

# LOCATION PLAN



KODA+DOMO

7500 NE 4th Ct #100  
Miami, FL 33138  
info@kodamiami.com  
305.359.3669

456 STAR ISLAND  
4,5,6 STAR ISLAND DRIVE, MIAMI BEACH,  
FL 33139

JULY 13TH 2025 - DRB FINAL SUBMITTAL



Robert M Moehring  
2025.07.12  
14:46:29 -04'00'

Scale	
7/11/2025 23:53:33	
Project #	25002

LOCATION  
PLAN

EX-2.0

# NEIGHBORHOOD ANALYSIS - KEY PLAN



**KODA+DOMO**  
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Robert M Moehring  
 2025.07.12 14:47:01  
 -04'00'

Scale	
7/11/2025 23:53:34	
Project #	25002

NEIGHBOR-  
 HOOD  
 ANALYSIS -  
 KEY PLAN

**EX-2.1**

# NEIGHBORHOOD ANALYSIS - KEY PLAN



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Robert M Moehring  
 2025.07.12 14:47:28  
 -04'00'

Scale	
7/11/2025 23:53:35	
Project #	25002

NEIGHBOR-  
 HOOD  
 ANALYSIS -  
 KEY PLAN

**EX-2.2**

# NEIGHBORHOOD CONTEXT - KEY PLAN



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Robert M Moehring  
2025.07.12 14:47:53  
-04'00'

Scale	
7/11/2025 23:53:35	
Project #	25002

NEIGHBOR-  
HOOD  
ANALYSIS -  
KEY PLAN  
**EX-2.3**

# NEIGHBORHOOD ANALYSIS - PROPERTY



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Robert M Moehring  
 2025.07.12 14:48:30  
 -04'00'

Scale	
7/11/2025 23:53:38	
Project #	25002

NEIGHBOR-  
 HOOD  
 CONTEXT -  
 PROPERTY  
**EX-2.4**

# NEIGHBORHOOD ANALYSIS - PROPERTY



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Robert M Moehring  
 2025.07.12 14:49:02  
 -04'00'

