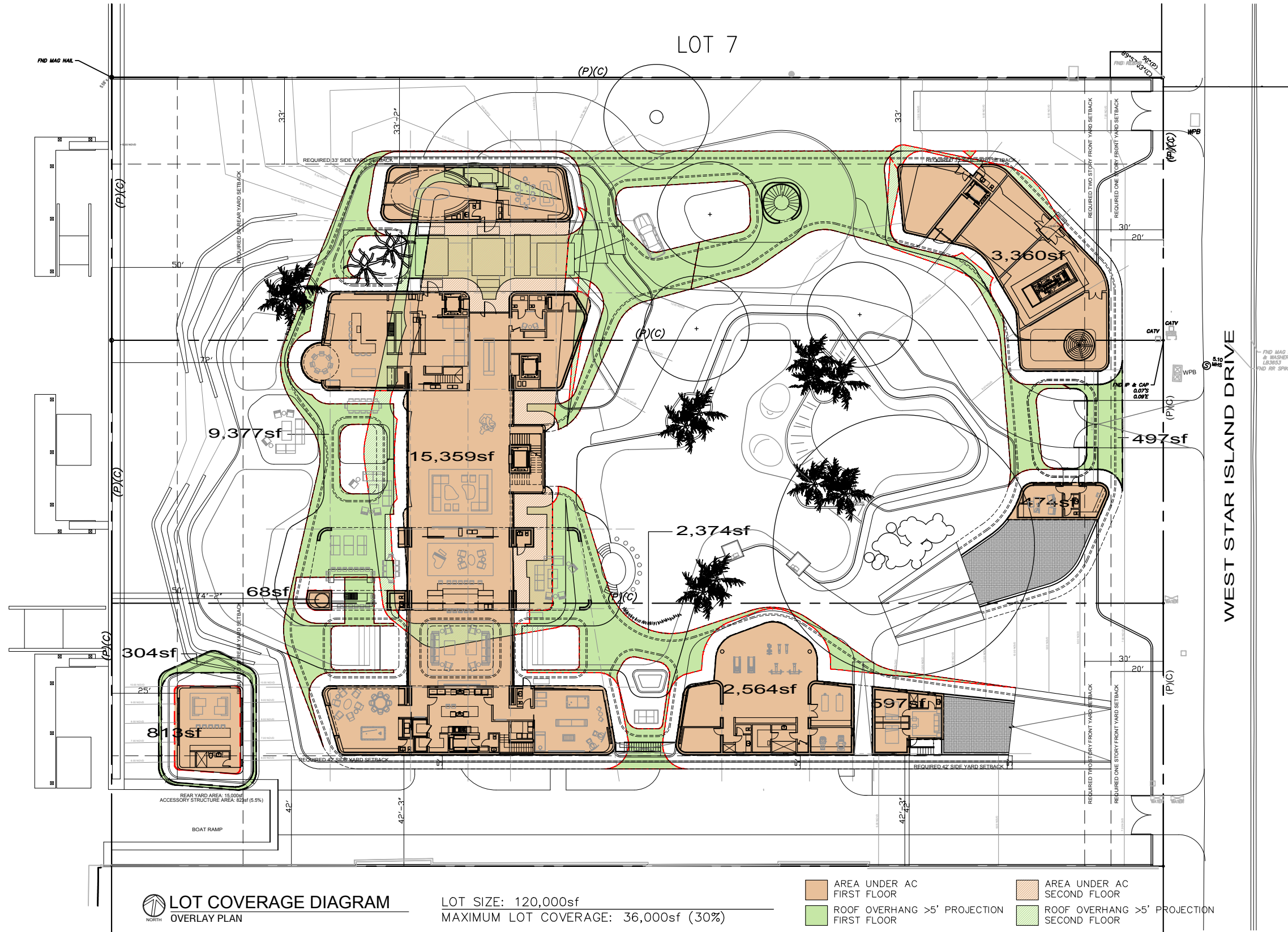


BISCAYNE BAY



**LOT COVERAGE DIAGRAM**  
OVERLAY PLAN

LOT SIZE: 120,000sf  
MAXIMUM LOT COVERAGE: 36,000sf (30%)

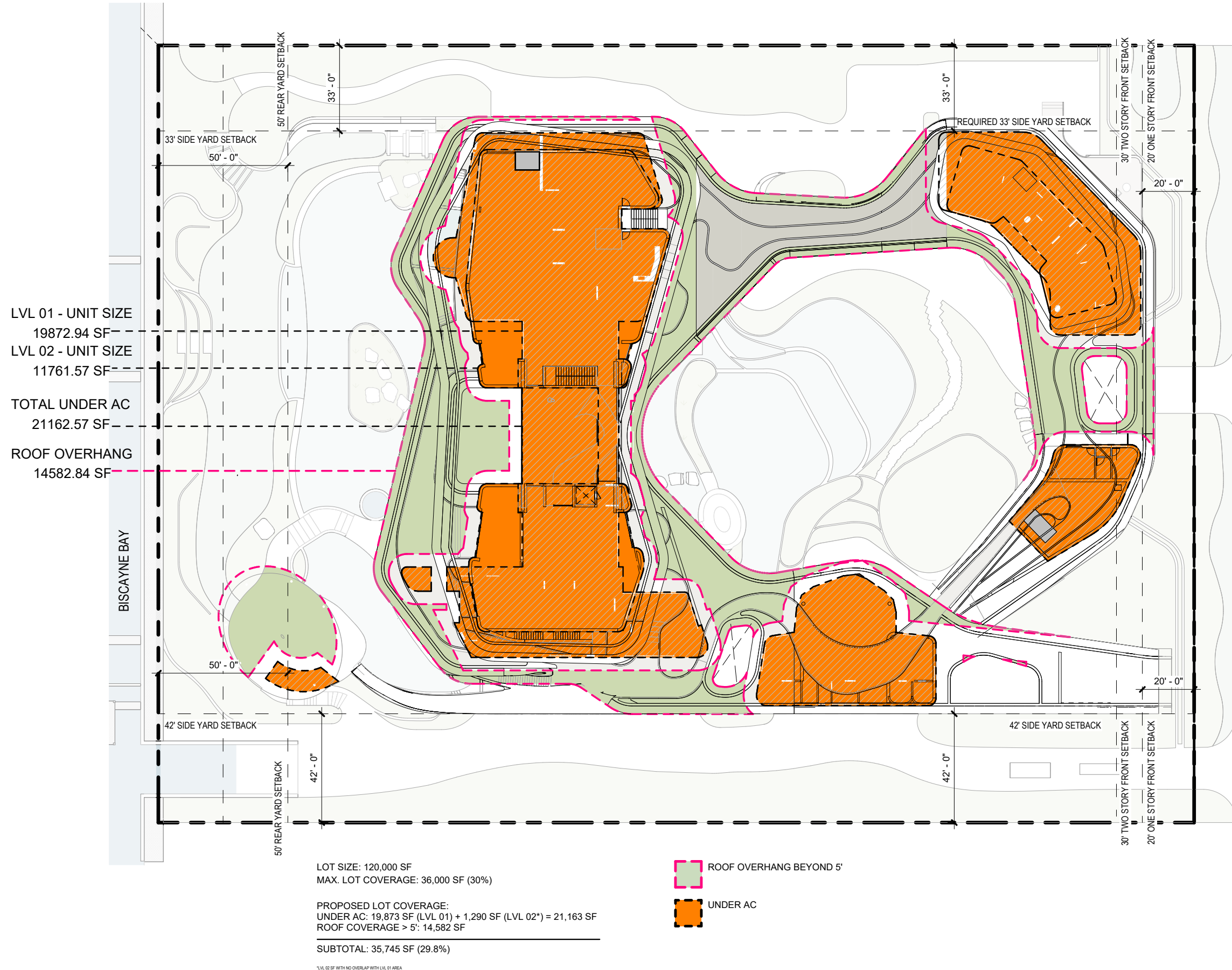
PROPOSED LOT COVERAGE  
UNDER AC: 15,359sf+813sf+3,360sf+474sf+2,564sf+597sf+68sf=23,235sf  
ROOF COVERAGE > 5': 9,377sf+304sf+2,363sf+497sf+102sf+6sf= 12,649sf  
SUBTOTAL: 35,884sf (29.9%)

