

4, 5 & 6 STAR ISLAND | ***FINAL SUBMITTAL DRB24-1014 | JUNE 04, 2024 DRB MEETING***

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

COVER SHEET

Robert M Moehring 2024.04.05 22:06:58 -04'00'

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4.7.2024

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A0.00

ZONING

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ZONING

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ZONING

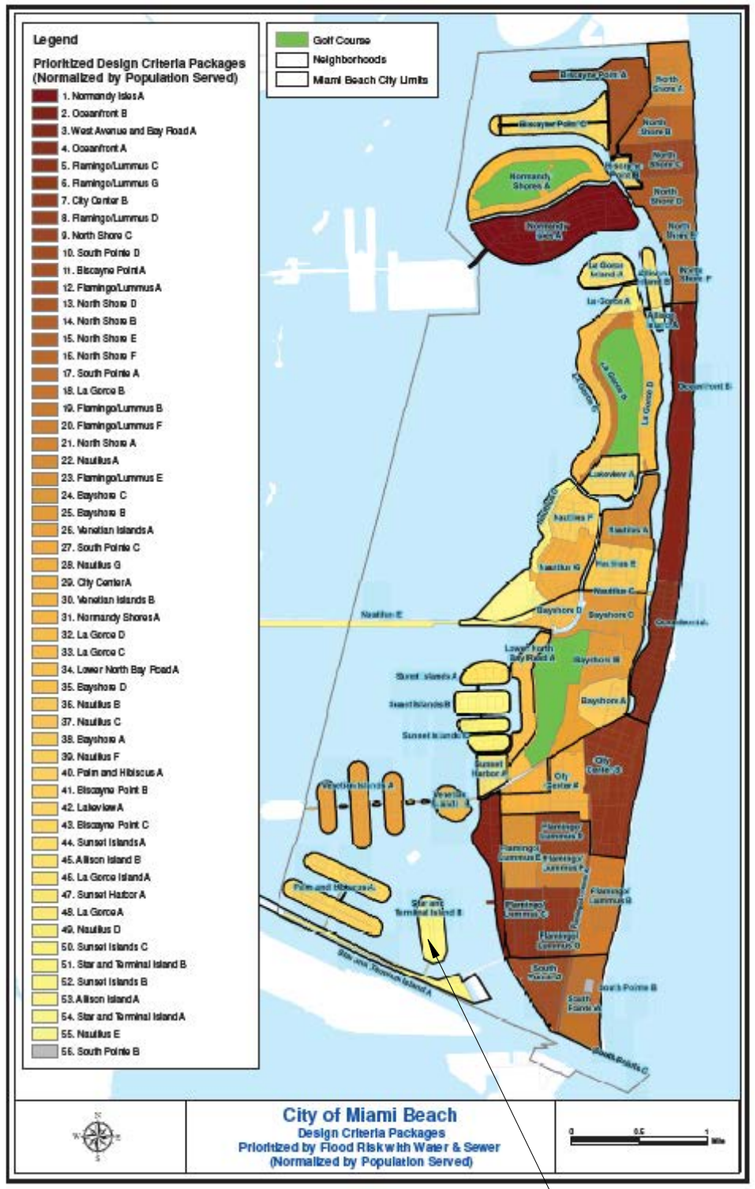
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Figure ES-1



project location

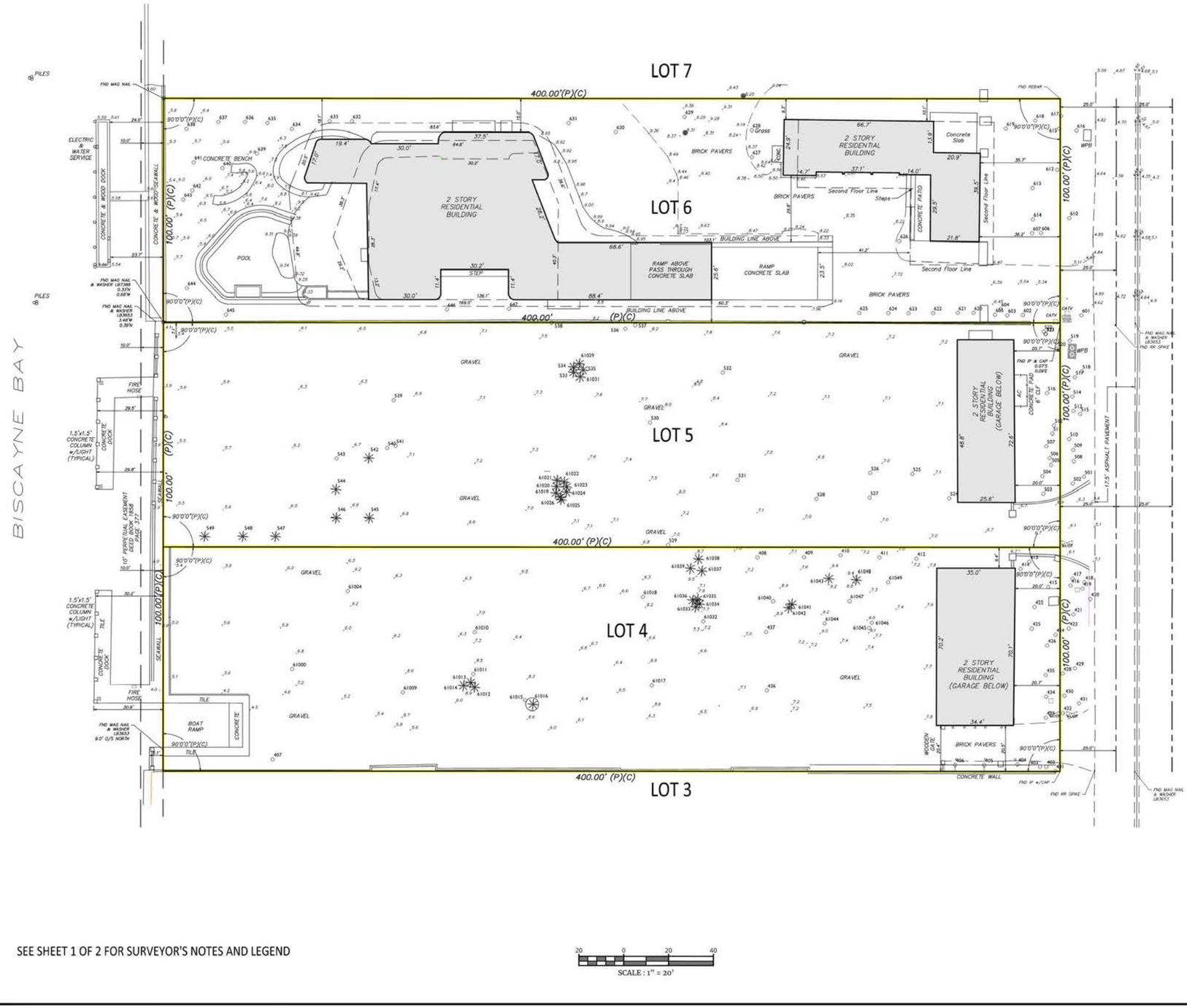
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	4-5-6 STAR ISLAND DRIVE			
2	Folio number(s):	02-4204-001-0040 (4-5 STAR) | 02-4204-001-0060 (6 STAR)			
3	Board and file number(s) :	CORRECTED PL OF STAR ISLAND, PB-31-60, LOT 5, LOT SIZE 100X400, OR 19780-1689 07 2001 2(2)			
4	Year built: N/A	Zoning District:		RS-1	
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):				
8	Base Flood Elevation:	AE +10.00' ZONE	Grade value in NGVD:		(NAVD)
9	Adjusted grade (Flood+Grade/2):	(10.00' + 4.85)/2 = 7.43	Free board:		5'-0
10	30" above grade:		Lot Area:		120,000 SF
11	Lot width:	300'-0"	Lot Depth:		400'-0
12	Max Lot Coverage SF and %:	36,000	Proposed Lot Coverage SF and %:		35,929.21 SF (29.94%)
13	Existing Lot Coverage SF and %:	14,430 SF (12.03%)	Net Lot coverage (garage-storage)		-600
14	Front Yard Open Space SF and %:	10,500.00 SF (70%)	Rear Yard Open Space SF and %:		12,280.275 SF (81.86%)
15	Max Unit Size SF and %:	60,000 SF	Proposed Unit Size SF and %:		46,451.56 SF (38.70 %)
16	Existing First Floor Unit Size:		Proposed First Floor Unit Size:		
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	3,341 (25%)			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	yes	
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
19	Height measured from B.F.E. plus freeboard	28'-0"		31'-0"	
20	Front Setbacks:				
	Front First level:	20'-0"	19'-3 5/8"	65'-4"	VARIANCE REQ. FOR EXISTING BUILDINGS
	Front second level:	30'-0"			
21	Front second level if lot coverage is 25% or greater:	YES			
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	100%			
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A			
22	Sum of side yard :	75'	N/A	106'-5 3/4"	VARIANCE REQ. FOR GUESTHOUSE
23	Side 1:	36'-6"	N/A	54'-2"	
24	Side 2 or (facing street):	44'-6"	N/A	52'-3 3/4"	
25	Rear:	50'	N/A	83'-1"	
26	Accessory Structure Side 1:	10'-0	N/A	46'-4"	
27	Accessory Structure Side 2 or (facing street) :	n/a	N/A	N/A	
28	Accessory Structure Rear:	25'	N/A	29'-1 1/4"	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

PUBLIC WORKS: FUTURE CROWN OF ROAD IS 4.4 NAVD (5.96 NGVD)



SEE SHEET 1 OF 2 FOR SURVEYOR'S NOTES AND LEGEND

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION
0	4/20/2022	JET	ADA/ALTA SURVEY
1	8/9/22	RS	ADA/ALTA SURVEY

MICHAEL CARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS7136
COLLIERS ENGINEERING & DESIGN, INC.
F.B. LICENSE #LB7388