Scale	
7/11/2025 23:53:41	
Project #	25002

NEIGHBOR-  
 HOOD  
 CONTEXT -  
 PROPERTY  
**EX-2.5**

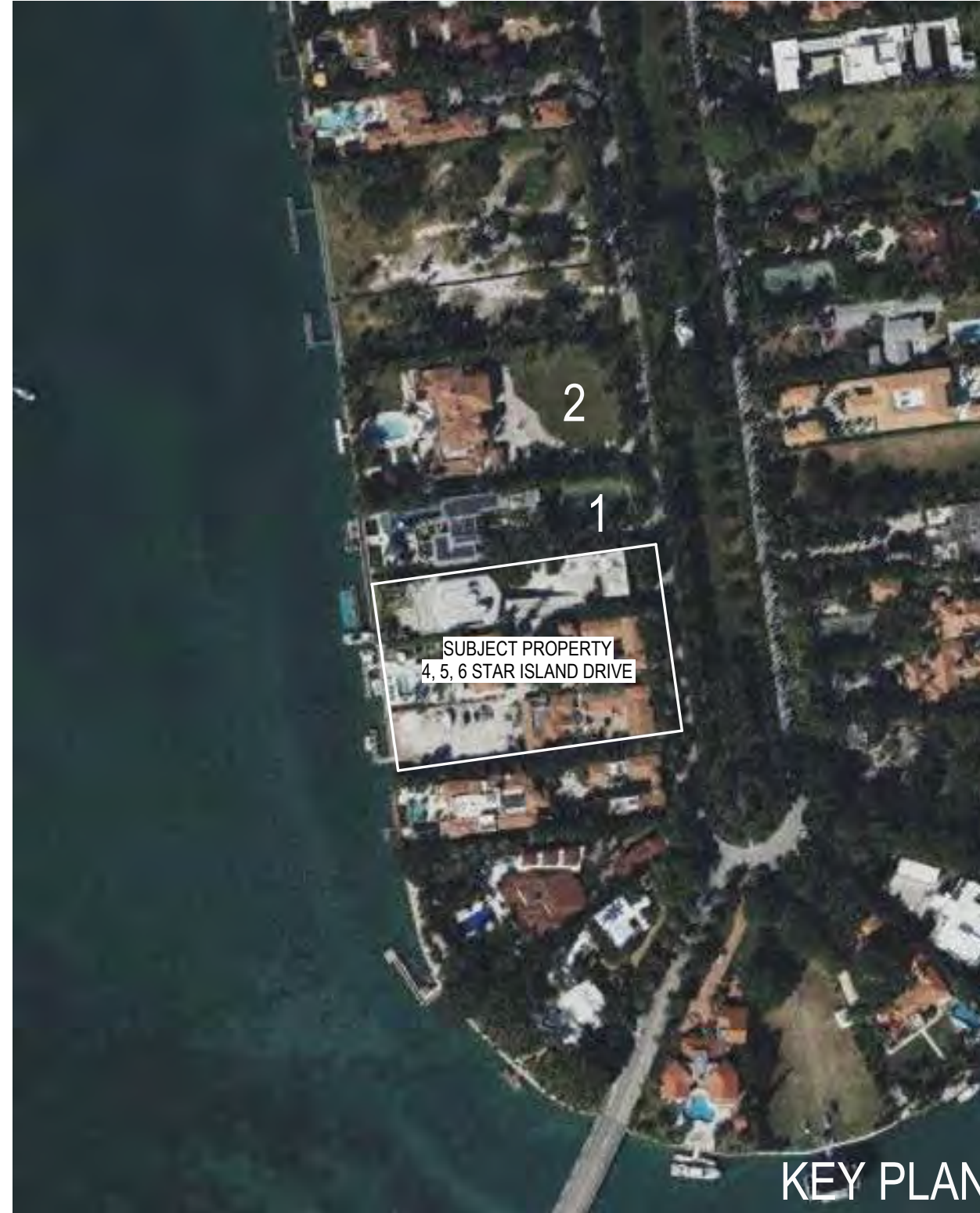
# NEIGHBORHOOD CONTEXT



1



2



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456 STAR ISLAND  
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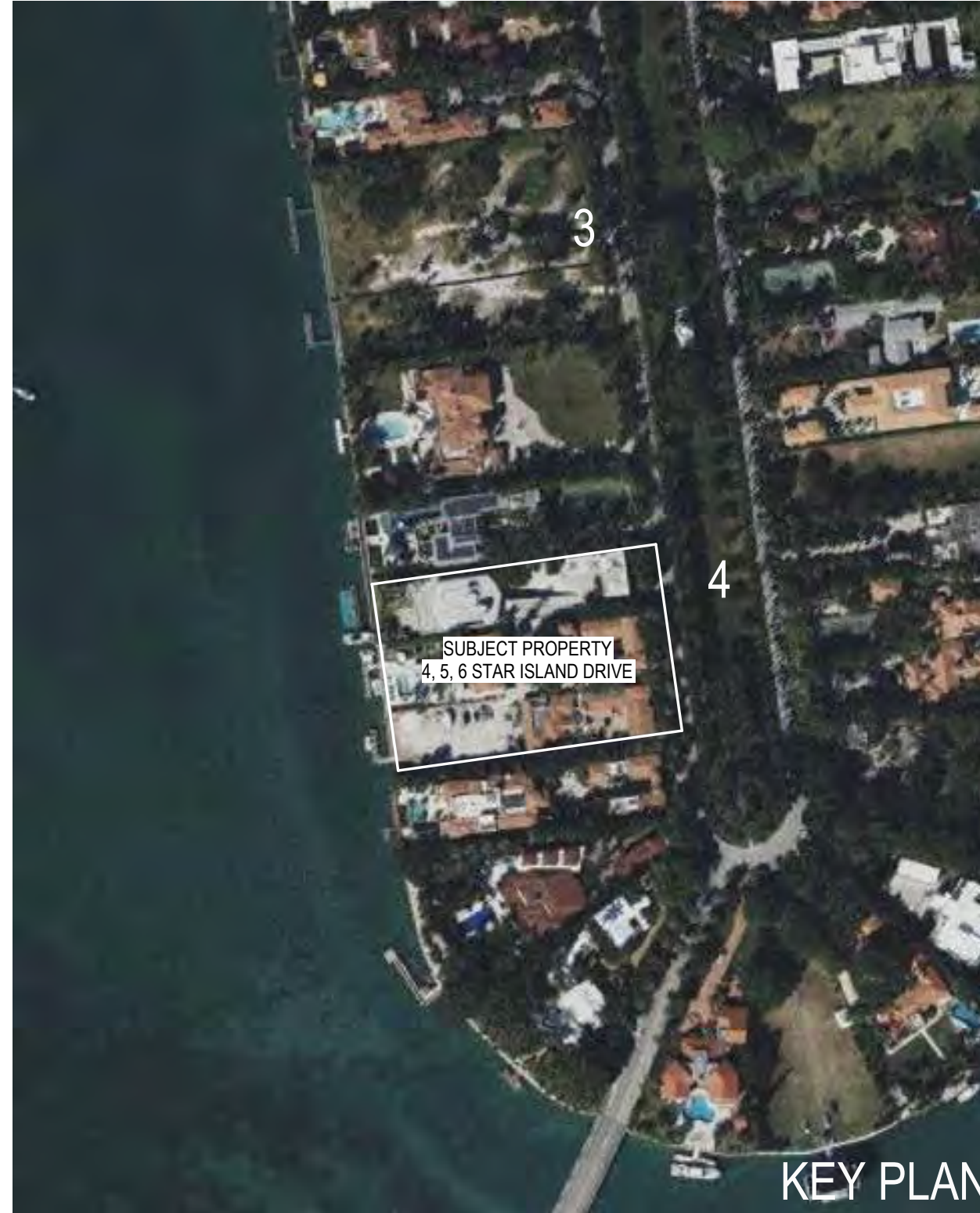
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Scale	
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Project #	25002

NEIGHBOR-  
 HOOD  
 CONTEXT

**EX-2.6**

# NEIGHBORHOOD CONTEXT



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 FL 33139  
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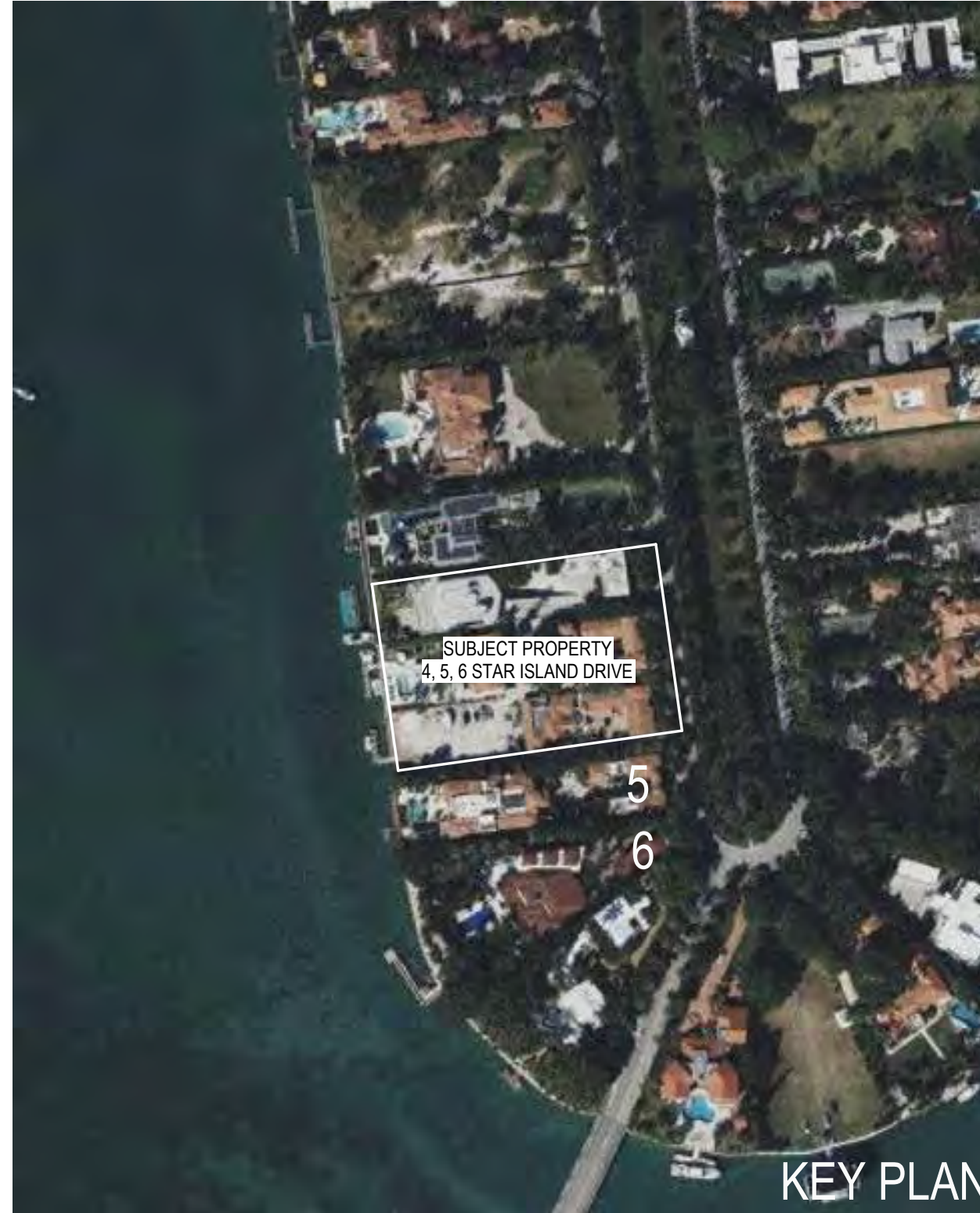
Robert M  
 Moehring  
 2025.07.1  
 2  
 14:50:23  
 -04'00'

