

PRIVATE RESIDENCE
8-14 STAR ISLAND DRIVE
MIAMI BEACH, FL 33139
MIAMI BEACH BOARD OF ADJUSTMENT
FINAL SUBMITTAL JANUARY 5, 2024
FILE No. ZBA 24-0171



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SCOPE OF WORK:
DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF NEW
TWO-STORY SINGLE FAMILY RESIDENCE
UNIT SIZE: **75,585.23 SF**

BUILDING OCCUPANCY:
SINGLE FAMILY RESIDENTIAL: RS-1

VARIANCE REQUESTS

- 1. NUMBER OF LOTS TO BE AGGREGATED**
PROPOSED AGGREGATION OF FOUR (4) LOTS
- 2. SUM OF SIDE SETBACKS**
PROPOSED SUM OF SIDE SETBACKS = 140'-0" (20% OF LOT WIDTH)
- 3. BUILDING MAXIMUM HEIGHT**
PROPOSED + 3'-0" VARIANCE
28FT MAX HEIGHT ALLOWED + 3FT = 31FT PROPOSED MAX HEIGHT
- 4. MECHANICAL EQUIPMENT ABOVE 5FT**
PROPOSED 8FT ABOVE CONCRETE ROOF SLAB
- 5. SKYLIGHT ABOVE 5FT**
PROPOSED 7FT ABOVE CONCRETE ROOF SLAB
- 6. CHIMNEY ABOVE 5FT**
PROPOSED 8FT ABOVE CONCRETE ROOF SLAB
- 7. WIDTH OF DRIVEWAYS**
PROPOSED DRIVEWAY #2 AND #3 WIDTH = 25'-0" EACH = TOTAL DRIVEWAY WIDTH =
12.28% OF LOT WIDTH
- 8. YARD ELEVATION**
PROPOSE TO MAINTAIN 10FT NGVD MAX YARD ELEVATION - WHERE IF AND WHEN FEMA
FLOOD MAPS ARE FORMALLY ADOPTED AND BFE REDUCES TO 7.56' NGVD

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PROJECT NUMBER
2201

PROJECT NAME
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RESIDENCE**
**8 - 14 STAR ISLAND
DRIVE MIAMI BEACH,
FL. 33139**

DRAWING
COVER



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DRAWING

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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: 8-14 STAR ISLAND DRIVE, MIAMI BEACH FL. 33139				
2	Folio number(s): 02-4204-001-0080 (8 STAR) 02-4204-001-0100(10 STAR) 02-4204-001-0110 (11 STAR) 02-4204-001-0120 (13 STAR) 02-4204-001-0130 (14 STAR)				
3	Board and file number(s): ZBA 24-0171				
4	Year built: LOT 13 BUILT 2003	Zoning District: 13 - SINGLE FAMILY, LOW DENSITY		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):		NO		
8	Base Flood Elevation:	10' NGVD	Grade value in NGVD		5.18' NGVD
9	Adjusted grade (Flood + Grade/2): and Future adjusted grade:	7.59/8.48" NGVD	Free board:		2'-0"
10	30" above grade:	7.68" NGVD	Lot Area:		280,000 SF AGGREGATED
11	Lot width:	700'	Lot Depth:		400'
12	Max Lot Coverage SF and %: [280,000x.30]	84,000 SF (30%)	Proposed Lot Coverage SF and %		76,349.33 SF (27.26%)
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)		N/A
14	Front Yard Open Space SF and %:	Required: 20,928.50 SF (50%) = 10,464.25 SF Proposed: 13,762.6 SF (65.76%)	Rear Yard Open Space SF and %:		Required: 35,012.50 SF (70%) = 24,508.75 SF Proposed: 25,627.31 SF (73.2%)
15	Max Unit Size SF and %: [280,000x.50]	140,000 SF (50%)	Proposed Unit Size SF and %:		75,585.23 SF (26.99%)
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size SF and %:		55,070.67 SF (19.66%)
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan and Irrigation Plan)		Yes or No:	See Enclosed	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	28'-0"		31'-0"	3'-0" Variance Requested
20	Front Setbacks:	30'-0"		35'-5"	N/A
	Front First Level:	30'-0"		85'-2" 35'-5"	N/A
	Front Second Level:	30'-0"		144'-7" 41'-5"	N/A
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front facade shall be setback 5' from the minimum required setback.	35'-0"		35'-5" 144'-7"	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum setback.	35'-0"	N/A	N/A	N/A
22	Sum of side yard: 25% OF LOT WIDTH	175' - 0"		140'-0" (20%)	35'-0" (5%) Variance Requested
23	Side 1: (10% OF LOT WIDTH)	70'-0"		70'-0"	N/A
24	Side 2 or (facing street): (10% OF LOT WIDTH)	70'-0"		70'-0"	N/A
25	Rear: 15 % of Lot Depth	50' - 0"		52'-7"	N/A
26	Accessory Structure Side 1:	N/A		N/A	
27	Accessory Structure Side 2 or (facing street):	N/A		N/A	
28	Accessory Structure Rear:	N/A		N/A	
30	Additional data or information that may be applicable to the project shall be provided in the following fields. <div>SEE VARIANCE DIAGRAMS</div>				