LOTS 4, 5 & 6
STAR ISLAND
FOR
Handcraft

Lot 4
Lot 5
Lot 6
Star Island

Miami Beach
Miami-Dade County
Florida

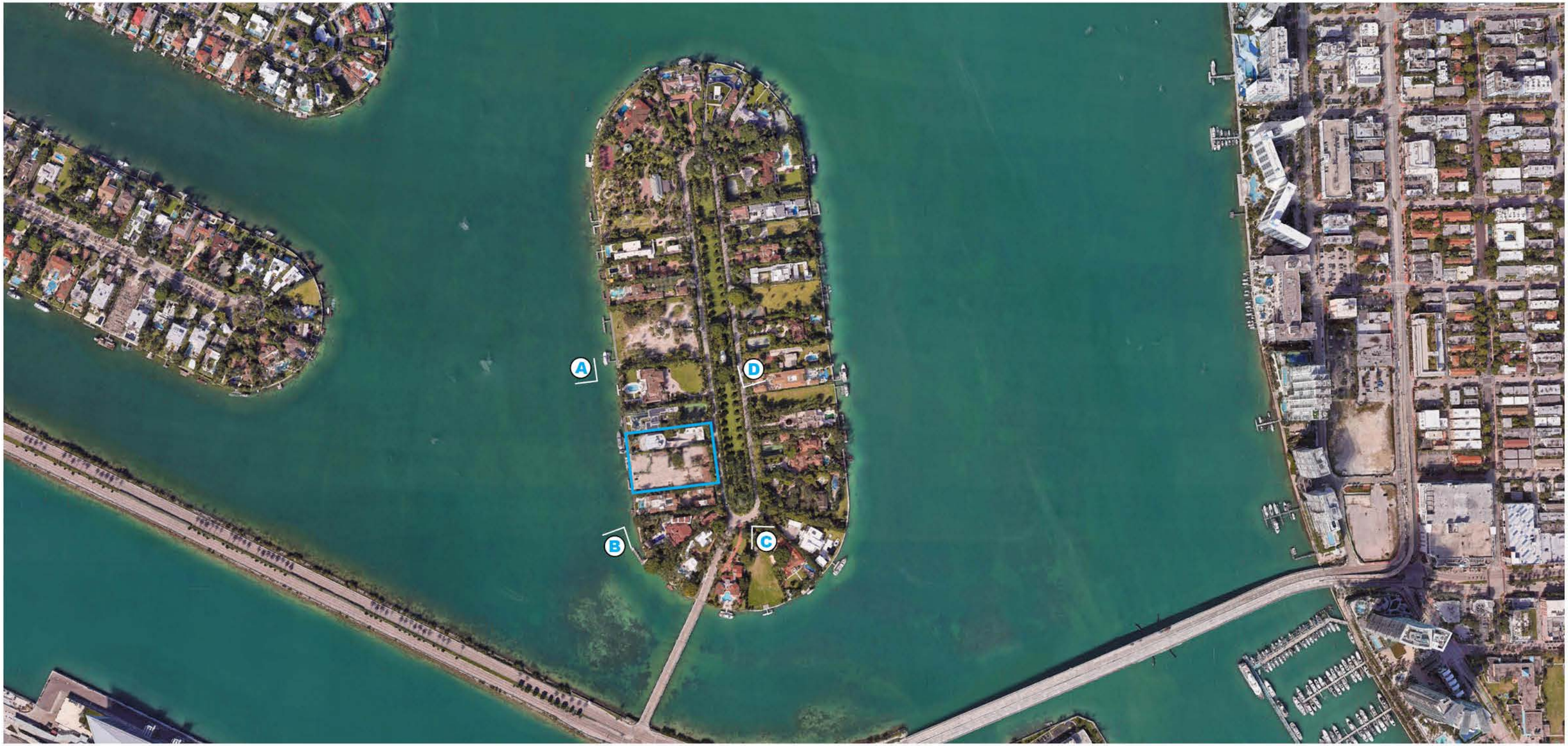
Colliers Engineering & Design
MIAMI
6290 NW 64th Street
Miami, FL 33166
Phone: 305.597.9701
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	As Noted	JET	DD

PROJECT NUMBER: 21000871A
PROJECT NAME: LOTS 4, 5 & 6 STAR ISLAND UPDATE

SHEET TITLE: BOUNDARY SURVEY

SHEET NUMBER: 02 of 02



N

4, 5 & 6 STAR ISLAND

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AERIAL VIEWS

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A0.06


A


B


C


D



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AXONMETRIC VIEWS

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AXONMETRIC VIEWS

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STATE OF FLORIDA ROBERT MOEHRING AR95339 REGISTERED ARCHITECT

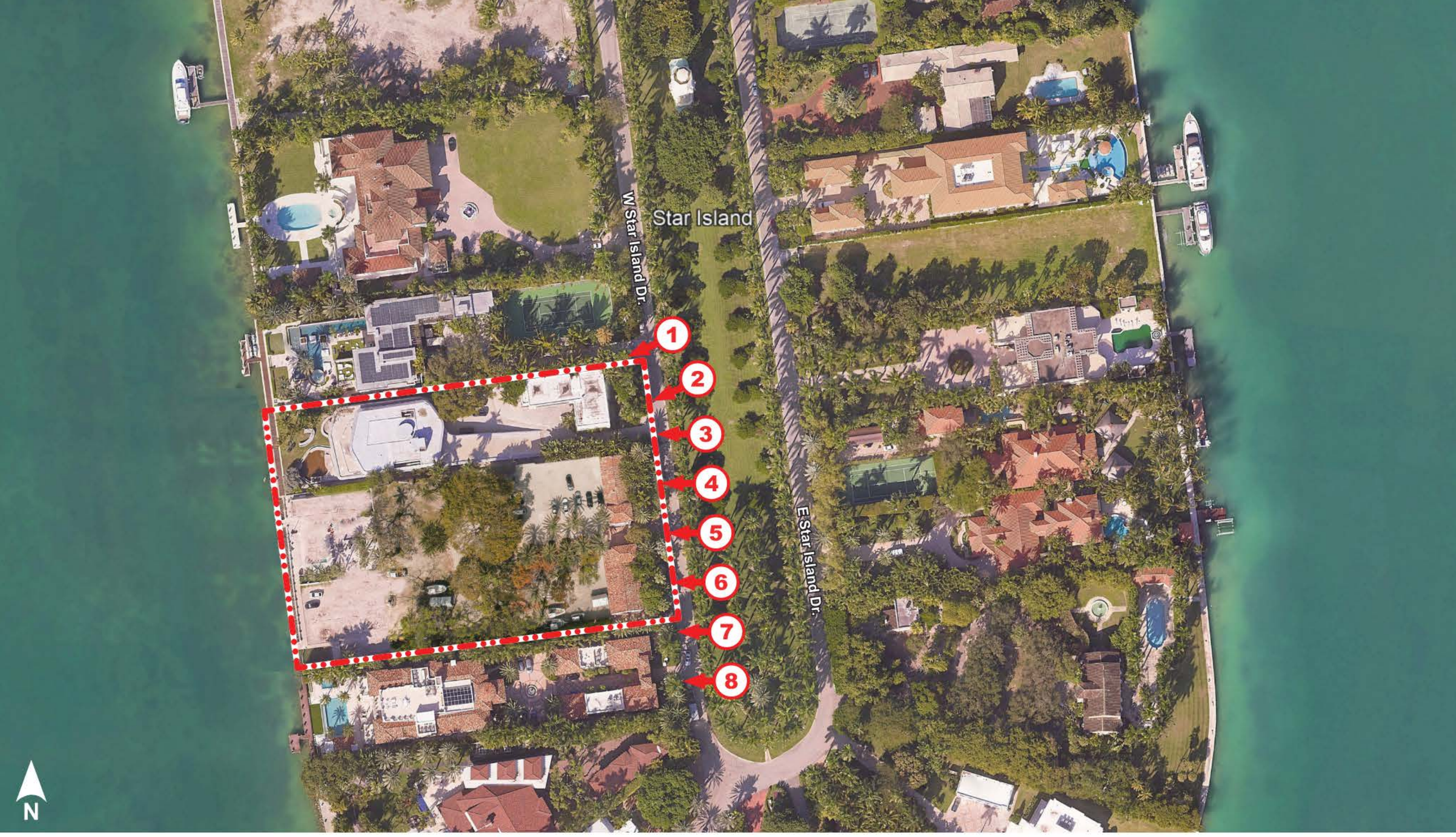
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AXONMETRIC VIEWS

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SITE PHOTO LOCATIONS - STREET

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1


2


3


4









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CONTEXT PHOTOS

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LOT 4 EXIST. BLDG PHOTO LOCATIONS

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A0.08.1


1


2


3


4


5



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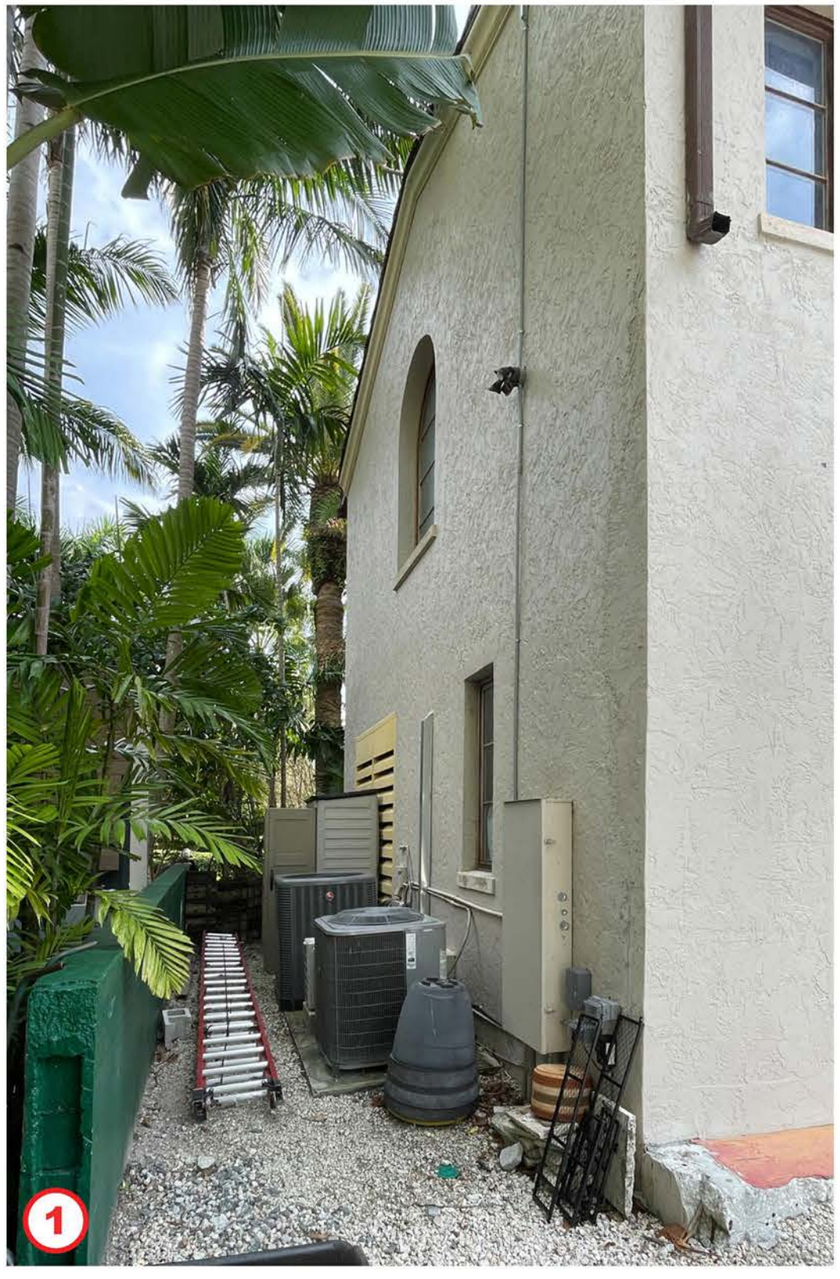
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LOT 5 EXIST. BLDG PHOTO LOCATIONS

