

REQUEST FOR DRB APPROVAL FOR:
HSIEH RESIDENCE

FINAL SUBMITTAL 01/07/2024

34 STAR ISLAND DRIVE
MIAMI BEACH, FLORIDA 33139

FILE No. DRB23-0983



CLIENT
JSLA STAR LLC, AND ANTHONY HSIEH

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD., SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
ESEA GARDEN DESIGN INC.
7580 NE 4TH COURT, STUDIO 105
MIAMI, FL 33138
(305) 576-6702

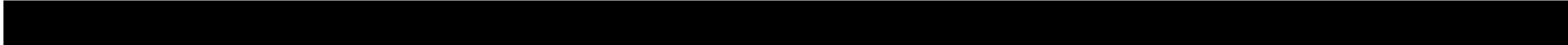
SCOPE OF WORK

1. REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT
34 STAR ISLAND DR, MIAMI BEACH, FL. 33139

VARIANCE REQUEST:
*ADDITIONAL BULKHEAD ELEVATOR HEIGHT OF 3'-0"
FROM MAX 10' ABOVE ROOF LINE.

WAIVER REQUEST:
*OPEN AREAS AT SOUTH AND NORTH ELEVATIONS.

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HSIEH RESIDENCE



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MIAMI BEACH, FLORIDA 33139



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- A-04 CONTEXT ANALYSIS
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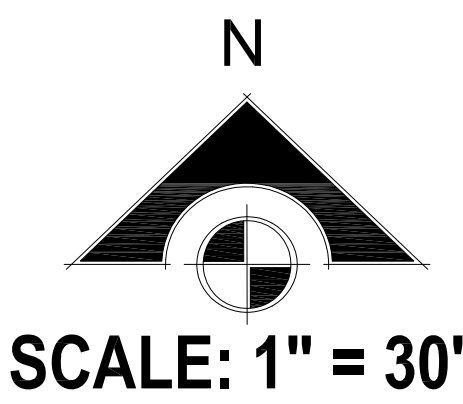
PROPOSED ARCHITECTURAL DRAWINGS

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- A-003 AREA CALCS - UNIT SIZE - FIRST FLOOR
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- G-208 ROOFTOP RENDER
- G-209 TOP VIEW RENDER

SHEET
1/1



TYPE OF SURVEY: BOUNDARY SURVEY ONLY

PROPERTY ADDRESS:
34 STAR ISLAND DRIVE MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:
LOT 34 OF "CORRECTED PLAT STAR ISLAND", ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 60, OF
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY NO. 120651 PANEL NO. 0319 SUFFIX: L
FIRM DATE: 09-11-2009 FLOOD ZONE: AE BASE FLOOD: 10.0'

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS,
LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED
EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.2 FOOT FOR NATURAL GROUND SURFACES AND 0.1 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES
STANDARD FEET

REFERENCE BENCH MARK: CMB STAR 02R ELEVATION: 7.13
NAVD1988 = 8.65' NGVD (1929)
SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP
POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY
ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS
WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE
SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND/OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE
USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION
DOES NOT EXTEND TO ANY UNNAMED PARTY.

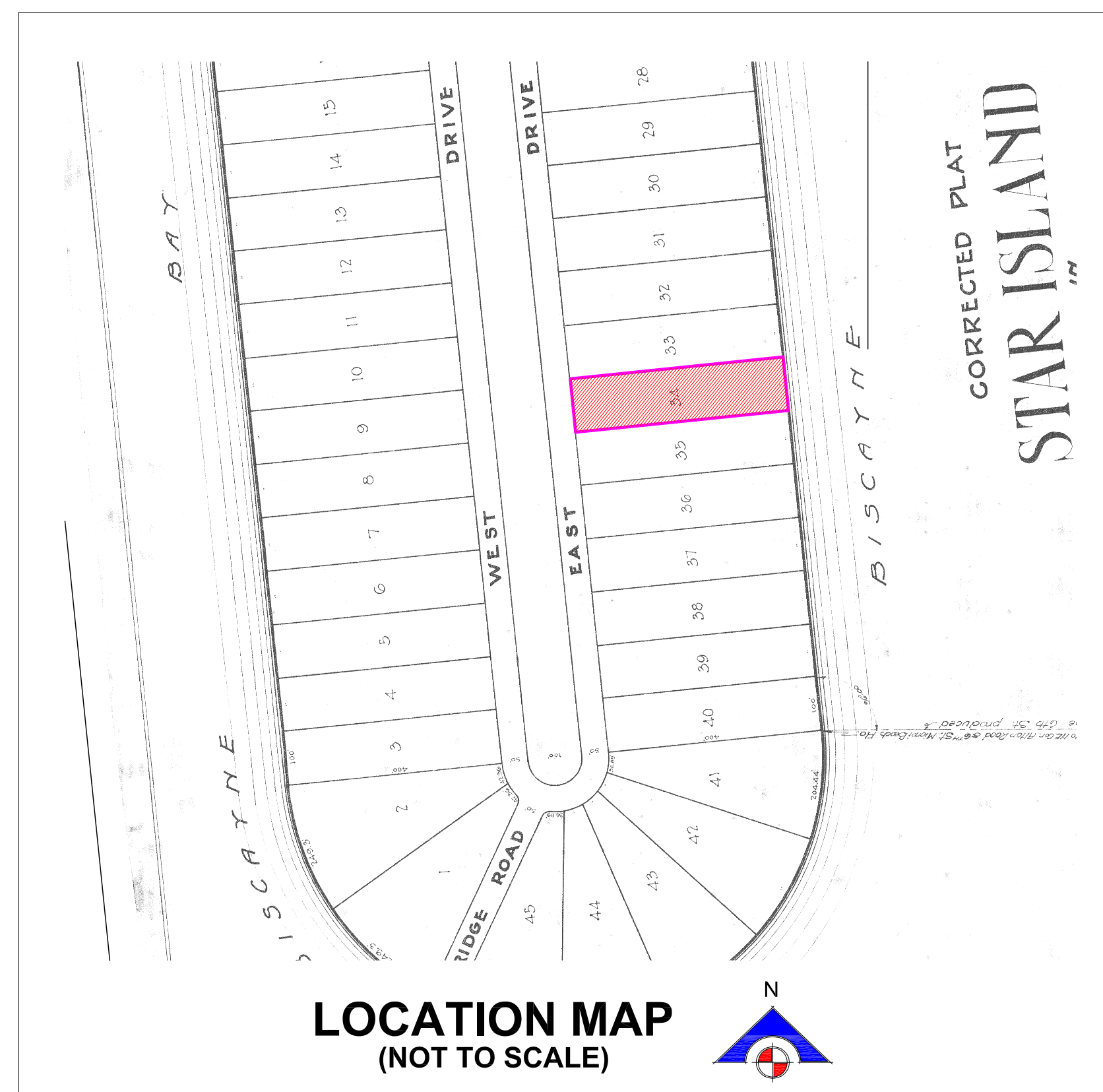
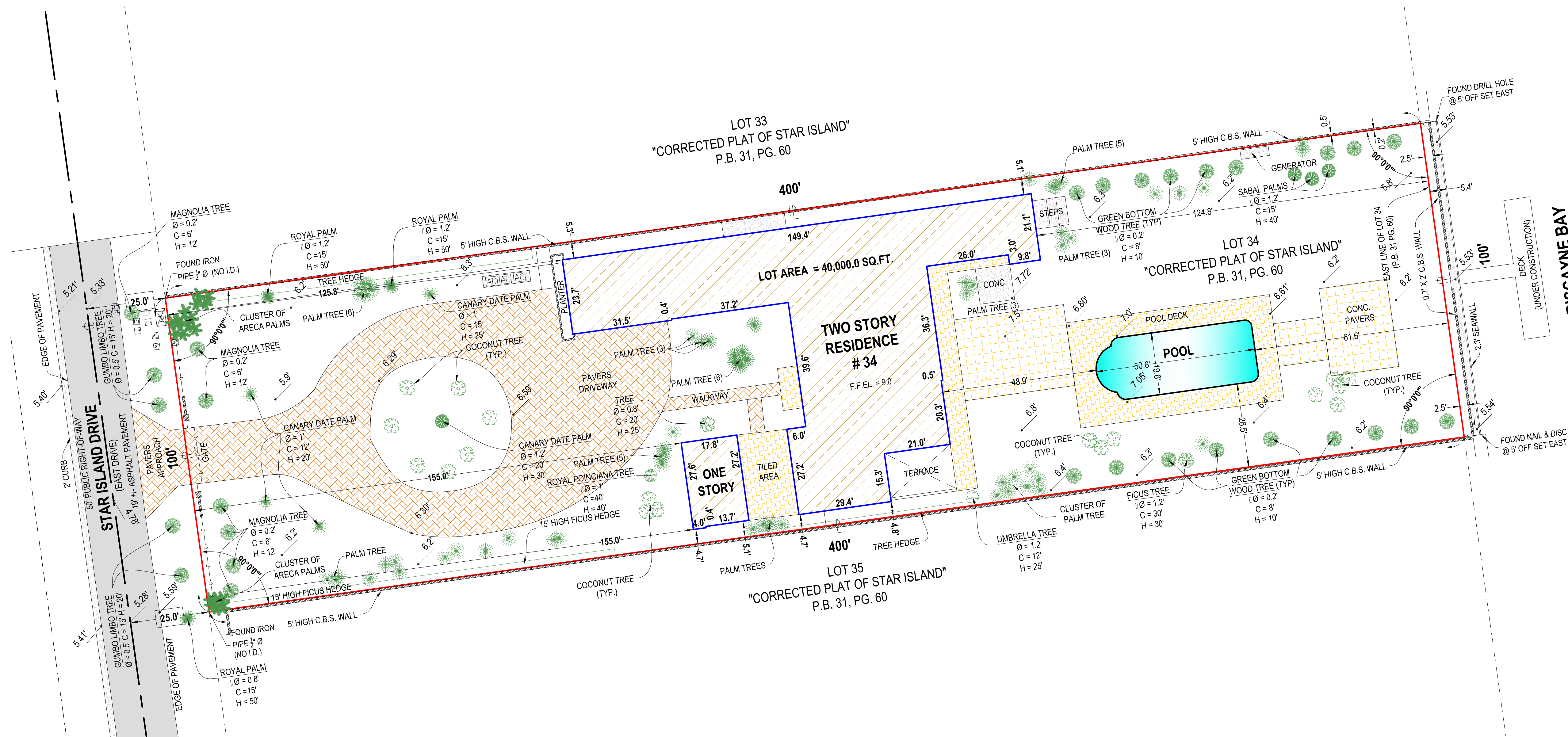
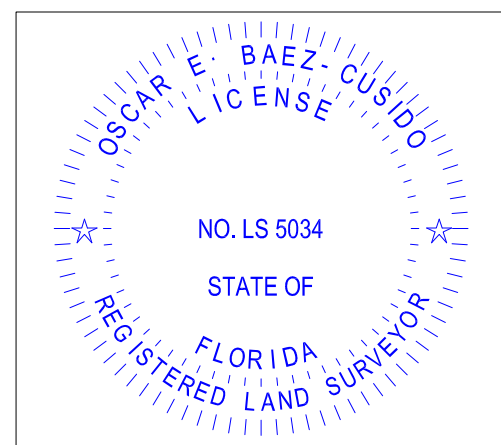
CERTIFY TO:
STAR BRITE GROUP

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY" IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF AND IT MEETS THE STANDARDS OF PRACTICE AS SET
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE
CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

Oscar E Baez Digitally signed by Oscar E Baez
Date: 2023.07.18 18:13:43 -04'00'

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.



