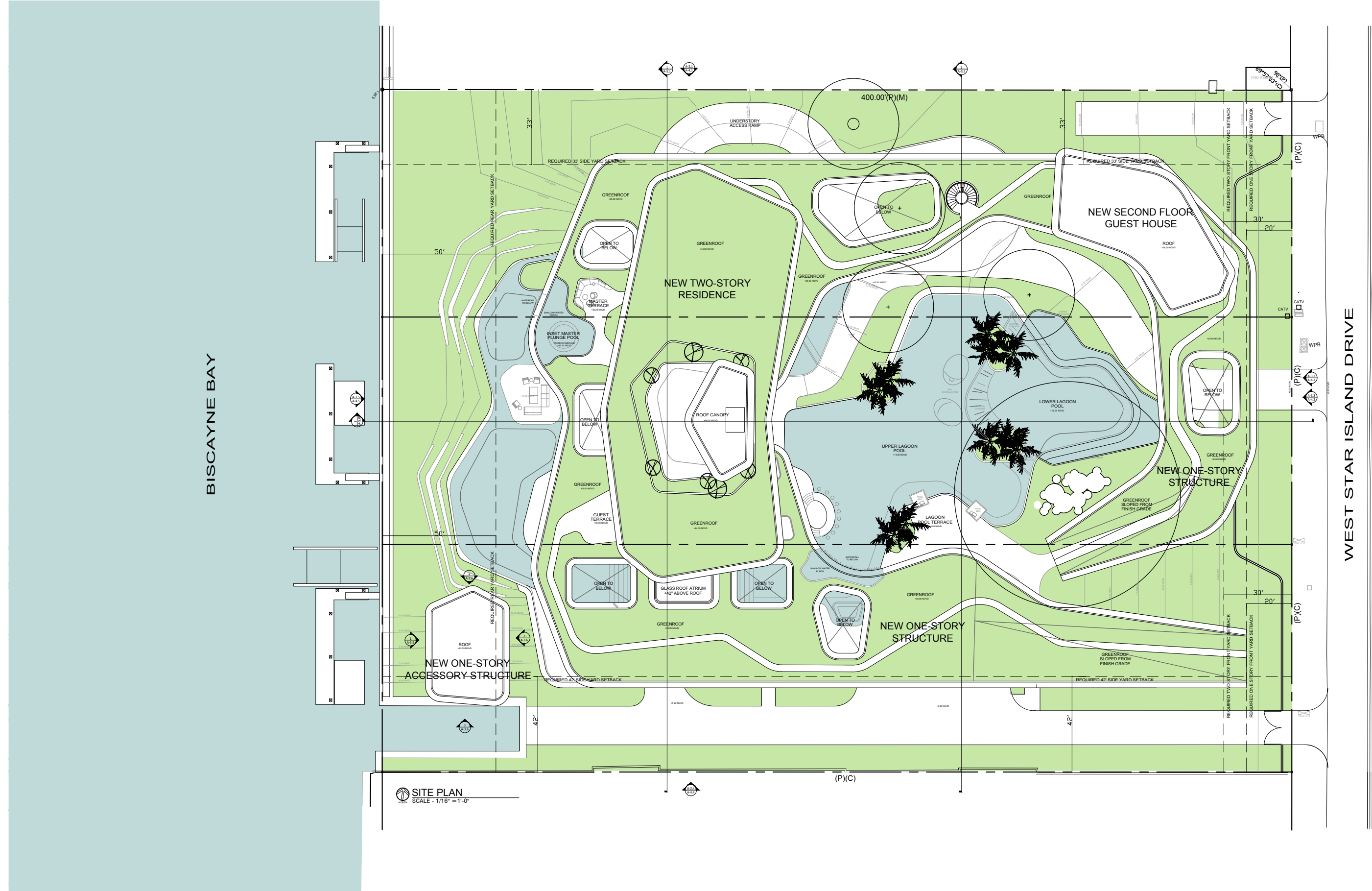


Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4,5,6 STAR ISLAND DRIVE, MIAMI BEACH, FL 33140			
2	Folio number(s):	02-4204-001-0060; 02-4204-001-0050; 02-0420-001-0040			
3	Board and file numbers :	DRB22-0859			
4	Year built:	1947, 2016	Zoning District:	RS-1	
5	Based Flood Elevation:	+10'-0" NGVD	Grade value in NGVD:	5.75' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.88' NGVD	Free board:	+5'	
7	Lot Area:	120,000sf			
8	Lot width:	300'	Lot Depth:	400'	
9	Max Lot Coverage SF and %:	36,000sf (30%)	Proposed Lot Coverage SF and %:	35,884sf (29.9%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	4,915sf (82.3%)	Rear Yard Open Space SF and %:	11,197sf (74.6%)	
12	Max Unit Size SF and %:	60,000sf (50%)	Proposed Unit Size SF and %:	41,124sf (34.2)	
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	20,890sf	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A	
15			Proposed Second Floor Unit Size SF and % :	10,126sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	2,100sf (24.8%)	
		Required		Proposed	Deficiencies
17	Height:	28'-0"		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		20'-8"	N/A
20	Front Second level:	30'-0"		30'-0"	N/A
21	Side 1:	NORTH 33'		NORTH 33'-2"	N/A
22	Side 2 or (facing street):	SOUTH 42'		WEST 42'-3"	
23	Rear:	50'		74'-2"	N/A
	Accessory Structure Side 1:	7'-6"		35'-1"	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	N/A
25	Accessory Structure Rear:	25'		25'	N/A
26	Sum of Side yard :	75'		75'	
27	Located within a Local Historic District?			no	
28	Designated as an individual Historic Single Family Residence Site?			no	
29	Determined to be Architecturally Significant?			no	
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