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1


5
2


3







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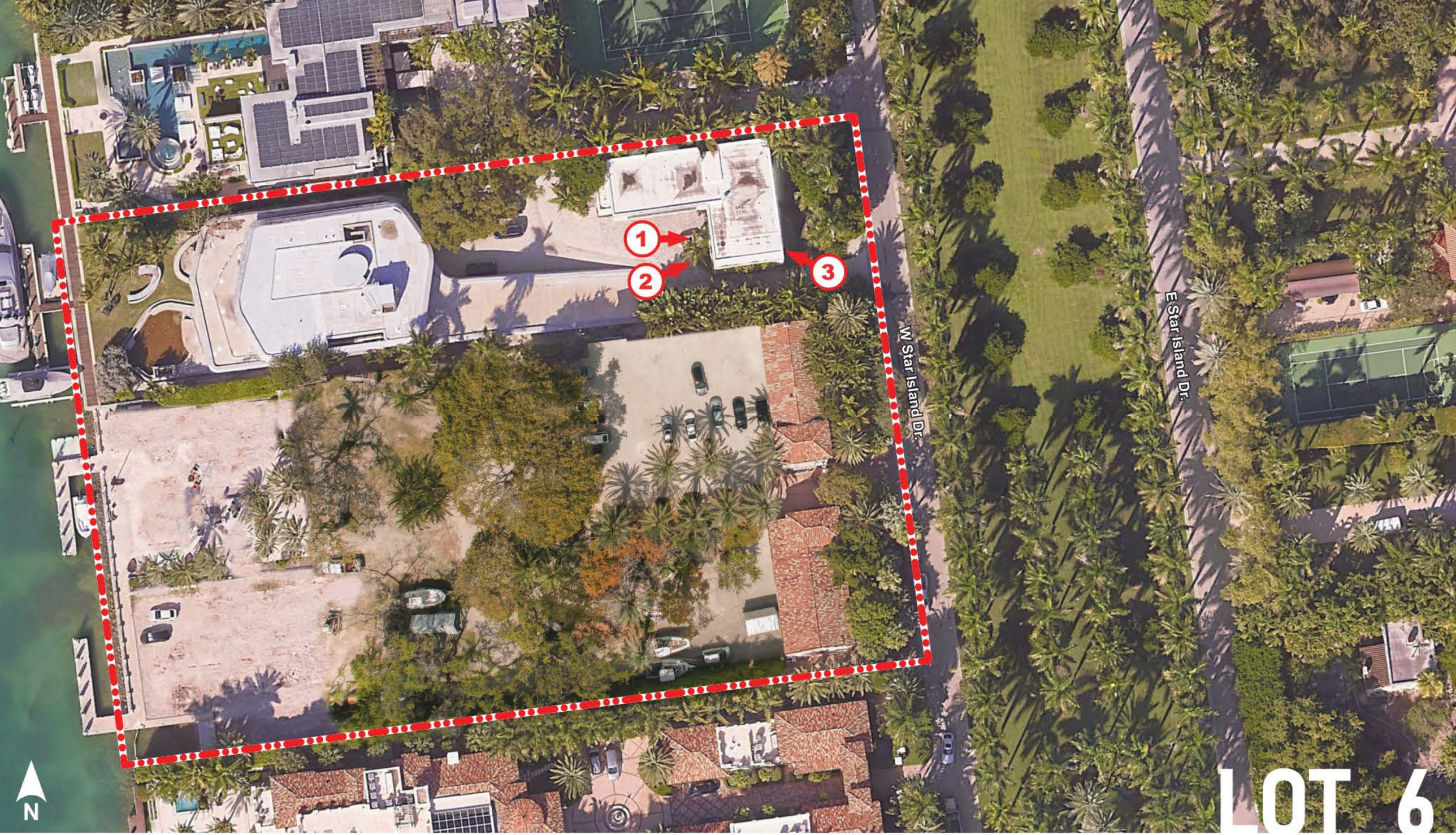
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LOT 5 EXIST. BLDG PHOTOS

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LOT 6 EXIST. BLDG PHOTO LOCATIONS

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1


2


3



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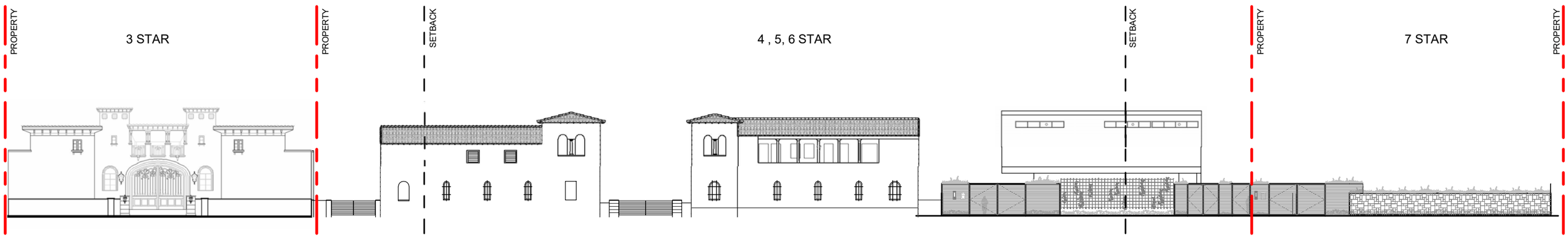
CONTEXT ELEVATIONS

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1 LOTS 3-7 PROPOSED ELEVATIONS (STREET VIEW)
1" = 30'-0"



2 LOTS 3-7 EXISTING ELEVATION
1" = 30'-0"

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CONTEXT ELEVATIONS EXISTING & PROPOSED WEST

1" = 30'-0"

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PARK ACROSS THE STREET.
NO LINE ELEVATION PROVIDED ACROSS STREET DUE TO NO BUILDINGS.







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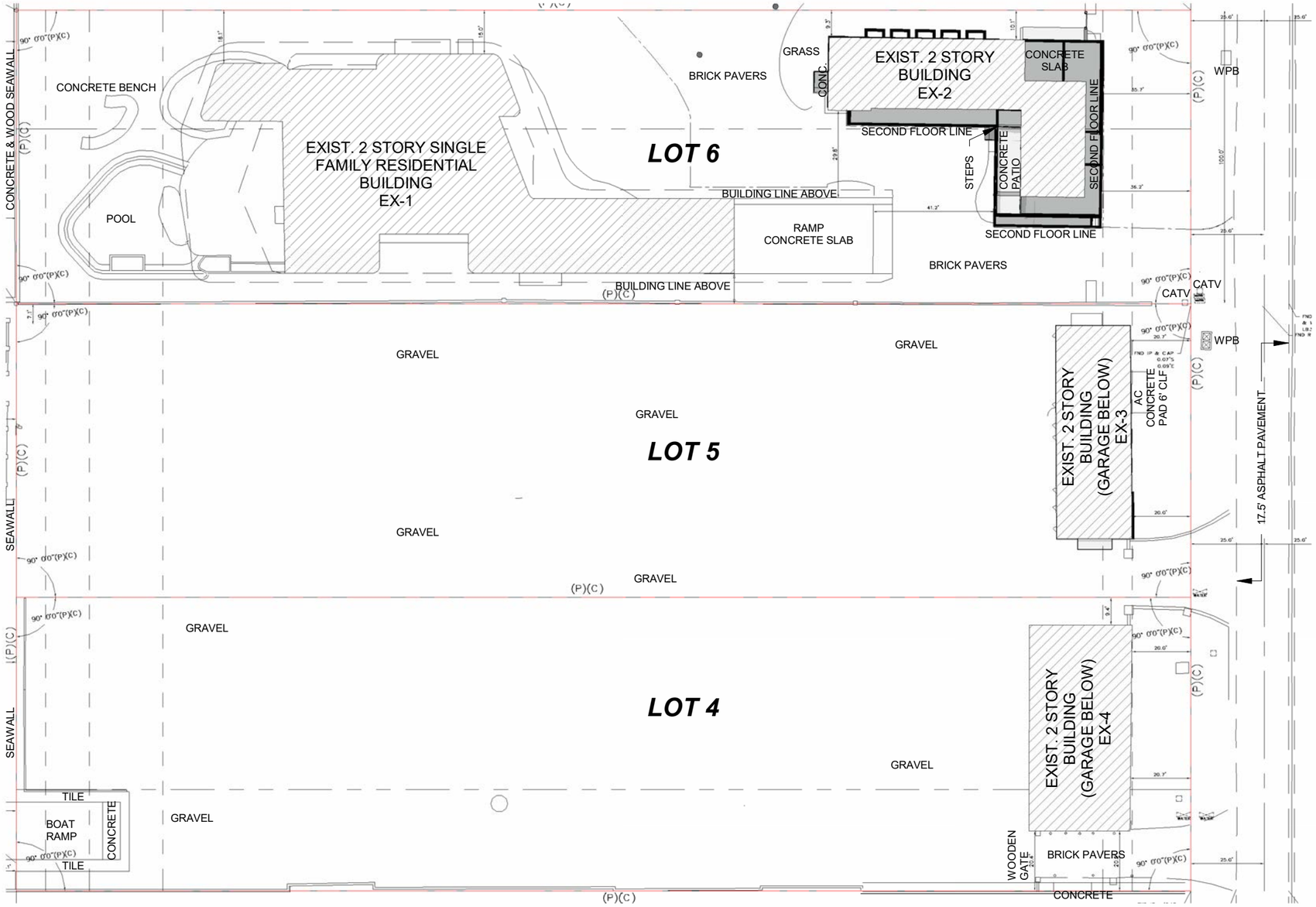
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CONTEXT ELEVATIONS EXISTING & PROPOSED EAST

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EXISTING LOT COVERAGE

LOT		120,000 SF
ALLOWED	120,000 SF x 30% =	36,000 SF
EXISTING		14,430.42 SF (12.03%)

EXISTING BUILDING

MARK	AREA	PERCENT
EX-1	7,681.10 SF	6.4%
EX-2	2,466.92 SF	2.06%
EX-3	1,848.12 SF	1.54%
EX-4	2,434.28 SF	2.03%
	14,430.42 SF	12.03%

