

# MIAMI BEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://www.miamibeachfl.gov/planning)

### LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER DRB21-0733		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 27 Star Island Dr., Miami Beach, FL 33139			
FOLIO NUMBER(S) 02-4204-001-0230			
Property Owner Information			
PROPERTY OWNER NAME Starboard Florida IV, LLC			
ADDRESS 118 N Peters Rd 132		CITY Knoxville	STATE TN
ZIP CODE 37923			
BUSINESS PHONE 865-310-1708	CELL PHONE	EMAIL ADDRESS jj@vicemarine.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS Same		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Request for Design Review Board approval of variance request to allow an elevator bulkhead to exceed the maximum 10' height above roof level, per section 142-105(b)7.			



Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		0 SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		0 SQ. FT.	
Party responsible for project design			
NAME Choeff Levy Fischman		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 8425 Biscayne Blvd., STE. 201		CITY MIAMI	STATE FL      ZIPCODE 33138
BUSINESS PHONE 305-434-8338	CELL PHONE	EMAIL ADDRESS rlevy@clfarchitects.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy Slavens		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Ave., Suite 3300		CITY Miami	STATE FL      ZIPCODE 33131
BUSINESS PHONE 305-789-7642	CELL PHONE	EMAIL ADDRESS tracy.slavens@hklaw.com	
NAME Vanessa Madrid		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Ave., Suite 3300		CITY Miami	STATE FL      ZIPCODE 33131
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hklaw.com	
NAME Raphael Levy		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other Architect	
ADDRESS 8425 Biscayne Blvd., STE. 201		CITY Miami	STATE FL      ZIPCODE 331385
BUSINESS PHONE 305-434-8338	CELL PHONE	EMAIL ADDRESS rlevy@clarchitects.com	

**Please note the following information:**

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).



**Please read the following and acknowledge below:**

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property☒ Authorized representative

**SIGNATURE**

John Jansheski

**PRINT NAME**

08-23-2021

**DATE SIGNED**



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

**SIGNATURE**

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLCOUNTY OF Miami Dade

I, John Jansheski, being first duly sworn, depose and certify as follows: (1) I am the Managing Member (print title) of Starboard Florida IV, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

**SIGNATURE**

Sworn to and subscribed before me this 23 day of August, 2021. The foregoing instrument was acknowledged before me by John Jansheski, who has produced Tennessee driver's license identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: 10/21/23**PRINT NAME**



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

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NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

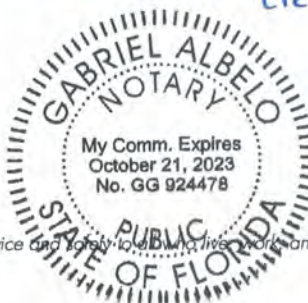
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NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: 10/21/2023**PRINT NAME**



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FL  
 COUNTY OF Miami Dade

I, John Jansheski, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens, Vanessa Madrid and Raphael Levy to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

John Jansheski, Managing Member

**PRINT NAME (and Title, if applicable)**

**SIGNATURE**

Sworn to and subscribed before me this 23 day of August, 2021. The foregoing instrument was acknowledged before me by John Jansheski, who has produced Tennessee as identification and/or is personally known to me and who did did not take an oath. drivers lic.

NOTARY SEAL OR STAMP

My Commission Expires: 10/21/2023



**NOTARY PUBLIC**

**PRINT NAME**

**CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

**NAME**

**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FL  
 COUNTY OF Miami Dade

I, John Jansheski, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens, Vanessa Madrid & Ralph Levy to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

John Jansheski, Managing Member  
**PRINT NAME (and Title, if applicable)**

[Signature]  
**SIGNATURE**

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NOTARY SEAL OR STAMP



[Signature]  
**NOTARY PUBLIC**  
Gabriel Albelo  
**PRINT NAME**

My Commission Expires: 10/21/23

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**NAME** **DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
 \_\_\_\_\_  
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\_\_\_\_\_  
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 \_\_\_\_\_

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.



**DISCLOSURE OF INTEREST**  
**CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

Starboard Florida IV, LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

JOHN M. JANSHESKI 2017 TENNESSEE  
 INVESTMENT SERV. TRUST DTD 4/12/17  
 118 N PETERS RD #132  
 KNOXVILLE TN 37923

99%

STARBOARD ADVISORS, LLC  
 118 N PETERS RD #132  
 KNOXVILLE TN 37923

1%

STARBOARD ADVISORS, LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

STARBOARD TN, INC.  
 118 N PETERS RD #132  
 KNOXVILLE TN 37923

1%

John Jansheski  
 400 Alton Rd #3203, Miami Beach FL 33139

99%

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.



**DISCLOSURE OF INTEREST**  
**CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

STARBOARD TN, INC.

<b>NAME OF CORPORATE ENTITY</b>	
NAME AND ADDRESS	% OF OWNERSHIP
John Jansheski 400 Alton Rd #3203, Miami Beach FL 33139	100%

<b>NAME OF CORPORATE ENTITY</b>	
NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.



**DISCLOSURE OF INTEREST**  
**TRUSTEE**

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

JOHN M. JANSHESKI 2017 TENNESSEE  
INVESTMENT SERV. TRUST DTD 4/12/17

**TRUST NAME**

NAME AND ADDRESS	% INTEREST
John Jansheski <u>400 Alton Rd #3203, Miami Beach FL 33139</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>



**COMPENSATED LOBBYIST**

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Tracy Slavens	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7642
Vanessa Madrid	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7453
Raphael Levy	Choeff Levy Fischman, 8425 Biscayne Blvd, Suite 201 Miami, FL 33138	305-434-8338

Additional names can be placed on a separate page attached to this application.

**APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.**

**APPLICANT AFFIDAVIT**

STATE OF FL  
COUNTY OF Miami Dade

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[Signature]  
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NOTARY SEAL OR STAMP

My Commission Expires: 10/21/2023



[Signature]  
**NOTARY PUBLIC**

Gabriel Albelo  
**PRINT NAME**



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NOTARY SEAL OR STAMP

[Signature]  
**NOTARY PUBLIC**

Gabriel Albelo  
**PRINT NAME**

My Commission Expires: 10/21/2023





## **Exhibit "A"**

**Property Address:** 27 Star Island Dr. Miami Beach, Florida 33139

**Legal Description:** Lot 27, of CORRECTED PLAT STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, Page 60, of the Public Records of Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/18/2021

Property Information	
Folio:	02-4204-001-0230
Property Address:	27 STAR ISLAND DR Miami Beach, FL 33139-5146
Owner	STARBOARD FLORIDA IV LLC
Mailing Address	118 N PETERS RD 132 KNOXVILLE, TN 37923 USA
PA Primary Zone	2200 ESTATES - 25000 SQFT LOT
Primary Land Use	0102 RESIDENTIAL - SINGLE FAMILY : ADDITIONAL LIVING QUARTERS
Beds / Baths / Half	7 / 12 / 4
Floors	3
Living Units	2
Actual Area	28,834 Sq.Ft
Living Area	19,778 Sq.Ft
Adjusted Area	22,543 Sq.Ft
Lot Size	40,000 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$11,200,000	\$10,400,000	\$11,000,000
Building Value	\$20,097,585	\$19,092,390	\$8,519
XF Value	\$307,570	\$0	\$3,560
Market Value	\$31,605,155	\$29,492,390	\$11,012,079
Assessed Value	\$31,605,155	\$29,492,390	\$11,012,079

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
4 54 42 STAR ISLAND CORR PL PB 31-60 LOT 27 LOT SIZE 100.000 X 400 OR 18536-3414 03 1999 2	

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,605,155	\$29,492,390	\$11,012,079
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,605,155	\$29,492,390	\$11,012,079
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,605,155	\$29,492,390	\$11,012,079
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$31,605,155	\$29,492,390	\$11,012,079

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/02/2011	\$10,750,000	27678-1941	Qual by exam of deed
03/01/1999	\$5,900,000	18536-3414	Deeds that include more than one parcel
07/01/1998	\$0	18187-0015	Sales which are disqualified as a result of examination of the deed
06/01/1976	\$250,000	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



Property Address: 27 Star IslandDate: 9/2/21**DRB BOARD APPLICATION CHECK LIST - SINGLE FAMILY RESIDENTIAL**

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CSS First submittal.

**Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.**

<b>FIRST SUBMITTAL (VIA CSS) ** To be uploaded online (CSS) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.</b>		<b>Required</b>
<b>1</b>	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	<input checked="" type="checkbox"/>
<b>2</b>	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	<input checked="" type="checkbox"/>
<b>3</b>	Copy of signed and dated check list issued at Pre-Application meeting.	<input checked="" type="checkbox"/>
<b>4</b>	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	<input checked="" type="checkbox"/>
<b>5</b>	Signed and dated Letter of Intent. <b>Letter must outline application details and identify hardships if Variances are requested. Letter must also identify design waivers.</b>	<input checked="" type="checkbox"/>
a	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	<input checked="" type="checkbox"/>
b	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows: Section 118-353 (d) of the City Code for each Variance.	<input checked="" type="checkbox"/>
<b>6</b>	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	<input checked="" type="checkbox"/>
<b>7</b>	Copies of all current or previously active Business Tax Receipts if applicable.	<input type="checkbox"/>
<b>8</b>	Copies of previous recorded final Orders if applicable.	<input checked="" type="checkbox"/>
<b>9</b>	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	<input checked="" type="checkbox"/>
a	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data.	<input checked="" type="checkbox"/>
b	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	<input checked="" type="checkbox"/>
<b>10</b>	Copy of original Building Permit Card, & Microfilm, if available.	<input checked="" type="checkbox"/>
<b>11</b>	Copy of previously approved building permits. (provide building permit number).	<input checked="" type="checkbox"/>
<b>12</b>	<b>Architectural Plans and Exhibits (must be 11"x 17")</b>	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	<input checked="" type="checkbox"/>
b	Drawing Index	<input checked="" type="checkbox"/>
c	Copy of the original survey included in plan package. See No. 10 above for survey requirements	<input checked="" type="checkbox"/>
d	Zoning Data Sheet (Use Planning Department zoning data sheet format).	<input checked="" type="checkbox"/>
e	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	<input checked="" type="checkbox"/>

Indicate N/A If Not Applicable

Initials: FSC

Property Address: 27 Star IslandDate: 9/2/21

f	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	<input checked="" type="checkbox"/>
g	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	<input checked="" type="checkbox"/>
h	Existing Lot Coverage and Unit Size Diagrams.	<input checked="" type="checkbox"/>
i	Proposed Lot Coverage Diagram.	<input checked="" type="checkbox"/>
j	Proposed Unit Size Diagram for each floor, including roof plan.	<input checked="" type="checkbox"/>
k	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	<input checked="" type="checkbox"/>
l	Demolition Plans (Floor Plans & Elevations with dimensions)	<input type="checkbox"/>
m	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	<input checked="" type="checkbox"/>
n	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	<input checked="" type="checkbox"/>
o	Proposed Section Drawings	<input checked="" type="checkbox"/>
p	Color Renderings (elevations and three dimensional perspective drawings).	<input checked="" type="checkbox"/>
q	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	<input checked="" type="checkbox"/>
r	Axonometric Diagram.	<input checked="" type="checkbox"/>
s	Required yards open space calculations and shaded diagrams.	<input checked="" type="checkbox"/>
t	Required yards section drawings.	<input checked="" type="checkbox"/>
u	Variance and/or Waiver Diagram, if applicable.	<input checked="" type="checkbox"/>
<b>13</b>	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	
a	Tree Survey	<input checked="" type="checkbox"/>
b	Tree Disposition Plan	<input checked="" type="checkbox"/>
c	Landscape Plan- private property and right-of-way areas. Proposed landscaping with landscape legend form, hardscape areas, ground floor equipment, overhead and underground utilities information.	<input checked="" type="checkbox"/>
d	Hardscape Plan, i.e. paving materials, pattern, etc.	<input checked="" type="checkbox"/>
Other*		<input type="checkbox"/>
Other*	Variance Diagram - Variance to exceed the maximum height for an elevator bulkhead	<input checked="" type="checkbox"/>
Other*		<input type="checkbox"/>
Other*		<input type="checkbox"/>

\* \*ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING



Property Address: 27 Star IslandDate: 9/2/21**FINAL SUBMITTAL (via CSS & PAPER)**

Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date.

Upload documents online (via CSS) before NOON on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.

Required

**PAPER FINAL SUBMITTAL:**

1	Original application with all signed and notarized applicable affidavits and disclosures.	<input checked="" type="checkbox"/>
2	Original of all applicable items.	<input checked="" type="checkbox"/>
3	One (1) signed and sealed 11"X17" bound, collated set of all the required documents. AND - 14 Collated copies of all required documents.	<input checked="" type="checkbox"/>
4	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	<input checked="" type="checkbox"/>
5	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	<input checked="" type="checkbox"/>

**ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS**

- A. **\*\* Other information/documentation required for First submittal will be identified during Pre-Application meeting and Development Review Committee Meeting but may be modified based on further analysis.**
- B. **It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal set and electronic version on CD are consistent with each other and legible.**
- C. **All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.**
- D. **Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**
- E. **All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.**

Tracy Slavens

Applicant's or designee's Name



Applicant's or designee's signature

9/7/2021

Date

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Tracy R. Slavens  
(305) 789-7642  
[tracy.slavens@hklaw.com](mailto:tracy.slavens@hklaw.com)

October 11, 2021

## **ELECTRONIC DELIVERY**

Mr. Michael Belush  
Chief of Planning and Zoning, Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

**Re: 27 Star Island Drive - File No. DRB21-0733  
Response to Staff's First Submittal Review Comments Dated October 1, 2021**

Dear Mr. Belush:

Please accept this letter on behalf of Starboard Florida IV, LLC (the "Applicant") as the narrative response to Staff's First Submittal Review Comments dated October 1, 2021 in connection with Application File No. DRB21-0733 (the "Application"). The Applicant's responses are as follows:

### **I. Zoning Review**

1. The maximum height allowed for the building is 28'-0'. Clarify the building height indicated at 28'-2". Page A-2. Revise elevation details.

**Response:** Roof Elevations were corrected to show 28'-0" roof height, wherever it appears in the drawings.

2. Clearly indicate the building permit pages provided are for reference only and are not part of the scope of work proposed in this application.

**Response:** Notes have been added to the applicable pages indicating which pages are for reference and from the As-Built permit drawings. These reference sheets are: Cover,



architectural sheets A-0.2, A-1.32, A-2.11, A-2.12, A-2.13, and landscape sheets L100, L300, L301, L302, L400, L401, L402, and L403.

## **II. Plan Review**

1. Provide estimate construction cost in LOI or under separate cover.

**Response:** The estimated construction cost is \$100,000.

2. Provide existing roof top plan and elevations for clarity of what is existing vs. what is proposed.

**Response:** Please see pages A-1.32, A-2.11, A-2.12, and A-2.13 from the approved As-Built permit drawings. Please note that these pages were included for reference only and does not represent the scope of work entailed in the requested variance.

3. Include in elevations the basic datums: CMB grade, Finished first floor, Top of Roof Slab.

**Response:** Please see A-2, where the requested data were added to the elevation.

4. Missing material board.

**Response:** Please see A-6 for the material board.

5. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.

**Response:** Please see cover and titleblock on all pages for the date reflecting the Final Submittal date of October 11, 2021.

## **III. Landscape Review**

1. Refer to the Chapter 46 ordinance for the tree protection and tree replacement/mitigation requirements.

**Response: Landscape review comments have been disregarded pursuant to correspondence dated October 7, 2021.**

2. Refer to the Chapter 126 Landscape ordinance for the minimum landscape requirements and provide the CMB landscape legend form.

**Response: Landscape review comments have been disregarded pursuant to correspondence dated October 7, 2021.**

3. Revise the landscape plans and provide the correct CMB legend form (required column) as follows:

- a. 40,190 s.f. lot requires 40 lot trees minimum.
- b. 100 l.f. frontage requires 5 street trees minimum.
- c. 45 total trees maximum x 12 = 540 shrubs minimum and 54 large shrubs minimum.
- d. Note that palms do not count towards the minimum number of required lot and street trees.

**Response: Landscape review comments have been disregarded pursuant to correspondence dated October 7, 2021.**

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Tracy R. Slavens, Esq.

Enclosures

cc: Vanessa Madrid, Esq.



