

8-14 Star Island Drive



JOSEPH DIRAND
ARCHITECTURE



CCLA

TYLin

JBB

Ken Griffin: Invested in Miami

A Florida native – from Daytona Beach, grew up in Boca Raton, relocated family and businesses to Miami in 2022

- **Founder and CEO, Citadel**

- Launched in 1990 and has become one of the world's most profitable hedge funds
- Has delivered extraordinary results for pension plans, university endowments, hospital systems, foundations, and research institutions that deliver meaningful impact for society, from curing cancer with immunotherapy to scientific breakthroughs in particle physics.

- **Founder and Non-Executive Chairman, Citadel Securities**

- Launched in 2002 and has grown into one of the world's largest liquidity providers.
- Serves more than 1,600 institutional clients, including many of the world's largest central banks and sovereign wealth funds.

- **Passionate philanthropist who has donated over \$2 billion**

- Now advanced through Griffin Catalyst, contributions have expanded access to education at all levels for millions of Americans, transformed research and medical institutions with historic gifts, and strengthened cultural institutions.
- Ken's insights were also instrumental in the launch of Operation Warp Speed's accelerated COVID-19 vaccine development and deployment strategies.

- **Invested in the Miami community**

- Building a \$1bn+ skyline-defining global headquarters for Citadel and Citadel Securities in Brickell, which will help address need for A+ working space in Miami and include luxury hotel and wide array of amenities for Miamians to enjoy.
- Helped lead fight against Amendment 3 on behalf of all Floridians, to avoid creating a monopoly for special interests and so that Florida can learn from long-term impact of marijuana legalization in other states and avoid repeating their mistakes.

Ken's Florida-focused Giving: \$300 million+ since 2022

Philanthropic engagement focused on driving impact and accelerating change

Pushing the frontiers of science and medicine

- **University of Miami's Sylvester Comprehensive Cancer Center**
 - Funding a new facility that will provide world-class cancer care to more than 10,000 patients annually, accelerate efforts to develop new therapies and treatments, and double the institution's research footprint.
- **Baptist Health South Florida**
 - Funding a state-of-the-art facility to house the Miami Neuroscience Institute, providing comprehensive care for tens of thousands of patients annually and advancing research and treatments for neurological diseases.
- **Nicklaus Children's Hospital**
 - Transforming the future of pediatric care in South Florida through support for a new surgical tower, providing compassionate care, dignity, and hope to thousands of families each year.

Unlocking the transformative power of education

- **Griffin Scholarship Fund at Miami Dade College**
 - Increasing access and opportunity for more than 8,000 local students by funding a suite of scholarships for underserved Miami-Dade County high school students.
- **Miami-Dade County Public Schools**
 - Launching high-dosage tutoring for thousands of sixth- through eighth-grade students to accelerate post-pandemic academic recovery.
- **Teacher Accelerator Program**
 - Addressing the teacher shortage in South Florida by investing in pathways for local college seniors to pursue teaching roles in Miami-Dade County.
- **Cristo Rey Miami High School**
 - Expanding access to high-quality education and innovative work-study programs for underserved youth in Miami-Dade County.

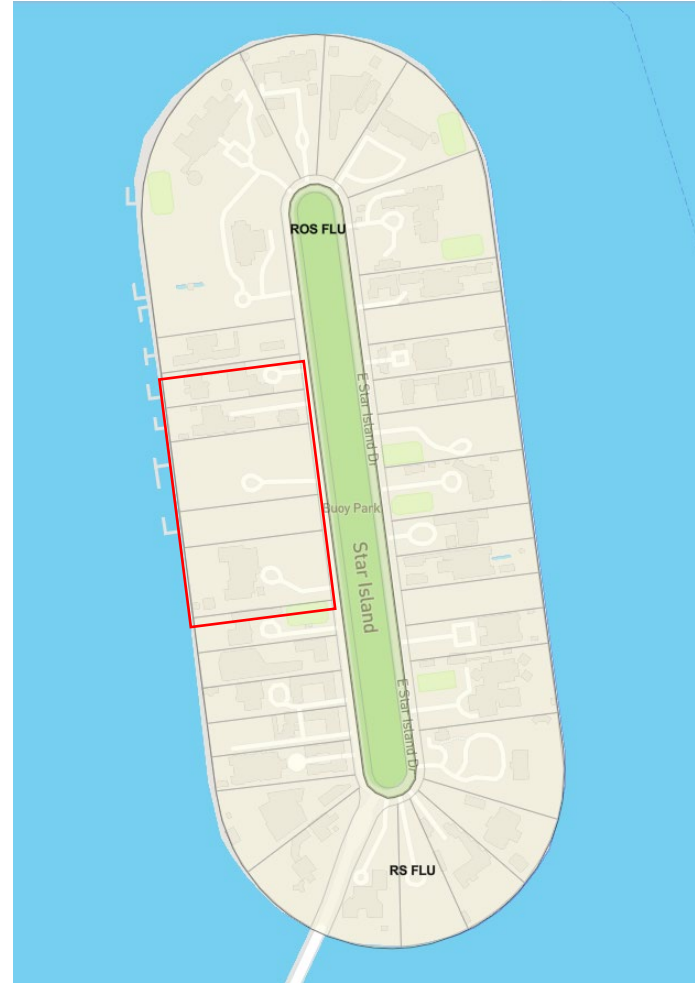
Increasing the stability, resiliency, and vitality of the community

- **Perez Art Museum Miami**
 - Enhancing PAMM's collections and helping to secure the future of this flagship cultural institution in Miami-Dade County.
- **The Underline, Miami**
 - Supporting the construction of a 10-mile linear park of paved cycling and walking trails beneath Miami's elevated Metrorail line.
- **Miami-Dade Soccer Initiative**
 - Funding the construction of 50 soccer mini-pitches in Miami-Dade County to expand access to the game for children in under-resourced neighborhoods.
- **Miami-Dade Innovation Authority**
 - Provided leadership funding for an innovative organization that provide grants to early-to-growth stage companies working to solve key community challenges.
- **South Florida's Regional Tech Hubs Designation**
 - Supported technical assistance for South Florida's application to receive federal "tech hubs" designation and funding to advance environmental resilience strategies.

Aerial of Star Island



Land Use and Zoning Maps

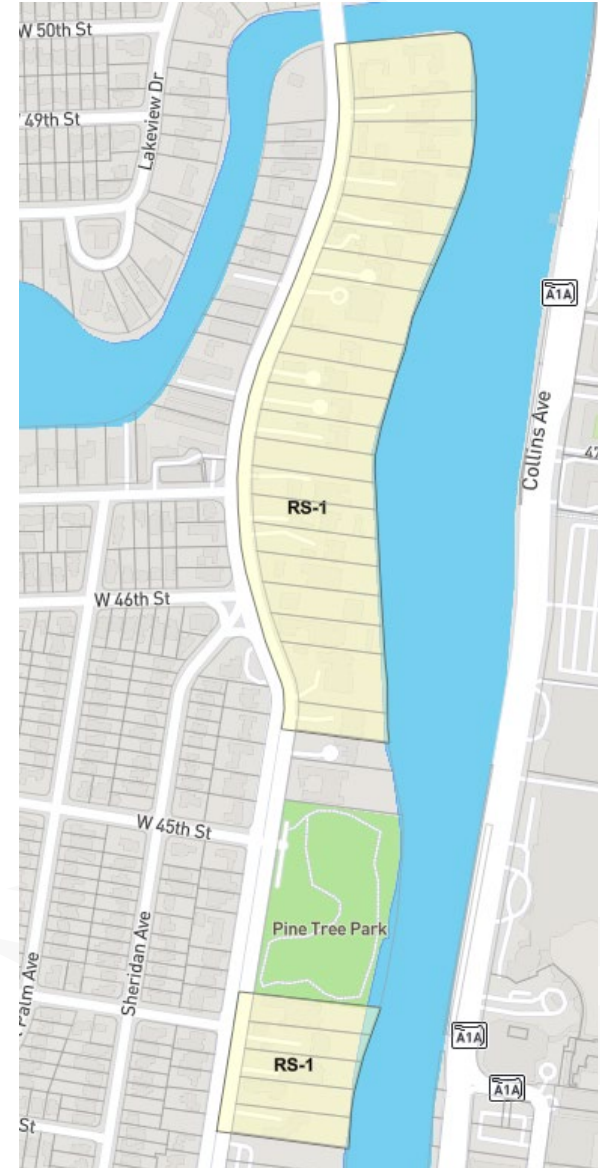


RS-1 Zoning Districts in Miami Beach



Palm Island

Star Island



Pinetree Drive

Aerials of Property



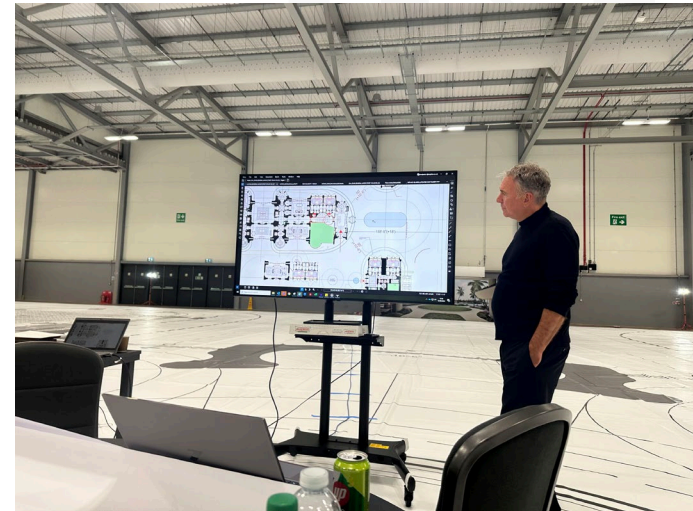
8-14 Star Island



Front Entry



Project Planning - 1:1 scale printing





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ZONING, LAND USE AND
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View of front entry from street



