



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

DATE OF FIRST SUBMISSION: MAY 10TH, 2016
DATE OF SECOND SUBMISSION: MAY 23TH, 2016
DATE OF FINAL SUBMISSION: MAY 25TH, 2016
DATE OF SCHEDULED DRB HEARING: JUL 8TH, 2016

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)

INDEX OF DRAWINGS

CV-0.0	COVER SHEET
EX-1.0	GRADE ELEVATION LETTER
EX-1.1	SURVEY
EX-2.0	LOCATION PLAN
EX-2.1	NEIGHBORHOOD ANALYSIS - LOCATION
EX-2.2	NEIGHBORHOOD ANALYSIS - STREETScape
EX-2.3	NEIGHBORHOOD ANALYSIS - STREETScape
EX-2.4	NEIGHBORHOOD ANALYSIS - KEY PLAN
EX-2.5	NEIGHBORHOOD ANALYSIS- EXISTING SITE
EX-2.6	NEIGHBORHOOD ANALYSIS- EXISTING SITE
EX-2.7	NEIGHBORHOOD ANALYSIS- CONTEXT
A-0.0	ZONING DATA SHEET
A-0.1	PROPOSED BUILDING - SITE PLAN
A-1.0	PROP BLDG - RENDERED GARAGE PLAN
A-1.1	PROP BLDG - RENDERED GROUND FLOOR PLAN
A-1.2	PROP BLDG - RENDERED SECOND FLOOR PLAN
A-1.3	PROP BLDG - RENDERED ROOF PLAN
A-2.0	PROPOSED BUILDING - GARAGE PLAN
A-2.0A	PROPOSED BUILDING - GARAGE PLAN
A-2.0B	PROPOSED BUILDING - GARAGE PLAN
A-2.0C	PROPOSED BUILDING - GARAGE PLAN
A-2.0D	PROPOSED BUILDING - GARAGE PLAN
A-2.1	PROPOSED BUILDING - GROUND FLOOR PLAN
A-2.1A	PROPOSED BUILDING - GROUND FLOOR PLAN
A-2.1B	PROPOSED BUILDING - GROUND FLOOR PLAN
A-2.1C	PROPOSED BUILDING - GROUND FLOOR PLAN
A-2.1D	PROPOSED BUILDING - GROUND FLOOR PLAN
A-2.2	PROPOSED BUILDING - SECOND FLOOR PLAN
A-2.2A	PROPOSED BUILDING - SECOND FLOOR PLAN
A-2.2B	PROPOSED BUILDING - SECOND FLOOR PLAN
A-2.2C	PROPOSED BUILDING - SECOND FLOOR PLAN
A-2.2D	PROPOSED BUILDING - SECOND FLOOR PLAN
A-2.3	PROPOSED BUILDING - ROOF PLAN
A-2.3A	PROPOSED BUILDING - ROOF PLAN
A-2.3B	PROPOSED BUILDING - ROOF PLAN
A-2.3C	PROPOSED BUILDING - ROOF PLAN
A-2.3D	PROPOSED BUILDING - ROOF PLAN
A-2.4	PROPOSED BUILDING - AREA DIAGRAM
A-2.5	PROPOSED BUILDING - SOUTH WEST AXONOMETRIC
A-2.6	PROPOSED BUILDING - SOUTH EAST AXONOMETRIC
A-2.7	PROPOSED BUILDING - NORTH EAST AXONOMETRIC
A-2.8	PROPOSED BUILDING - NORTH WEST AXONOMETRIC
A-3.0	ZONING DIAGRAM- LOT COVERAGE
A-3.1	ZONING DIAGRAM- VOLUMETRIC
A-3.2	ZONING DIAGRAM- VOLUMETRIC
A-3.3	ZONING DIAGRAM- UNIT SIZE
A-3.4	ZONING DIAGRAM- UNIT SIZE

A-3.5 ZONING DIAGRAM- UNIT SIZE
A-3.6 ZONING DIAGRAM- UNIT SIZE
A-3.7 ZONING DIAGRAM- ROOF TERRACE
A-3.8 ZONING DIAGRAM- OPEN SPACE