LEGEND OF SURVEY ABBREVIATIONS

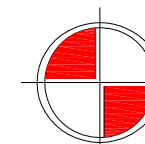
SWK	TELEPHONE SERVICE BOX	⑥	MAY-GASTRONOMY WELL		TILES	ELEVATION $\times 1.69$
TV	TV CABLE SERVICE BOX	⑦	MAY-STEERING DRUM MANICULE		BRICK	
U.D.E.	UTILITY & DRAINAGE		MAY-STEERING DRUM MANICULE		ASPHALT	
U.D.E.	UTILITY & DRAINAGE		MAY-STEERING DRUM MANICULE		BLDG.	
U.D.E.	UTILITY & DRAINAGE		MAY-STEERING DRUM MANICULE		CONC.	
U.D.E.	UTILITY & DRAINAGE		MAY-STEERING DRUM MANICULE		WALL	
U.D.E.	UTILITY & DRAINAGE		MAY-STEERING DRUM MANICULE			
U.D.E.	UTILITY & DRAINAGE		MAY-STEERING DRUM MANICULE			
U.D.E.	UTILITY & DRAINAGE		MAY-STEERING DRUM MANICULE			
U.D.E.	UTILITY & DRAINAGE		MAY-STEERING DRUM MANICULE			

A	= ARC LENGTH	C.P.	= CONIC LIGHT POLE	WH	= MAIN HOLE
A.A.	= AIR CONDITIONING PAD	CONC.	= CONCRETE	WM	= MEASURED
ALUM.F.	= ALUMINUM FENCE	CENT.	= CENTRAL ANGLE	ML	= MONUMENT LINE
BLOG	= BUILDING	DEM.	= DEEPENING BOX	NG.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
B.P.	= BENCH MARK	E.M.	= ELECTRICITY METER	OS.	= OVERHEAD ELECTRIC LINES
C.B.	= CATCH BASIN	F.D.H.	= FOUND DRILL HOLE	P.B.	= PLAT BOOK
C.B.S.	= CONCRETE BLOCK	F.H.	= FIRE HYDRANT	P.C.	= PERMANENT CONTROL POINT
CH.	= CHAIN	F.P.	= FOUNDIRON PIPE	P.K.	= PARKWAY
CL	= CENTER LINE	F.R.	= FOUND REBAR	P.M.	= PERMANENT REFERENCE MONUMENT
CLF	= CLEAR	G.	= GAGE	P.R.M.	
CLF	= CENTER LINE	L.P.	= LIGHT POLE		

ORIGINAL
FIELD DATE 07-09-2023

JOB NO. 2307-0048

REVISIONS AND/OR UP-DATES



360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
P.O.BOX 558981 MIAMI, FLORIDA 33255-8981
PHONE: (305) 265-1002

34 STAR ISLAND DRIVE
MIAMI BEACH, FL, 33139

al

Paul Fischman
Registered Architect
AR96202
AA26003009

comm no.
2318

date:
01/05/2024

revised:

sheet no.
A-0.2



SITE



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES



SUBJECT PROPERTY 1 (34 W Star Island)



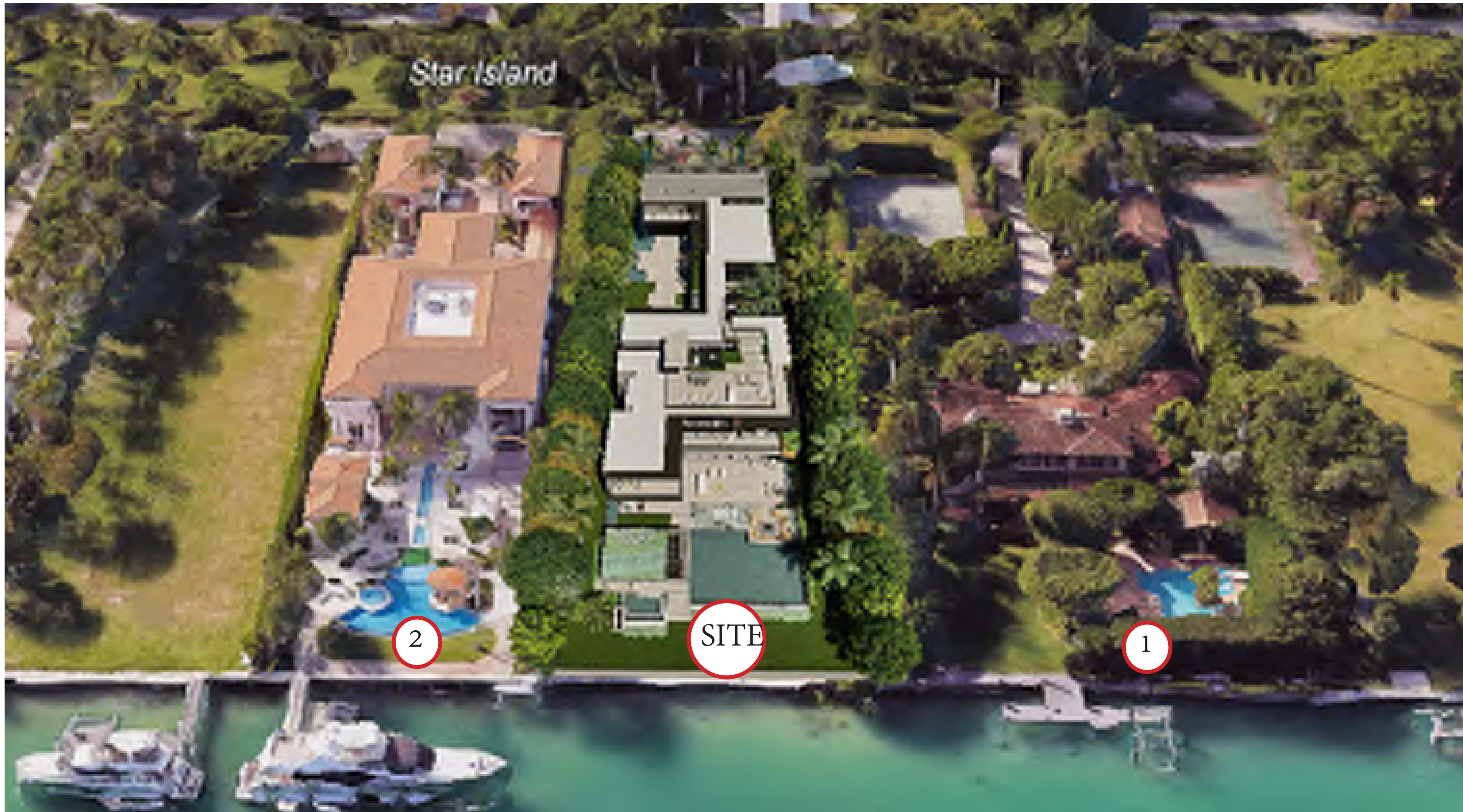
RESIDENCE 1



RESIDENCE 2



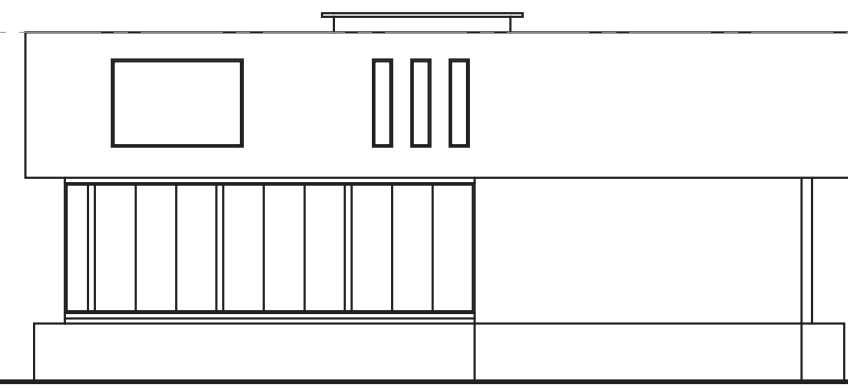
AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



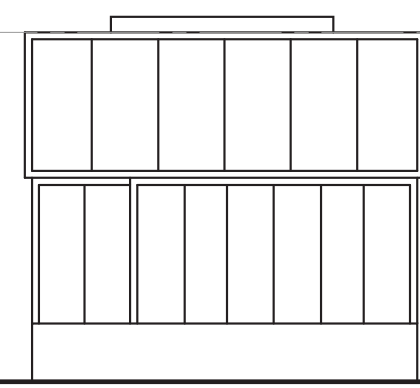
SURROUNDING CONTEXT ELEVATIONS

CONTEXT ANALYSIS

+41'-0" (+52.50' NGVD)
T.O. ELEVATOR SHAFT
+28'-0" (+39.50' NGVD)
T.O. ROOF CONC. SLAB



30 STAR



31 STAR



33 STAR



34 STAR

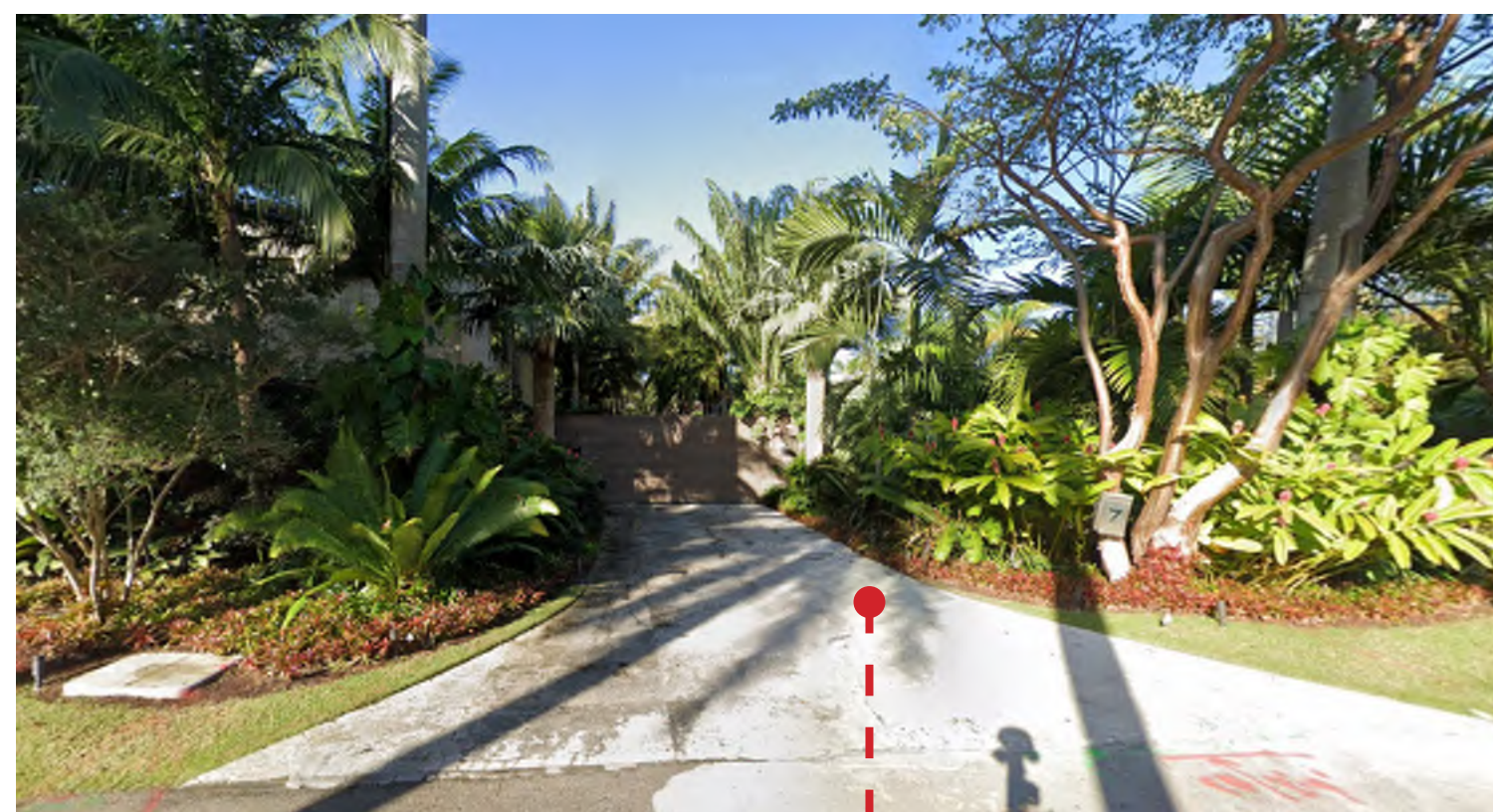


35 STAR

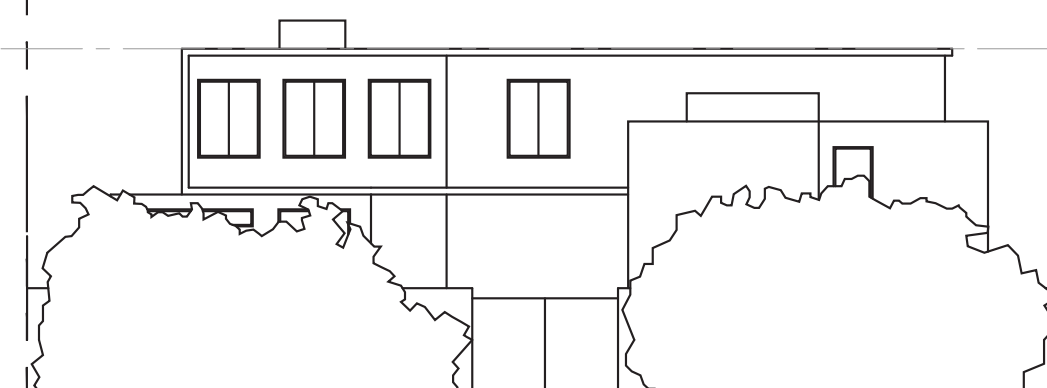
VACANT LOT

36 STAR

E STAR ISLAND DR



+41'-0" (+52.50' NGVD)
T.O. ELEVATOR SHAFT
+28'-0" (+39.50' NGVD)
T.O. ROOF CONC. SLAB



7 STAR



8 & 9 STAR

VACANT LOT

11 STAR



13 STAR

W STAR ISLAND DR

CONTEXTUAL ELEVATION

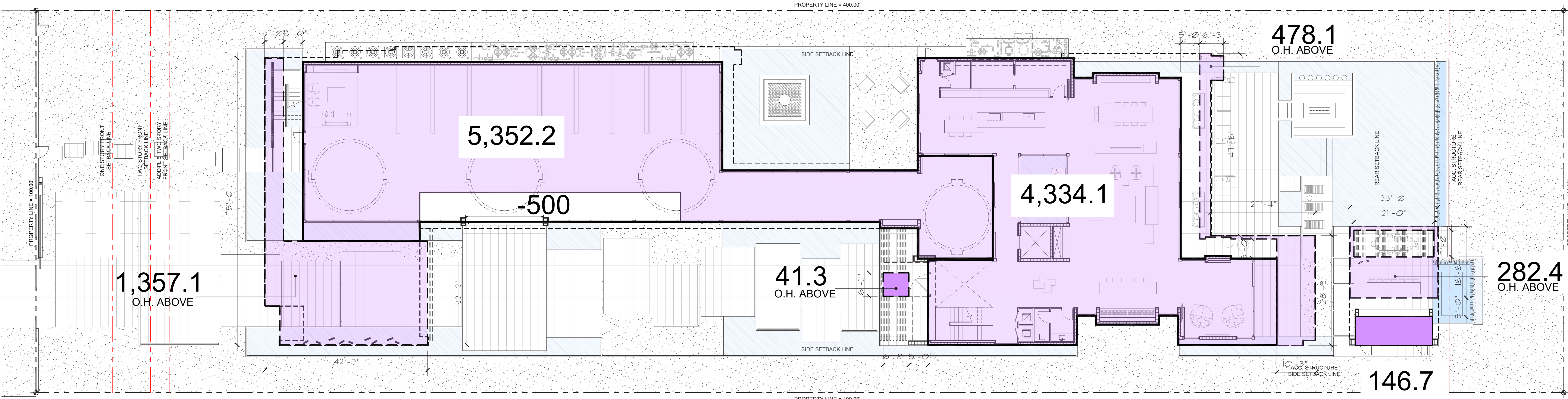
ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 10	
2	FIRM Map Number	12086C0319L	
3	Base Flood Elevation (BFE):	+10.00' NGVD	
4	Proposed Design Flood Elevation:	+11.5' NGVD	
5	Existing Crown of Road Elevation:	+4.78' NGVD	
5.1	Future Crown of Road Elevation:	+5.92' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Eqpnt. (Pool)	+10.50' NGVD	
8.1	Lowest Elev. of Eqpnt. (Mech.)	+11.50' NGVD	
9	Lowest Adjacent Grade	+8.00' NGVD	
10	Highest Adjacent Grade	+10.00' NGVD	