View of secondary entry from street



View of rear façade facing Southeast



View from Pool House



View of northern interior side yard



View of the north end of the east facade



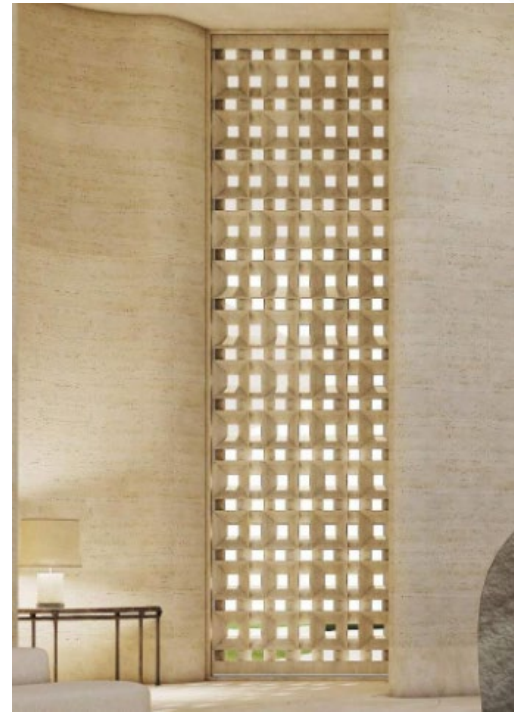
Façade Materials



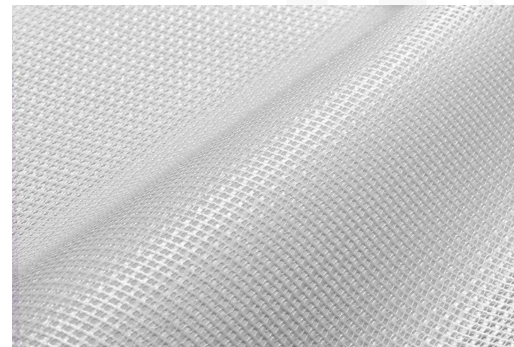
UHPC concrete seamless panels



Travertine Stone



Mashrabiya

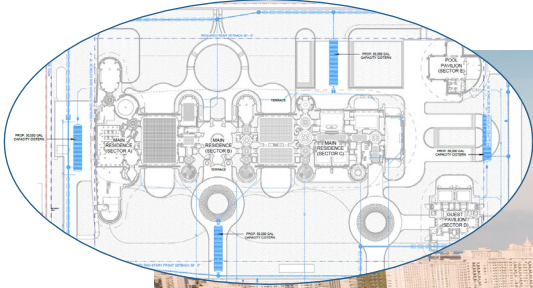


Decorative Rooftop
Screen/Shroud

Sustainability and Resiliency

Four 50,000 gallon cisterns (200,000 gallons) have been located throughout the property to capture rainwater for irrigation

Mechanical Equipment is raised up to the roof to protect the residence's major systems from Flood waters



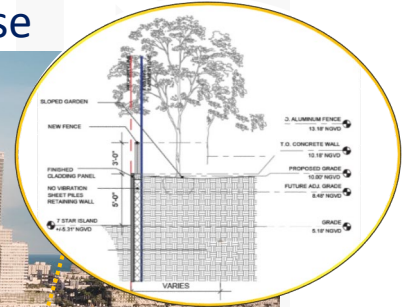
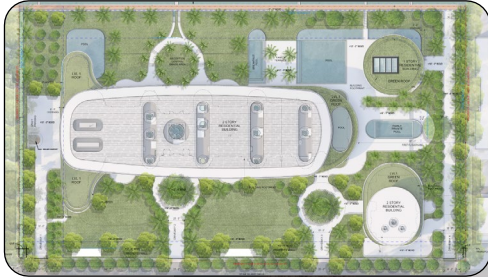
700 linear feet of seawall will be raised from 5' NGVD to 7.5' NGVD



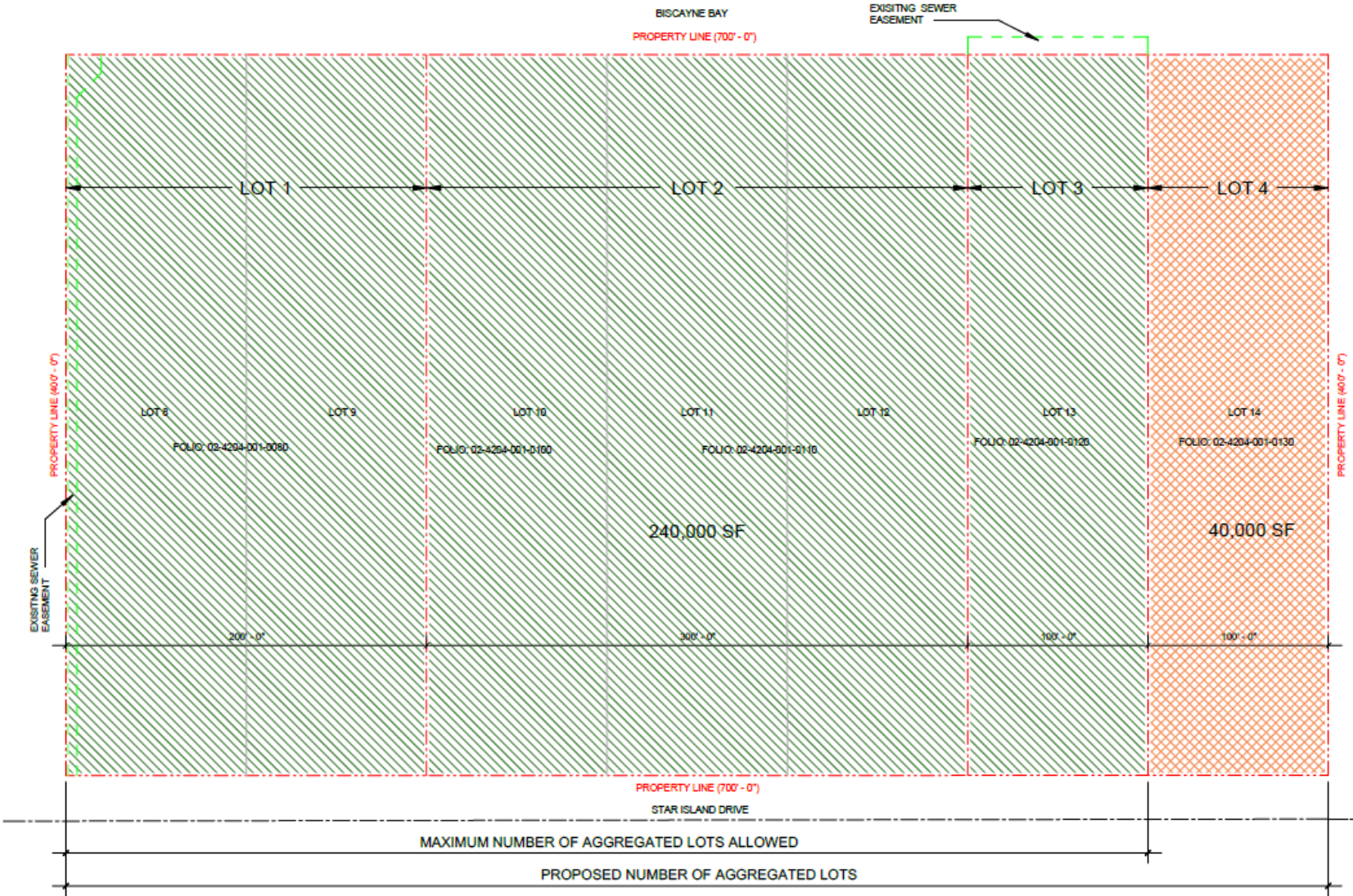
Sustainability and Resiliency Cont.

Total of 129,000 SF of Pervious Area of land along with multiple planted roofs capturing rainwater.

Land has been raised approximately 5' throughout the site which allows for more rainwater storage and protects the new residence from sea level rise



Lot Aggregation



Lot Aggregation

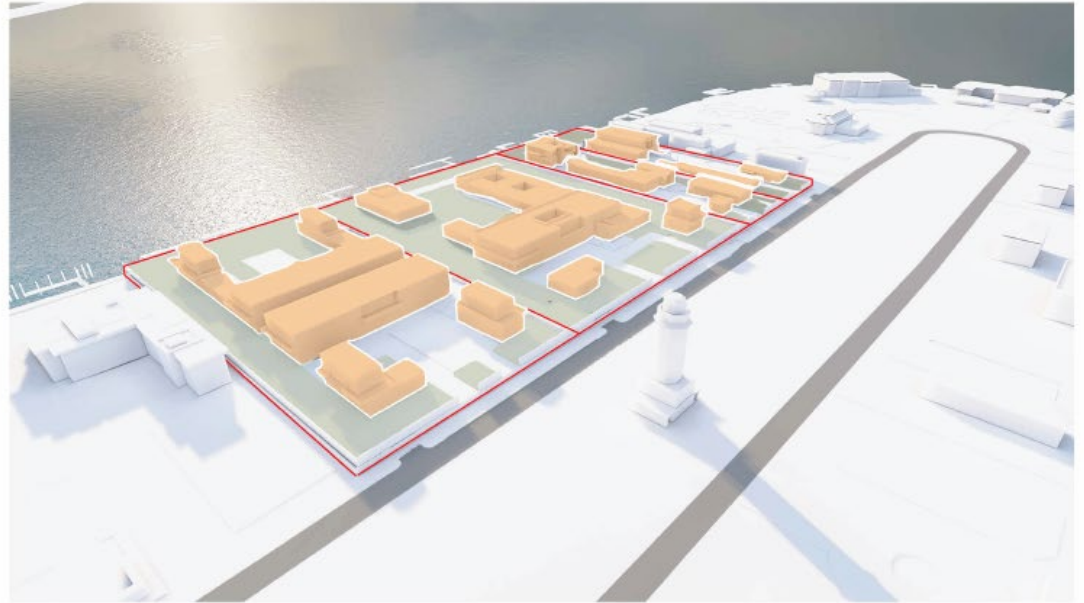
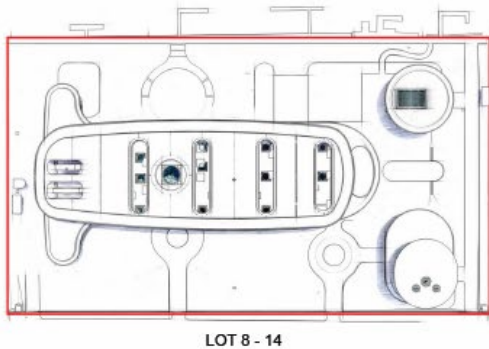