- AREA UNDER AC FIRST FLOOR
- ROOF OVERHANG >5' PROJECTION FIRST FLOOR
- AREA UNDER AC SECOND FLOOR
- ROOF OVERHANG >5' PROJECTION SECOND FLOOR
- TOTAL AREA UNDER AC
- TOTAL ROOF OVERHANG >5' PROJECTION



Robert M  
Moehring  
2025.07.12  
15:01:29 -04'00'

# MODIFICATION REQUEST - ZONING DIAGRAM - LOT COVERAGE OVERLAY



LVL 01 - UNIT SIZE  
19872.94 SF

LVL 02 - UNIT SIZE  
11761.57 SF

TOTAL UNDER AC  
21162.57 SF

ROOF OVERHANG  
14582.84 SF

LOT SIZE: 120,000 SF  
MAX. LOT COVERAGE: 36,000 SF (30%)

PROPOSED LOT COVERAGE:  
UNDER AC: 19,873 SF (LVL 01) + 1,290 SF (LVL 02\*) = 21,163 SF  
ROOF COVERAGE > 5': 14,582 SF

SUBTOTAL: 35,745 SF (29.8%)

\*LVL 02 SF WITH NO OVERLAP WITH LVL 01 AREA

ROOF OVERHANG BEYOND 5'

UNDER AC

**KODA+DOMO**  
ARCHITECTURE + DESIGN

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Miami, FL 33138  
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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  
2025.07.1  
2  
15:01:54  
-04'00"

Scale As indicated

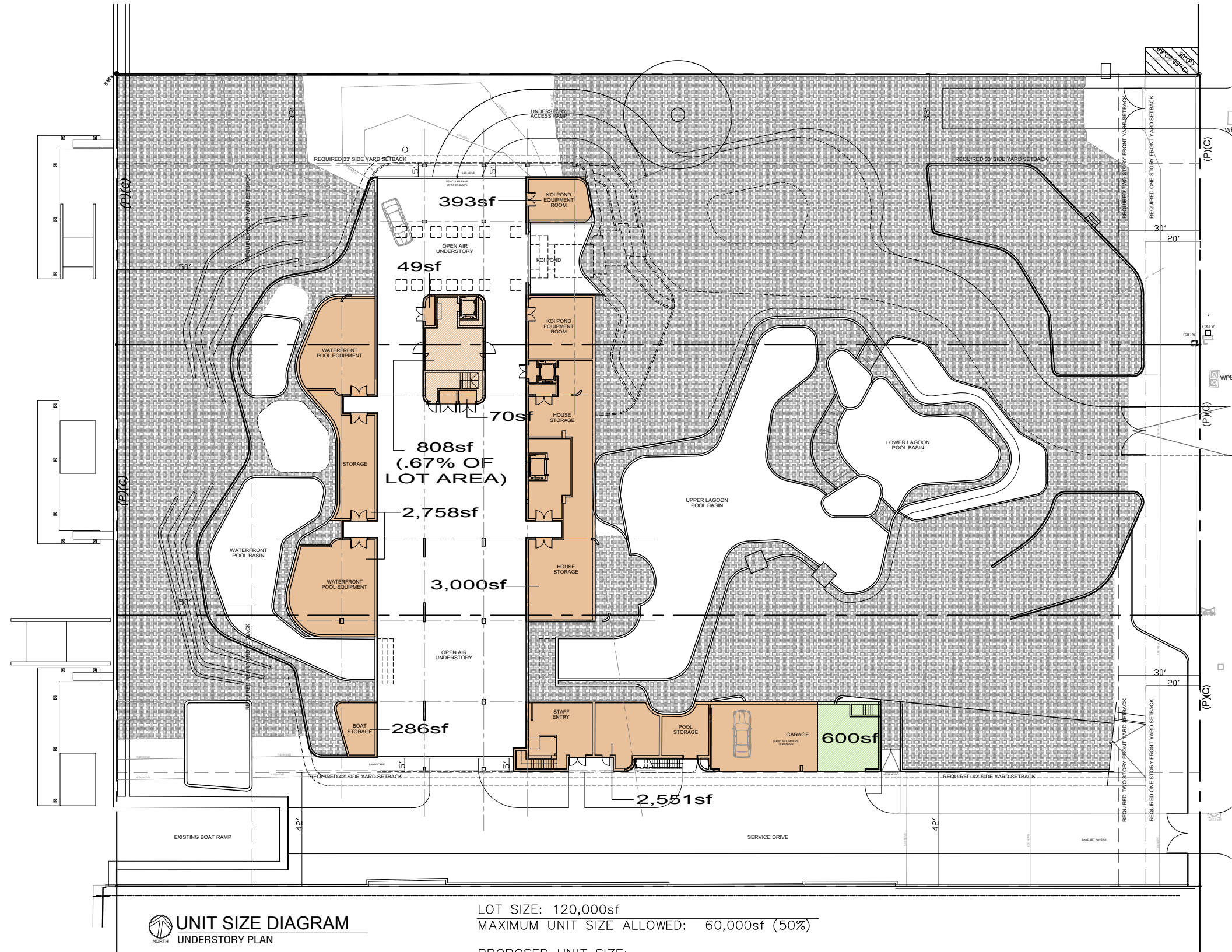
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Project # 25002

