

MODIFICATION TO DRB22-0859 APPROVAL FOR SINGLE FAMILY RESIDENCE

DESIGN REVIEW BOARD

DRB FILE No. DRB25-1105

4,5,6 STAR ISLAND DRIVE

PURPOSE OF MODIFICATION:
SEEKING DRB APPROVAL OF 34 FT MAXIMUM BUILDING HEIGHT AS OF RIGHT UNDER CURRENT MIAMI BEACH RESILIENCY CODE

REQUESTED VARIANCE:
04 ACCESSORY STRUCTURE HEIGHT
05 FRONT YARD DRIVEWAY PAVING
06 UNDERSTORY PAVING

CLIENT

BRIAN BILZIN TRUST
C/O BILZIN SUMBERG ETALS
1450 BRICKELL AVENUE, 23RD FLOOR
MIAMI, FL 33131

ARCHITECT OF RECORD

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SCOPE OF WORK

NEW CONSTRUCTION OF TWO STORY SINGLE FAMILY RESIDENCE, WITH UNDERSTORY, POOL, TERRACES, PROPERTY WALLS AND FENCING, DRIVEWAY, AND LANDSCAPING

APPROVED VARIANCES:
01 AND 02 UNDERSTORY EDGE AND 50% OPEN
03 ELEVATOR BULKHEAD HEIGHT OF 3'



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NEIGHBORHOOD CONTEXT - KEY PLAN

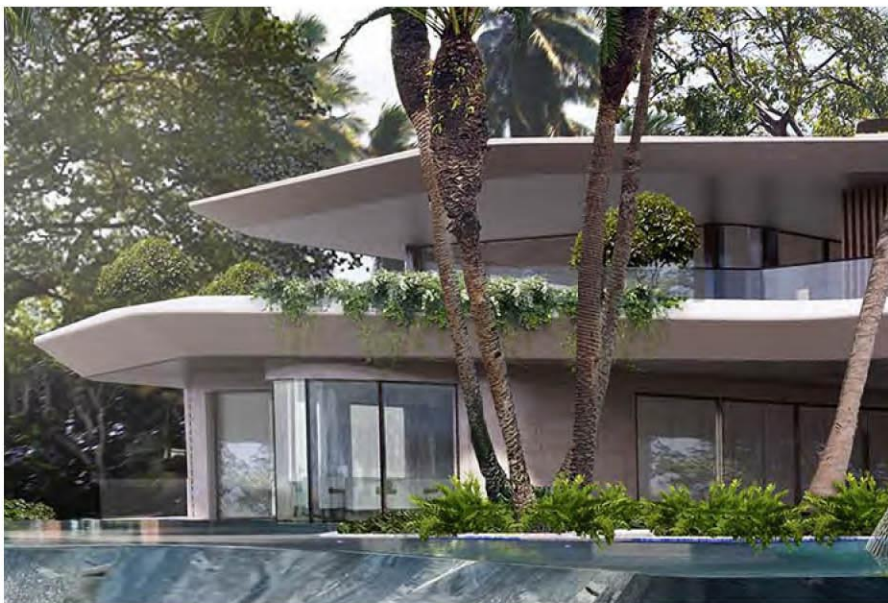
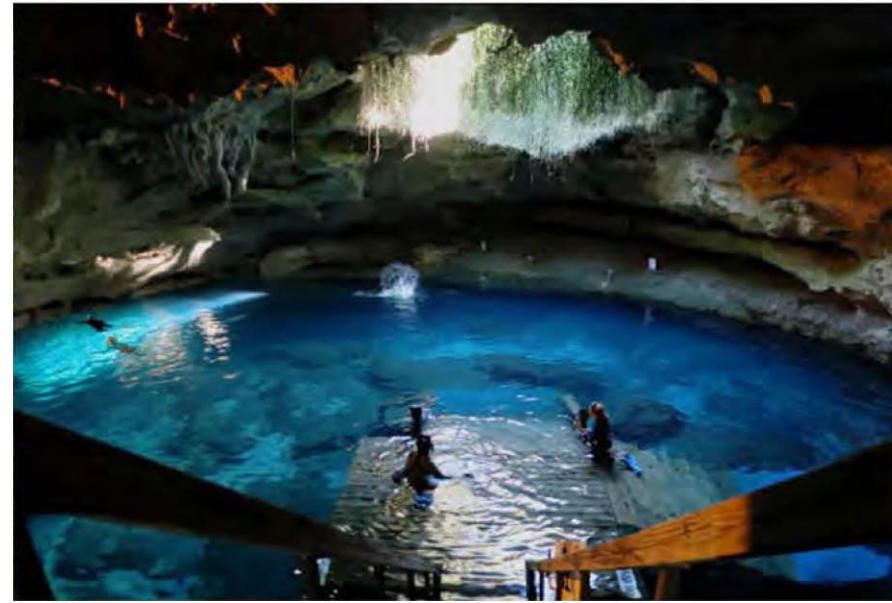


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456 STAR ISLAND
4,5,6 STAR ISLAND DRIVE, MIAMI BEACH,
FL 33139
JULY 13TH 2025 - DRB FINAL SUBMITTAL

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

NEIGHBORHOOD ANALYSIS - KEY PLAN
EX-2.3



FOR REFERENCE ONLY

ZBA0516-0012 2016 BOA APPROVAL



10,11,12 STAR ISLAND DRIVE

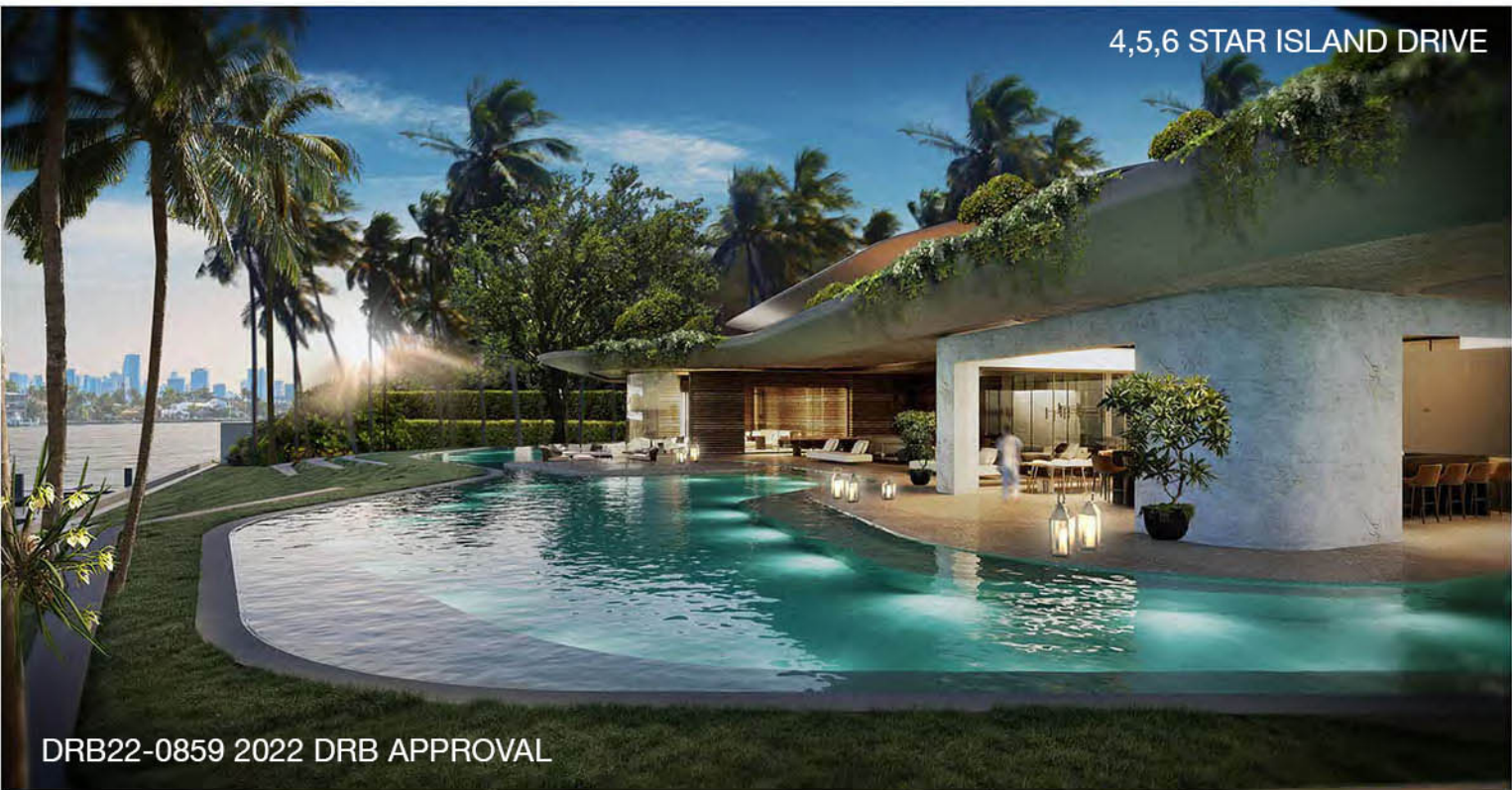


ZBA0516-0012 2016 BOA APPROVAL



ZBA0516-0012 2016 BOA APPROVAL

4,5,6 STAR ISLAND DRIVE



DRB22-0859 2022 DRB APPROVAL



DRB22-0859 2022 DRB APPROVAL

AXONOMETRIC VIEWS



2022 DRB APPROVED DRB22-0859



MODIFICATION TO DRB22-0859

AXONOMETRIC VIEWS



2022 DRB APPROVED DRB22-0859



MODIFICATION TO DRB22-0859

AXONOMETRIC VIEWS



2022 DRB APPROVED DRB22-0859



MODIFICATION TO DRB22-0859

AXONOMETRIC VIEWS

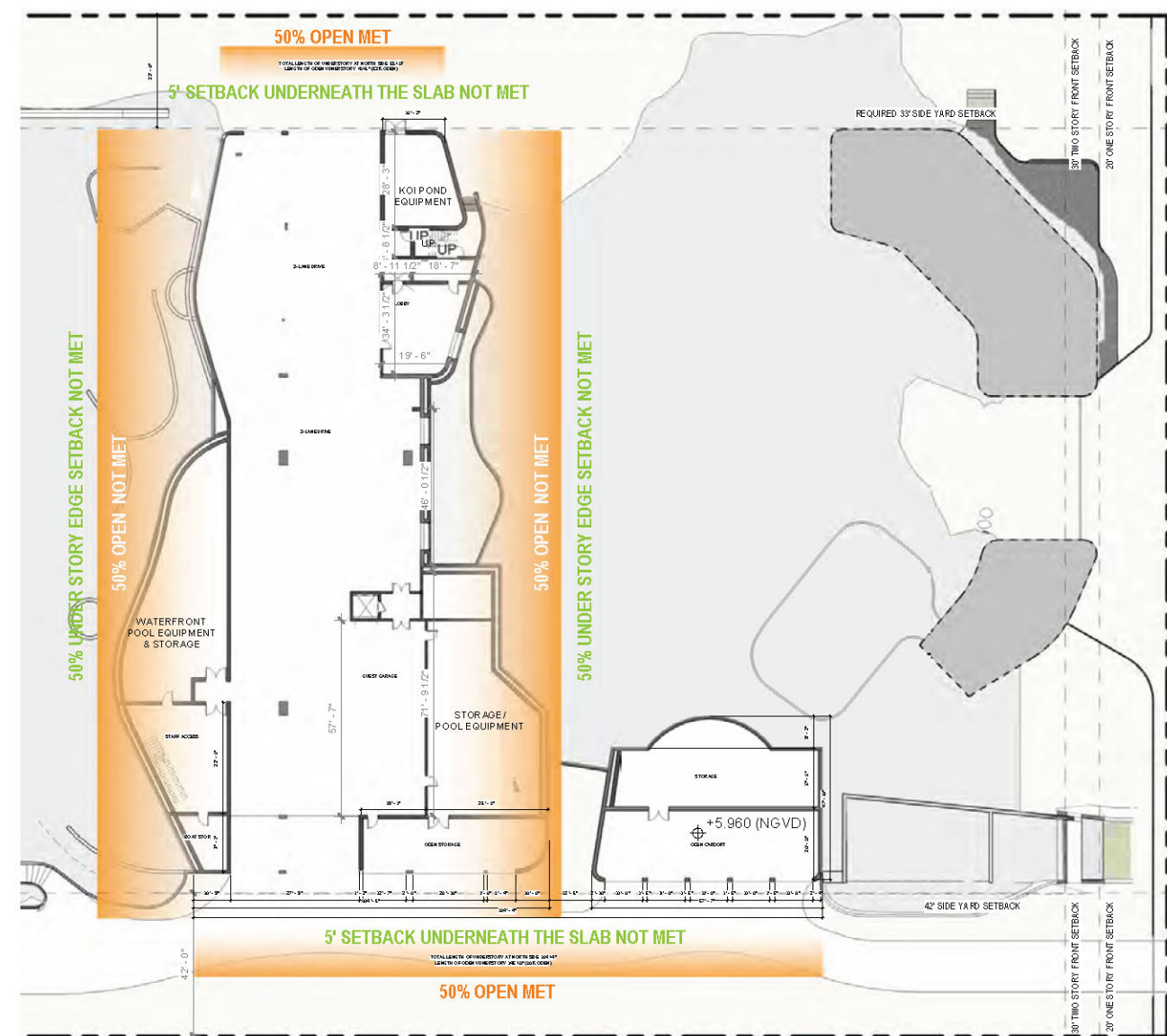
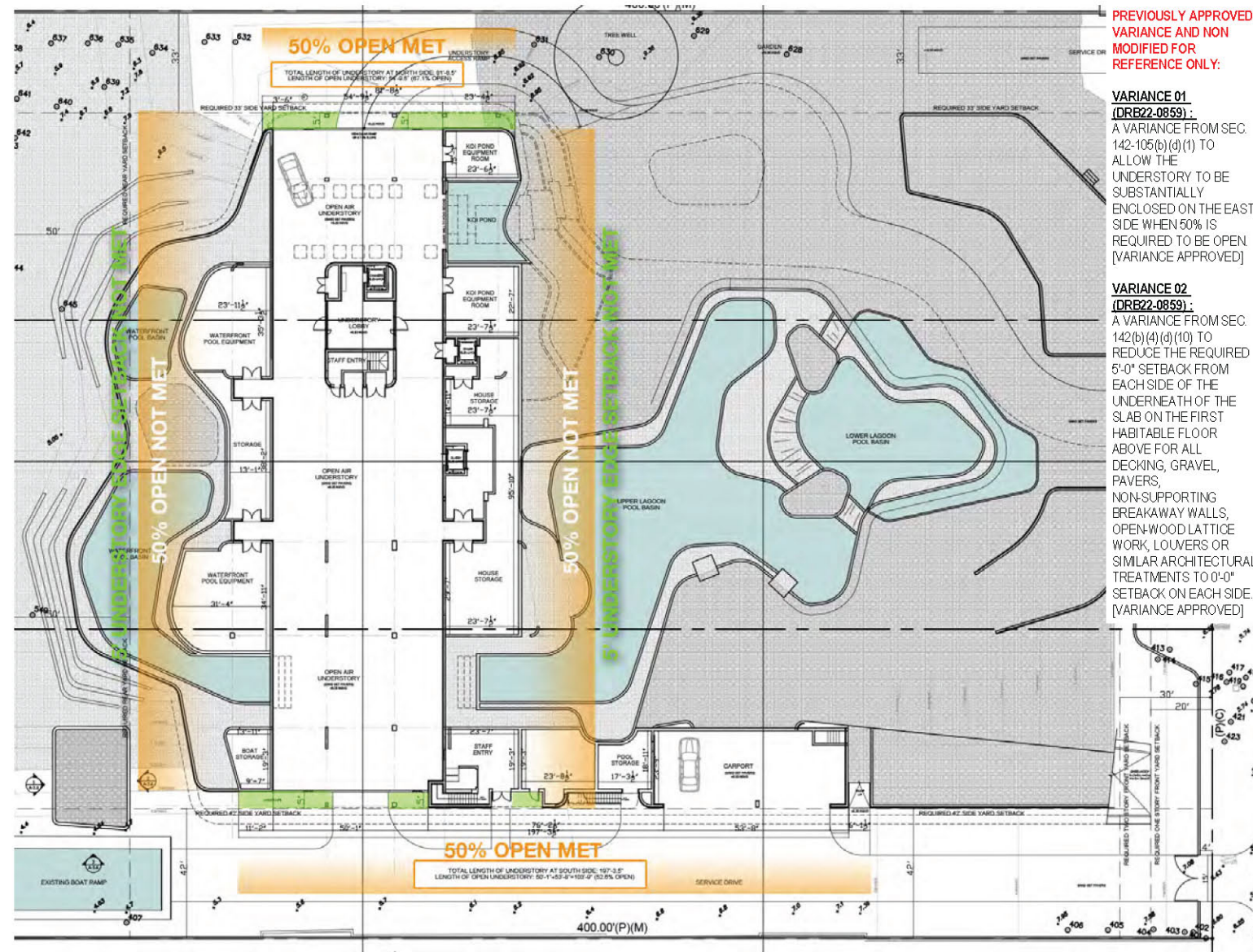


2022 DRB APPROVED DRB22-0859



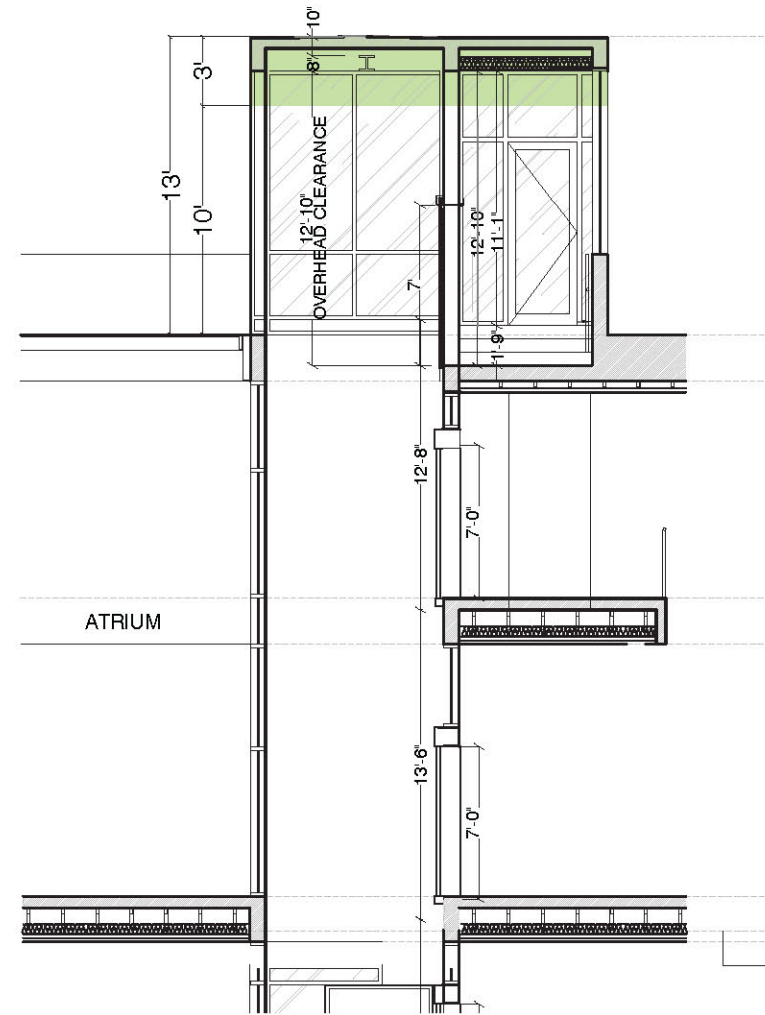
MODIFICATION TO DRB22-0859

PREVIOUSLY APPROVED VARIANCES 01 AND 02



2022 DRB APPROVED DRB22-0859

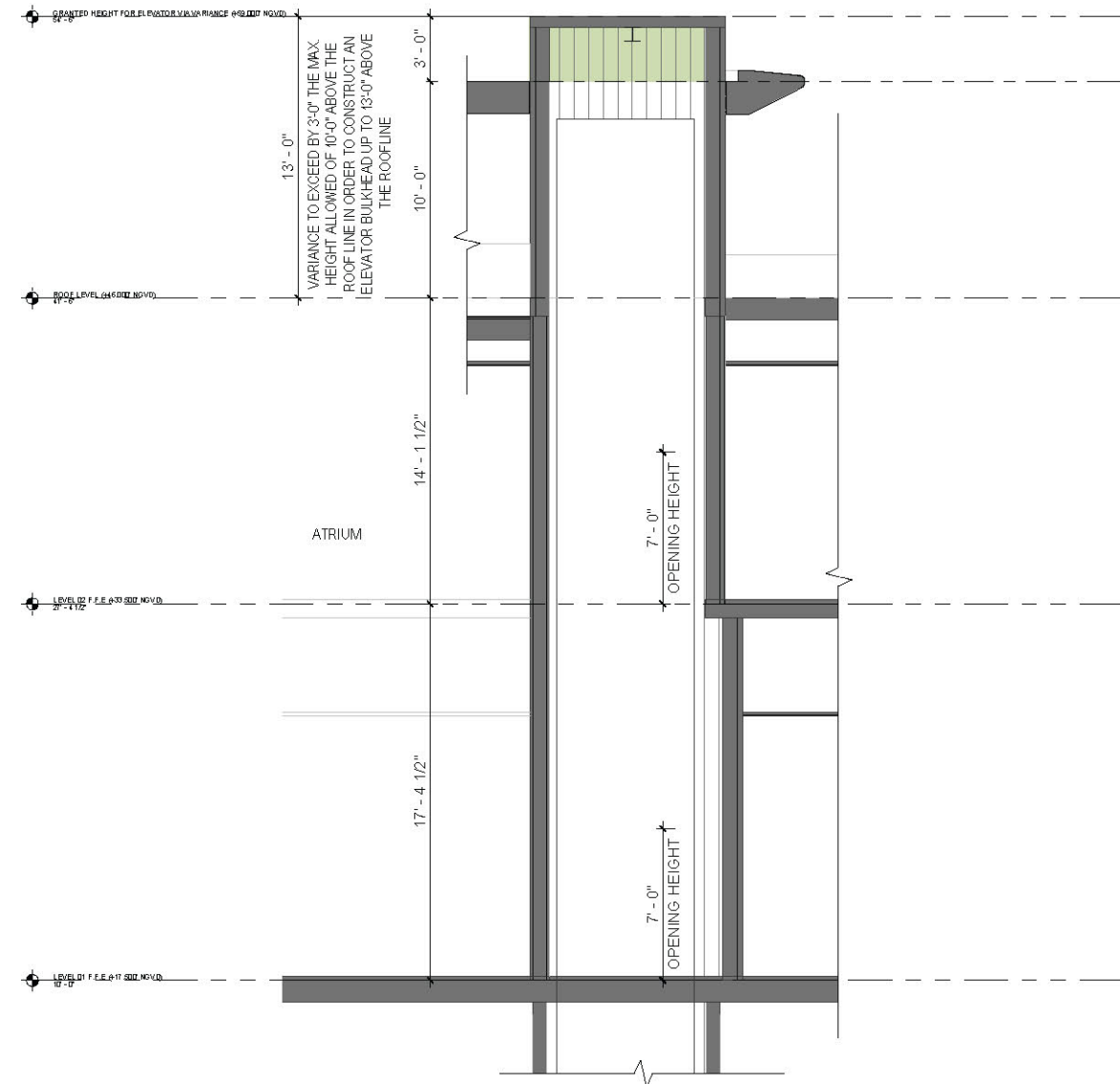
MODIFICATION TO DRB22-0859



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]

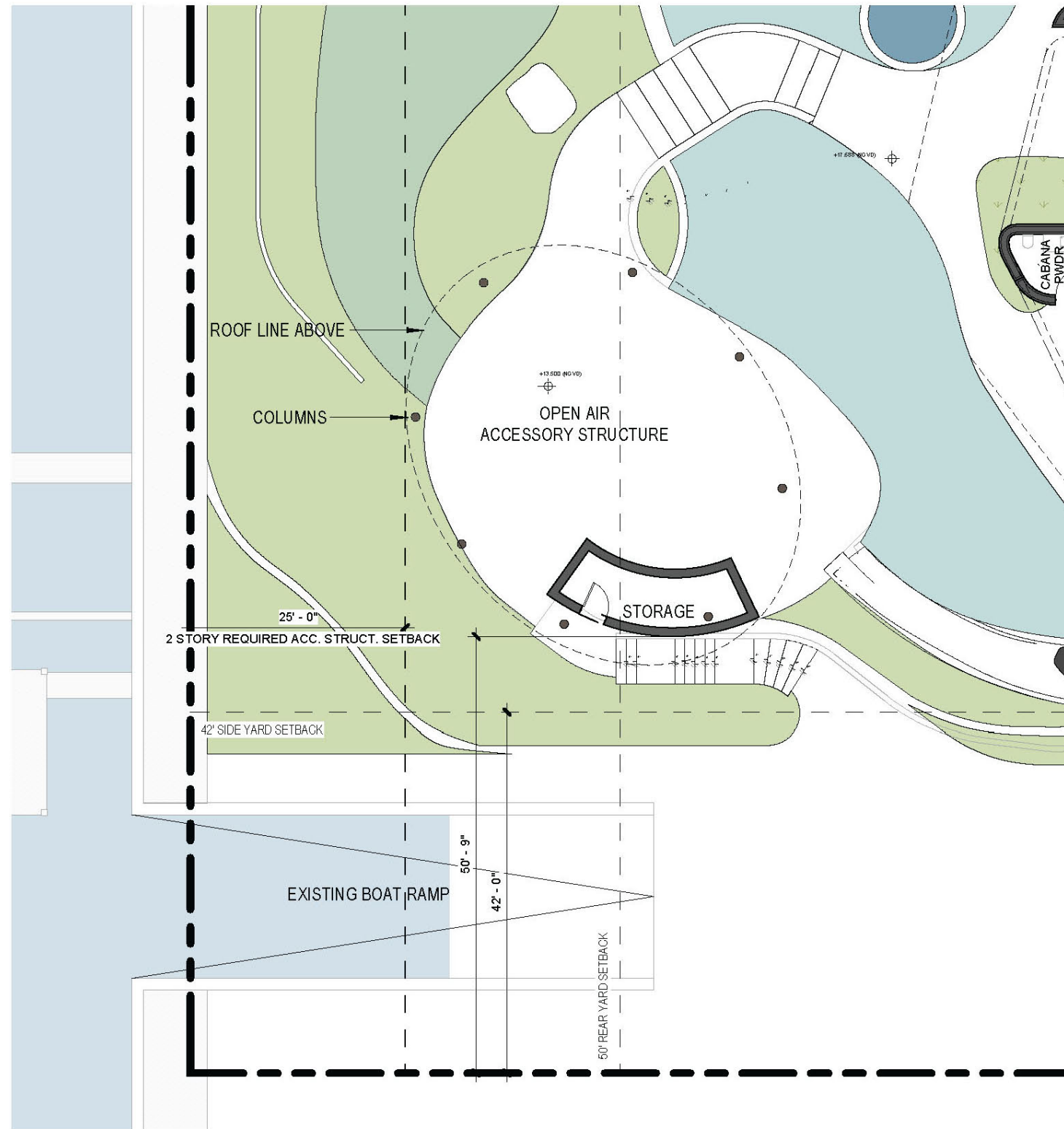


PREVIOUSLY APPROVED VARIANCE AND NON MODIFIED FOR REFERENCE ONLY:

VARIANCE 03 (DRB22-0859) :

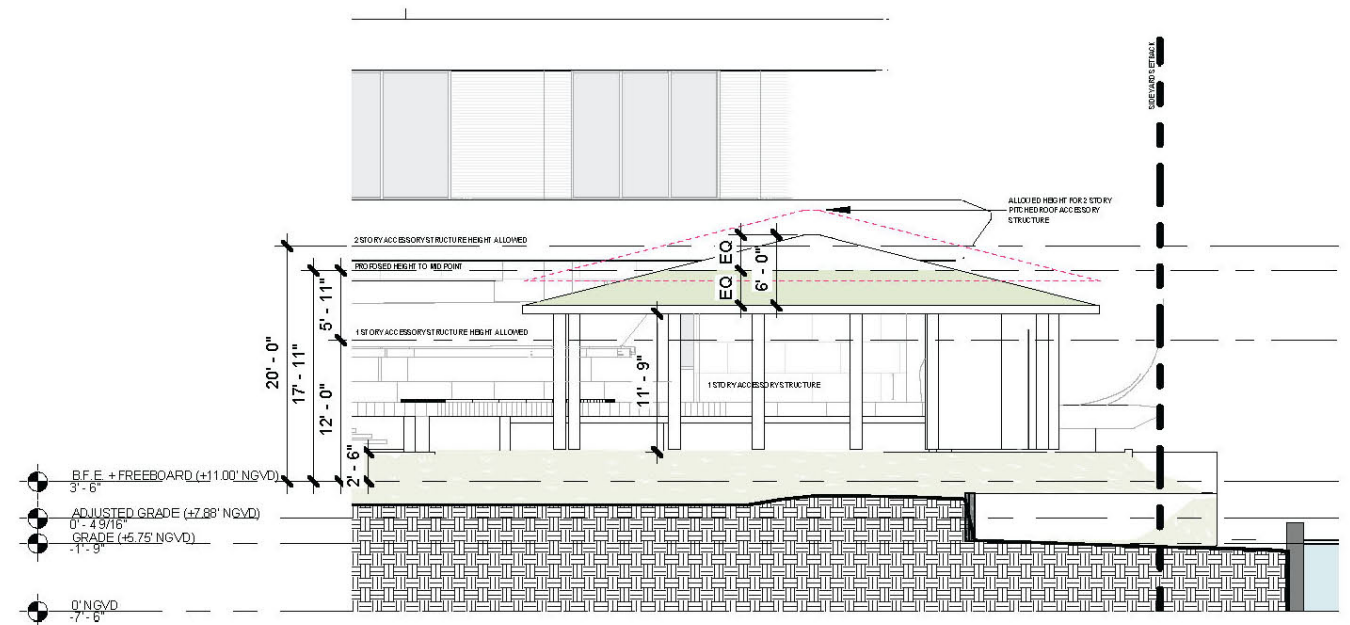
A VARIANCE TO EXCEED BY 3'-0" THE MAXIMUM HEIGHT ALLOWED OF 10'-0" FEET ABOVE THE ROOF LINE IN ORDER TO CONSTRUCT AN ELEVATOR BULKHEAD UP TO 13'-0" ABOVE THE ROOFLINE. [VARIANCE APPROVED]

NEW VARIANCE REQUEST 04 - 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.

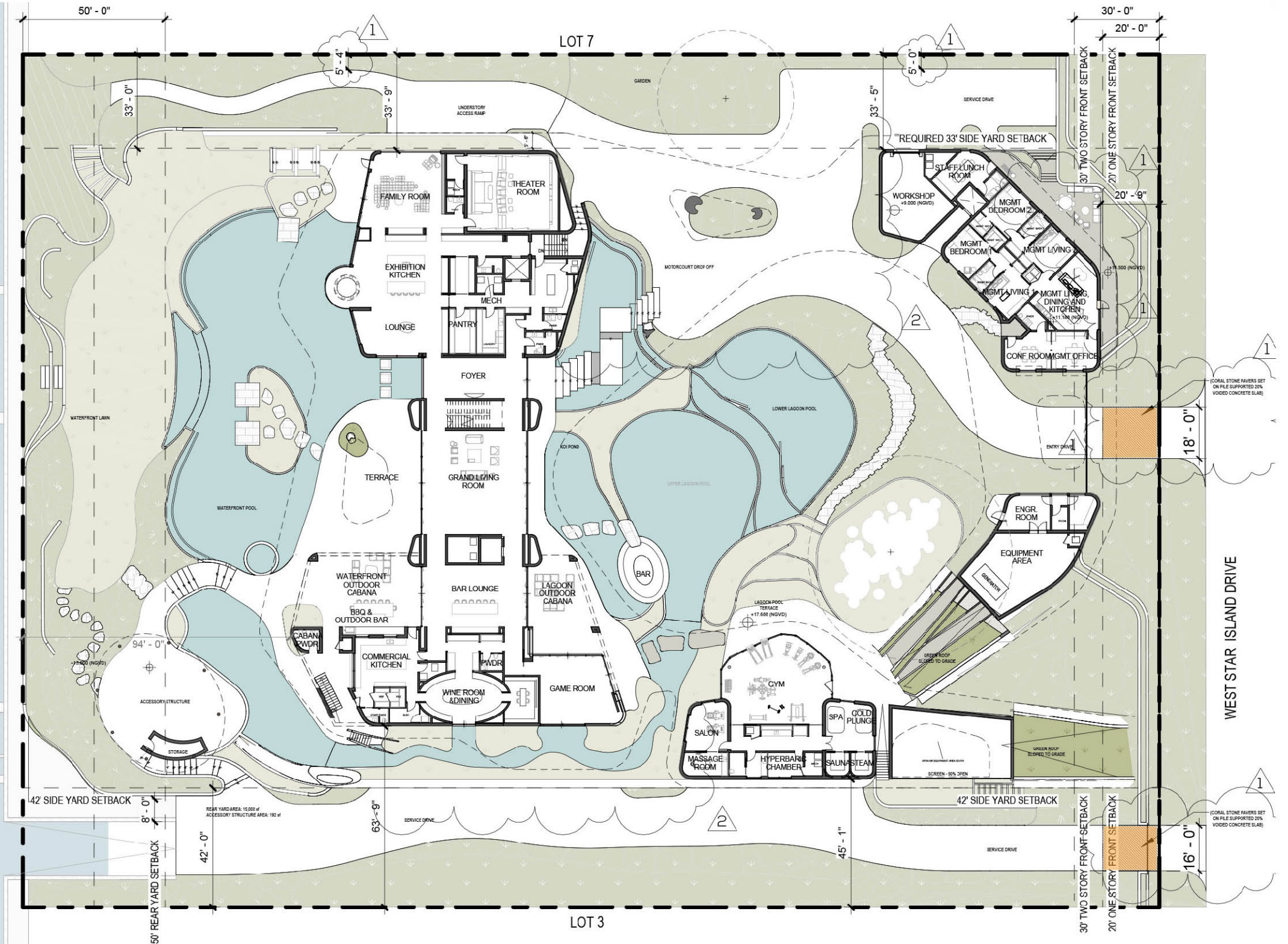


NEW VARIANCE REQUEST 05 - FRONT YARD DRIVEWAY PAVING

VARIANCE REQUEST:

VARIANCE 05:

A VARIANCE FROM SEC. 7.2.2.3(b)(1), FOOTNOTE (6) FOR THE DRIVEWAY PAVING LOCATED WITHIN THE FRONT YARD TO CONSIST OF LARGE FORMAT CORAL STONE PAVING SET ON CONCRETE GRID SYSTEM TO PREVENT CRACKING OF 3'x6'x8" PAVER.

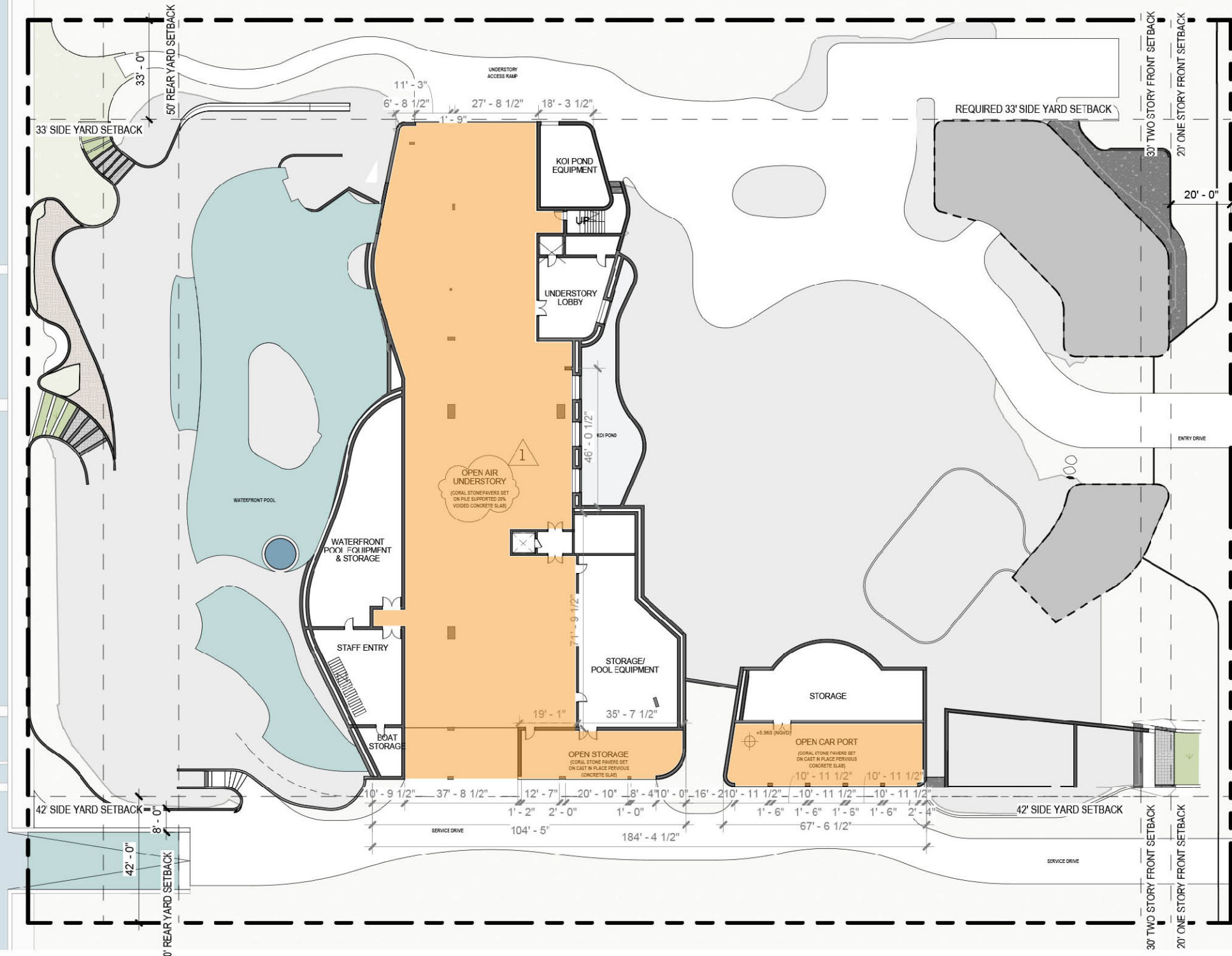


NEW VARIANCE REQUEST 06 - UNDERSTORY PAVING

VARIANCE REQUEST:

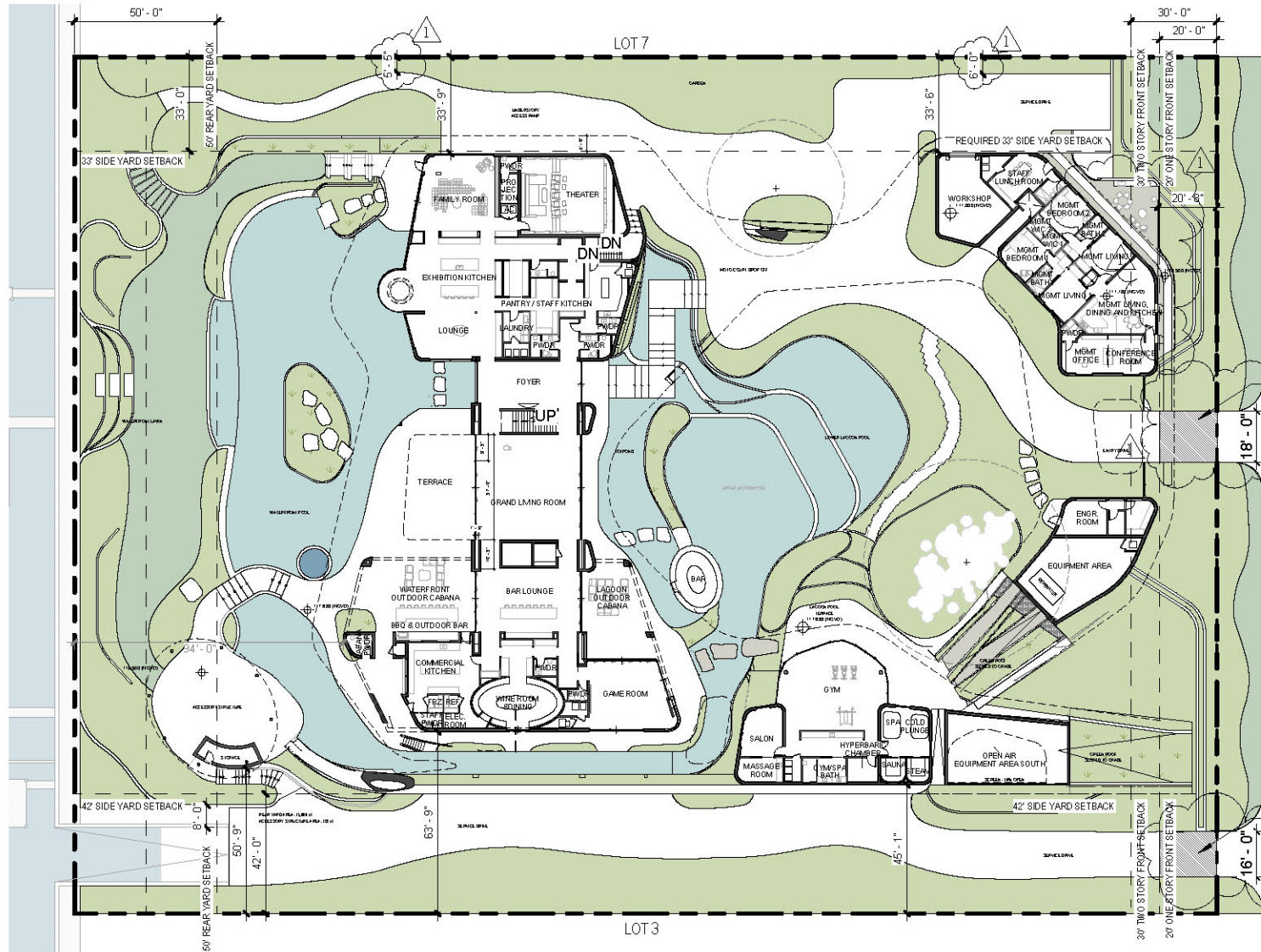
VARIANCE 06 :

A VARIANCE FROM SEC. 7.2.2.3(b)(6) (G) FOR THE PAVING LOCATED WITHIN THE UNDERSTORY TO CONSIST OF LARGE FORMAT CORAL STONE PAVING SET ON CONCRETE GRID SYSTEM TO PREVENT CRACKING OF 3'x6'x8" PAVER.



WEST STAR ISLAND DRIVE

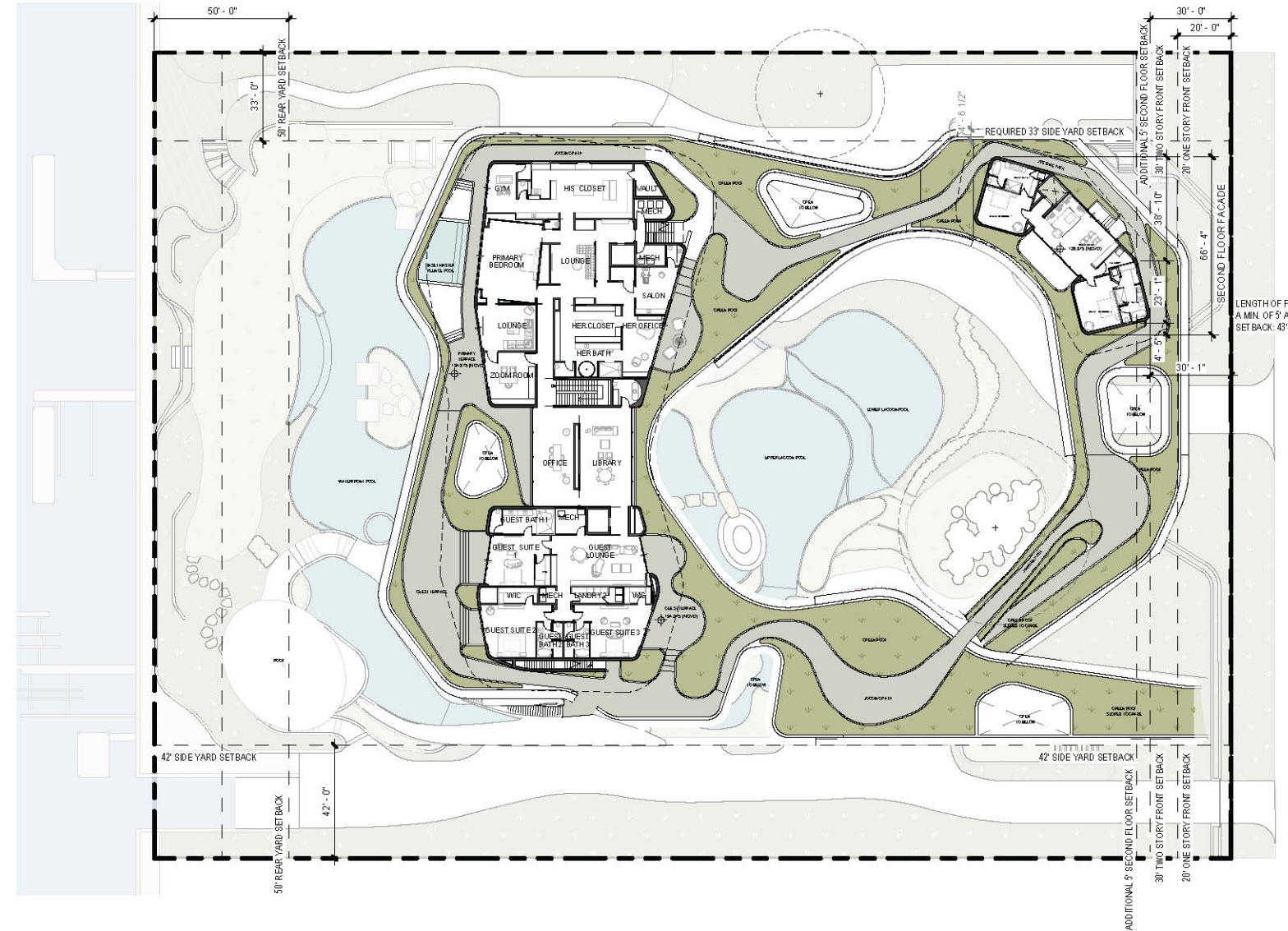
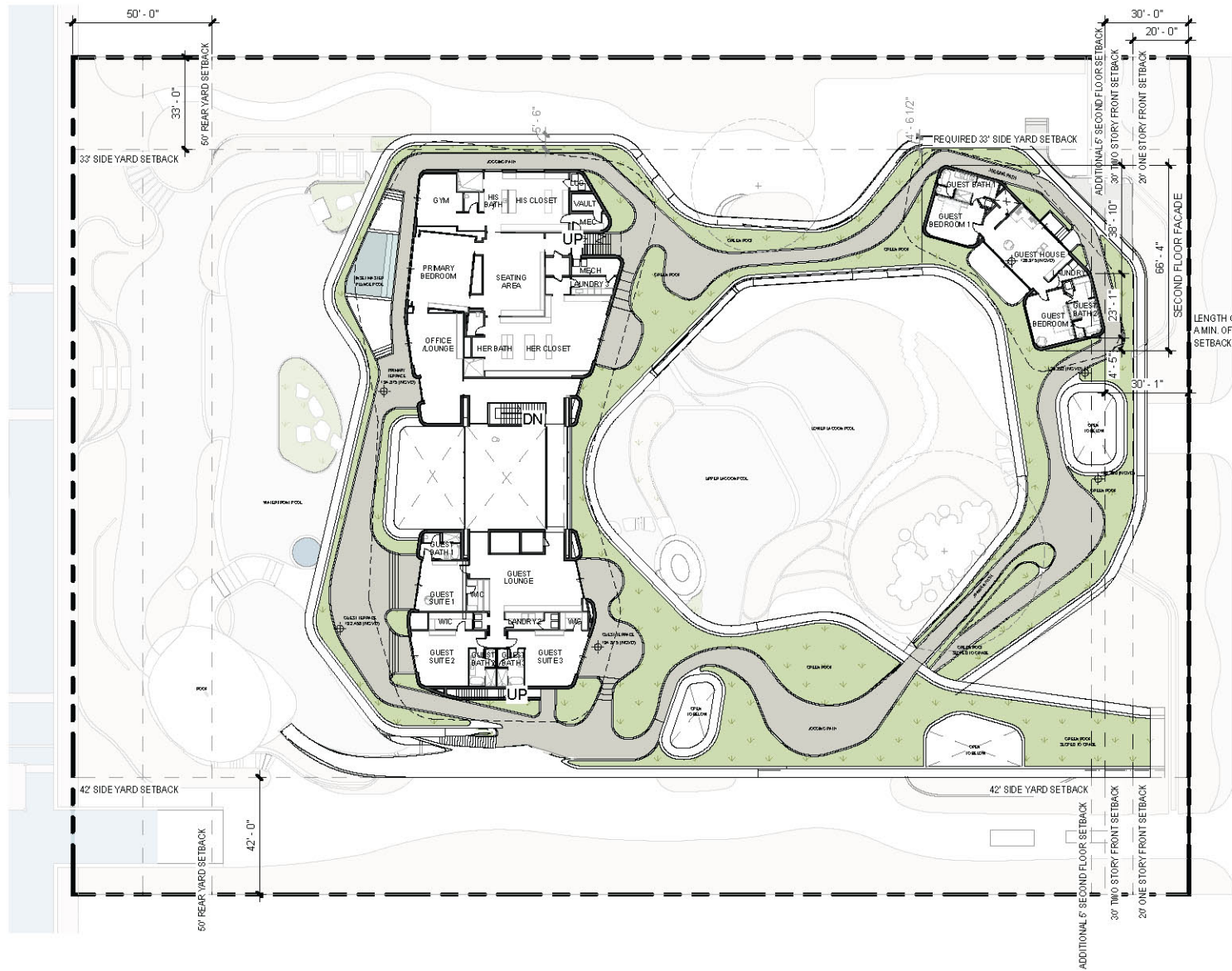
POST FILING MODIFICATION TO FIRST FLOOR PLAN