Notes: Indicate N/A if not applicable



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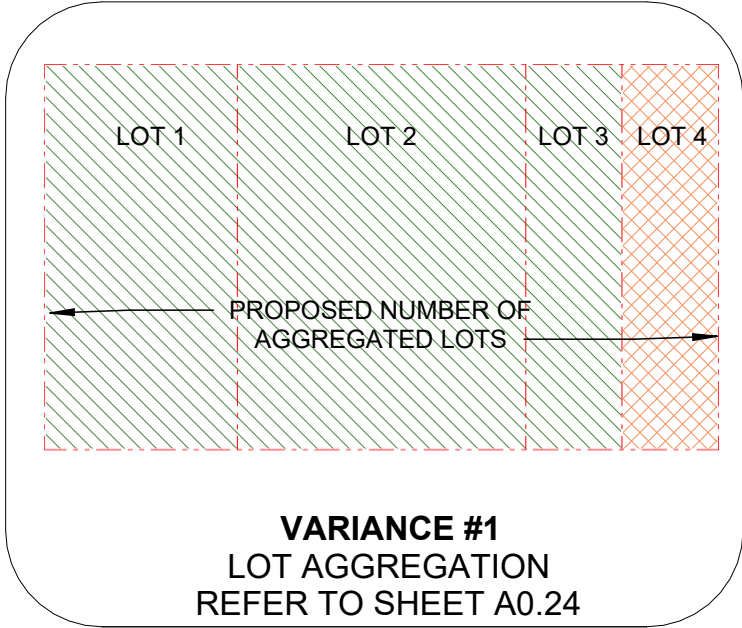
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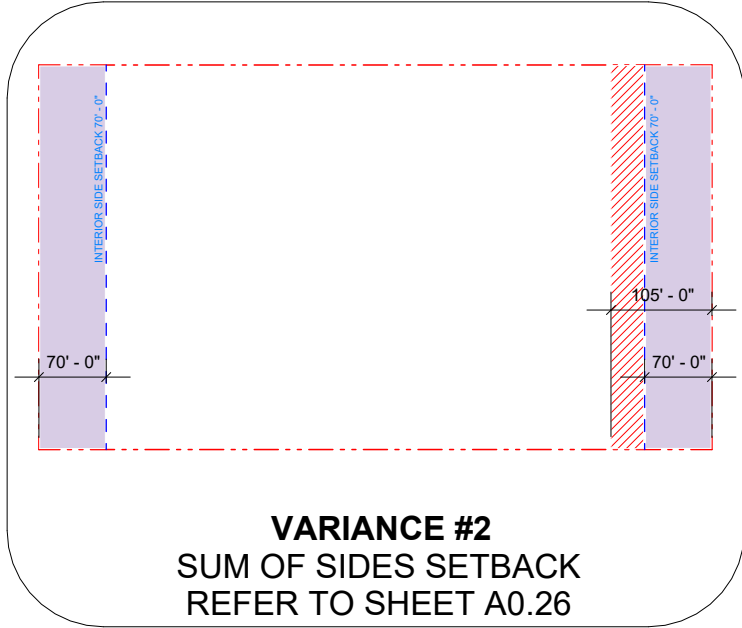
Adjusted Grade = BFE + Grade / 2 = 10'-0" NGVD + 5.18' / 2 = 7.59' NGVD

Future Adjusted Grade = (Future Crown of the Road + BFE + 1'-0") / 2 = (5.96' + 10'-0" + 1'-0") / 2 = 8.48' NGVD

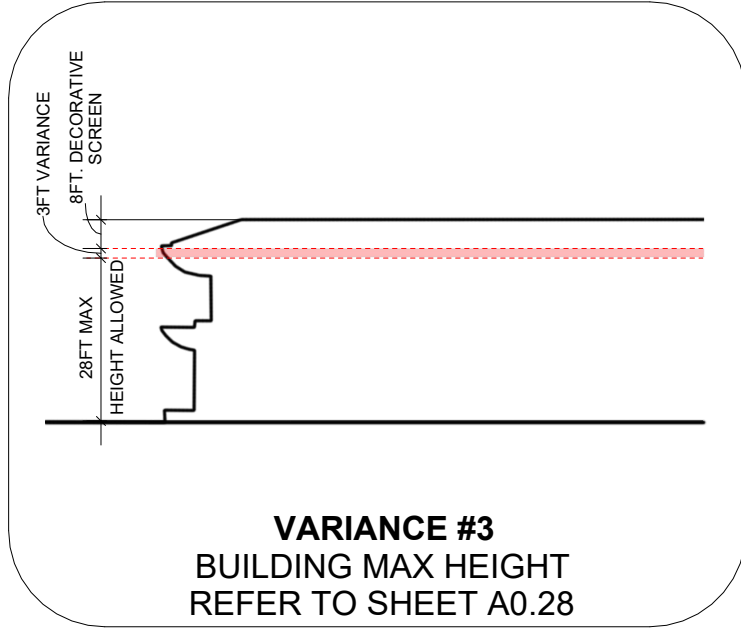
30" above Grade = 5.18' + 30" = 7.68' NGVD