ZONING  
DIAGRAM -  
LOT  
COVERAGE  
OVERLAY  
**A-2.0B**

BISCAYNE BAY

WEST STAR ISLAND DRIVE



**UNIT SIZE DIAGRAM**  
UNDERSTORY PLAN

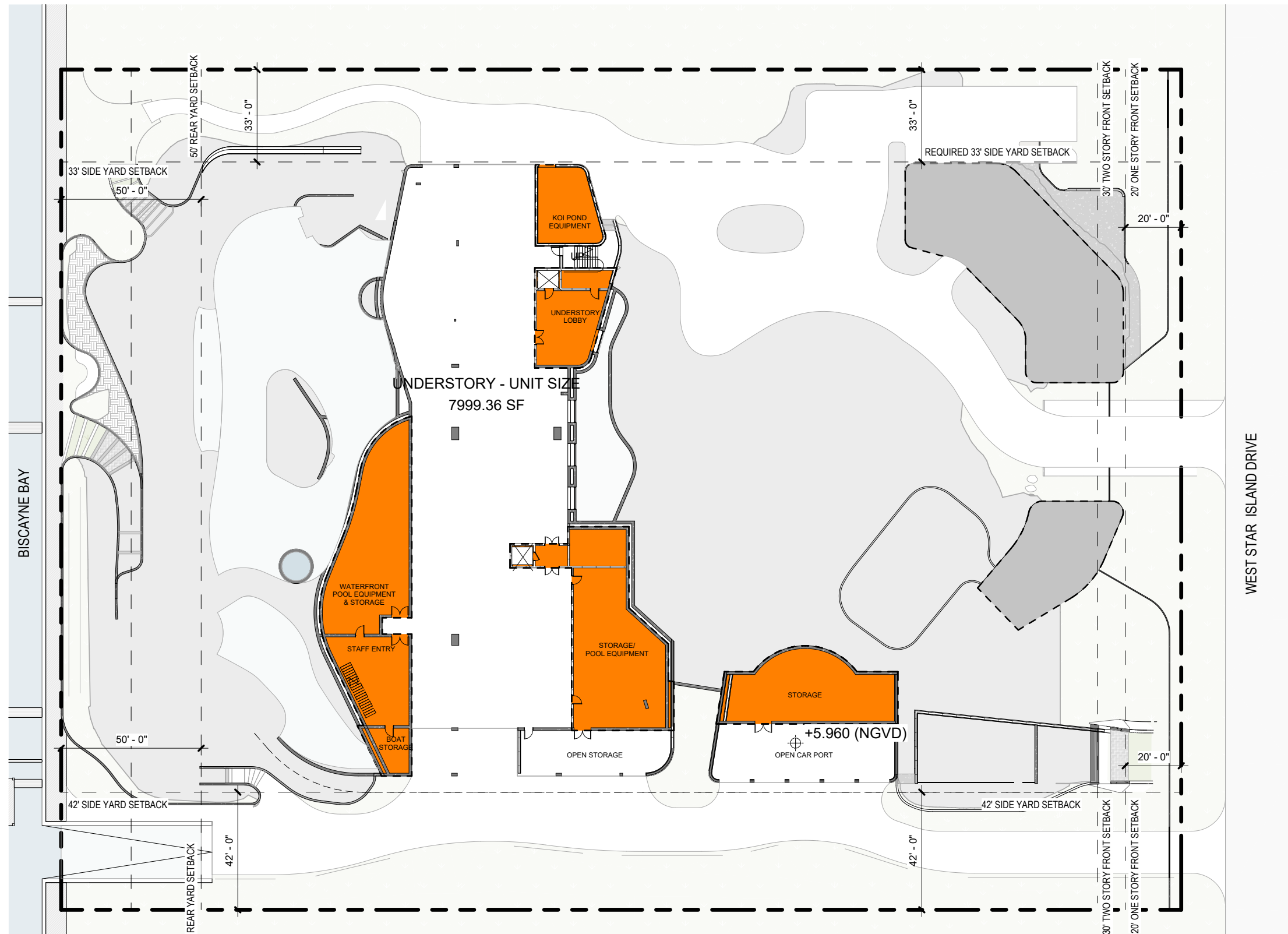
LOT SIZE: 120,000sf  
MAXIMUM UNIT SIZE ALLOWED: 60,000sf (50%)

PROPOSED UNIT SIZE:  
 UNDERSTORY: 393sf+2,758sf+3,000sf+286sf+2,551sf+49sf+70sf+808sf=9,915sf  
 FIRST FLOOR: 11,466sf+1,538sf+823sf+2,564sf+597sf+474sf+3,360sf+68sf=20,890sf  
 SECOND FLOOR: 8,441sf+1,685sf=10,126sf  
 ROOF TERRACE: 193sf  
 SUBTOTAL: 41,124sf (34.2%)



Robert M  
Moehring  
2025.07.12  
15:02:26 -04'00'

# MODIFICATION REQUEST - ZONING DIAGRAM - UNIT SIZE



LOT SIZE: 120,000 SF  
MAX. UNIT SIZE: 60,000 SF (50%)

PROPOSED UNIT SIZE:  
UNDER STORY: 7,999.36 SF  
LVL 01: 19,872.92 SF  
LVL 02: 11,761.57 SF  
ROOF TERRACE: 166.27 SF

SUBTOTAL: 39,800 SF (33%)

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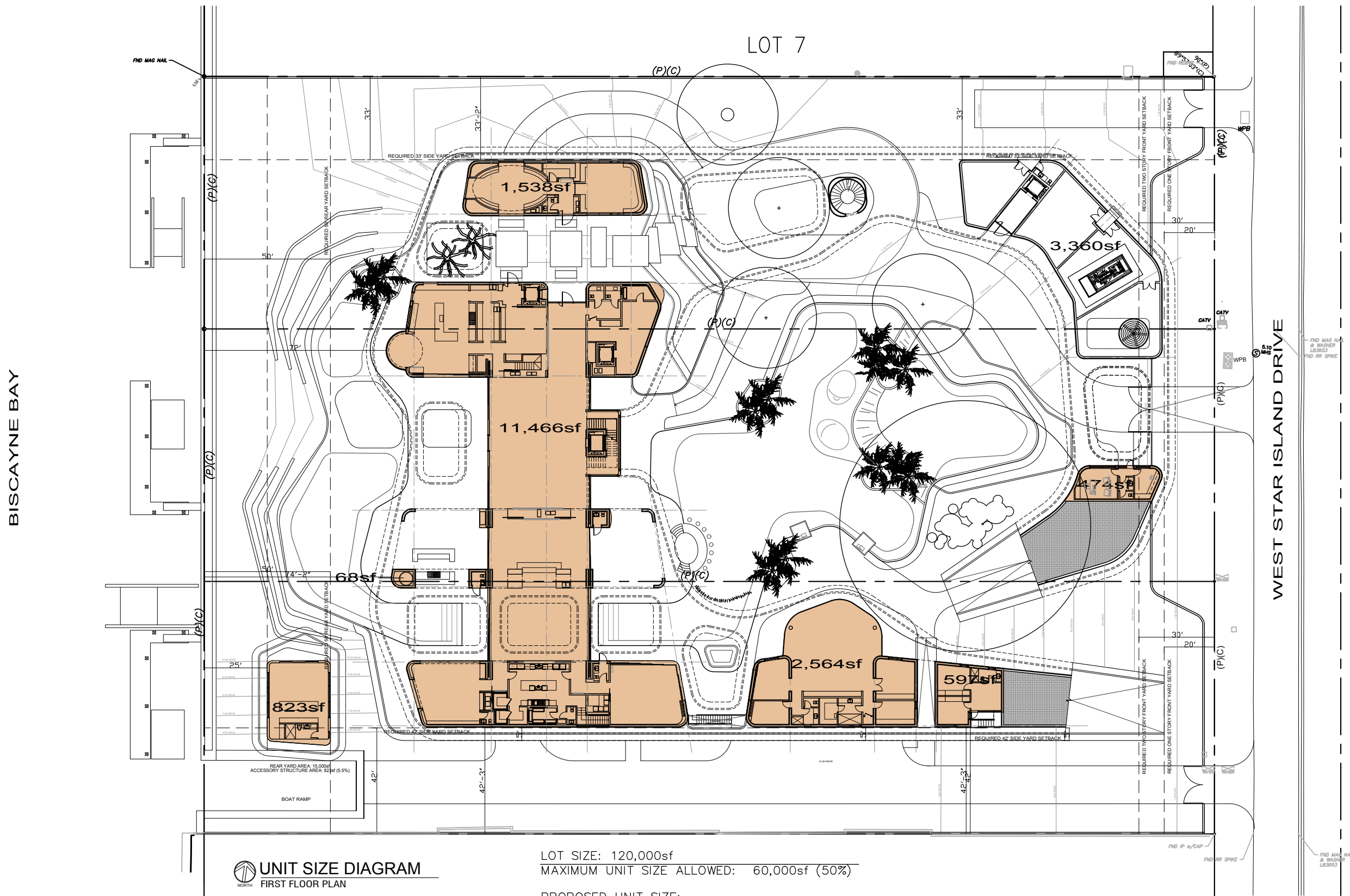