AERIAL VIEW OF STAR ISLAND - LOTS 16-21



STAR ISLAND LOTS 16-21 (6 LOTS AGGREGATION)

Lot Aggregation

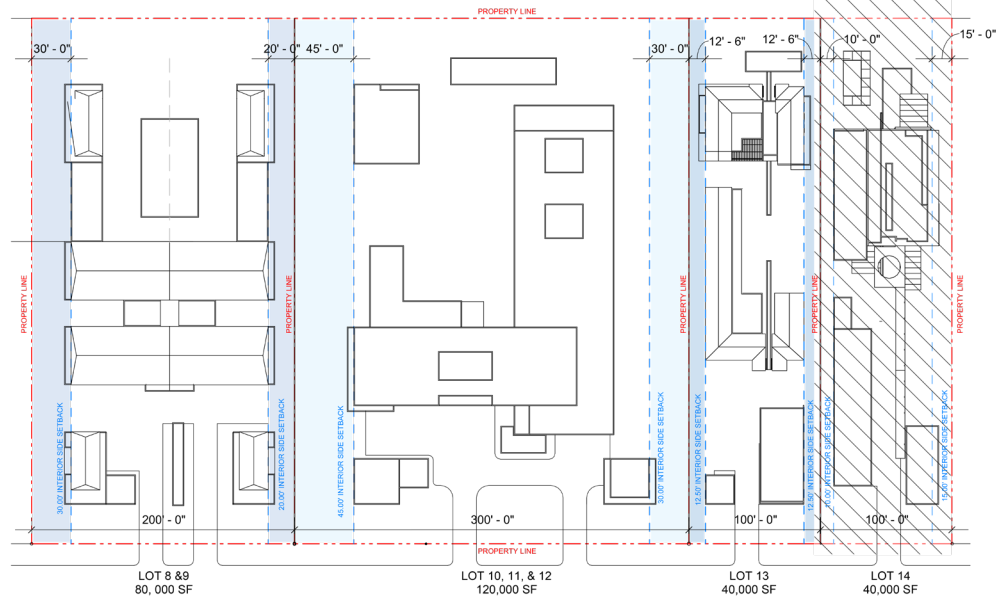
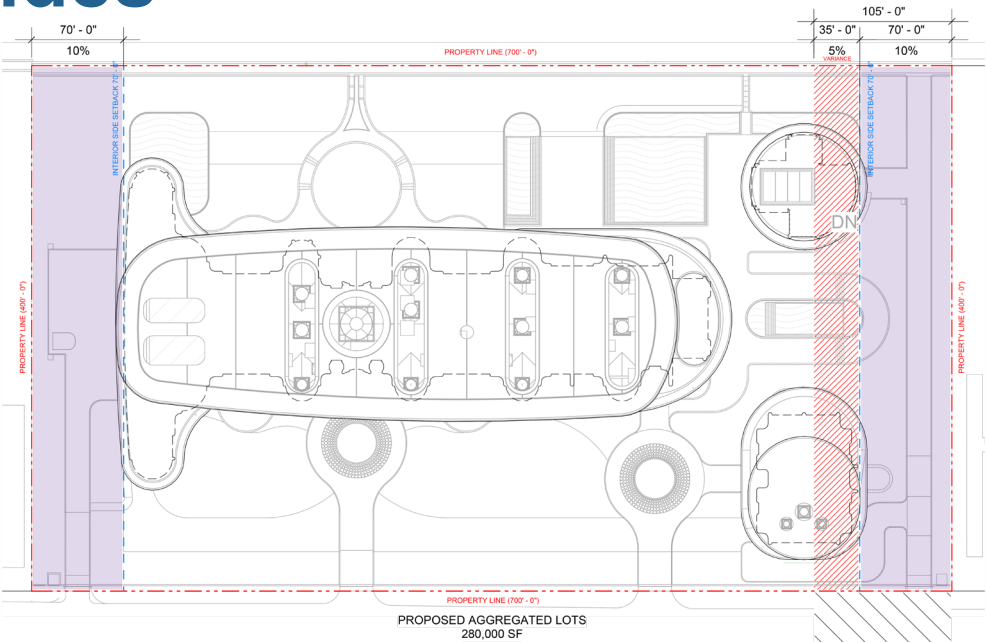


FOUR SEPARATE LOTS - AERIAL VIEW (ILLUSTRATIVE ONLY, NOT PROPOSED)



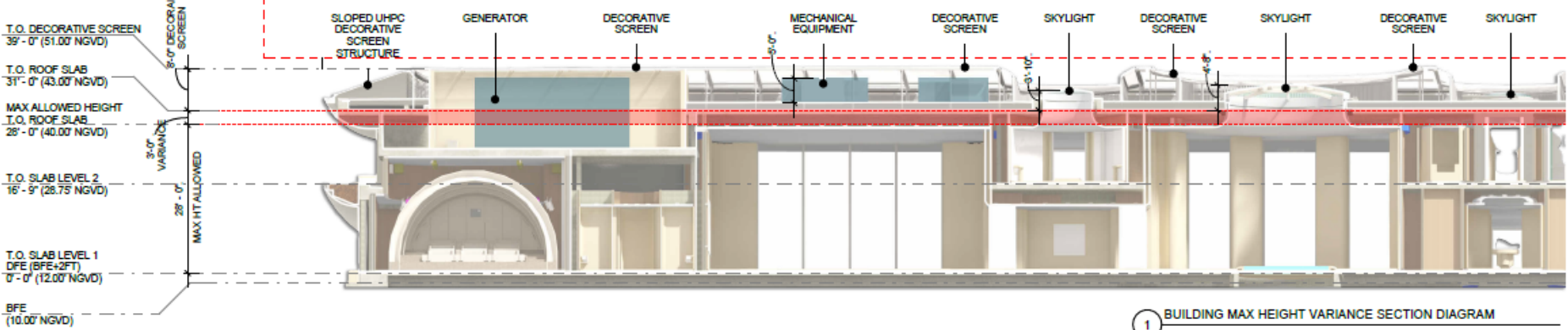
LOTS INTEGRATED - AERIAL VIEW (PROPOSED)

Sum of Sides

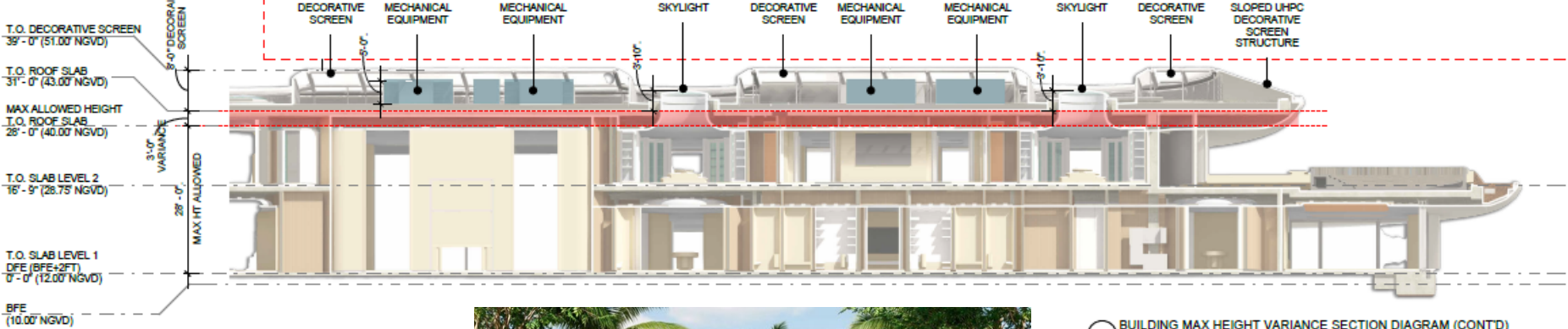


Max Building Height

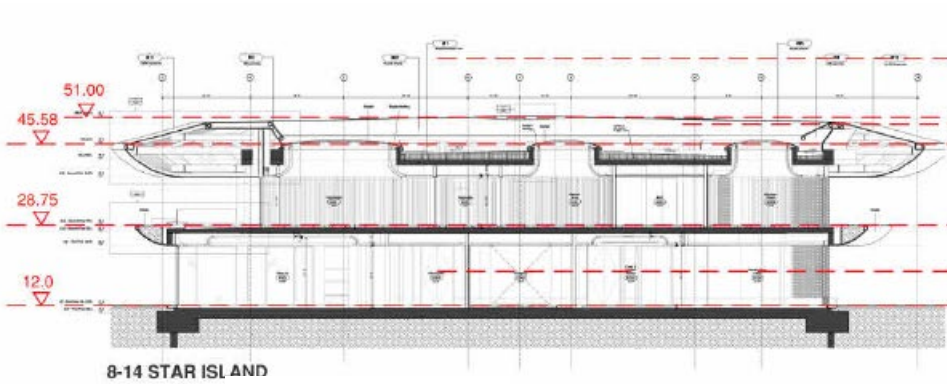
10'-0" MAX HEIGHT ALLOWED FOR DECORATIVE SCREEN
41'-0" (53.00' NGVD)