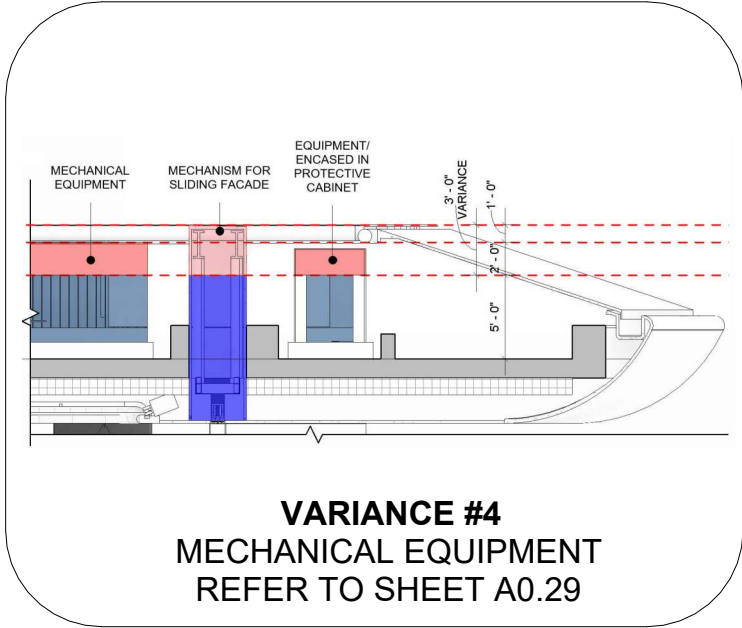
VARIANCE #1
LOT AGGREGATION
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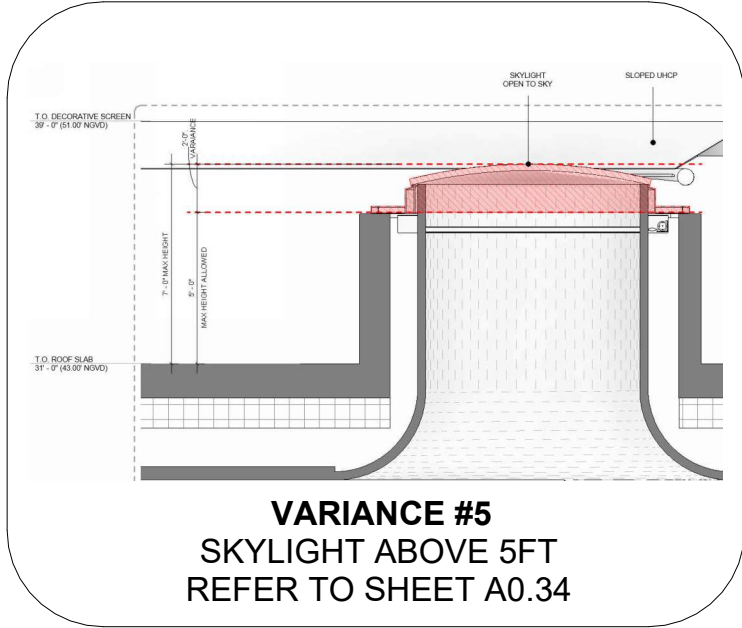
VARIANCE #2
SUM OF SIDES SETBACK
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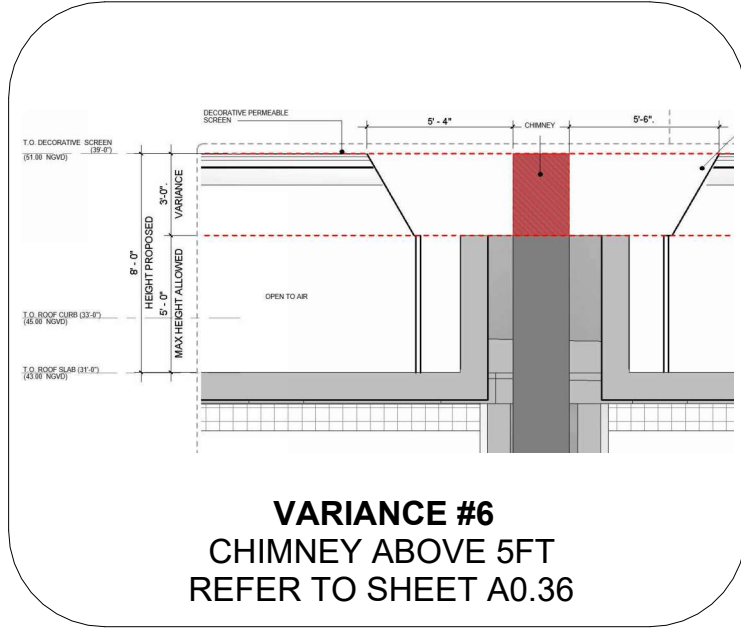
VARIANCE #3
BUILDING MAX HEIGHT
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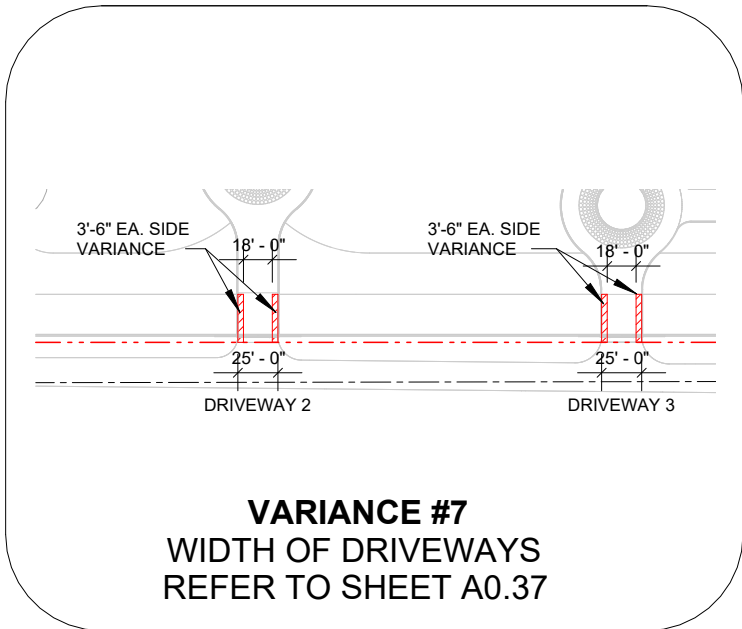
VARIANCE #4
MECHANICAL EQUIPMENT