Robert M Moehring  
2025.07.12 15:02:54  
-04'00'

Scale	As indicated
Project #	25002

ZONING  
DIAGRAM -  
UNIT SIZE  
UNDERSTORY

**A-2.1**



**UNIT SIZE DIAGRAM**  
FIRST FLOOR PLAN

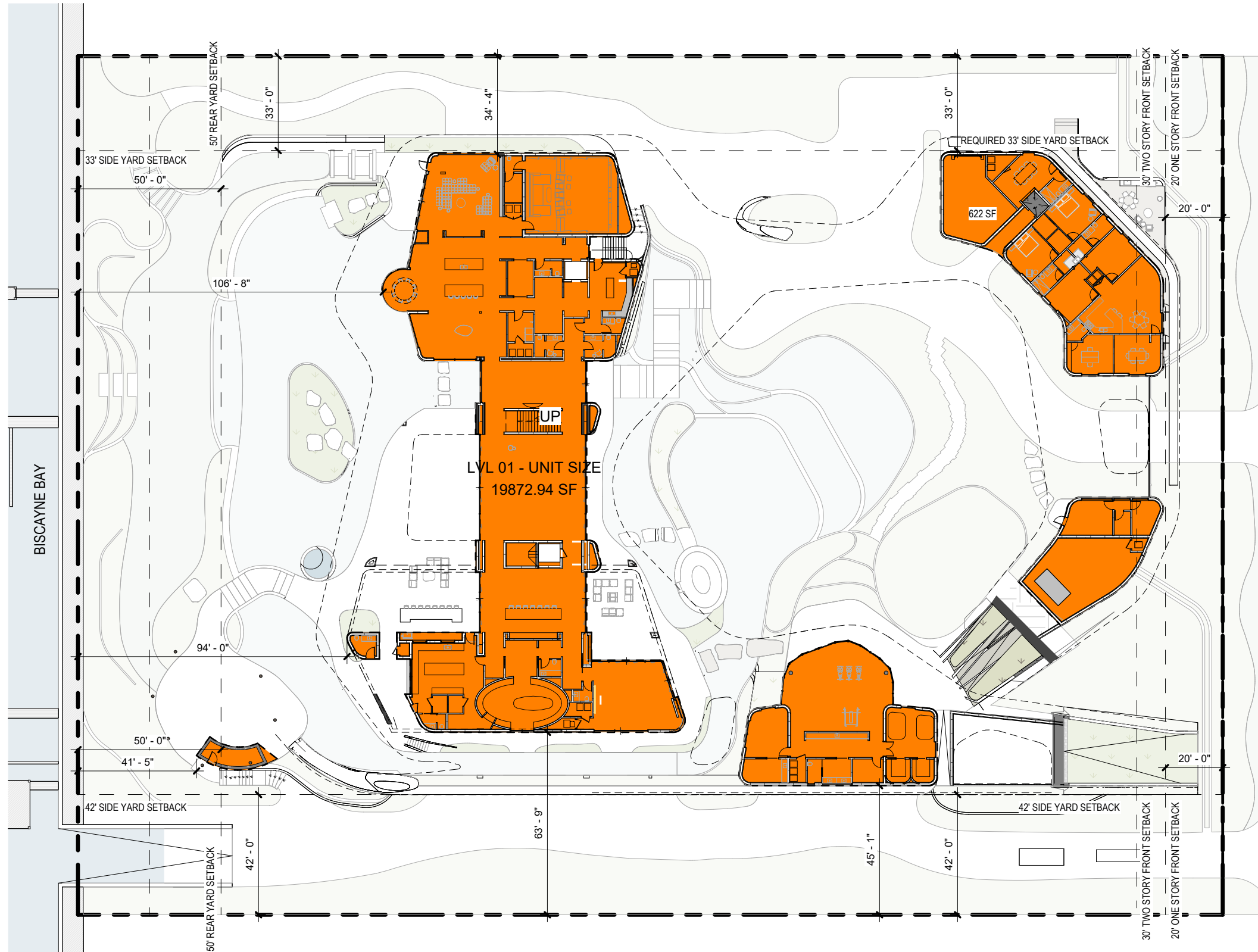
LOT SIZE: 120,000sf  
 MAXIMUM UNIT SIZE ALLOWED: 60,000sf (50%)

PROPOSED UNIT SIZE:  
 UNDERSTORY: 393sf+2,758sf+3,000sf+286sf+2,551sf+49sf+70sf+808sf=9,915sf  
 FIRST FLOOR: 11,466sf+1,538sf+823sf+2,564sf+597sf+474sf+3,360sf+68sf=20,890sf  
 SECOND FLOOR: 8,441sf+1,685sf=10,126sf  
 ROOF TERRACE: 193sf  
 SUBTOTAL: 41,124sf (34.2%)



Robert M  
 Moehring  
 2025.07.12  
 15:03:18 -04'00'

# MODIFICATION REQUEST - ZONING DIAGRAM - UNIT SIZE



WEST STAR ISLAND DRIVE

LOT SIZE: 120,000 SF  
 MAX. UNIT SIZE: 60,000 SF (50%)  
 PROPOSED UNIT SIZE:  
 UNDER STORY: 7,999.36 SF  
 LVL 01: 19,872.92 SF  
 LVL 02: 11,761.57 SF  
 ROOF TERRACE: 166.27 SF  
 SUBTOTAL: 39,800 SF (33%)