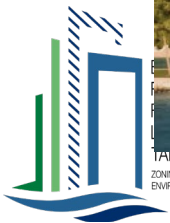
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41'-0" (53.00' NGVD)



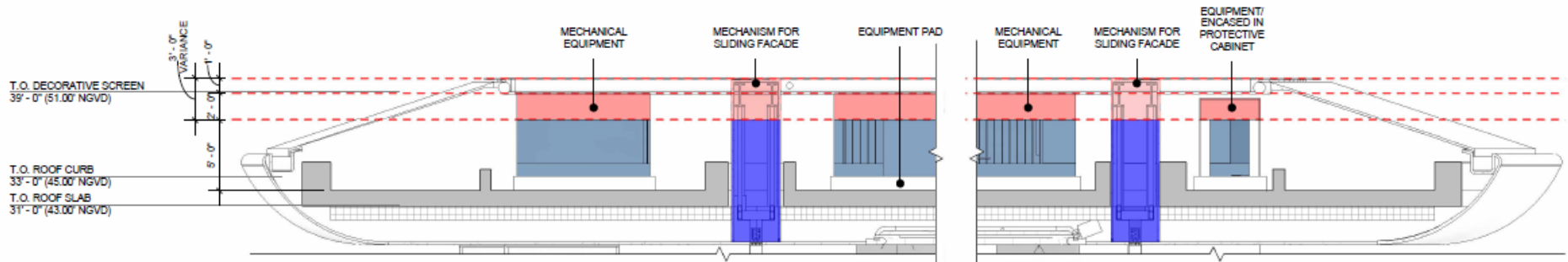
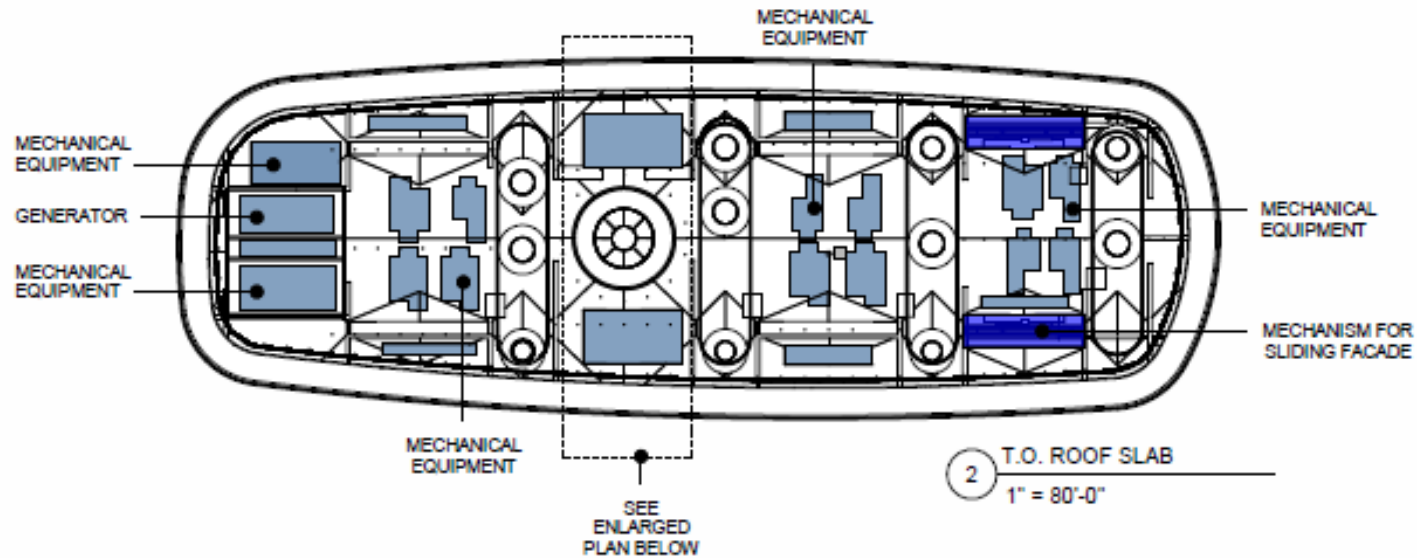
Max Building Height



Max Building Height

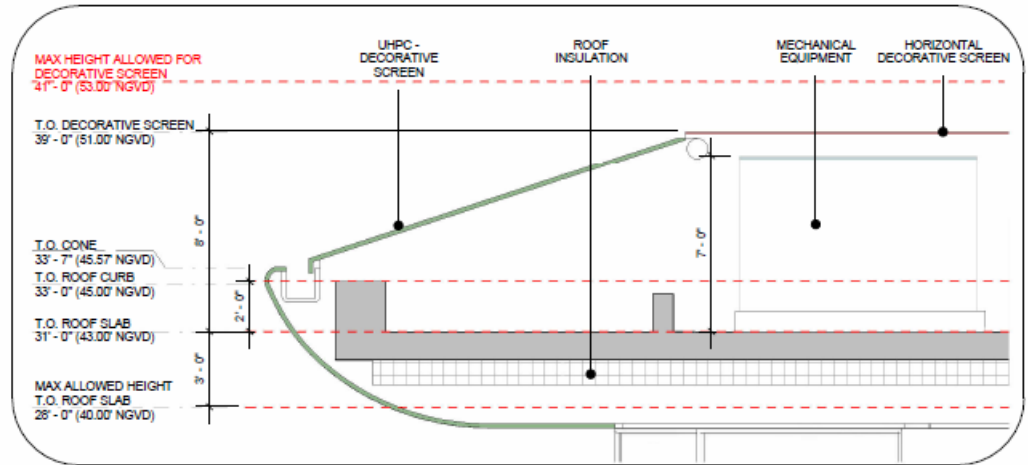


Allowable Height Encroachment Mechanical Equipment

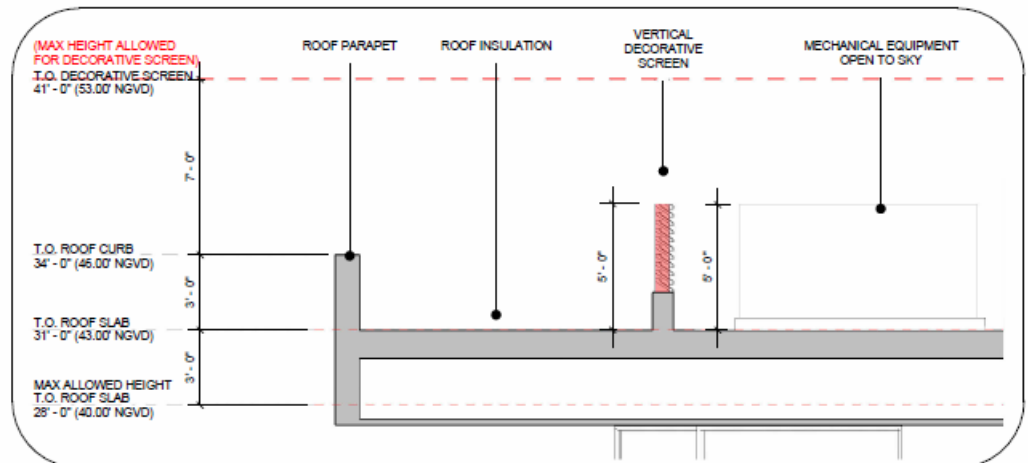
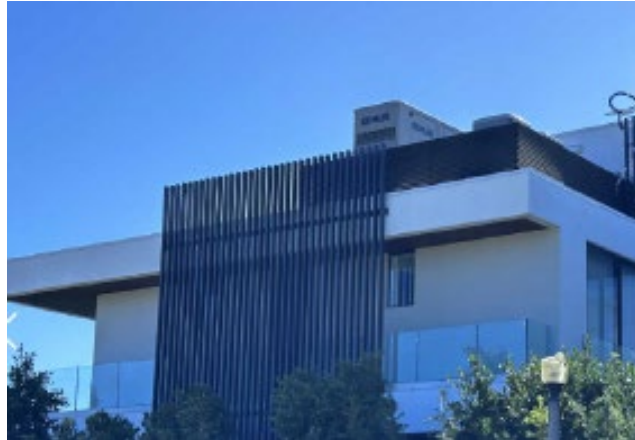