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	34 STAR ISLAND DR, Miami Beach, FL 33139 LEGAL DESCRIPTION: LOT 34 OF "CORRECTED PLAT STAR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
2	Folio number(s):	02-4204-001-0280			
3	Board and file numbers :				
4	Year built:	1961	Zoning District:	RS-1	
5	Based Flood Elevation:	10.00' (Zone AE +10)	Exist. Grade value & Future Crown of road	+4.78' NGVD (+5.92')	
6	Adjusted grade (Flood+Grade/2):	7.96' NGVD	Free board:	1.5' NGVD (above 10')	
7	Lot Area:	40,000 SF			
8	Lot width:	100'-0"	Lot Depth:	400'-0"	
9	Max Lot Coverage SF and %:	12,000 SF (30%)	Proposed Lot Coverage SF and %:	11,991.9 SF (29.97%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	500 SF	
11	Front Yard Open Space SF and %:	1,939.1 SF (64.5%)	Rear Yard Open Space SF and %:	3,853.7 SF (77.2%)	
12	Max Unit Size SF and %:	20,000 SF (50%)	Proposed Unit Size SF and %:	19,368.0 SF (48.4%)	
13	Proposed Understory Unit Size	N/A	Proposed First Floor Unit Size :	9,621.0 SF	
			Proposed Second Floor Unit Size:	9,591.4 SF	
14			Proposed First Floor Unit Size (volumetric) :	N/A	
15			Proposed Second Floor volumetric Unit Size SF and % (Note: second to first floor ratio of 70% no longer applies, as the code has changed)	N/A	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,762.5 SF (17.3 %)	
		Required	Existing	Proposed	Notes
17	Height:	28'-0"		28'-0"	
18	Front First level Setback :	20'-0"		61'-9"	
19	Front Second level Setback :	30'-0"		59'-11"	
20	Side 1 Setback :	12'-6"		12'-6"	
21	Side 2 Setback :	12'-6"		12'-6"	
22	Rear Setback :	50'-0"		65'-0"	
23	Accessory Structure Side 1 Setback:	7'-6"		12'-6"	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear :	30'-0"		33'-0"	
26	Sum of Side yard	25'-0" PER MIN. REQ.		25'-0"	
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:					

seal

LOT COVERAGE (FOOTPRINT) :

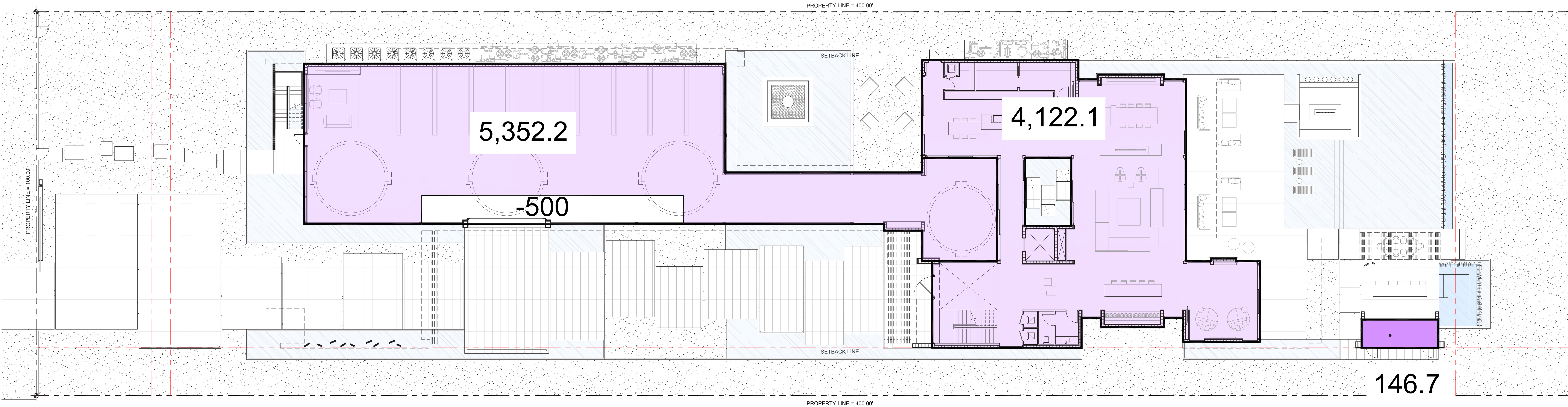
LOT SIZE:	40,000 S.F.
FIRST FLOOR	10,333.0 S.F.
SECOND FLOOR OVERHANGS	2,158.9 S.F.
GARAGE REDUCTION	-500 S.F.
TOTAL	11,991.9 S.F.
UNIT / LOT COVERAGE	(29.97% S.F.)
	(30% MAX)



1
A-002
FIRST FLOOR
LOT COVERAGE
Scale: 3/32" = 1'-0"
N

UNIT SIZE :

LOT SIZE:	40,000 S.F.
FIRST FLOOR	9,621.0 S.F.
SECOND FLOOR	9,591.4 S.F.
ROOFTOP	155.6 S.F.
TOTAL	19,368.0 S.F.
UNIT / LOT SIZE	48.4% (50% MAX)



1 FIRST FLOOR
UNIT SIZE
A-003 Scale: 3/32" = 1'-0"

UNIT SIZE :

LOT SIZE: 40,000 S.F.

FIRST FLOOR 9,621.0 S.F.

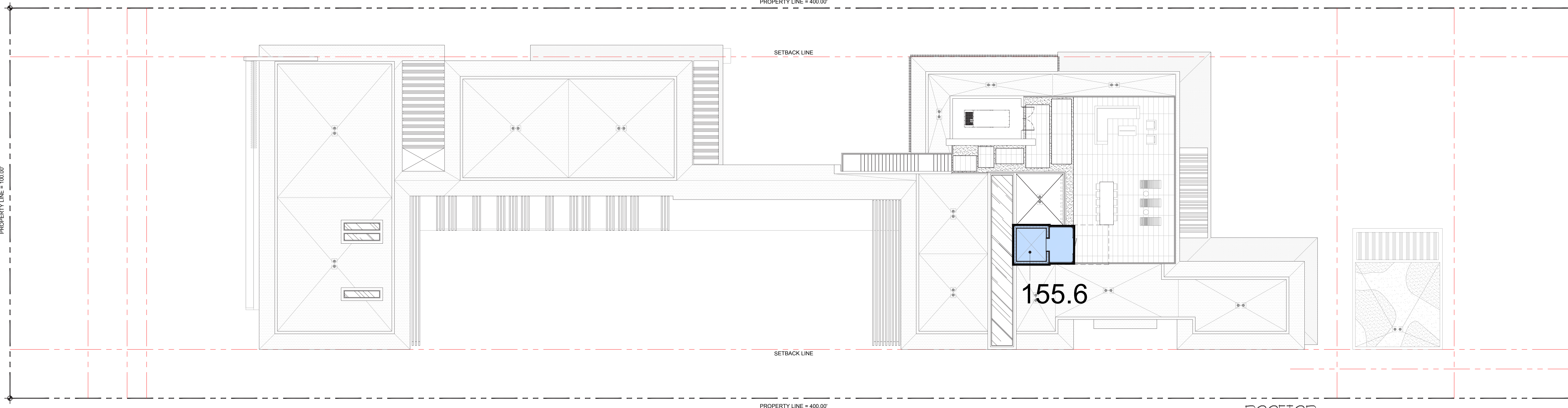
SECOND FLOOR 9,591.4 S.F.

ROOFTOP 155.6 S.F.

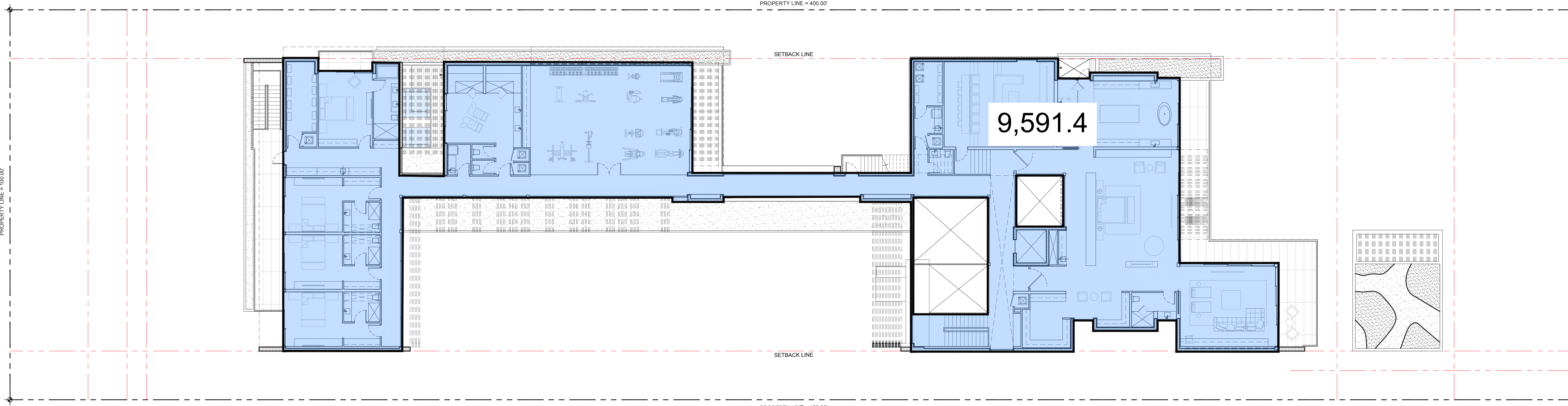
TOTAL 19,368.0 S.F.

UNIT / LOT SIZE 48.4%

(50% MAX)



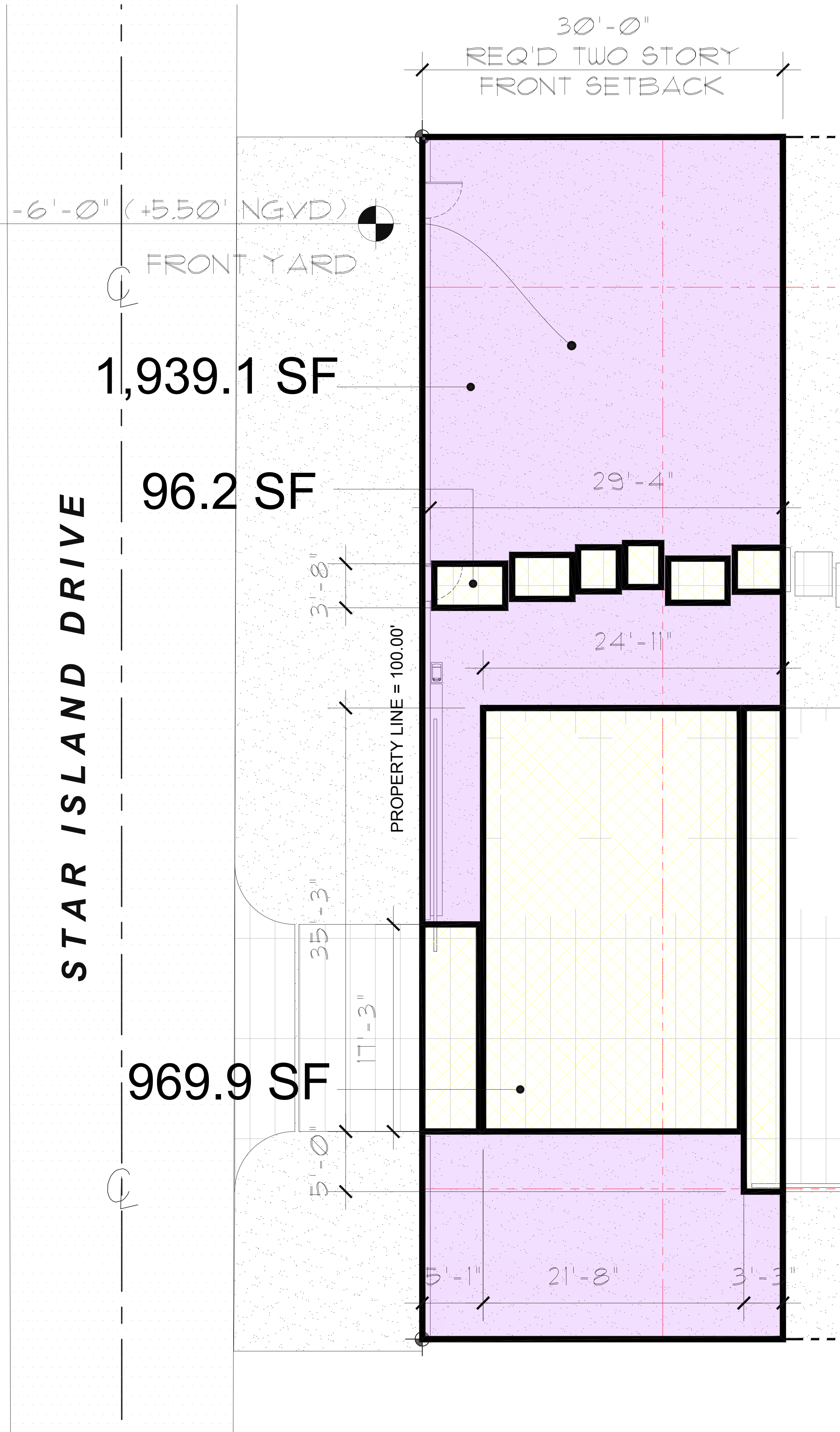
2
A-004/ Rooftop Unit Size
Scale: 3/32" = 1'-0"