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456 STAR ISLAND  
 4,5,6 STAR ISLAND DRIVE, MIAMI BEACH,  
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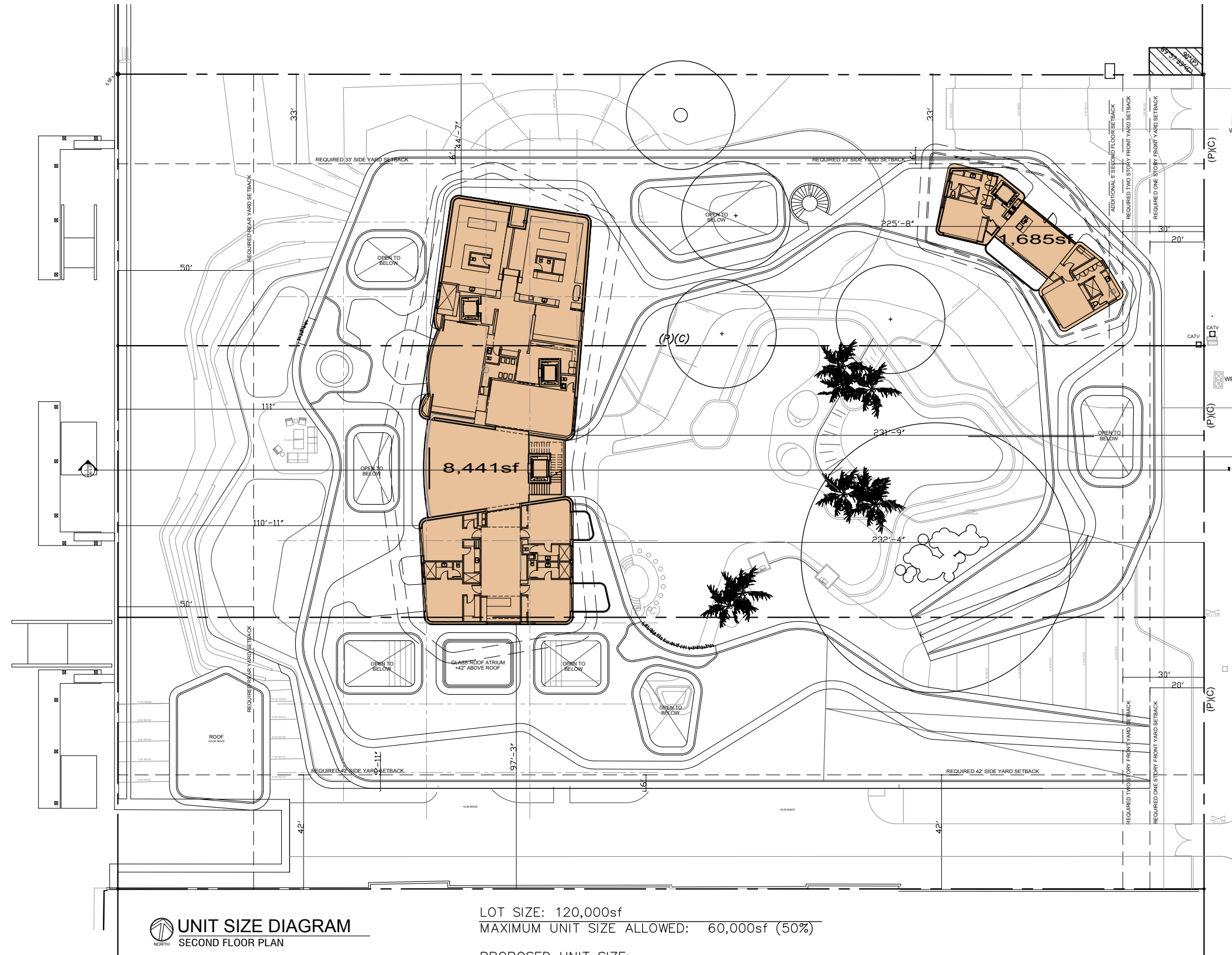
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Scale	As indicated
Project #	25002

ZONING  
 DIAGRAM -  
 UNIT SIZE  
 FIRST FLOOR  
**A-2.2**

BISCAYNE BAY

WEST STAR ISLAND DRIVE



**UNIT SIZE DIAGRAM**  
SECOND FLOOR PLAN

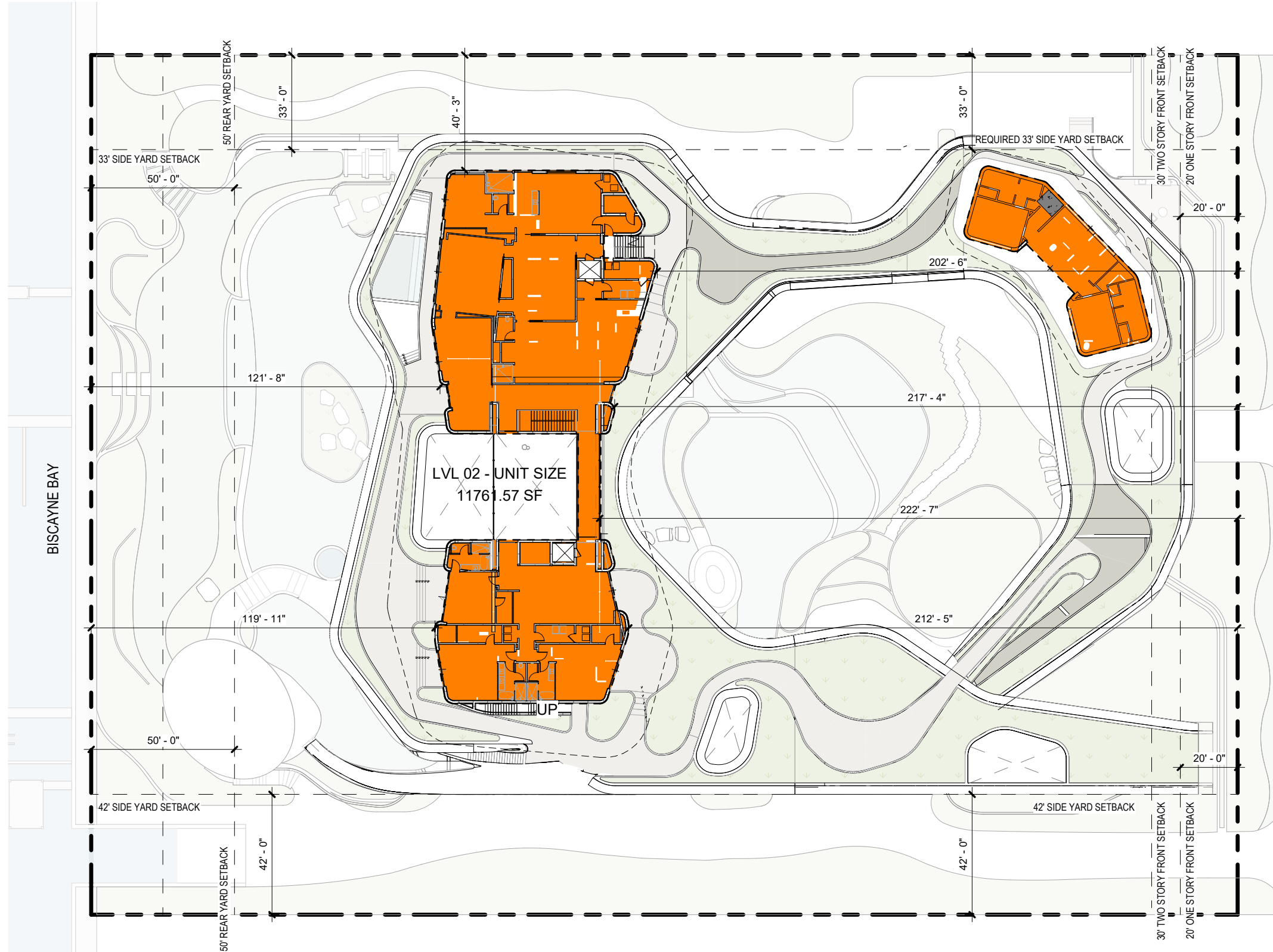
LOT SIZE: 120,000sf  
 MAXIMUM UNIT SIZE ALLOWED: 60,000sf (50%)