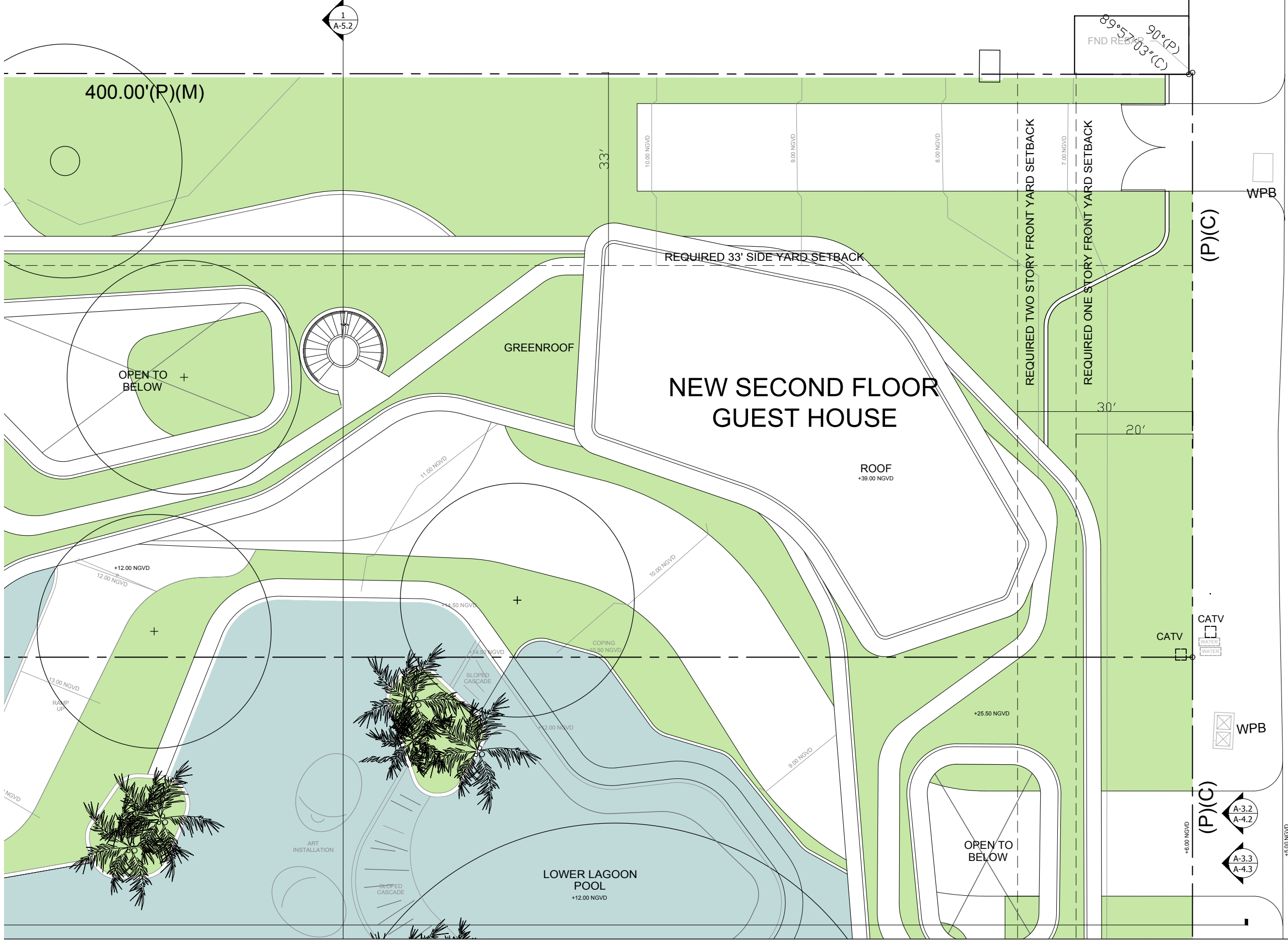
PROPOSED BUILDING - SITE PLAN



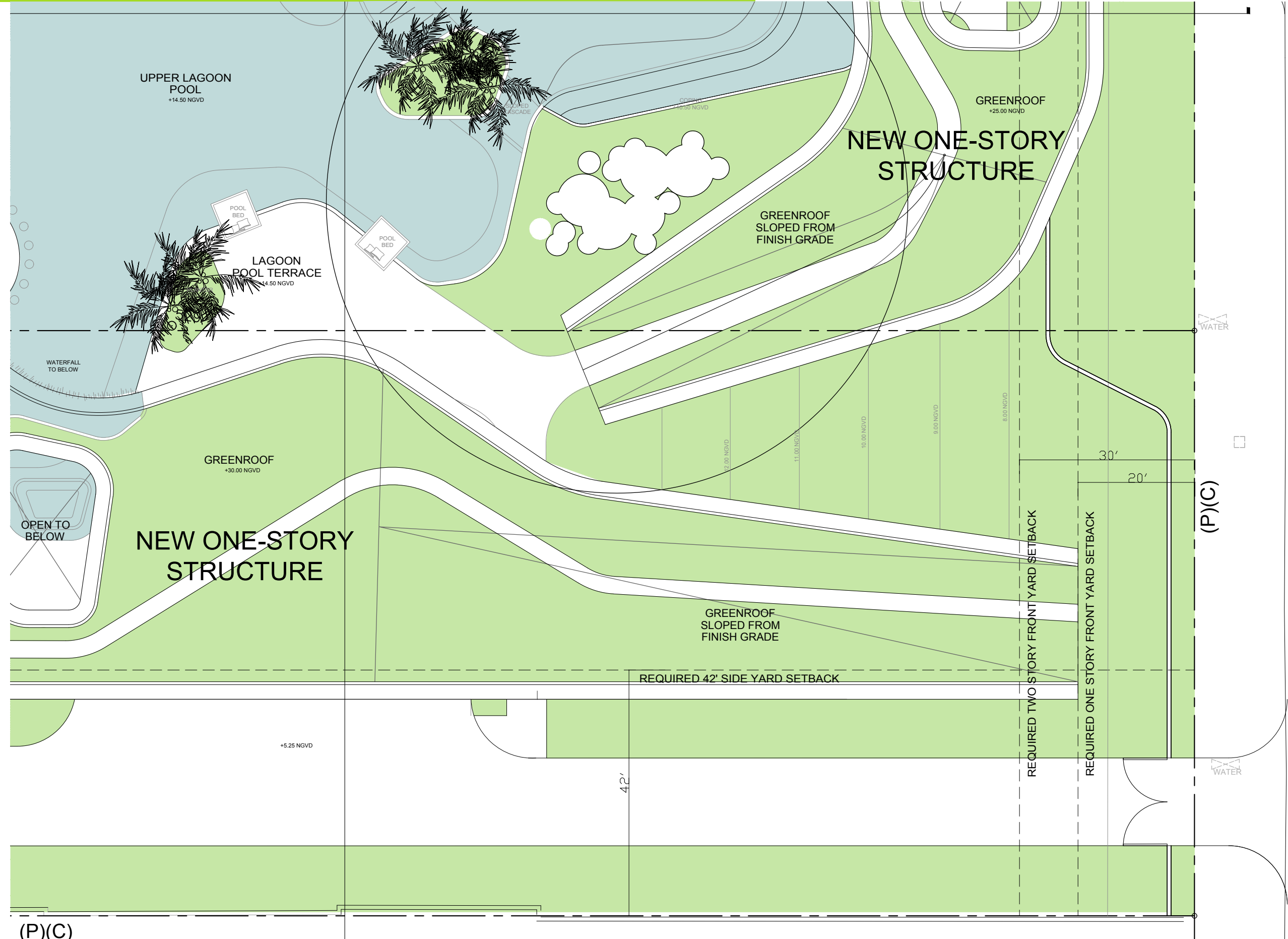
PROPOSED BUILDING - SITE PLAN



PROPOSED BUILDING - SITE PLAN

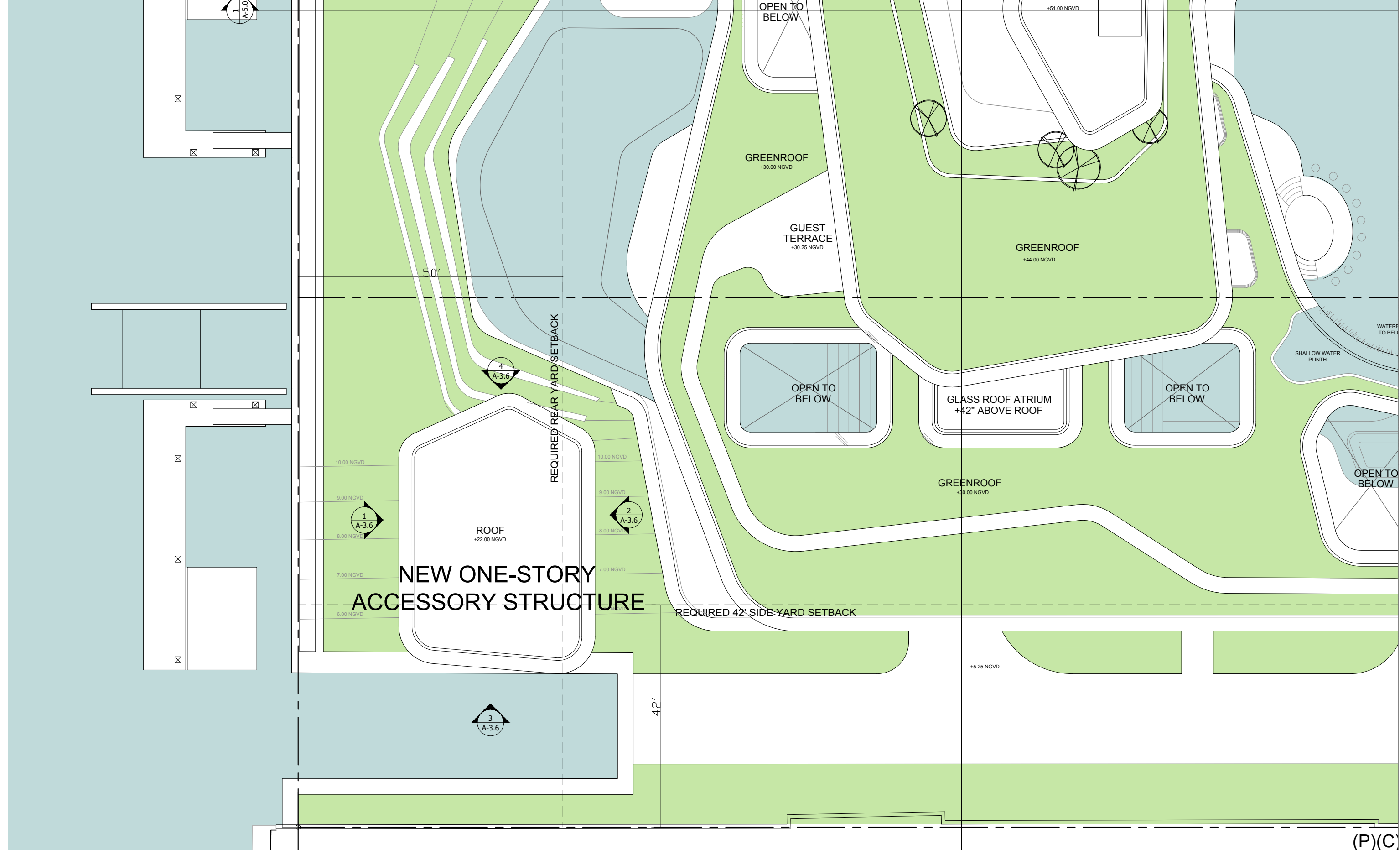


PROPOSED BUILDING - SITE PLAN

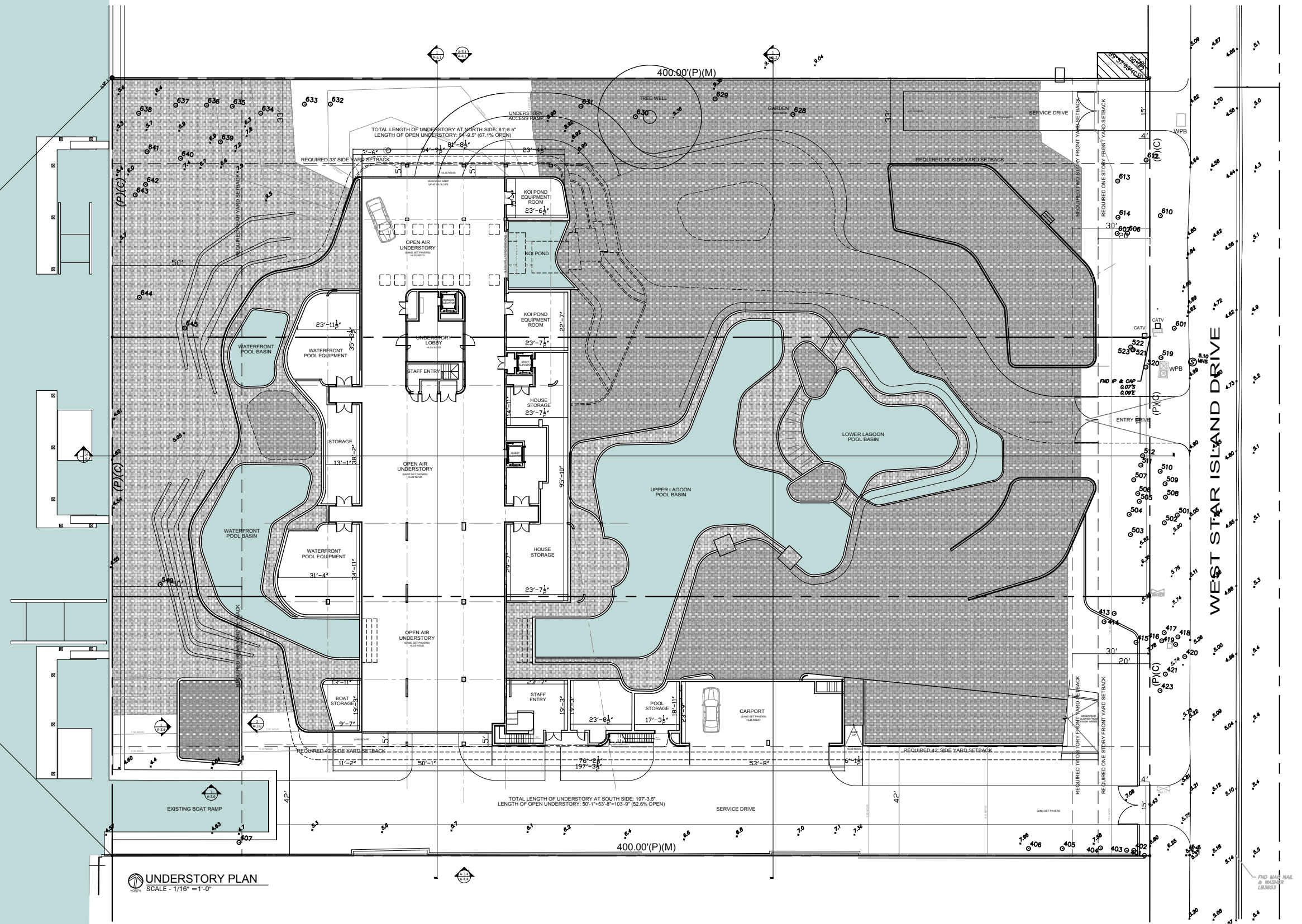


WEST STAR ISL