# Holland & Knight

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Tracy R. Slavens, Esq.  
305 789 7642  
[tracy.slavens@hklaw.com](mailto:tracy.slavens@hklaw.com)

September 20, 2021

## **VIA HAND DELIVERY**

Mr. Michael Belush  
Chief of Planning and Zoning, Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

**Re: 27 Star Island Drive – File No. DRB21-0733  
Letter of Intent for Design Review Board Approval of Variance Request**

Dear Mr. Belush:

This shall constitute the Letter of Intent on behalf of Starboard Florida IV, LLC (the "Applicant"), in support of Application File No. DRB21-0733 (the "Application") to the Design Review Board ("DRB") for approval of an elevator bulkhead variance request pursuant to City of Code of Ordinances (the "Code") Section 142-105(b)(7)f. for the property located at 27 Star Island Drive, Miami Beach, Florida (the "Property"). The Property is an approximately 0.92-acre waterfront lot located on the northeast side of Star Island, and is identified by Folio No. 02-4204-001-0230.

The Property is zoned RS-1 (Single-Family Residential District) and contains two main structures: a restored historic residence with garage amenities designed by Walter Dergamo,<sup>1</sup> and a recently constructed two-story, single-family home situated on the waterfront portion of the Property. This Application relates to the latter. Specifically, the Applicant is seeking a variance approval of Code Section 142-105(b)(7) to permit an elevator bulkhead to exceed 13'-0" above the roofline, where 10'-0" is permitted.

As approved and constructed, the subject residence currently has a 10'-0" elevator bulkhead on the roof. However, an additional 3'-0" of bulkhead height is necessary to install an elevator of appropriate quality and reliable performance, which was ultimately determined to be essential during the construction process for the main residence. Without the variance, the elevator will not

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<sup>1</sup> The structure is not designated historic or determined to be contributing to a historic district.

meet its intended purpose—to service an approximately 17,500 square foot residence<sup>2</sup> and provide adequate accessibility to the roof of the home. It should be noted, the location of the elevator within the home was previously approved pursuant to DRB File No. 23009 and Permit No. EVR1117-0042 and has been deemed to comply with Code Section 142-105(b)(7)f.<sup>3</sup> This section requires that elevator bulkheads shall be located as close to the center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations. The location of the elevator is not changing with this request. Additionally, the plans submitted in connection with this application demonstrate that the proposed elevator bulkhead will not be visible from the street and the change is imperceptible from the waterfront.

This Application request satisfies Related Special Acts, Article 1, Section 2 of the Code, allowing the DRB to grant a variance if it finds that practical difficulties exist concerning implementing the proposed project at the subject property. In addition, the Application also satisfies the criteria under Code Section 118-353(d), as follows:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;*

The variance request is associated with the large size of the Property and the unique nature of the structures constructed thereon, which is commensurate with the scale and massing of neighboring properties in Star Island. Particularly, the design of the elevator requires additional height to accommodate the mechanical and electrical equipment necessary for the type of elevator being installed to service the residence and ensure safe and reliable rooftop accessibility. Therefore, this request is specific to this type of structure and does not apply to other structures in this zoning district.

- (2) The special conditions and circumstances do not result from the action of the applicant;*

The elevator infrastructure has been permitted and constructed with a height of 10'-0". However, technology for residential elevators is constantly evolving. During the construction process, it was confirmed and determined that the subject variance was necessary to install the mechanical and electrical equipment required for the size and type of elevator needed to adequately serve the home. This is a case of the Code not keeping pace with the current elevator technology, which, as such, creates a hardship for the homeowner. This is further evidenced by the fact that a number of homes on Star Island and in other single-family waterfront districts that have been approved for similar variances for elevator bulkheads to provide adequate loading and accessibility for their homes.<sup>4</sup>

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<sup>2</sup> Not including the 6,225 square foot Dergamo house on the Property.

<sup>3</sup> See also Planning Board File Nos. 2140, and 1995.

<sup>4</sup> On Star Island, similar variances have been granted to 6 Star Island Drive (See DRB17-042), 11 Star Island Drive (See ZBA0516-0012), 22 Star Island Drive (See DRB17-0242), and 23 Star Island Drive (See ZBA21-0126).



- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;*

The approval of the variance will not confer any special privilege on the Applicant. As constructed, the bulkhead is located away from the street front and is visually recessive within the perimeter of the roof. The proposed elevator bulkhead will not be visible from the street and will be imperceptible from the waterfront.

The requested additional 3'-0" in height is necessary and typical for state-of-the-art multi-story residences equipped with commercial-like elevators to provide safe and reliable access to the different levels of a home of this size, including the roof. In addition, approval of this variance request is consistent with previous approvals as well as the trend of development on Star Island (*see* Fn. 4) and other waterfront homes in RS districts.

- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;*

As noted above, it is typical for multi-story residences to include elevators in order to provide adequate accessibility to all levels of a home. A denial of this Application would deprive the Applicant of their reasonable enjoyment of their Property and result in a significant, negative impact to the design, accessibility, and utility of the home.

- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;*

The subject elevator bulkhead variance is for the minimum amount of additional height required to accommodate the mechanical and electrical equipment in the elevator bulkhead while ensuring that the each level of the home is fully accessible for loading and passenger purposes. Approval of this variance request is not detrimental to the surrounding properties as this element is located at the most appropriate location within the home and thus its visibility has been minimized.

- (6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and*

The granting of this variance will be in harmony with the general intent and purpose of the Code, which provides height exceptions for elevator bulkheads. However, the Code provision for elevator bulkheads has not been updated over time and does not reflect current technology or the infrastructure requirements of modern home design.

The minimal increase in height that will be achieved with the approval of this variance will not be injurious to the area or otherwise detrimental to the public welfare. In accordance with Code Section 142-105(b)(7)f., the elevator bulkhead has been built as close to the center of the roof as possible, and it is visually recessive such that it is not an obvious vertical extension of the exterior building elevation.

*(7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board voting on the applicant's request.*

The Application request is consistent with the Comprehensive Plan and has no impact on infrastructure levels of service.

*(8) The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.*

The elevator is a necessary component of the single-family residence, which has been designed and constructed to meet or exceed all applicable sea level rise and resiliency review criteria, as previously analyzed pursuant to DRB File No 23009.

Further, the Application meets all applicable sea level rise and resiliency criteria set forth in City Code Section 133-50, as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

**Not applicable. The subject single-family home has been approved and constructed. With the approval of this variance request, a mere 3'-0' of height will be added to the built elevator bulkhead on the roof.**

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

**Not applicable.**

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

**Not applicable.**

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

**Not applicable.**

(5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast



Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

**Not applicable.**

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

**Not applicable.**

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

**Satisfied. The subject elevator bulkhead will be located on the roof deck.**

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

**Not Applicable.**

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

**Not applicable.**

- (10) Where feasible and appropriate, water retention systems shall be provided.

**Not applicable.**

- (11) Whether cool pavement materials or porous pavement materials shall be utilized.

**Not applicable.**

- (12) The design of each project shall minimize the potential for heat island effects on-site.

**Satisfied, as constructed.**

The enclosed plans provide all pertinent details relating to the elevator bulkhead variance request. Overall, the marginal increase in height to accommodate the elevator bulkhead is not only adequate in relation to the site and the scale, character, and design of the home that will be relying on the elevator, but is also compatible with adjacent structures and the surrounding community.

27 Star Island (DRB21-0733)

September 20, 2021

Page 6

Based on the foregoing, we respectfully request your favorable review and recommendation of approval of the Application. Thank you in advance for your considerate attention to these requests. If you have any questions or require additional information, please feel free to call me directly at 305-789-7642.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

A handwritten signature in blue ink, reading "Tracy Slavens". The signature is fluid and cursive, with the first name "Tracy" and last name "Slavens" clearly legible.

Tracy R. Slavens, Esq.

Enclosures

cc: Vanessa Madrid, Esq.



CFN 2015R0338691  
DR BK 29632 Pgs 2597-2601 (5Pgs)  
RECORDED 05/28/2015 10:19:56  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: May 05, 2015

FILE NO: 23009

**CERTIFICATION**

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT  
IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON  
FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.

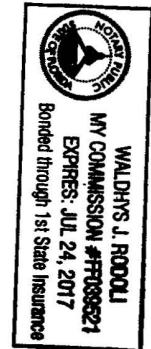
CITY OF MIAMI BEACH

(Signature of Planning Director or Designer) 5/11/15  
(Date)  
Personally known to me Produced ID:

Wallace J. Rodoli  
Notary Public, State of Florida at Large

Printed Name: Wallace J. Rodoli  
My Commission Expires: (Seal)

This document contains 5 pages.