PROPOSED UNIT SIZE:  
 UNDERSTORY: 393sf+2,758sf+3,000sf+286sf+2,551sf+49sf+70sf+808sf=9,915sf  
 FIRST FLOOR: 11,466sf+1,538sf+823sf+2,564sf+597sf+474sf+3,360sf+68sf=20,890sf  
 SECOND FLOOR: 8,441sf+1,685sf=10,126sf  
 ROOF TERRACE: 193sf  
 SUBTOTAL: 41,124sf (34.2%)



Robert M  
 Moehring  
 2025.07.12  
 15:04:27 -04'00'

# MODIFICATION REQUEST - ZONING DIAGRAM - UNIT SIZE



LOT SIZE: 120,000 SF  
 MAX. UNIT SIZE: 60,000 SF (50%)  
 PROPOSED UNIT SIZE:  
 UNDER STORY: 7,999.36 SF  
 LVL 01: 19,872.92 SF  
 LVL 02: 11,761.57 SF  
 ROOF TERRACE: 166.27 SF  
 SUBTOTAL: 39,800 SF (33%)

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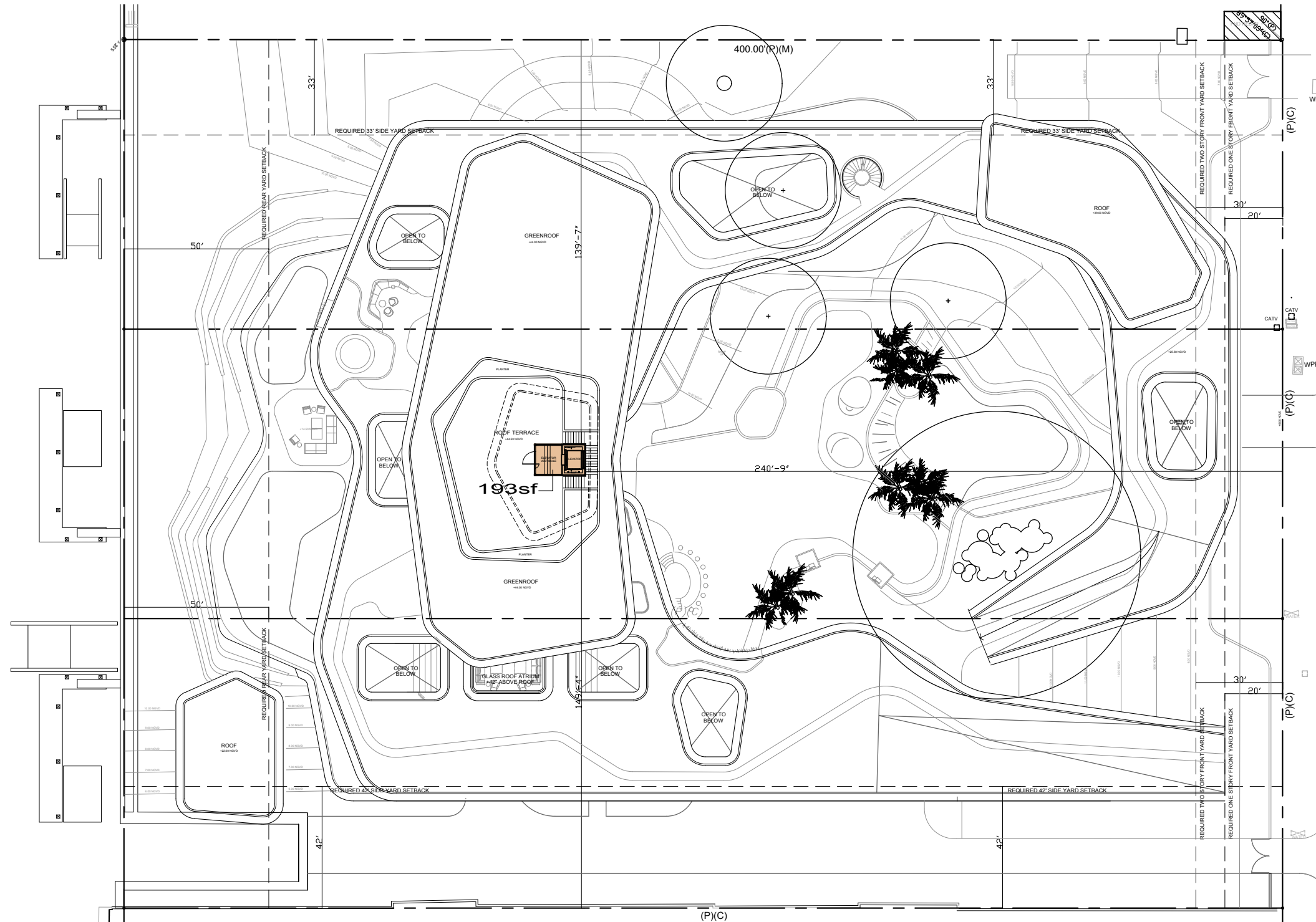
Robert M Moehring  
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 -04'00"