A-4.0 MATERIAL BOARD
A-4.1 RENDERED ELEVATIONS- SOUTH
A-4.1A RENDERED ELEVATIONS- SOUTH
A-4.1B RENDERED ELEVATIONS- SOUTH

A-5.0 ELEVATIONS- EAST
A-5.0A ELEVATIONS- EAST
A-5.0B ELEVATIONS- EAST
A-5.1 ELEVATIONS- NORTH
A-5.1A ELEVATIONS- NORTH
A-5.1B ELEVATIONS- NORTH
A-5.2 ELEVATIONS- SOUTH
A-5.2A ELEVATIONS- SOUTH
A-5.2B ELEVATIONS- SOUTH
A-5.3 ELEVATIONS- WEST
A-5.3A ELEVATIONS- WEST
A-5.3B ELEVATIONS- WEST

A-6.0 SECTION A1
A-6.0A SECTION A1
A-6.0B SECTION A1
A-6.1 SECTION A2
A-6.1A SECTION A2
A-6.1B SECTION A2
A-6.2 SECTION B1
A-6.2A SECTION B1
A-6.2B SECTION B1
A-6.3 SECTION B2
A-6.3A SECTION B2
A-6.3B SECTION B2

L-1.0 LANDSCAPE PLAN - TREE SURVEY
L-1.1 LANDSCAPE PLAN - TREE INVENTORY
L-1.2 LANDSCAPE PLAN - TREE DISPOSITION PLAN
L-1.3 LANDSCAPE PLAN - TREE DISPOSITION SCHEDULE
L-1.4 LANDSCAPE PLAN - LANDSCAPE PLAN
L-1.5 LANDSCAPE PLAN - PLANT SCHEDULE
L-1.6 LANDSCAPE PLAN - LANDSCAPE DETAILS + NOTES
L-1.7 LANDSCAPE PLAN - GRADING PLAN
L-1.8 LANDSCAPE PLAN - GRADING DETAIL

A-7.0 RENDERING
A-7.1 RENDERING
A-7.2 RENDERING
A-7.3 RENDERING

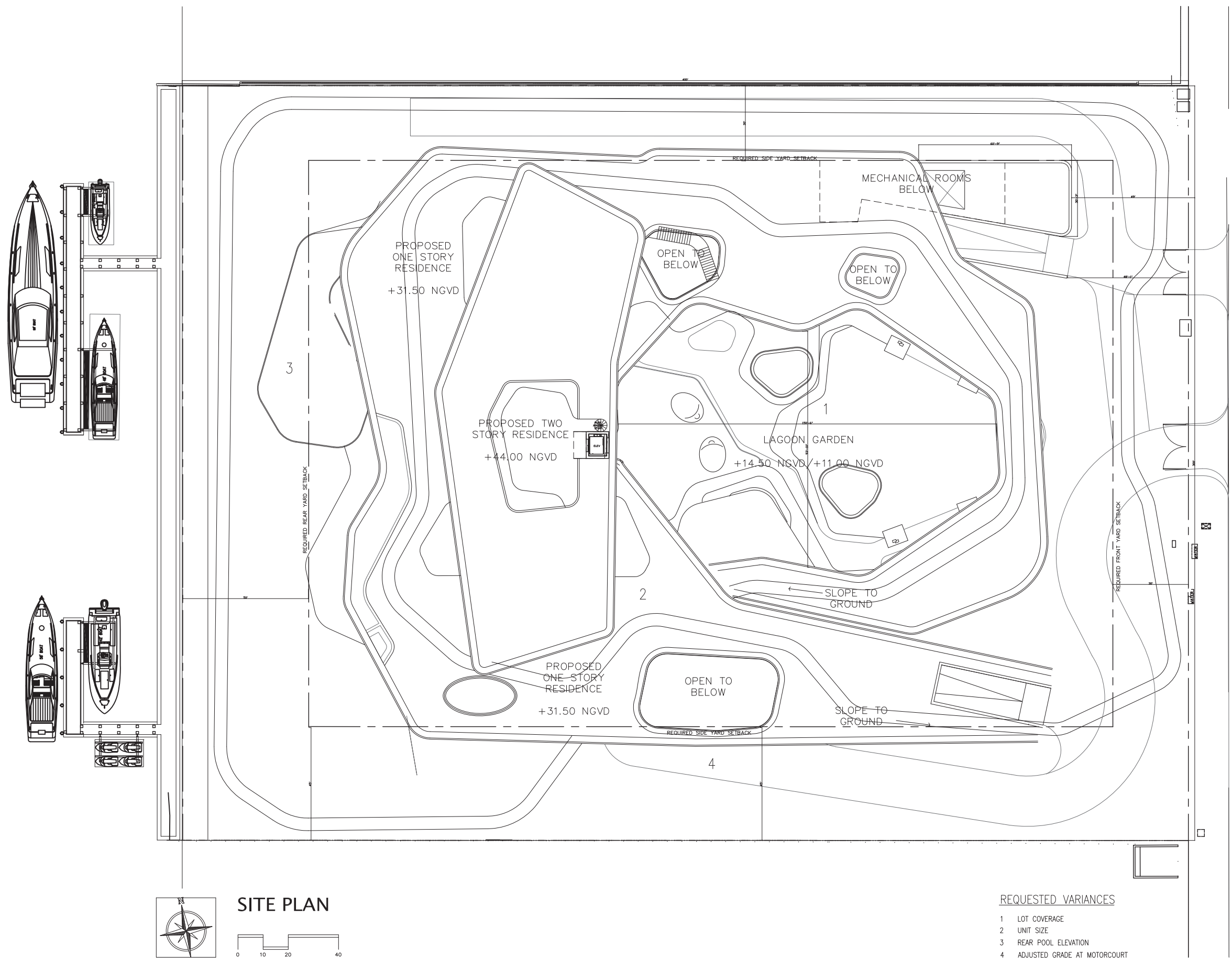
A-8.0 CONTEXTUAL STREETScape STUDY
A-8.1 APPROACH



