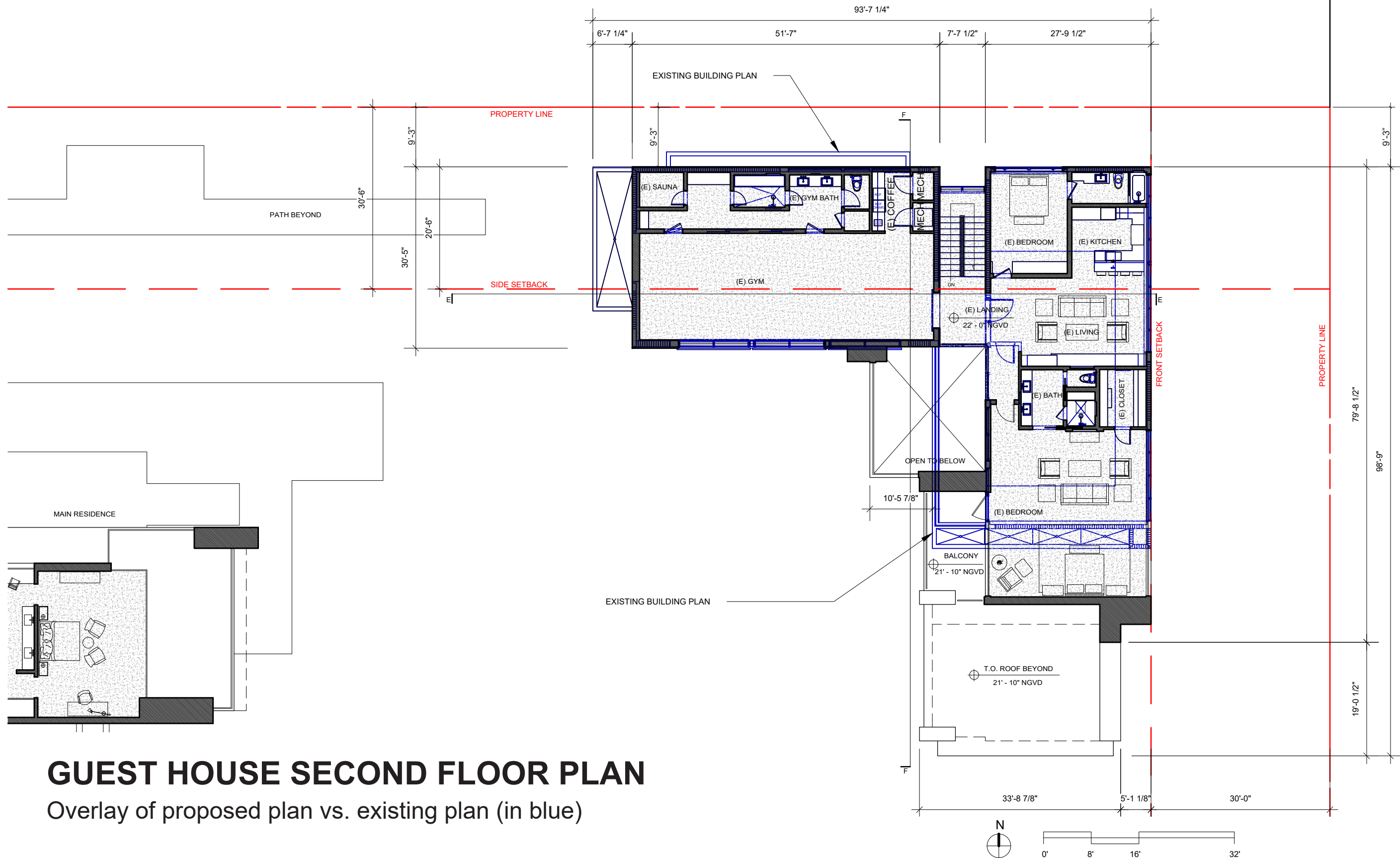
SCALE: N.T.S.





**GUEST HOUSE FIRST FLOOR PLAN**  
Overlay of proposed plan vs. existing plan (in blue)





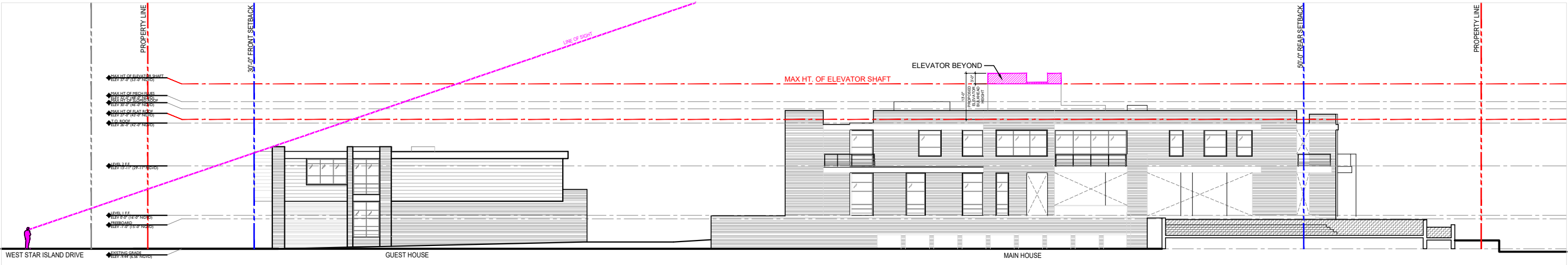
**GUEST HOUSE SECOND FLOOR PLAN**  
Overlay of proposed plan vs. existing plan (in blue)



