

MIAMIBEACH

Land Use Boards

Design Review Board

TO: Design Review Board
FROM: Thomas Mooney, Director
DATE: September 11, 2025
TITLE: DRB25-1105, F.K.A. DRB22-0859, 4-6 STAR ISLAND DRIVE.

PROPERTY

4-6 STAR ISLAND DRIVE

FILE NO.

DRB25-1105

APPLICANT

Brian L Bilzin as Trustee

IN RE:

An application has been filed requesting modifications to a previously approved Design Review Approval for the construction of a new two-story residence with an understory including previously approved variances, to replace an existing pre-1942 residence. Specifically, the applicant is requesting some modifications including additional height as of right per recently approved amendment to the Resiliency Code and three new variances. A variance to exceed the maximum height for a one-story accessory structure, a variance for the driveway material within the required front yard, and a variance to the understory material requirements for the non-air-conditioned areas, including one or more waivers.

PRIOR ORDER NUMBER:

F.K.A. DRB22-0859

Applicable Area

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