4, 5 & 6 STAR ISLAND

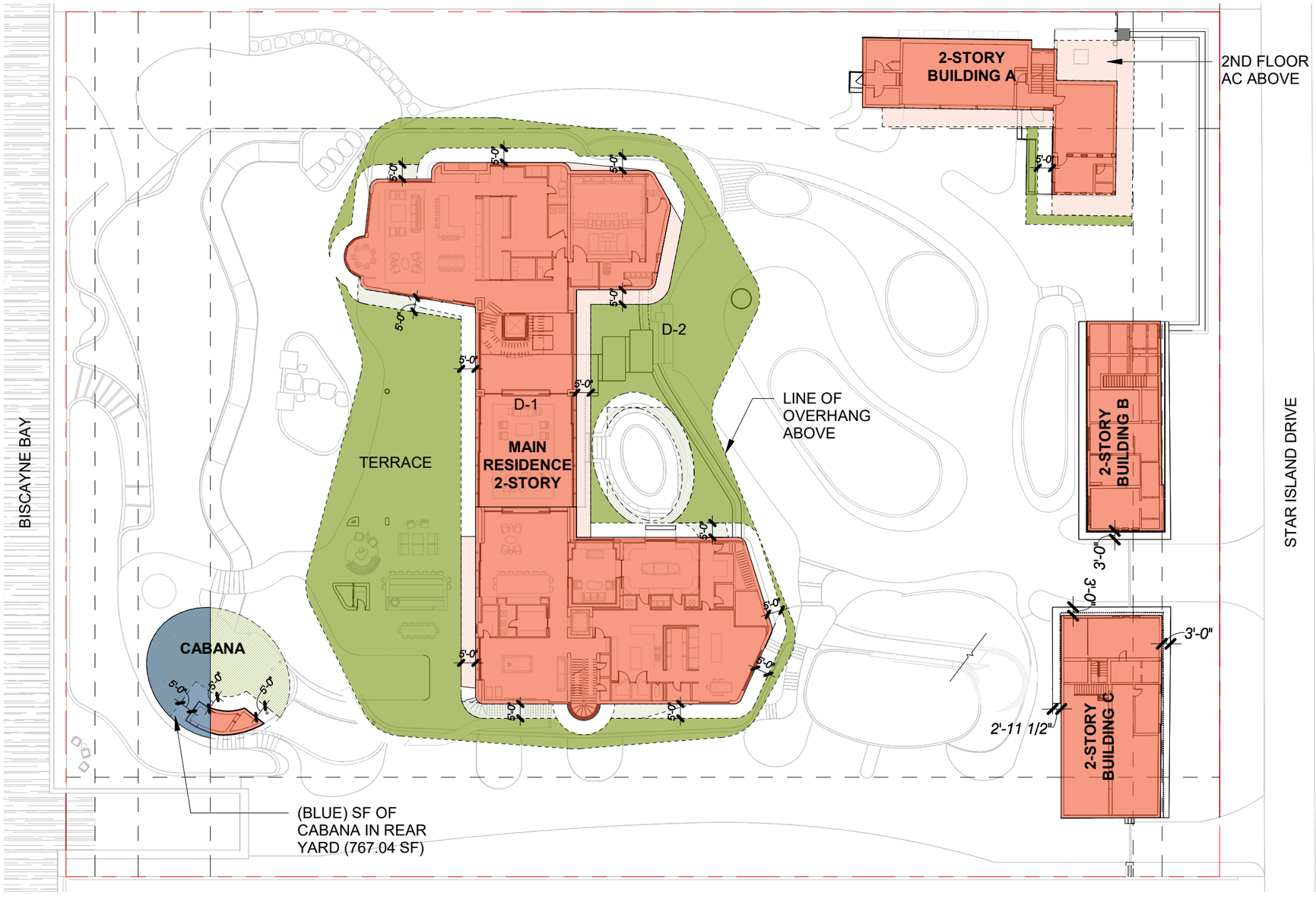
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EXISTING LOT COVERAGE | *As indicated* | *4.7.2024* | *A0.10*

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ACCESSORY LOT COVERAGE IN REAR YARD
REAR YARD AREA 15,000 SF

ALLOWABLE 25% OF REAR YARD AREA =	3,750 SF
CABANA AREA WITHIN REAR YARD	767.04 SF (5.1%)

1 PROPOSED LOT COVERAGE DIAGRAM - LEVEL 1
1" = 40'-0"

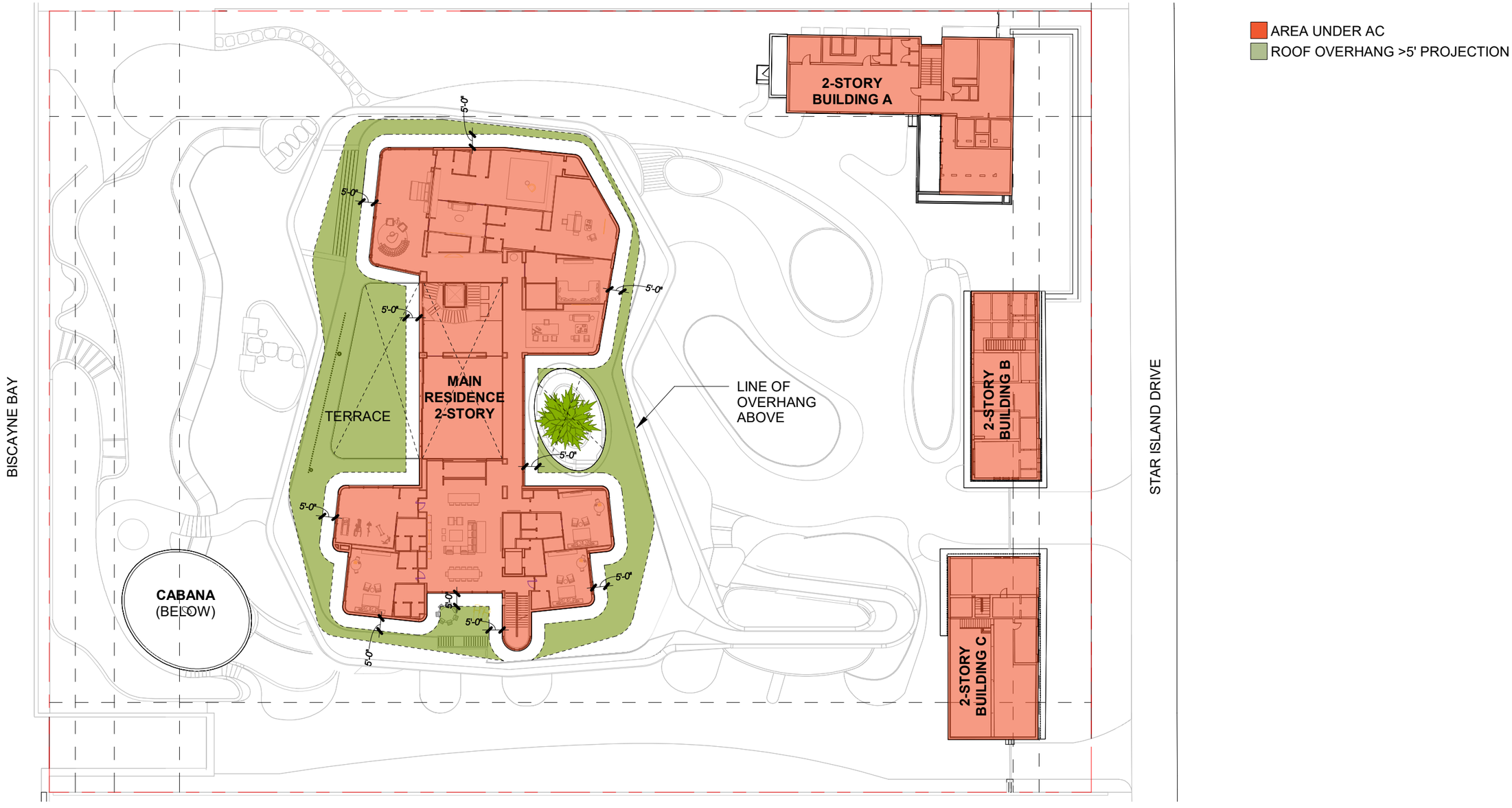
N

4, 5 & 6 STAR ISLAND

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PROPOSED LOT COVERAGE DIAGRAM - LEVEL 1 | *As indicated* | *4.7.2024* FINAL SUBMITTAL | *A0.11*



2 PROPOSED LOT COVERAGE DIAGRAM - LEVEL 2 Copy 1
1" = 40'-0"

N

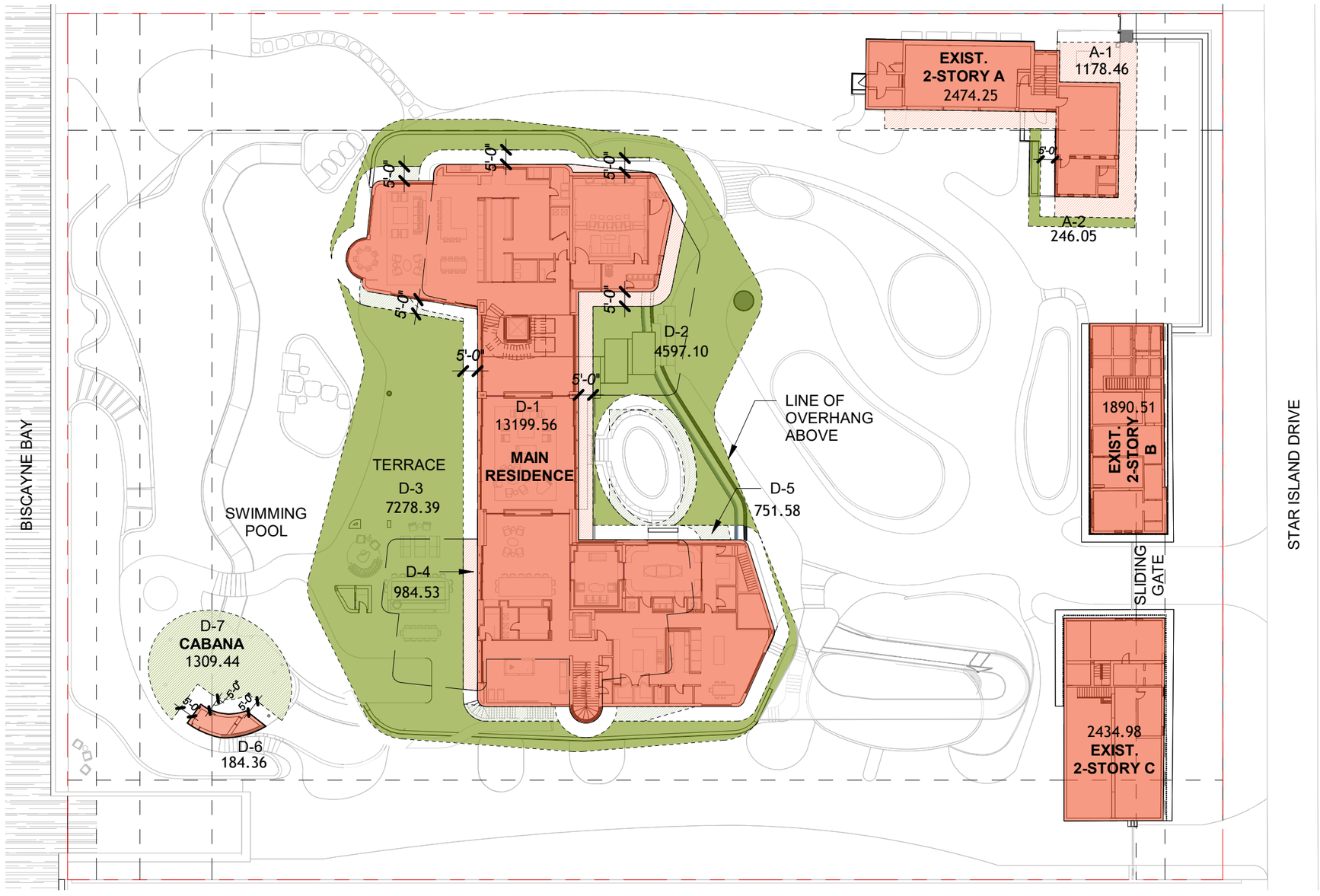
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PROPOSED LOT COVERAGE DIAGRAM - LEVEL 2	As indicated	4.7.2024 FINAL SUBMITTAL	A0.11a