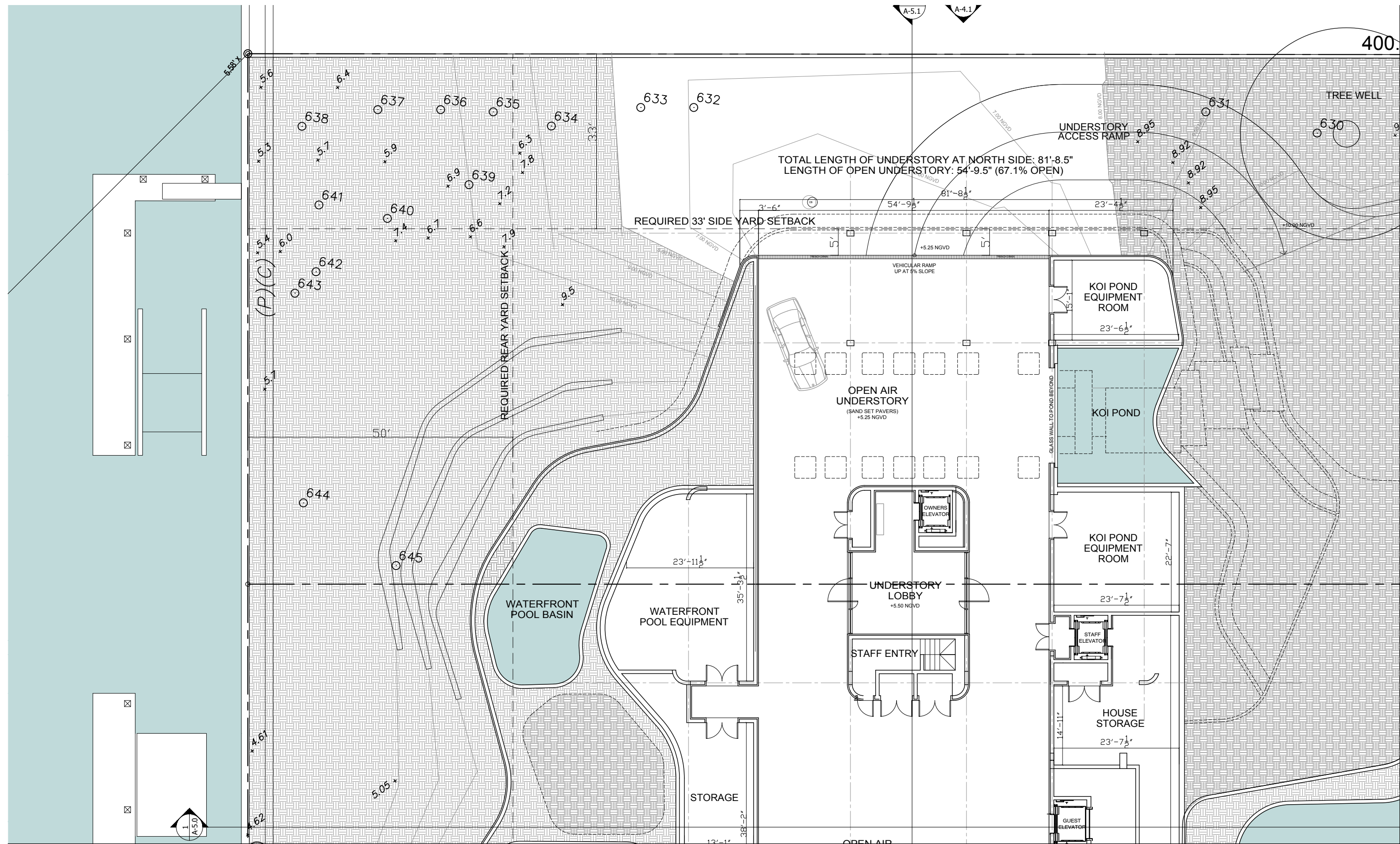
PROPOSED BUILDING - SITE PLAN



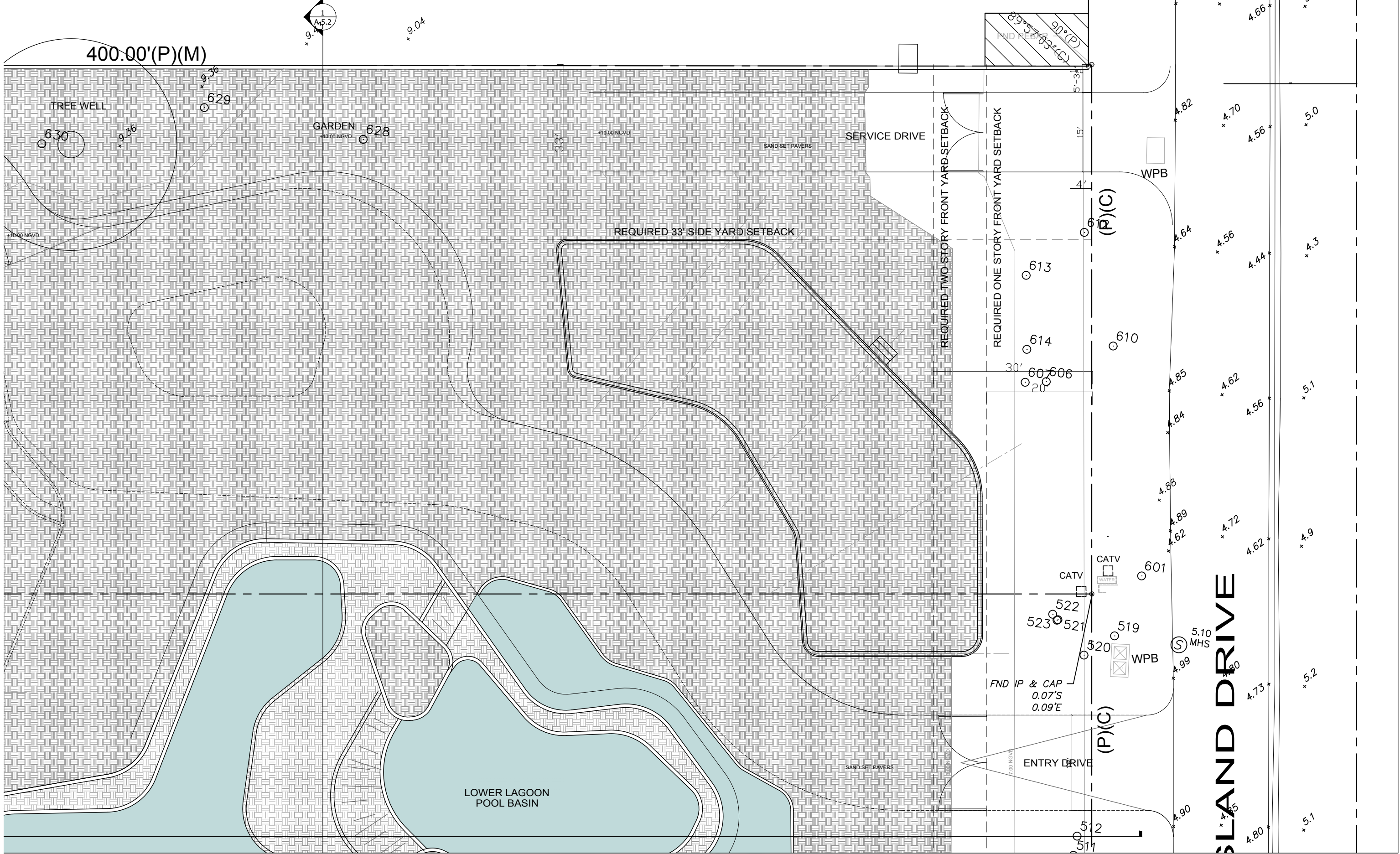
PROPOSED BUILDING - UNDERSTORY PLAN



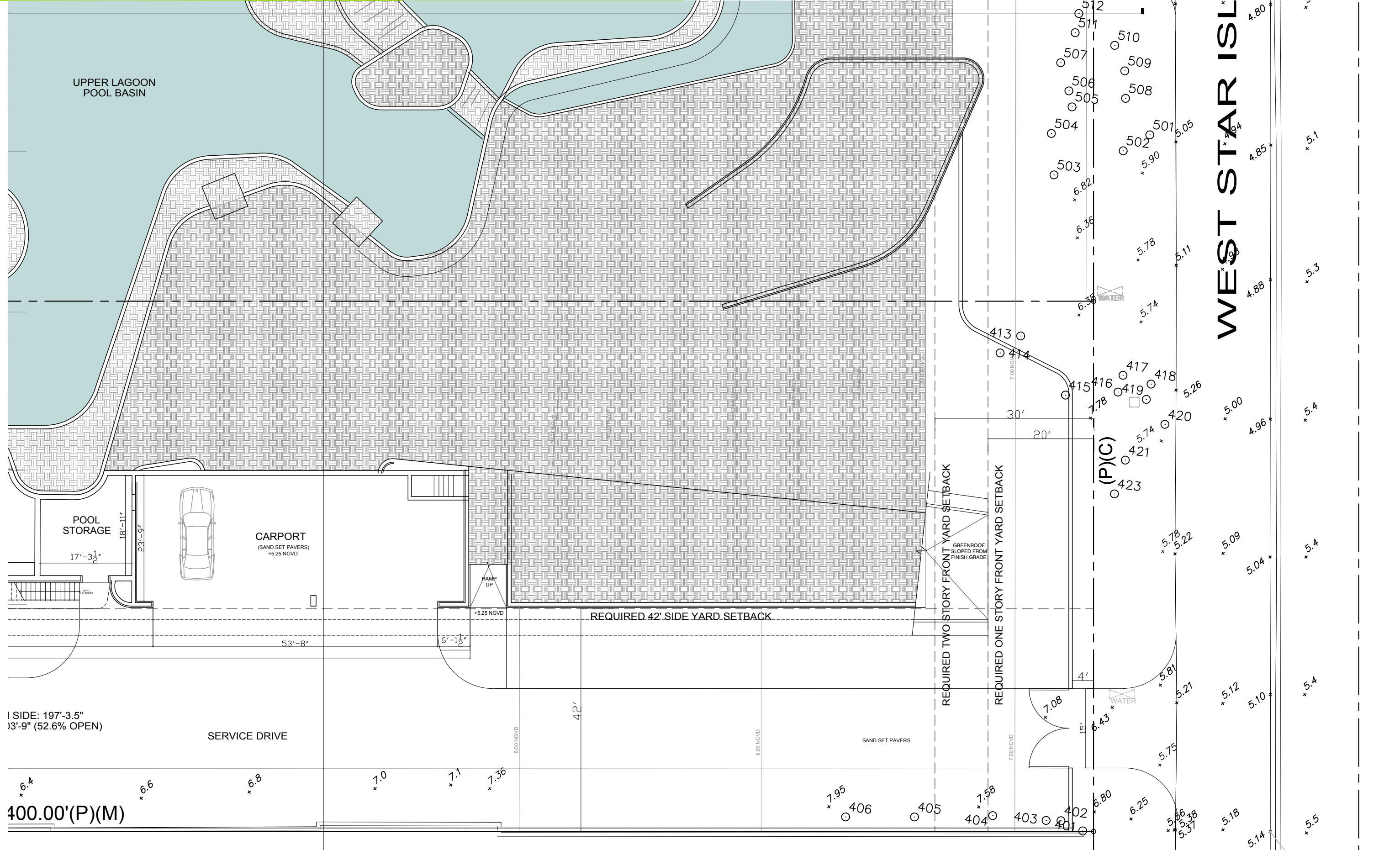
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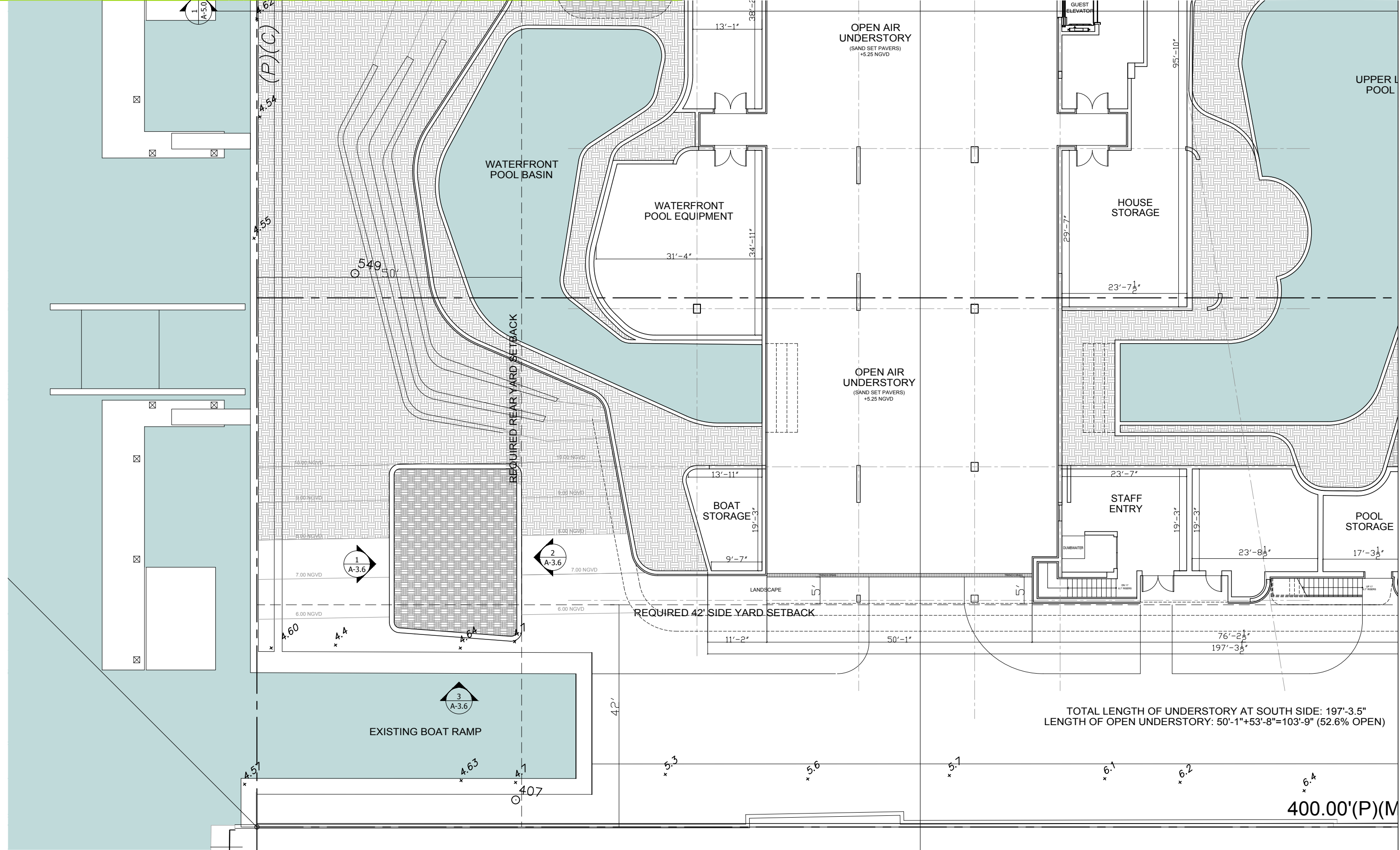
PROPOSED BUILDING - UNDERSTORY PLAN



