

A scenic photograph of a sunset over the ocean. The sun is low on the horizon, creating a bright, golden glow that reflects on the water. The sky is filled with scattered clouds, some of which are illuminated by the setting sun. In the foreground, the dark silhouettes of palm fronds are visible in the top right corner.

STAR 11

10, 11 & 12 STAR ISLAND DRIVE, MIAMI BEACH, FLORIDA

BOARD OF ADJUSTMENTS SUBMITTAL

NEW SINGLE FAMILY RESIDENCE

BOARD OF ADJUSTMENTS

11 STAR ISLAND DRIVE

MIAMI BEACH, FLORIDA

CLIENT

ARCHITECT

CONSULTANTS

LANDSCAPE

SCOPE OF WORK

DOMO ARCHITECTURE + DESIGN
 ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

420 LINCOLN ROAD
 SUITE 506
 MIAMI BEACH, FLORIDA 33139
 O: 305.674.8031
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-NEW 2 STORY SINGLE FAMILY RESIDENCE

- VARIANCE FOR LOT COVERAGE
- VARIANCE FOR UNIT SIZE
- VARIANCE FOR ELEVATOR BULKHEAD HEIGHT
- VARIANCE FOR ADJUSTED SIDE YARD GRADE (DRIVEWAY)

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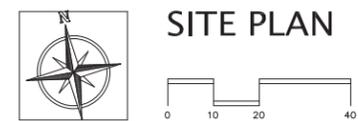
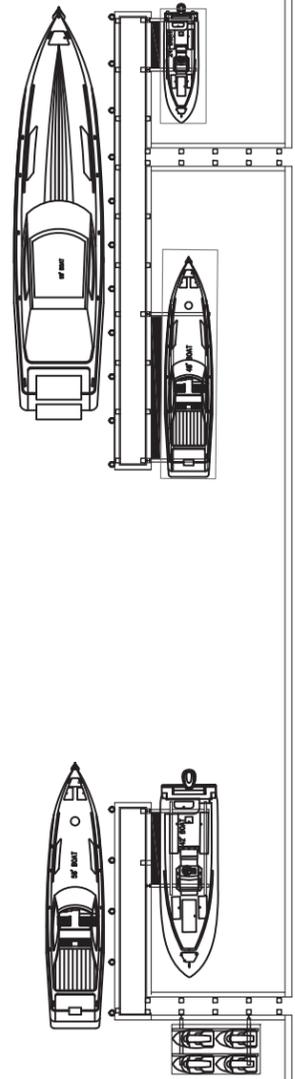
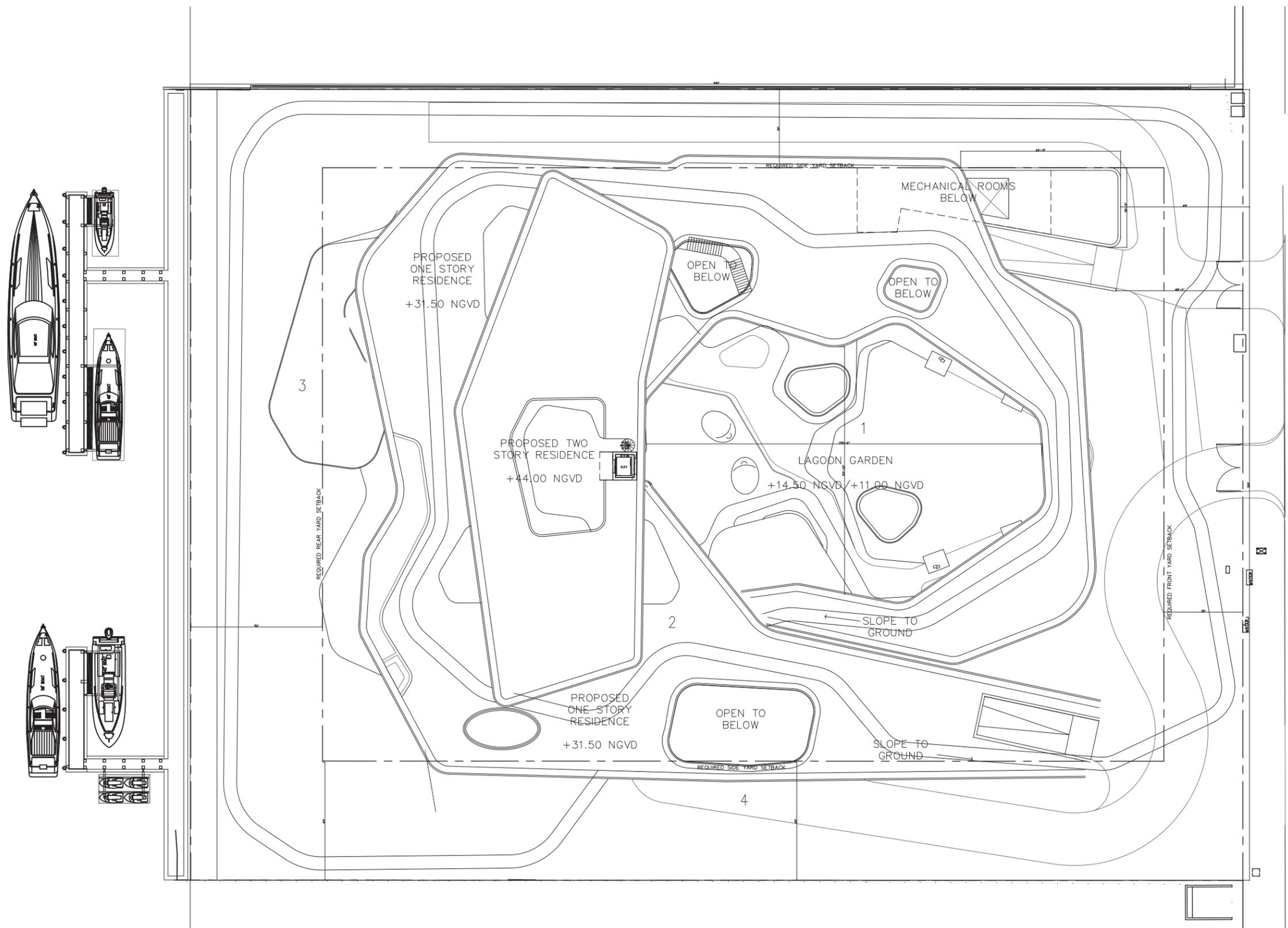