1 VARIANCE HEIGHT EXCEPTION
1/8" = 1'-0"

Allowable Height Encroachment Mechanical Equipment

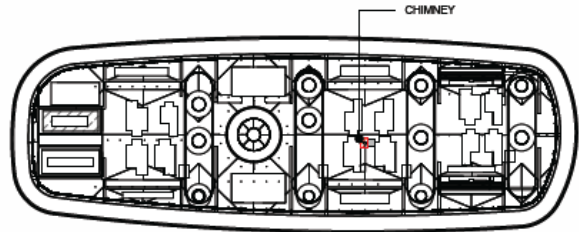


HORIZONTAL DECORATIVE SCREEN - ENLARGED SECTION

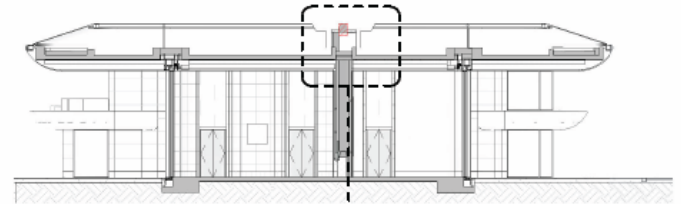


VERTICAL DECORATIVE SCREEN - ENLARGED SECTION

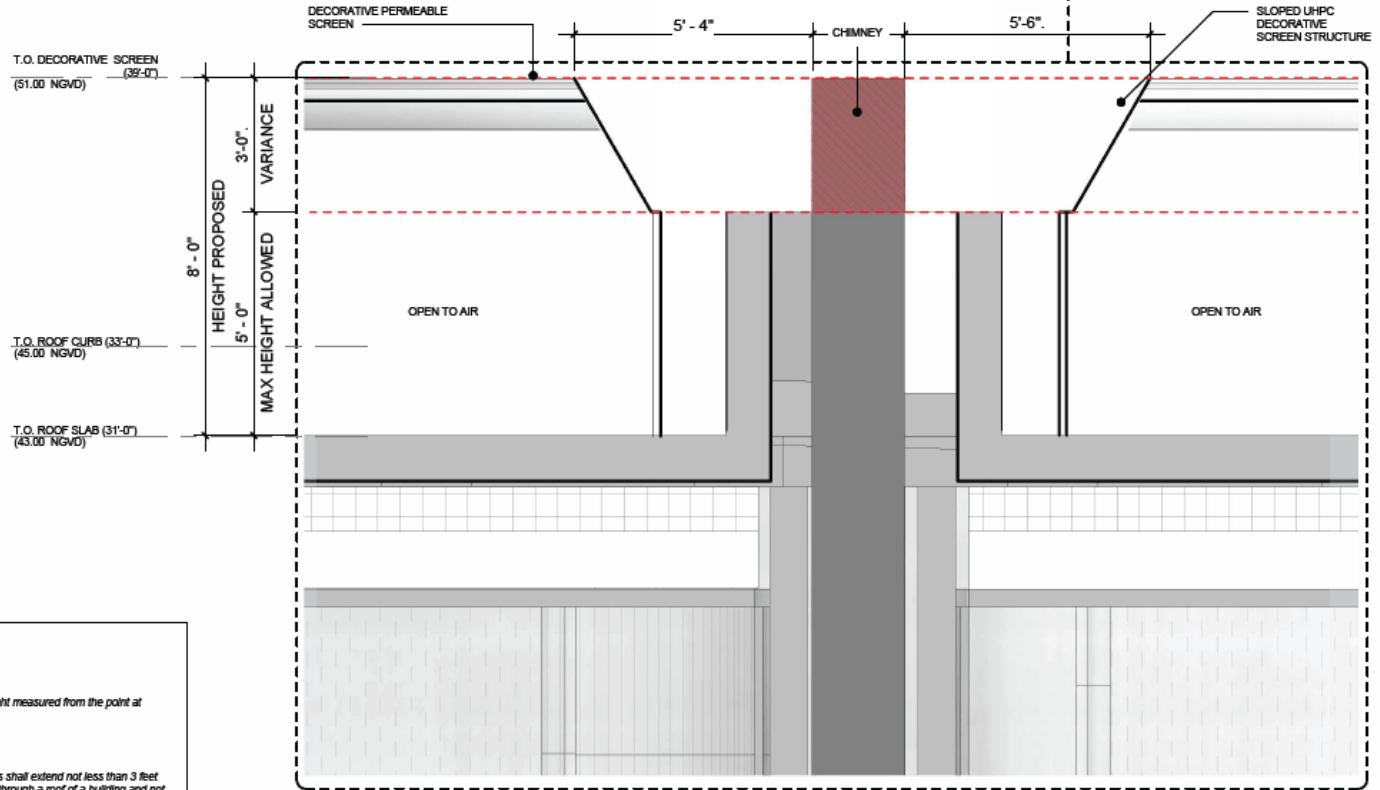
Allowable Height Encroachment - Chimney



1 T.O. ROOF SLAB - VARIANCE 6
1" = 90'-0"



2 Section 10
1" = 30'-0"



VARIANCE #6
CHIMNEY ABOVE SFT

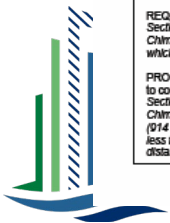
REQUIRED:
Section 7.2.2.3.0.0.A

Chimneys and air vents, not to exceed 5 feet in height measured from the point at which they emerge from the roof.

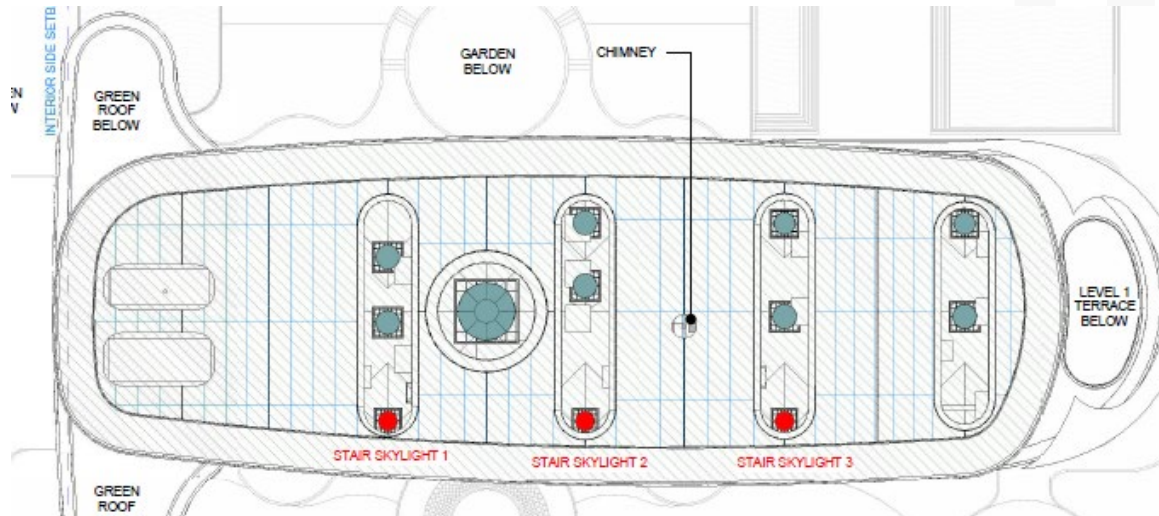
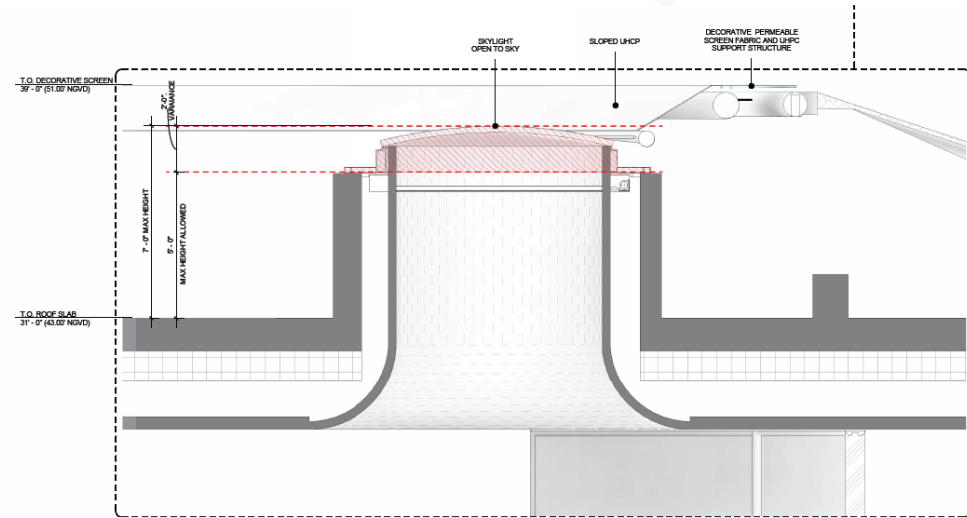
PROPOSED: CHIMNEY - 8 FT (3 FT VARIANCE)

to comply with FBC 2023, 8th Ed. Fuel/Gas
Section 503.5.4 Chimney Termination
Chimneys for residential-type or low-heat appliances shall extend not less than 3 feet (914 mm) above the highest point where they pass through a roof of a building and not less than 2 feet (610 mm) higher than any portion of a building within a horizontal distance of 10 feet (3048 mm).