JULY 13, 2025 FINAL SUBMITTAL

PROPOSED MODIFICATION

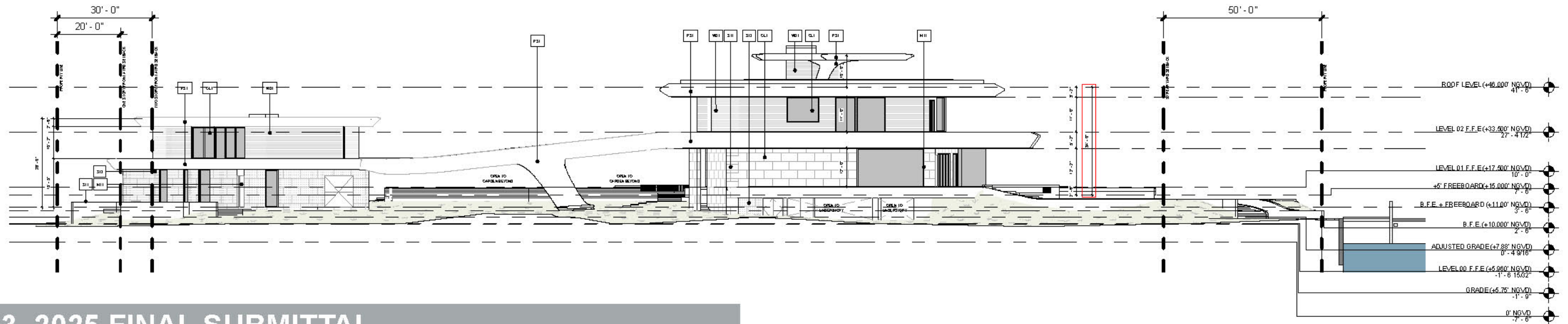
POST FILING MODIFICATION TO SECOND FLOOR PLAN



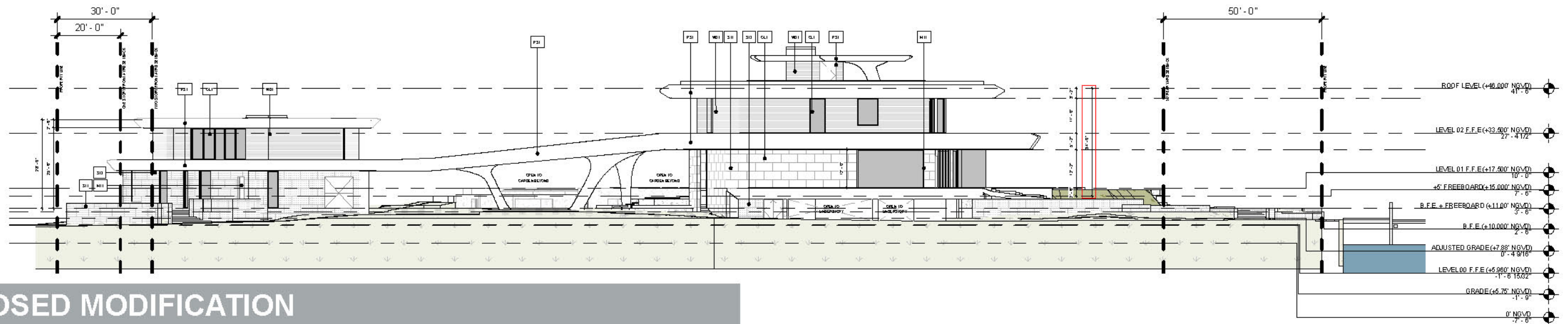
JULY 13, 2025 FINAL SUBMITTAL

PROPOSED MODIFICATION

POST FILING MODIFICATION TO NORTH ELEVATION



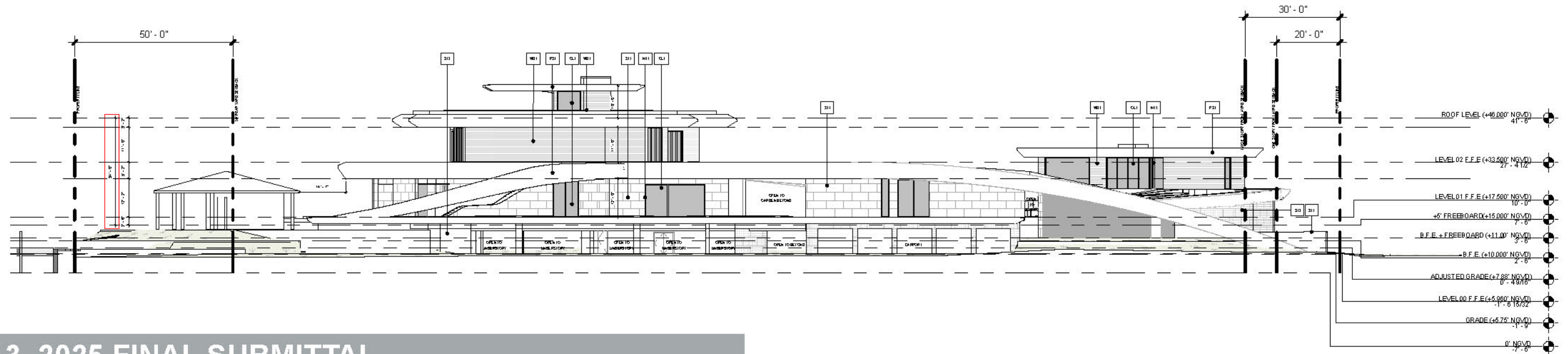
JULY 13, 2025 FINAL SUBMITTAL



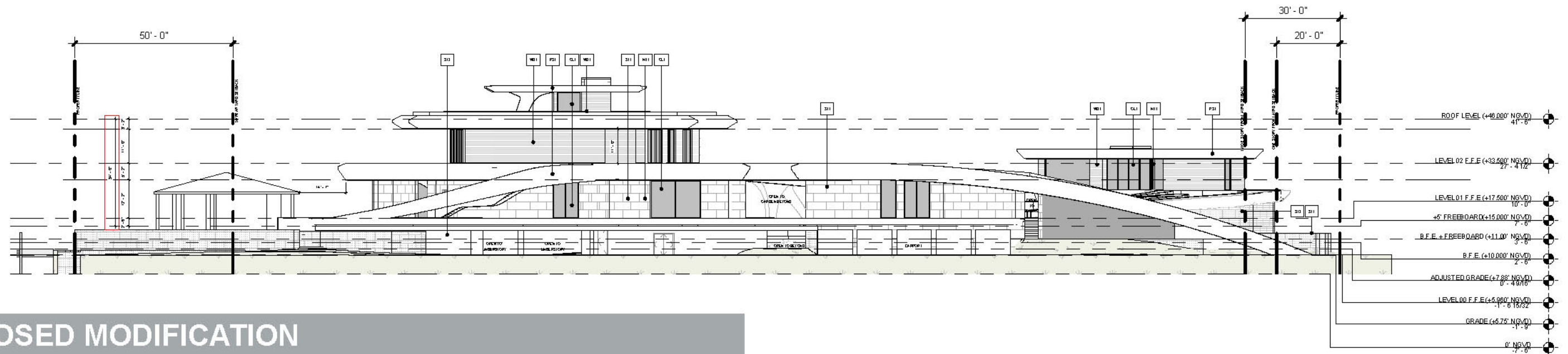
PROPOSED MODIFICATION



POST FILING MODIFICATION TO SOUTH ELEVATION



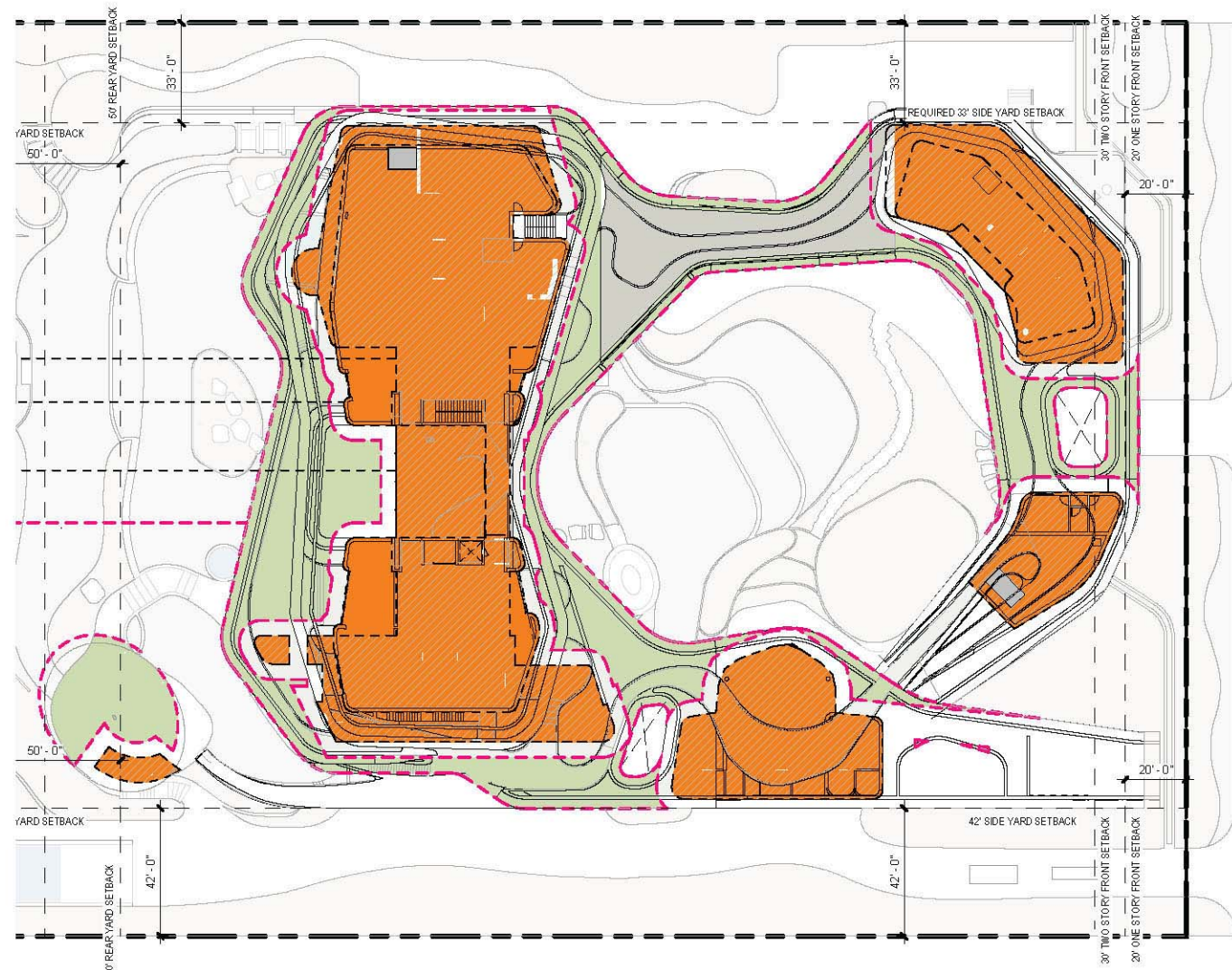
JULY 13, 2025 FINAL SUBMITTAL



PROPOSED MODIFICATION





POST FILING MODIFICATION TO LOT COVERAGE

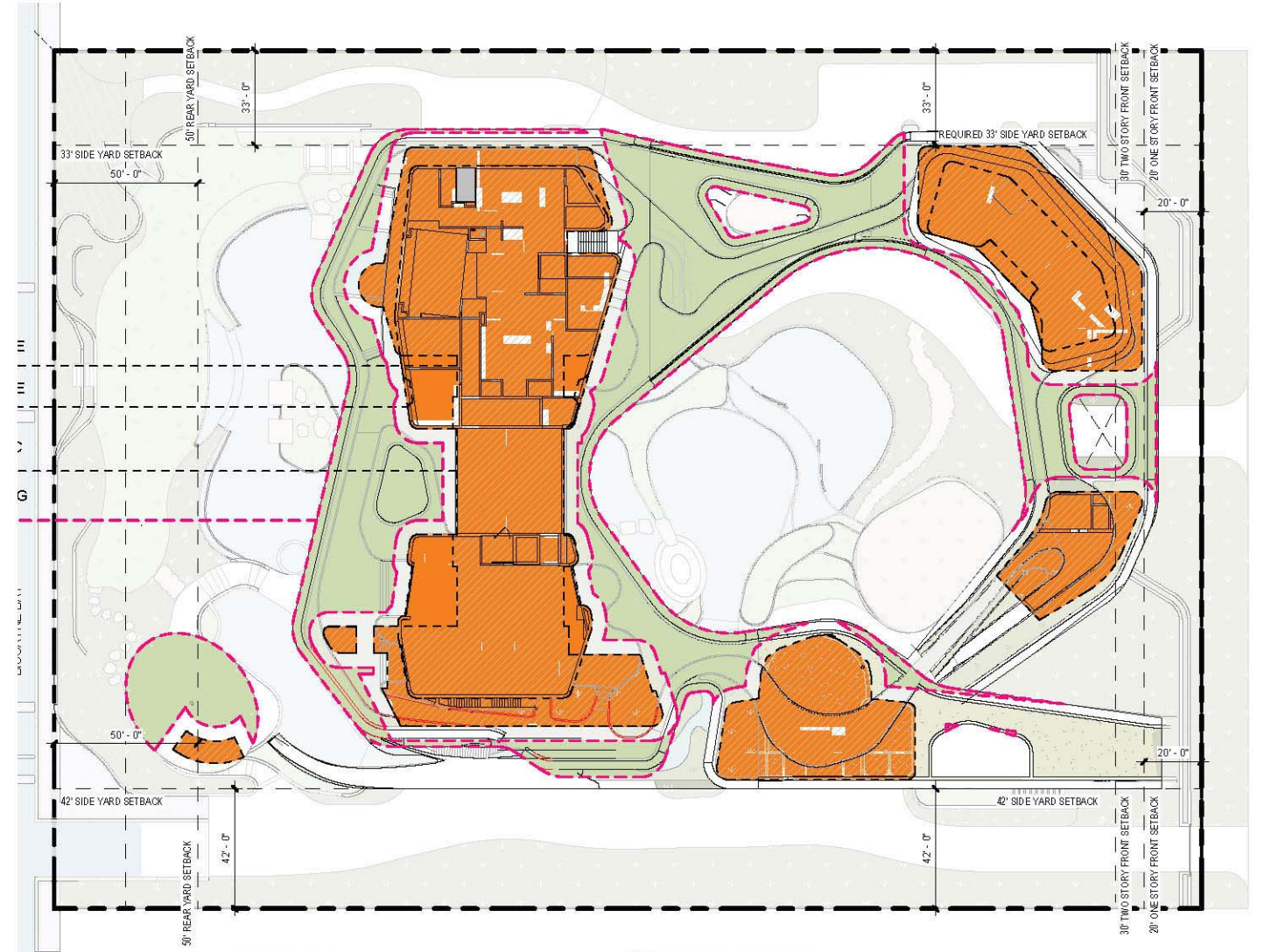


LOT SIZE: 120,000 SF
MAX. LOT COVERAGE: 36,000 SF (30%)

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%)



 ROOF OVERHANG BEYOND 5'
 UNDER AC



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

PROPOSED LOT COVERAGE:
UNDER AC: 19,853 SF (LVL 01) + 1,290 SF (LVL 02*) = 21,143 SF
ROOF COVERAGE > 5': 14,602 SF

SUBTOTAL: 35,745 SF (29.8%)

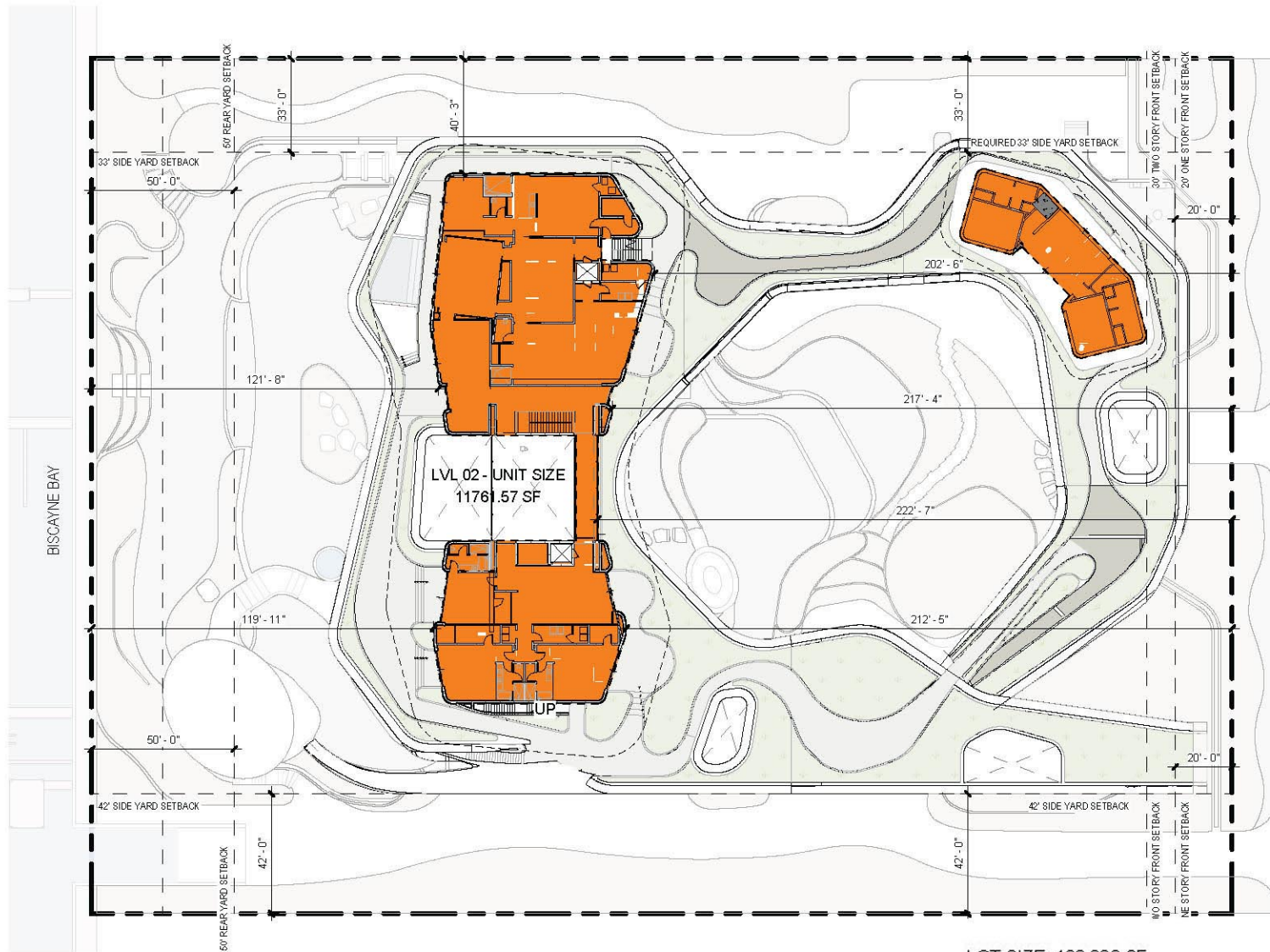
 ROOF OVERHANG BEYOND 5'
 UNDER AC

SUBMISSION	SQUARE FOOTAGE
2022	35,884 SF
FINAL 07/13/25	35,745 SF
LATEST	35,745 SF

JULY 13, 2025 FINAL SUBMITTAL

PROPOSED MODIFICATION

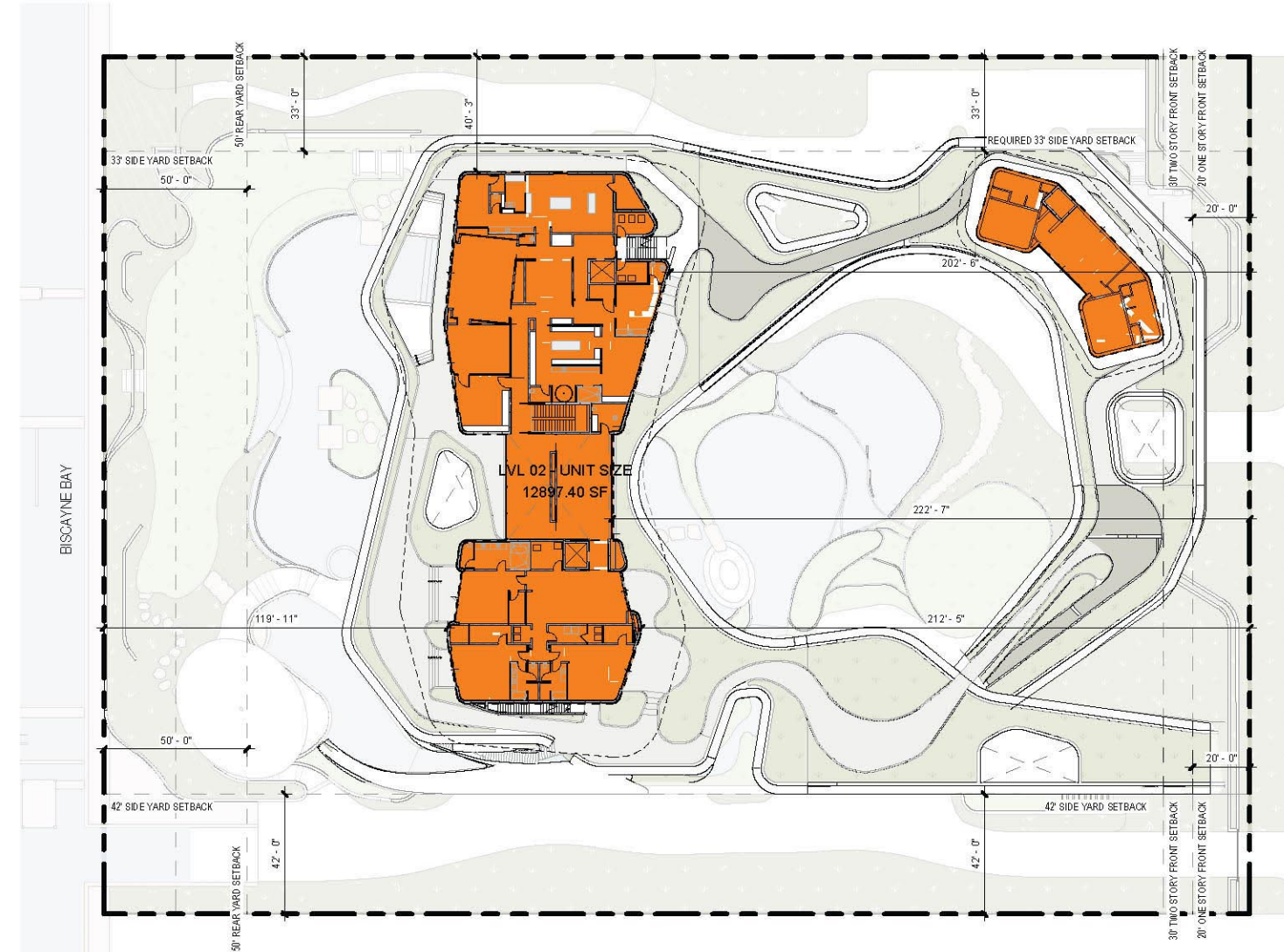
POST FILING MODIFICATION TO UNIT SIZE



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%)



SUBMISSION	SQUARE FOOTAGE
2022	10,126 SF
FINAL 07/13/25	11,761.57 SF
LATEST	12,897.40 SF

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: 12,897.40 SF
ROOF TERRACE: 166.27 SF

SUBTOTAL: 40,936 SF (34%)

JULY 13, 2025 FINAL SUBMITTAL

PROPOSED MODIFICATION

RENDERINGS



2022 DRB APPROVED DRB22-0859



MODIFICATION TO DRB22-0859

RENDERINGS



2022 DRB APPROVED DRB22-0859



MODIFICATION TO DRB22-0859

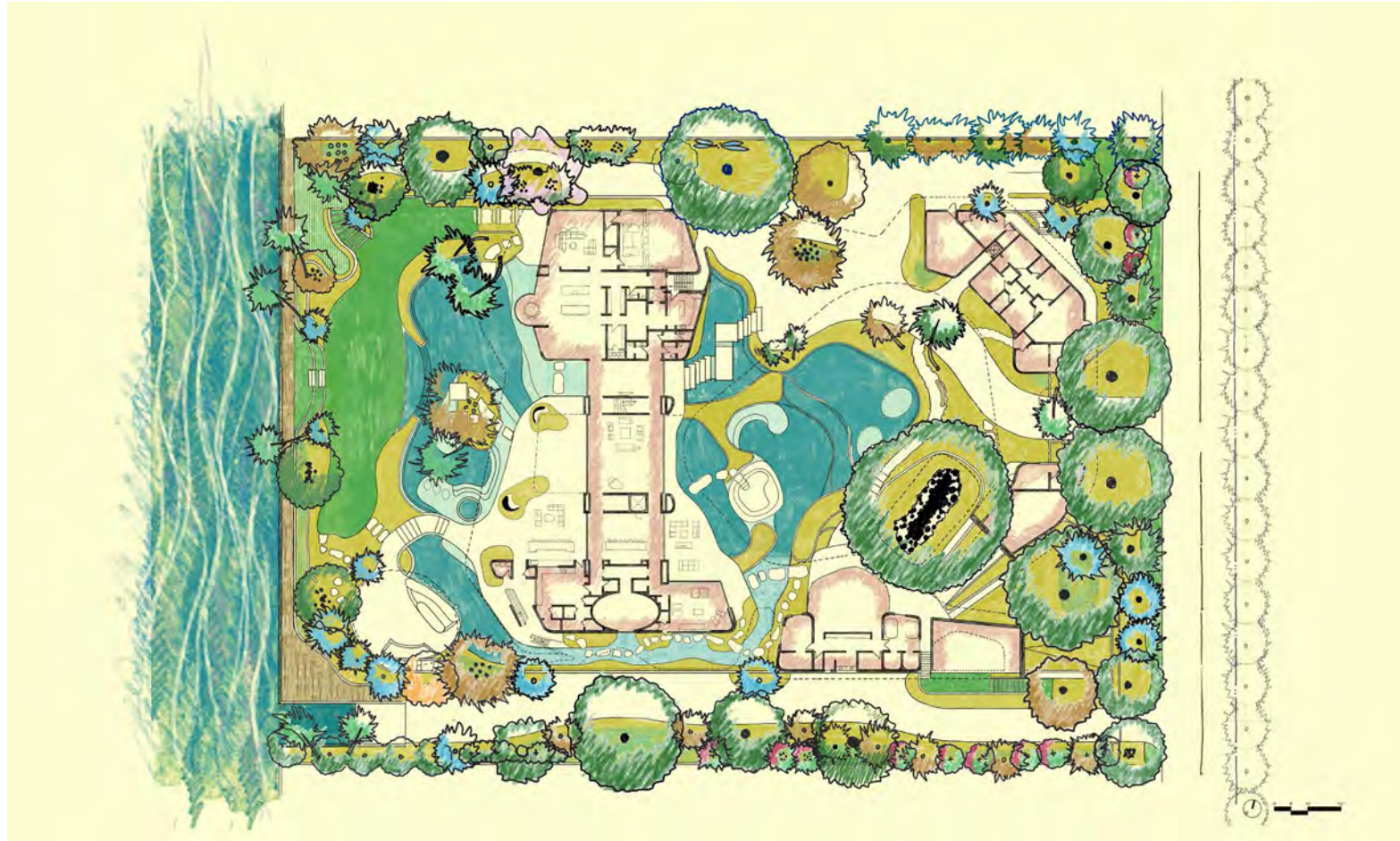
RENDERINGS



2022 DRB APPROVED DRB22-0859



MODIFICATION TO DRB22-0859



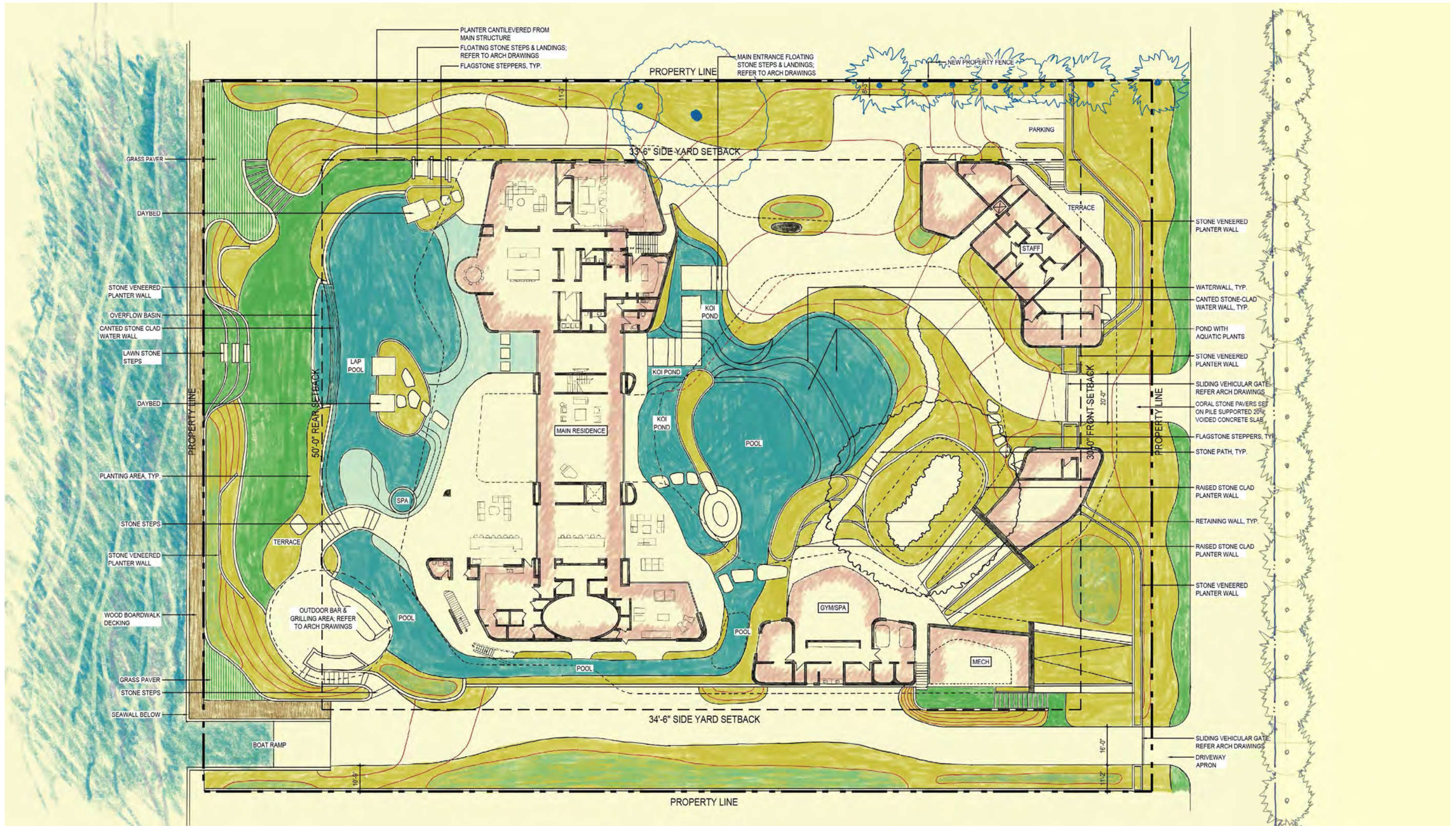
4-5-6 STAR ISLAND (NDA)