ZONING DATA SHEET

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:	10,11,12 STAR ISLAND DRIVE, MIAMI BEACH FL		
2	Folio number(s):	02-4204-001-0100, 02-4204-001-0110		
3	Board and file numbers :			
4	Year built:	1939	Zoning District:	RS-1
5	Based Flood Elevation:	+10.0"NGVD	Grade value in NGVD:	5.61'
6	Adjusted grade (Flood+Grade/2):	7.8FT	Free board:	15 FT
7	Lot Area:	120,000 sf		
8	Lot width:	300'-0"	Lot Depth:	400'-0"
9	Max Lot Coverage SF and %:	36,000 (30%)	Proposed Lot Coverage SF and %:	53,308sf (44.4%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	0sf
11	Front Yard Open Space SF and %:	3,908sf (65.1%)	Rear Yard Open Space SF and %:	12,840sf (85.6%)
12	Max Unit Size SF and %:	60,000SF (50%)	Proposed Unit Size SF and %:	70,133sf (58.4%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	33,928sf + 27,303sf*
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)	8,806 sf 33.5%
15		N/A	Proposed Second Floor Unit Size SF and % :	8,806 sf 12.6%
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,858 SF 21.1%
		Required	Existing	Proposed
17	Height:	28'-0"	N/A	28'-0"
18	Setbacks:			
19	Front First level:	20'-0"	N/A	46'-4"
20	Front Second level:	30'-0"	N/A	222'-0"
21	Side 1(north):	30'-0" - 45'-0"	N/A	30'-0"
22	Side 2(south):	30'-0" - 45'-0"	N/A	45'-0"
23	Rear:	50'-0"	N/A	62'-6"
	Accessory Structure Side 1:	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A
26	Sum of Side yard :	75'-0"	N/A	75'-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:				
If not applicable write N/A				
All other data information should be presented like the above format				
*Underground Garage Area				

PROPOSED BUILDING - SITE PLAN



SITE PLAN

REQUESTED VARIANCES

- 1 LOT COVERAGE
- 2 UNIT SIZE
- 3 REAR POOL ELEVATION
- 4 ADJUSTED GRADE AT MOTORCOURT



LOCATION MAP N.T.S.
LEGAL DESCRIPTION: ---

FLOOD ZONE INFORMATION

Community No. 120651
Panel No. 0319
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE +10.00'

ZONING ANALYSIS

ZONING: RS-1
LOT AREA: 120,000sf (2.75 AC)
LOT SIZE: 400.0' x 300.0'

SETBACKS:	REQUIRED	PROVIDED
FRONT 2 STORY BUILDING	30'-0"	46'-5"
FRONT 1 STORY BUILDING	20'-0"	N/A
REAR (15% OF 400')	50'-0" MAX	50'-0"
NORTH SIDE	30'-0" MIN	30'-0"
SOUTH SIDE	30'-0" MIN	45'-0"
MIN. UNIT SIZE	1,800 SF	
MAX. UNIT SIZE	60,000SF	70,133SF
(50% OF LOT AREA)	(50%)	(58.4%)
LOT COVERAGE	36,000SF	53,308SF
(30% OF LOT AREA)	(30%)	(44.4%)
FRONT YARD OPEN SPACE (6,000SF)	(3,000SF) (50%)	3,908SF (65.1%)
REAR YARD OPEN SPACE (15,000SF)	(10,500SF) (70%)	12,840SF (85.6%)
MAX. NUMBER OF STORIES	2	2
BUILDING HEIGHT	28'-0"	28'-0"
MAX. TWO STORY SIDE YARD BUILDING LENGTH W/O VERT. BREAKS	60'-0"	N/A
PARKING	2 SPACES	31 SPACES

SCHEDULE OF AREAS

GARAGE LEVEL UNIT SIZE	27,303SF
GROUND FLOOR UNIT SIZE	33,928SF
SECOND FLOOR UNIT SIZE	8,806SF
ROOF UNIT SIZE (ELEVATOR)	96 SF
TOTAL UNIT SIZE	70,133SF
GROUND FLOOR COVERED TERRACE	18,951 SF
SECOND FLOOR COVERED TERRACE	3,230 SF
TOTAL COVERED TERRACE AREA	22,181 SF
ROOF TERRACE	-1,858 SF

PROPOSED BUILDING - RENDERED GARAGE PLAN