3 CHIMNEY SECTION
3/8" = 1'-0"



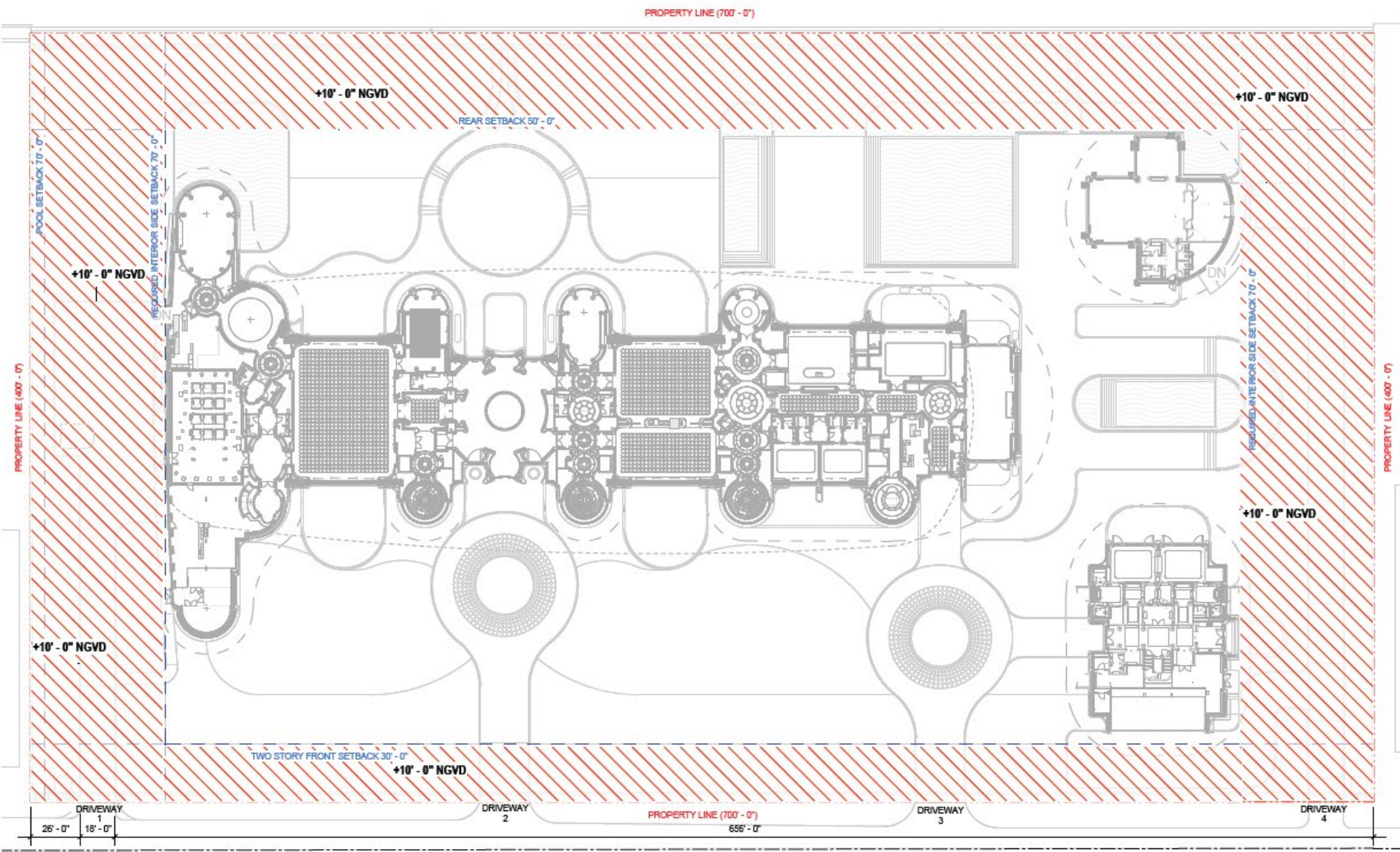
Allowable Height Encroachment - Skylights



PROPERTY LINE (700' - 0")



Maximum Yard Elevations when flood zone is changed



Neighbor Outreach



#	Property Address	Owner	Principal
1	4-6 Star Island Drive	Brian L Bilzin TRS C/O Bilzin Sumberg	Stuart A. Miller
2	7 Star Island Drive	Stuart A. Miller	
3	15 Star Island Drive	Frayda E Lindemann TRS C/O Caler Donton Et Al Frayda E Lindemann TR	Dr. Frayda Lindemann
4	16-21 Star Island	Phillip and Patricia Frost	
5	46 Star Island Drive	46 Star LLC	Stuart Grossman
6	28 Star Island Drive	Qriar Island Corp	Pedro Paulo Lemos de Castro
7	30 Star Island Drive	Wayne Holman	
8	31 Star Island Drive	Wendy Holman	
9	38-39 Star Island Drive	Emilio and Gloria Estefan	

Thank you!



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ARCHITECTURE



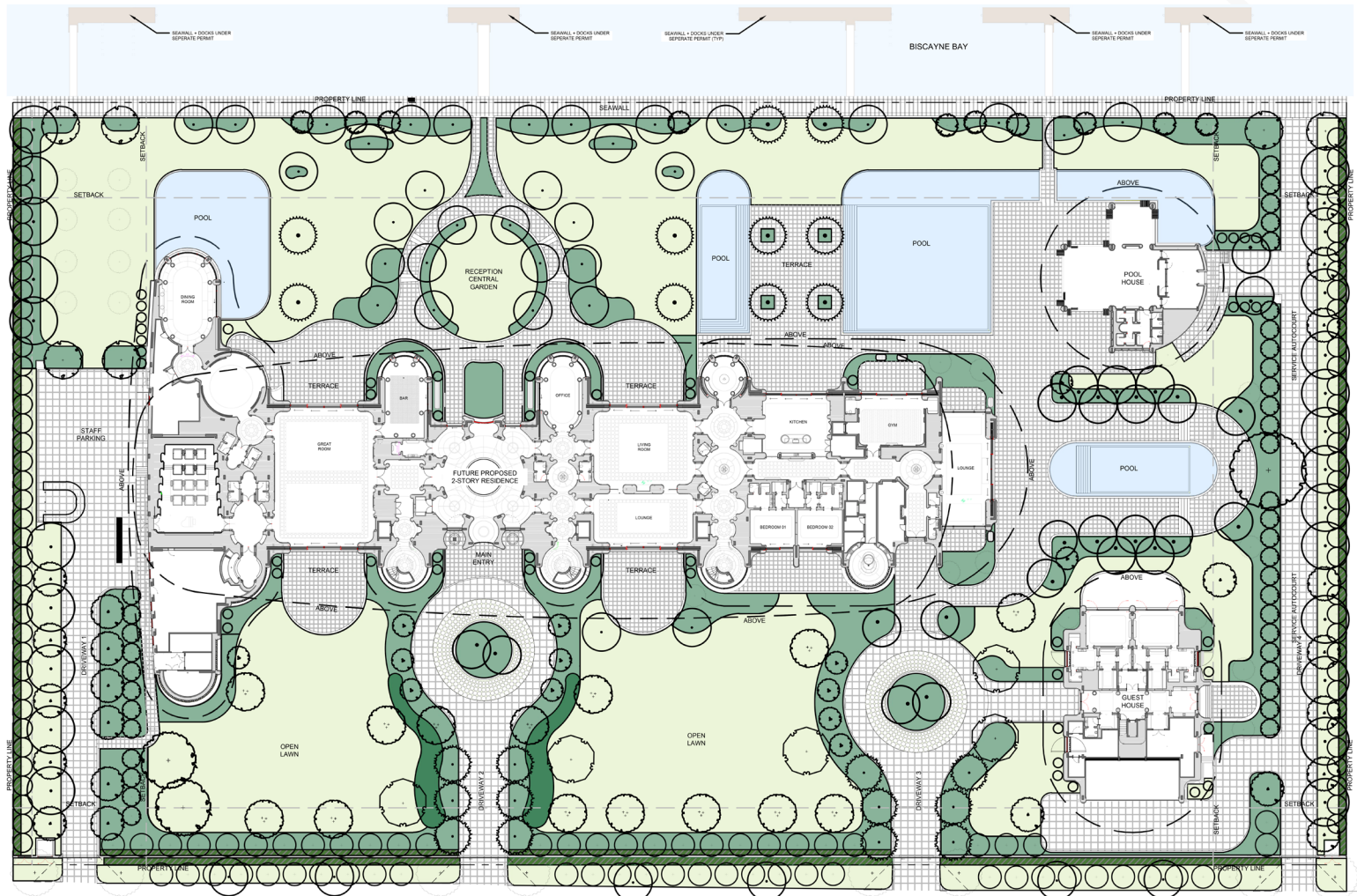
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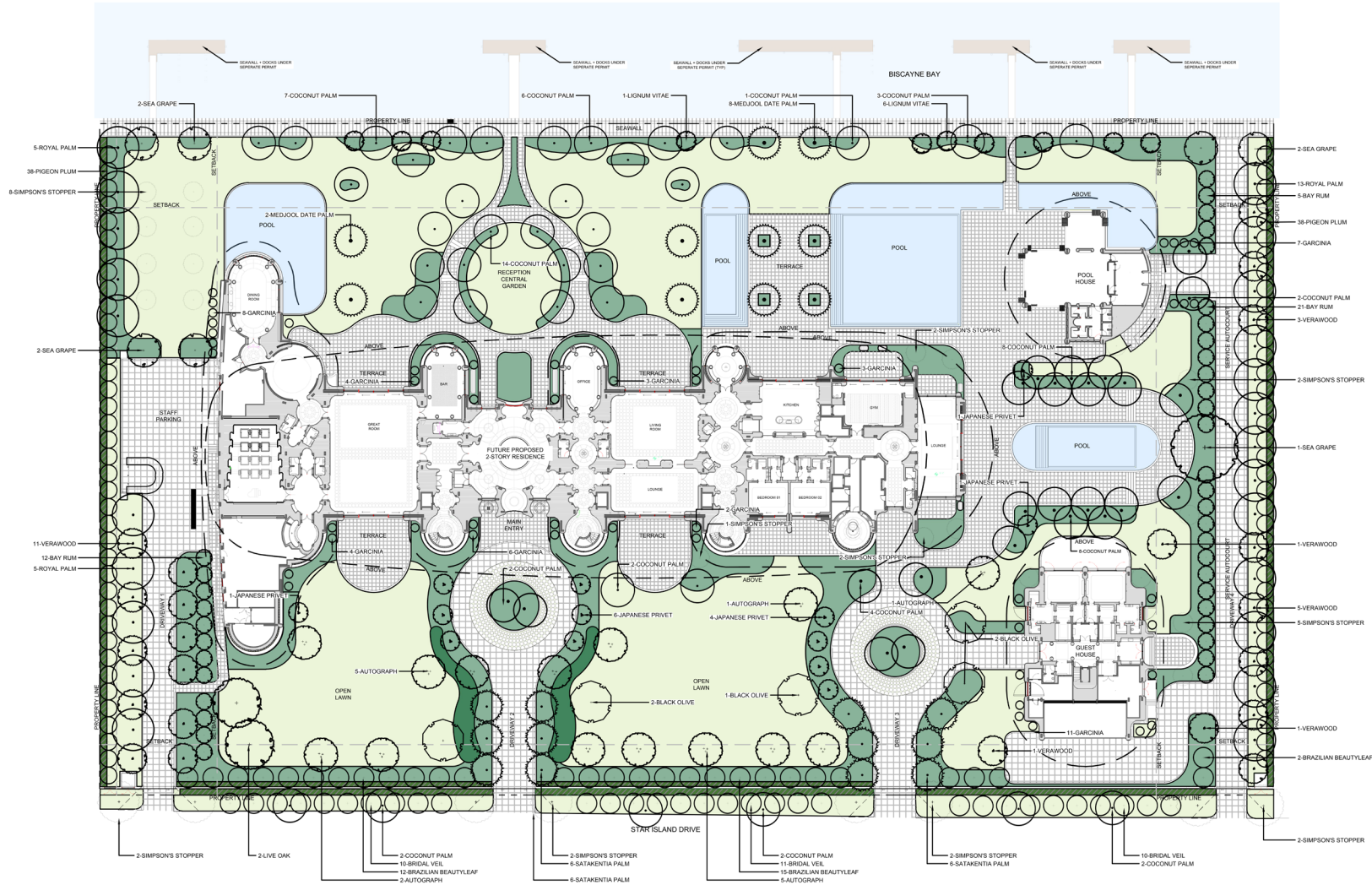
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This detailed site plan illustrates the layout of the Future Proposed 3-Story Residence and its surrounding amenities. The central building features a symmetrical design with a central 'FUTURE PROPOSED 3-STORY RESIDENCE' containing a 'MAIN ENTRY', 'LOUNGE', 'KITCHEN', 'DINING', and 'LIVING' areas. It is flanked by 'OFFICE' and 'RECEPTION' spaces, and includes a 'BAR' and 'POOL' area. The residence is surrounded by multiple 'TERRACE' areas and 'DRIVEWAYS'. To the left, a 'FORMER FEATURE' and 'POOL' are situated near 'STAFF PARKING'. To the right, a 'POOL HOUSE' and another 'POOL' are located. The plan also shows a 'RECEPTION CENTRAL GARDEN' and a 'SEASIDE' area. The site is bordered by 'PROPERTY LINE' and 'SETBACK' lines, with 'BISCAYNE BAY' to the north and 'STAR ISLAND DRIVE' to the south. Various landscape features like trees and shrubs are indicated throughout the plan.

