



MODIFICATION REQUEST - RENDERING



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 15:34:25
-04'00'

Scale

7/11/2025 23:52:10

Project #

25002

RENDERING

A-8.0

KODA+DOMO

ARCHITECTURE + DESIGN

7500 NE 4th Ct #100

Miami, FL 33138

info@kodamiami.com

305.359.3669



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4,5,6 STAR ISLAND DRIVE, MIAMI BEACH,
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Robert M Moehring
2025.07.12
15:35:45 -04'00'

Scale	
7/11/2025 23:52:10	
Project #	25002

RENDERING

A-8.1



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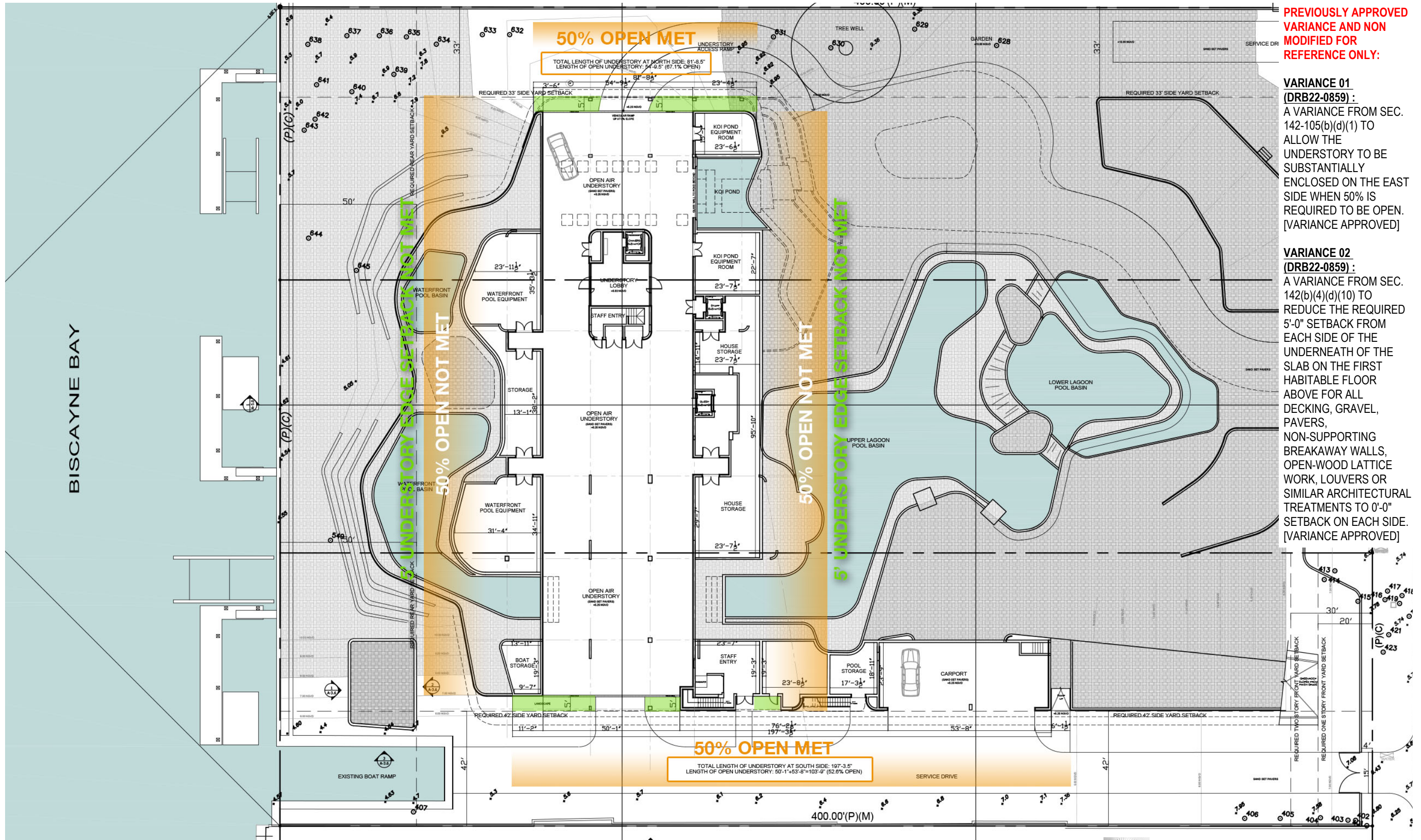