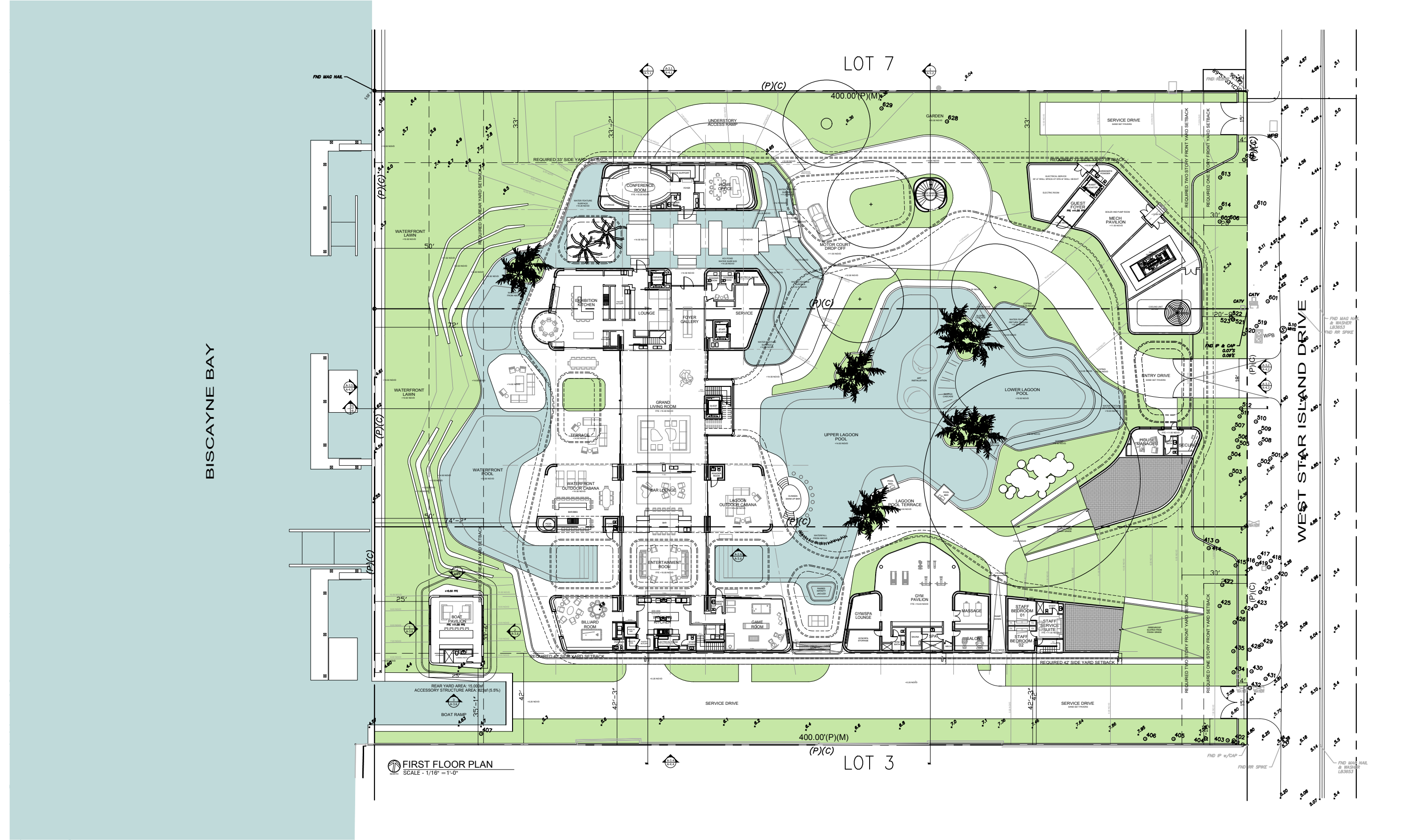
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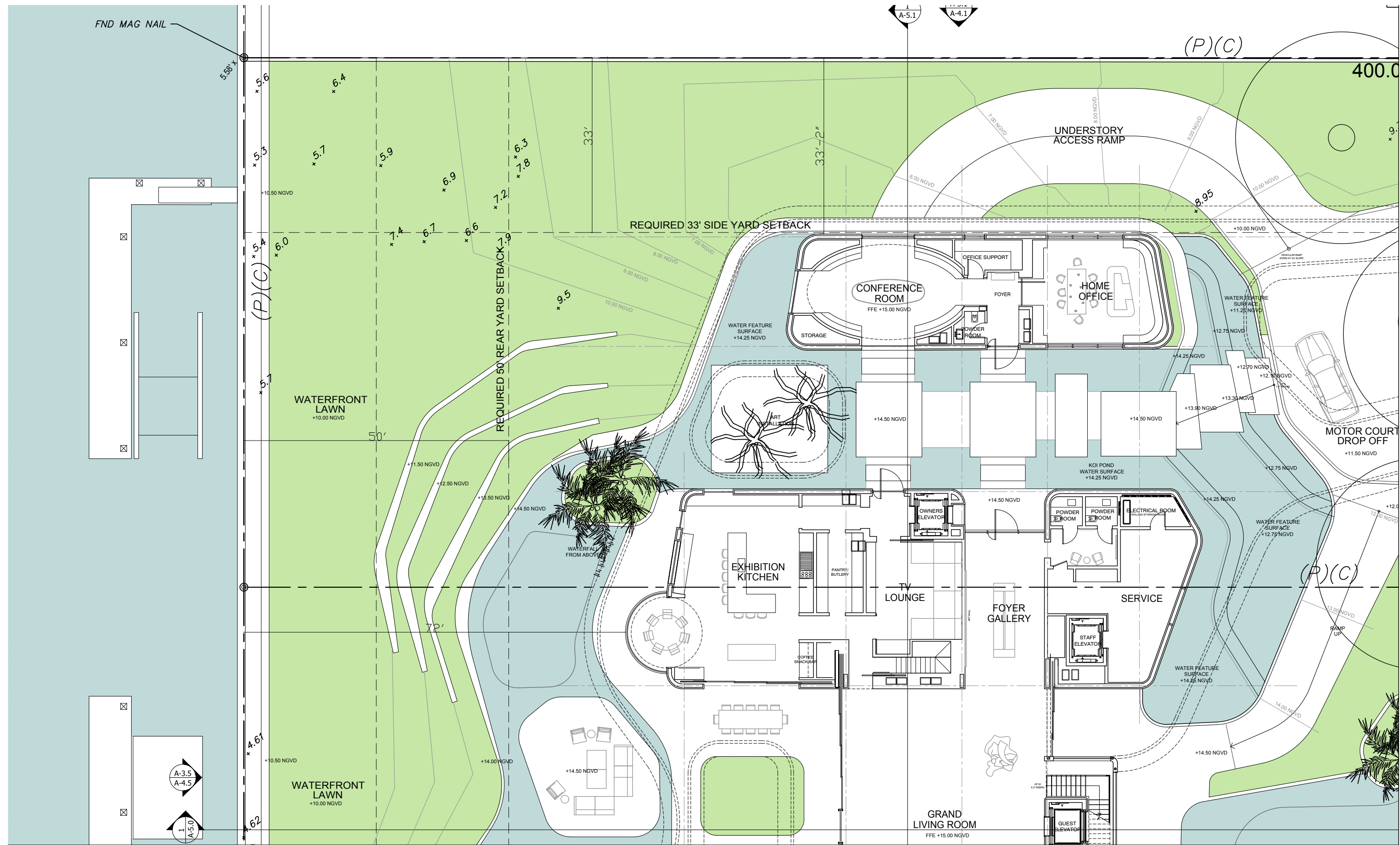
PROPOSED BUILDING - UNDERSTORY PLAN