Landscape Tree Removal Mitigation Plan



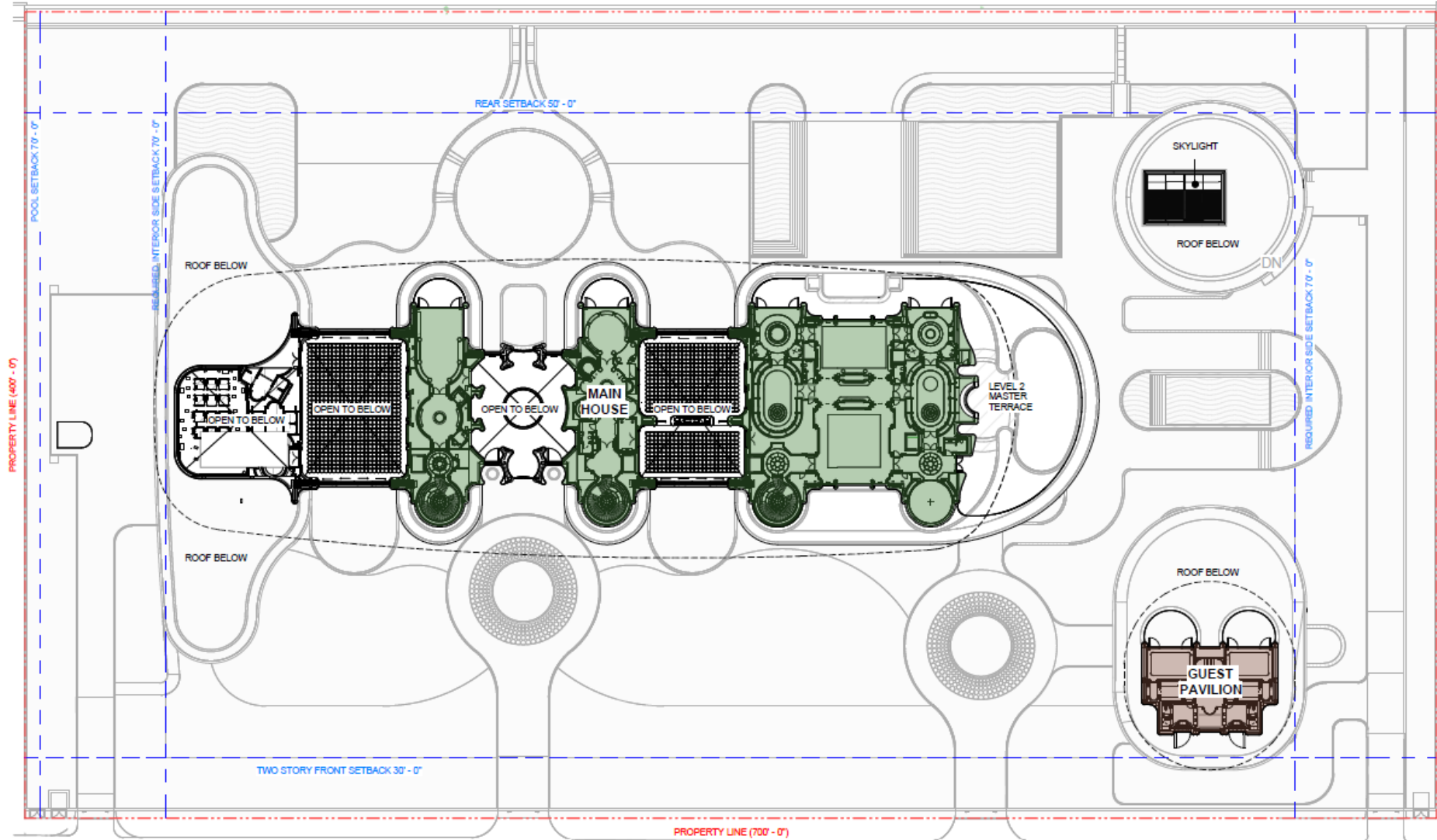
Landscape Canopy Ground Plan



LANDSCAPE CODE REQUIREMENTS			
CODE TREES	279	SHRUBS	3,768
NATIVE TREES (30% OF CODE TREES)	84	NATIVE SHRUBS (50% OF SHRUBS)	1,884
STREET TREES	35	LG SHRUBS (10% OF SHRUBS)	377
		LG NATIVE SHRUBS (10% OF NATIVE)	189