Robert M Moehring
2025.07.12
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7/11/2025 23:52:10	
Project #	25002

RENDERING

A-8.2



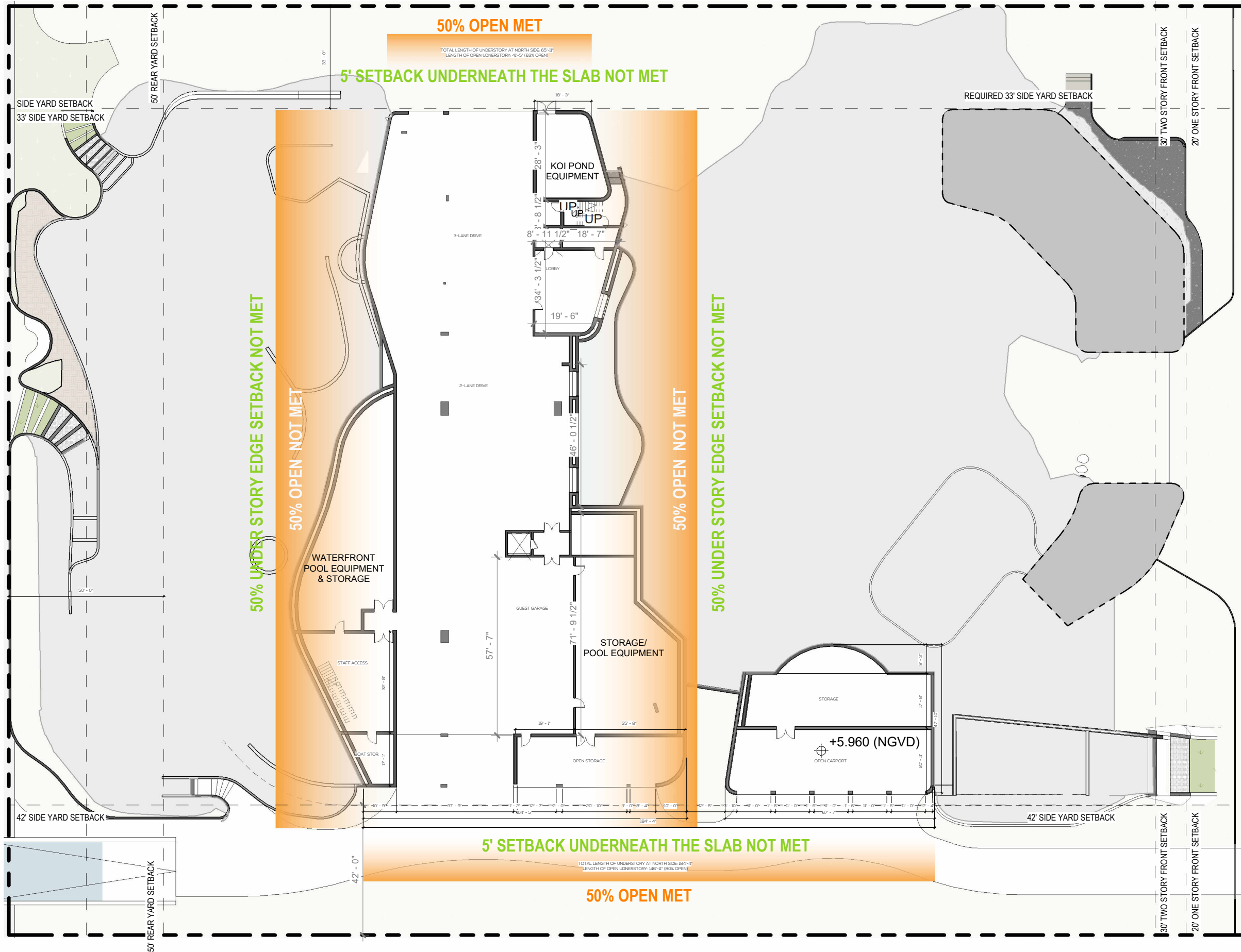
PREVIOUSLY APPROVED VARIANCE AND NON MODIFIED FOR REFERENCE ONLY:

VARIANCE 01 (DRB22-0859):
A VARIANCE FROM SEC. 142-105(b)(d)(1) TO ALLOW THE UNDERSTORY TO BE SUBSTANTIALLY ENCLOSED ON THE EAST SIDE WHEN 50% IS REQUIRED TO BE OPEN. [VARIANCE APPROVED]

VARIANCE 02 (DRB22-0859):
A VARIANCE FROM SEC. 142(b)(4)(d)(10) TO REDUCE THE REQUIRED 5'-0" SETBACK FROM EACH SIDE OF THE UNDERNEATH OF THE SLAB ON THE FIRST HABITABLE FLOOR ABOVE FOR ALL DECKING, GRAVEL, PAVERS, NON-SUPPORTING BREAKAWAY WALLS, OPEN-WOOD LATTICE WORK, LOUVERS OR SIMILAR ARCHITECTURAL TREATMENTS TO 0'-0" SETBACK ON EACH SIDE. [VARIANCE APPROVED]



COMPLIANCE WITH APPROVED DRB22-0859 VARIANCES 01 & 02



PREVIOUSLY APPROVED VARIANCE AND NON MODIFIED FOR REFERENCE ONLY:

VARIANCE 01 (DRB22-0859):
A VARIANCE FROM SEC. 142-105(b)(4)(d)(1) TO ALLOW THE UNDERSTORY TO BE SUBSTANTIALLY ENCLOSED ON THE EAST SIDE WHEN 50% IS REQUIRED TO BE OPEN. [VARIANCE APPROVED]

VARIANCE 02 (DRB22-0859):
A VARIANCE FROM SEC. 142(b)(4)(d)(10) TO REDUCE THE REQUIRED 5'-0" SETBACK FROM EACH SIDE OF THE UNDERNEATH OF THE SLAB OF THE FIRST HABITABLE FLOOR ABOVE FOR ALL DECKING, GRAVEL, PAVERS, NON-SUPPORTING BREAKAWAY WALLS, OPEN-WOOD LATTICE WORK, LOUVERS OR SIMILAR ARCHITECTURAL TREATMENTS TO A 0'-0" SETBACK ON EACH SIDE. [VARIANCE APPROVED]

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Robert M Moehring
2025.07.12 15:37:47
-04'00'