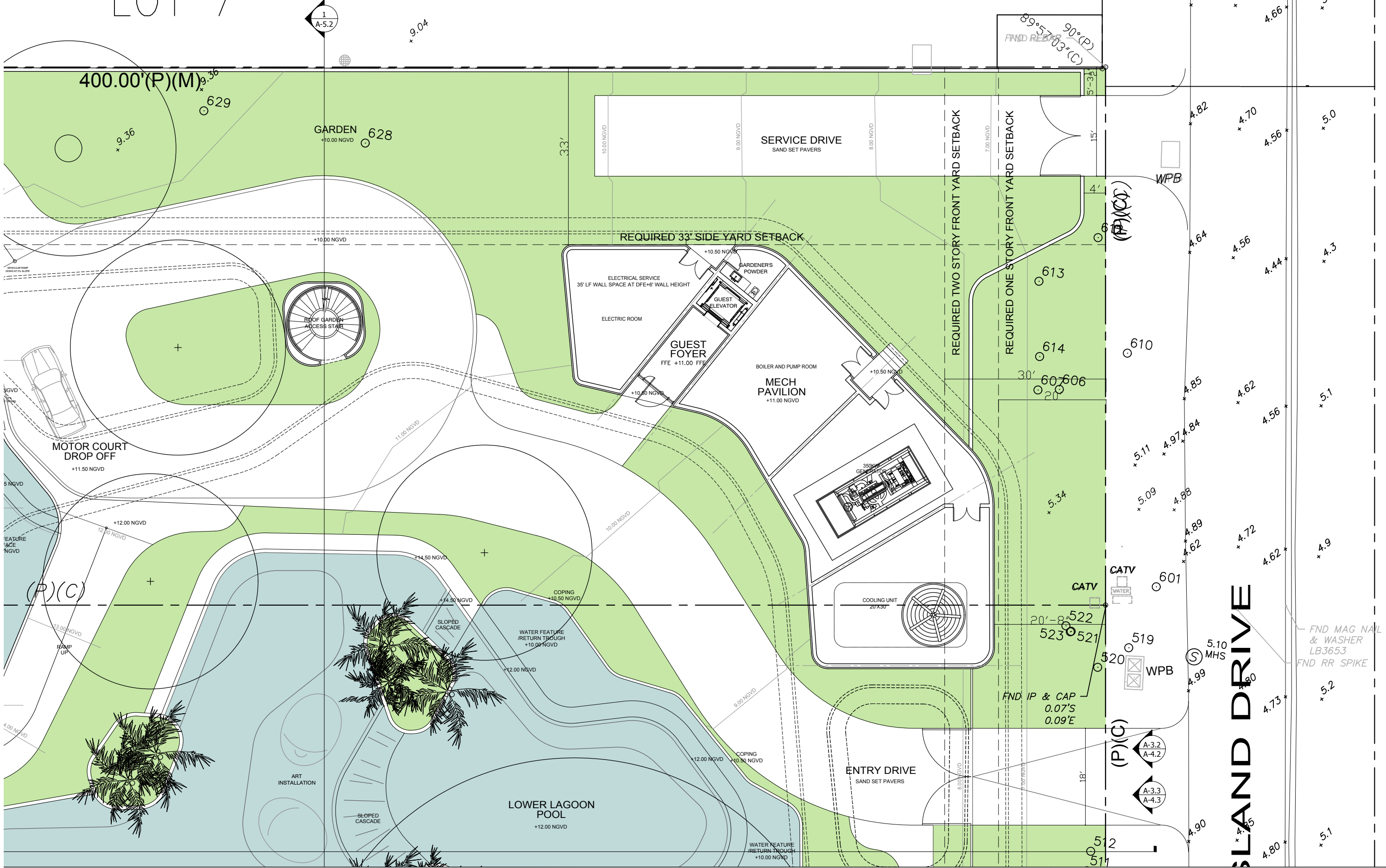
PROPOSED BUILDING - FIRST FLOOR PLAN



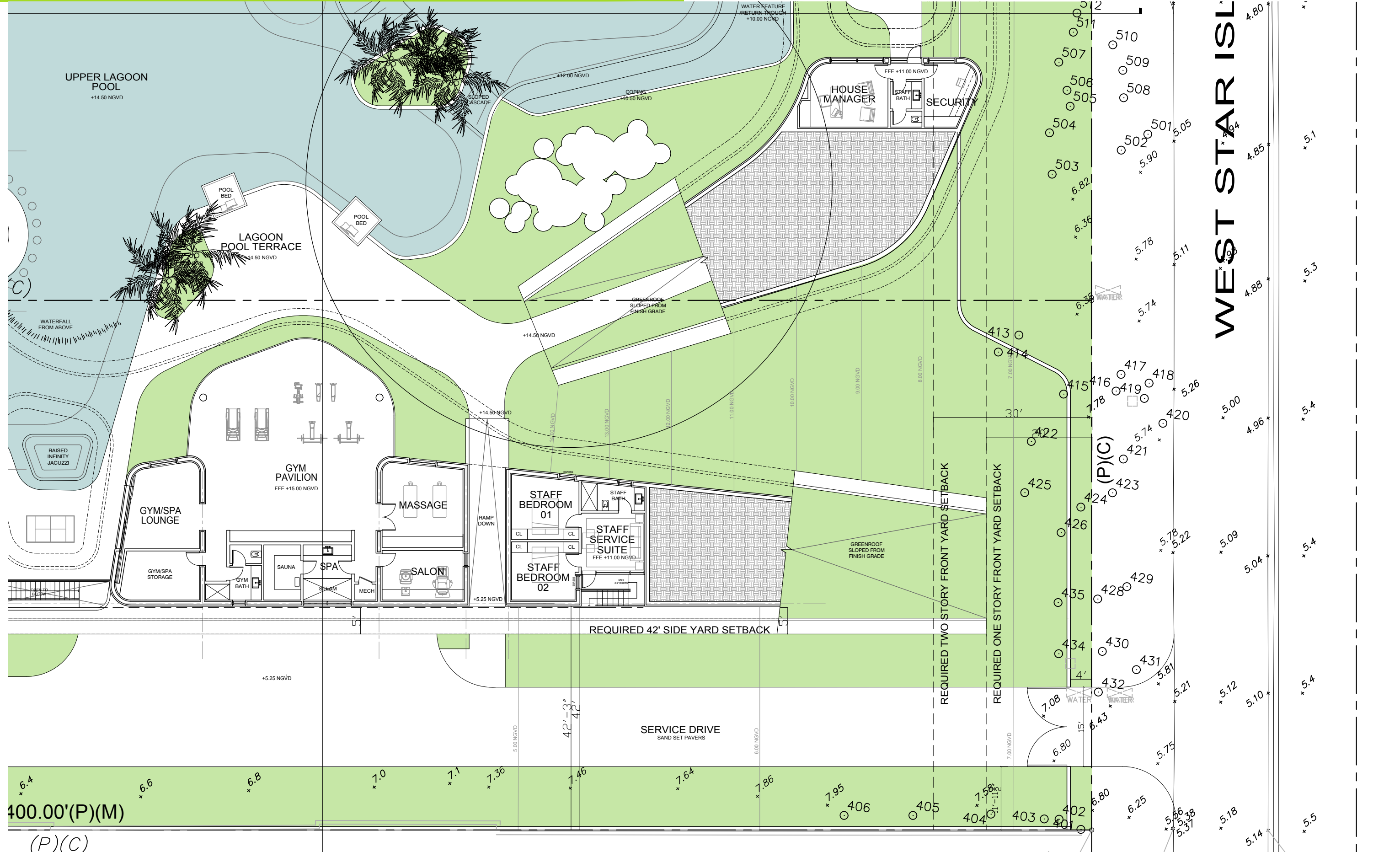
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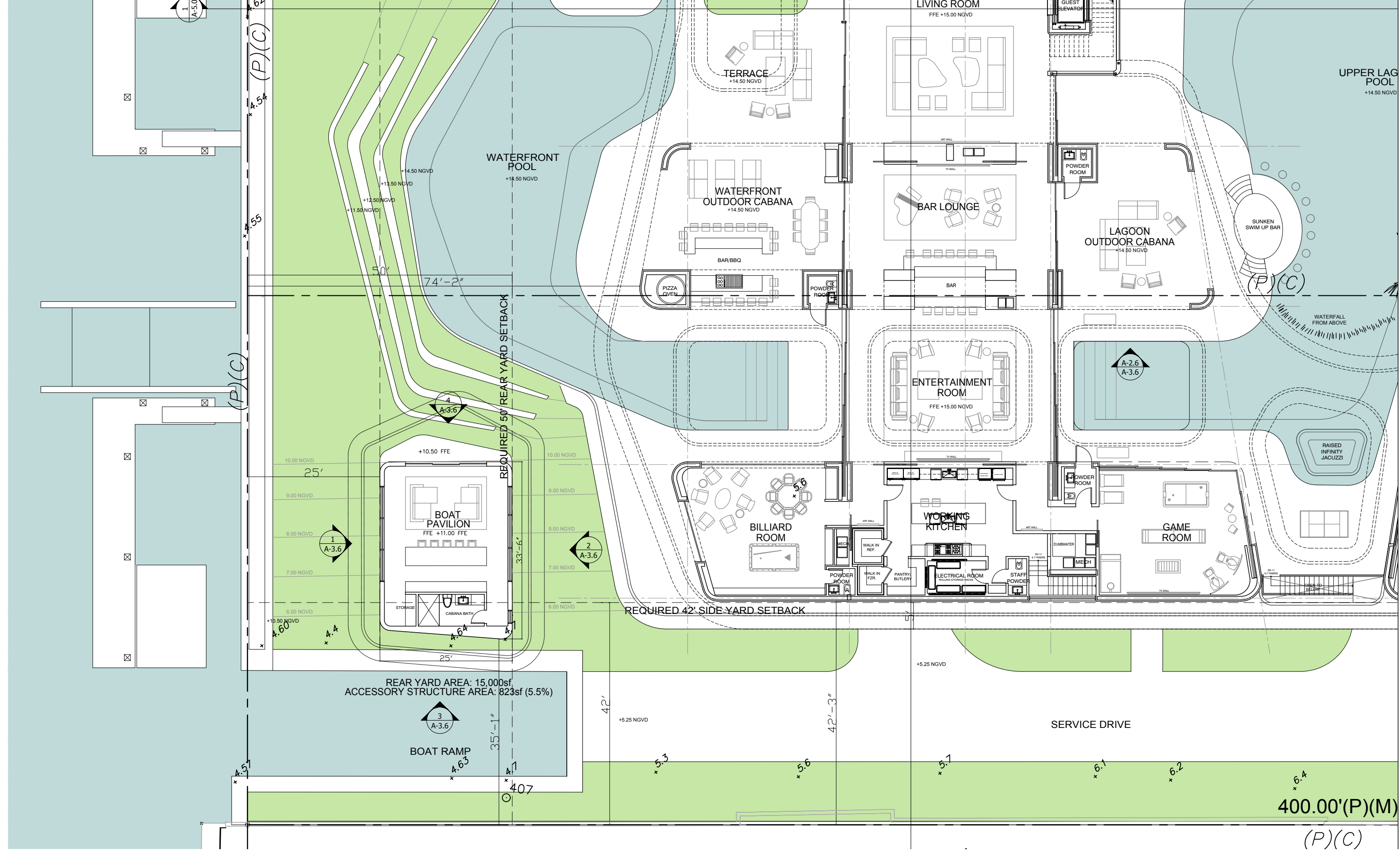
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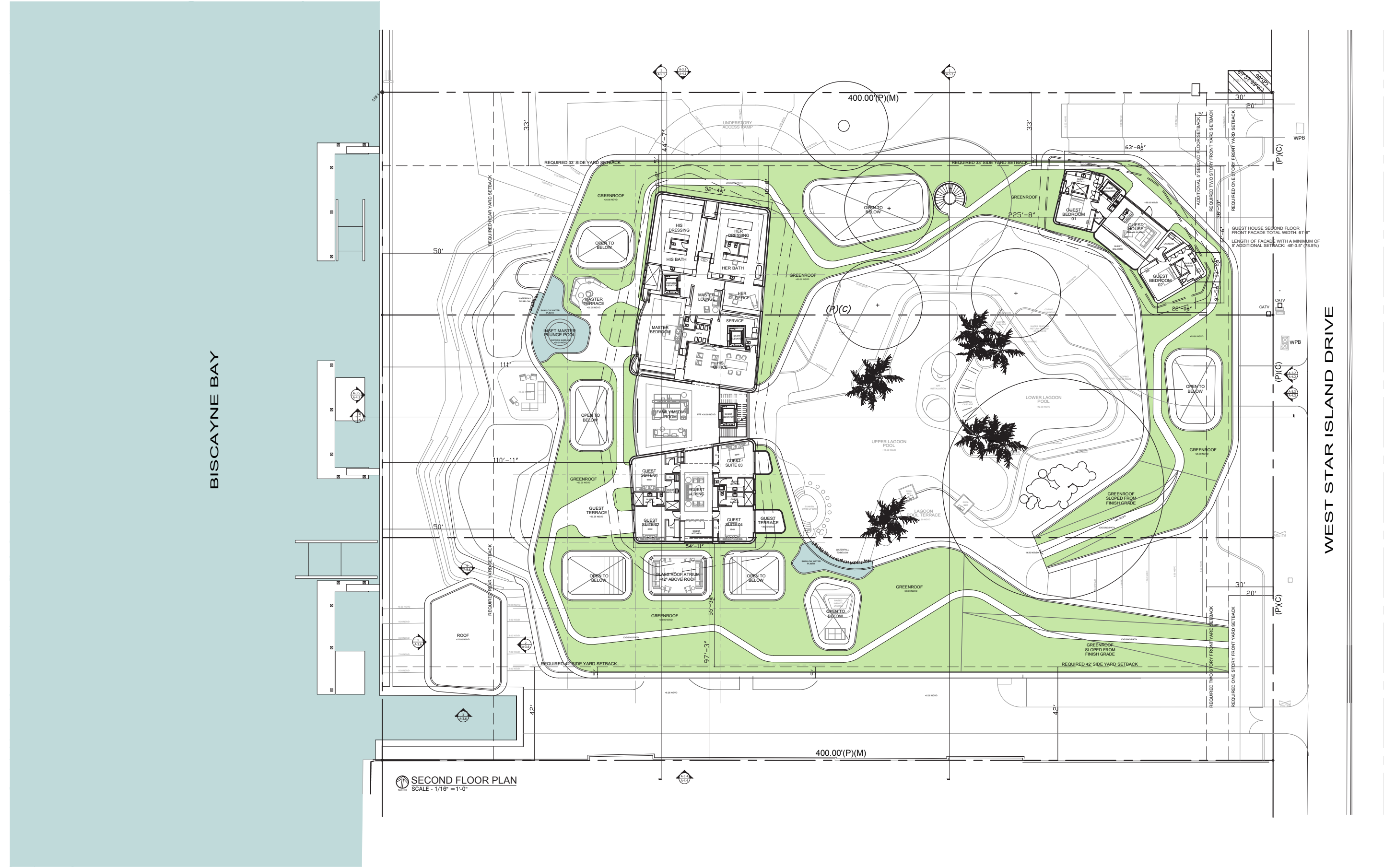
PROPOSED BUILDING - FIRST FLOOR PLAN



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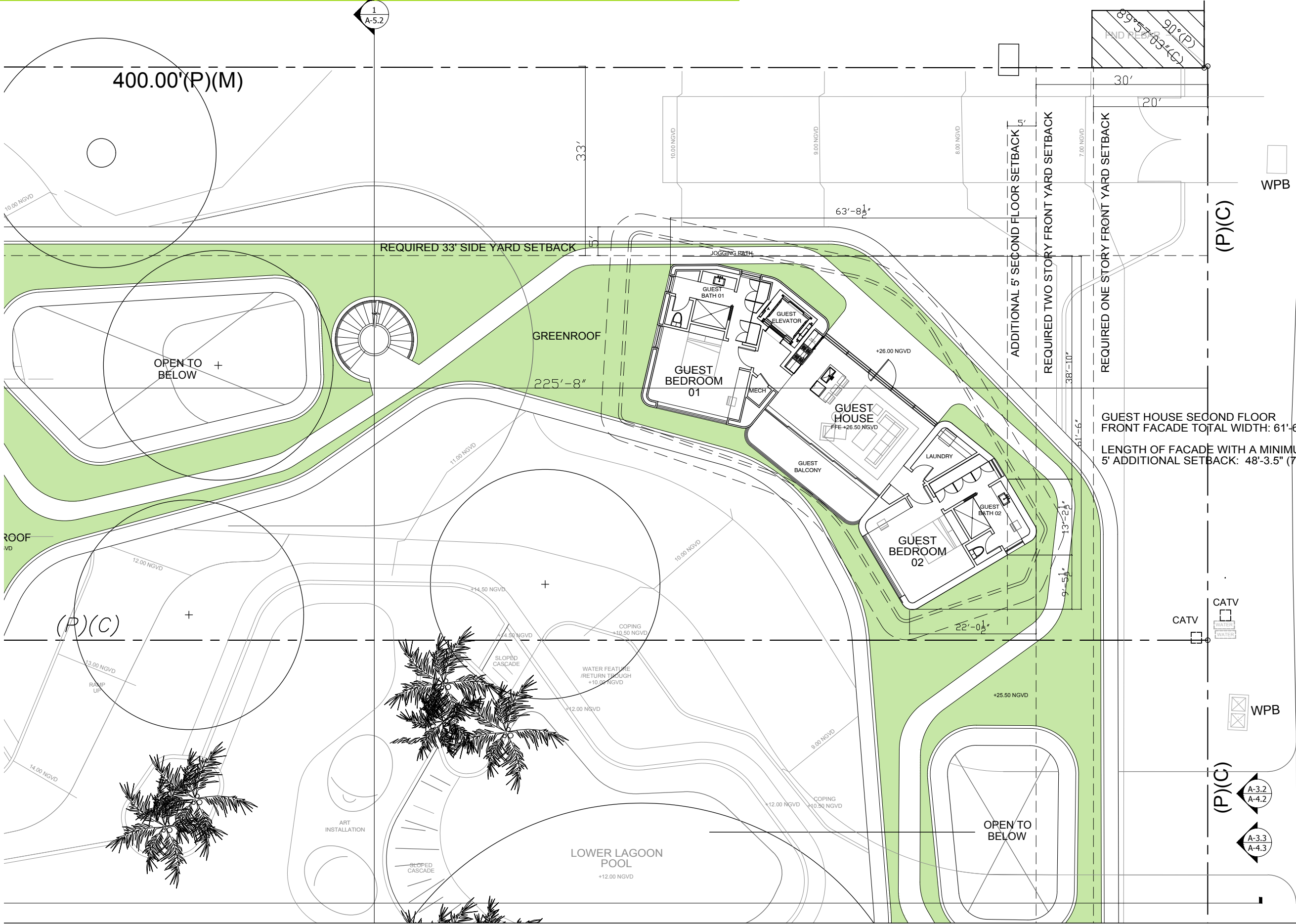
PROPOSED BUILDING - SECOND FLOOR PLAN