Scale	
	7/11/2025 23:53:42
Project #	25002

NEIGHBOR-  
 HOOD  
 CONTEXT

**EX-2.7**

# NEIGHBORHOOD CONTEXT



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456 STAR ISLAND DRIVE, MIAMI BEACH,  
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Robert M Moehring  
2025.07.12 14:51:09  
-04'00'

Scale	
7/11/2025 23:53:43	
Project #	25002

NEIGHBOR-  
HOOD  
CONTEXT

EX-2.8

# MODIFICATION REQUEST- ZONING DATA

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information	APPROVED DRB22-0859		MODIFICATION DRB25-1105	
		APPROVED DRB22-0859	MODIFICATION DRB25-1105	APPROVED DRB22-0859	MODIFICATION DRB25-1105
1	Address		4, 5, 6 STAR ISLAND DRIVE, MIAMI BEACH, FL 33140		
2	Folio #		02-4204-001-0060; 02-4204-001-0050; 02-0420-001-0040		
3	Board and file numbers:	DRB22-0859	DRB25-1105		
4	Year built:	1947, 2016	1947, 2016	Zoning District :	RS-1
5	Base Flood Elevation:	+10'-0" NGVD	+10'-0" NGVD	Grade value in NGVD:	5.75' NGVD
6	Adjusted grade (Flood+Grade/2):	7.88' NGVD	7.88' NGVD	Free board (Two-Story Understory Residence):	+5'
7	Lot Area:	120,000sf	120,000sf	Free board (Front Guest House):	+1'
8	Lot Width:	300'	300'	Lot Depth:	400'
9	Max Lot Coverage SF and %:	36,000sf (30%)	36,000sf (30%)	Proposed Lot Coverage SF and %:	35,884SF (29.9%)
10	Existing Lot Coverage SF and %:	N/A	N/A	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	4,915sf (82.3%)	5,283sf (88.1%)	Rear Yard Open Space SF and %:	11,197sf (74.6%)
12	Max Unit Size SF and %:	60,000sf (50%)	60,000sf (50%)	Proposed Unit Size SF and %:	41,124sf (34.2%)
13	Existing First Floor Unit Size:	N/A	N/A	Proposed First Floor Unit Size:	20,890sf
14	Existing Second Floor Unit Size:	N/A	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)	N/A
15				Proposed Second Floor Unit Size SF and %:	10,126sf
16				Proposed Roof Deck Area SF and % ( Note: Maximum is 25% of the enclosed floor area immediately below):	2,100sf (24.8%)
		APPROVED DRB22-0859		MODIFICATION DRB25-1105	
		Permitted	Proposed	Permitted	Proposed
17	Height:	28'-0"	28'-0"	Two-Story Understory Residence:	31'-0"
				Front Guest House:	28'-0"
18	Setbacks:				
19	Front First level:	20'-0"	20'-8"		20'-0"
20	Front Second level:	30'-0"	30'-0"		30'-1"
21	Side 1:	NORTH 33'-0"	33'-2"		33'-6"
22	Side 2 or (facing street):	SOUTH 42'-0"	42'-3"		42'-0"
23	Rear:	50'-0"	74'-2"		94'-0"
	Accessory Structure Side 1	7'-6"	35'-1"		50'-6"
24	Accessory Structure Side 2 or (facing street)	N/A	N/A		N/A
25	Accessory Structure Rear	25'	25'		25'
26	Sum of Side yard	75'	75'		75'
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



Robert M Moehring  
2025.07.12 14:51:58  
-04'00'