1
A-004/ Second Floor Unit Size
Scale: 3/32" = 1'-0"

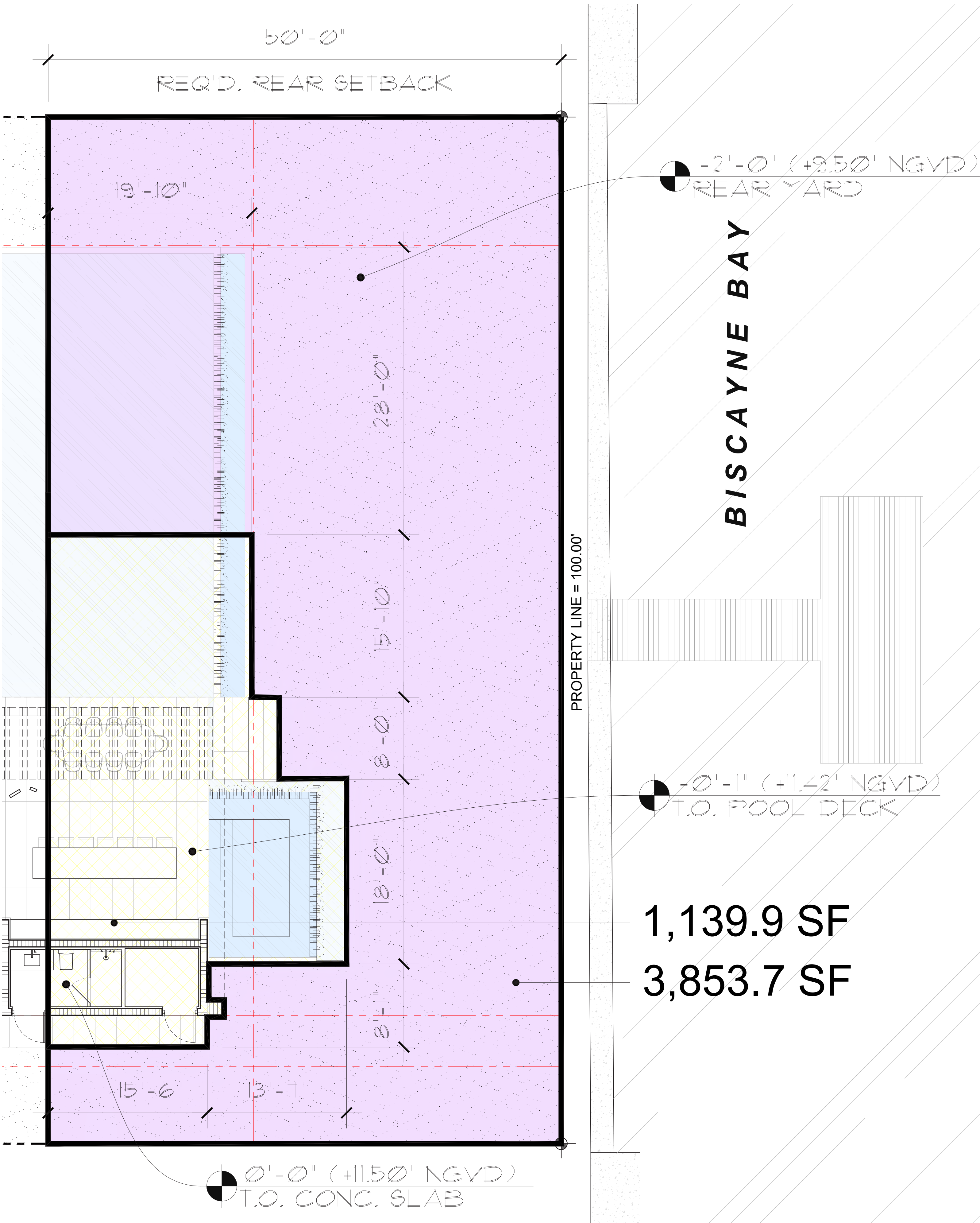
FRONT YARD CALCULATIONS :

AREA: 3,000 S. F. 100%
IMPERVIOUS AREA: 1,066.1 S. F. 35.5%
PERVIOUS AREA: 1,939.1 S. F. 64.5%
(50% MIN.)



REAR YARD CALCULATIONS :

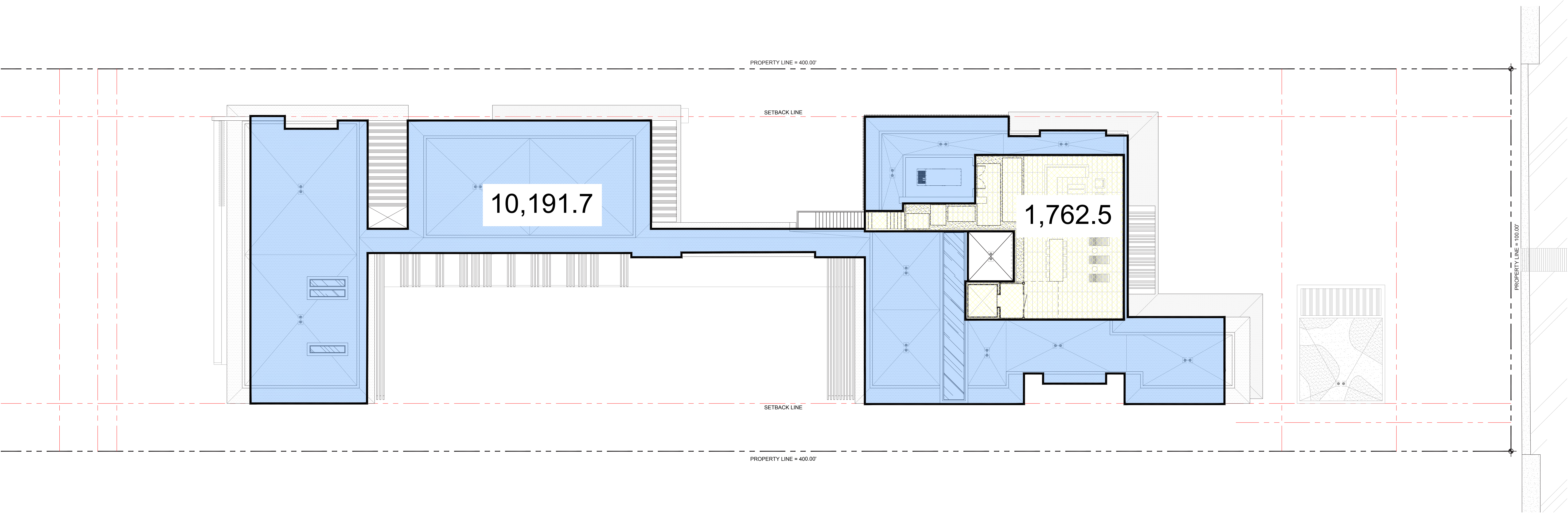
AREA: 5,000 S. F. 100 %
IMPERVIOUS AREA: 1,139.9 S. F. 22.8 %
PERVIOUS AREA: 3,853.7 S. F. 77.2 %
(70% MIN.)



ROOF DECK AREA :

SECOND FLOOR ENCLOSED AREA 10,191.7 S.F.

ROOF DECK AREA 1,762.5 S.F.
(17.3% S.F. OF THE
ROOF BELOW)
(25% MAX)