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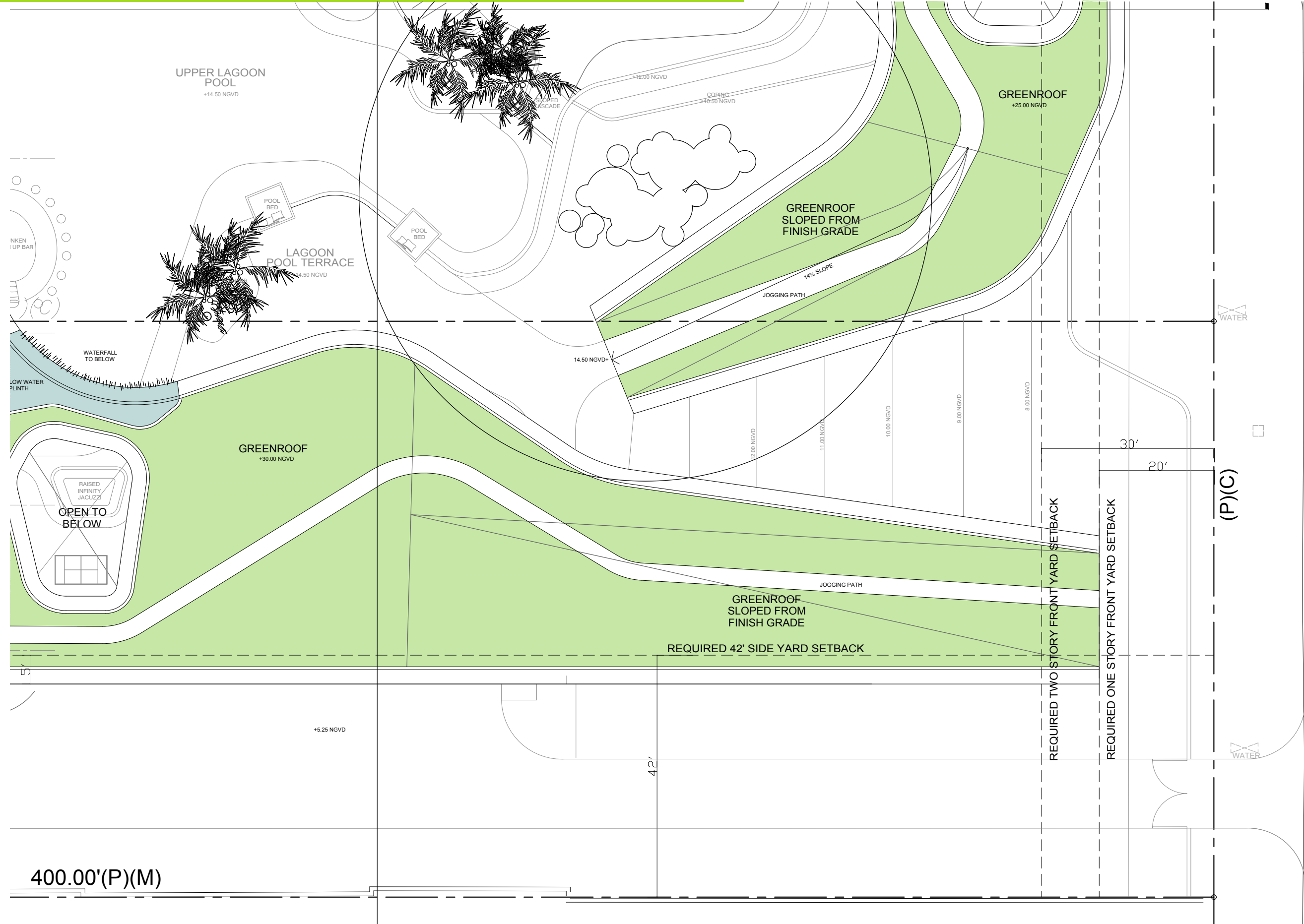