Scale	As indicated
Project #	25002

ZONING  
 DIAGRAM -  
 UNIT SIZE  
 SECOND  
 FLOOR  
**A-2.3**

BISCAYNE BAY

WEST STAR ISLAND DRIVE



**UNIT SIZE DIAGRAM**  
ROOF TERRACE PLAN

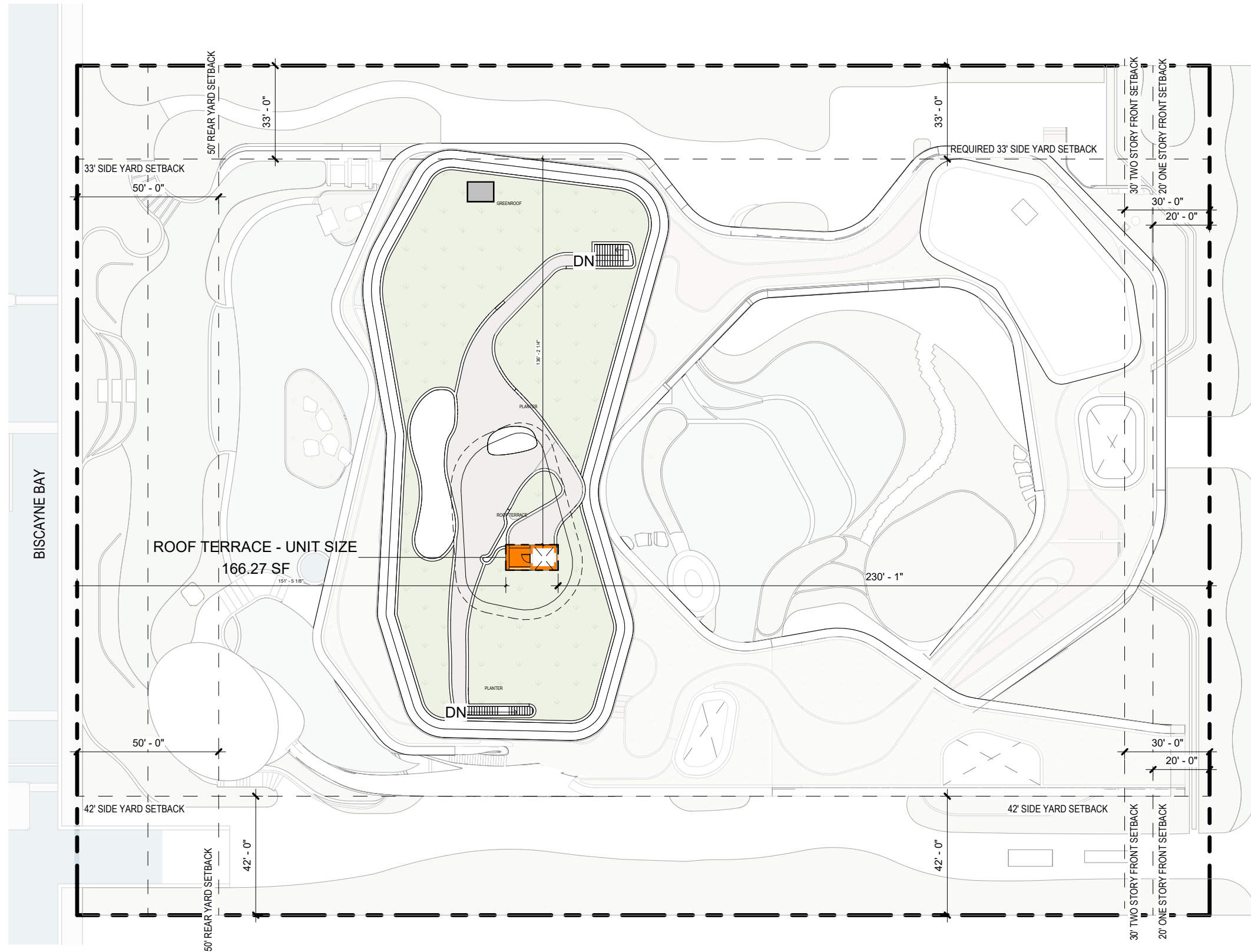
LOT SIZE: 120,000sf  
MAXIMUM UNIT SIZE ALLOWED: 60,000sf (50%)

PROPOSED UNIT SIZE:  
UNDERSTORY: 393sf+2,758sf+3,000sf+286sf+2,551sf+49sf+70sf+808sf=9,915sf  
FIRST FLOOR: 11,466sf+1,538sf+823sf+2,564sf+597sf+474sf+3,360sf+68sf=20,890sf  
SECOND FLOOR: 8,441sf+1,685sf=10,126sf  
ROOF TERRACE: 193sf  
SUBTOTAL: 41,124sf (34.2%)



Robert M  
Moehring  
2025.07.12  
15:05:28 -04'00'

# MODIFICATION REQUEST - ZONING DIAGRAM - UNIT SIZE



LOT SIZE: 120,000 SF  
 MAX. UNIT SIZE: 60,000 SF (50%)

PROPOSED UNIT SIZE:  
 UNDER STORY: 7,999.36 SF  
 LVL 01: 19,872.92 SF  
 LVL 02: 11,761.57 SF  
 ROOF TERRACE: 166.27 SF

---

SUBTOTAL: 39,800 SF (33%)

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 ARCHITECTURE + DESIGN

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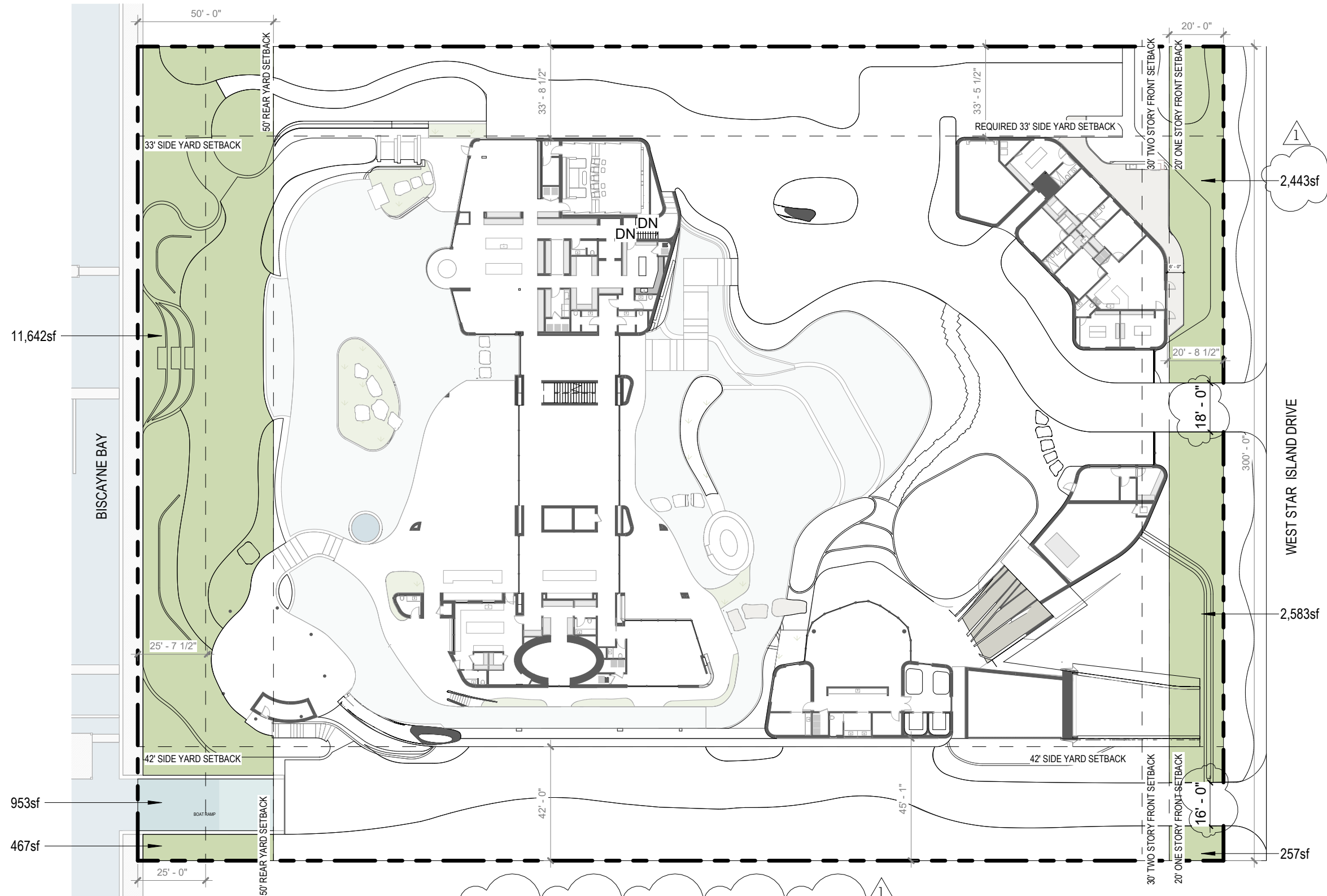