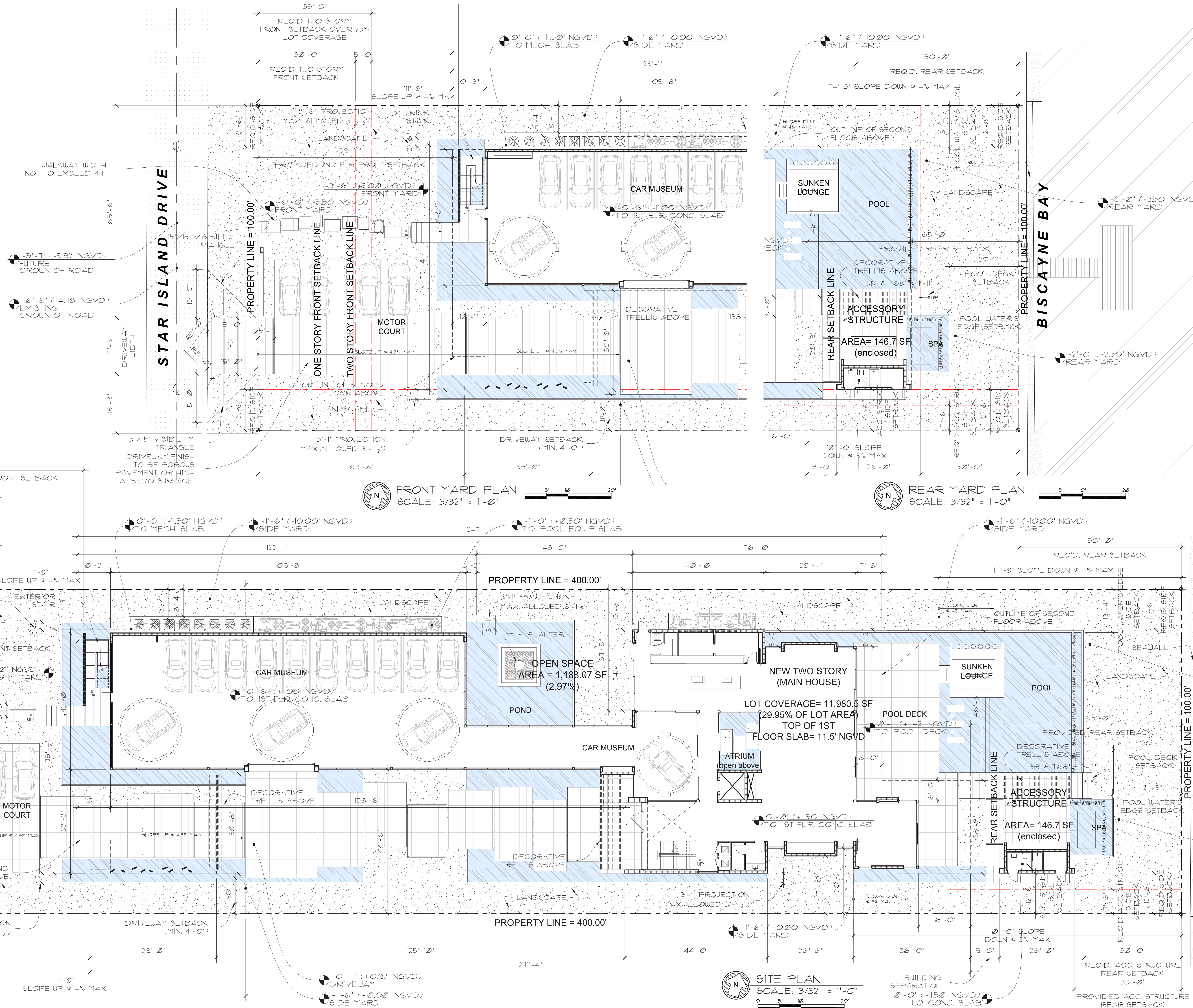
HSIEH RESIDENCE
34 STAR ISLAND DRIVE
MIAMI BEACH, FL 33139

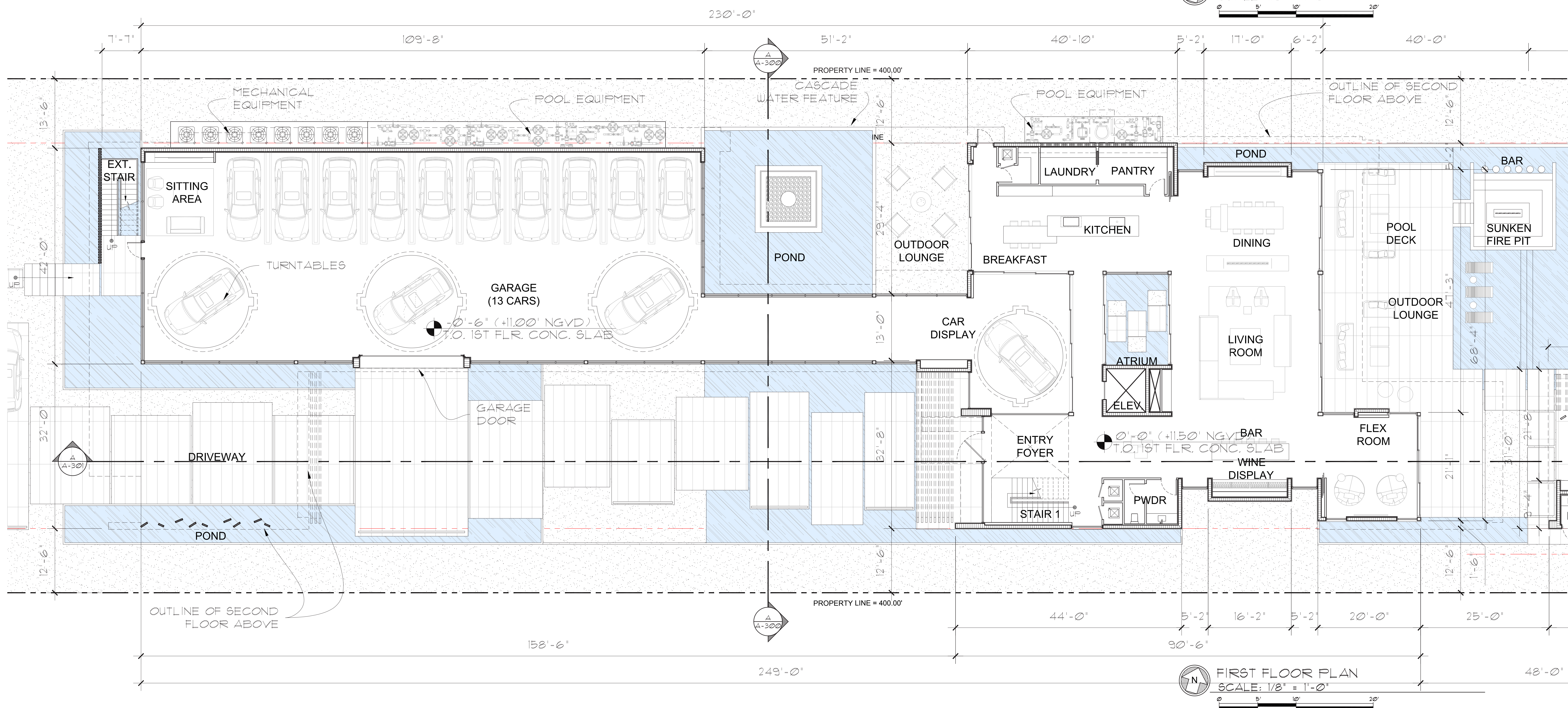
Paul Fischman
Registered Architect
AR06202
AA26003009
comm no.
2318
date:
01/05/2024
revised:

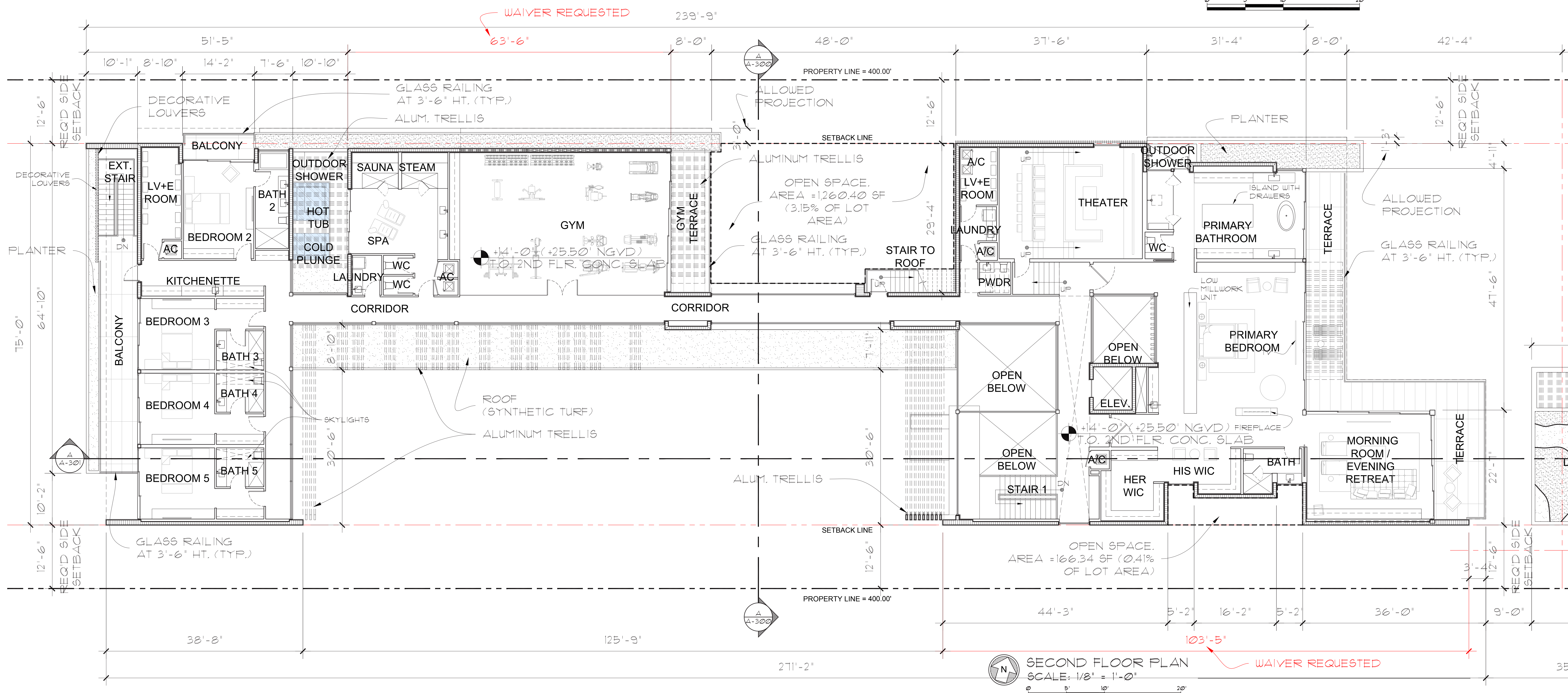
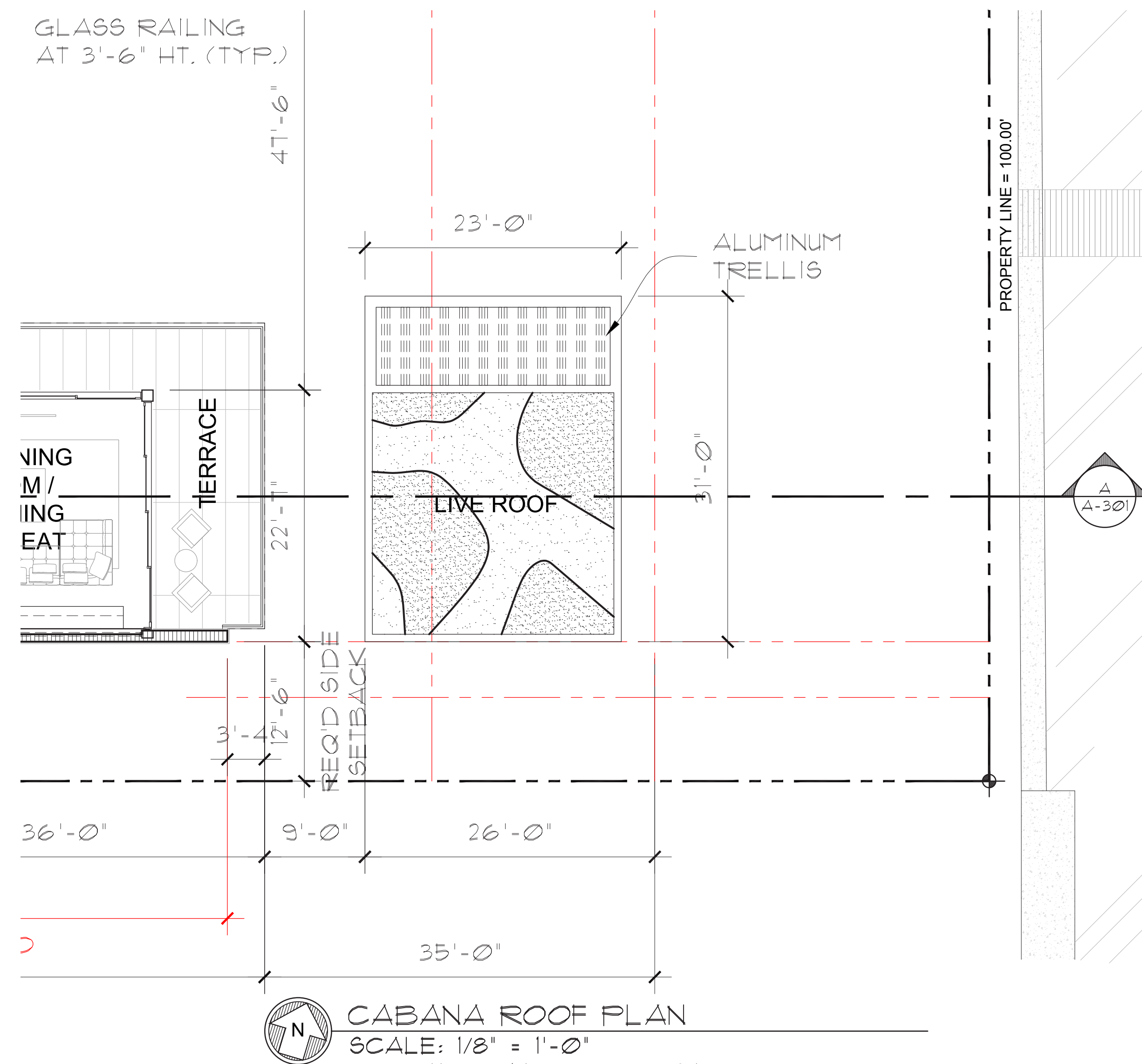
1 ROOF DECK
A-006 Scale: 3/32" = 1'-0"

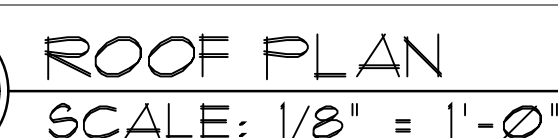
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A-006