PROPOSED LOT COVERAGE

LOT		120,000 SF
ALLOWED	120,000 SF x 30% =	36,000 SF

PROPOSED MAIN RESIDENCE

MARK	AREA
CABANA AC (D-6)	184.36 SF
CABANA OVERHANG (D-7)	1,309.44 SF
MAIN BUILDING 2ND FLOOR ROOF OVERHANG (D-5)	751.58 SF
MAIN BUILDING AC (D-1)	13,199.56 SF
MAIN BUILDING AC OVERHANG (D-4)	984.53 SF
MAIN BUILDING OVERHANG (D-2)	4,597.10 SF
MAIN BUILDING OVERHANG (D-3)	7,278.39 SF
	28,304.96 SF

EXISTING BUILDING

MARK	AREA
EXISTING BUILDING (AC OVERHANG) A-1	1,178.46 SF
EXISTING BUILDING (AC) A	2,474.25 SF
EXISTING BUILDING (AC) B	1,890.51 SF
EXISTING BUILDING (AC) C	2,434.98 SF
EXISTING BUILDING (ROOF OVERHANG)A-2	246.05 SF
	8,224.25 SF

GARAGE REDUCTION	600 SF
PROPOSED LOT COVERAGE	35,929.21 SF (29.94%)

AREA UNDER AC LEVEL 1

AREA UNDER AC LEVEL 2

ROOF OVERHANG >5' PROJECTION FIRST FLOOR

ROOF OVERHANG >5' PROJECTION SECOND FLOOR

N

1 PROPOSED LOT COVERAGE
1" = 40'-0"

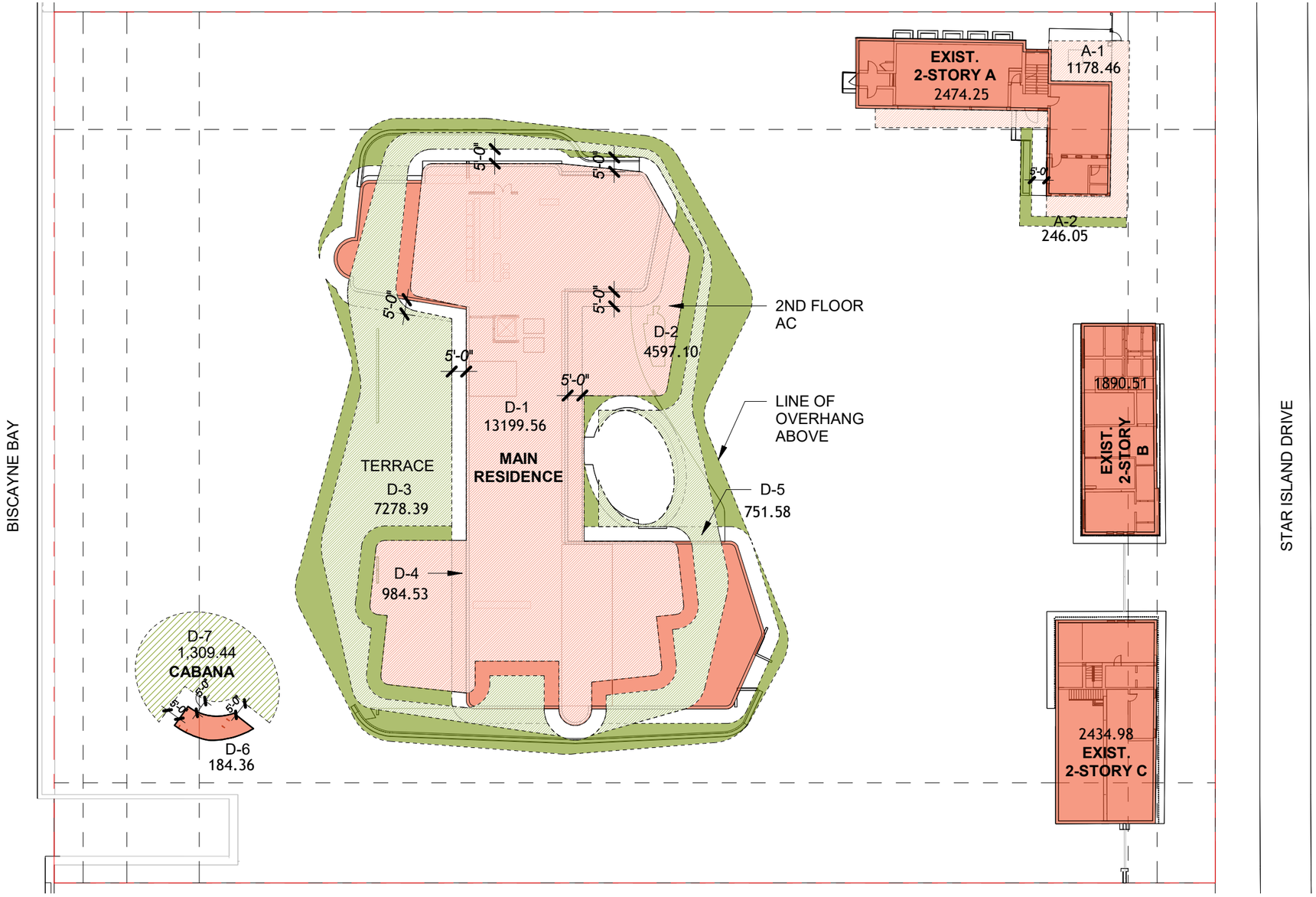
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DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05 22:24:32
-04'00'

PROPOSED LOT COVERAGE | *As indicated* | *4.7.2024* | *A0.11b*

FINAL SUBMITTAL



1 PROPOSED LOT COVERAGE Copy 1
1" = 40'-0"

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

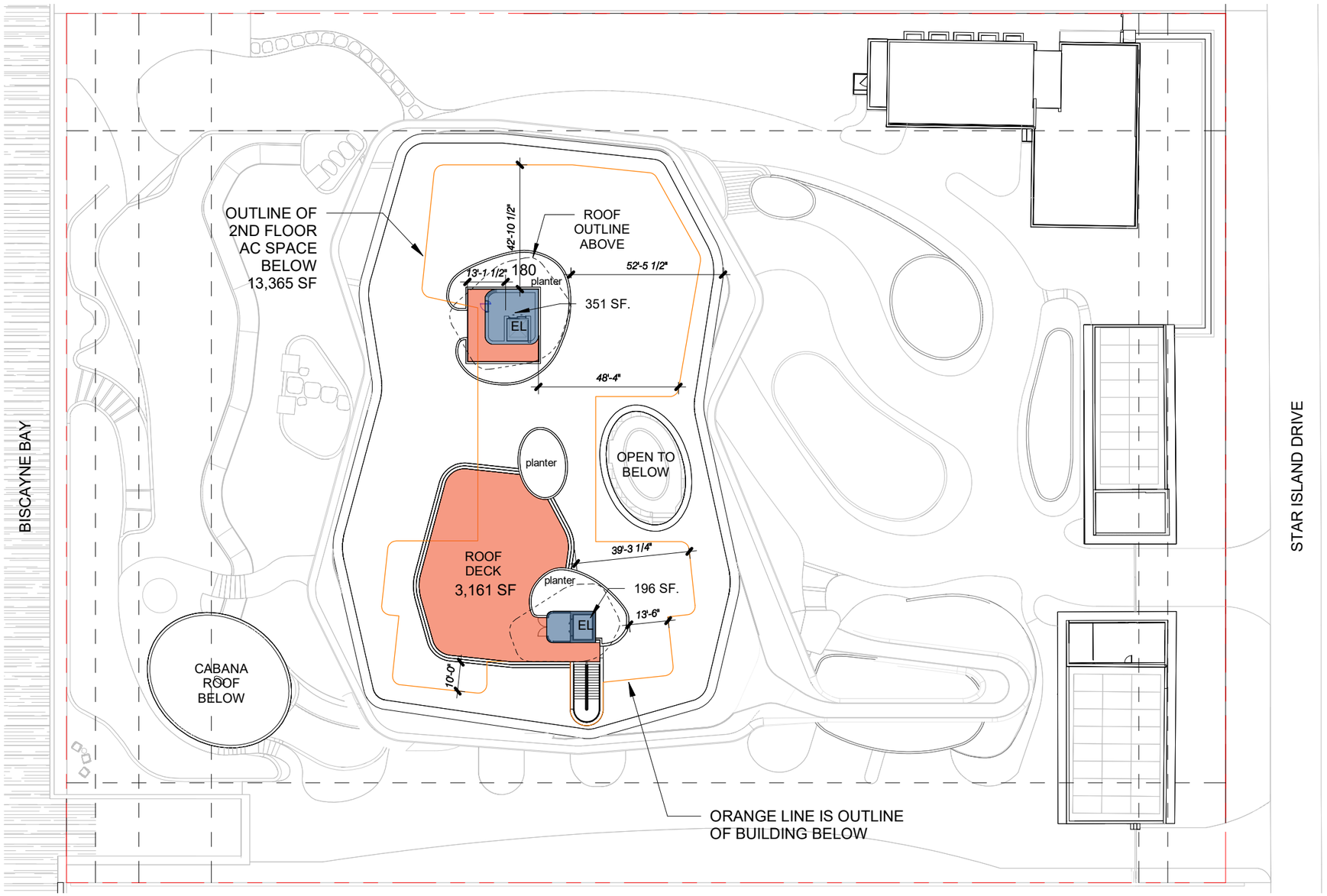
Robert M Moehring
2024.04.05
22:25:40 -04'00'