4-5-6 Star Island
24076

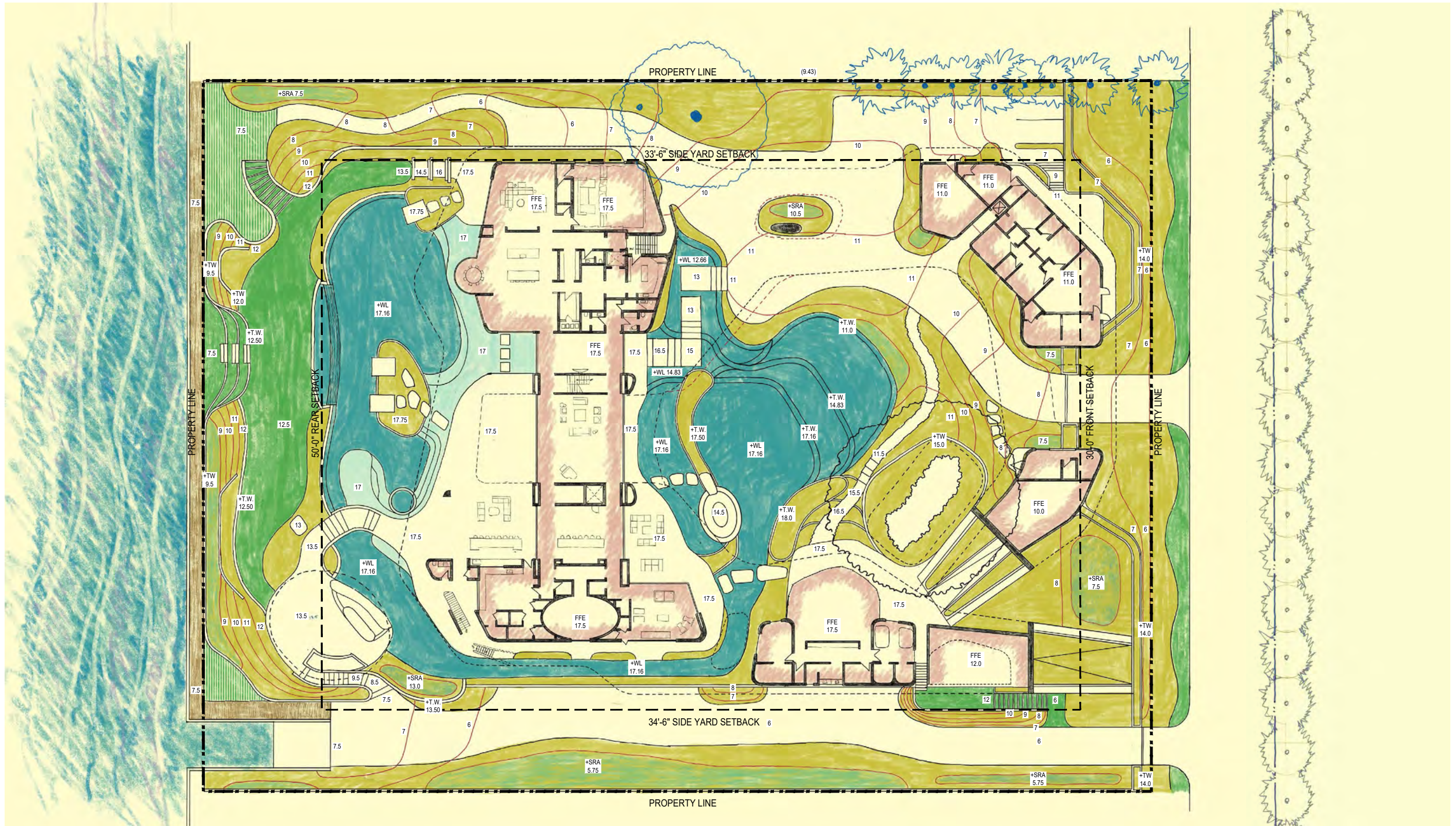
05 September
2025

jungles

DRB SUBMISSION

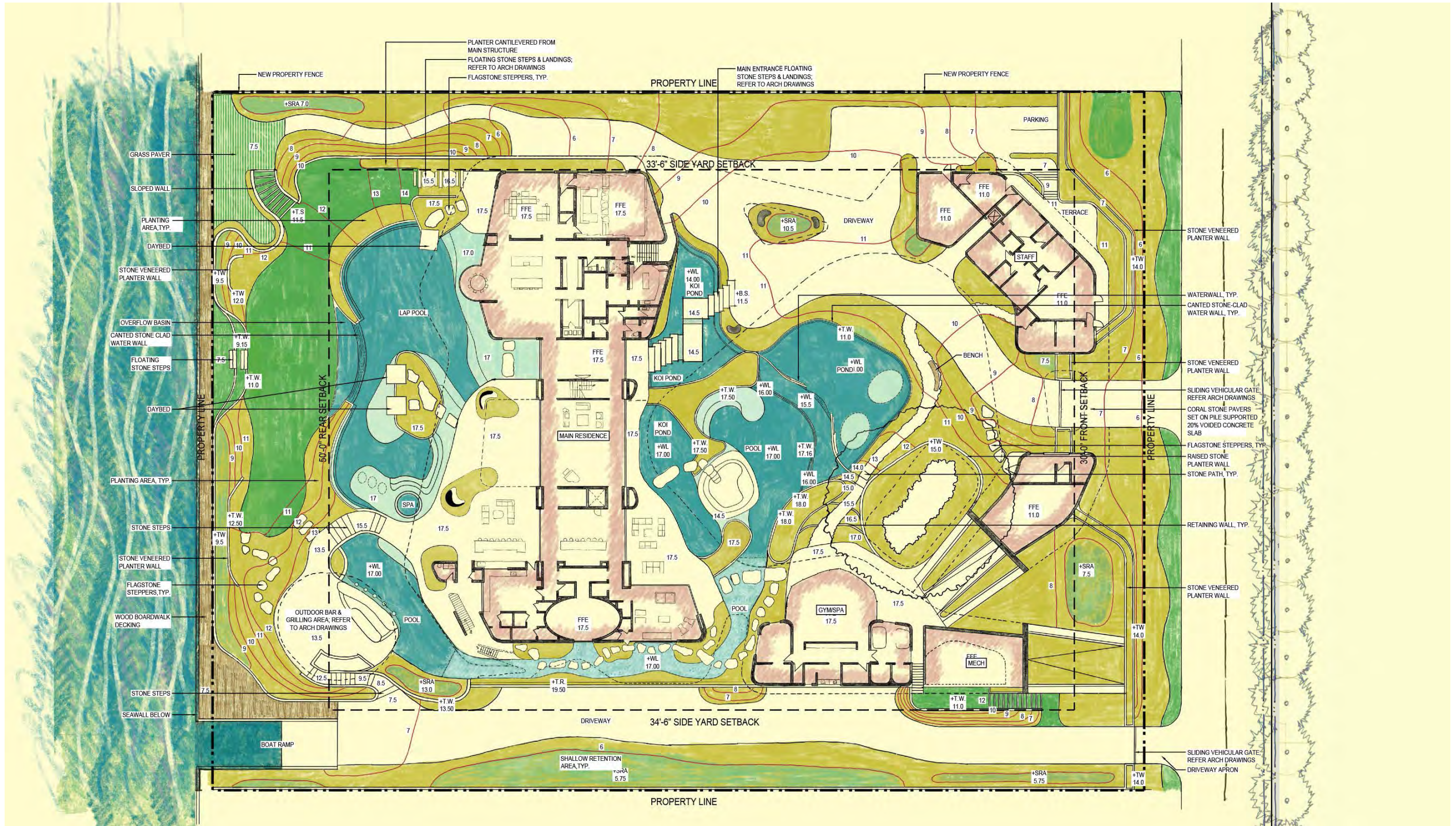


DRB Hardscape Plan

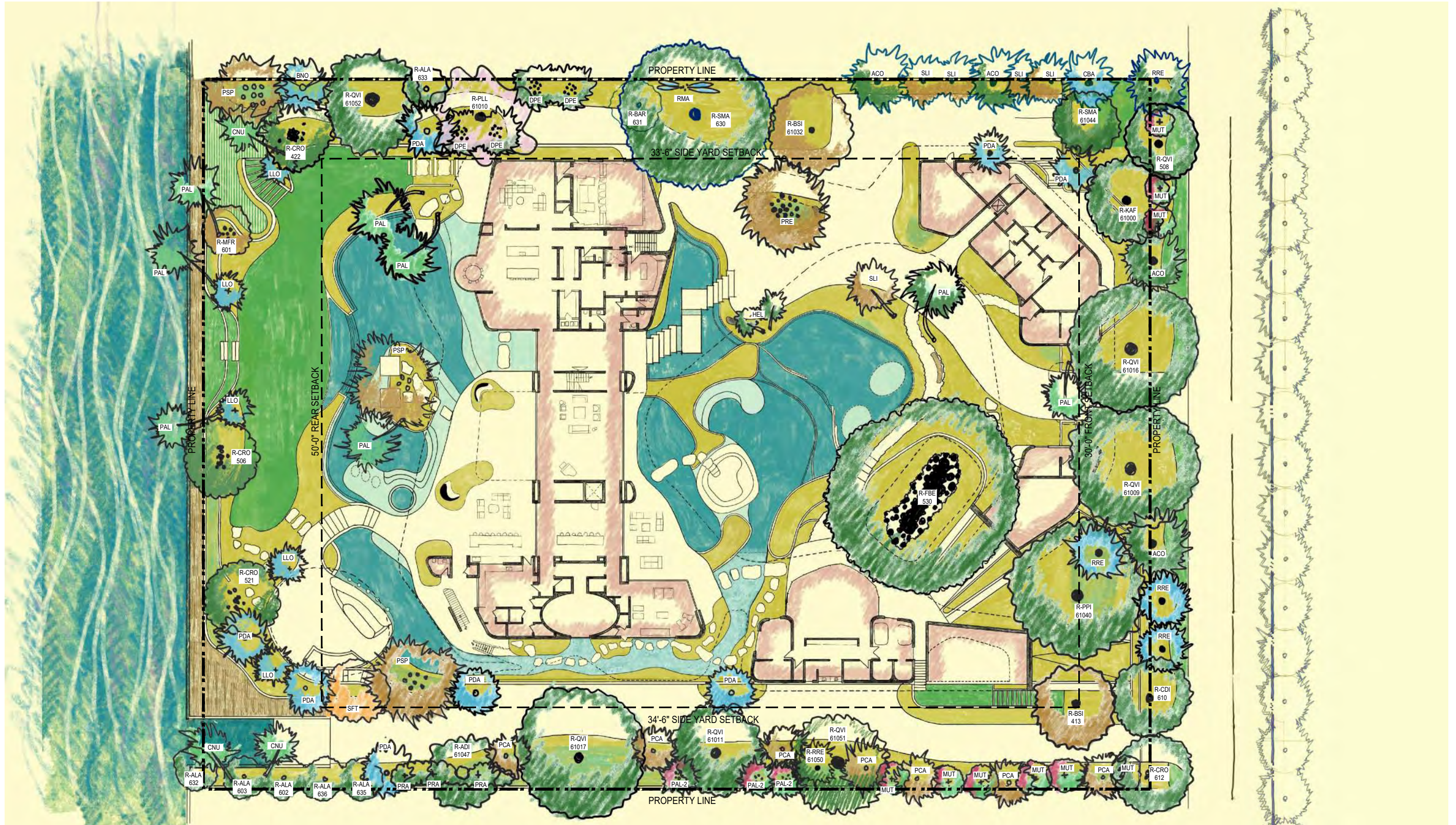


DRB Grading Plan

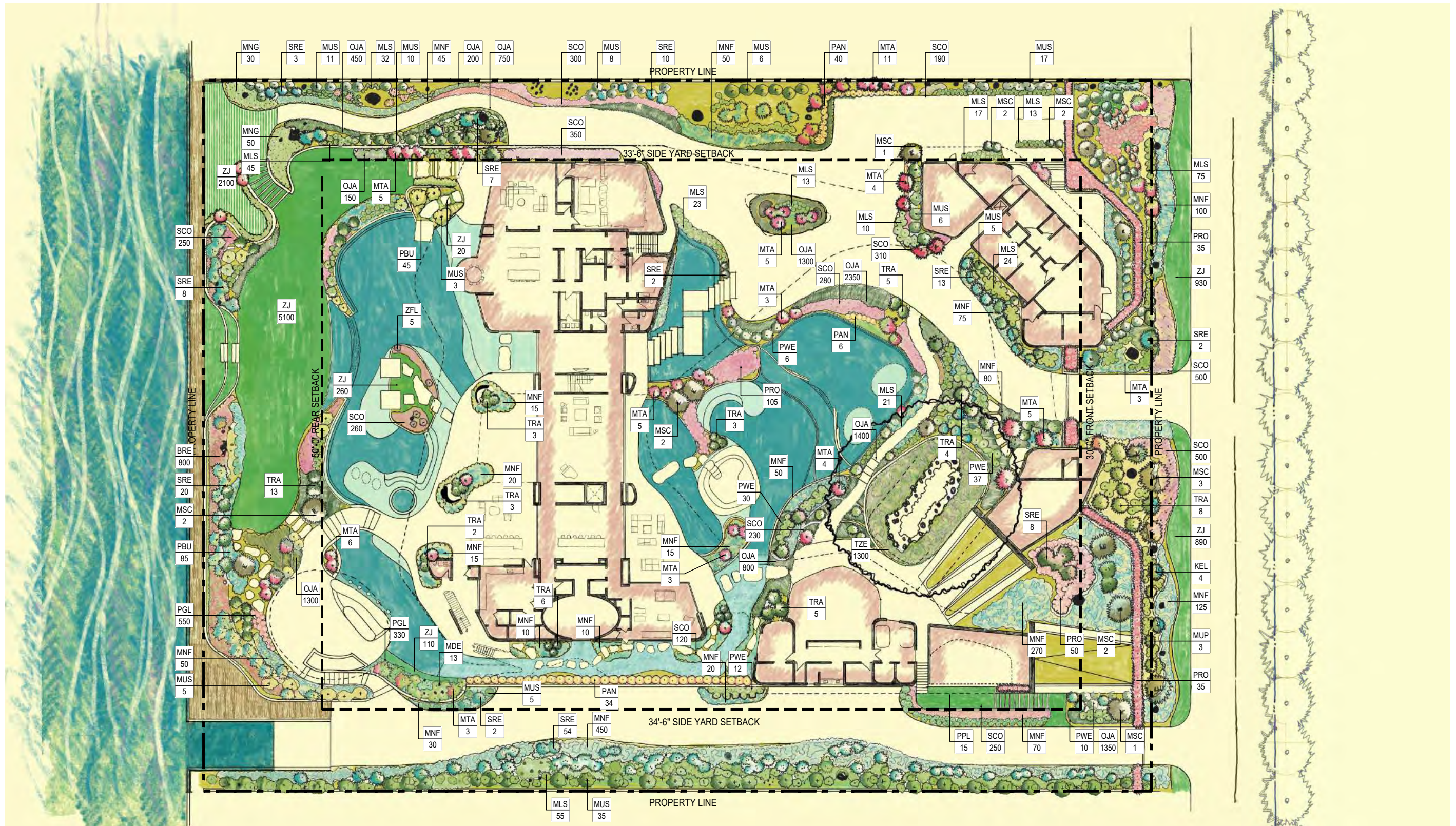
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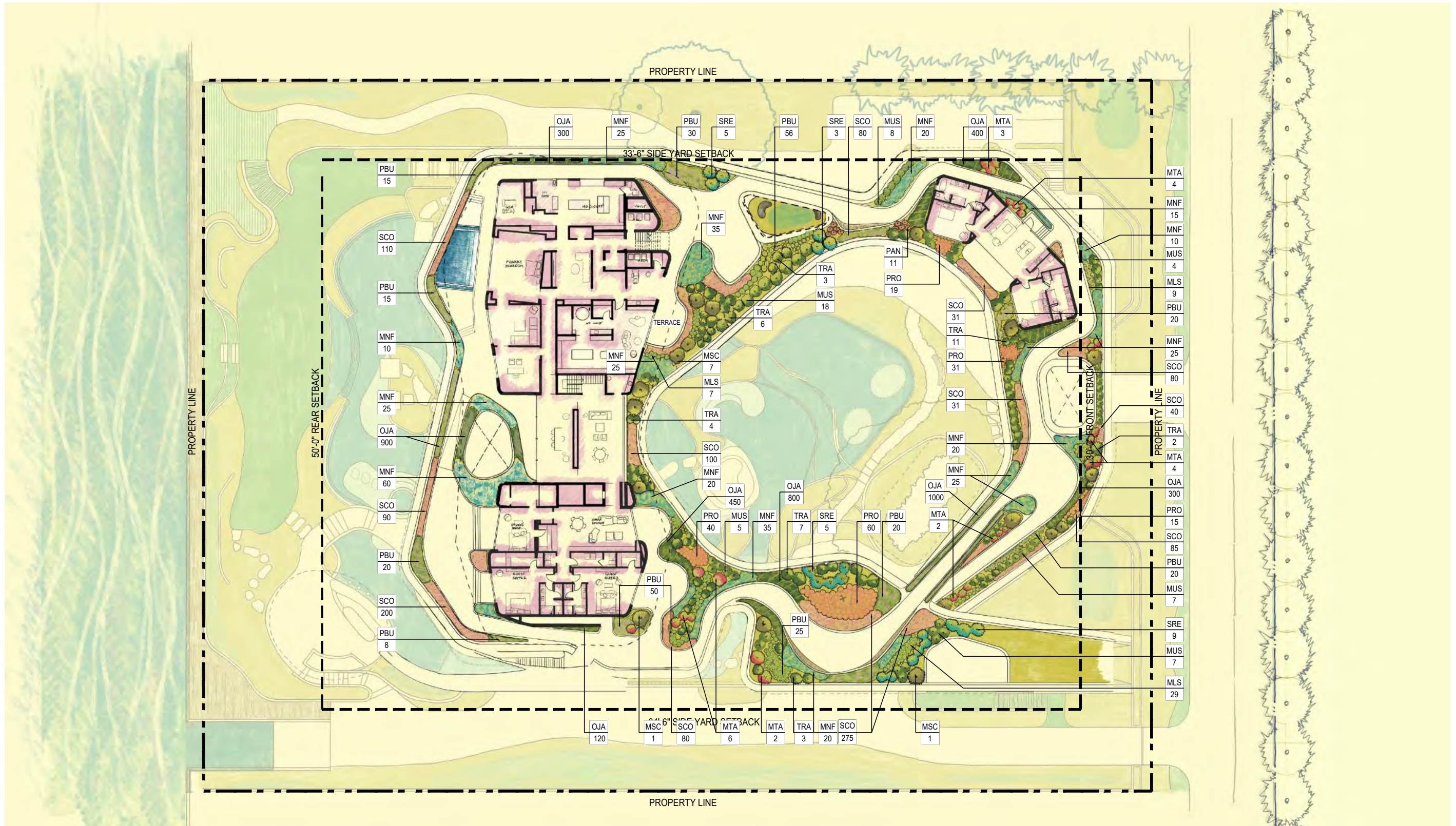
Hardscape & Grading Plan



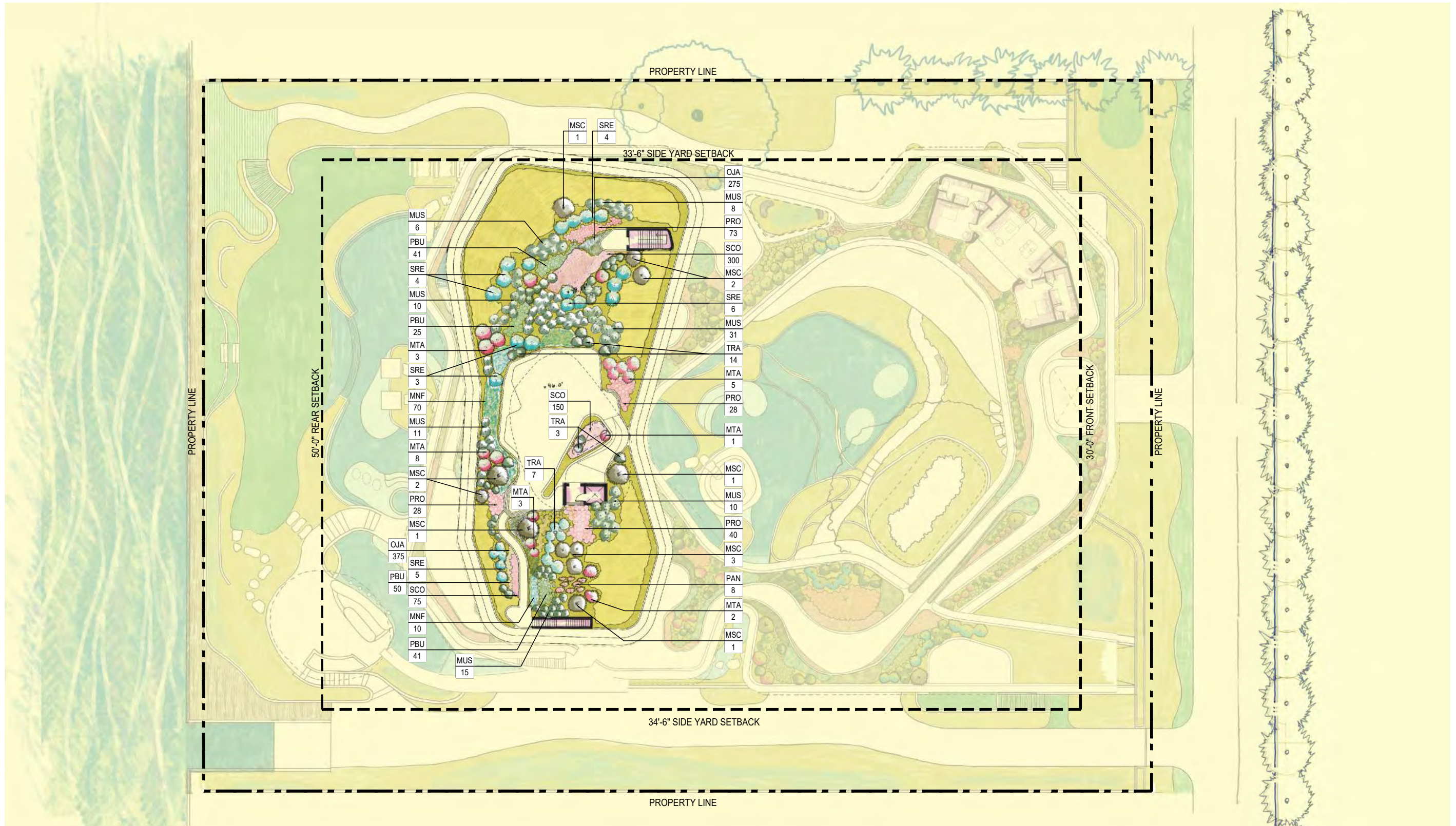
Canopy Plan



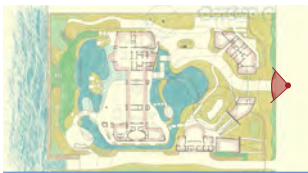
Understory Plan



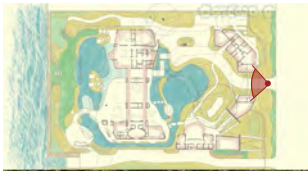
Second Level Understory Plan



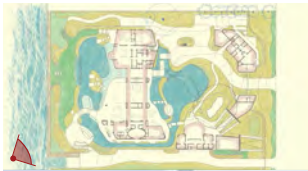
Third Level Understory Plan



View from Street



View from Street



Aerial View

MODIFICATION REQUEST- ZONING DATA

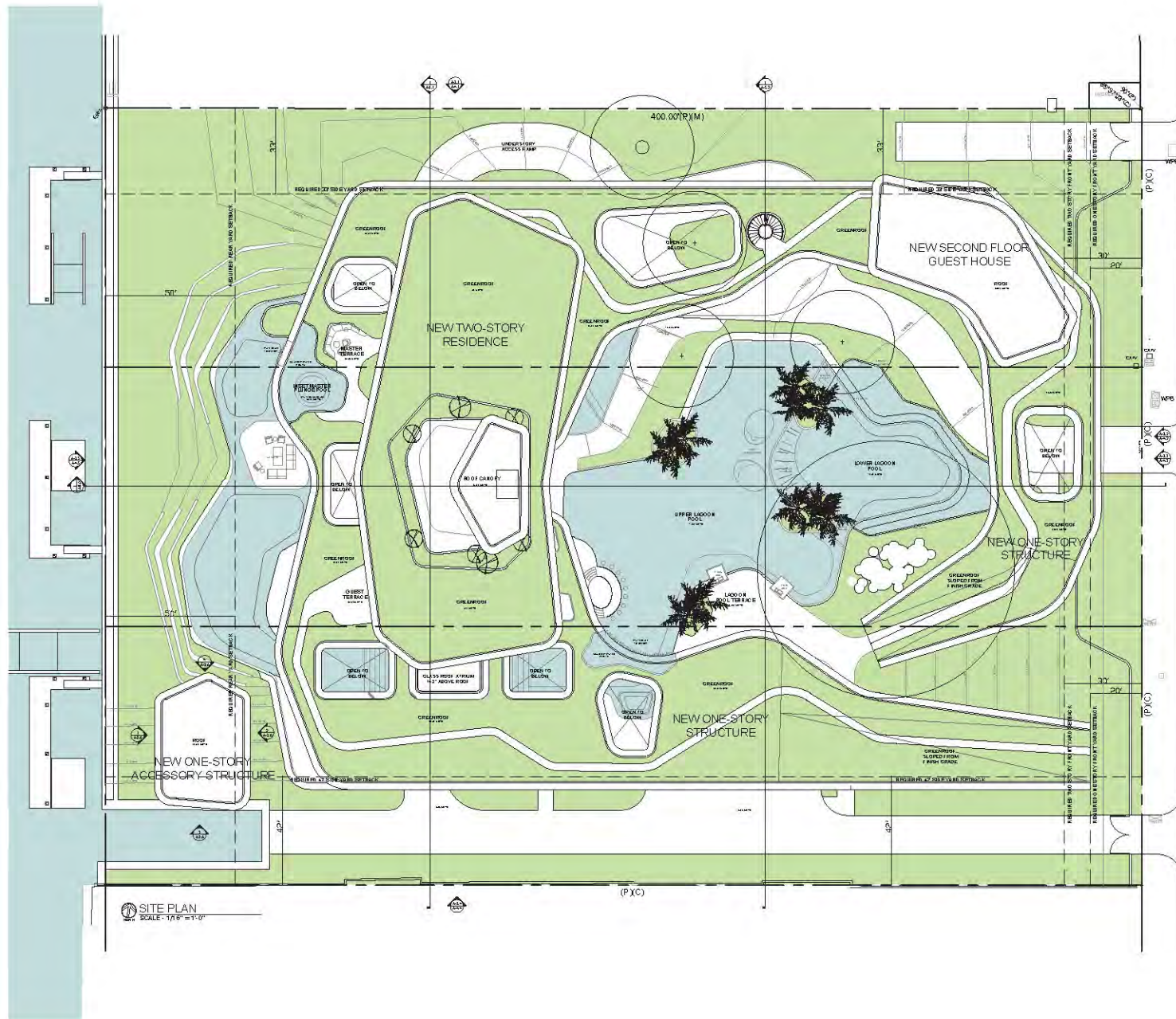
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information	APPROVED DRB22-0859		MODIFICATION DRB25-1105	
		Permitted	Proposed	Permitted	Proposed
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"		NORTH 33'-0"
22	Side 2 or (facing street):	SOUTH 42'-0"	42'-3"		SOUTH 42'-0"
23	Rear:	50'-0"	74'-2"		50'-0"
	Accessory Structure Side 1	7'-6"	35'-1"		7'-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	