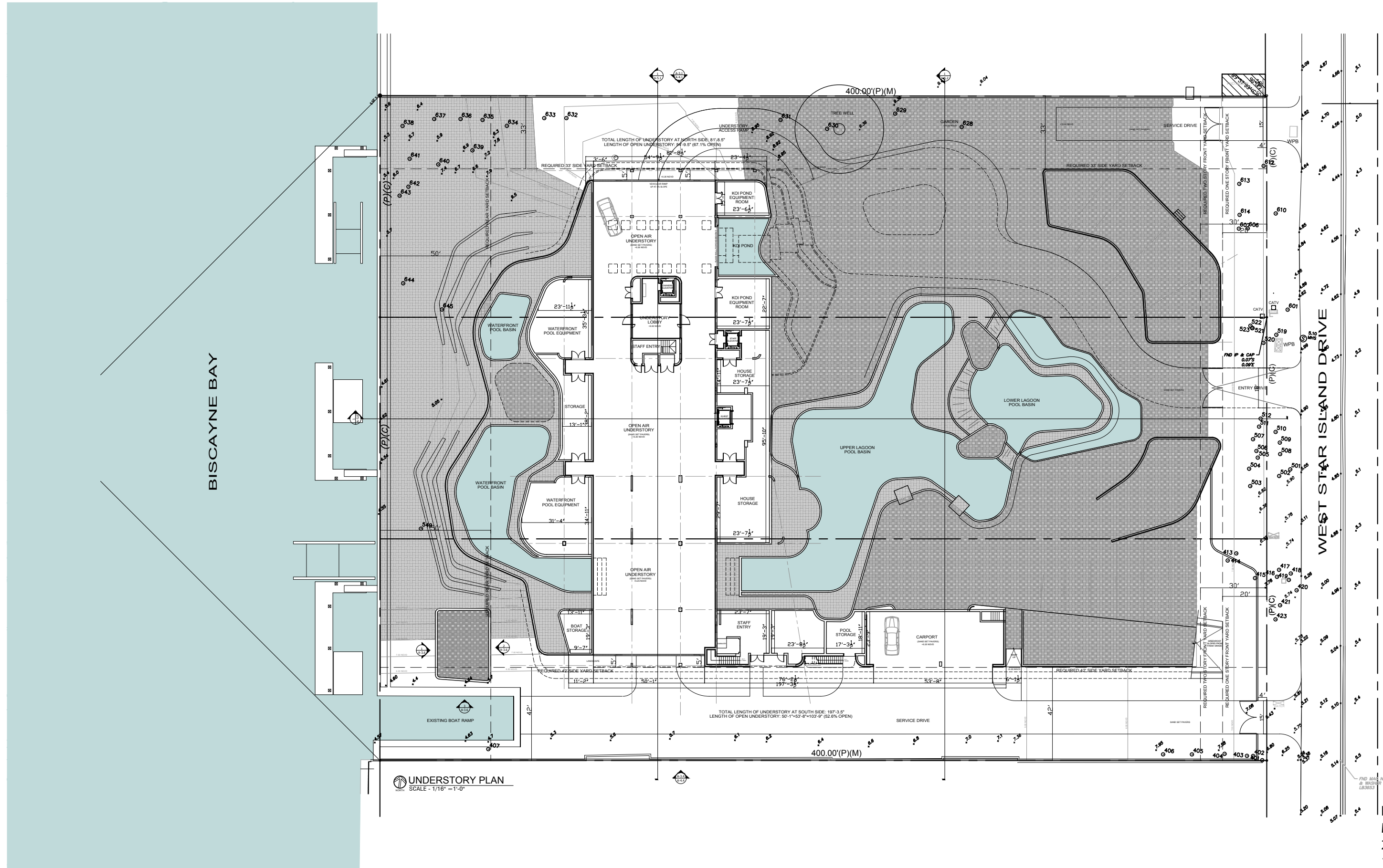
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7/11/2025 23:48:32	
Project #	25002

ZONING DATA

**A-0.0**





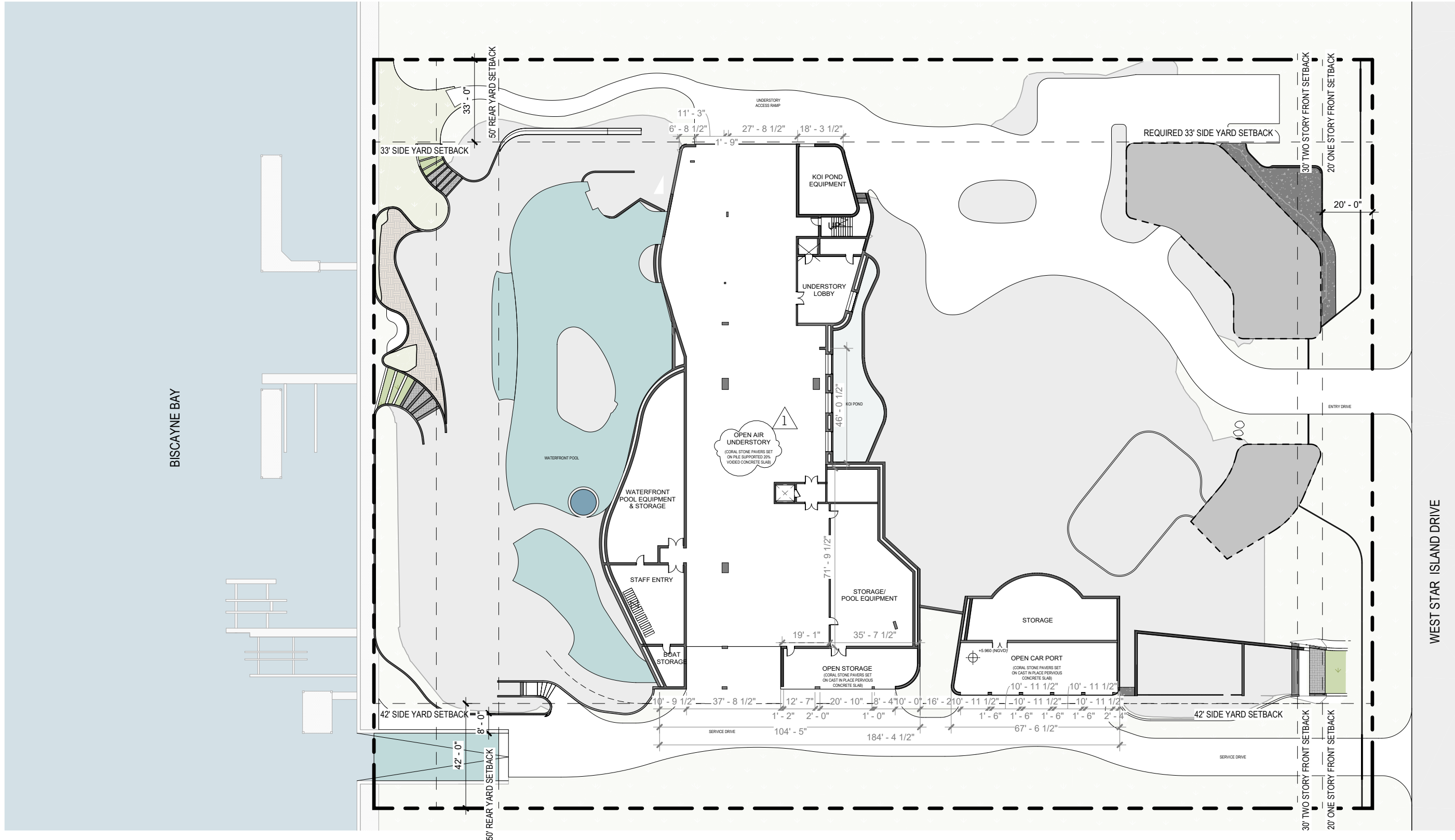


UNDERSTORY PLAN  
SCALE - 1/16" = 1'-0"