PROPOSED BUILDING - SECOND FLOOR PLAN



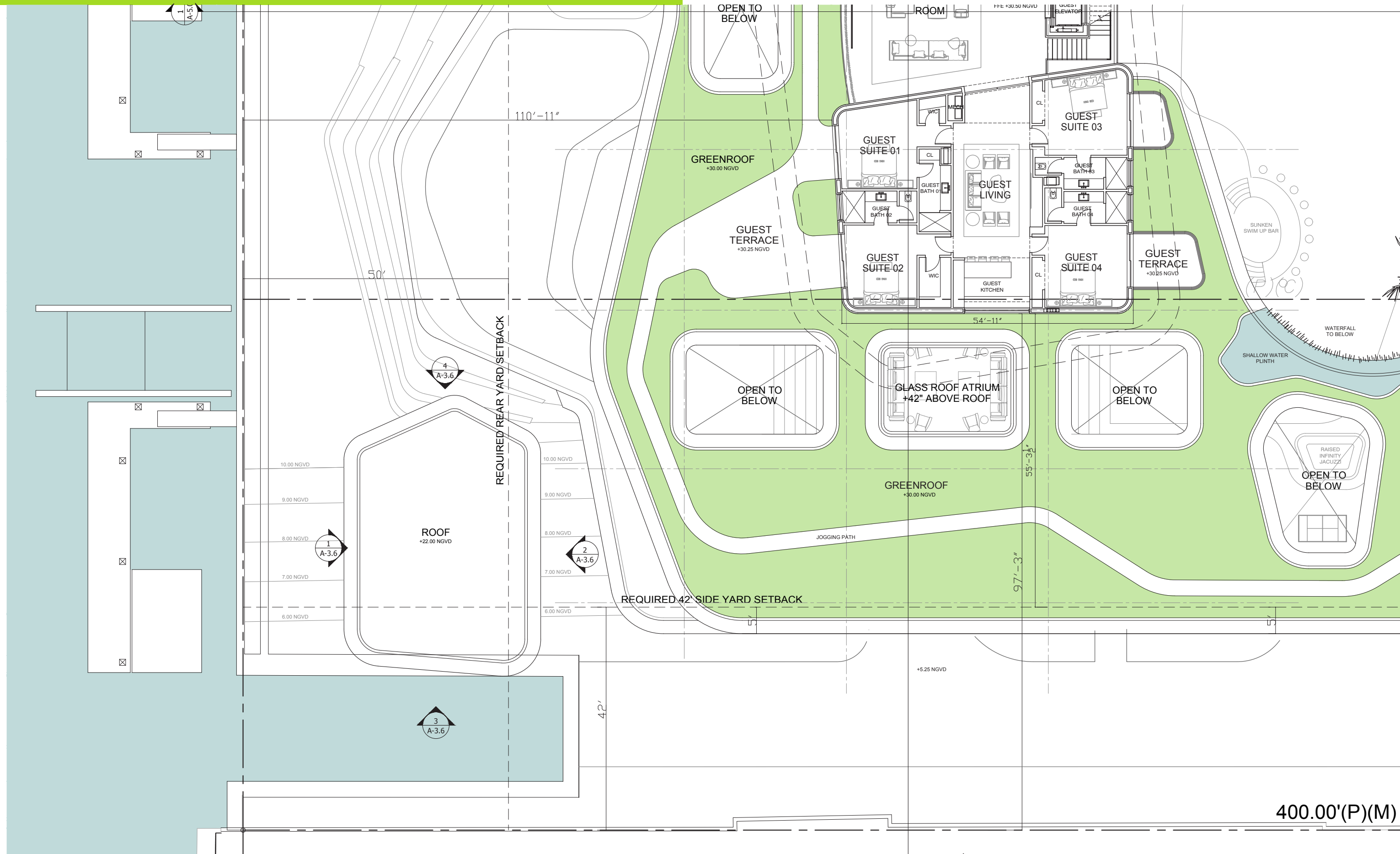
SLAND DRIVE

PROPOSED BUILDING - SECOND FLOOR PLAN

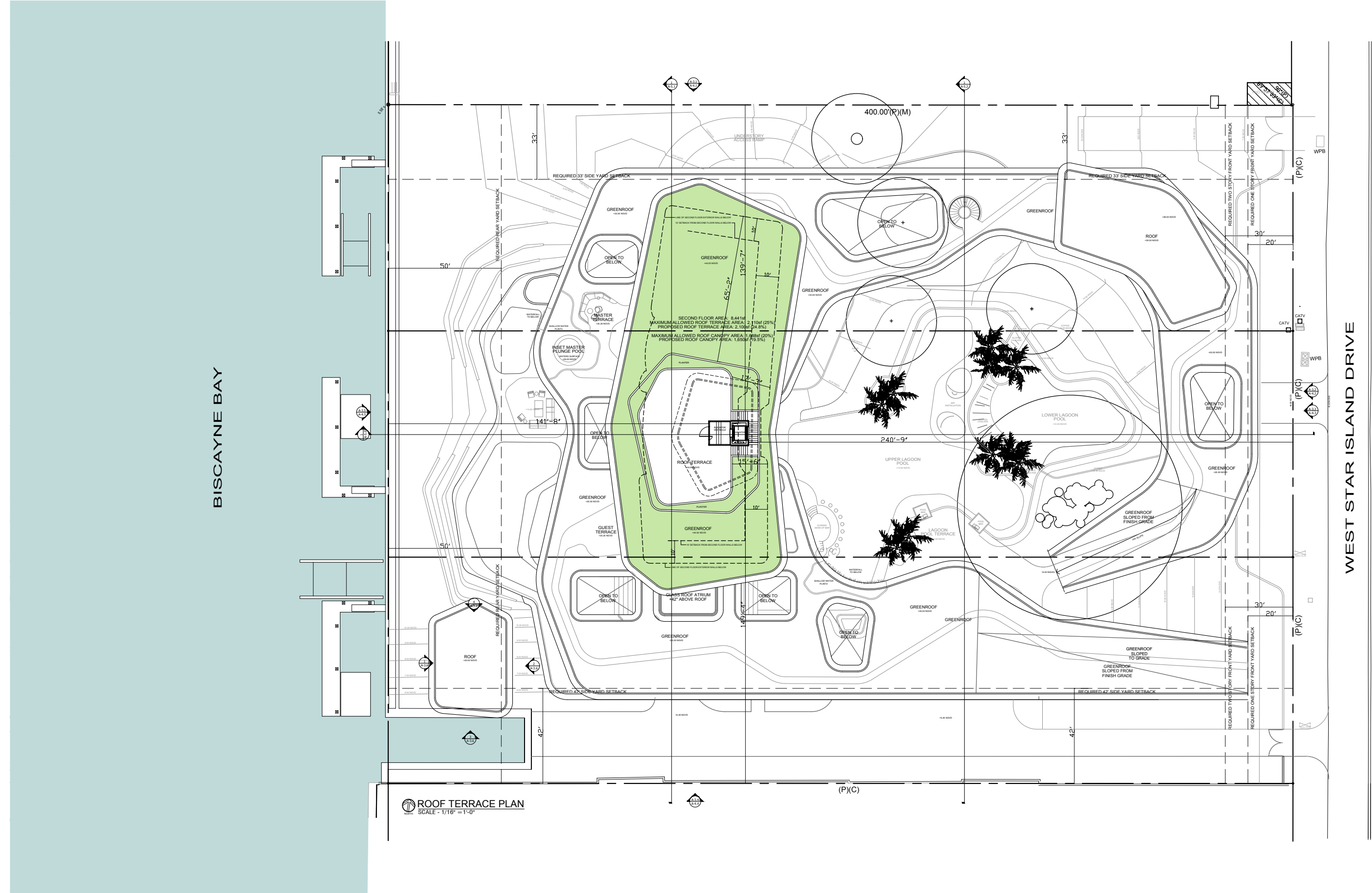


WEST STAR ISLAND

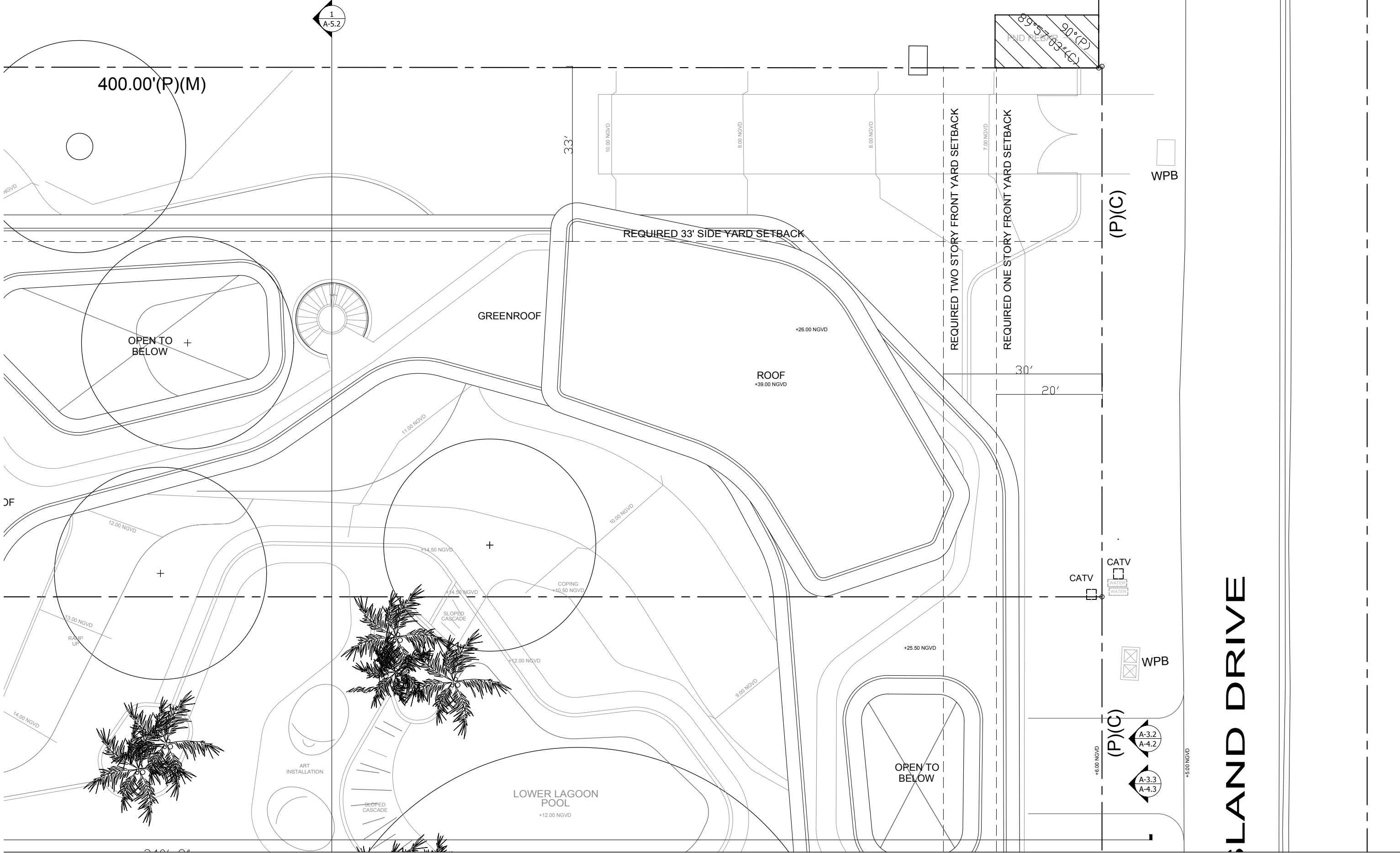
PROPOSED BUILDING - SECOND FLOOR PLAN



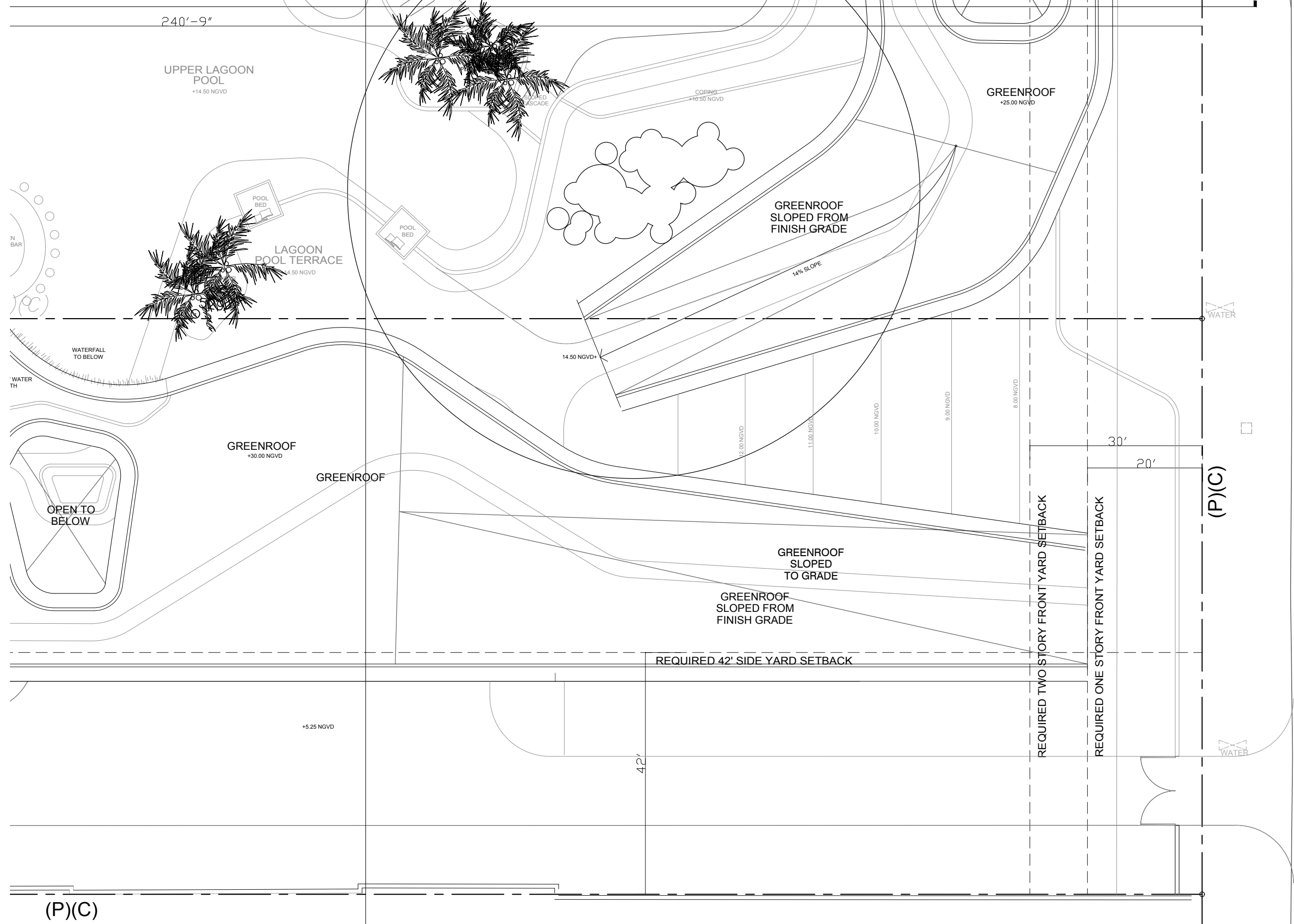
PROPOSED BUILDING - ROOF TERRACE PLAN



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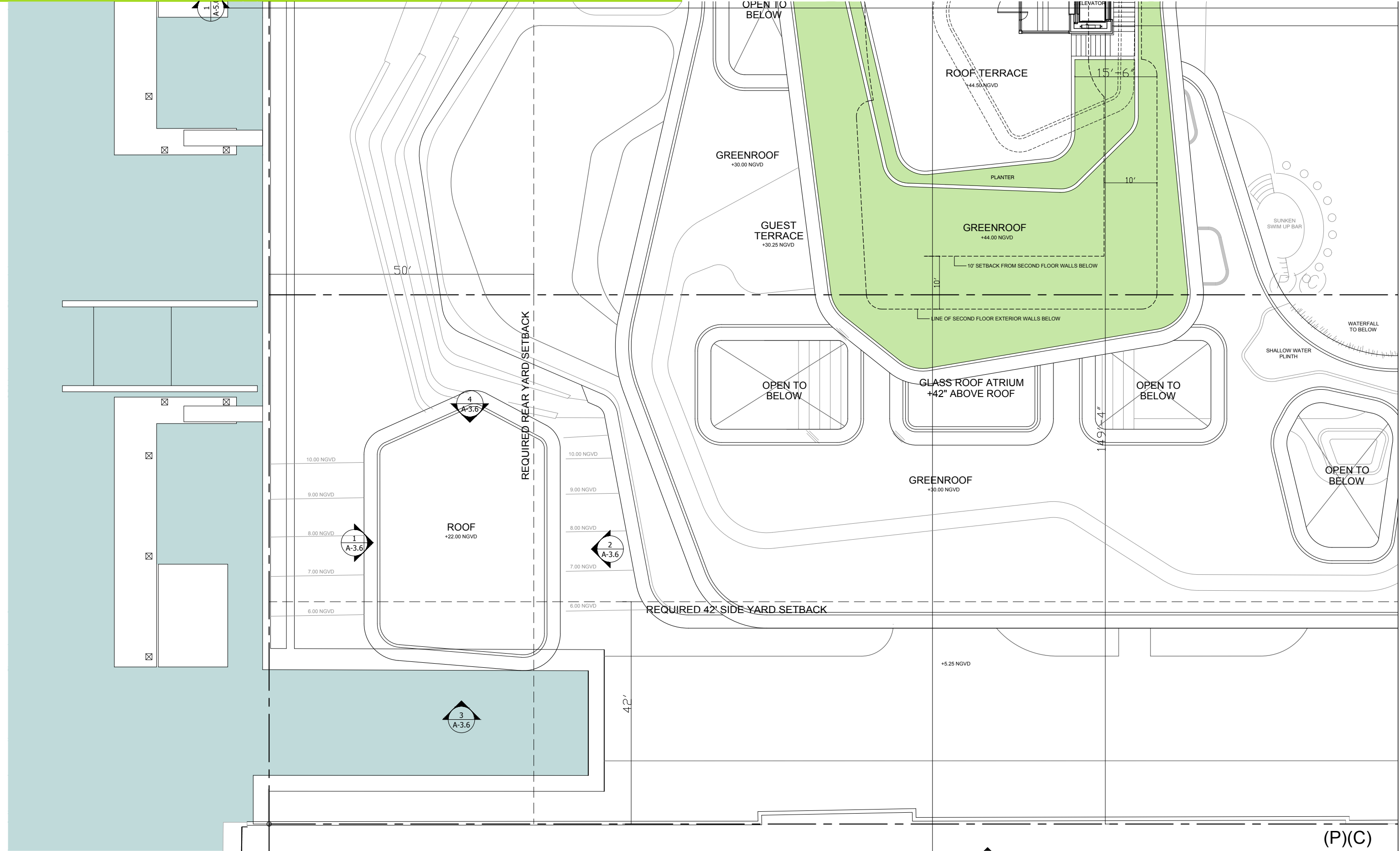


