



# STAR 6

STAR ISLAND DRIVE, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD SUBMITTAL



# NEW SINGLE FAMILY RESIDENCE

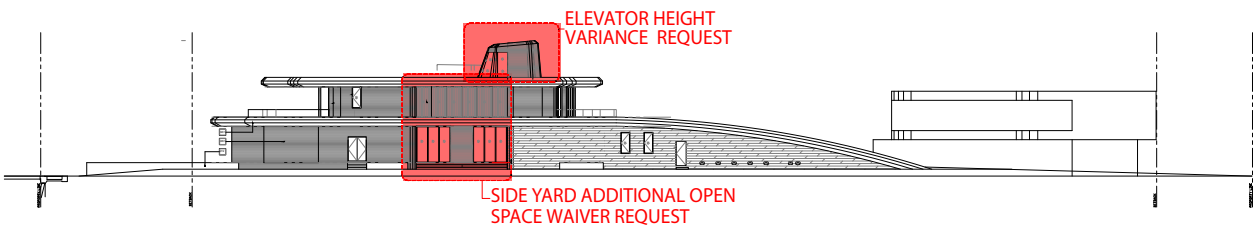
## DRB SUBMITTAL

### 6 STAR ISLAND DRIVE

DATE OF FIRST SUBMISSION: MACH 21, 2017  
DATE OF FIRST ELECTRONIC SUBMISSION: APRIL 6, 2017  
DATE OF SECOND ELECTRONIC SUBMITTAL: APRIL 12, 2017  
DATE OF FINAL SUBMISSION: APRIL 17, 2017  
DATE OF SCHEDULED DRB HEARING: JUNE 6, 2017

### MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	CONSULTANTS	LANDSCAPE	SCOPE OF WORK
	DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING		DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING	-NEW PREVIOUSLY PERMITTED TWO STORY SINGLE FAMILY RESIDENCE -VARIANCE REQUESTS (1) FOR AN ADDITIONAL 3' HEIGHT FOR THE ROOFTOP ELEVATOR BULKHEAD AND VESTIBULE (2) FOR LOT COVERAGE TO ACCOUNT FOR EXPANSION OF GARAGE AND STORAGE AREA INFRONT OF BUILDING AND FILLING IN PART OF THE SIDE COURTYARD FOR A TOTAL OF 841 SF ADDITIONAL AREA. THIS AMOUNTS TO 2.10% OF LOT SIZE, WHICH MEANS LOT COVERAGE OF 32.05% WHERE 30% MAX ALLOWED. -WAIVER REQUEST TO REDUCE THE REQUIRED ADDITIONAL SIDE YARD OPEN SPACE AREA FROM 400 SF (BY CODE) TO 144.53 SF. IN ADDITION A WAIVER IS SOUGHT FOR THE GRADE ELEVATION WITHIN THIS ADDITIONAL OPEN SPACE TO ALLOW FOR A TRANSITION FROM THE GROUND FLOOR TO THE ADJACENT SIDE YARD.
	420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FLORIDA 33139 O: 305.674.8031 F: 305.328.9006 WWW.DOMODESIGNSTUDIO.COM		420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FLORIDA 33139 O: 305.674.8031 F: 305.328.9006 WWW.DOMODESIGNSTUDIO.COM	