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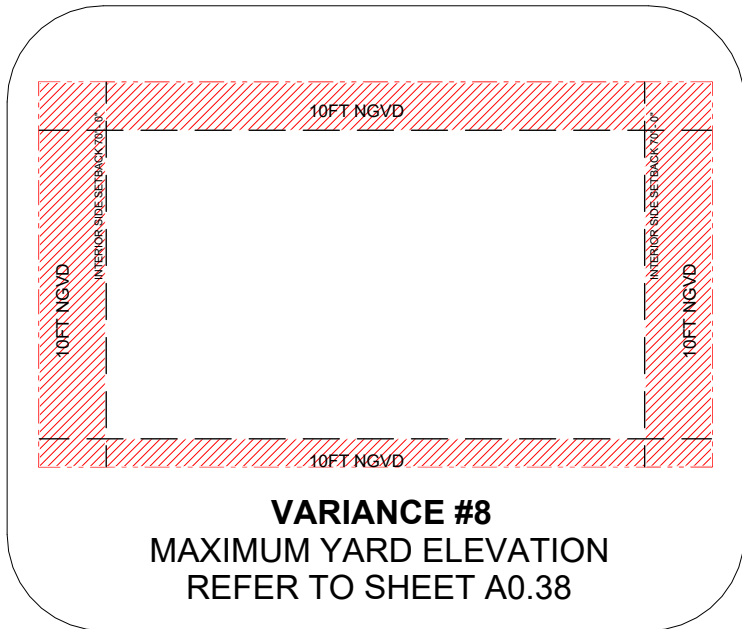
VARIANCE #5
SKYLIGHT ABOVE 5FT
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VARIANCE #6
CHIMNEY ABOVE 5FT
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VARIANCE #7
WIDTH OF DRIVEWAYS
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VARIANCE #8
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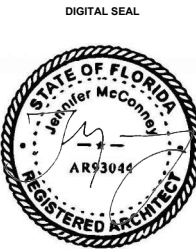