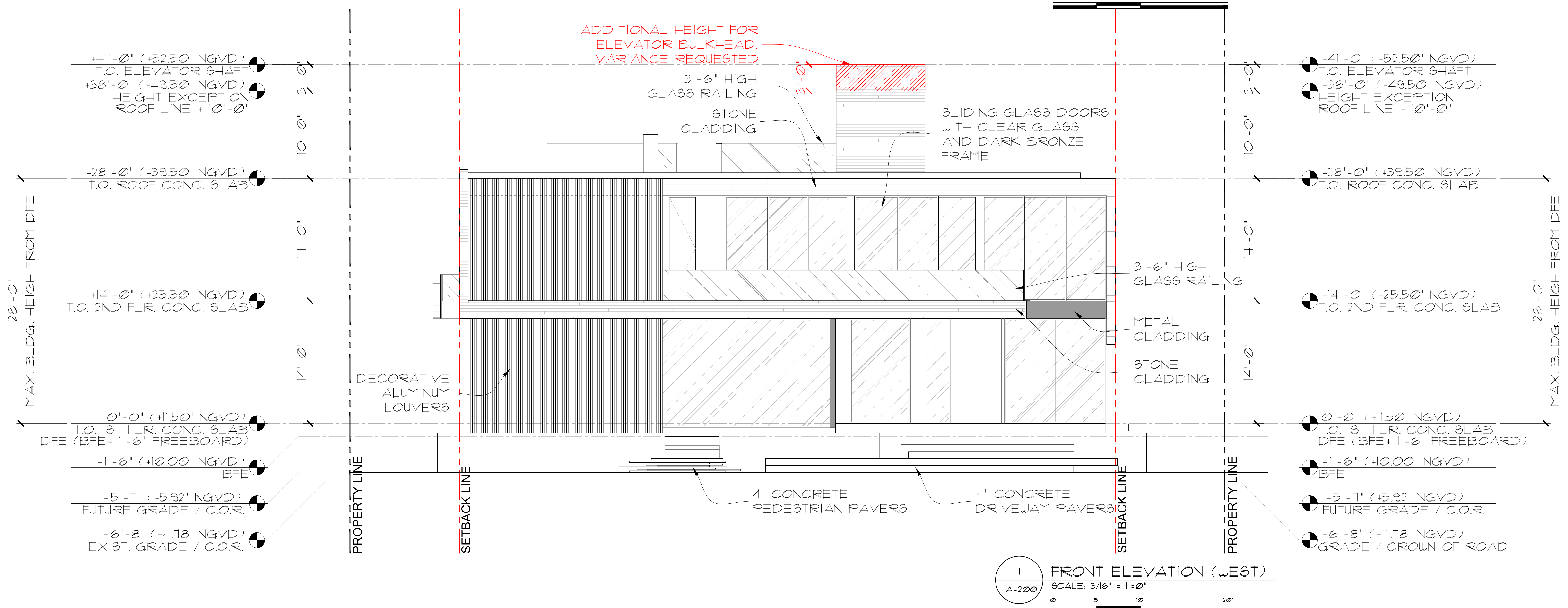
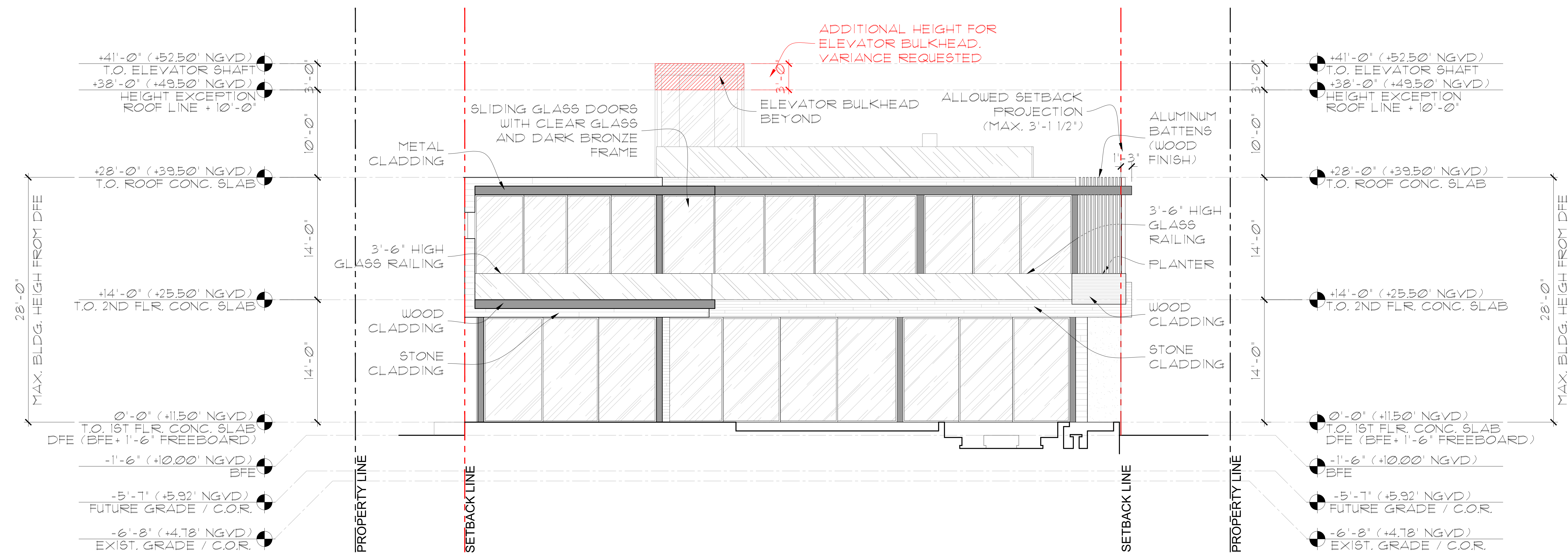
CHOEFF LEVY FISCHMAN
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Miami, Florida 33139
www.cloffarchitects.com
(305) 434-8338
(305) 862-5292

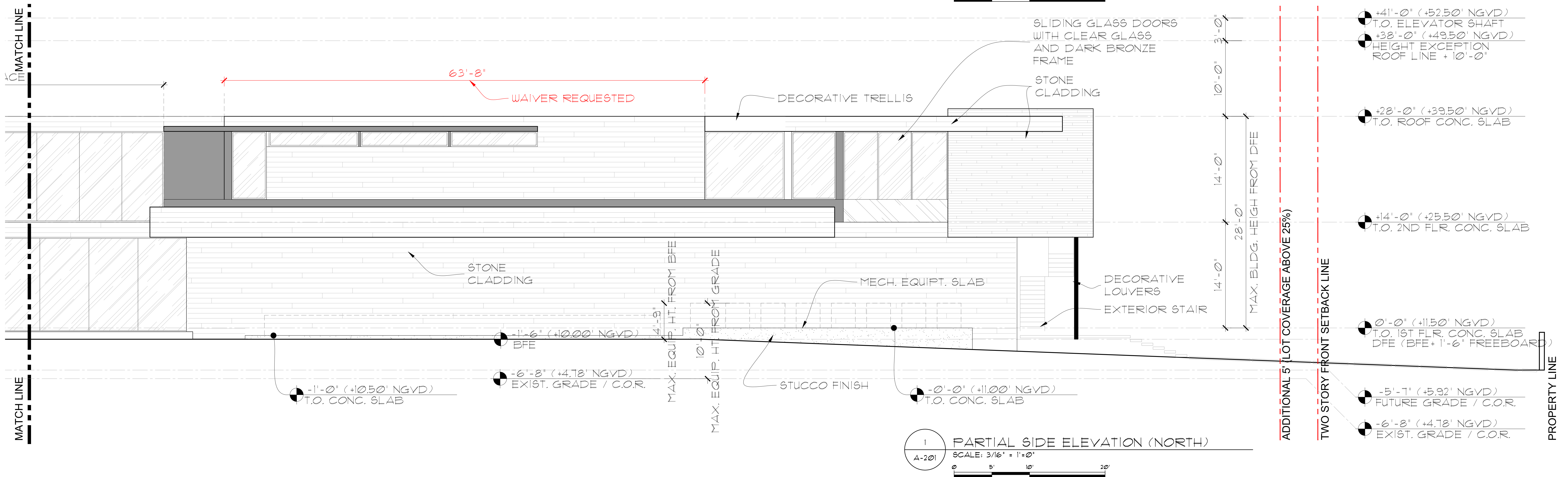
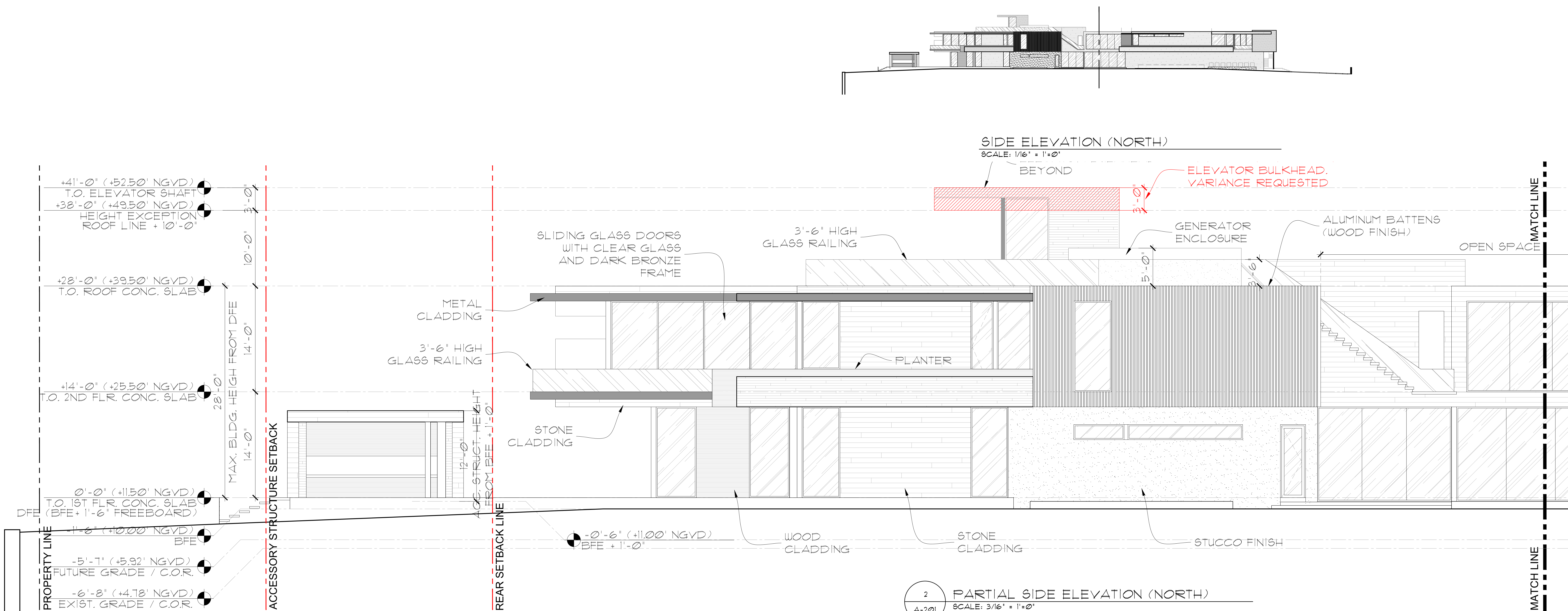


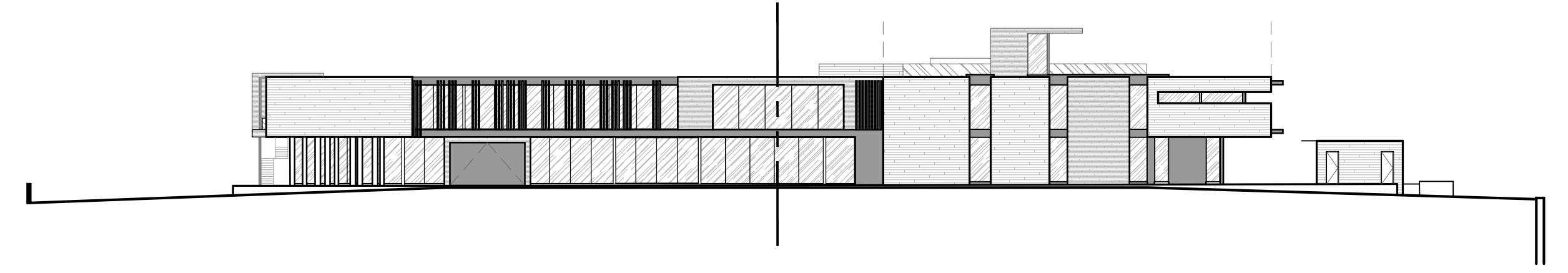
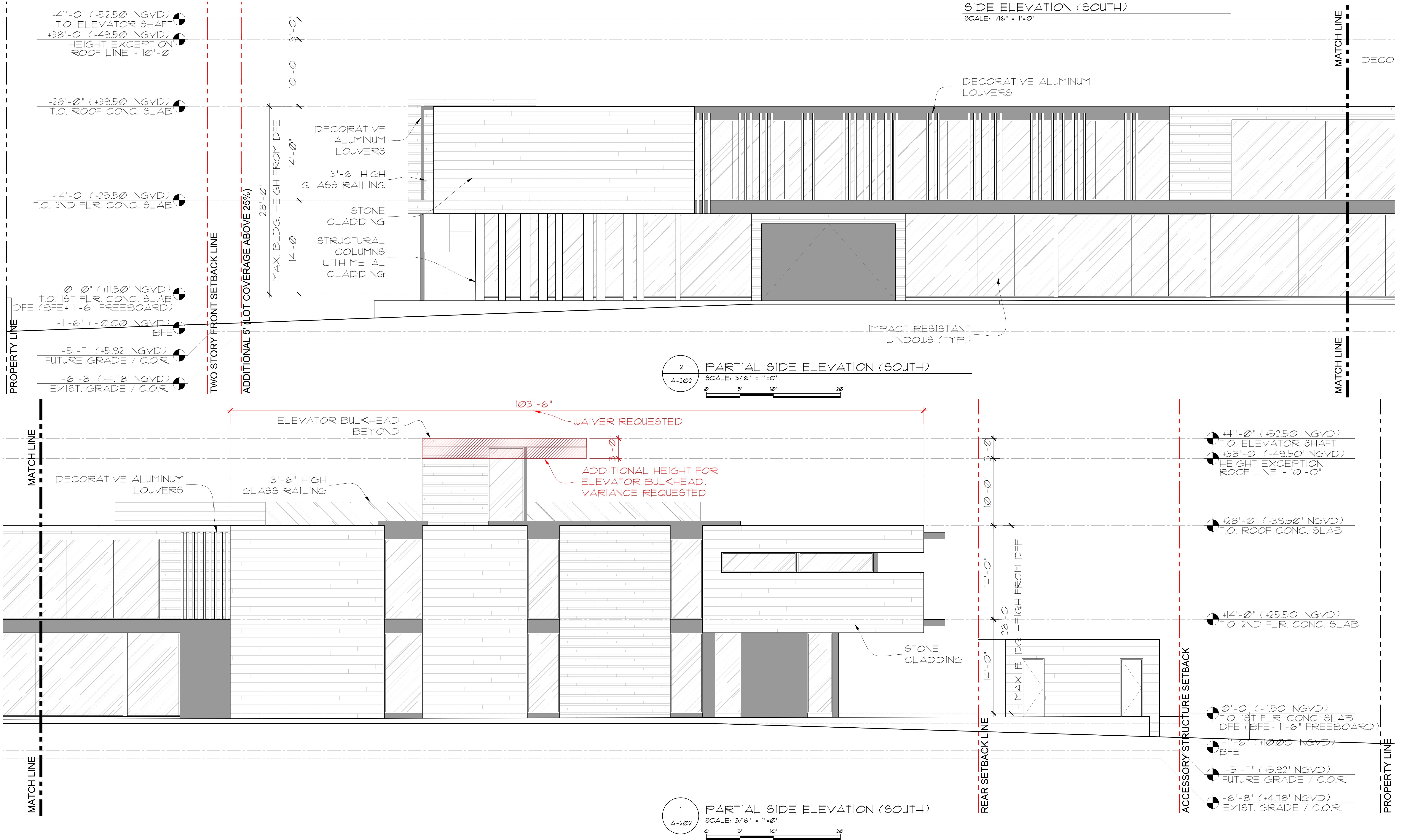