PROPERTY: **27 Star Island – VARIANCE**

APPLICANT: Starboard Florida IV LLC

LEGAL: Star Island, Lot 27 according to Plat thereof as recorded in Plat Book 31,  
Page 60 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval requesting modifications to  
a previously approved Design Review Approval of a new single family  
home and the relocation / renovation of an existing architecturally  
significant pre-1942 (2) two-story residence and carriage house on the  
subject property, including variances to exceed the maximum elevation  
within required yards and to exceed the maximum height for a fence.

**SUPPLEMENTAL ORDER**

The applicant filed an application with the City of Miami Beach Planning Department for Design  
Review Approval and for one or more variances.

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT,  
based upon the evidence, information, testimony and materials presented at the public hearing  
and which are part of the record for this matter:

**I. Design Review Approval**

- A. Based on the plans and documents submitted with the application, testimony and  
information provided by the applicant, and the reasons set forth in the Planning  
Department Staff Report, the project as submitted is inconsistent with Design Review  
Criteria 3, 5 and 11 in Section 118-251 of the Miami Beach Code.
- B. The project would be consistent with the criteria and requirements of section 118-251 if  
the following conditions are met:



- a. The applicant shall comply with all conditions pursuant to Design Review Board original Final Order No. 23009, except where modified therein.
- b. A copy of all pages of the recorded Supplemental Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- c. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

**In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.**

## **II. Variance(s)**

- A. The applicant filed an application with the Planning Department for the following variance(s):
  1. A variance to exceed by 1.75' the maximum permitted elevation height of +8.25' NGVD within required yards in order to construct portions of two decks in the rear yard and raise portions of the side yards up to +10.0' NGVD.
  2. A variance to exceed by 3'-0" the maximum permitted height of 7'-0" for a wall within the side yards in order to construct a perimeter wall on the north and south sides of the property at a maximum height of 10'-0", as measured from grade (6.51' NGVD).
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the

21

terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby grants approval for the requested variances and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
  - a. Stair located within the interior side yard shall comply with the required interior side setback.
3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff.

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

**III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.**

- A. During construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.



- B. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- C. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- D. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- E. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- F. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- G. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "Renovation and Addition: 27 Star Island Drive" as prepared by **SAOTA and Choeff + Levy PA**, last revised April 03, 2015, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the



above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

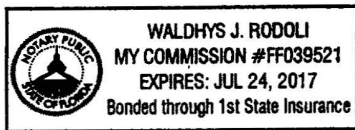
Dated this 11<sup>th</sup> day of May, 20 15.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
DEBORAH J. TACKETT  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

STATE OF FLORIDA           )  
  )SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 20 15, by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Waldhys J. Rodoli  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 7/24/2017

Approved As To Form: [Signature]  
City Attorney's Office: [Signature] ( 5/11/2015 )

Filed with the Clerk of the Design Review Board on 5-11-2015 ( WJR )

F:\PLAN\DRB\DRB15\05-05-2015\MAY Final Orders\DRB 23009 27 Star Variance.MAY15.fo.docx



CFN 2015R0338593  
DR BK 29632 Pgs 2404-2411 (8Pgs)  
RECORDED 05/28/2015 10:12:37  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: May 05, 2015

FILE NO: 23009

**CERTIFICATION**

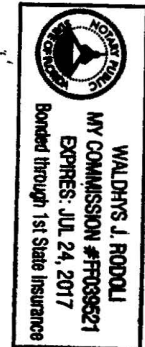
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT  
IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON  
FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.  
CITY OF MIAMI BEACH

*[Signature]* 5/11/15  
(Signature of Planning Director or Designee) (Date)  
Personally known to me or Produced ID:

*Waldys J. Rodoli*  
Notary Public, State of Florida at Large

Printed Name: *Waldys J. Rodoli*  
My Commission Expires: (Seal)

This document contains 8 pages.



PROPERTY: **27 Star Island – Modification**

APPLICANT: Starboard Florida IV LLC

LEGAL: Star Island, Lot 27 according to Plat thereof as recorded in Plat Book 31,  
Page 60 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval requesting modifications to  
remove two (2) conditions of a previously approved Design Review  
Approval for a new single family home and the relocation / renovation of  
an existing architecturally significant pre-1942 two-story residence and  
carriage house on the subject property. Specifically the applicant is  
requesting the elimination of a condition requiring that the overall siteplan  
shall be redesigned to eliminate the necessity for any variances and the  
elimination of a condition requiring the installation of additional  
landscaping along the north property line.

**MODIFIED ORDER**

The applicant filed an application with the City of Miami Beach Planning Department for Design  
Review Approval and for one or more variances.

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT,  
based upon the evidence, information, testimony and materials presented at the public hearing  
and which are part of the record for this matter:

**I. Design Review Approval**

- A. Based on the plans and documents submitted with the application, testimony and  
information provided by the applicant, and the reasons set forth in the Planning  
Department Staff Report, the project as submitted is consistent with Design Review  
Criteria in Section 118-251 of the Miami Beach Code.

B. The project would remain consistent with the criteria and requirements of section 118-251 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

All of the original conditions of approval by this Board shall remain in effect except as modified herein:

- a. This application does not conform to the provisions of the Oversized Single Family Homes Ordinance, which the Planning Board recommended on September 24, 2013 to the City Commission for adoption. Such recommendation established "zoning in progress," which requires the provisions of such ordinance to be immediately applied. However, the Planning Board also recommended some exceptions to applicability, one (1) or more of which the subject application falls within. Insofar as the City Commission may not adopt the exceptions to the ordinance as recommended, the DRB's approval of this application does not create any vested rights, and should the City Commission not adopt the exception to the ordinance that exempts this application from the applicability of the Oversized Single Family Homes Ordinance, the Applicant shall modify its plans to conform to such ordinance, and return to the DRB or staff for a modified approval based on such modified plans. The Applicant shall submit a hold harmless letter to the Department, approved as to form by the City Attorney, that confirms its agreement with this condition.
- b. Second kitchens are subject to the review and discretion of the Planning Director, pursuant to City Code Section 142-905(b)(2), and subject to a restrictive covenant. If a second kitchen is permitted by the Planning Director, a restrictive covenant, subject to the approval of the City Attorney, shall be required, indicating among other things, that the guest cottage will not be rented out separately as an apartment unit.
- c. The Applicant shall submit a restrictive covenant, running with the land, to the Department, approved as to form by the City Attorney, that the property owner will retain, preserve, and maintain to the greatest extent possible the relocated historic portion and protect against violation of minimal maintenance standards and demolition by neglect. Any damage that occurs during the course of relocation of the historic structure shall be repaired to the original condition.
- d. ~~As proffered, the architect shall adjust the overall site plan to eliminate the necessity for any variances being obtained from the Board of Adjustment.~~
- e. Along the north property line, the side yard setback shall be increased to 11'-0", in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. The architect shall install a 6'-0" high architectural feature along the north portion of the roof deck and master bedroom deck to block any visibility between the property and its abutting neighbor to the north in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- g. The architect shall increase in area the two (2), two-story volumetric atriums along the northern portion of the of the main residence, on both floor levels, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. The total unit size shall be less than **60%** of the lot area.
- i. The total lot coverage shall be less than **35%** of the lot area.
- j. The stairwell bulkhead located along the edge of the residence at the north setback line of the site, shall be setback an additional 5'-0" from the established setback line.
- k. Only the central portion of the residence, identified with "double volume" first floor spaces, shall extend to the requested 33'-0" height and the entire northern portion of the proposed new residence shall be lowered to 30'-0" height above CMB grade.
- l. The proposed active habitable roof deck shall not exceed a combined deck area of **25%** of the enclosed floor area immediately one floor below.
- m. Parapet walls, only when associated with a habitable roof deck, not to exceed three and one-half feet (3'6") above the finished roof deck height, and set back a minimum of 10' from the perimeter of the enclosed floor below.
- n. The maximum height of the (1) one-story accessory structures shall be limited to 18'-0" measured from CMB grade to the top of the highest projection.
- o. The proposed bar and any other structures not permitted by Code as an allowable height exception shall be eliminated from the active roof deck area.
- p. The architect shall redesign the motor court area to create more of a pedestrian courtyard effect and increase the landscaping in that area with the relocation of the ficus tree into a more central portion of that area and installation of additional low lying landscaping in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board..
- q. The architect shall redesign both of the proposed new (1) one-story accessory structures to minimize the massing in the required rear yard and setback both an additional distance from the rear property line, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- r. The architect shall relocate the proposed new (1) one-story accessory structure containing the gym to the south portion of the required rear yard and shall relocate the proposed new (1) one-story accessory structure containing the cabana to the north portion of the required rear yard in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- s. The final design and details including all exterior materials, finishes, and colors shall be provided in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - t. Manufacturer's drawings and Dade County product approval numbers for all new windows, doors and glass shall be required, prior to the issuance of a building permit.
  - u. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, and corresponding site plan, shall be submitted. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. A Tree Disposition plan shall be required to be submitted at the time of Building Permit review and a Tree Removal / Relocation Permit from DERM shall be required for any non-invasive trees with a tree trunk size of 18" at DBH or greater and as required by County Code.
  - b. Only canopy shade street trees and sod shall be permitted in the public ROW. The proposed gravel and understory planting in public property shall be replaced with sod and a different large shade tree species shall be selected as a street tree subject to the review and approval of staff. The Spiraling Whitefly is severely impacting Gumbo Limbos trees in our area and their use is discouraged.
  - c. ~~The architect shall install an additional 2'-0" thick, at time of planting, landscape screen along the entire 400' feet of the north property line in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.~~
  - d. The overall areas to be landscaped shall be significantly increased throughout the property by reducing the use of gravel and extent of hardscape (driveway / patios / walkways / decks, etc.) in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - e. The architect shall incorporate additional native species into the landscaping plan throughout the site in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - f. Any fence or gate at the front of the property shall be designed in a manner consistent with the home's architecture. And any fence along the front property line shall be transparent and designed to maximize views of the historic relocated home, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - g. If technically feasible, all overhead utility lines shall be placed underground.