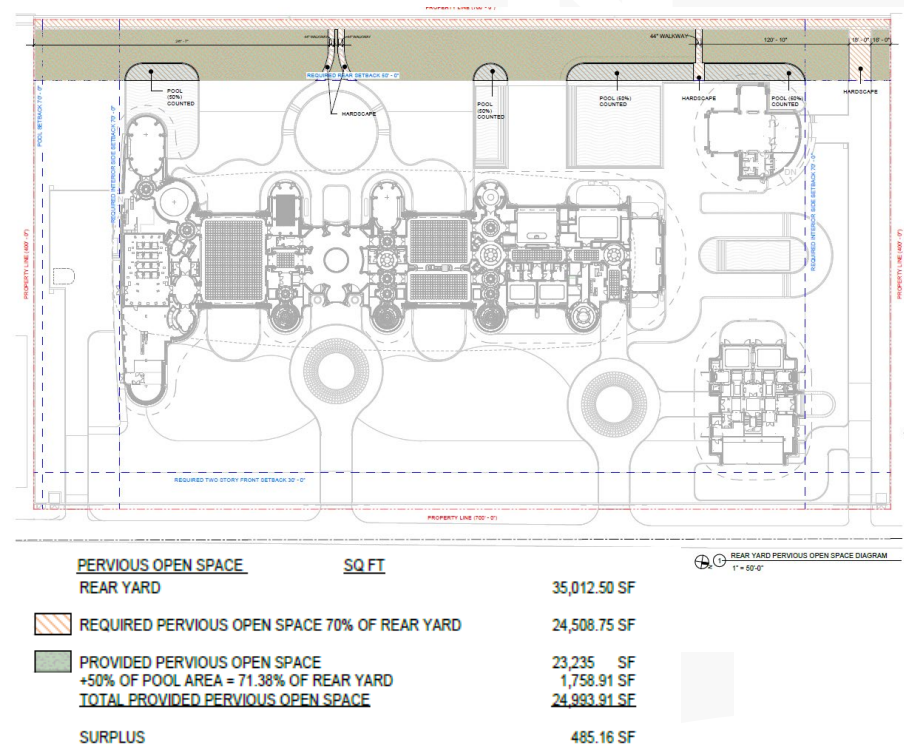
Second Floor Plan



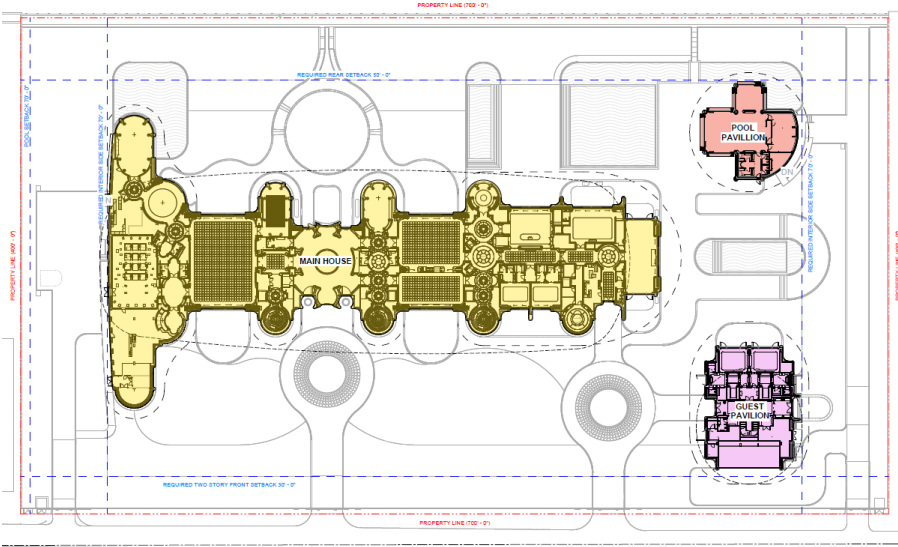


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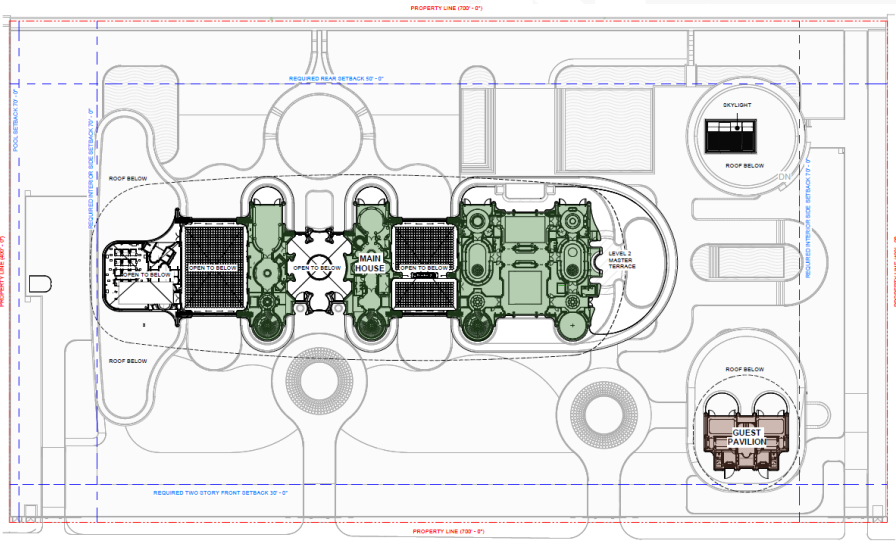


Unit Size



LEVEL 1 - UNIT SIZE	
MAIN HOUSE	44,322.29 SF
POOL PAVILION	4,194.61 SF
GUEST PAVILION	6,560.77 SF
TOTAL INTERIOR	55,077.67 SF

LEVEL 1

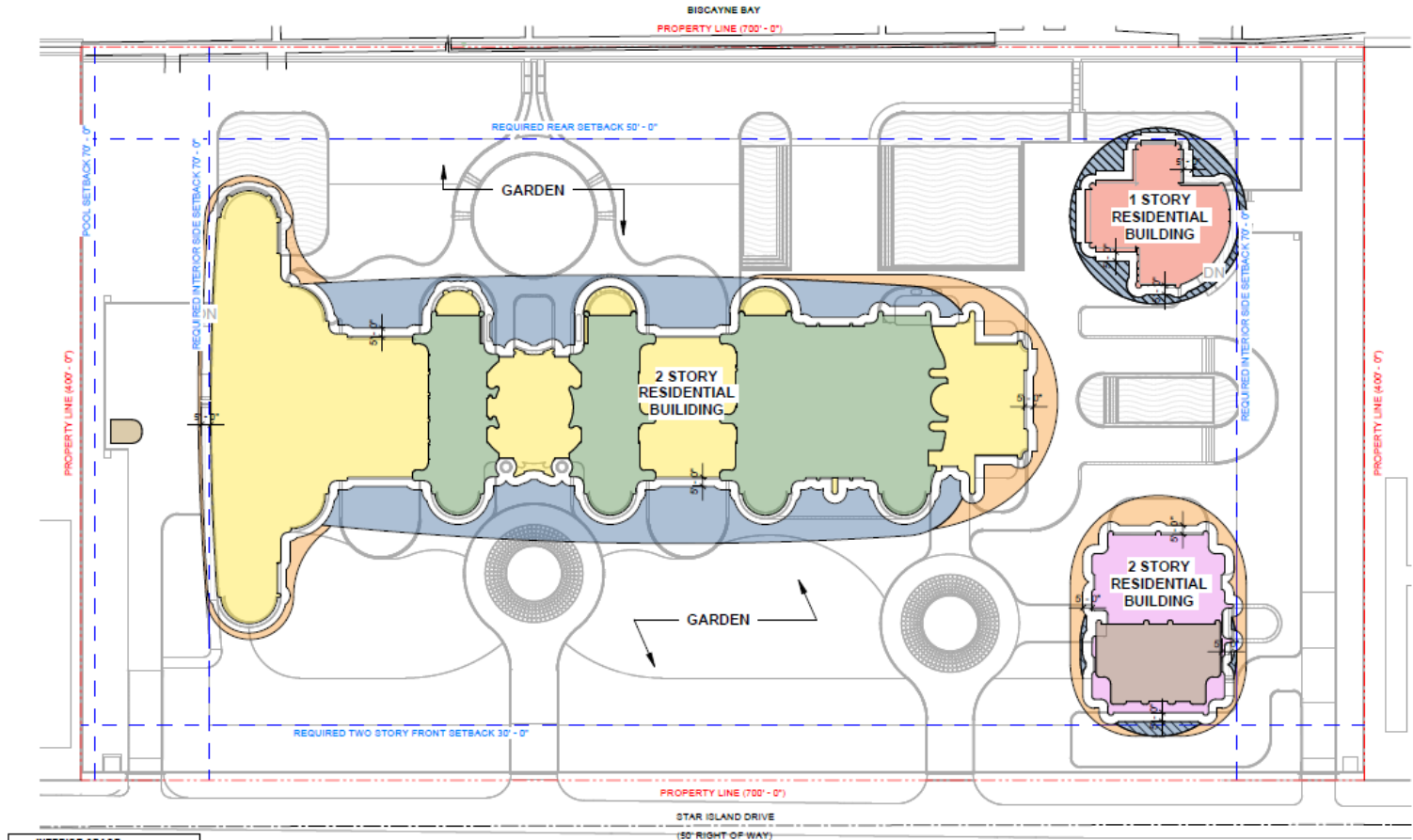


LEVEL 2 - UNIT SIZE	
MAIN HOUSE	17,799.18 SF
GUEST PAVILION	2,708.38 SF
TOTAL INTERIOR	20,507.56 SF

Minimum Unit Size (Square Feet)	1,800 SF
Maximum Unit Size (% of Lot Area)	50%
50% of 280,000 SF = 140,000 SF	
LEVEL 1	55,077.67 SF
LEVEL 2	20,507.56 SF
TOTAL UNIT SIZE	75,585.23 SF (27%)

LEVEL 2

Lot Coverage



INTERIOR SPACE

MAIN HOUSE - LEVEL 1
MAIN HOUSE - LEVEL 2
GUEST PAVILION - LEVEL 1
GUEST PAVILION - LEVEL 2
POOL PAVILION
CANOPY

OVERHANGS

LVL 1 OVERHANGS
MAIN ROOF
PAVILIONS

LEVEL 1 INTERIOR SPACE

MAIN HOUSE	26,699.69 SF
GUEST PAVILION	3,899.36 SF
POOL PAVILION	4,124.61 SF
TOTAL	34,793.66 SF (41.8%)

LEVEL 2 INTERIOR SPACE

MAIN HOUSE	17,795.18 SF
GUEST PAVILION	2,708.8 SF
TOTAL	20,607.88 SF (24.4%)

LEVEL 1 OVERHANGS

MAIN HOUSE	3,732.36 SF
GUEST PAVILION	2,151.48 SF
CANOPY	~208.27 SF
TOTAL	6,893.84 SF (7%)

ROOF

MAIN HOUSE	13,015.25 SF
GUEST PAVILION	357.68 SF
POOL PAVILION	1,582.65 SF
TOTAL	14,865.68 SF (17.80%)

LOT COVERAGE DIAGRAM
1" = 60'-0"

**MAX LOT COVERAGE SF AND %: 84,000 SF (30%)
BASED ON THE COMBINED SIZE OF THE AGGREGATION OF 4 LOTS**

AREA	SQFT	% OF LOT COVERAGE
TOTAL INTERIOR SPACE	66,301.84 SF	19.76%
TOTAL ROOF / OVERHANGS	20,838.42 SF	7.44%
TOTAL INTERIOR + ROOF OVERHANGS	76,141.08 SF	27.19%