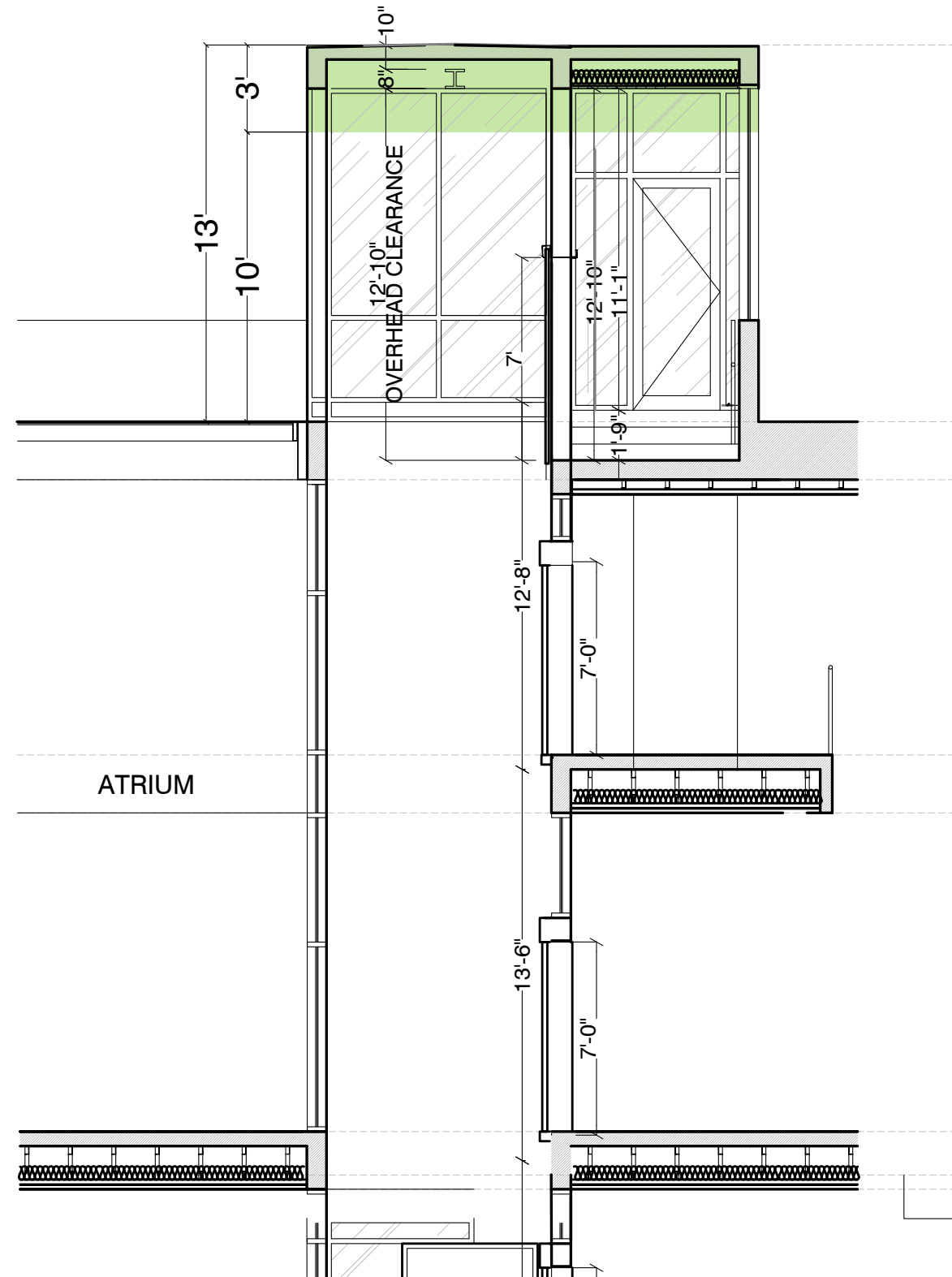
Scale	1/32" = 1'-0"
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Project #	25002