PROPOSED LOT COVERAGE COMPOSITE

As indicated

4.7.2024
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A0.11c



ROOF DECK

ALLOWED	ROOF DECK AREA 25% OF FLOOR AREA BELOW	
	13,364.69 SF x 25% =	3,341.17 SF
ELEVATOR BULKHEAD		525.01 SF
PROPOSED ROOF DECK AREA		3,333.54 (24.9%) SF
	OUTLINE OF SECOND FLOOR BELOW	
	OUTLINE OF LEVEL 1 ENCLOSED FLOOR SPACE ABOVE	

1 PROPOSED LOT COVERAGE DIAGRAM - ROOF DECK
1" = 40'-0"

N

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

STATE OF FLORIDA — REGISTERED ARCHITECT — AR93559

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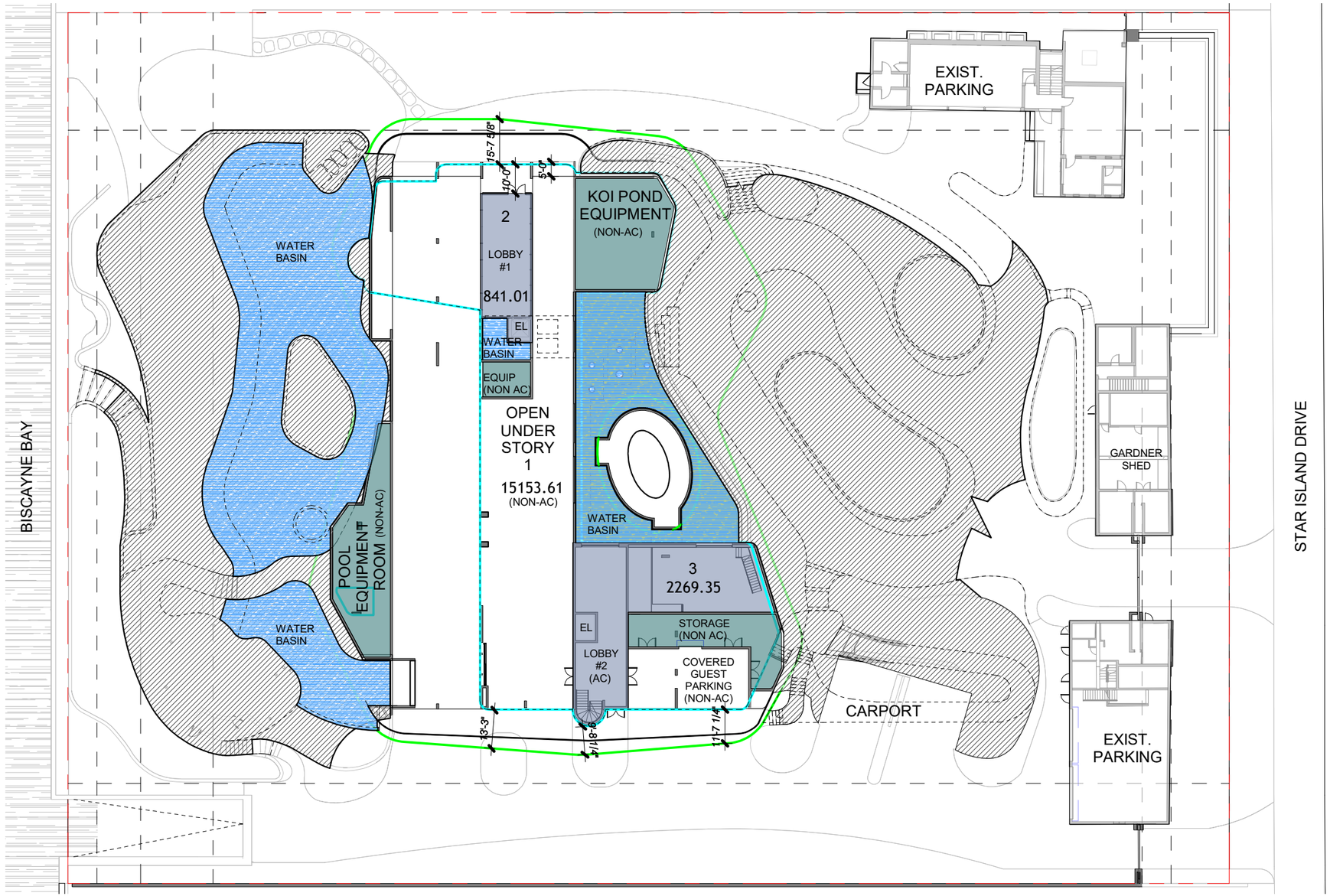
Robert M Moehring
2024.04.05 22:29:03 -04'00'

PROPOSED LOT COVERAGE - ROOF DECK

As indicated

4.7.2024
FINAL SUBMITTAL

A0.12



1 PROPOSED UNIT DIAGRAM - UNDERSTORY
1" = 40'-0"

ENCLOSED UNDERSTORY AREA

ALLOWED	120,000 SF x 5% =	6,000 SF
ENCLOSED AC SPACE		3,110.36 SF (2.59%)
1. NON - AC SPACE		15,153.61 SF
		OUTLINE OF LEVEL 1 FOOTPRINT ABOVE
		OUTLINE OF LEVEL 1 ENCLOSED FLOOR SPACE ABOVE

UNIT SIZE - UNDERSTORY

LOT		120,000 SF
ALLOWED	120,000 SF x 50% =	60,000 SF
PROPOSED MAIN RESIDENCE		
2 - LOBBY #1		841.01 SF
3 - LOBBY #2		2,269.35 SF
UNDERSTORY UNIT SIZE (AC):		3,110.36 SF
KOI POND EQUIPMENT ROOM		1,190.29 SF
POOL EQUIPMENT ROOM		1,094.12 SF
STORAGE ROOM		757.95 SF
EQUIPMENT ROOM		196.55 SF
UNDERSTORY UNIT SIZE (ENCLOSED, NON AC):		3,202.80 SF
TOTAL UNDERSTORY UNIT SIZE:		6,313.16 SF

= WATER BASIN
=ENCLOSED AC AREA
= ENCLOSED NON AC AREA

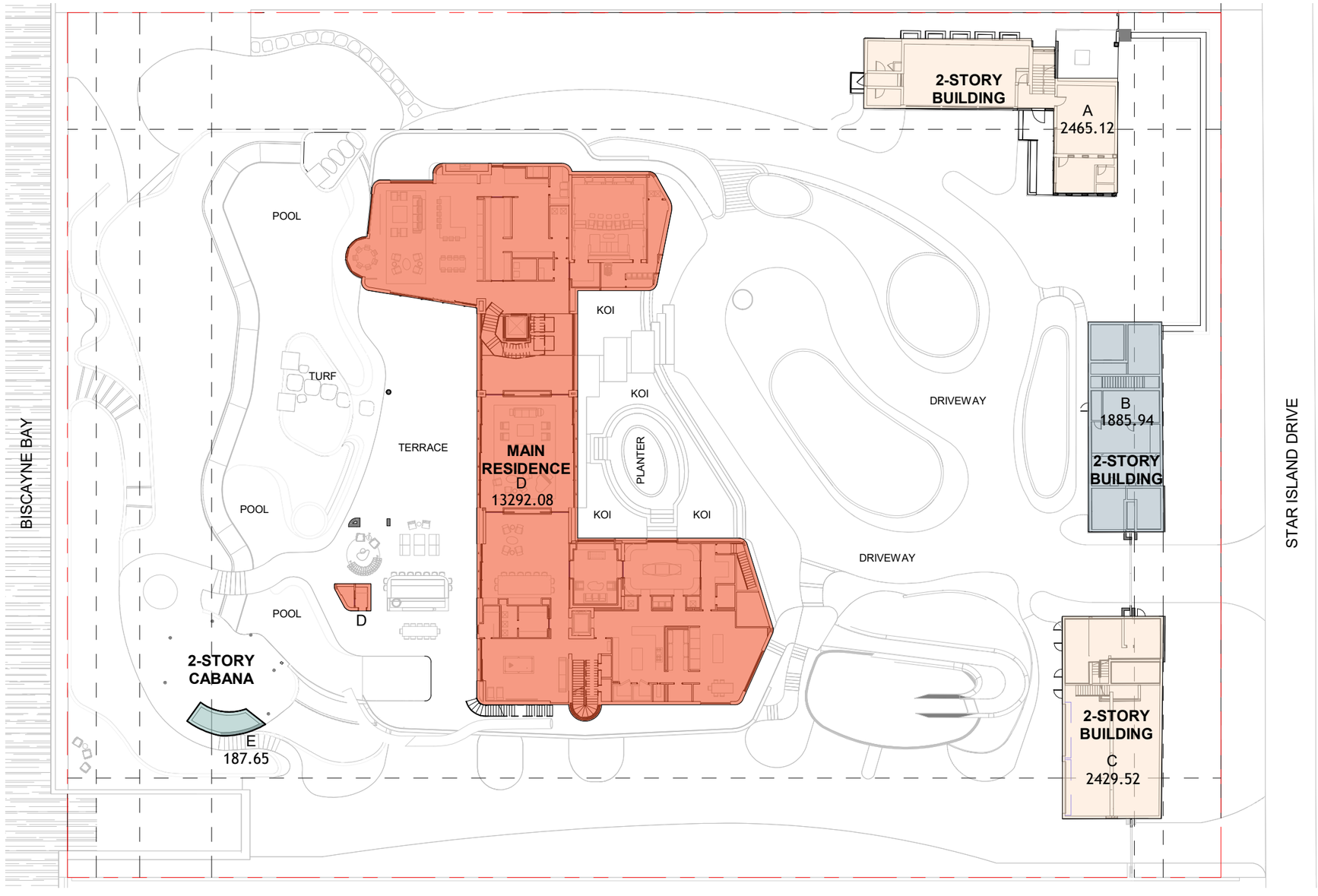
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4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

Robert M Moehring
2024.04.05
22:30:29 -04'00'

PROPOSED UNIT DIAGRAM - UNDERSTORY | *As indicated* | *4.7.2024* FINAL SUBMITTAL | *A0.14a*



1 DIAGRAM PROPOSED UNIT SIZE - LEVEL 1

Scale: 1" = 40'-0"