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A-4.0	MATERIAL BOARD		



ZONING DATA SHEET

PERMITTED (B1600164)					
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	6 STAR ISLAND DRIVE, MIAMI BEACH FL			
2	Folio number(s):	02-4204-001-0060			
3	Board and file numbers :				
4	Year built:	2017	Zoning District:	RS-1	
5	Based Flood Elevation:	+10.0"NGVD	Grade value in NGVD:	5.66'	
6	Adjusted grade (Flood+Grade/2):	7.8FT	Free board:	15 FT	
7	Lot Area:	40,000 SQ.FT			
8	Lot width:	100'-0"	Lot Depth:	400'-0"	
9	Max Lot Coverage SF and %:	12,000 (30%)	Proposed Lot Coverage SF and %:	11,978 SQ.FT (29.95%)	
10	Existing Lot Coverage SF and %:	3,341 sf (8.4%)	Lot coverage deducted (garage-storage) SF:	500sf	
11	Front Yard Open Space SF and %:	1,640 SQ.FT (82%)	Rear Yard Open Space SF and %:	4,142 SQ.FT (82.84%)	
12	Max Unit Size SF and %:	20,000SF (50%)	Proposed Unit Size SF and %:	18,171 SQ.FT (46.26%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	8,357 SQ.FT	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	4,695 SQ.FT (58.8%)	
15			Proposed Second Floor Unit Size SF and % :	4,778SQ. FT (57.2%)	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,000 SF 21.3%	
		Required	Existing	Proposed	Deficiencies
17	Height:	27'-6"	N/A	27'-6"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	N/A	49'-0"	N/A
20	Front Second level:	30'-0"	N/A	223'-6"	N/A
21	Side 1(north):	10'-0" - 15'-0"	N/A	15'-0"	N/A
22	Side 2(south):	10'-0" - 15'-0"	N/A	10'-0"	N/A
23	Rear:	50'-0"	N/A	86'-7"	N/A
	Accessory Structure Side 1:	10'-0" - 15'-0"	9'-10"	9'-10"	N/A
24	Accessory Structure Side 2 or (facing street) :	10'-0" - 15'-0"	26'-4"	26'-4"	N/A
25	Accessory Structure Rear:	30'-0"	31'-6"	31'-6"	N/A
26	Sum of Side yard :	25'-0"	N/A	25'-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					

PROPOSED					
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	6 STAR ISLAND DRIVE, MIAMI BEACH FL			
2	Folio number(s):	02-4204-001-0060			
3	Board and file numbers :				
4	Year built:	2017	Zoning District:	RS-1	
5	Based Flood Elevation:	+10.0"NGVD	Grade value in NGVD:	5.66'	
6	Adjusted grade (Flood+Grade/2):	7.8FT	Free board:	15 FT	
7	Lot Area:	40,000 SQ.FT			
8	Lot width:	100'-0"	Lot Depth:	400'-0"	
9	Max Lot Coverage SF and %:	12,000 (30%)	Proposed Lot Coverage SF and %:	12,819 SQ.FT (32.05%)	
10	Existing Lot Coverage SF and %:	2,377 sf (5.9%)	Lot coverage deducted (garage-storage) SF:	500sf	
11	Front Yard Open Space SF and %:	1,640 SQ. FT (82%)	Rear Yard Open Space SF and %:	4,142 SQ. FT (82.84%)	
12	Max Unit Size SF and %:	20,000SF (50%)	Proposed Unit Size SF and %:	19,424 SQ. FT (48.6%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	9,198 SQ. FT	
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	4,957 SQ. FT (56.2%)	
15			Proposed Second Floor Unit Size SF and % :	5,040 SQ. FT (35.4%)	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,170 SF (24.92%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	27'-6"	N/A	27'-6"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	N/A	49'-0"	N/A
20	Front Second level:	30'-0"	N/A	223'-6"	N/A
21	Side 1(north):	10'-0" - 15'-0"	N/A	15'-0"	N/A
22	Side 2(south):	10'-0" - 15'-0"	N/A	10'-0"	N/A
23	Rear:	50'-0"	N/A	86'-7"	N/A
	Accessory Structure Side 1:	10'-0" - 15'-0"	9'-10"	9'-10"	N/A
24	Accessory Structure Side 2 or (facing street) :	10'-0" - 15'-0"	26'-4"	26'-4"	N/A
25	Accessory Structure Front:	30'-0"	31'-6"	31'-6"	N/A
26	Sum of Side yard :	25'-0"	N/A	25'-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					
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