- h. The use of sod within the side yards of the home shall be reduced, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - i. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - j. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of staff.
  - k. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
  - l. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
  - m. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures; such fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - n. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
6. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
7. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
8. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
- a. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
  - b. Mill/resurface asphalt in rear alley along property, if applicable.
  - c. Provide underground utility service connections and on-site transformer location, if necessary.





- d. Provide back-flow prevention devices on all water services.
  - e. Provide on-site, self-contained storm water drainage for the proposed development.
  - f. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
  - g. Payment of City utility impact fees for water meters/services.
  - h. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
  - i. Right-of-way permit must be obtained from Public Works.
  - j. All right-of-way encroachments must be removed.
  - k. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
9. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy, in a manner to be reviewed and coordinated by staff.
10. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
11. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as any modifications approved or required by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.
12. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
13. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.



14. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for **Design Review approval is GRANTED** for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "Renovation and Addition: 27 Star Island Drive" as prepared by **SAOTA and Choeff + Levy PA**, last revised April 03, 2015, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

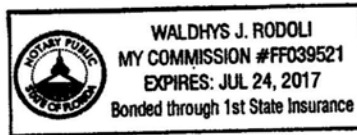
Dated this 11<sup>th</sup> day of May, 2015.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY:   
DEBORAH J. TACKETT  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

STATE OF FLORIDA )

)SS  
 COUNTY OF MIAMI-DADE )  
 The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of  
May 2015, by Deborah J. Tackett, Design and Preservation Manager,  
 Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf  
 of the Corporation. He is personally known to me.



Wally J. Raddi  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 7-24-2017

Approved As To Form:  
City Attorney's Office: J. A. Sautz ( 5/11/2015 )  
Filed with the Clerk of the Design Review Board on 5-11-2015 ( WJR )

F:\PLAN\DRB\DRB15\05-05-2015\MAY Final Orders\DRB 23009 27 Star Modification.MAY15.fo.docx





CFN 2014R0047263  
DR Bk 28996 Pgs 4346 - 4348; (3pgs)  
RECORDED 01/21/2014 12:51:42  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 27 Star Island Drive

**FILE NO.** 2140

**IN RE:** The application by John Jansheski, Managing Partner of Starboard Florida IV, LLC, requesting Conditional Use approval, pursuant to Article III Section 66, and Article IV Section 142 of the Miami Beach City Code, to install mooring piles with a total projection of 66 linear feet from the seawall

**LEGAL DESCRIPTION:** Lot 27 Corrected Plat of Star Island, according to the plat thereof as recorded in Plat Book 31, page 60, of the Public Records of Miami Dade County, Florida.

**MEETING DATE:** November 19, 2013

**CONDITIONAL USE PERMIT**

The applicant, John Jansheski, Managing Partner of Starboard Florida IV, LLC, filed an application with the Planning Director requesting Conditional Use approval pursuant to Article III Section 66, and Article IV Section 142 of the Miami Beach City Code, to install mooring piles with a total projection of 66 linear feet from the seawall. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the RS-1 Single Family Residential Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a **Conditional Use Permit as requested and set forth above, be GRANTED** subject to the following conditions to which the applicant has agreed:

1. This Conditional Use Permit shall be subject to the following standards and operational conditions, which shall be submitted to and approved by staff as part of the permitting process:
  - a. All marine vessels shall be required to meet the required side yard setbacks at all times.
  - b. The mooring of any type of vessel or watercraft shall be prohibited along either side of the walkway leading from the seawall to the boat dock.
  - c. Pursuant to Section 66-113 of the City Code, a vessel shall not be docked or moored so that its projection into the waterway would be beyond the maximum permissible linear projection of 66 feet from the seawall approved herein.
  - d. The dockage, mooring, storage, launching, beaching or servicing of personal watercraft (such as Jet-Skis, Wave Runners, and other similar types of personal watercraft) shall be prohibited unless such personal watercraft contains a 4-stroke or smaller engine.
  - e. The only lights permitted shall be those required by Miami Dade County Department of Regulatory and Economic Resources, Environmental Resources Management (RER), the U.S. Coast Guard, and any other permitting agency for navigational safety, including but not limited to navigational reflectors on the mooring piles. One electric light equipped with a motion sensor may be installed at the terminal platform for security purposes. Any required lights and reflectors shall be indicated on the permit plans and shall be subject to the review and approval of staff prior to the issuance of a building permit.
  - f. The design of any required handrails shall be submitted to staff for review and approval prior to the issuance of a building permit.
  - g. All lighting associated with, but not limited to, the deck, vessel or marine structures shall be installed in such a manner so as to minimize glare and reflection on surrounding properties and not to impede navigation. All lighting shall be erected so as to direct light only on the premises on which they are located, and shall be contained within the subject area.
2. The project shall receive final approval by RER, as well as any other county, state or federal permitting agency as may be required.
3. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify this Conditional Use approval at the time of the progress report in a non-substantive manner, to impose additional conditions to address possible problems, and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).

4. Within a reasonable time after the applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. A building permit or certificate of completion shall not be issued until this requirement has been satisfied.
5. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
6. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-7 of said Code and such enforcement procedures as are otherwise available. Failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
7. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 18<sup>th</sup> day of December, 2013

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
Richard G. Lorber, AICP, LEED AP  
Acting Planning Director  
For Chairman

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2013, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]  **TERESA MARIA**  
MY COMMISSION # FF 042188  
EXPIRES: December 2, 2017  
Bonded Thru Budget Notary Services

[Signature]  
Notary:  
Print Name: TERESA MARIA  
Notary Public, State of Florida  
My Commission Expires: 12-2-17  
Commission Number: FF042188

Approved As To Form:  
Legal Department [Signature] 12-9-13 )

Filed with the Clerk of the Planning Board on (12/19/13) [Signature]

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PB 2140 - 27 Star Island Drive  
November 19, 2013



CFN 2014R0521447  
DR Bk 29243 Pgs 0444 - 451; (8pgs)  
RECORDED 07/24/2014 14:32:05  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: November 05, 2013

FILE NO: 23009

PROPERTY: 27 Star Island Drive

LEGAL: Star Island, Lot 27 according to Plat thereof as recorded in Plat Book 31,  
Page 60 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new  
(2) two-story residence and the relocation / renovation of an existing  
architecturally significant pre-1942 (2) two-story residence and carriage  
house on the subject property.

**ORDER**

The applicant, Starboard Florida IV LLC, filed an application with the City of Miami Beach  
Planning Department for Design Review Approval.