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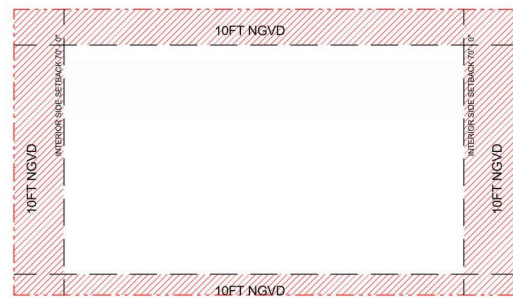
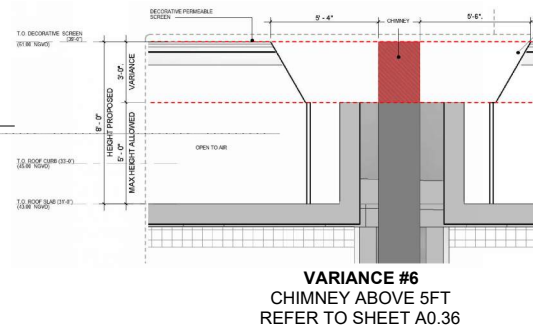
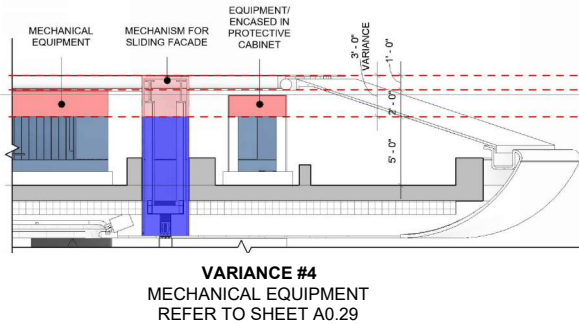
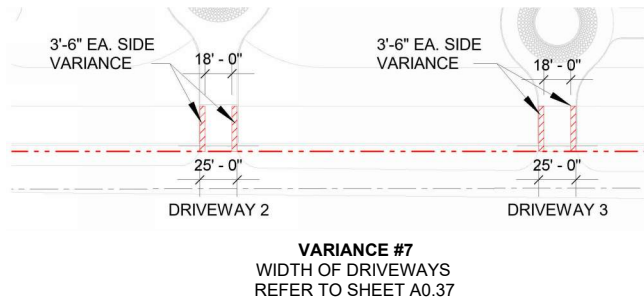
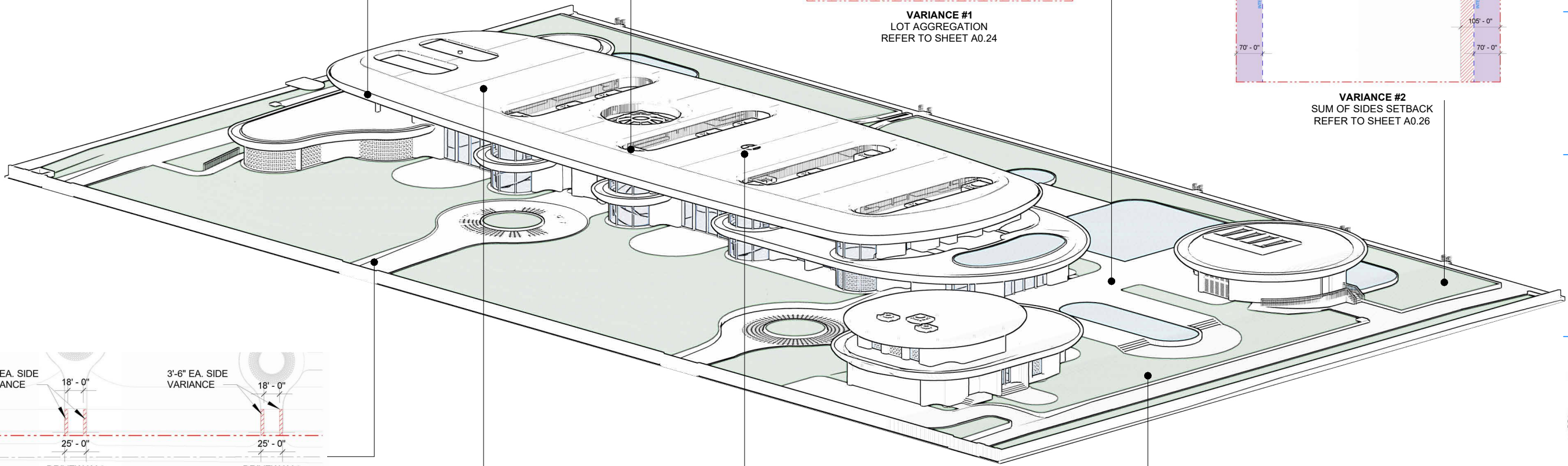
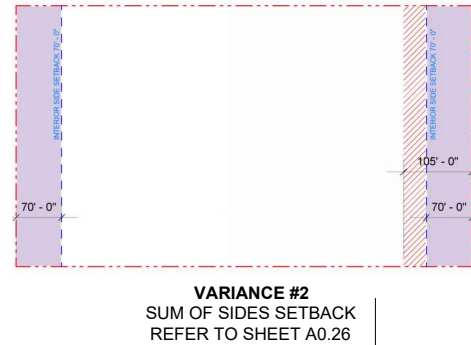
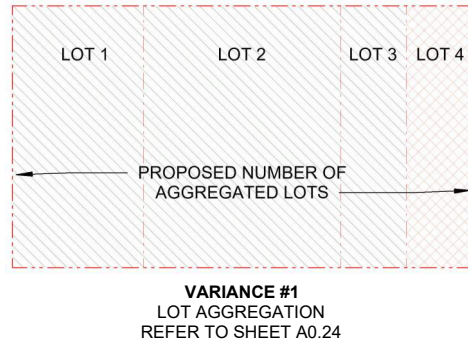
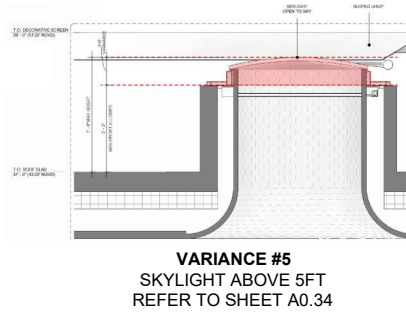
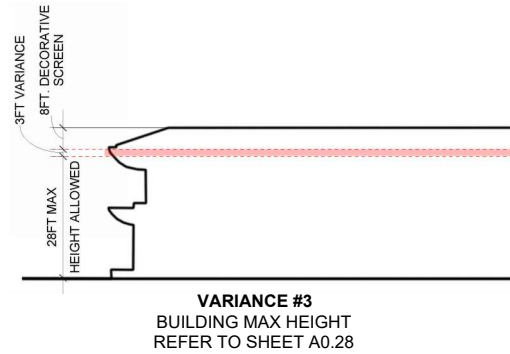