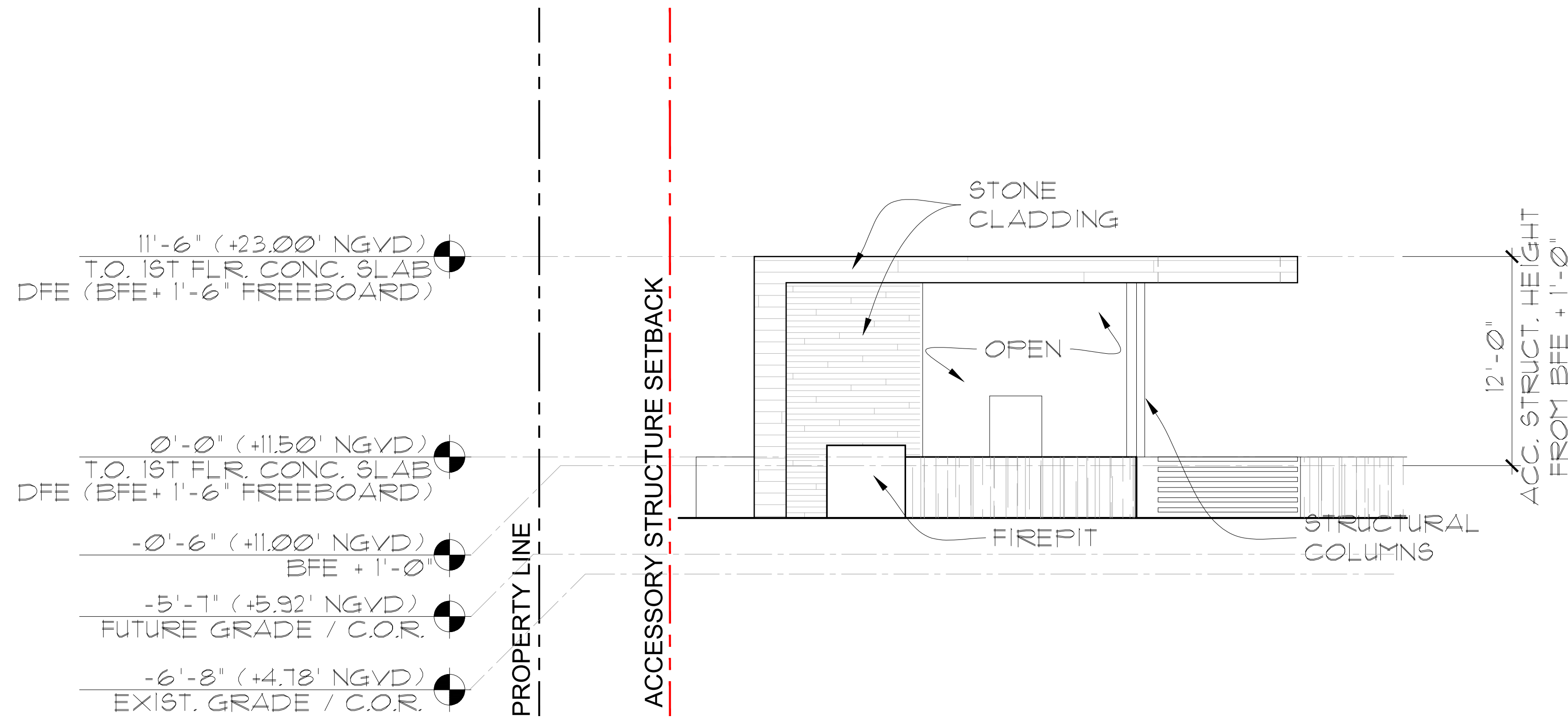




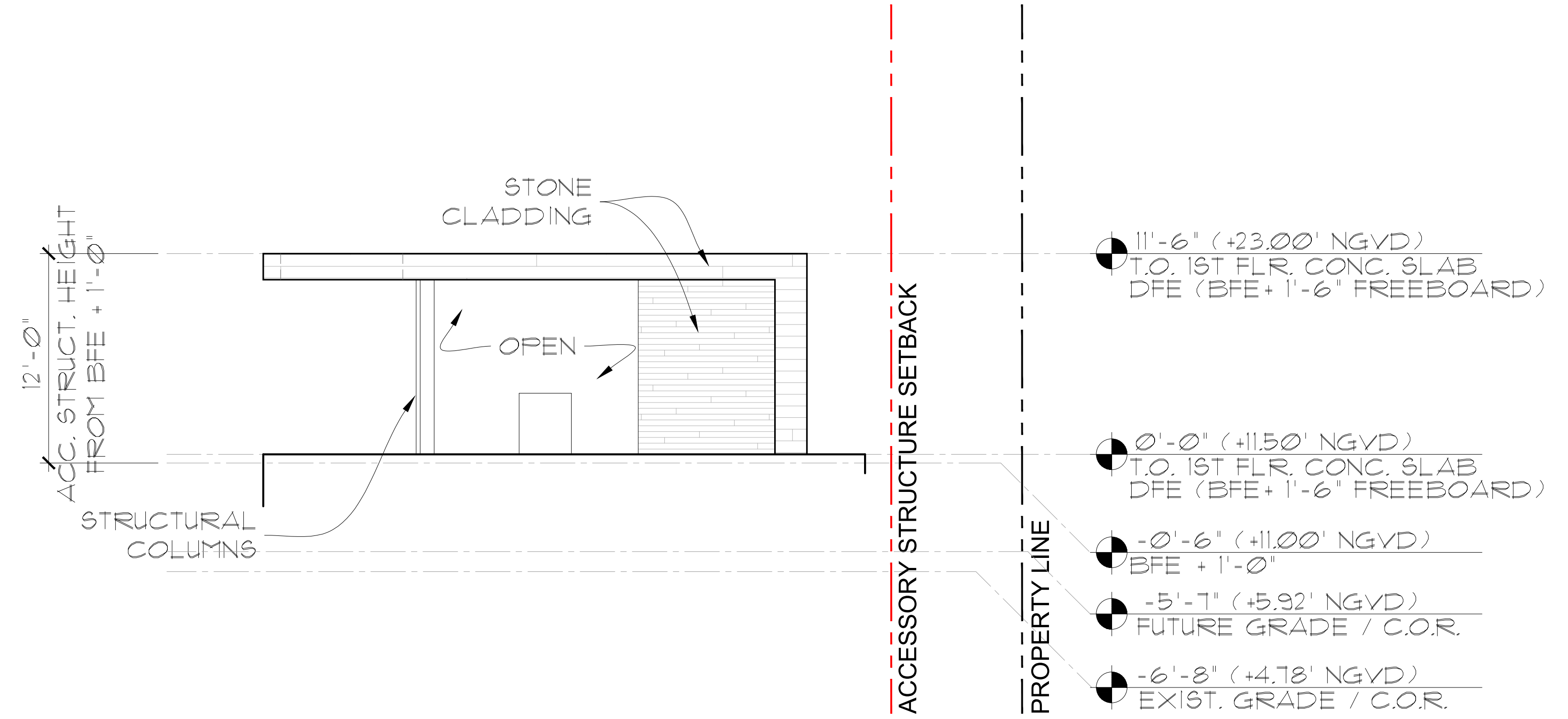




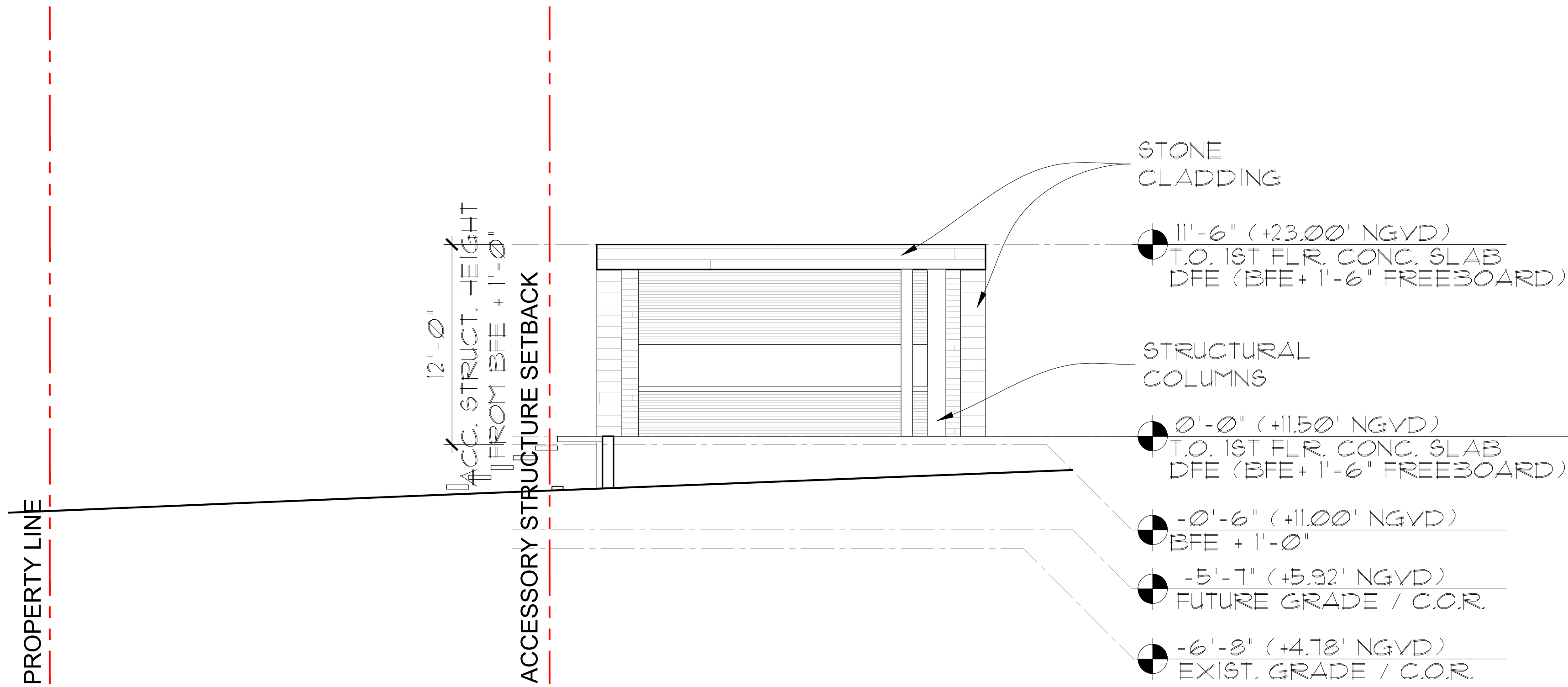
SIDE ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"



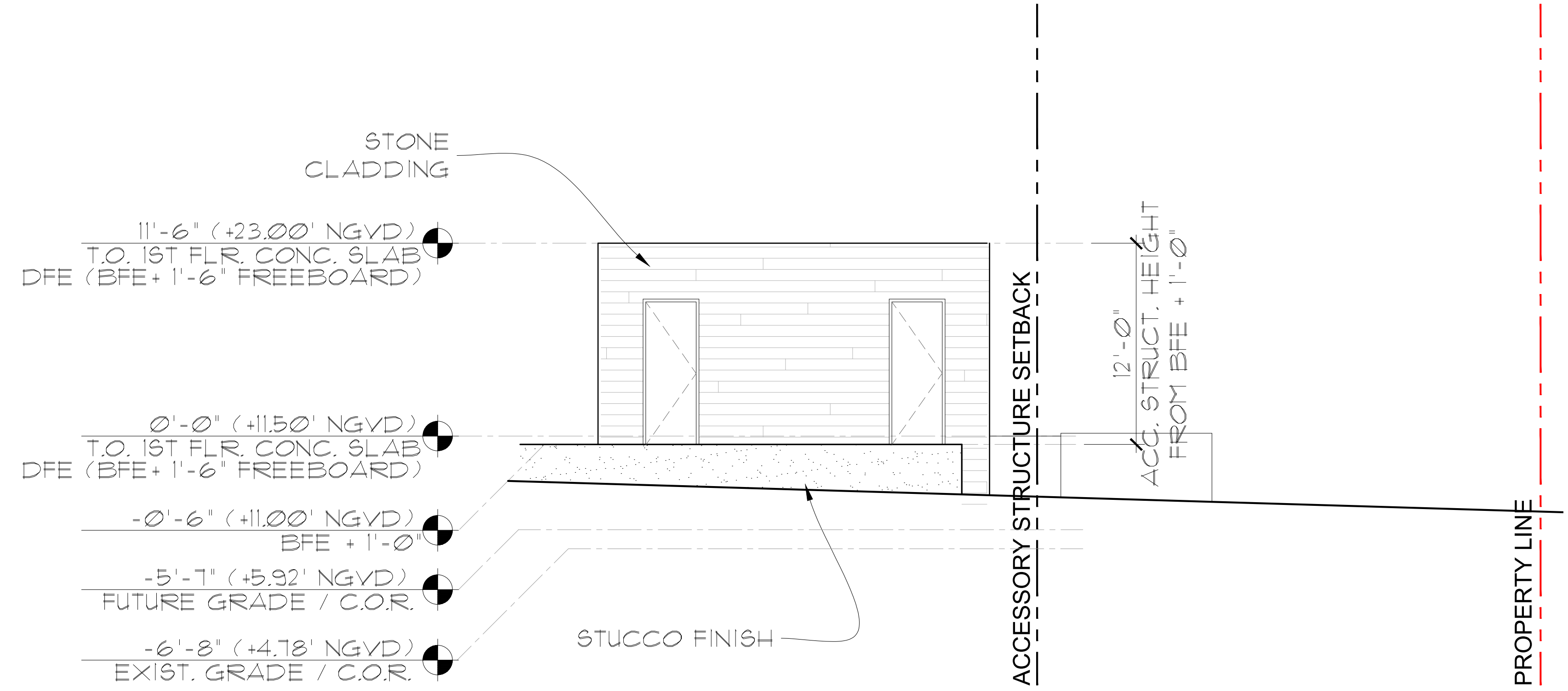
4 CABANA EAST ELEVATION
SCALE: 3/16" = 1'-0"
0 5' 10' 20'