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT,  
based upon the evidence, information, testimony and materials presented at the public hearing  
and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and  
information provided by the applicant, and the reasons set forth in the Planning  
Department Staff Report, the project as submitted is inconsistent with Design Review  
Criteria 3, 6, 7, 12 and 15 in Section 118-251 of the Miami Beach Code.

**CERTIFICATION**

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT  
IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON  
FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.  
CITY OF MIAMI BEACH

*[Signature]* 11-25-2013  
(Signature of Planning Director or Designee) (Date)

Personally known to me or Produced ID:

*[Signature]*  
Notary Public, State of Florida at Large

Printed Name: TERESA MARIA

My Commission Expires: (Seal) 8-12-2-13

This document contains 8 pages.



*[Handwritten signature]*



- B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
    - a. This application does not conform to the provisions of the Oversized Single Family Homes Ordinance, which the Planning Board recommended on September 24, 2013 to the City Commission for adoption. Such recommendation established "zoning in progress," which requires the provisions of such ordinance to be immediately applied. However, the Planning Board also recommended some exceptions to applicability, one or more of which the subject application falls within. Insofar as the City Commission may not adopt the exceptions to the ordinance as recommended, the DRB's approval of this application does not create any vested rights, and should the City Commission not adopt the exception to the ordinance that exempts this application from the applicability of the Oversized Single Family Homes Ordinance, the Applicant shall modify its plans to conform to such ordinance, and return to the DRB or staff for a modified approval based on such modified plans. The Applicant shall submit a hold harmless letter to the Department, approved as to form by the City Attorney, that confirms its agreement with this condition.
    - b. Second kitchens are subject to the review and discretion of the Planning Director, pursuant to City Code Section 142-905(b)(2), and subject to a restrictive covenant. If a second kitchen is permitted by the Planning Director, a restrictive covenant, subject to the approval of the City Attorney, shall be required, indicating among other things, that the guest cottage will not be rented out separately as an apartment unit.
    - c. The Applicant shall submit a restrictive covenant, running with the land, to the Department, approved as to form by the City Attorney, that the property owner will retain, preserve, and maintain to the greatest extent possible the relocated historic portion and protect against violation of minimal maintenance standards and demolition by neglect. Any damage that occurs during the course of relocation of the historic structure shall be repaired to the original condition.
    - d. As proffered, the architect shall adjust the overall siteplan to eliminate the necessity for any variances being obtained from the Board of Adjustment.
    - e. Along the north property line, the sideyard setback shall be increased to 11'-0", in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
    - f. The architect shall install a 6'-0" high architectural feature along the north portion of the roof deck and master bedroom deck to block any visibility between the property and its abutting neighbor to the north in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- g. The architect shall increase in area the two (2), two-story volumetric atriums along the northern portion of the of the main residence, on both floor levels, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. The total unit size shall be less than **60%** of the lot area.
- i. The total lot coverage shall be less than **35%** of the lot area.
- j. The stairwell bulkhead located along the edge of the residence at the north setback line of the site, shall be setback an additional 5'-0" from the established setback line.
- k. Only the central portion of the residence, identified with "double volume" first floor spaces, shall extend to the requested 33'-0" height and the entire northern portion of the proposed new residence shall be lowered to 30'-0" height above CMB grade.
- l. The proposed active habitable roof deck shall not exceed a combined deck area of **25%** of the enclosed floor area immediately one floor below.
- m. Parapet walls, only when associated with a habitable roof deck, not to exceed three and one-half feet above the finished roof deck height, and set back a minimum of 10' from the perimeter of the enclosed floor below.
- n. The maximum height of the (1) one-story accessory structures shall be limited to 18'-0" measured from CMB grade to the top of the highest projection.
- o. The proposed bar and any other structures not permitted by Code as an allowable height exception shall be eliminated from the active roof deck area.
- p. The architect shall redesign the motorcourt area to create more of a pedestrian courtyard effect and increase the landscaping in that area with the relocation of the ficus tree into a more central portion of that area and installation of additional low lying landscaping in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board..
- q. The architect shall redesign both of the proposed new (1) one-story accessory structures to minimize the massing in the required rear yard and setback both an additional distance from the rear property line, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- r. The architect shall relocate the proposed new (1) one-story accessory structure containing the gym to the south portion of the required rear yard and shall relocate the proposed new (1) one-story accessory structure containing the cabana to the north portion of the required rear yard in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- s. The final design and details including all exterior materials, finishes, and colors shall be provided in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - t. Manufacturer's drawings and Dade County product approval numbers for all new windows, doors and glass shall be required, prior to the issuance of a building permit.
  - u. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, and corresponding site plan, shall be submitted. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. A Tree Disposition plan shall be required to be submitted at the time of Building Permit review and a Tree Removal / Relocation Permit from DERM shall be required for any non-invasive trees with a tree trunk size of 18" at DBH or greater and as required by County Code.
  - b. Only canopy shade street trees and sod shall be permitted in the public ROW. The proposed gravel and understory planting in public property shall be replaced with sod and a different large shade tree species shall be selected as a street tree subject to the review and approval of staff. The Spiraling Whitefly is severely impacting Gumbo Limbo trees in our area and their use is discouraged.
  - c. The architect shall install an additional 2'-0" thick, at time of planting, landscape screen along the entire 400' feet of the north property line in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - d. The overall areas to be landscaped shall be significantly increased throughout the property by reducing the use of gravel and extent of hardscape (driveway / patios / walkways / decks, etc) in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - e. The architect shall incorporate additional native species into the landscaping plan throughout the site in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - f. Any fence or gate at the front of the property shall be designed in a manner consistent with the home's architecture. And any fence along the front property line shall be transparent and designed to maximize views of the historic relocated home, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- g. If technically feasible, all overhead utility lines shall be placed underground.
  - h. The use of sod within the sideyards of the home shall be reduced, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - i. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - j. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of staff.
  - k. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
  - l. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
  - m. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures; such fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - n. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
3. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
4. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
5. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
- a. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.





- b. Mill/resurface asphalt in rear alley along property, if applicable.
  - c. Provide underground utility service connections and on-site transformer location, if necessary.
  - d. Provide back-flow prevention devices on all water services.
  - e. Provide on-site, self-contained storm water drainage for the proposed development.
  - f. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
  - g. Payment of City utility impact fees for water meters/services.
  - h. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
  - i. Right-of-way permit must be obtained from Public Works.
  - j. All right-of-way encroachments must be removed.
  - k. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
6. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy, in a manner to be reviewed and coordinated by staff.
7. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
8. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as any modifications approved or required by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.
9. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.



10. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
11. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for **Design Review approval is GRANTED** for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-11, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "US\_MIA\_STAR 27", as prepared by **SAOTA** and **Choeff + Levy PA** dated 08/02/13, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

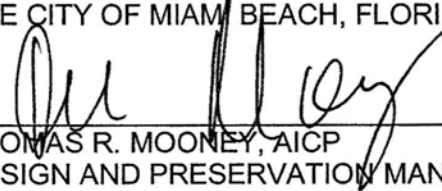
In accordance with Section 118-264 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code.

Dated this 15<sup>th</sup> day of NOVEMBER, 2013.



DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY:

  
THOMAS R. MOONEY, AICP  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

STATE OF FLORIDA )

)SS

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November 2013 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



TERESA MARIA  
MY COMMISSION # DD 928148  
EXPIRES: December 2, 2013  
Bonded Thru Budget Notary Services




NOTARY PUBLIC

Miami-Dade County, Florida

My commission expires: 12-1-13

Approved As To Form:

Legal Department:  (11-14-2013)

Filed with the Clerk of the Design Review Board on 11-15-2013 (WJR)

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CFN 2011R0170613  
DR Bk 27619 Pgs 3026 - 3028; (3pgs)  
RECORDED 03/16/2011 14:52:52  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 27 and 28 Star Island Drive – Lot split

**FILE NO:** 1995

**IN RE:** The application by Villa Maria Helena Holdings, LLC requesting a lot split/subdivision of land of one buildable parcel consisting of two platted lots, to be divided into two buildable parcels.