PROPOSED BUILDING - ROOF TERRACE PLAN

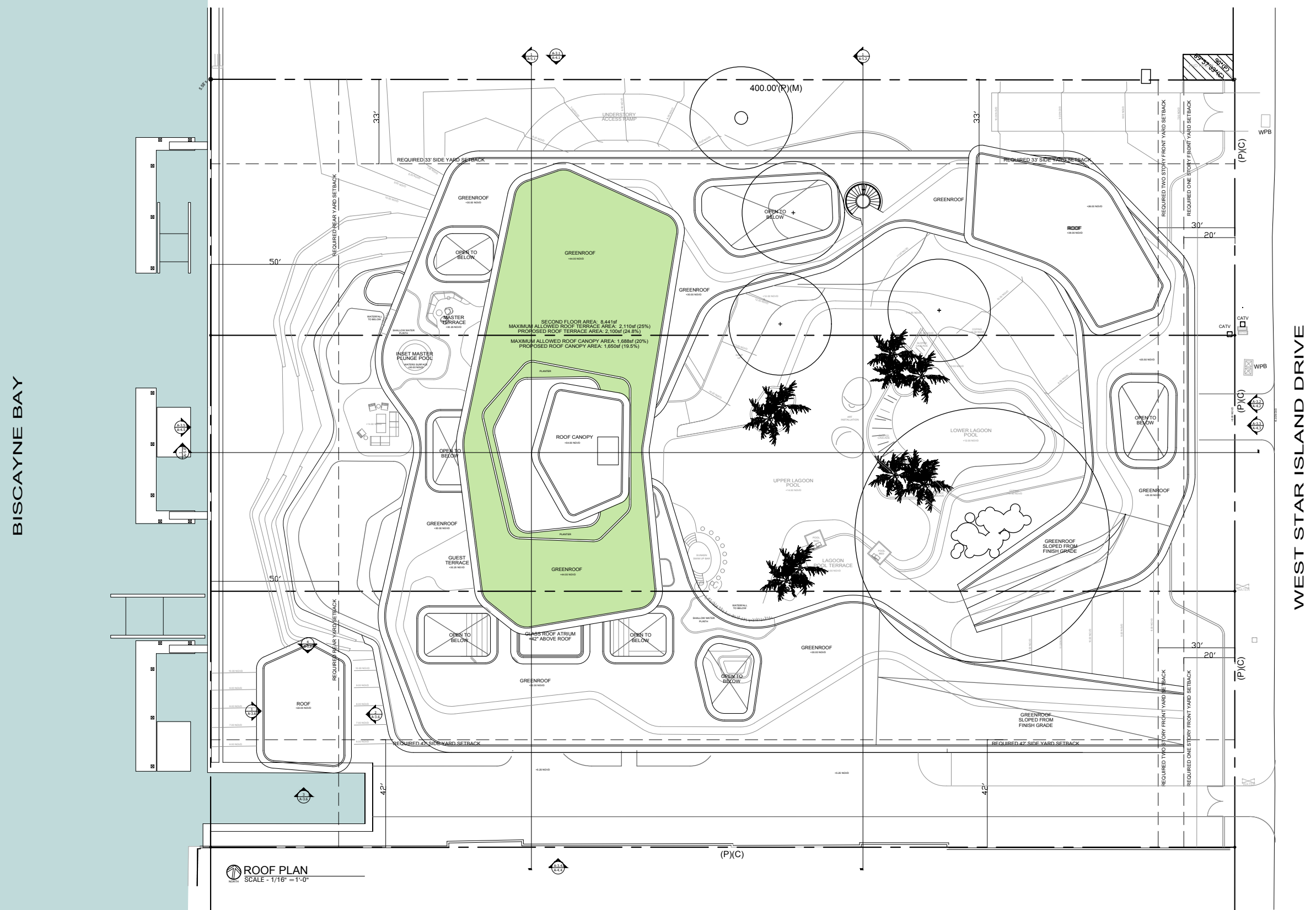


WEST STAR ISLAND DRIVE

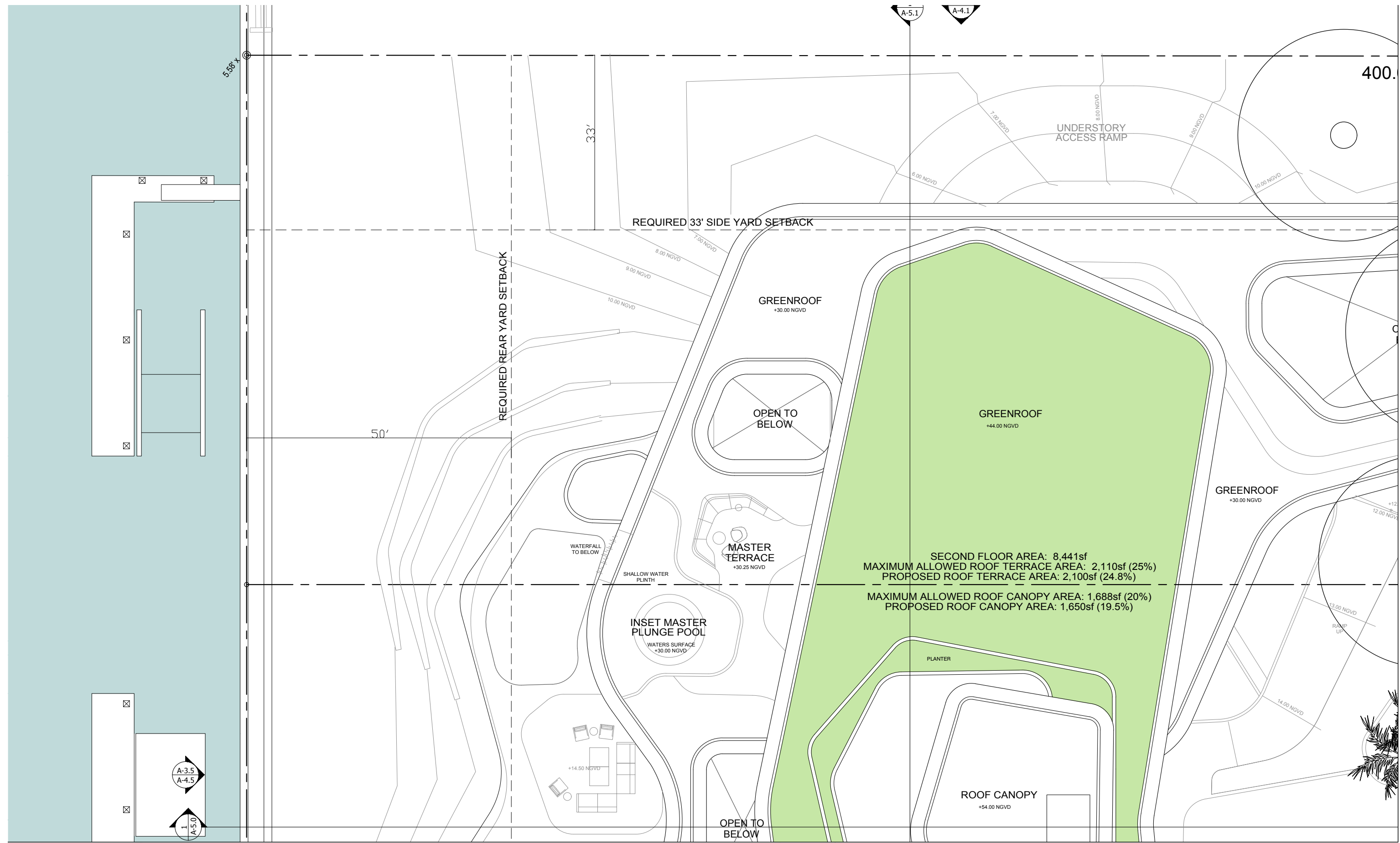
PROPOSED BUILDING - ROOF TERRACE PLAN



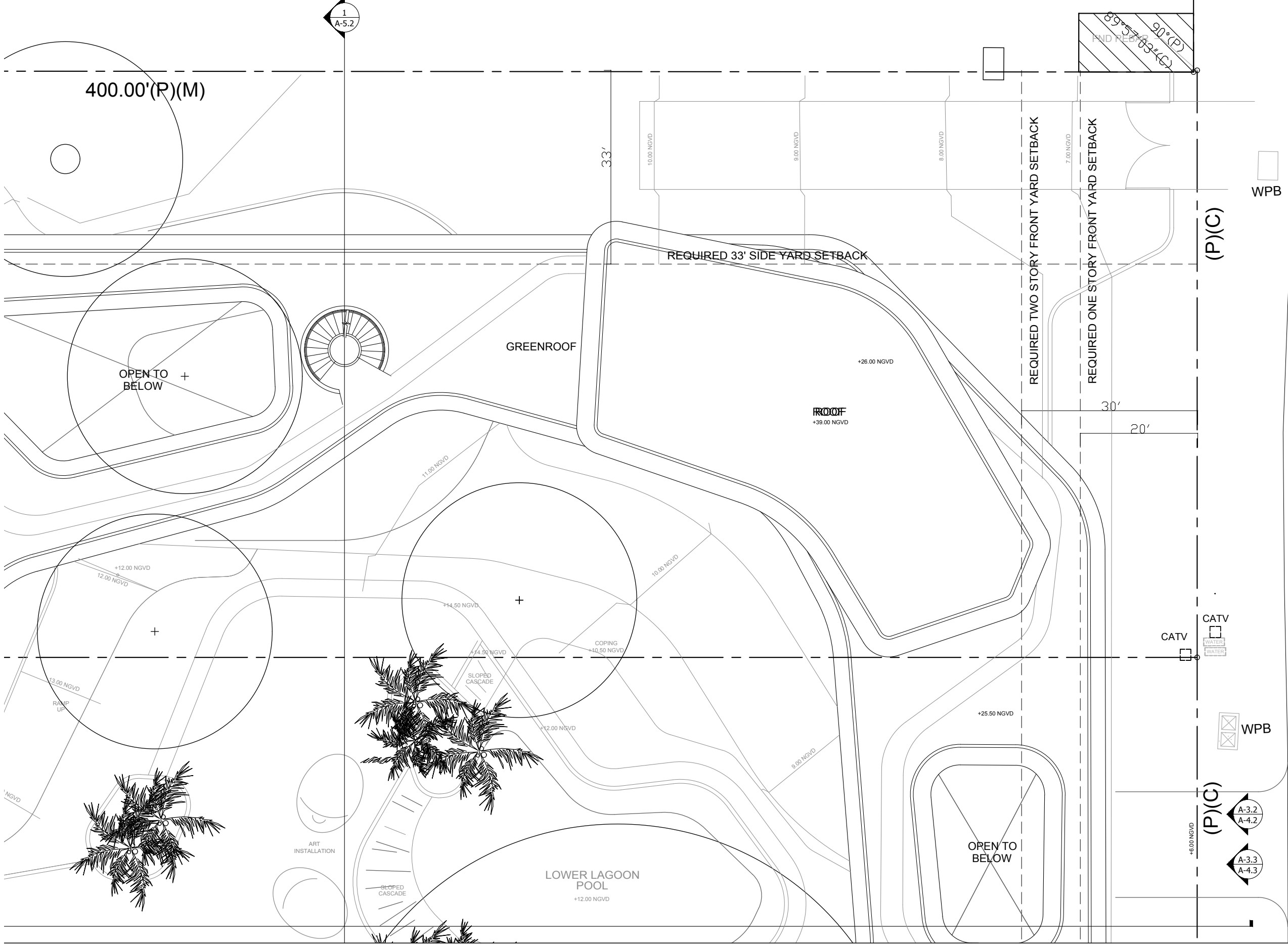
PROPOSED BUILDING - ROOF PLAN



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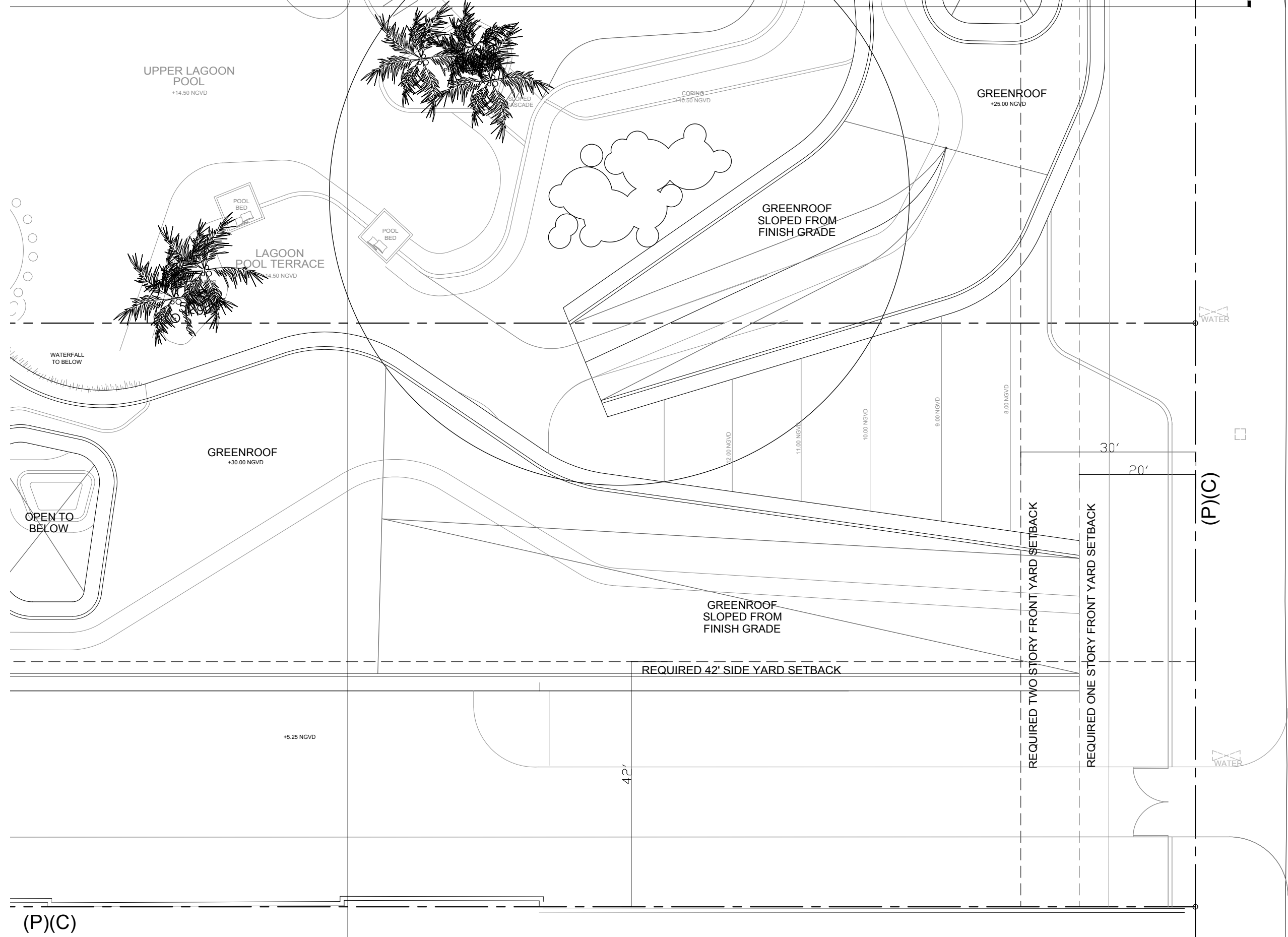


PROPOSED BUILDING - ROOF PLAN



LAND DRIVE

PROPOSED BUILDING - ROOF PLAN



WEST STAR ISL

PROPOSED BUILDING - ROOF PLAN