Robert M  
Moehring  
2025.07.12  
14:53:50 -04'00'

# MODIFICATION REQUEST - BUILDING - UNDERSTORY PLAN



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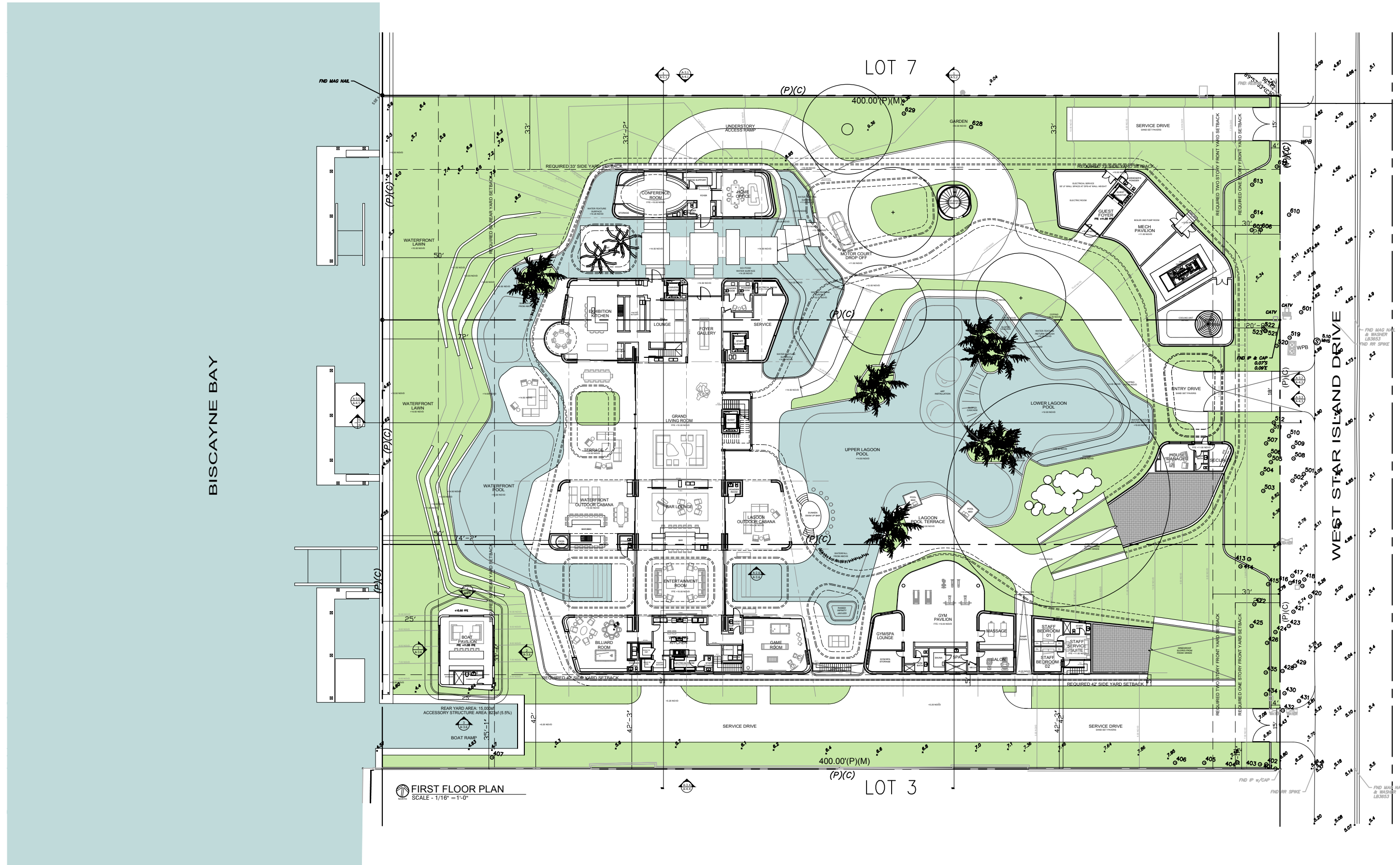


Robert M Moehring  
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 -04'00"

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Project #	25002
	7/11/2025 23:48:50