**LEGAL DESCRIPTION:** Lots 27 and 28, corrected Plat of Star Island, according to the Plat hereof, as recorded in Plat Book 31, at Page 60 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** February 22, 2011

**DIVISION OF LAND/LOT SPLIT  
FINAL ORDER**

The applicant, Villa Maria Helena Holdings, LLC, filed an application with the Planning Director pursuant to Article VII, "Division of Land/Lot Split" of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

That the property in question is located in the RS-1, Residential Single Family zoning district

That the lots that would be created are divided in such a manner that they are in compliance with the regulations of the land development regulations of the City code;

That the building site that would be created would be equal to the most common existing lot size, and of the same character as the surrounding area;

That the scale of any proposed new construction is compatible with the as-built character of the surrounding area;

That the building site that would be created would result in existing structures becoming nonconforming as they relate to setbacks and other applicable regulations of these land



development regulations, but would be conforming when a variance for the resulting nonconformity is obtained from the Board of Adjustment;

That the building site that would be created is free of encroachments from abutting buildable sites;

That the proposed lot split does not adversely affects architecturally significant or historic homes;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations which were amended by the Board, that the Lot Split as requested and set forth above be **GRANTED**, subject to the following conditions to which the applicant has agreed:

1. The properties involved in this request for Division of Land/Lot Split shall not be subdivided any further.
2. The necessary variances for the resulting non-conformities shall be obtained from the Board of Adjustment prior to the issuance of a Building Permit for the new construction on the resulting new buildable parcel.
3. The resulting lot approved by this Division of Land/Lot Split shall be as depicted on the surveys signed and sealed by Jose A. Perez, Registered Land Surveyor and Mapper of Continental Land Surveyors, Inc., and dated February 1, 2011.
4. Individual underground utility connections, individual water, sewer, electric, telephone and cable connections, payment of any applicable impact fees and the removal and replacement of necessary sections of the sidewalk, curb and gutter shall be provided. This condition shall apply to the new construction located on the lot created by this subdivision. The applicant shall be in total compliance with this condition prior to the issuance of a Certificate of Occupancy.
5. This final order shall be recorded in the public records of Miami-Dade County at the expense of the applicants. This condition shall be a prerequisite to the issuance of a building permit for any new construction on the parcel resulting from this lot split.
6. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

Dated this 24 day of February, 2011.

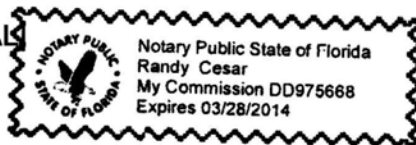
PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
Richard G. Lorber, AICP, LEED AP  
Acting Planning Director  
FOR THE CHAIRMAN

STATE OF FLORIDA     )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 24 day of February, 2011, by Jorge G. Gomez, AICP, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL



[Signature: Randy Cesar]

Notary:

Print Name Randy Cesar  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department (Held 2-24-2011)

F:\PLAN\PLB\2011\2-22-2011\1995 - 27-28 Star Island\Final Order.doc



September 4, 2021

**City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139**

**RE:** Property Owners List within 375 feet of:

**LEGAL DESCRIPTION:**

Lot 27 of **CORRECTED PLAT STAR ISLAND**, according to the Plat thereof, as recorded in Plat Book 31, Page 60 of the Public Records of Miami-Dade County, Florida.

**LOCATION:** 27 Star Island Drive, Miami Beach FL 33139

**FOLIO:** 02-4204-001-0230

**PREPARED FOR:** HOLLAND & KNIGHT LLP

**ORDER:** 210818

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**Total number of property owners without repetition: 15**

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,  
**THE ZONING SPECIALISTS GROUP, INC.**

Omara R. Lopez  
For the Firm

## OWNERS LIST

**THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY**

**LEGAL DESCRIPTION:**

Lot 27 of **CORRECTED PLAT STAR ISLAND**, according to the Plat thereof, as recorded in Plat Book 31, Page 60 of the Public Records of Miami-Dade County, Florida.

**LOCATION:** 27 Star Island Drive, Miami Beach FL 33139

**FOLIO:** 02-4204-001-0230

**PREPARED FOR:** HOLLAND & KNIGHT LLP

**ORDER:** 210818

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Corrected Pl Of Star Island PB 31-60 Lots 11 & 12

Property address:

Folio number: 0242040010110

11 Star Island LLC

131 S Dearborn St Fl 32

Chicago, IL 60603-5506

Corrected Pl Of Star Island PB 31-60 Lot 13

Property address: 13 Star Island Dr

Folio number: 0242040010120

Fleetwood Star Holdings LLC

13 Star Island Dr

Miami Beach, FL 33139-5147

Corrected Pl Of Star Island PB 31-60 Lot 14

Property address: 14 Star Island Dr

Folio number: 0242040010130

Nautilus Holdings I LLC

14 Star Island Dr

Miami Beach, FL 33139-5147

4 54 42 Corrected Pl Of Star Island Lot 15 PB 31-60

Property address: 15 Star Island Dr

Folio number: 0242040010140

Frayda E Lindemann Trs C/O Caler

Donton Et Al Frayda E Lindemann Tr

4500 Biscayne Blvd Ste 200

Miami, FL 33137-3227

Star Island Corrected Pl PB 31-60 Lots 16 Thru 20 & Lot 21 Less Parcel on

Ely Port Having 52.66Ft On Bay & 10.53Ft On Star Island

Property address: 21 Star Island Dr

Folio number: 0242040010190

Phillip Frost & W Patricia

21 Star Island Dr

Miami Beach, FL 33139-5147

Star Island Corr Pl PB 31-60 Lot 22 & Portion Lot 46 Des In Db 3752-331

Property address: 22 Star Island Dr

Folio number: 0242040010191

Donna Forlizzi Trs Hopadrepo Trust

22 Star Island Dr

Miami Beach, FL 33139-5146

Star Island Corr Pl PB 31-60 Lot 23 & N1/2 Lot 24

Property address: 23 Star Island Dr

Folio number: 0242040010200

Florida Property Holdco LLC

C/O Cdl Fos 23

505 S Flagler Dr Ste 900

West Palm Beach, FL 33401-5948



Star Island Corr PI PB 31-60 S1/2 Of Lot 24 & All Of Lot 25 & 26  
Property address: 26 Star Island Dr  
Folio number: 0242040010210

4 54 42 Star Island Corr PI PB 31-60 Lot 27  
Property address: 27 Star Island Dr  
Folio number: 0242040010230

Star Island Carr PI PB 31-60 Lot 28  
Property address: 28 Star Island Dr  
Folio number: 0242040010235

Star Island Corr PI PB 31-60 Lot 29  
  
Property address: 29 Star Island Dr  
Folio number: 0242040010240

4 54 42 Star Island Corr PI PB 31-60 Lot 30  
Property address: 30 Star Island Dr  
Folio number: 0242040010250

4 54 42 Star Island Corr PI PB 31-60 Lot 31 & N1/2 Lot 32  
Property address: 31 Star Island Dr  
Folio number: 0242040010260

Star Island Corr PI PB 31-60 Unnumbered Tract Lying Between East & WestDr  
Property address:  
Folio number: 0242040010390

Star Island Corr PI PB 31-60 Portion Of Lots 46 & 21 Des In Db 3781-511  
Property address: 46 Star Island Dr  
Folio number: 0242040010410

Garden Islands International LLC  
2525 Ponce De Leon Blvd Fl 4  
Coral Gables, FL 33134-6044