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

ZONING DATA
A-0.0

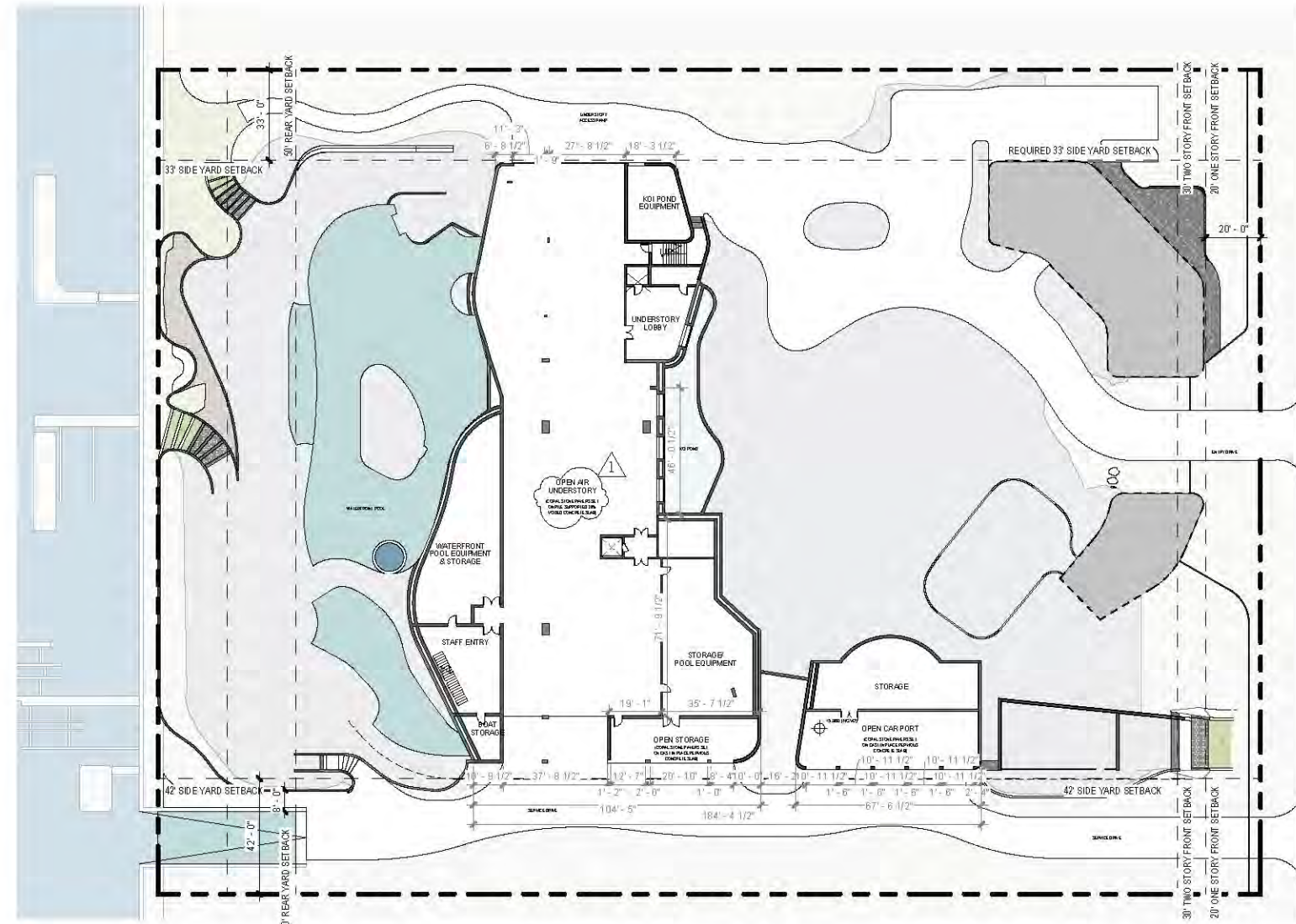
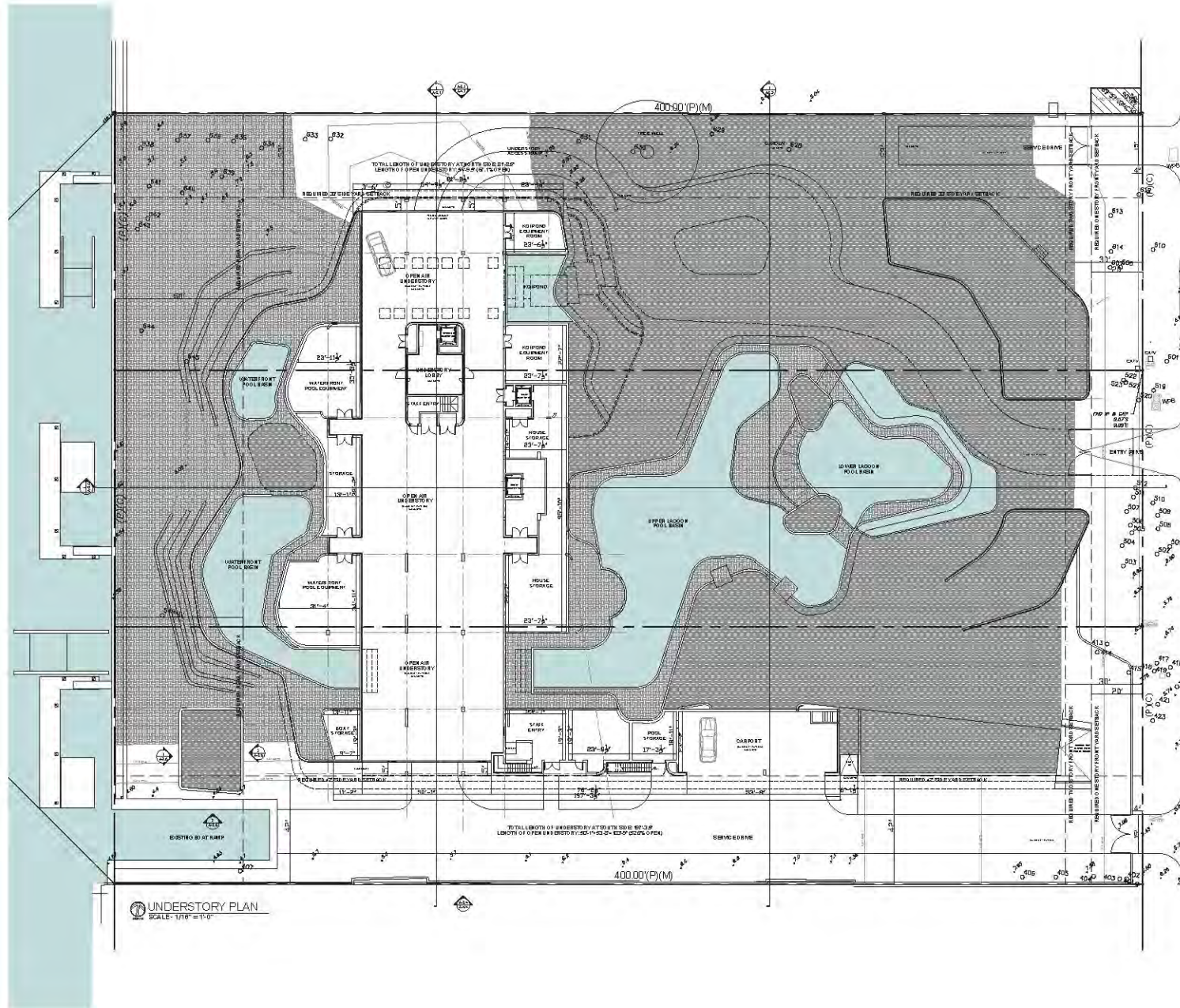
SITE PLAN



APPROVED DRB22-0859

MODIFICATION TO DRB22-0859

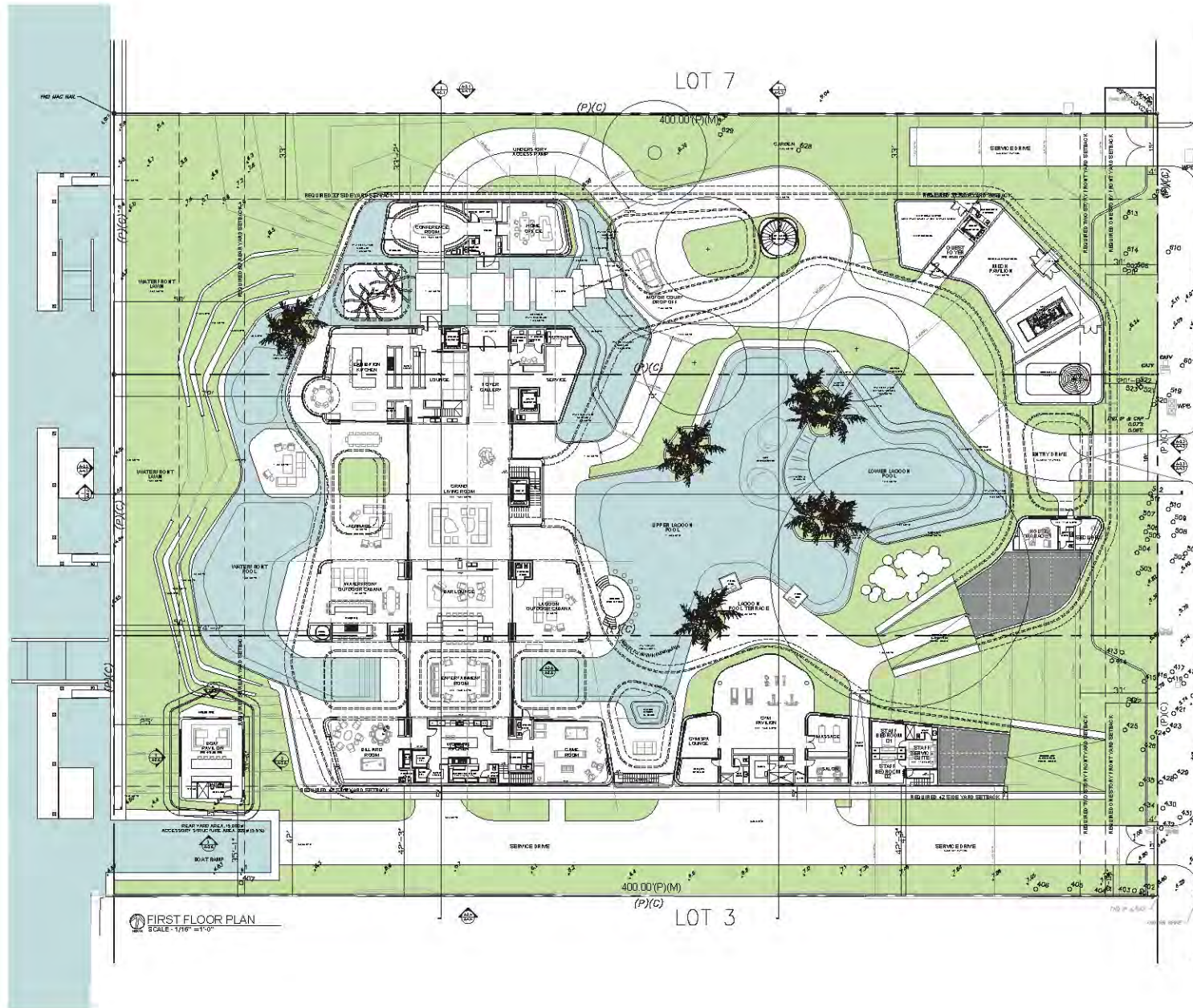
UNDERSTORY PLAN



APPROVED DRB22-0859

MODIFICATION TO DRB22-0859

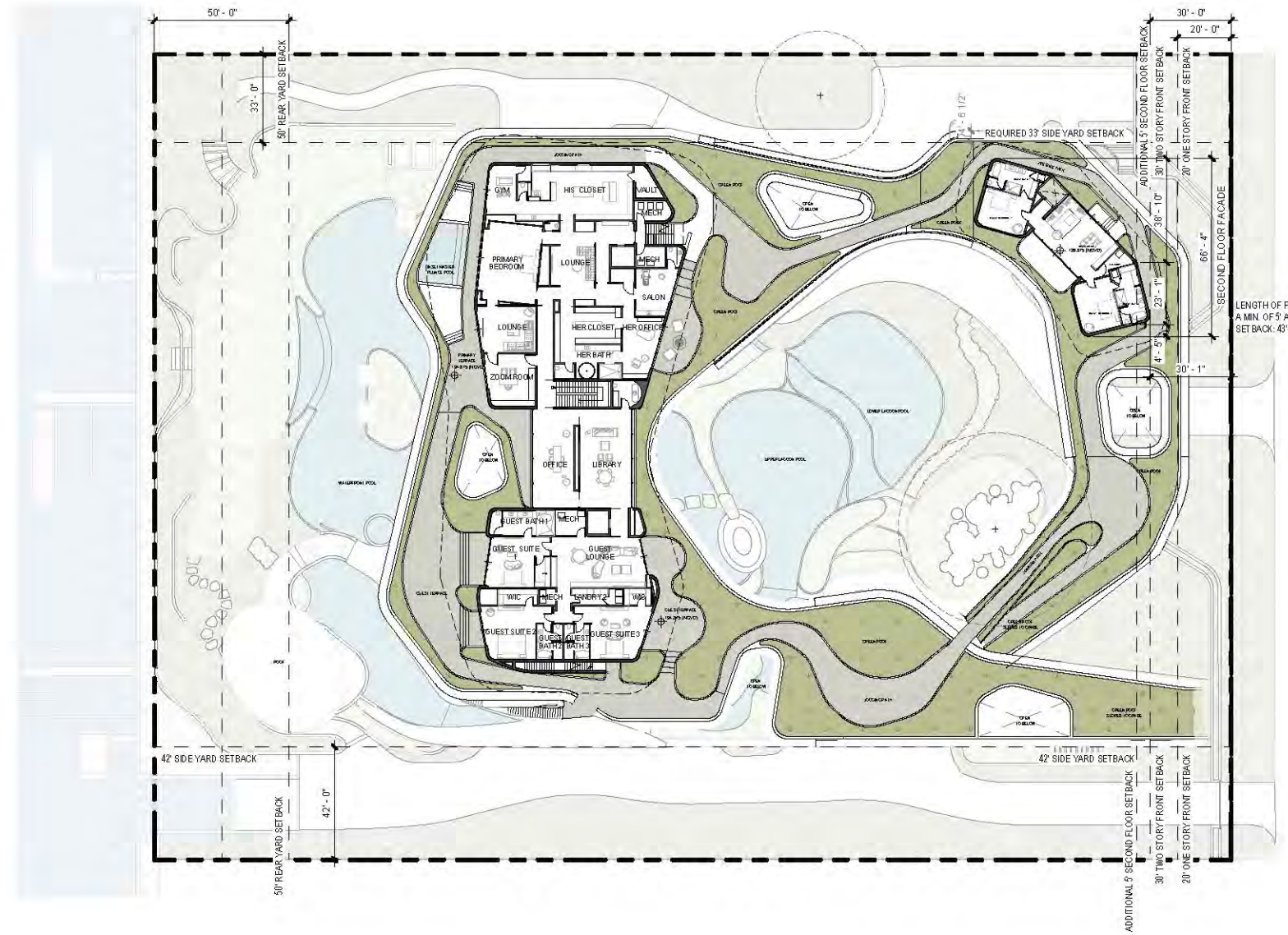
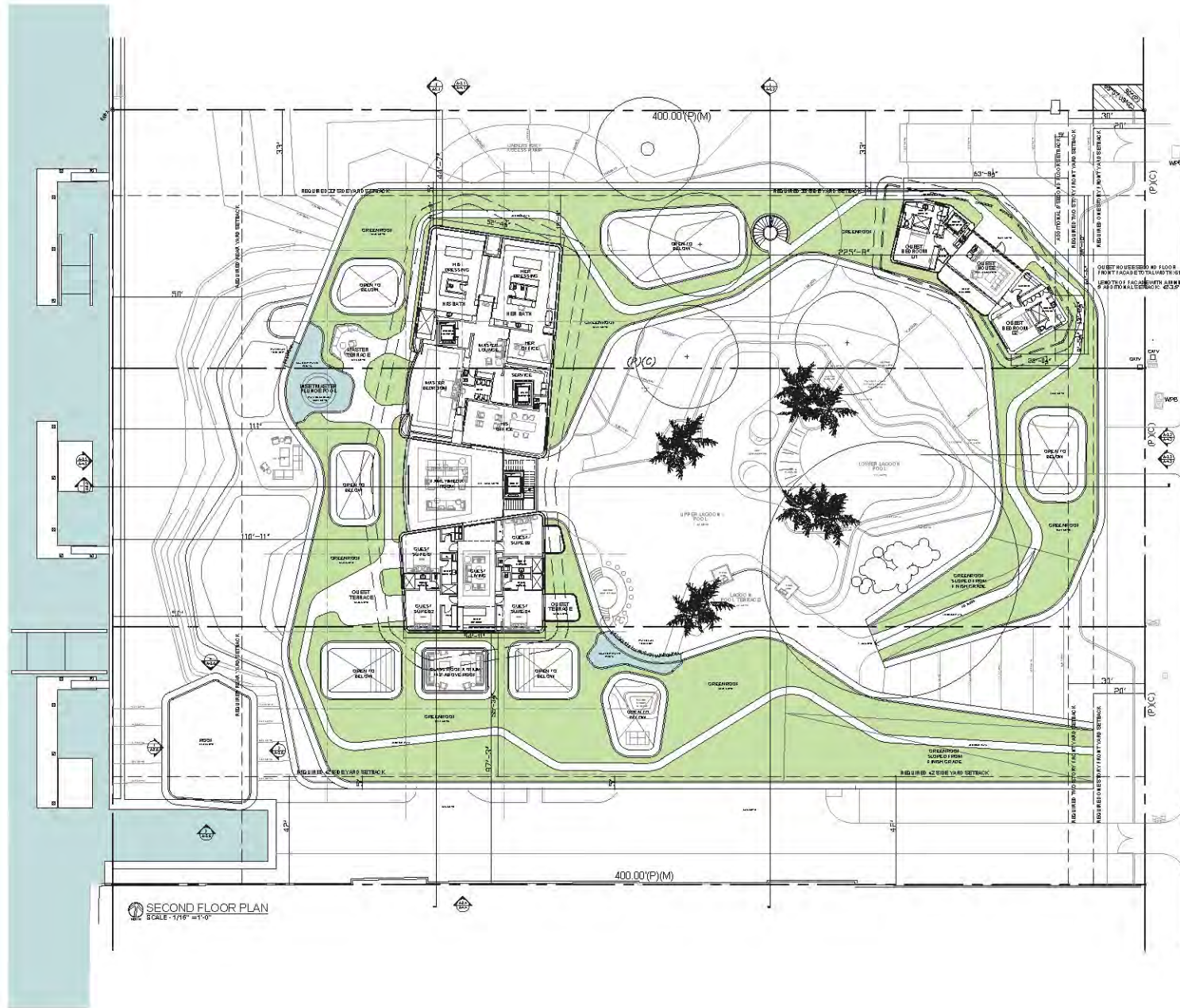
FIRST FLOOR PLAN



APPROVED DRB22-0859

MODIFICATION TO DRB22-0859

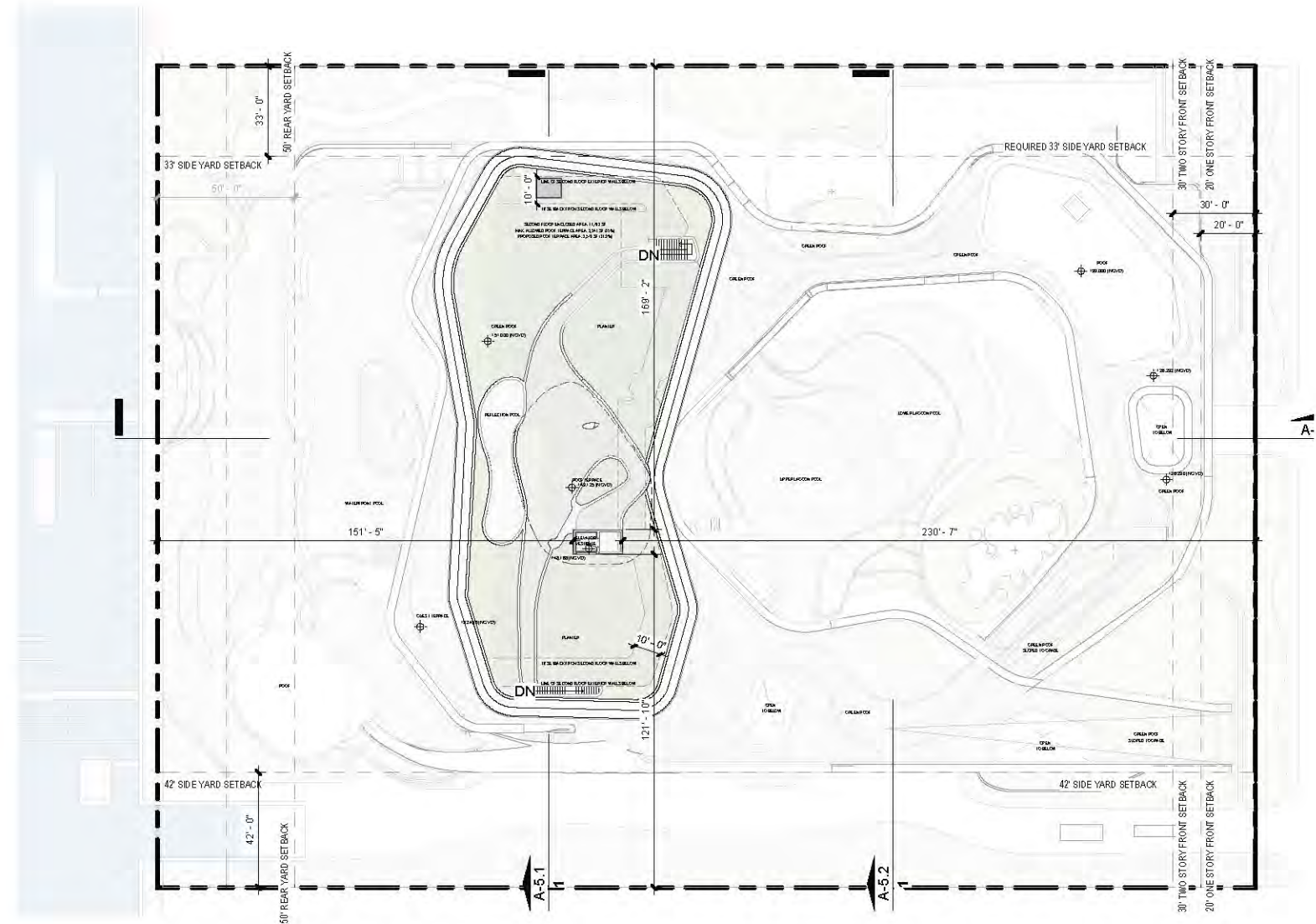
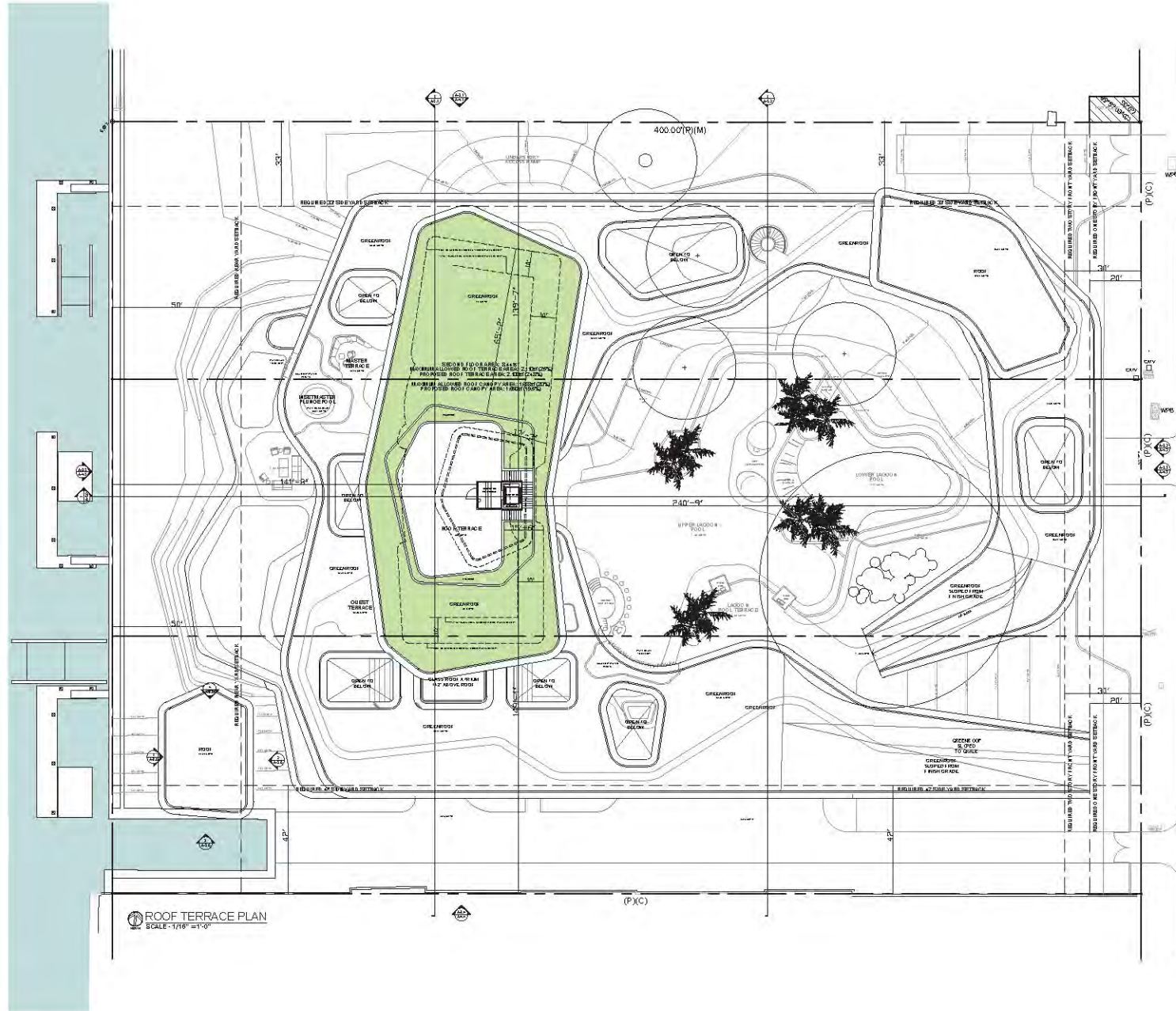
SECOND FLOOR PLAN