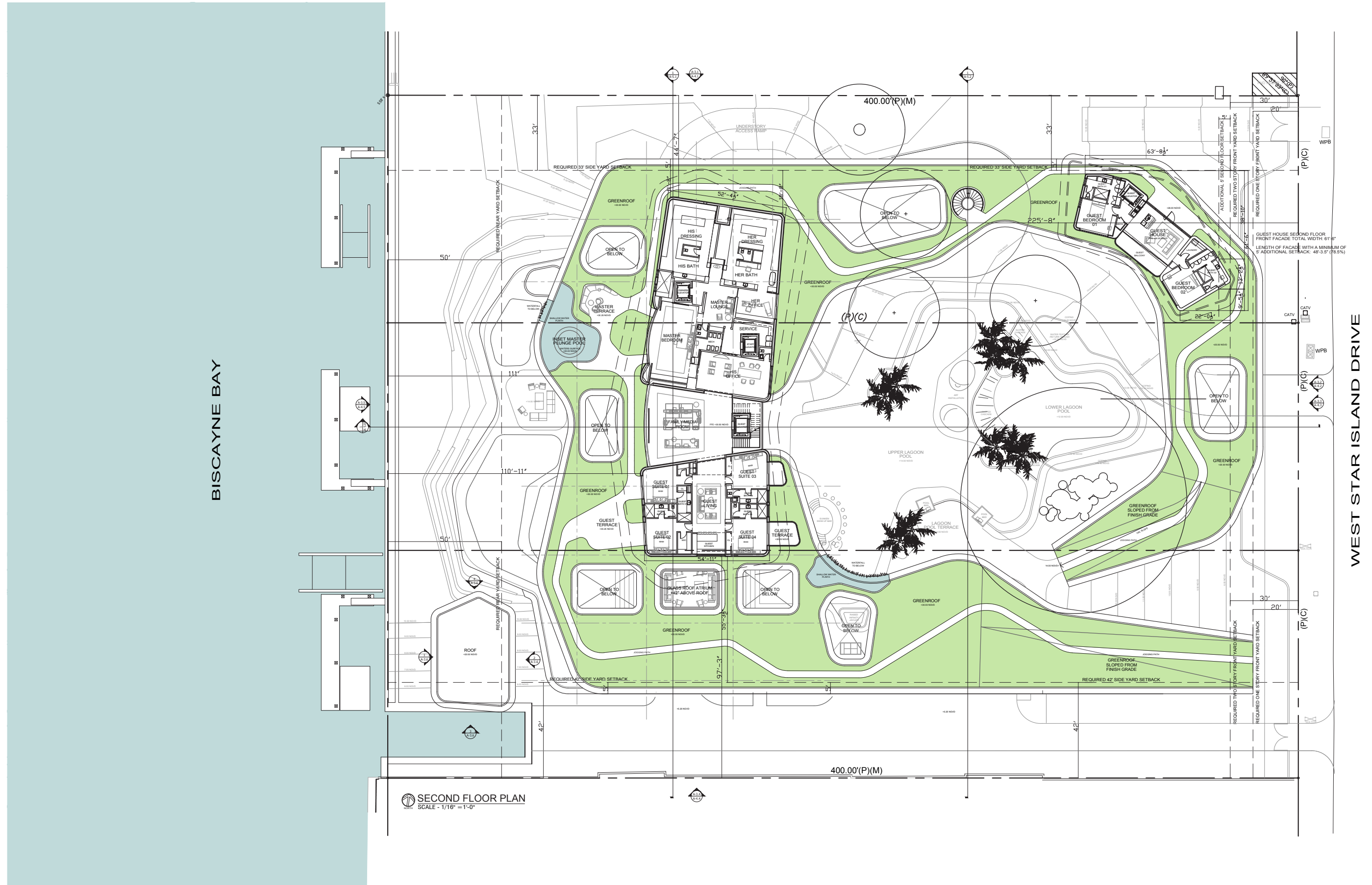
UNDERSTORY  
 PLAN

A-1.1



Robert M  
Moehring  
2025.07.12  
14:54:58 -04'00'





BISCAYNE BAY

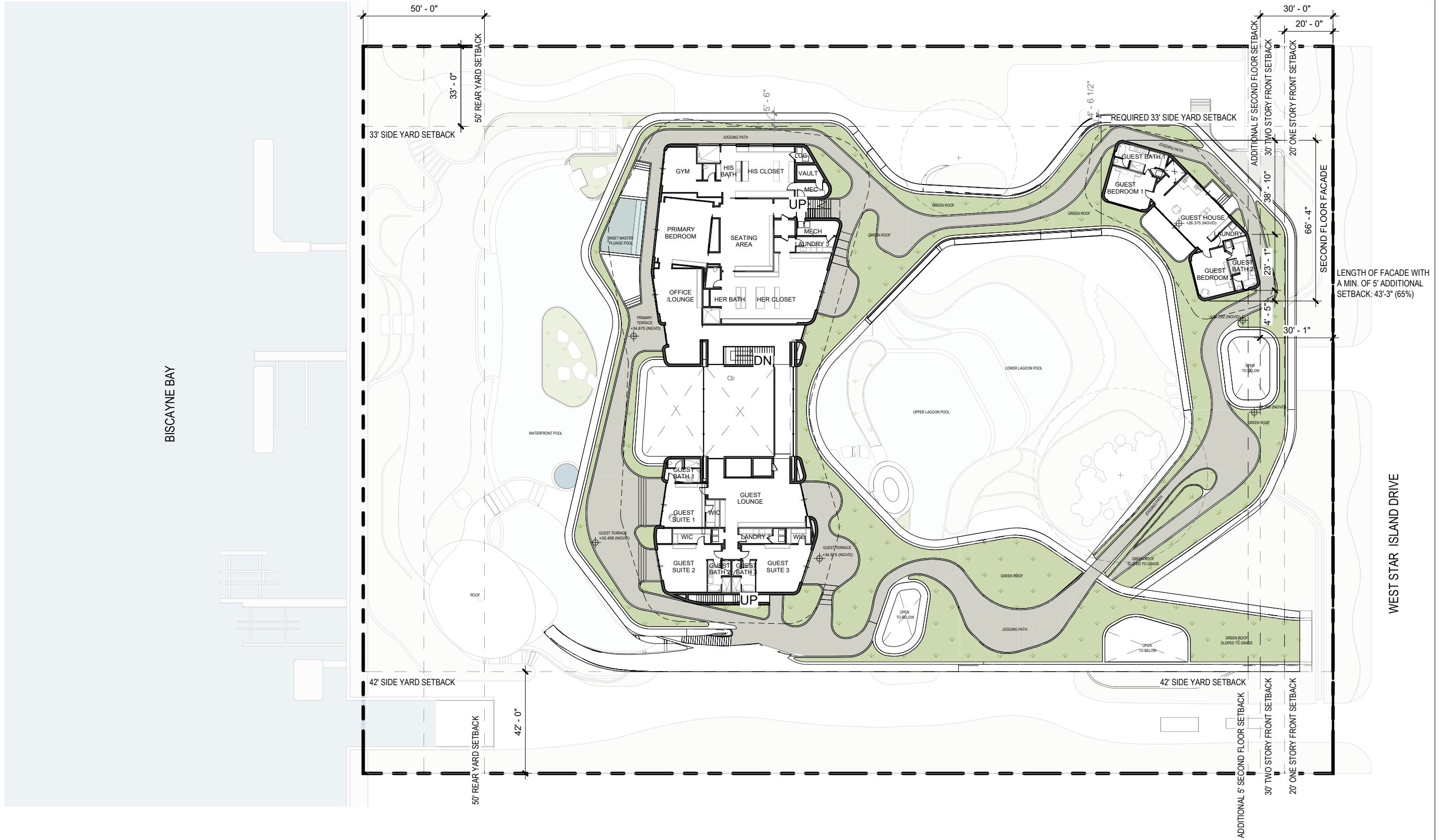
WEST STAR ISLAND DRIVE

SECOND FLOOR PLAN  
SCALE - 1/16" = 1'-0"



Robert M  
Moehring  
2025.07.12  
14:56:47 -04'00'