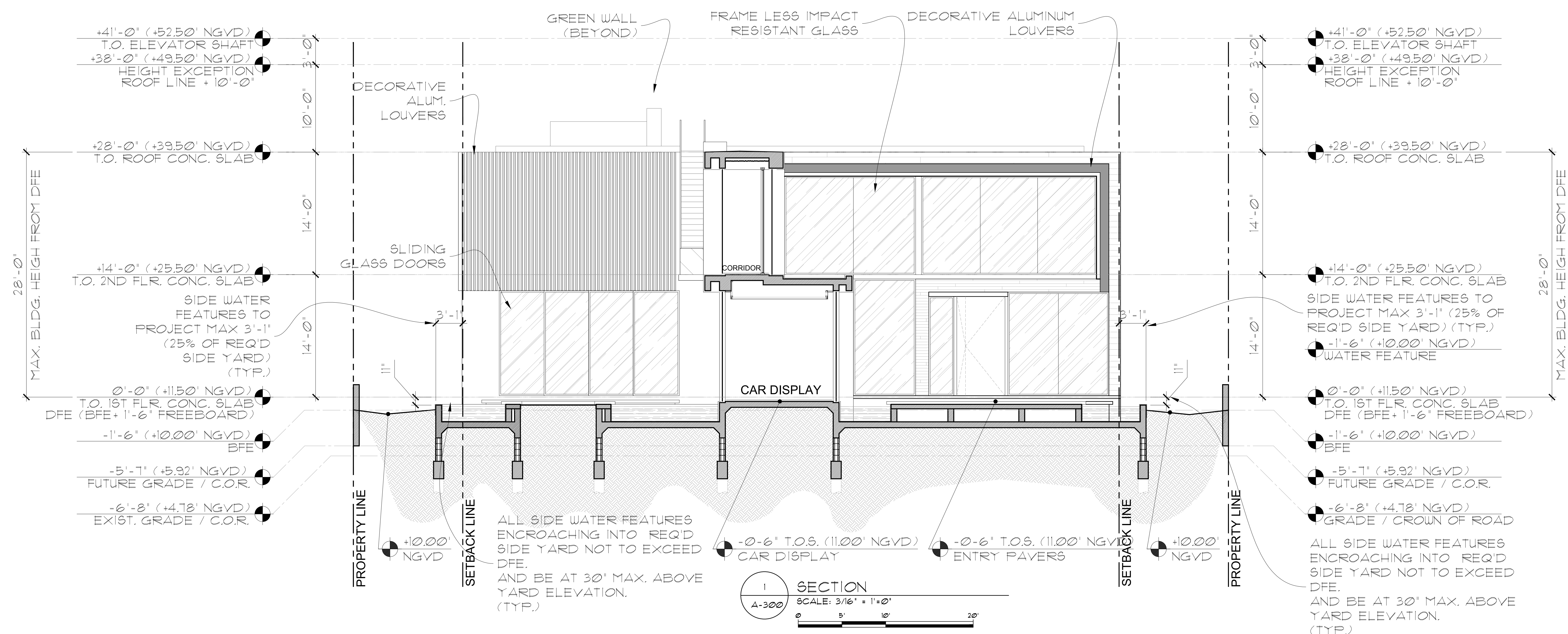
3 CABANA WEST ELEVATION
SCALE: 3/16" = 1'-0"
0 5' 10' 20'

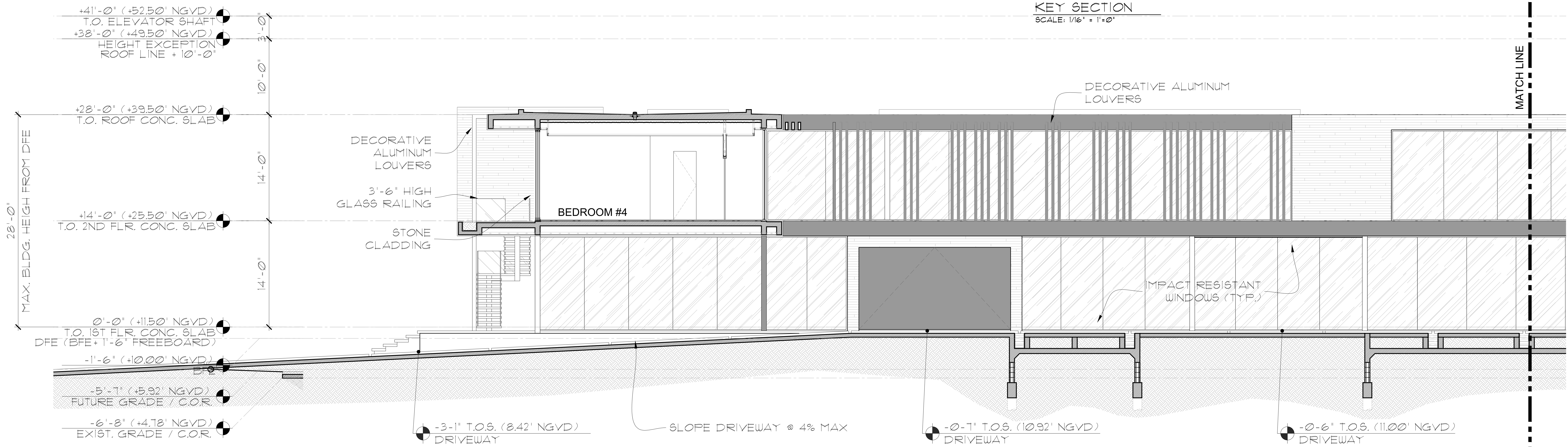


2 CABANA NORTH ELEVATION
SCALE: 3/16" = 1'-0"
0 5' 10' 20'

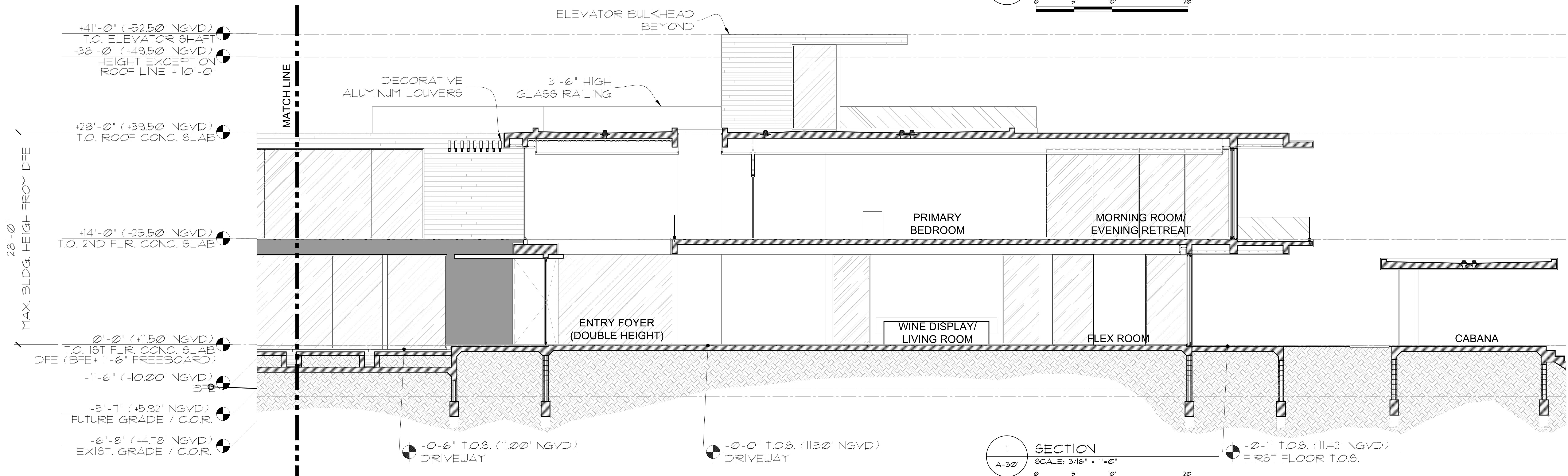


1 CABANA SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
0 5' 10' 20'

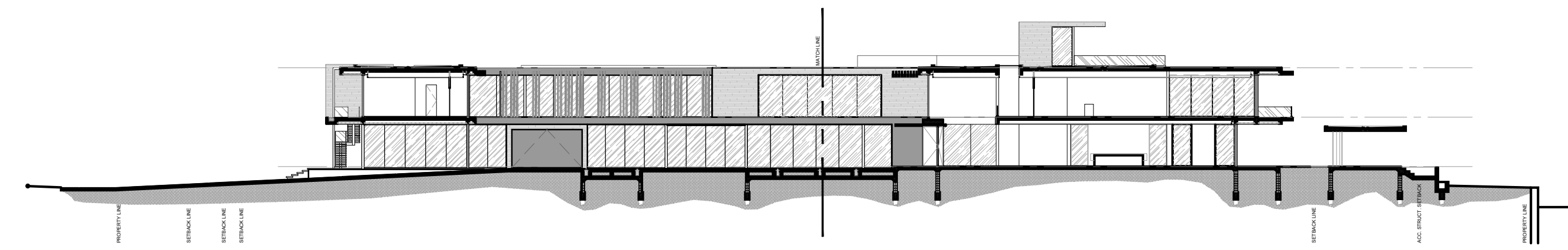




2 SECTION
A-301 SCALE: 3/16" = 1' = 0"
0 5' 10' 20'



1 SECTION
A-301 SCALE: 3/16" = 1' = 0"
0 5' 10' 20'



KEY SECTION
SCALE: 1/16" = 1' = 0"



SW AXONOMETRIC VIEW



NW AXONOMETRIC VIEW



SE AXONOMETRIC VIEW



NE AXONOMETRIC VIEW



REAR ELEVATION (EAST)



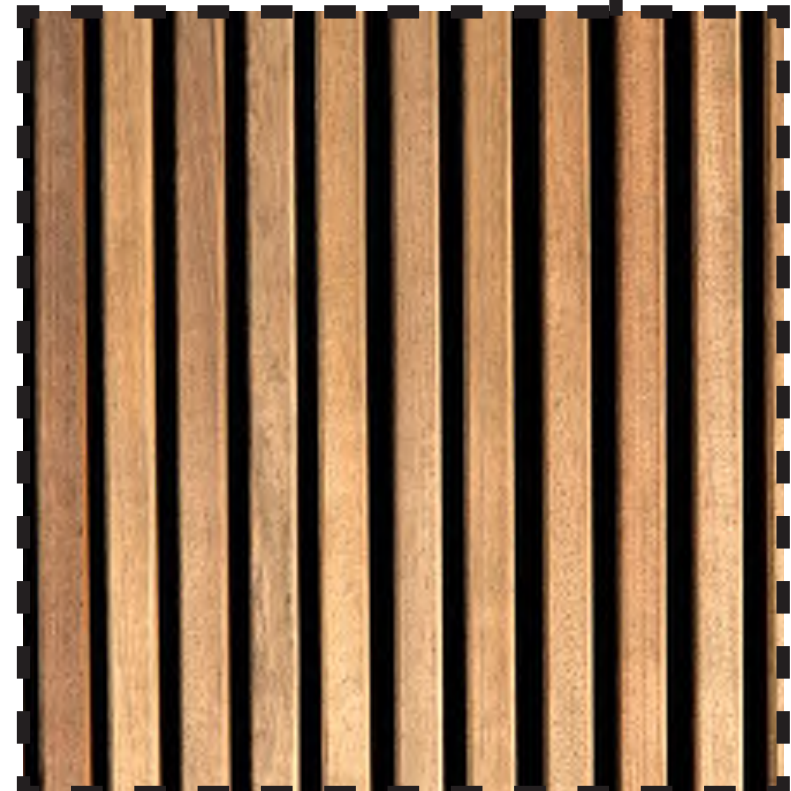
TRAVERTINE STONE CLADDING



LIMESTONE CLADDING



CLEAR INSULATED GLASS



ALUMINUM BATTENS
(WOOD FINISH)



DARK BRONZE CLADDING



FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)



FRONT ELEVATION (WEST)