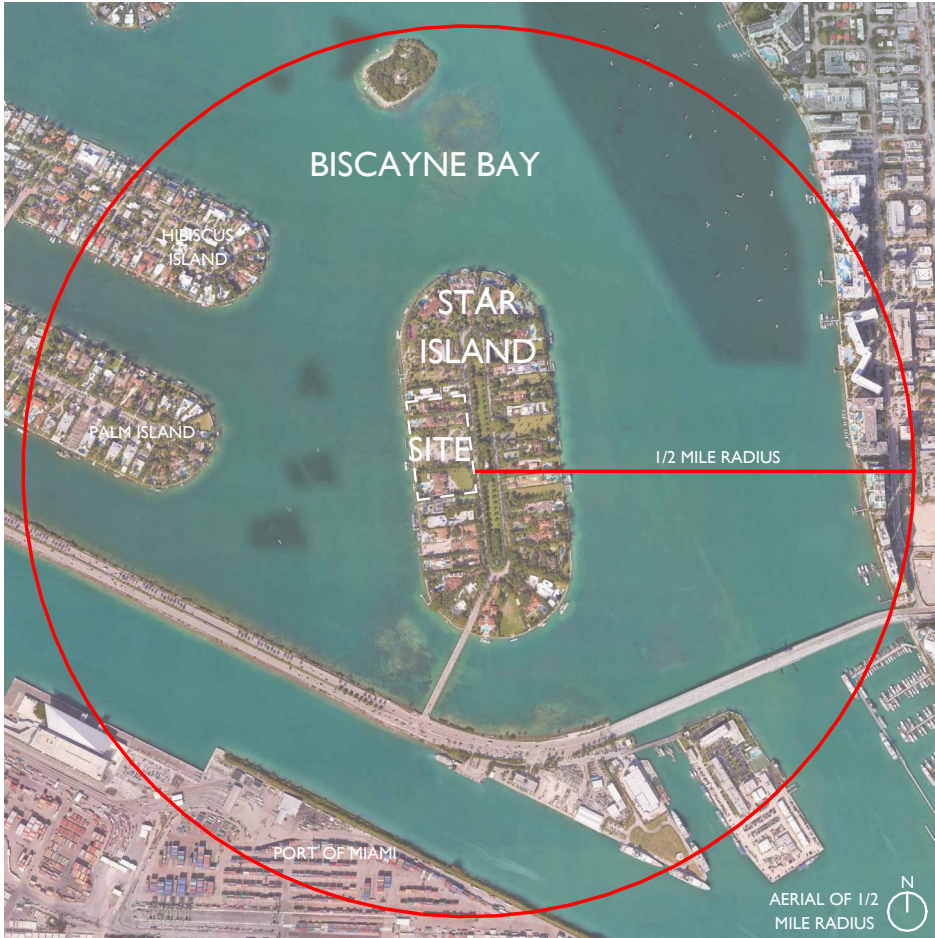
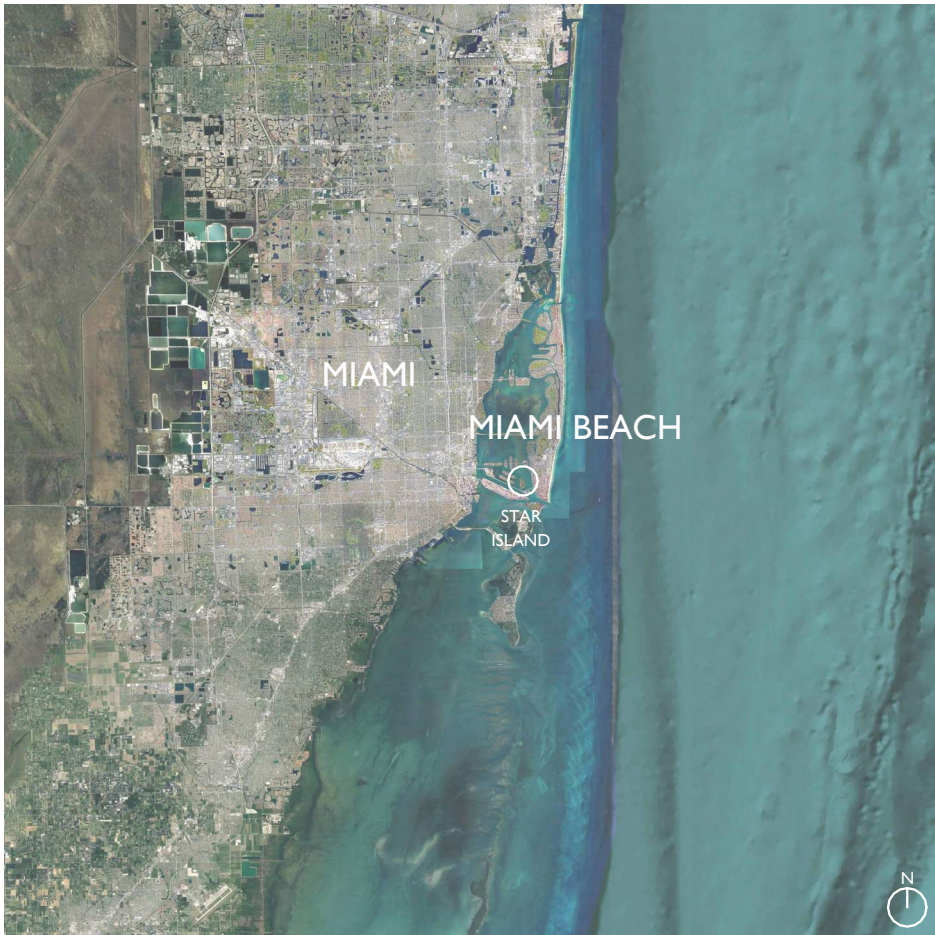
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LANDSCAPE ARCHITECT
CCLA