Starboard Florida IV LLC  
118 N Peters Rd # 132  
Knoxville, TN 37923-4927

Qriar Island Corp  
5004 N Bay Rd  
Miami Beach, FL 33140-2007

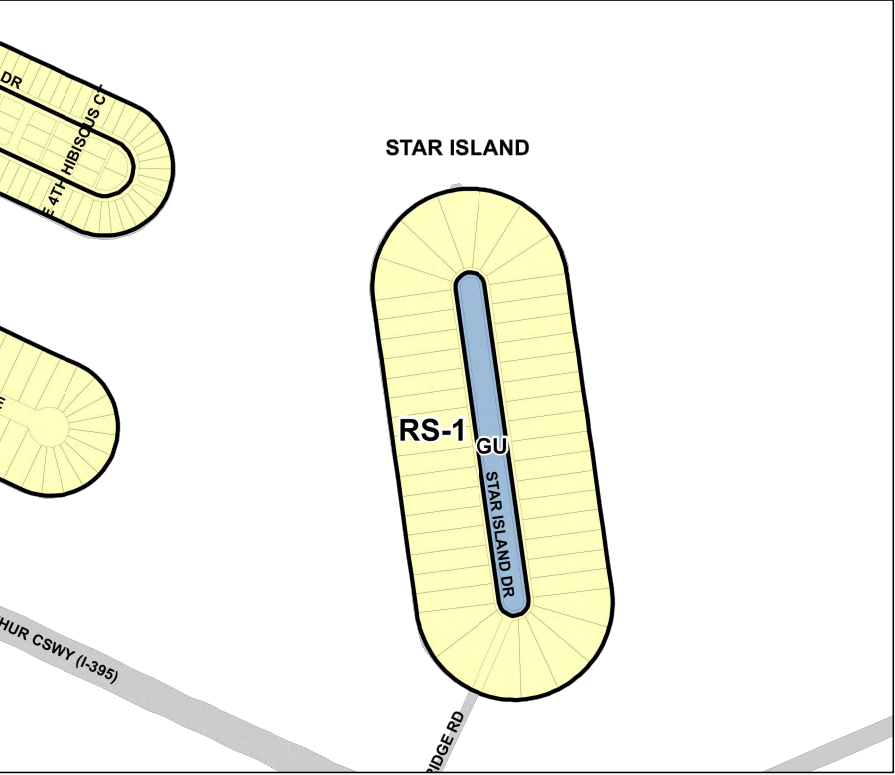
Loren Schlachet Trs  
Loren Schlachet Living Trust  
29 Star Island Dr  
Miami Beach, FL 33139-5146

Wayne Holman  
30 Star Island Dr  
Miami Beach, FL 33139-5146

Wayne Holman & Wendy Holman  
30 Star Island Dr  
Miami Beach, FL 33139-5146

City Of Miami Beach City Hall  
1700 Convention Center Dr  
Miami Beach, FL 33139-1819

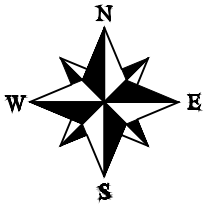
46 Star LLC  
46 Star Island Dr  
Miami Beach, FL 33139-5146



**LEGAL DESCRIPTION:**  
Lot 27 of **CORRECTED PLAT STAR ISLAND**, according to the Plat thereof,  
as recorded in Plat Book 31, Page 60 of the Public Records of Miami-Dade  
County, Florida.

**LOCATION:** 27 Star Island Drive, Miami Beach FL 33139  
**FOLIO:** 02-4204-001-0230  
**PREPARED FOR:** HOLLAND & KNIGHT LLP

**ORDER:** 210818  
**DATE:** September 4, 2021



SCALE: 1"= 150'



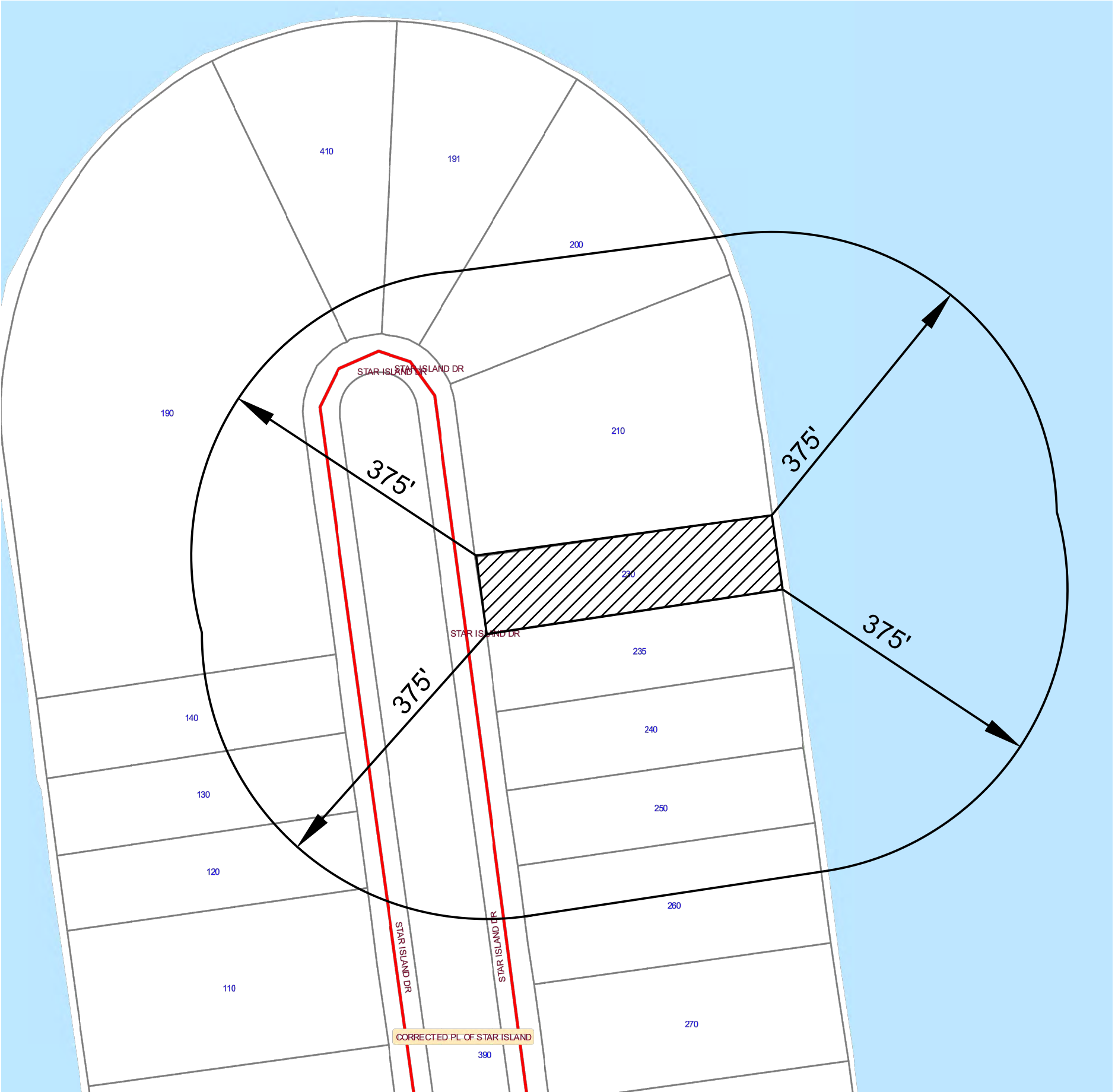
**The Zoning Specialists Group, Inc.**

7729 NW 146th Street  
Miami Lakes FL 33016

Ph: (305) 828-1210

[www.thezoningspecialistsgroup.com](http://www.thezoningspecialistsgroup.com)

**375-FOOT RADIUS MAP:**



11 Star Island LLC  
131 S Dearborn St Fl 32  
Chicago, IL 60603-5506

Fleetwood Star Holdings LLC  
13 Star Island Dr  
Miami Beach, FL 33139-5147

Nautilus Holdings I LLC  
14 Star Island Dr  
Miami Beach, FL 33139-5147

Frayda E Lindemann Trs C/O Caler  
Donton Et Al Frayda E Lindemann Tr  
4500 Biscayne Blvd Ste 200  
Miami, FL 33137-3227

Phillip Frost & W Patricia  
21 Star Island Dr  
Miami Beach, FL 33139-5147

Donna Forlizzi Trs  
Hopadrepo Trust  
22 Star Island Dr  
Miami Beach, FL 33139-5146

Florida Property Holdco LLC  
C/O Cdl Fos 23  
505 S Flagler Dr Ste 900  
West Palm Beach, FL 33401-5948

Garden Islands International LLC  
2525 Ponce De Leon Blvd Fl 4  
Coral Gables, FL 33134-6044

Starboard Florida IV LLC  
118 N Peters Rd # 132  
Knoxville, TN 37923-4927

Qriar Island Corp  
5004 N Bay Rd  
Miami Beach, FL 33140-2007

Loren Schlachet Trs  
Loren Schlachet Living Trust  
29 Star Island Dr  
Miami Beach, FL 33139-5146

Wayne Holman  
30 Star Island Dr  
Miami Beach, FL 33139-5146

Wayne Holman & Wendy Holman  
30 Star Island Dr  
Miami Beach, FL 33139-5146

City Of Miami Beach City Hall  
1700 Convention Center Dr  
Miami Beach, FL 33139-1819

46 Star LLC  
46 Star Island Dr  
Miami Beach, FL 33139-5146

Order number: 210818  
Total non-repetitive labels: 15