# MODIFICATION REQUEST - BUILDING - SECOND FLOOR PLAN



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Robert M Moehring  
 2025.07.12  
 14:57:26 -04'00'

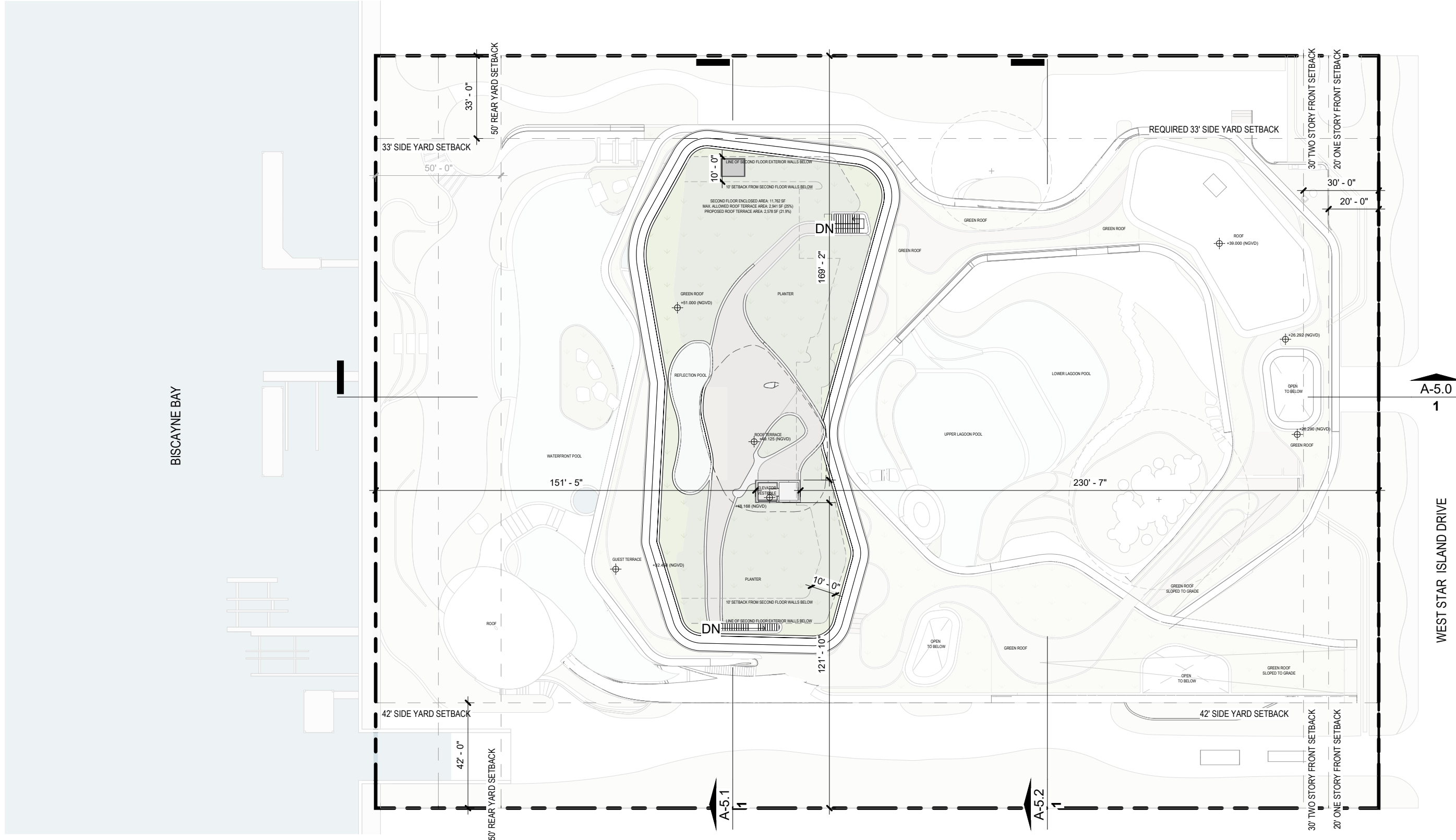
Scale	1" = 40'-0"
Project #	25002

SECOND FLOOR PLAN

A-1.3



# MODIFICATION REQUEST - BUILDING - ROOF TERRACE PLAN



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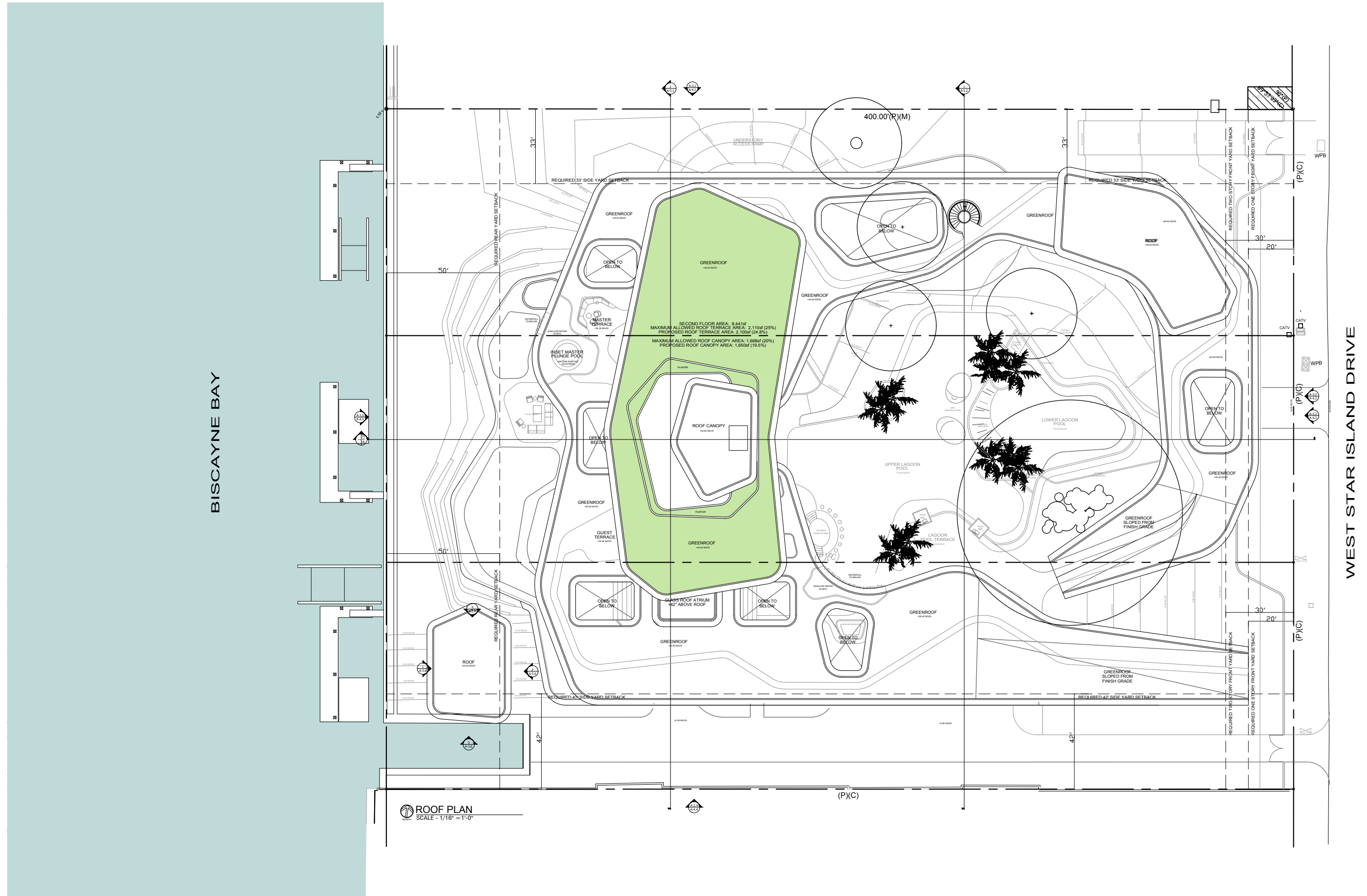