VARIANCE 01 & 02
UNDERSTORY
EDGE AND
50% OPEN
A-9.0

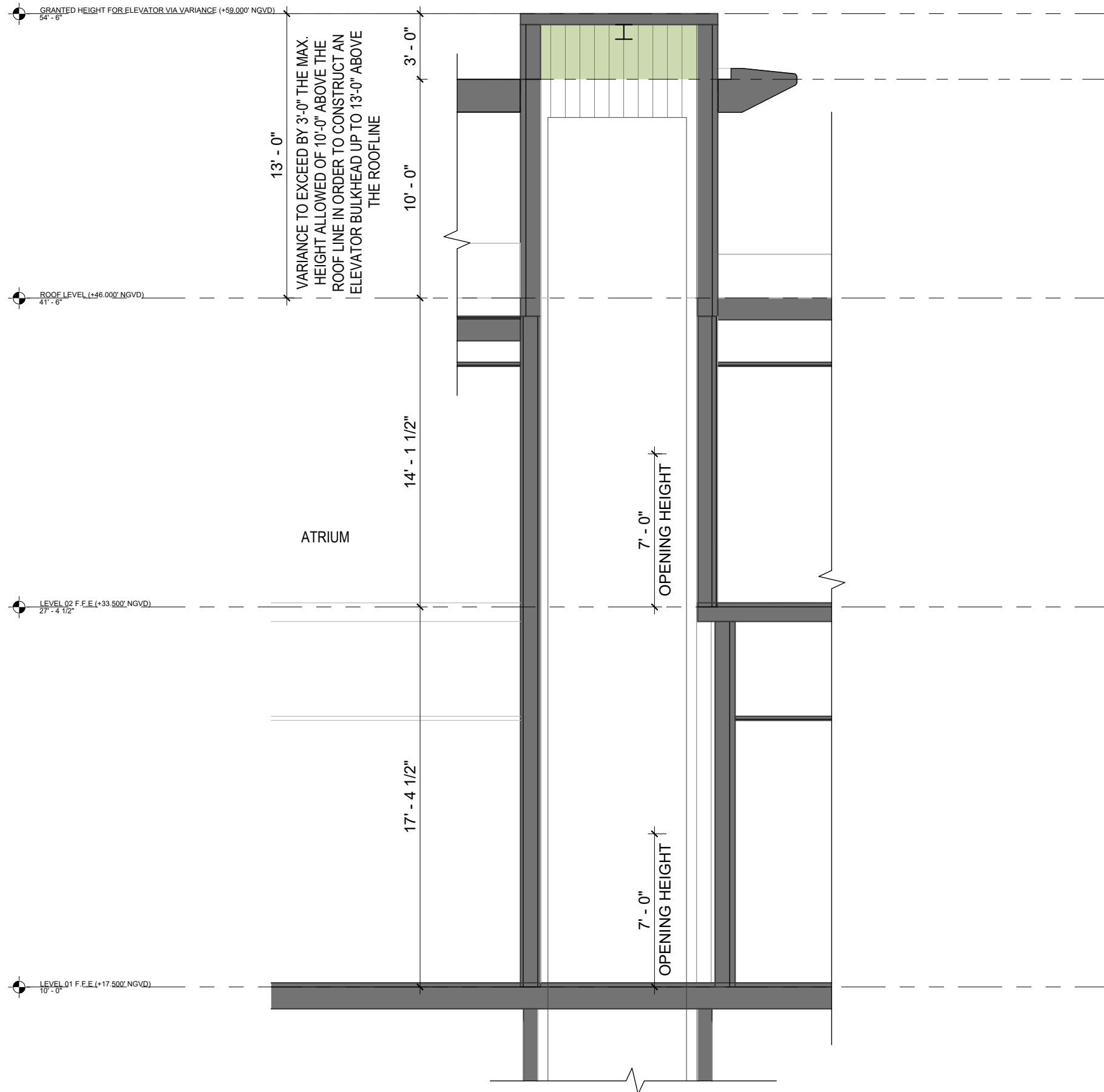
PREVIOUSLY APPROVED
VARIANCE AND NON MODIFIED
FOR REFERENCE ONLY:

VARIANCE 03
(DRB22-0859) :

A VARIANCE TO EXCEED BY
3'-0" THE MAXIMUM HEIGHT
ALLOWED OF 10'-0" FEET
ABOVE THE ROOF LINE IN
ORDER TO CONSTRUCT AN
ELEVATOR BULKHEAD UP TO
13'-0" ABOVE THE ROOFLINE.
[VARIANCE APPROVED]



COMPLIANCE WITH PREVIOUSLY APPROVED DRB22-0859 VARIANCE 03



PREVIOUSLY APPROVED VARIANCE AND NON MODIFIED FOR REFERENCE ONLY:

VARIANCE 03 (DRB22-0859) :
 A VARIANCE TO EXCEED BY 3'-0" THE MAXIMUM HEIGHT ALLOWED OF 10'-0" FEET ABOVE THE ROOF LINE IN ORDER TO CONSTRUCT AN ELEVATOR BULKHEAD UP TO 13'-0" ABOVE THE ROOFLINE. [VARIANCE APPROVED]

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 2025.07.12
 15:38:45 -04'00'

Scale 3/16" = 1'-0"

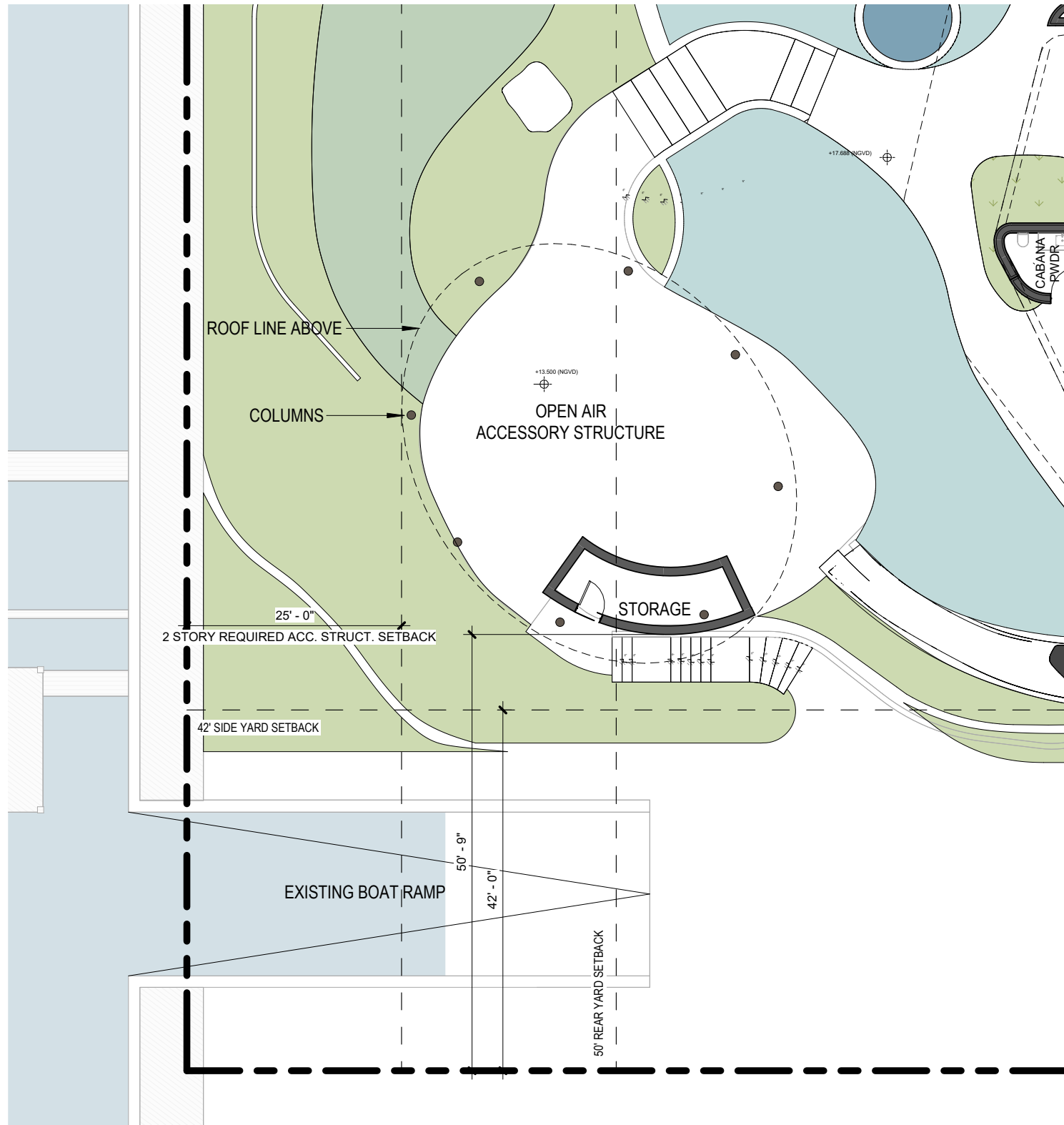
7/11/2025 23:52:14

Project # 25002

VARIANCE 03
 ELEVATOR
 OVER RIDE

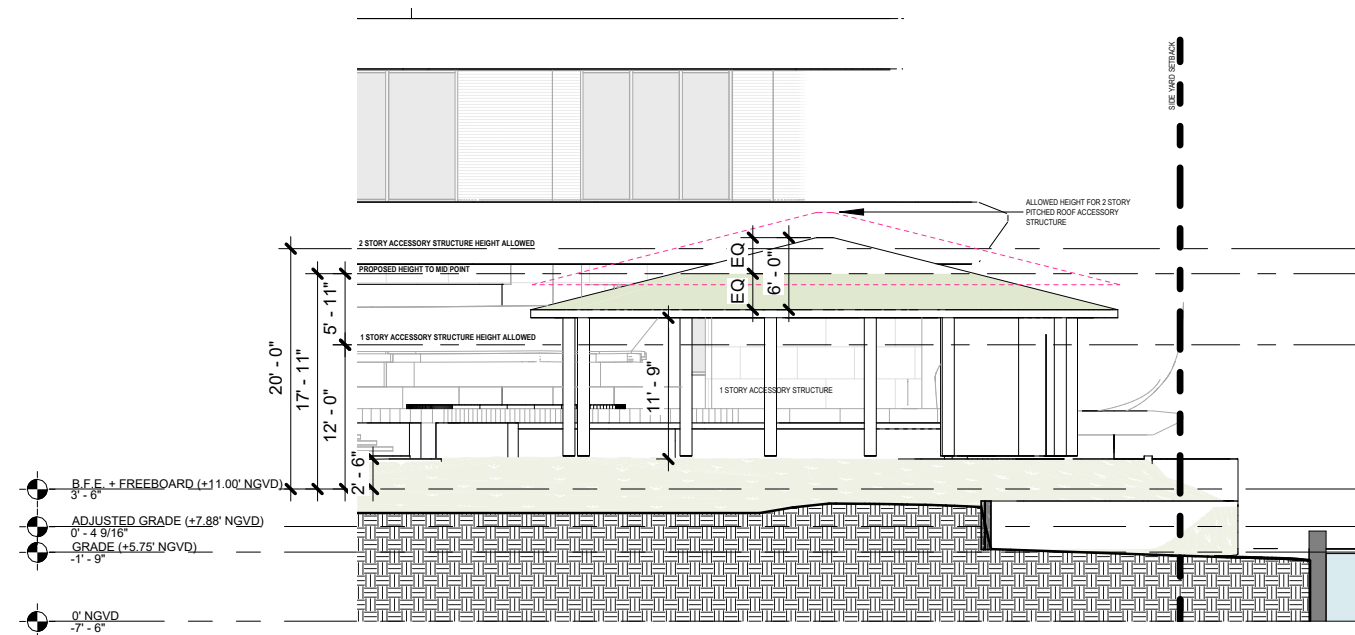
A-9.1

VARIANCE 04 REQUEST ACCESSORY STRUCTURE HEIGHT



VARIANCE REQUEST:

VARIANCE 04 :
 A VARIANCE FROM SEC. 7.2.2.3.b.12.B. TO EXCEED BY 5'-11" THE MAXIMUM HEIGHT ALLOWED OF 12'-0" IN ORDER TO CONSTRUCT A ONE STORY ACCESSORY STRUCTURE UP TO 17'-11" HIGH.



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Robert M Moehring
 2025.07.12 15:39:15
 -04'00'

Scale 1/16" = 1'-0"

7/11/2025 23:52:41

Project # 25002

VARIANCE 04
 ACCESSORY
 STRUCTURE

A-9.3