Christopher Cawley Landscape Architecture
780 NE 69th St, Suite 200 Miami, FL 33188
786.536.2961

PROJECT NUMBER

2201

PROJECT NAME PRIVATE RESIDENCE

8 - 14 STAR ISLAND
DRIVE MIAMI BEACH,
FL. 33139

DRAWING

LOCATION MAP

DIGITAL SEAL



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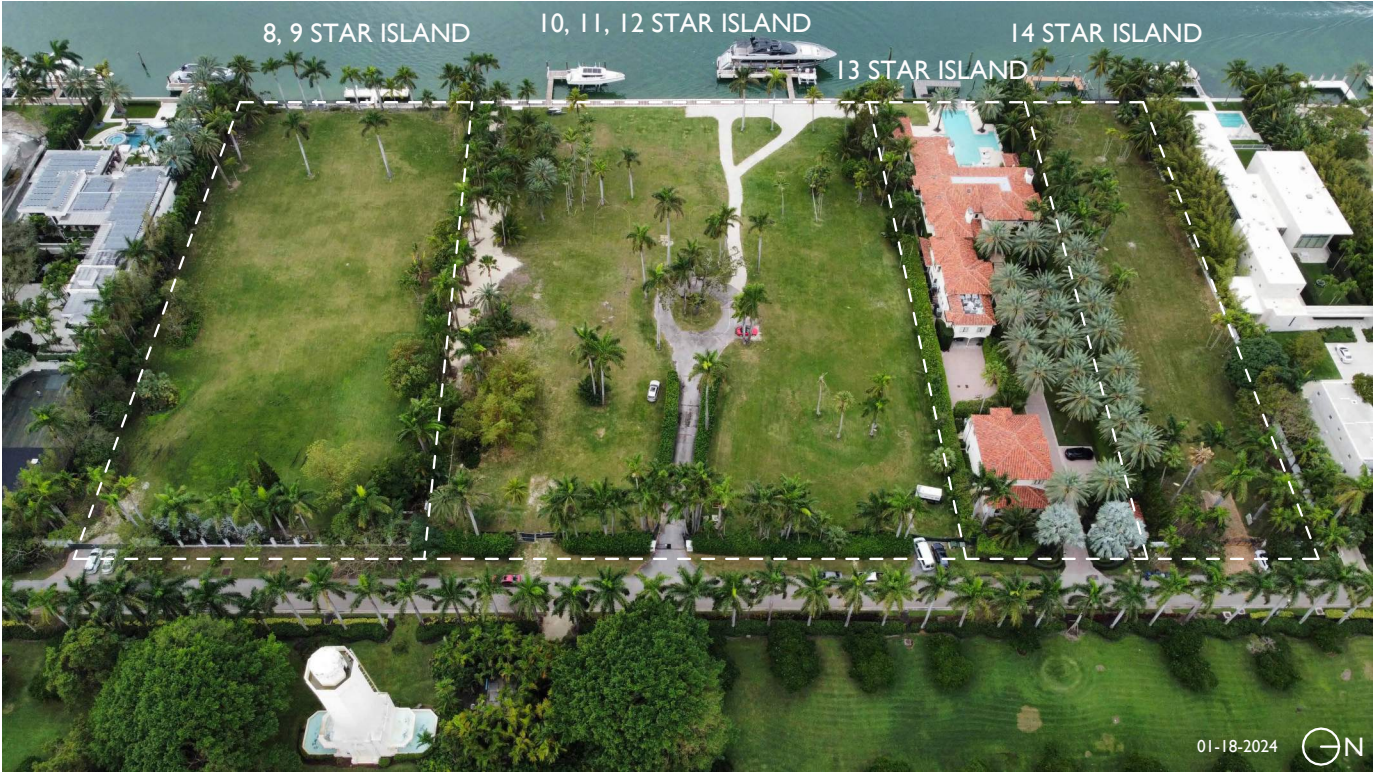
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SHEET NUMBER

A0.04



1 AERIAL VIEW FACING NORTH
3/8" = 1'-0"



2 AERIAL VIEW FACING WEST
3/8" = 1'-0"



3 AERIAL VIEW FACING SOUTH
3/8" = 1'-0"



4 AERIAL VIEW FACING EAST
3/8" = 1'-0"

BOA
SUBMITTAL
PROJECT TEAM

ARCHITECT OF RECORD
STUDIO Mc+G
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LANDSCAPE ARCHITECT
CCLA
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786.536.2961

PROJECT NUMBER
2201

PROJECT NAME
**PRIVATE
RESIDENCE**

8 - 14 STAR ISLAND
DRIVE MIAMI BEACH,
FL. 33139

DRAWING

**AERIAL
PHOTOGRAPHY**



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AERIAL VIEW FROM WEST
WITH DECORATIVE SCREEN

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SUBMITTAL
PROJECT TEAM

ARCHITECT OF RECORD
STUDIO Mc+G
ARCHITECTURE

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PROJECT NUMBER
2201

PROJECT NAME
**PRIVATE
RESIDENCE**

8 - 14 STAR ISLAND
DRIVE MIAMI BEACH,
FL. 33139

DRAWING
RENDERING



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AERIAL VIEW FROM WEST
WITHOUT DECORATIVE SCREEN
ILLUSTRATIVE ONLY, NOT PROPOSED

BOA
SUBMITTAL
PROJECT TEAM

ARCHITECT OF RECORD
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LANDSCAPE ARCHITECT
CCLA

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PROJECT NUMBER
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PROJECT NAME
**PRIVATE
RESIDENCE**

8 - 14 STAR ISLAND
DRIVE MIAMI BEACH,
FL. 33139

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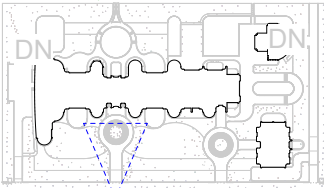
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DRIVEWAY 2: MAIN ENTRANCE



KEY PLAN:

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PROJECT TEAM

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LANDSCAPE ARCHITECT
CCLA

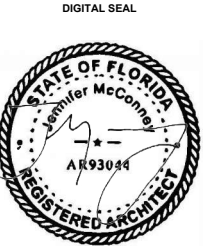
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780 NE 69th St, Suite 200 Miami, FL 33188
786.536.2961

PROJECT NUMBER
2201

PROJECT NAME
**PRIVATE
RESIDENCE**

**8 - 14 STAR ISLAND
DRIVE MIAMI BEACH,
FL. 33139**

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RENDERING



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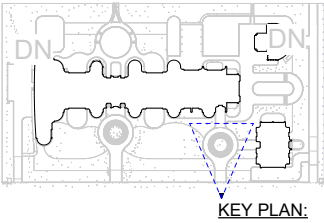
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DRIVEWAY 3: FAMILY / GUEST ENTRANCE