APPROVED DRB22-0859

MODIFICATION TO DRB22-0859

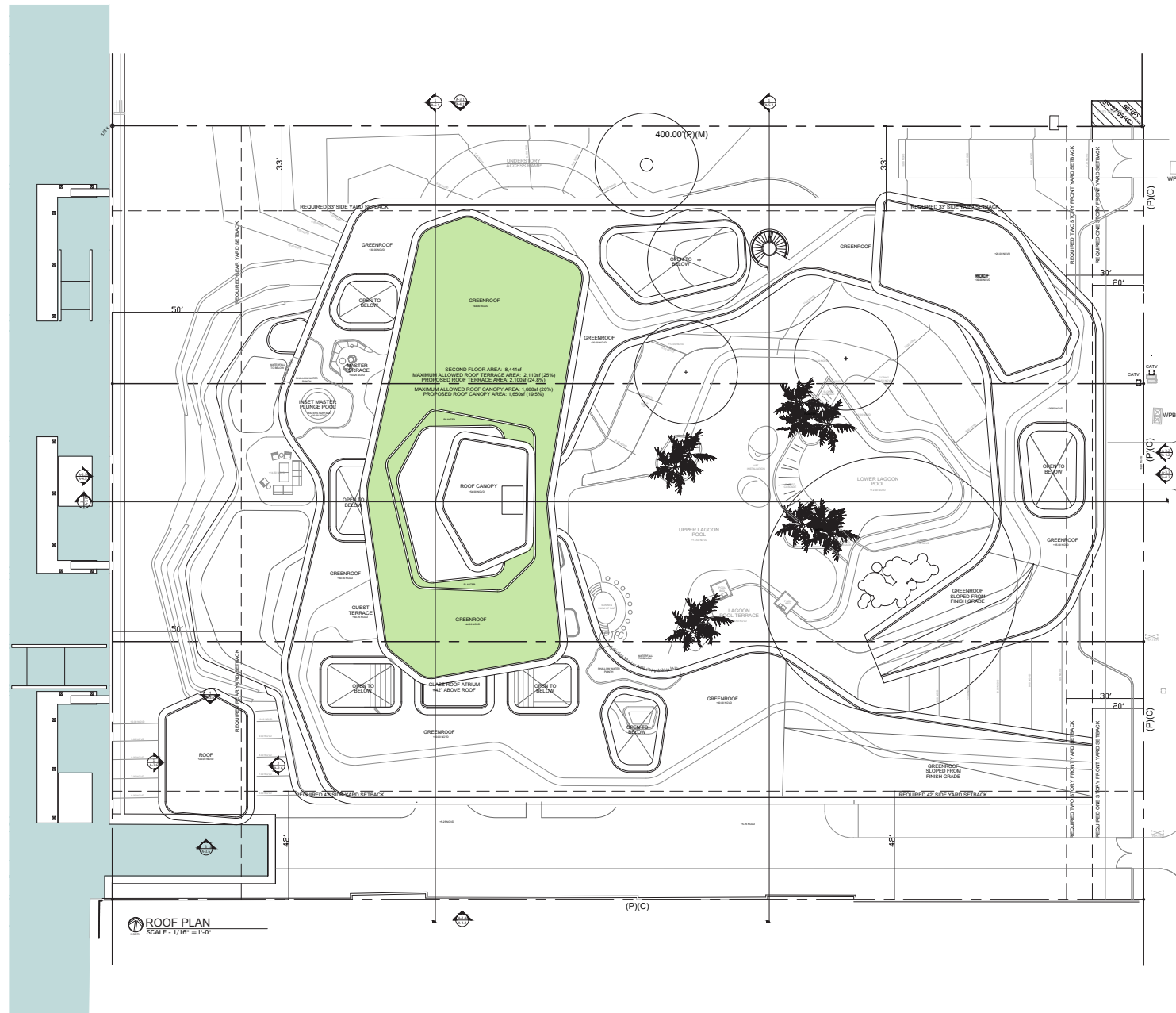
ROOF TERRACE PLAN



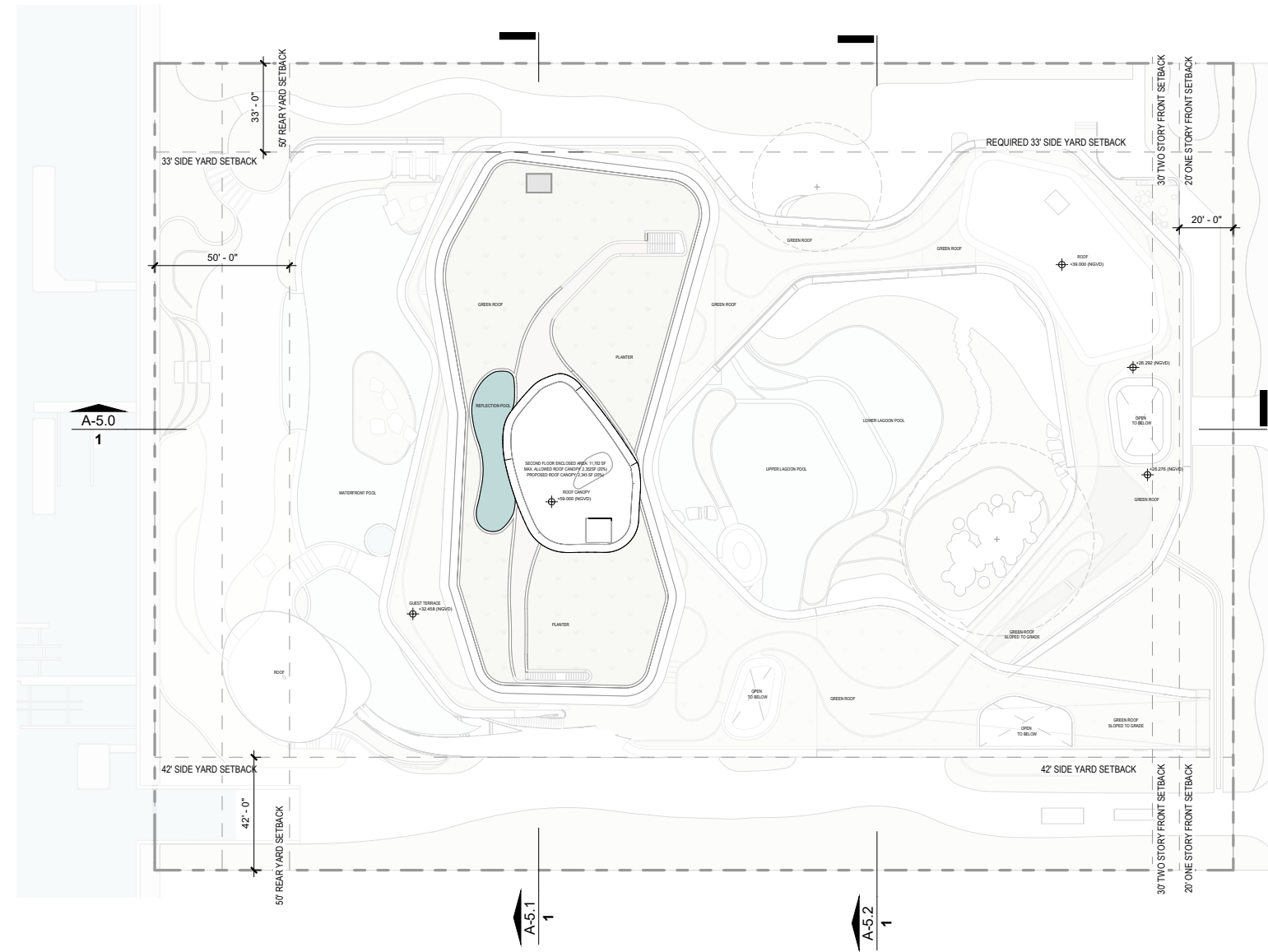
APPROVED DRB22-0859

MODIFICATION TO DRB22-0859

ROOF PLAN

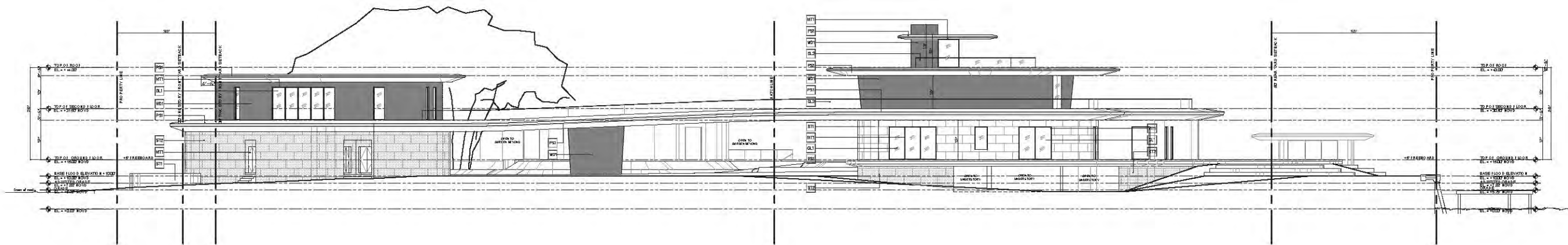


APPROVED DRB22-0859

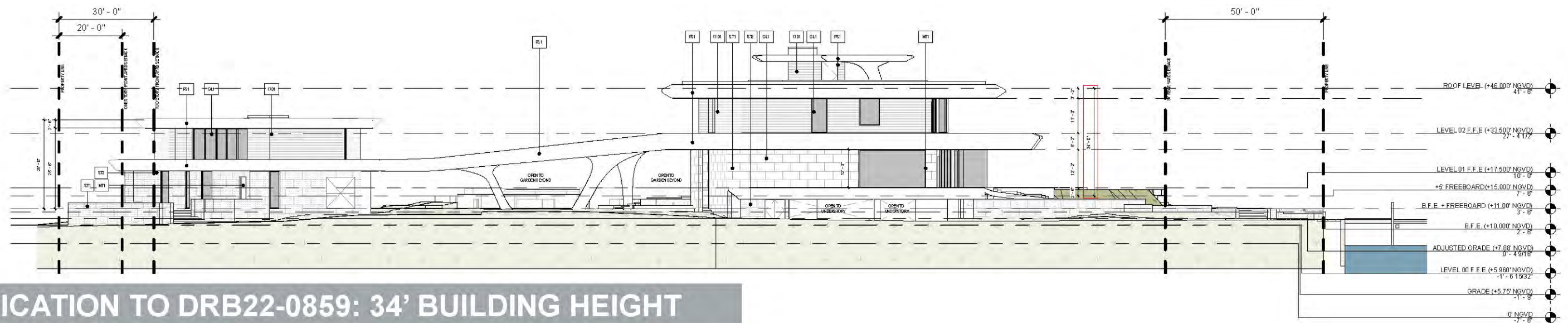


MODIFICATION TO DRB22-0859

NORTH ELEVATION



APPROVED DRB22-0859



MODIFICATION TO DRB22-0859: 34' BUILDING HEIGHT



PS1
PAINTED STUCCO FINISH



PS2
PAINTED STUCCO FINISH



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- BRONZE PAINTED FINISH



ST1
EXTERIOR TILE CLADDING-
LARGE FORMAT



ST2
EXTERIOR SAND SET PAVERS



GL1
IMPACT GLAZING-
CLEAR



GLR
IMPACT GLASS HANDRAIL-
CLEAR, RADIUS CORNERS



WD1
EXTERIOR WOOD CLADDING

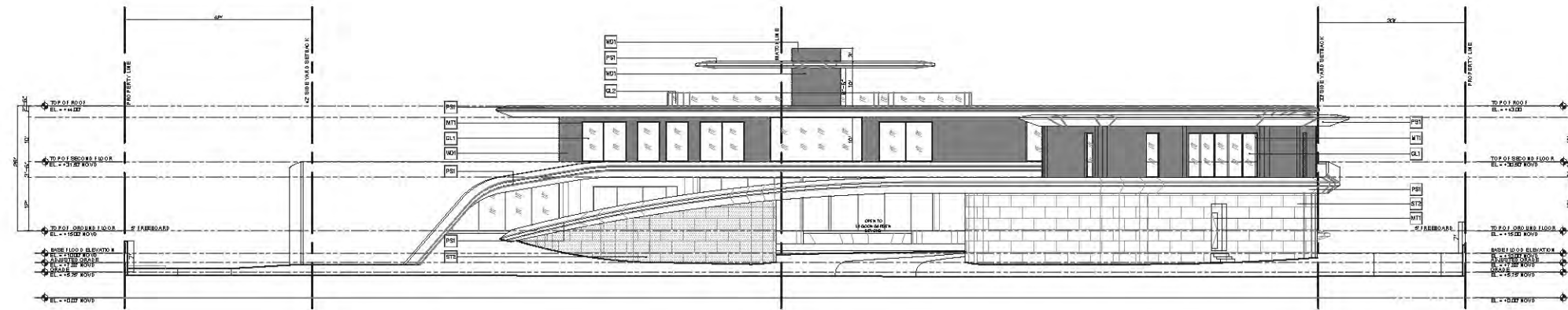


WD2
EXTERIOR WOOD SCREEN

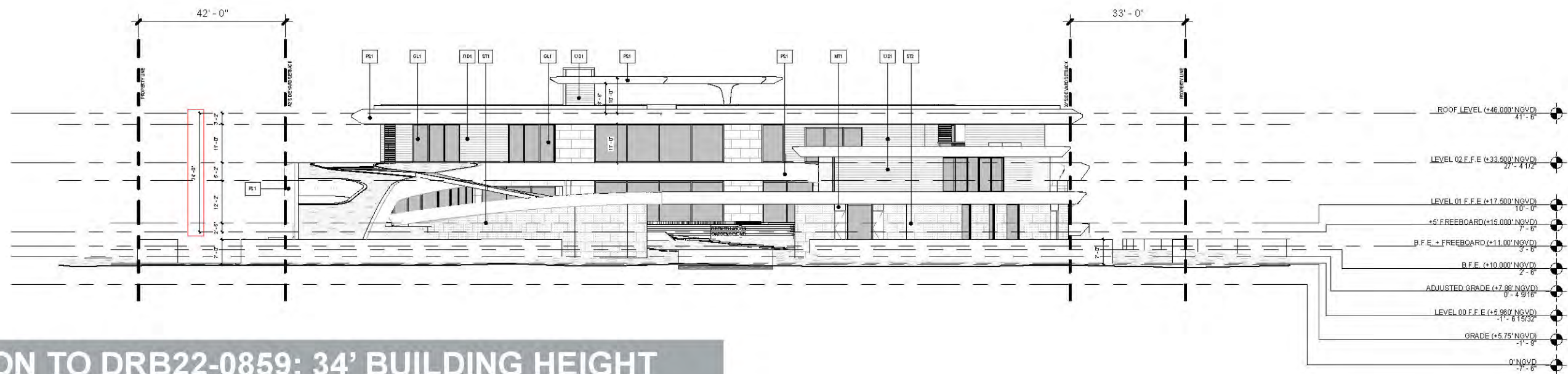


ST3
RETAINING WALL TILE CLADDING

EAST ELEVATION



APPROVED DRB22-0859



MODIFICATION TO DRB22-0859: 34' BUILDING HEIGHT



PS1
PAINTED STUCCO FINISH



PS2
PAINTED STUCCO FINISH



MT1
ALUMINUM MULLIONS AND COLUMN COVERS - BRONZE PAINTED FINISH



ST1
EXTERIOR TILE CLADDING - LARGE FORMAT



ST2
EXTERIOR SAND SET PAVERS



GL1
IMPACT GLAZING - CLEAR



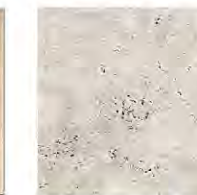
GLR
IMPACT GLASS HANDRAIL - CLEAR, RADIUS CORNERS



WD1
EXTERIOR WOOD CLADDING

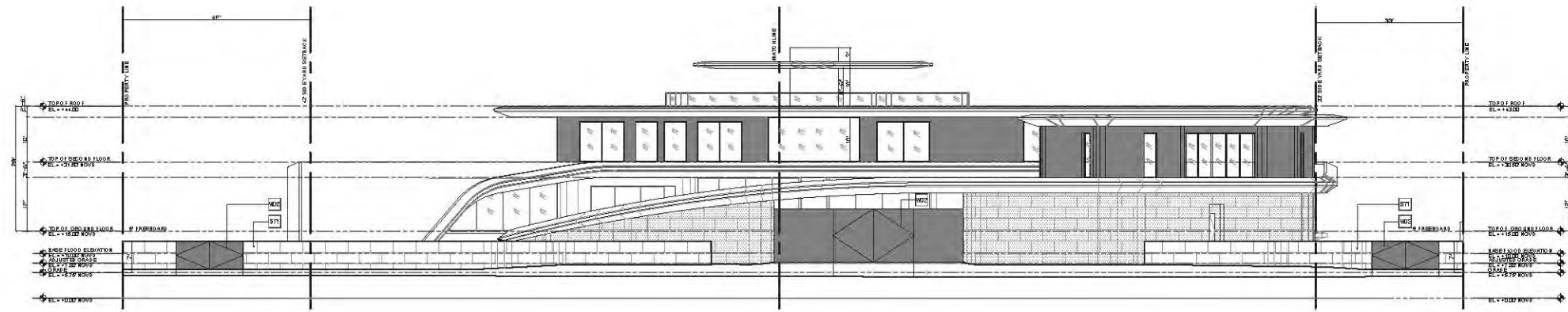


WD2
EXTERIOR WOOD SCREEN

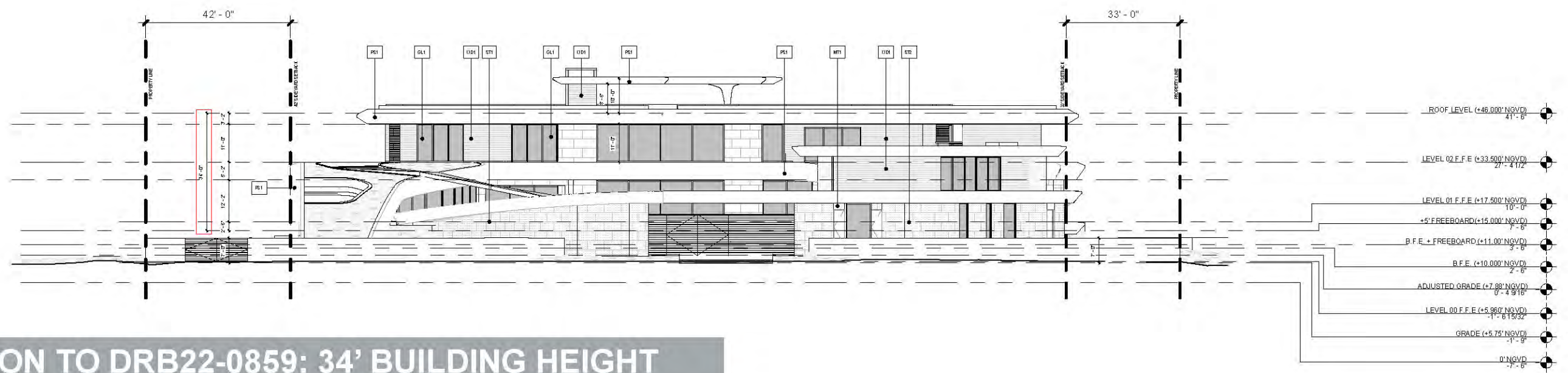


ST3
RETAINING WALL TILE CLADDING

EAST ELEVATION- STREETScape



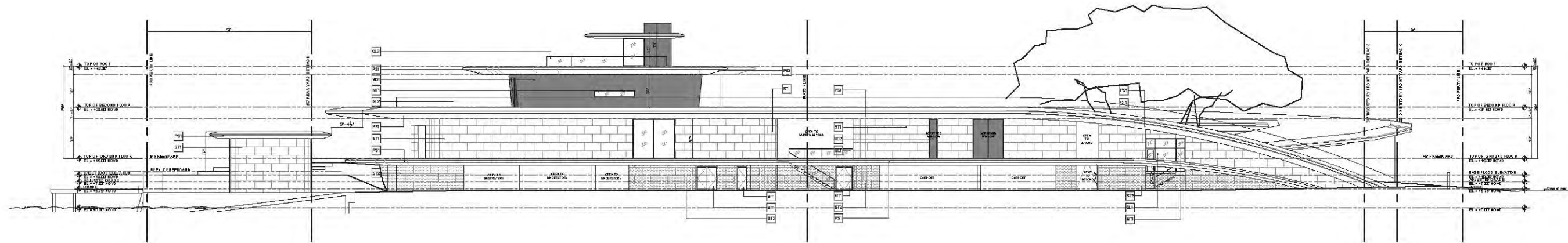
APPROVED DRB22-0859



MODIFICATION TO DRB22-0859: 34' BUILDING HEIGHT



SOUTH ELEVATION



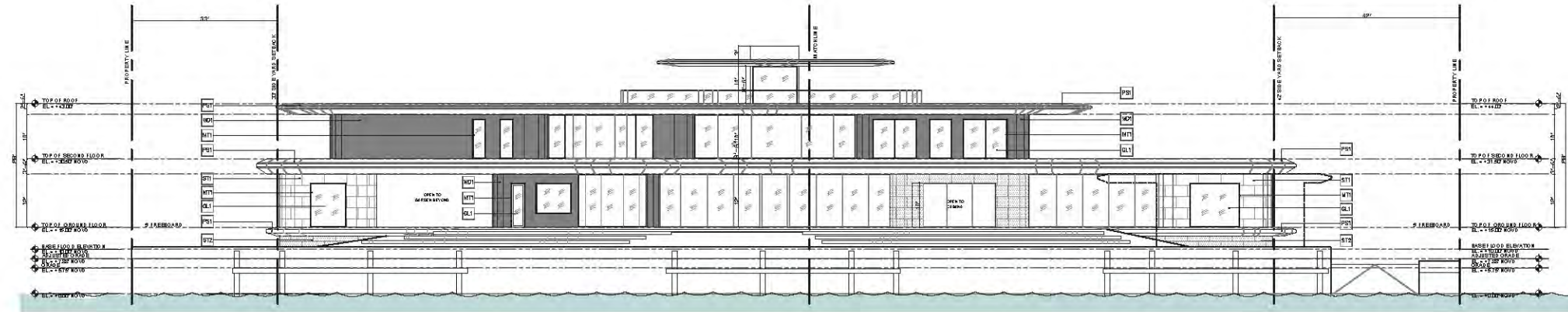