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	Deficiencies
17	Height:	28'-0"	N/A	28'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	N/A	46'-4"	N/A
20	Front Second level:	30'-0"	N/A	222'-0"	N/A
21	Side 1(north):	30'-0" - 45'-0"	N/A	30'-0"	N/A
22	Side 2(south):	30'-0" - 45'-0"	N/A	45'-0"	N/A
23	Rear:	50'-0"	N/A	62'-6"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	75'-0"	N/A	75'-0"	N/A
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



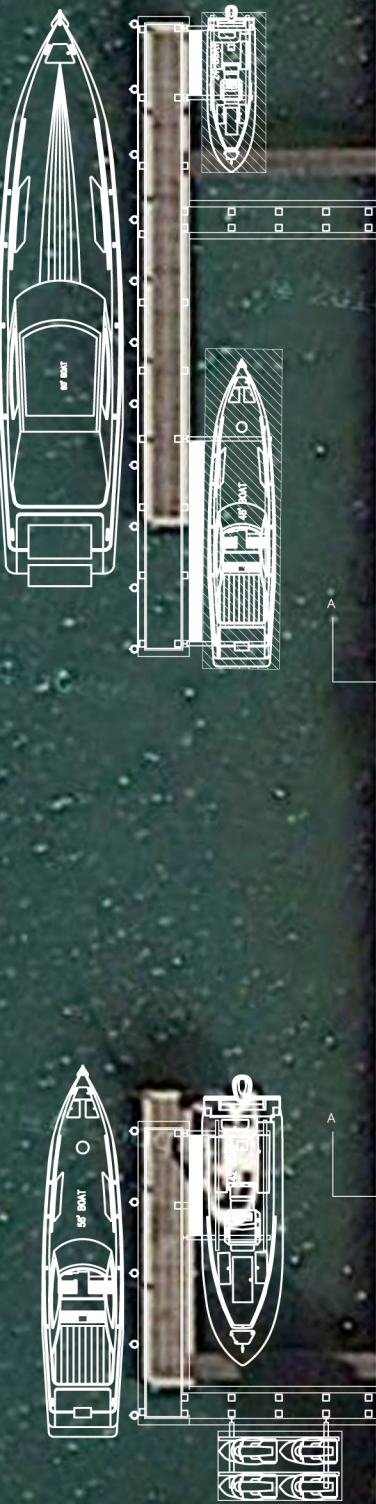
LEGAL DESCRIPTION:

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



GARAGE FLOOR PLAN
DOMO architecture + design