BOA
SUBMITTAL
PROJECT TEAM

ARCHITECT OF RECORD
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LANDSCAPE ARCHITECT
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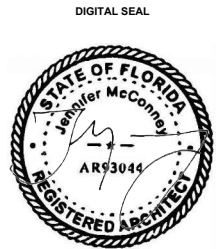
Christopher Cawley Landscape Architecture
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PROJECT NAME
**PRIVATE
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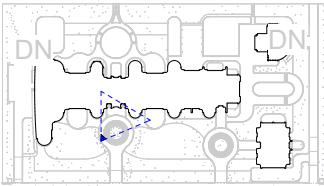
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VIEW TO MAIN ENTRANCE



KEY PLAN:

BOA
SUBMITTAL

PROJECT TEAM

ARCHITECT OF RECORD
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LANDSCAPE ARCHITECT

CCLA

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PROJECT NUMBER

2201

PROJECT NAME

**PRIVATE
RESIDENCE**

8 - 14 STAR ISLAND
DRIVE MIAMI BEACH,
FL. 33139

DRAWING

RENDERING

DIGITAL SEAL



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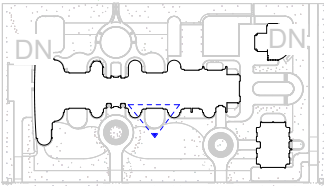
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A0.10



VIEW TO LIVING ROOM



KEY PLAN:

BOA
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PROJECT TEAM

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786.536.2961

PROJECT NUMBER
2201

PROJECT NAME
PRIVATE RESIDENCE
8 - 14 STAR ISLAND
DRIVE MIAMI BEACH,
FL. 33139

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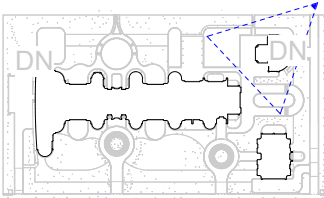
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VIEW FROM NORTHWEST



KEY PLAN:

BOA
SUBMITTAL
PROJECT TEAM

ARCHITECT OF RECORD
STUDIO Mc+G
ARCHITECTURE

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LANDSCAPE ARCHITECT
CCLA

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780 NE 69th St, Suite 200 Miami, FL 33188
786.536.2961

PROJECT NUMBER
2201

PROJECT NAME
**PRIVATE
RESIDENCE**

8 - 14 STAR ISLAND
DRIVE MIAMI BEACH,
FL. 33139

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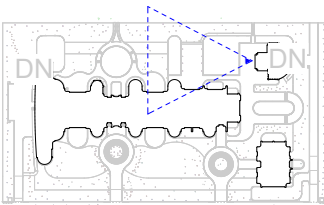
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REV	DESCRIPTION	DATE

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SHEET NUMBER
A0.12



VIEW FROM POOL HOUSE



KEY PLAN:

BOA
SUBMITTAL
PROJECT TEAM

ARCHITECT OF RECORD
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PROJECT NUMBER
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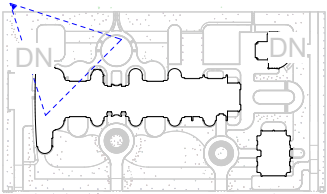
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WATERFRONT VIEW



KEY PLAN:

BOA
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PROJECT TEAM

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LANDSCAPE ARCHITECT
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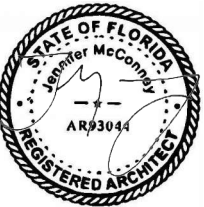
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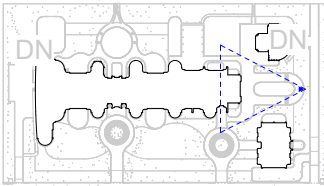
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VIEW OF SIDE WIDTH FROM NORTH



KEY PLAN:

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PROJECT NUMBER
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PROJECT NAME
**PRIVATE
RESIDENCE**

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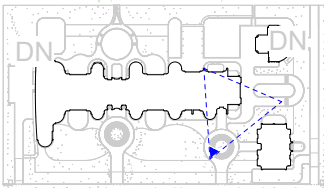
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SHEET NUMBER
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VIEW FROM FAMILY ENTRY



KEY PLAN:

BOA
SUBMITTAL

PROJECT TEAM

ARCHITECT OF RECORD
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LANDSCAPE ARCHITECT

CCLA

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PROJECT NUMBER

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PROJECT NAME

PRIVATE
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FL. 33139

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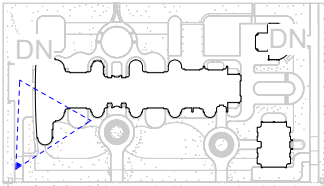
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VIEW OF SIDE WIDTH FROM SOUTH



KEY PLAN:

BOA
SUBMITTAL
PROJECT TEAM

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LANDSCAPE ARCHITECT
CCLA

Christopher Cawley Landscape Architecture
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PROJECT NUMBER
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PROJECT NAME
**PRIVATE
RESIDENCE**

8 - 14 STAR ISLAND
DRIVE MIAMI BEACH,
FL. 33139

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Scale: 1 : 5000
Drawn: CA
Check: PDC/JMcG
Date: 12/15/24

SHEET NUMBER
A0.17