UNIT SIZE - LEVEL 1

LOT		120,000 SF
ALLOWED	120,000 SF x 50% =	60,000 SF

PROPOSED MAIN RESIDENCE

MARK	AREA	PERCENT
D	13,292.08 SF	11.08%
E	187.65 SF	0.16%
	13,479.73 SF	11.23%

EXISTING BUILDING

MARK	AREA	PERCENT
A	2,465.12 SF	2.05%
B	1,885.94 SF	1.57%
C	2,429.52 SF	2.02%
	6,780.58 SF	5.65%

LEVEL 1 SUB TOTAL 20,260.31 SF (16.89%)

OVERALL UNIT SIZE

LOT		120,000 SF
ALLOWED	120,000 SF x 50% =	60,000 SF
EXISTING BLDG A		-
LEVEL 1		2,465.12 SF
LEVEL 2		3,451.21 SF
SUB TOTAL		**5,916.33 SF**
EXISTING BLDG B		
LEVEL 1		1,885.94 SF
LEVEL 2		2,450.15 SF
SUB TOTAL		**4,336.09 SF**
EXISTING BLDG C		
LEVEL 1		2,429.52 SF
LEVEL 2		1,905.84 SF
SUB TOTAL		**4,335.36 SF**
MAIN NEW BLDG		
UNDER STORY		6,313.16 SF
LEVEL 1		13,479.73 SF
LEVEL 2		11,545.88 SF
ROOF DECK		525.01 SF
SUB TOTAL		**31,863.78 SF**
PROPOSED GRAND TOTAL		**46,451.56 SF (38.70 %)**

N

4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

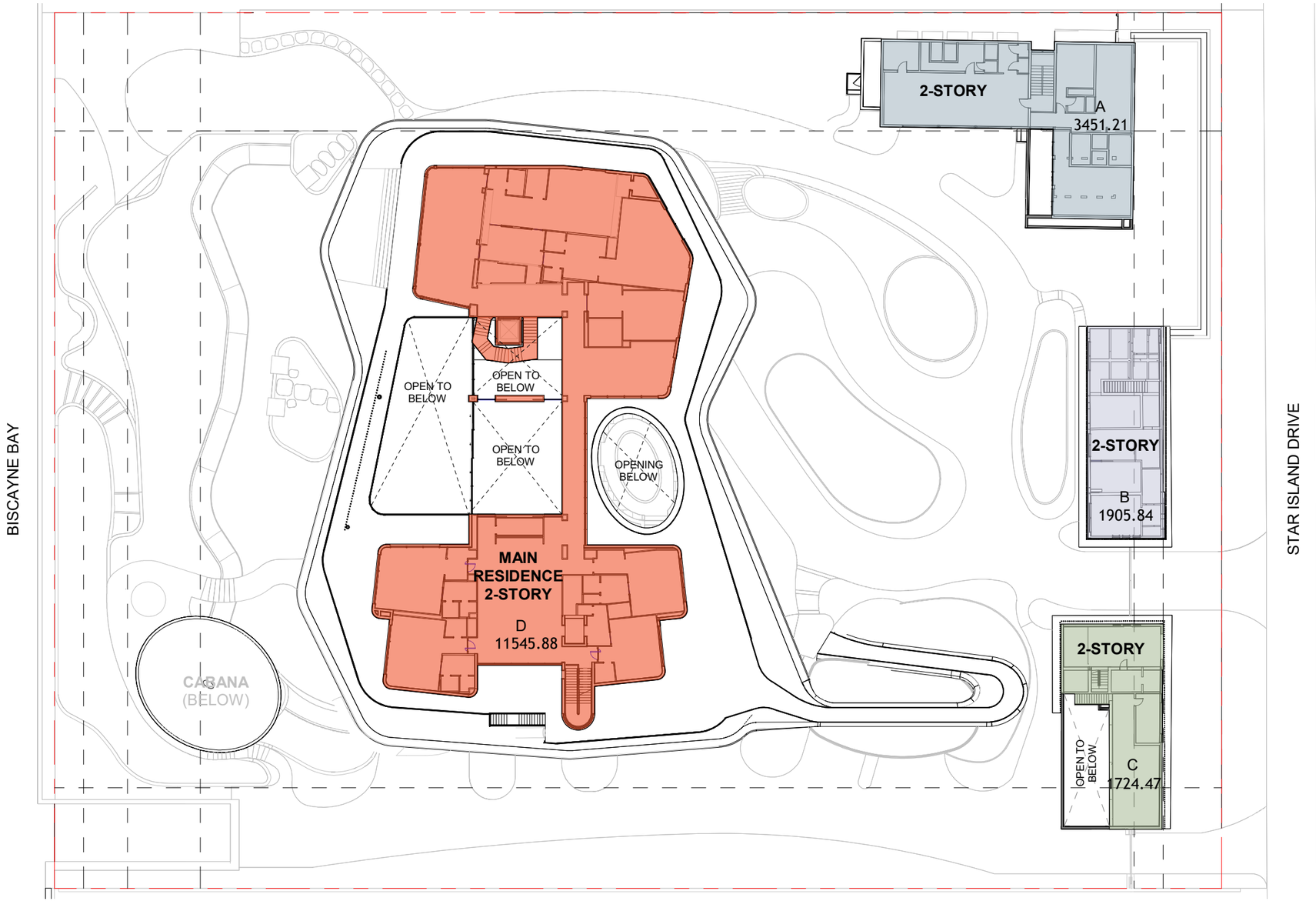
STATE OF FLORIDA — REGISTERED ARCHITECT — AR93559

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Robert M Moehring 2024.04.05 22:31:20 -04'00'

PROPOSED UNIT DIAGRAM - LEVEL 1 *As indicated* *4.7.2024* *A0.14b*

FINAL SUBMITTAL



1 DIAGRAM PROPOSED UNIT SIZE - LEVEL 2
1" = 40'-0"

UNIT SIZE - LEVEL 2

LOT		120,000 SF
ALLOWED	120,000 SF x 50% =	60,000 SF

PROPOSED MAIN RESIDENCE

MARK	AREA	PERCENT
D	11,545.88 SF	9.62%
	11,545.88 SF	9.62%

EXISTING BUILDING

MARK	AREA	PERCENT
A	3,451.21 SF	2.88%
B	1,724.47 SF	1.44%
C	1,905.84 SF	1.59%
	7,081.52 SF	5.9%

GRAND TOTAL 18,299.33 SF (15.24 %)

OVERALL UNIT SIZE

LOT		120,000 SF
ALLOWED	120,000 SF x 50% =	60,000 SF
EXISTING BLDG A		-
LEVEL 1		2,465.12 SF
LEVEL 2		3,451.21 SF
SUB TOTAL		**5,916.33 SF**
EXISTING BLDG B		
LEVEL 1		1,885.94 SF
LEVEL 2		2,450.15 SF
SUB TOTAL		**4,336.09 SF**
EXISTING BLDG C		
LEVEL 1		2,429.52 SF
LEVEL 2		1,905.84 SF
SUB TOTAL		**4,335.36 SF**
MAIN NEW BLDG		
UNDER STORY		6,313.16 SF
LEVEL 1		13,479.73 SF
LEVEL 2		11,545.88 SF
ROOF DECK		525.01 SF
SUB TOTAL		**31,863.78 SF**
PROPOSED GRAND TOTAL		**46,451.56 SF (38.70 %)**

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4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

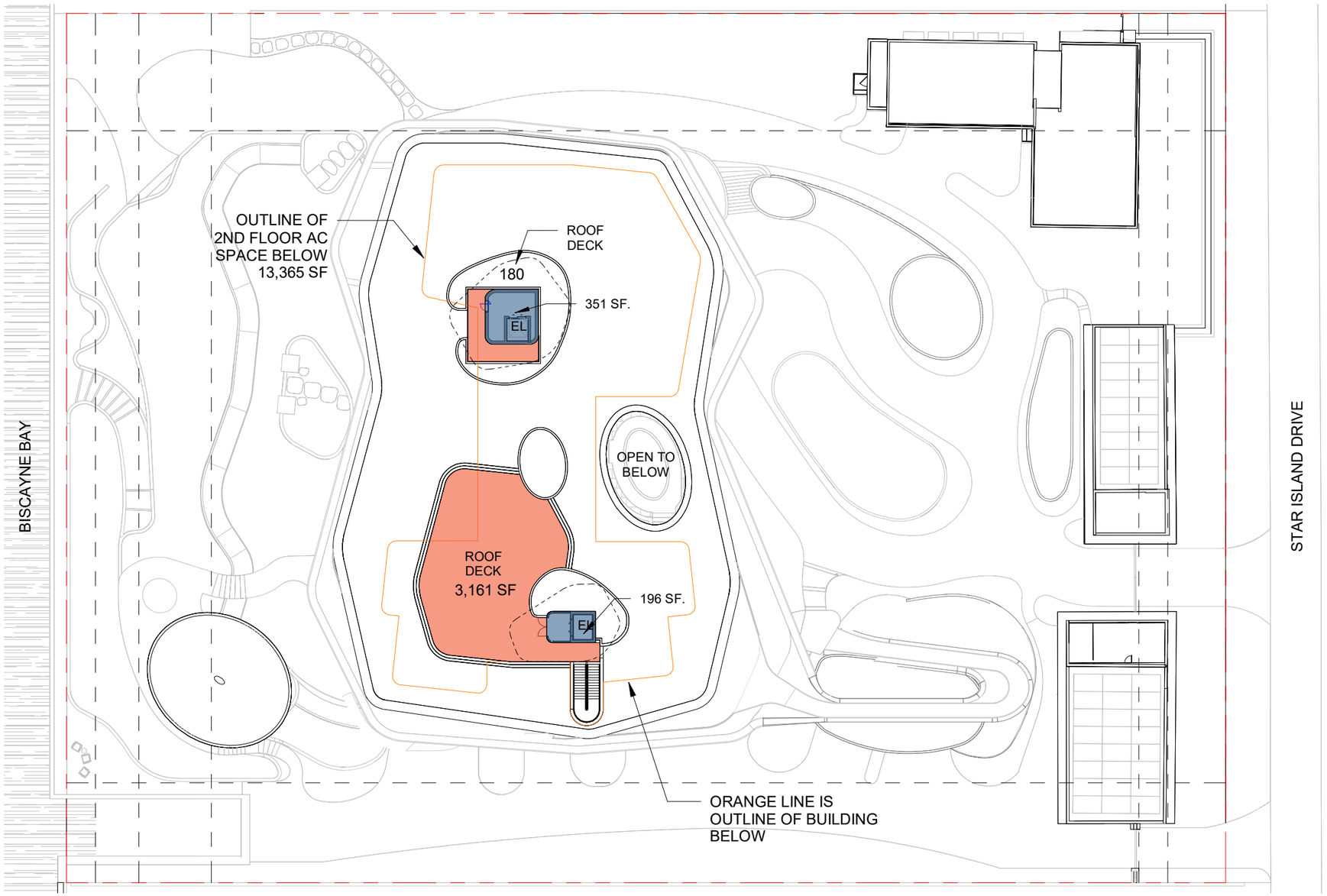
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2024.04.05 22:32:20 -04'00'