APPROVED DRB22-0859



MODIFICATION TO DRB22-0859: 34' BUILDING HEIGHT



WEST ELEVATION



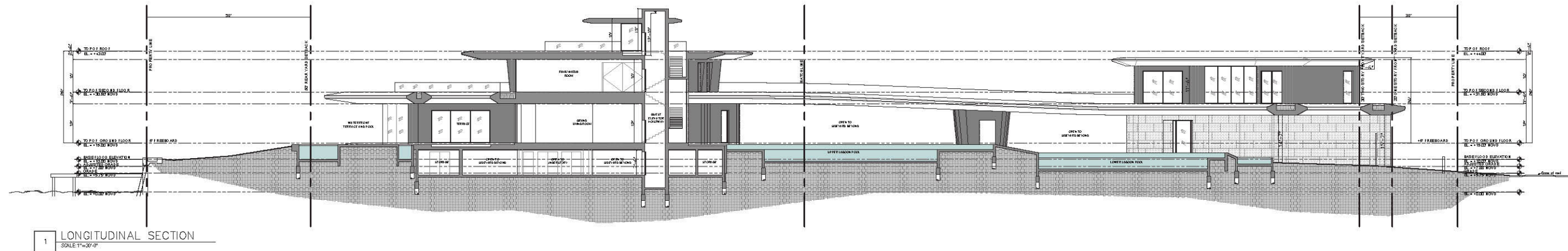
APPROVED DRB22-0859



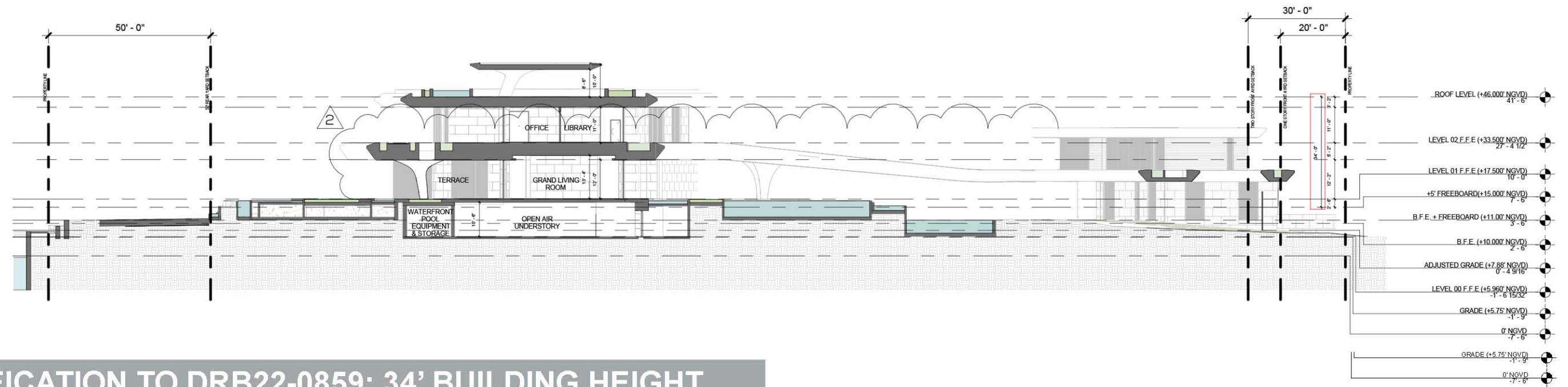
MODIFICATION TO DRB22-0859: 34' BUILDING HEIGHT



LONGITUDINAL SECTION



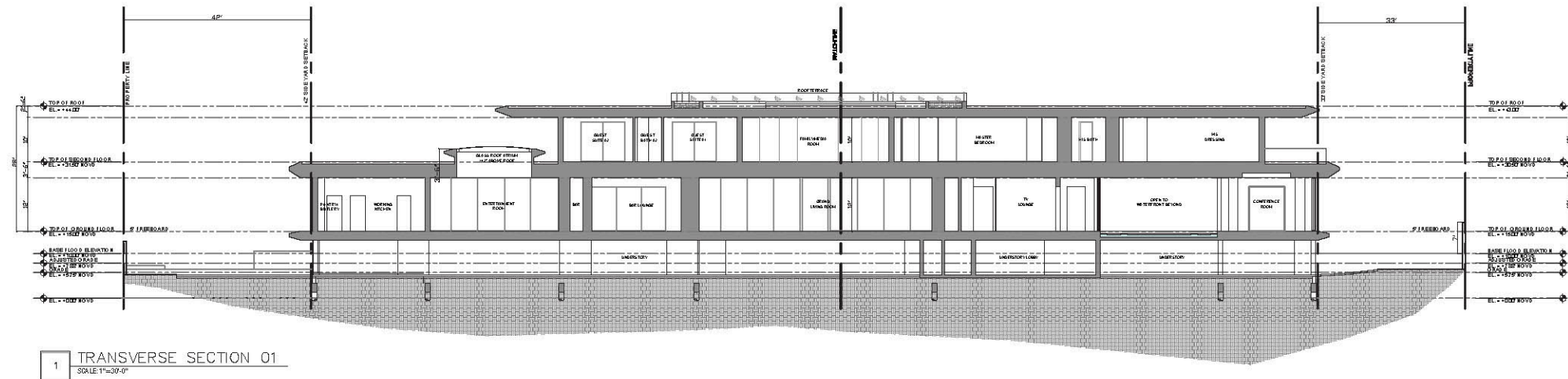
APPROVED DRB22-0859



MODIFICATION TO DRB22-0859: 34' BUILDING HEIGHT



TRASVERSE SECTION 01



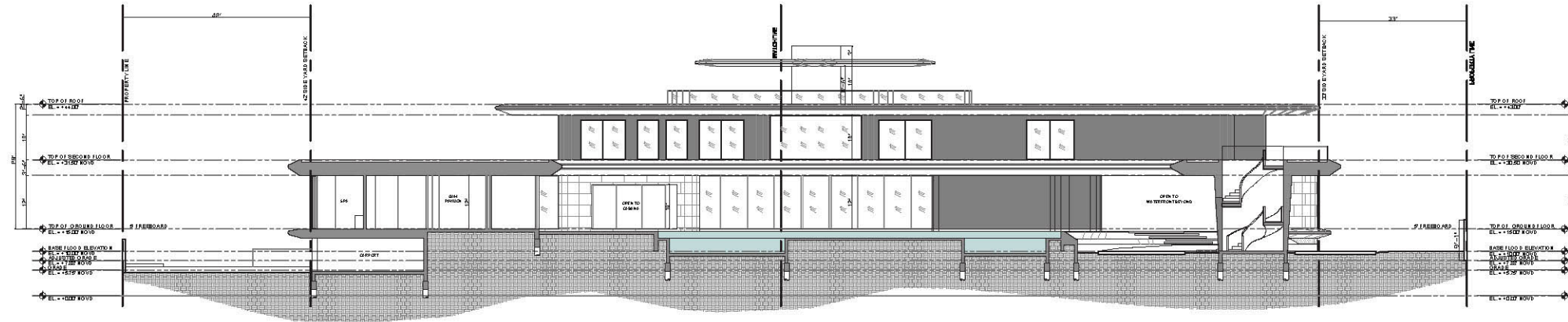
APPROVED DRB22-0859



MODIFICATION TO DRB22-0859: 34' BUILDING HEIGHT

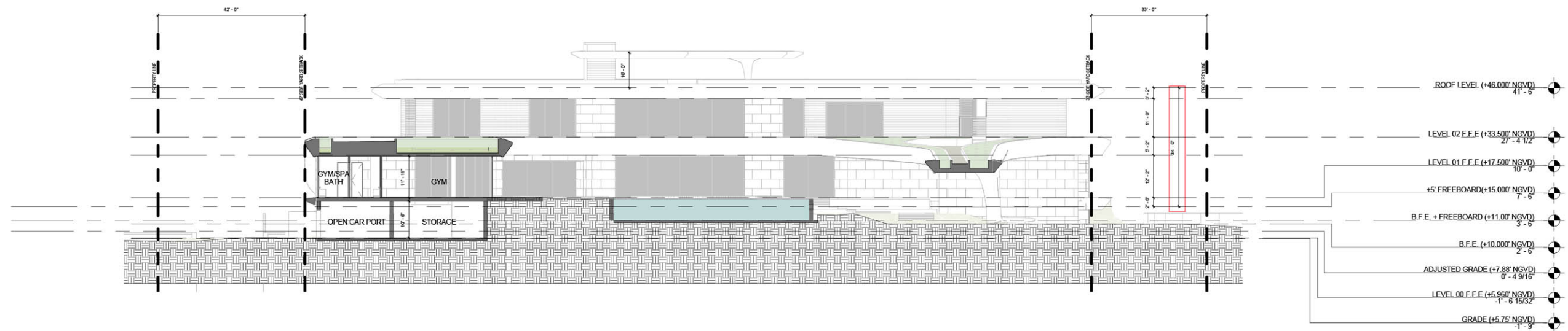


TRASVERSE SECTION 02



1 TRANSVERSE SECTION 02
SCALE: 1"=30'-0"

APPROVED DRB22-0859



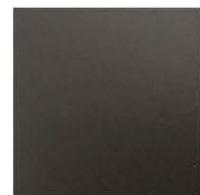
MODIFICATION TO DRB22-0859: 34' BUILDING HEIGHT



PS1
PAINTED STUCCO FINISH



PS2
PAINTED STUCCO FINISH



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- BRONZE PAINTED FINISH



ST1
EXTERIOR TILE CLADDING-
LARGE FORMAT



ST2
EXTERIOR SAND SET PAVERS



GL1
IMPACT GLAZING-
CLEAR



GLR
IMPACT GLASS HANDRAIL-
CLEAR, RADIUSED CORNERS



WD1
EXTERIOR 'WOOD' CLADDING

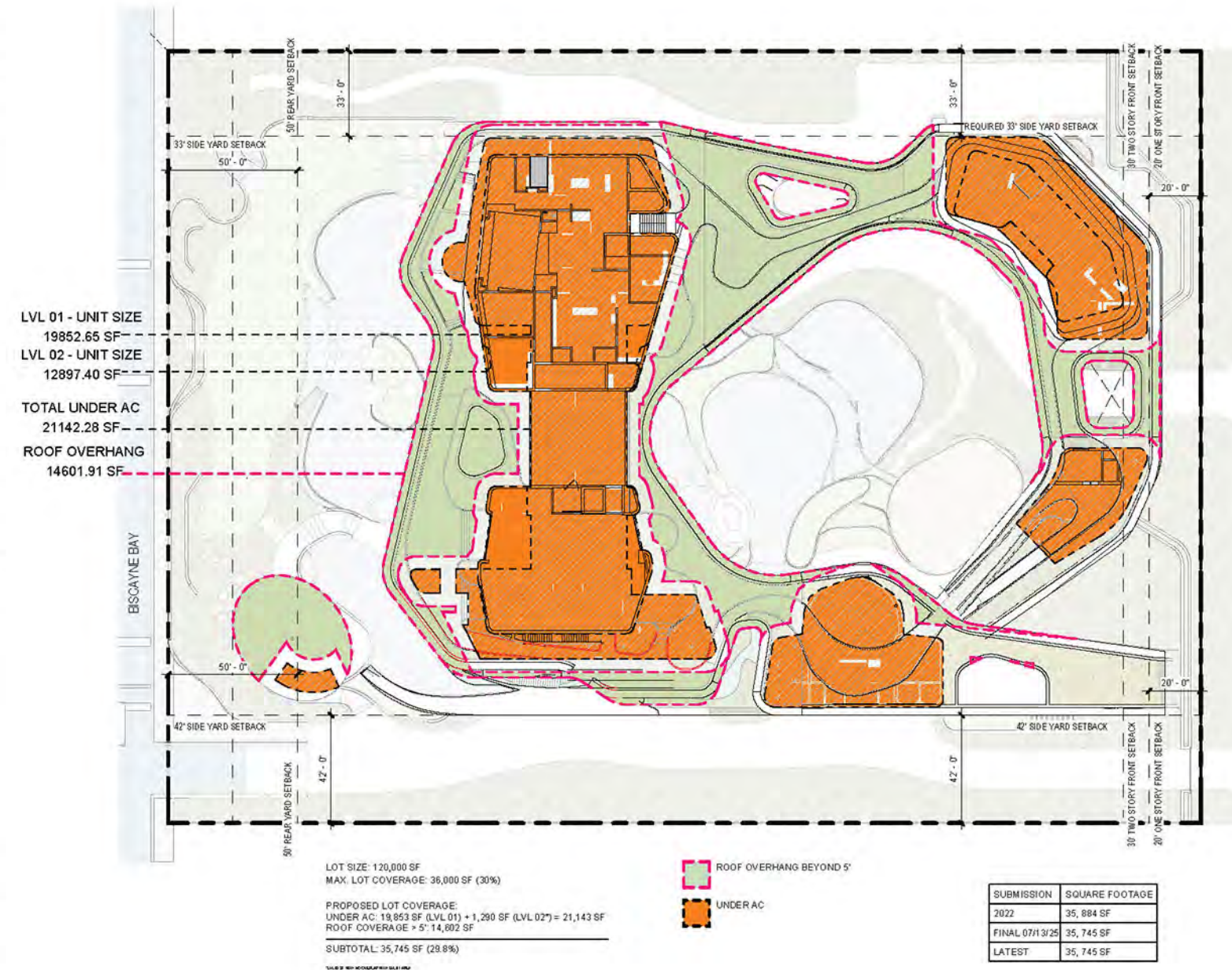
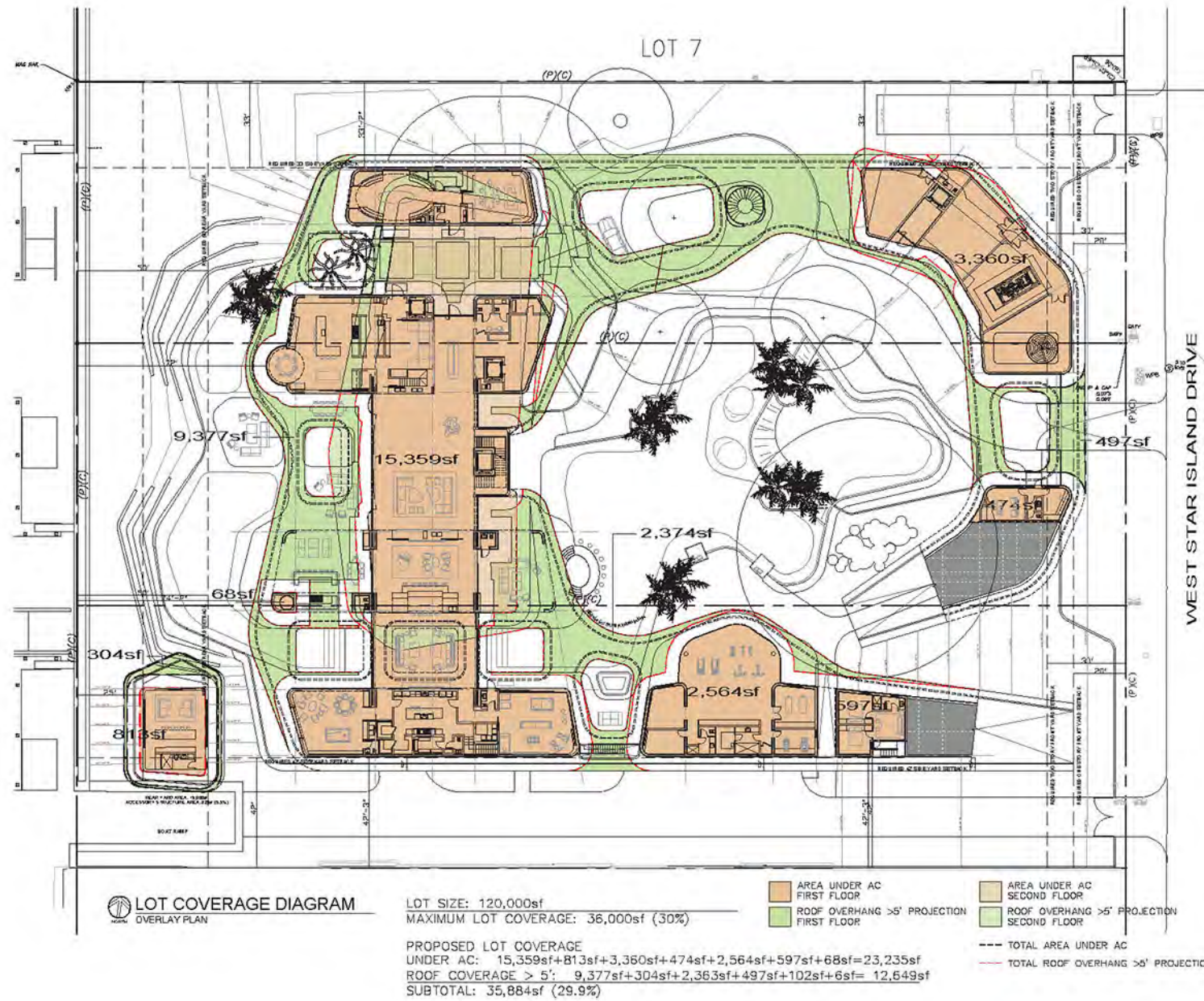


WD2
EXTERIOR 'WOOD' SCREEN



ST3
RETAINING WALL TILE CLADDING

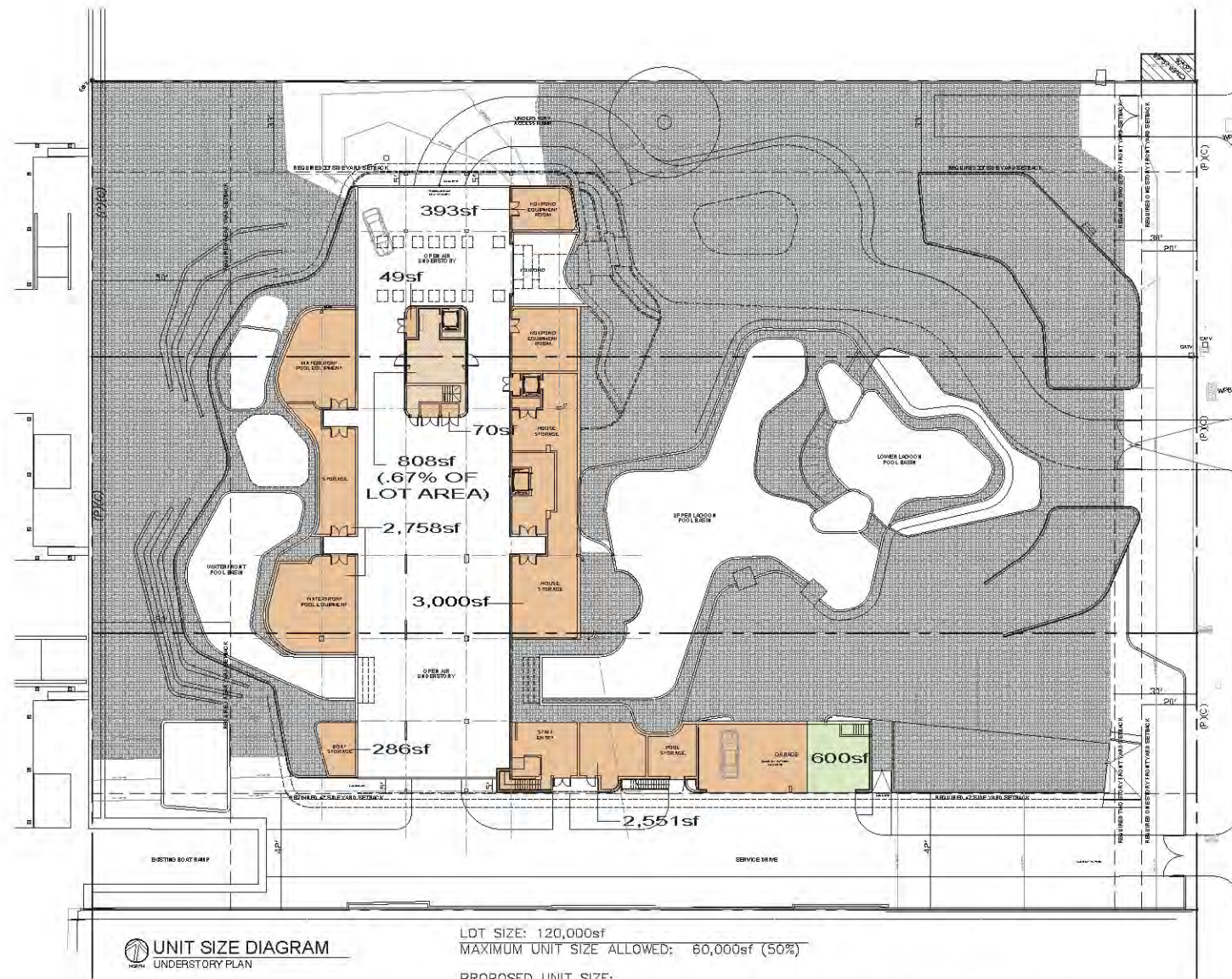
LOT COVERAGE



APPROVED DRB22-0859

MODIFICATION TO DRB22-0859

UNIT SIZE - UNDERSTORY PLAN



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%)

WEST STAR ISLAND DRIVE



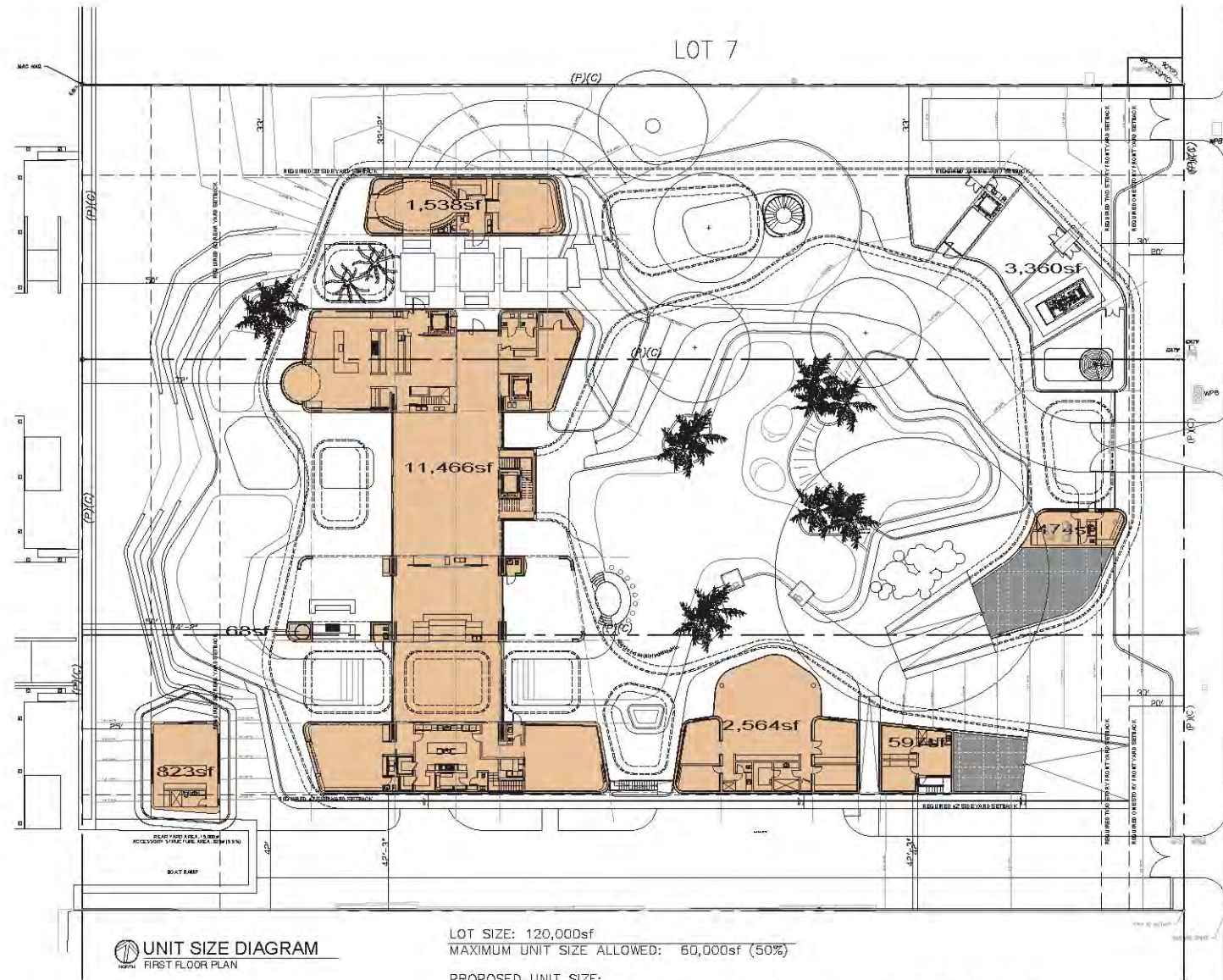
LOT SIZE: 120,000 SF
 MAX. UNIT SIZE: 60,000 SF (50%)
 PROPOSED UNIT SIZE:
 UNDER STORY: 7,999.36 SF
 LVL 01: 19,872.92 SF
 LVL 02: 12,897.40 SF
 ROOF TERRACE: 166.27 SF
 SUBTOTAL: 40,936 SF (34%)