Robert M Moehring  
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Scale	As indicated
Project #	25002

ZONING  
 DIAGRAM -  
 UNIT SIZE  
 ROOF  
 TERRACE  
**A-2.4**

# MODIFICATION REQUEST - ZONING DIAGRAM - OPEN SPACE/PERVIOUS AREA



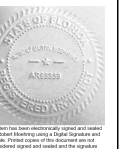
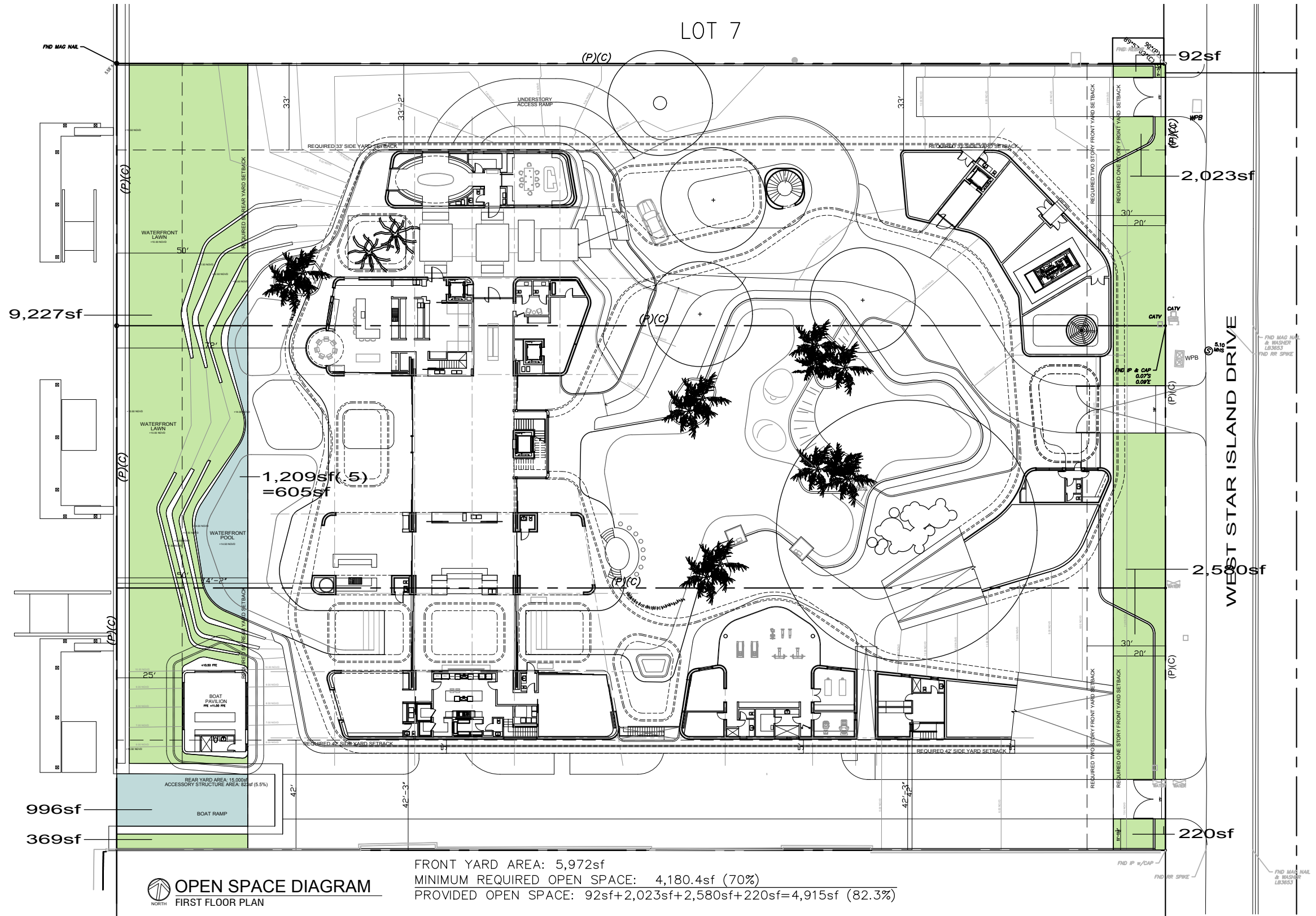
**FRONT YARD AREA: 6,000 SF**  
**MIN. REQ. OEPN SPACE: 4,200 SF (70%)**  
**PROVIDED OPEN SPACE: 2,443sf+2,583sf+257sf = 5,283 SF (88.1%)**  
**REAR YARD AREA: 15,000 SF**  
**MIN. REQ. OEPN SPACE: 10,500 SF (70%)**  
**PROVIDED OPEN SPACE: 11,642sf+953sf+467sf = 13,062 SF (87.1%)**

Scale	1" = 40'-0"
	7/11/2025 23:50:52
Project #	25002

ZONING  
 DIAGRAM -  
 PERVIOUS  
 AREA  
**A-2.5**

BISCAYNE BAY

LOT 7



Robert M  
 Moehring  
 2025.07.12  
 15:07:17 -04'00'



# 2025 PROPOSAL - AXONOMETRIC VIEWS



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Robert M Moehring  
2025.07.12 15:08:30  
-04'00'

Scale	
7/11/2025 23:50:52	
Project #	25002

AXONOMETRIC  
VIEWS  
  
**A-2.6**





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  
15:10:01 -04'00'

Scale	
7/11/2025 23:50:53	
Project #	25002

AXONOMETRIC  
VIEWS  
  
**A-2.7**



# 2025 PROPOSAL - AXONOMETRIC VIEWS



**KODA+DOMO**  
ARCHITECTURE + DESIGN  
7500 NE 4th Ct #100  
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305.359.3669

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FL 33139  
JULY 13TH 2025 - DRB FINAL SUBMITTAL



Robert M Moehring  
2025.07.12 15:11:26  
-04'00'

Scale	
7/11/2025 23:50:53	
Project #	25002

AXONOMETRIC  
VIEWS  
  
**A-2.8**



# 2025 PROPOSAL - AXONOMETRIC VIEWS



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305.359.3669

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FL 33139  
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Robert M Moehring  
2025.07.12  
15:13:05 -04'00'

Scale	
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Project #	25002

AXONOMETRIC  
VIEWS

**A-2.9**