Robert M Moehring  
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Project #	25002

ROOF  
TERRACE  
PLAN

**A-1.4**



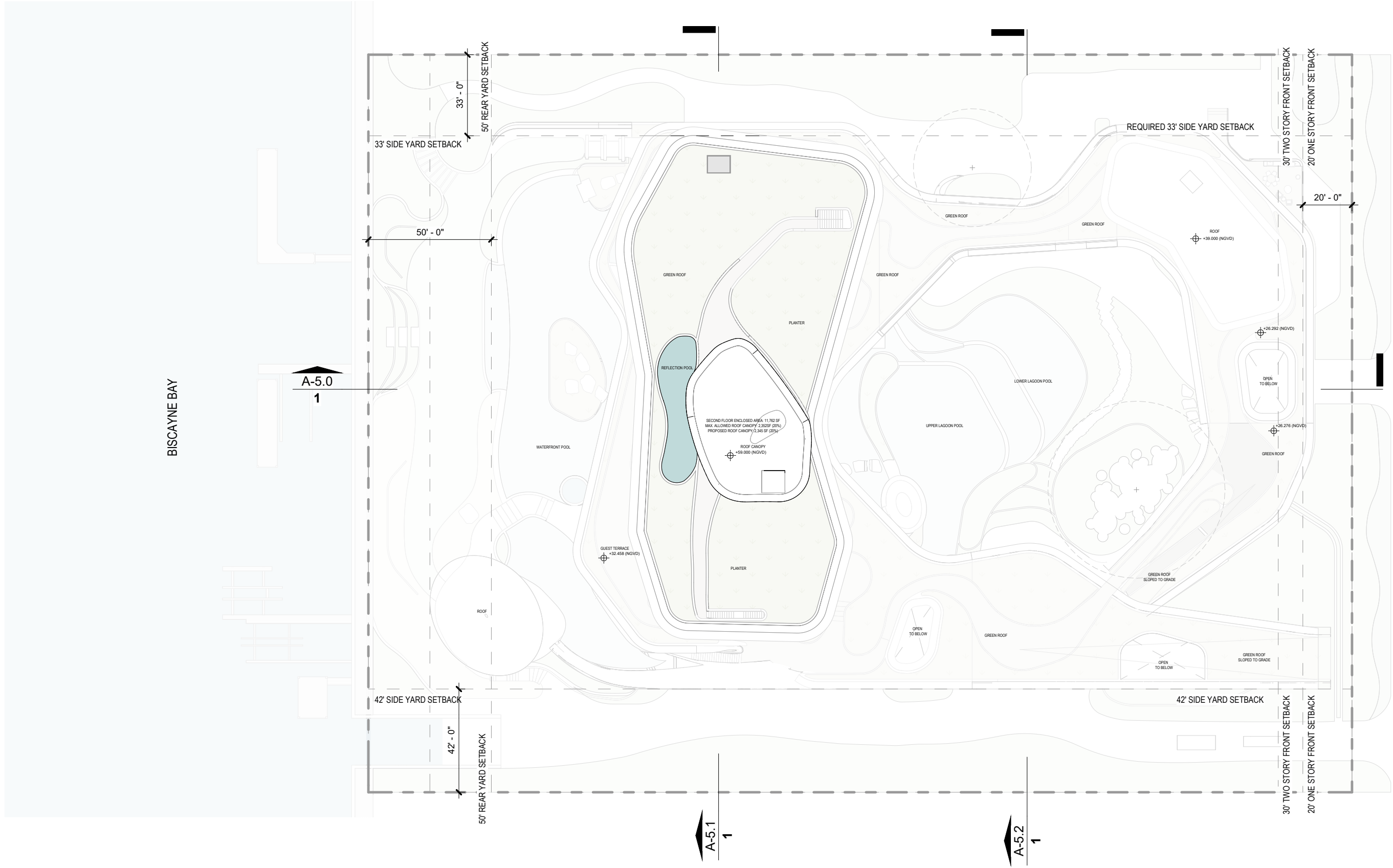
WEST STAR ISLAND DRIVE

BISCAYNE BAY



Robert M  
 Moehring  
 2025.07.12  
 14:59:29 -04'00'

# MODIFICATION REQUEST - BUILDING - ROOF PLAN



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Robert M Moehring  
 2025.07.12 15:00:11  
 -04'00'

Scale	1" = 40'-0"
	7/11/2025 23:49:48
Project #	25002

ROOF PLAN

**A-1.5**