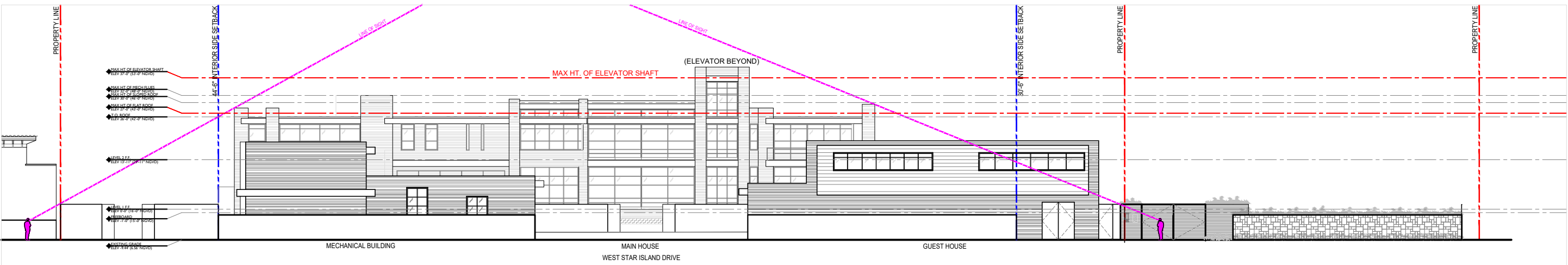
AREA OF VARIANCE REQUIRED FOR ELEVATOR BULKHEAD:

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

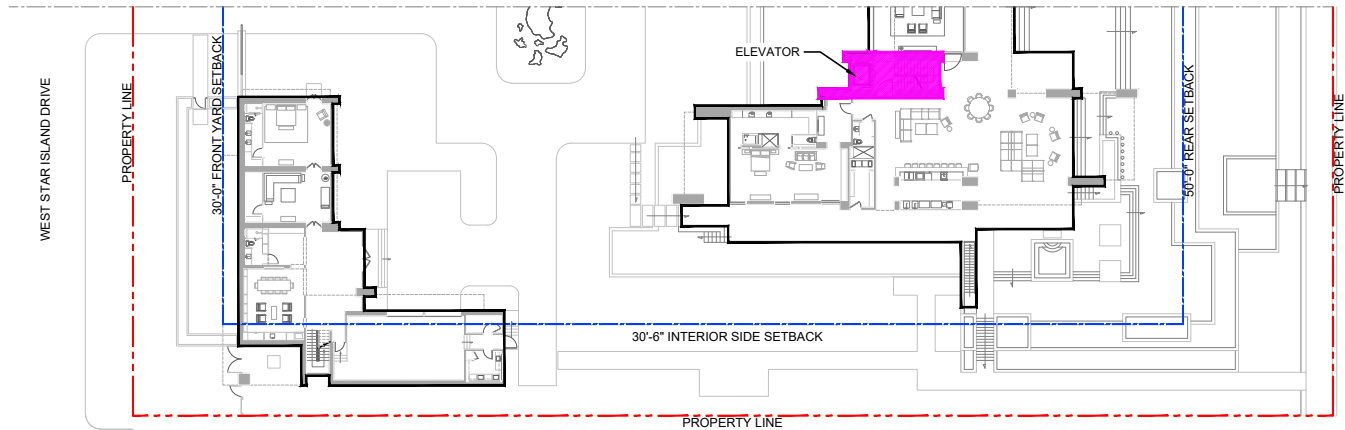
PROPOSED ELEVATOR BULKHEAD HEIGHT FROM ROOFLINE = 13'



3 PROPOSED NORTH ELEVATION  
SCALE: N.T.S.



2 PROPOSED WEST ELEVATION  
SCALE: N.T.S.



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

# VARIANCE NO. 5

Elevator bulkhead.

DRB PRESENTATION	NOV 2, 2021	DESIGNER: SCOTT MITCHELL STUDIO 181 NORTH MARTEL AVE LOS ANGELES, CA 90036 CONTACT: SCOTT MITCHELL (323) 933-9078	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. 1408 NW 3RD STREET DEERFIELD BEACH, FL 33442 CONTACT: JERRY ROWLAND (954) 418-6344
REVS:					
PROJECT:	STAR ISLAND RESIDENCE				
SHEET TITLE:	ELEVATOR BULKHEAD VARIANCE DIAGRAM				
SCALE:					
SHEET NUMBER:	44				