WEST STAR ISLAND DRIVE

APPROVED DRB22-0859

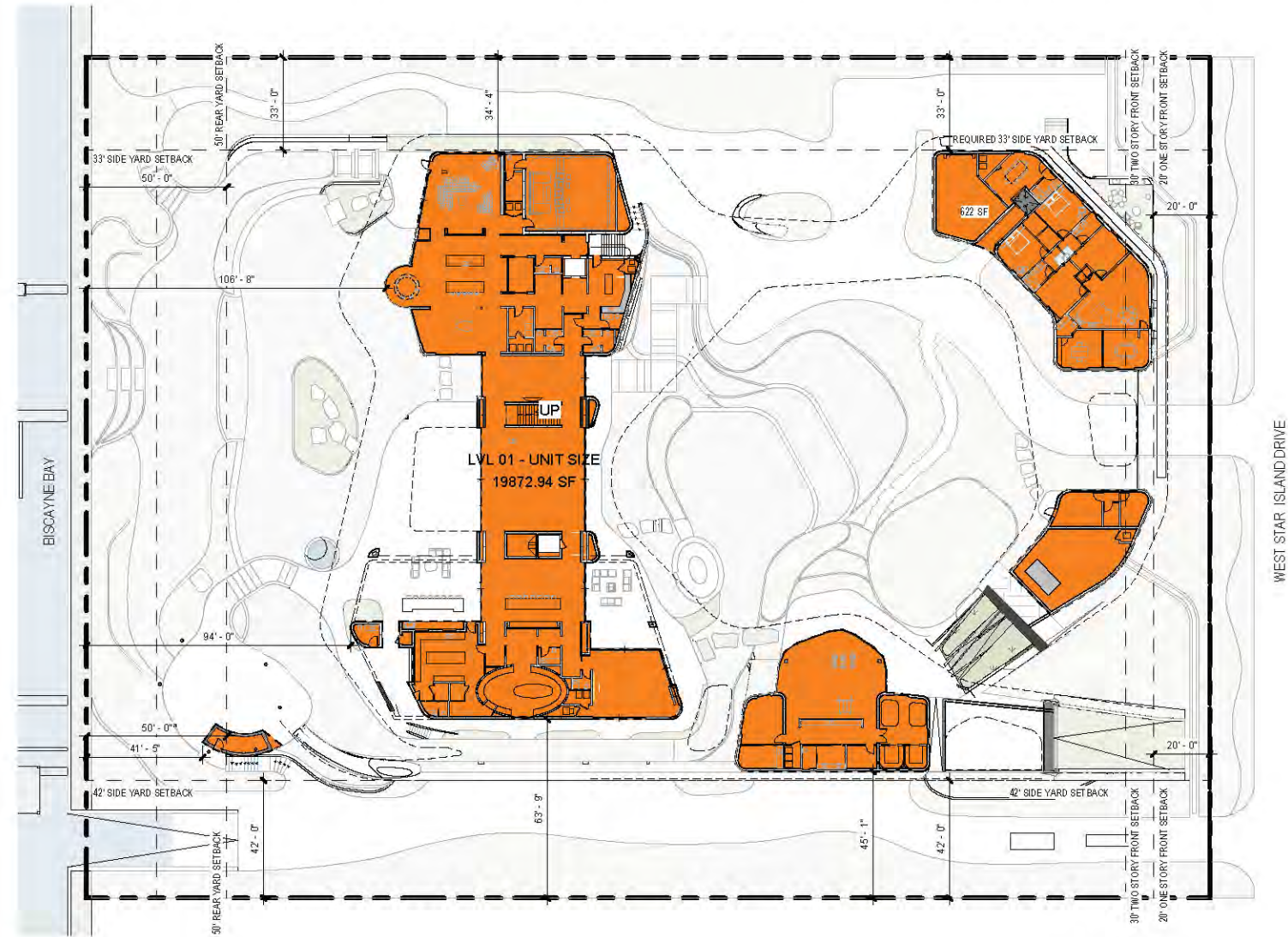
MODIFICATION TO DRB22-0859

UNIT SIZE - 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%)



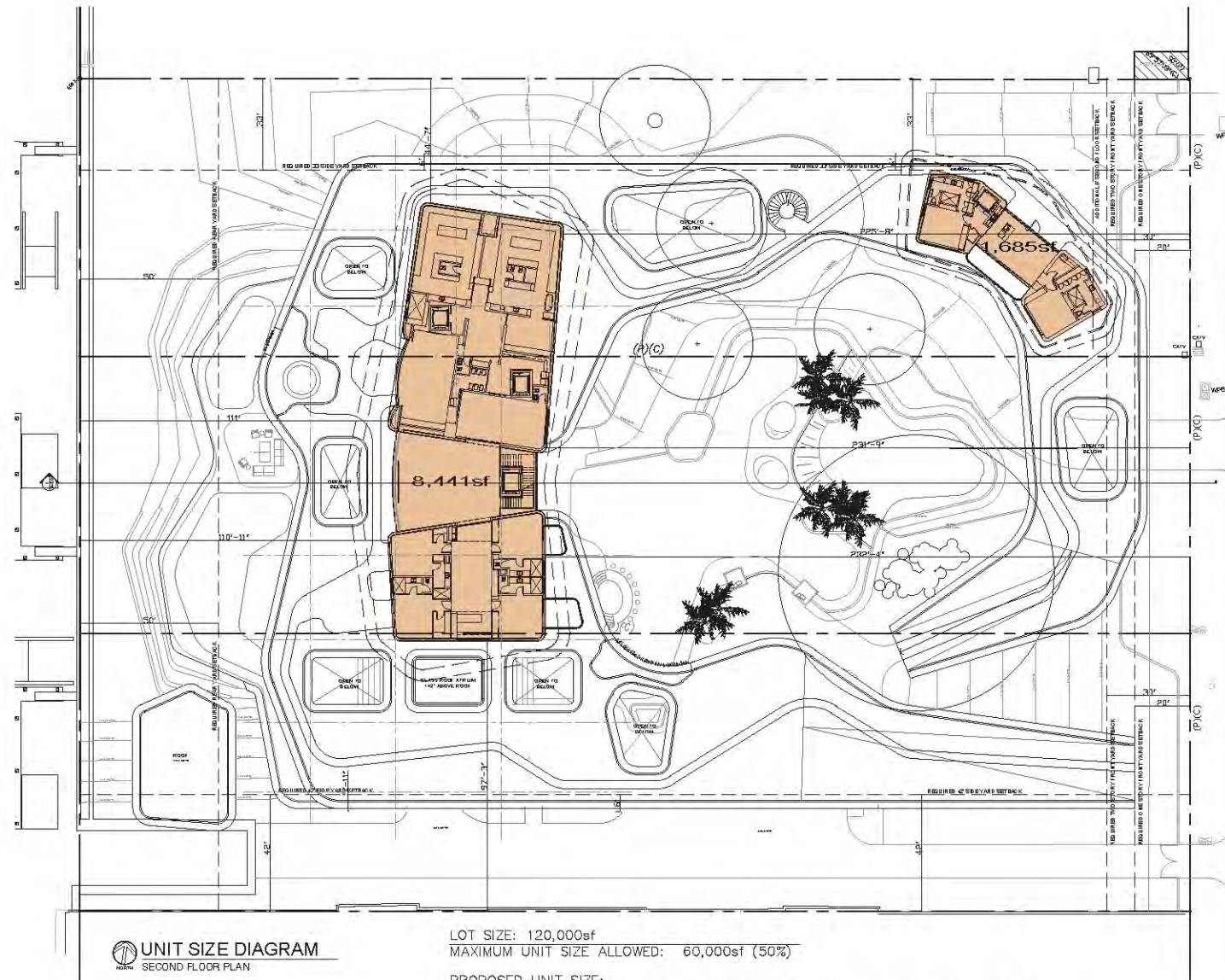
LOT SIZE: 120,000 SF
 MAX. UNIT SIZE: 60,000 SF (50%)

PROPOSED UNIT SIZE:
 UNDER STORY: 7,999.36 SF
 LVL 01: 19,872.92 SF
 LVL 02: 12,897.40 SF
 ROOF TERRACE: 166.27 SF
 SUBTOTAL: 40,936 SF (34%)

APPROVED DRB22-0859

MODIFICATION TO DRB22-0859

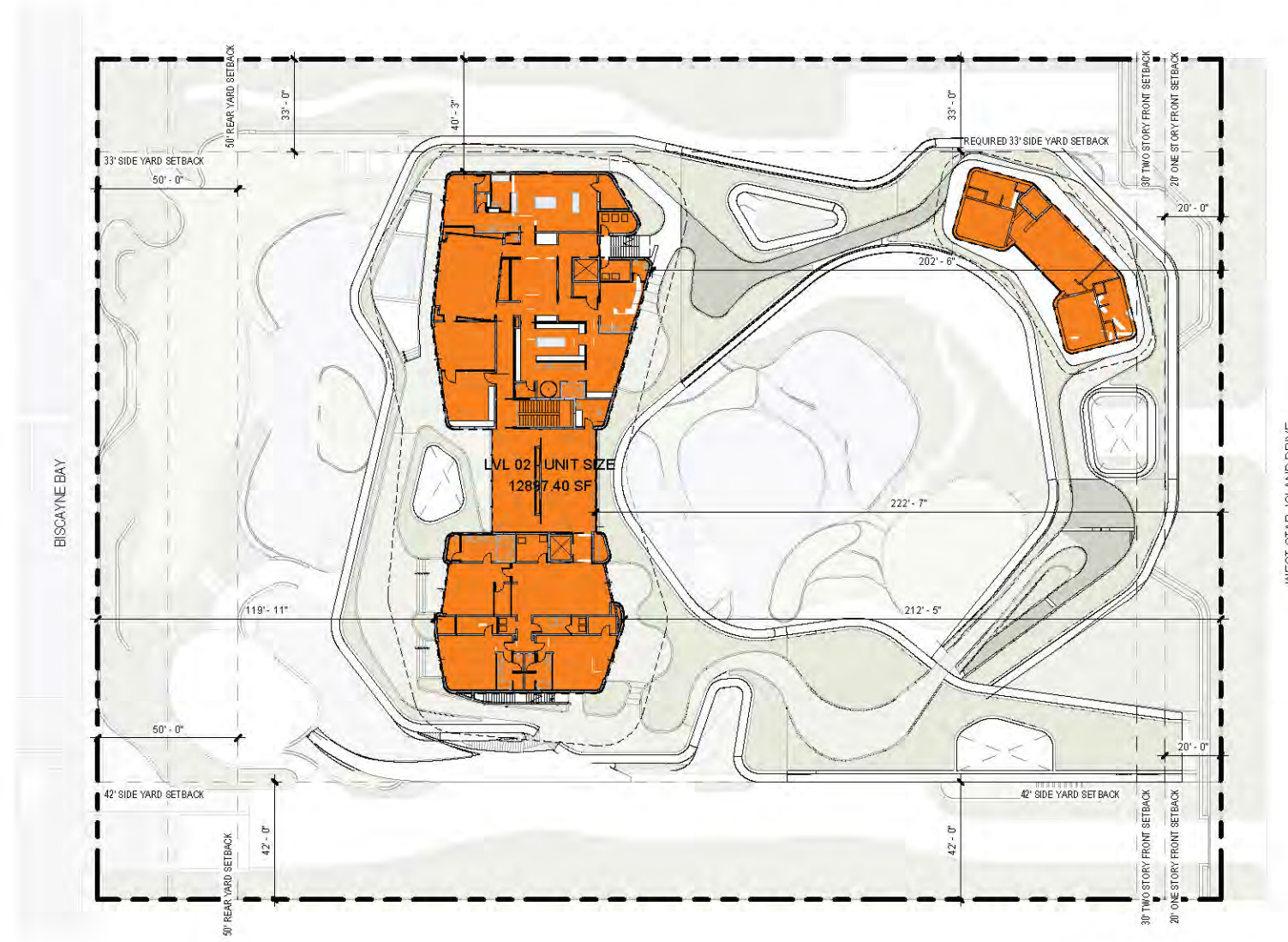
UNIT SIZE - SECOND FLOOR PLAN



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%)

WEST STAR ISLAND DRIVE



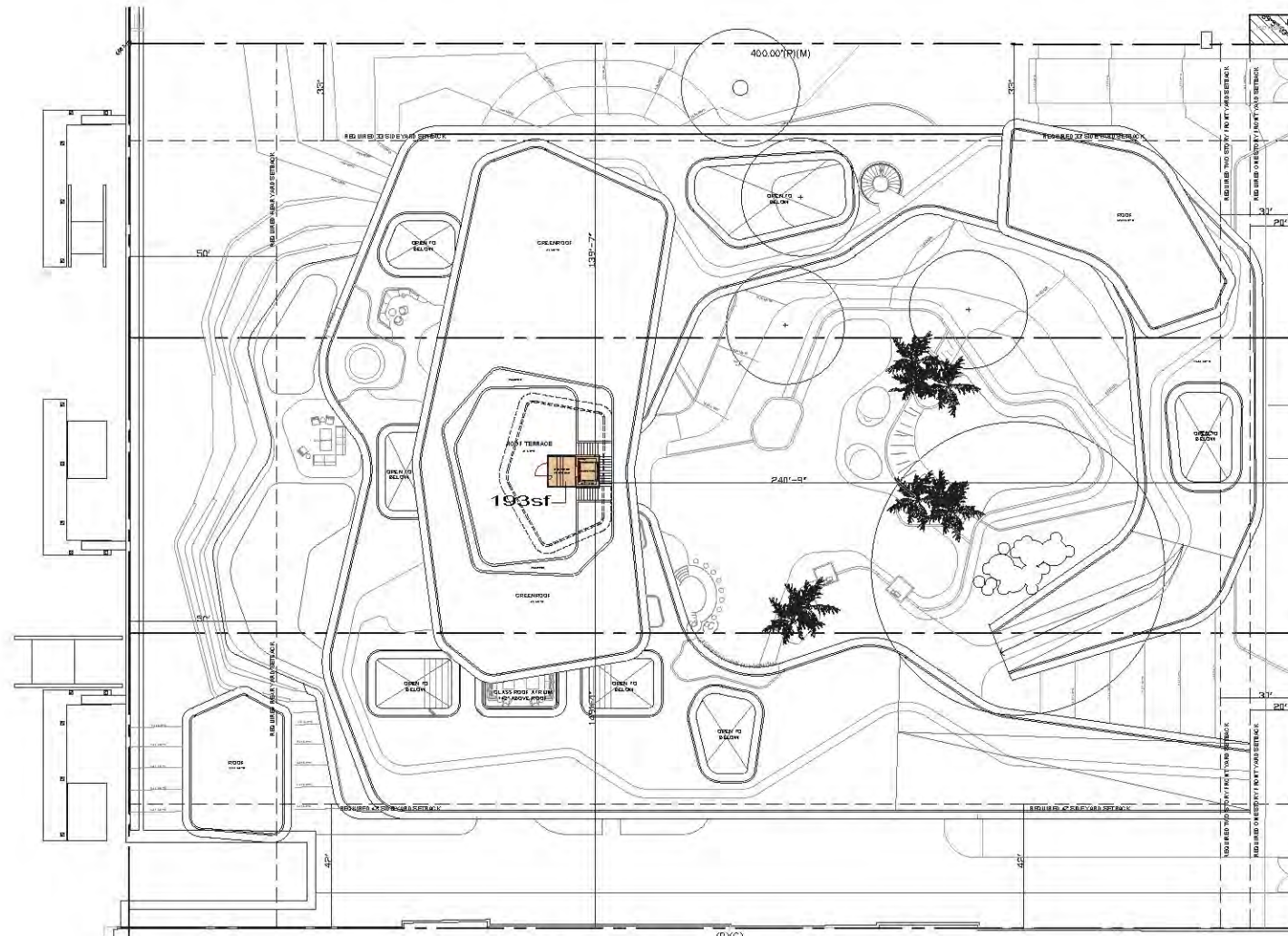
LOT SIZE: 120,000 SF
 MAX. UNIT SIZE: 60,000 SF (50%)
 PROPOSED UNIT SIZE:
 UNDER STORY: 7,999.36 SF
 LVL 01: 19,872.92 SF
 LVL 02: 12,897.40 SF
 ROOF TERRACE: 166.27 SF
 SUBTOTAL: 40,936 SF (34%)

WEST STAR ISLAND DRIVE

APPROVED DRB22-0859

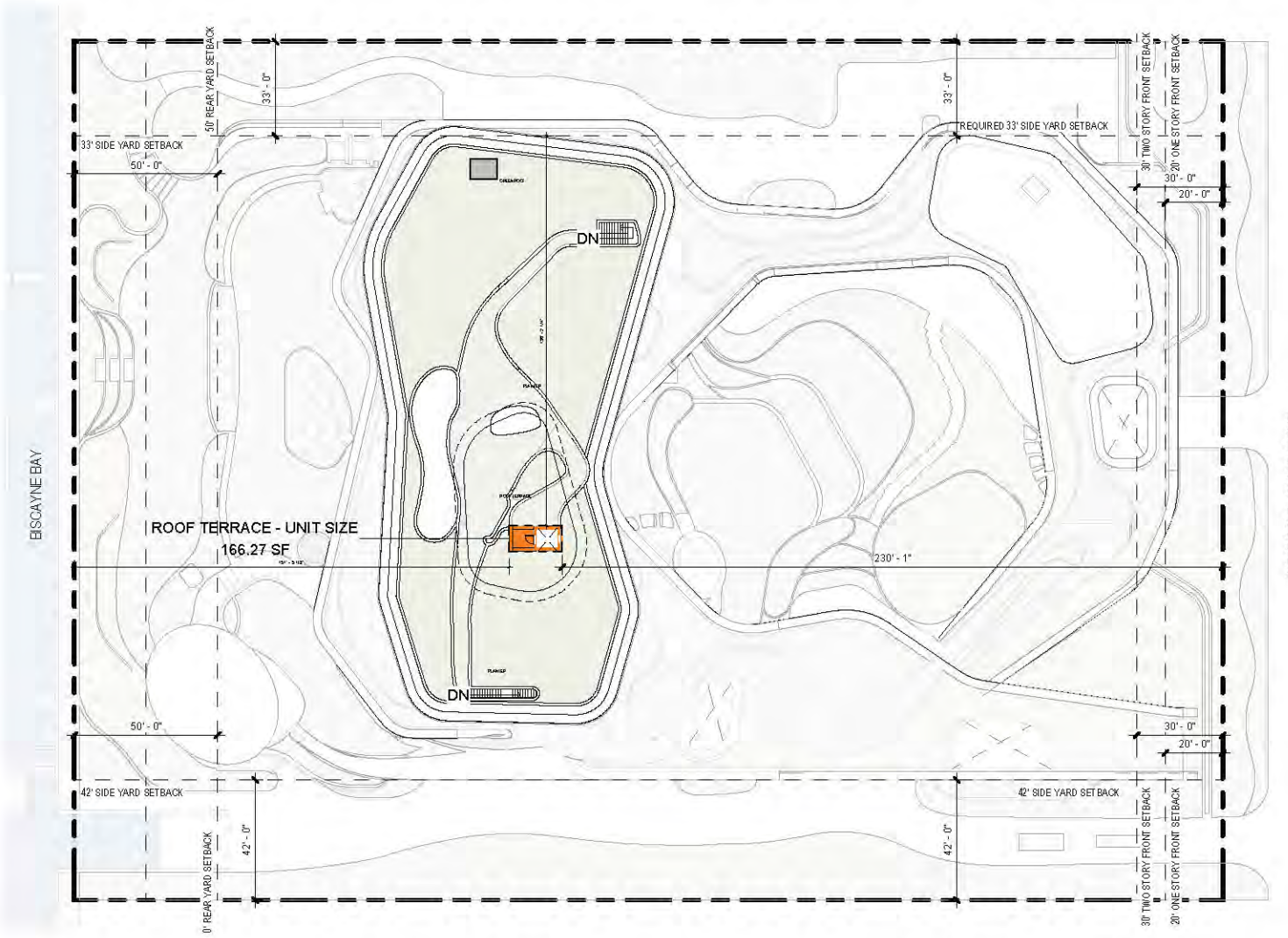
MODIFICATION TO DRB22-0859

UNIT SIZE- ROOF TERRACE PLAN



UNIT SIZE DIAGRAM
ROOF TERRACE PLAN

LOT SIZE: 120,000sf
 MAXIMUM UNIT SIZE ALLOWED: 60,000sf (50%)
 PROPOSED UNIT SIZE:
 UNDERSTORY: 39,3sf+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%)

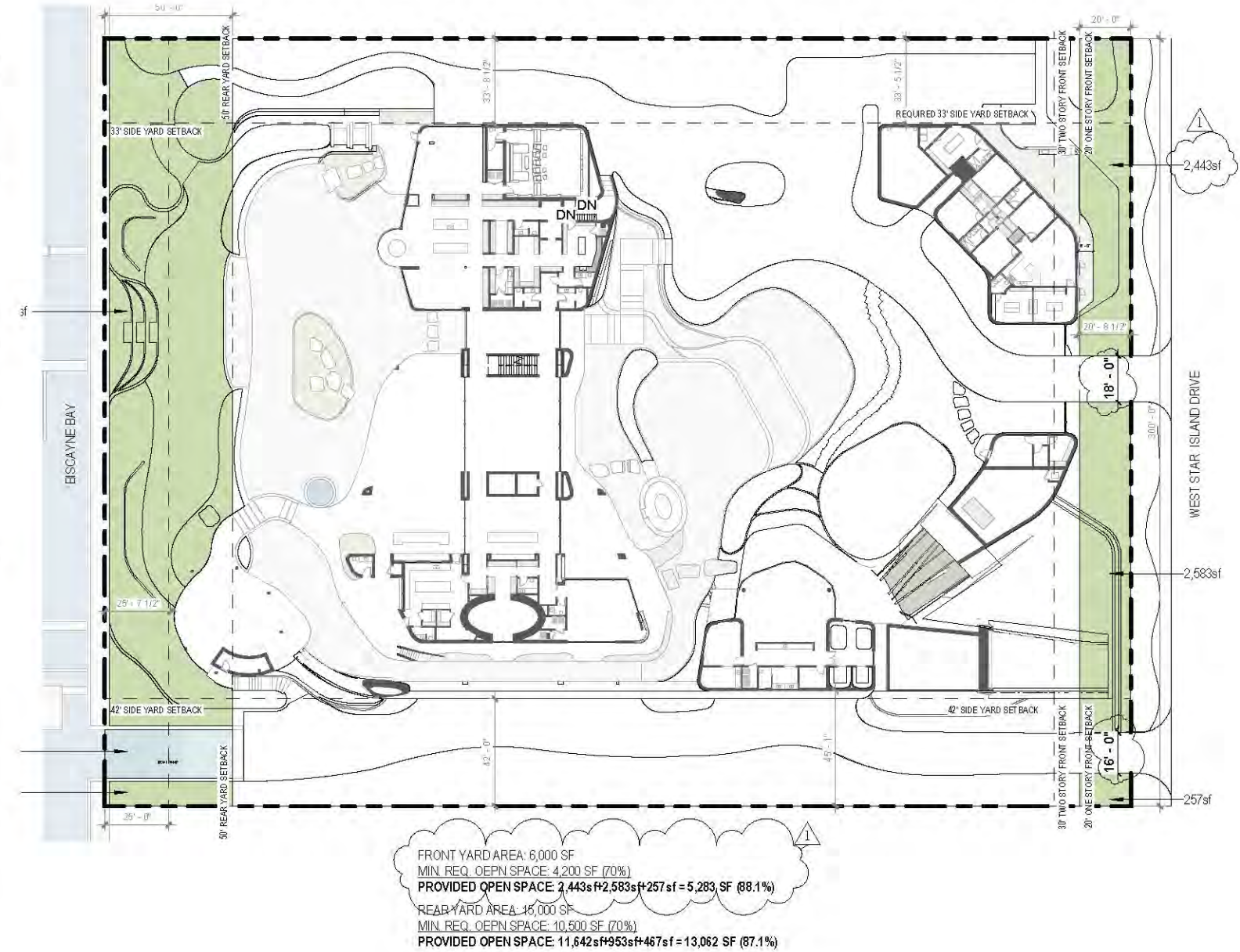
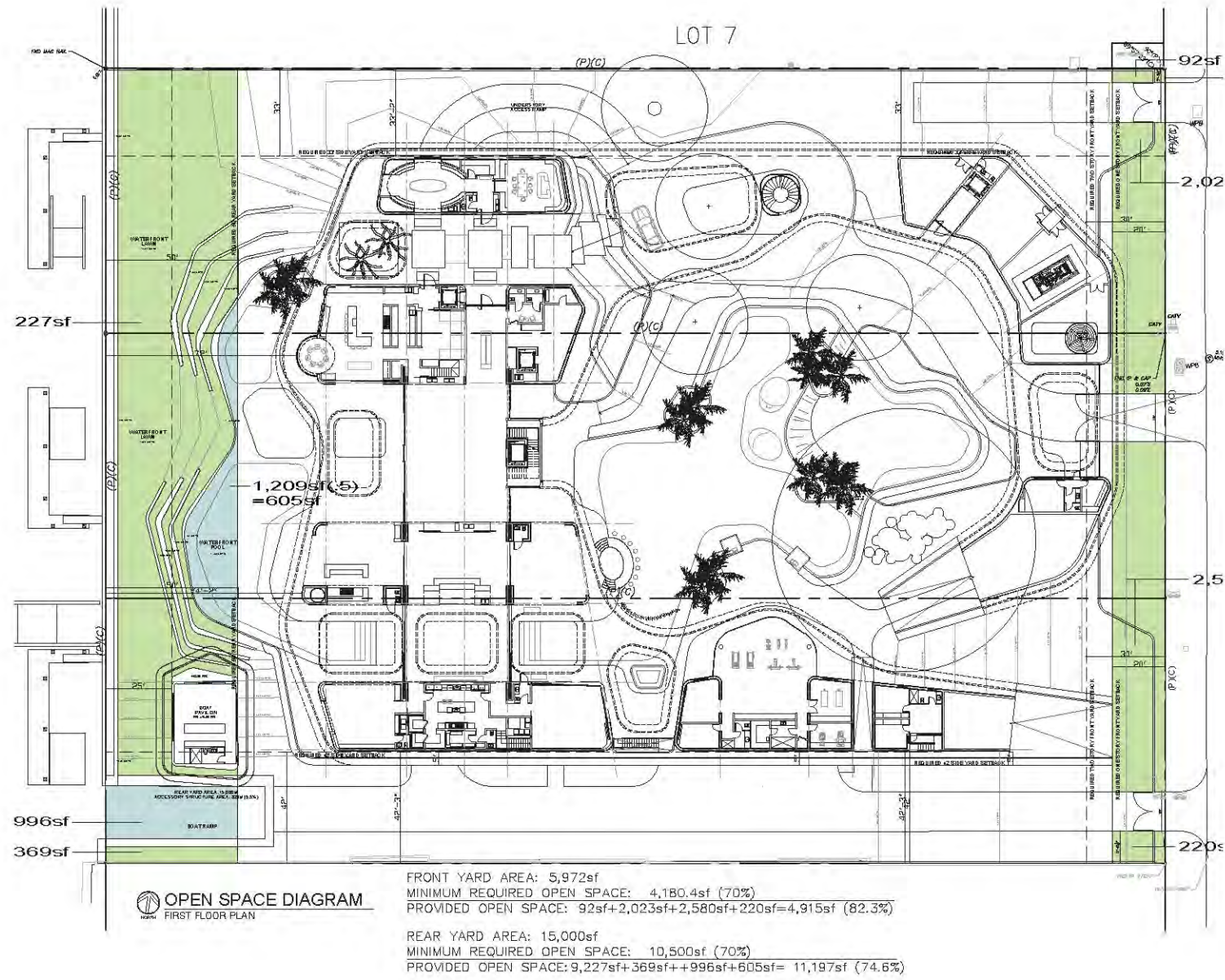


LOT SIZE: 120,000 SF
 MAX. UNIT SIZE: 60,000 SF (50%)
 PROPOSED UNIT SIZE:
 UNDER STORY: 7,999.36 SF
 LVL 01: 19,872.92 SF
 LVL 02: 12,897.40 SF
 ROOF TERRACE: 166.27 SF
 SUBTOTAL: 40,936 SF (34%)

APPROVED DRB22-0859

MODIFICATION TO DRB22-0859

OPEN SPACE/PERVIOUS AREA



APPROVED DRB22-0859

MODIFICATION TO DRB22-0859