PROPOSED UNIT DIAGRAM - LEVEL 2 *As indicated* *4.7.2024* *A0.14c*

FINAL SUBMITTAL



1 PROPOSED UNIT DIAGRAM - ROOF DECK
1" = 40'-0"

UNIT SIZE - ROOF DECK

LOT		120,000 SF
ALLOWED	120,000 SF x 50% =	60,000 SF

PROPOSED MAIN RESIDENCE

ELEVATORS	525.01 SF (0.43 %)

OVERALL UNIT SIZE

LOT		120,000 SF
ALLOWED	120,000 SF x 50% =	60,000 SF
EXISTING BLDG A		-
LEVEL 1		2,465.12 SF
LEVEL 2		3,451.21 SF
SUB TOTAL		**5,916.33 SF**
EXISTING BLDG B		
LEVEL 1		1,885.94 SF
LEVEL 2		2,450.15 SF
SUB TOTAL		**4,336.09 SF**
EXISTING BLDG C		
LEVEL 1		2,429.52 SF
LEVEL 2		1,905.84 SF
SUB TOTAL		**4,335.36 SF**
MAIN NEW BLDG		
UNDER STORY		6,313.16 SF
LEVEL 1		13,479.73 SF
LEVEL 2		11,545.88 SF
ROOF DECK		525.01 SF
SUB TOTAL		**31,863.78 SF**
PROPOSED GRAND TOTAL		**46,451.56 SF (38.70 %)**

N

4, 5 & 6 STAR ISLAND

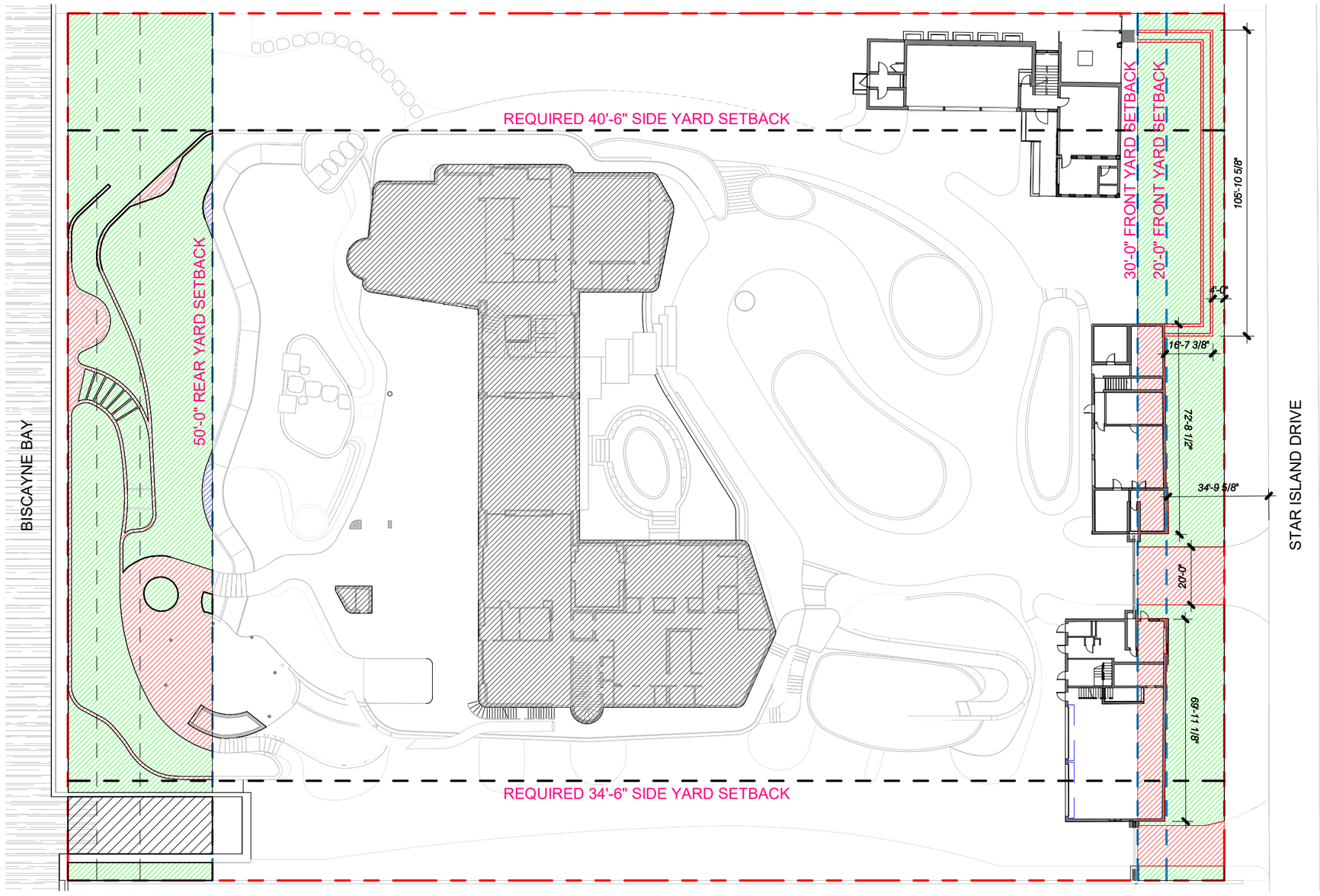
DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ

STATE OF FLORIDA — REGISTERED ARCHITECT — AR88559
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Robert M Moehring
2024.04.05
22:33:18 -04'00'

PROPOSED UNIT DIAGRAM - ROOF | *As indicated* | *4.7.2024* | *A0.14d*

FINAL SUBMITTAL



PROPOSED FRONT YARD OPEN SPACE

FRONT YARD AREA		9,000.00 SF
REQUIRED	9,000.00 SF x 70% =	6,300.00 SF
PROPOSED		6,300.00 SF (70.00%) Max.

PROPOSED REAR YARD OPEN SPACE

REAR YARD AREA		15,000.00 SF
REQUIRED	15,000.00 SF x 70% =	10,500.00 SF
POOL @ 50% AREA	(107.23 SF / 2) =	53.615 SF
GREEN SPACE		11,191.81 SF
DOCK SPACE		988.08 SF
PROPOSED		12,233.50 SF (81.55%)

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1 DIAGRAM FRONT & REAR YARD
1" = 40'-0"

4, 5 & 6 STAR ISLAND

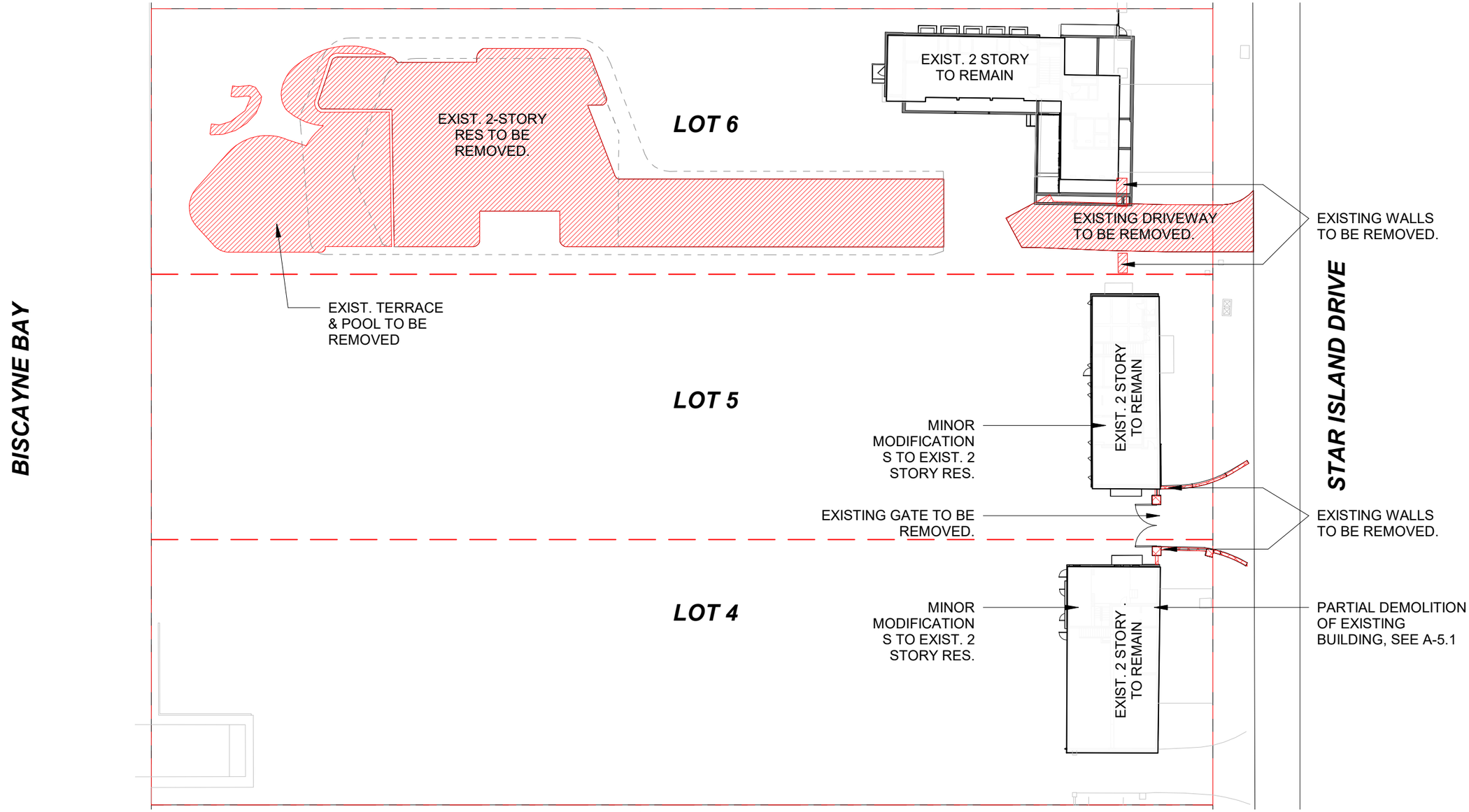
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Robert M Moehring
2024.04.05 22:34:19 -04'00'

FRONT & REAR YARD DIAGRAM | *As indicated* | *4.7.2024* | *A0.15*

FINAL SUBMITTAL



4, 5 & 6 STAR ISLAND

DOMO ARCHITECTURE + DESIGN handcraft jungles CFZ



Robert M Moehring
2024.04.05 22:35:29 -04'00'

DEMOLITION PLAN | *1" = 40'-0"* | *4.7.2024* | *A0.18*

FINAL SUBMITTAL