

September 8<sup>th</sup> 2024,

Mr. Rogelio Madan,  
City of Miami Beach  
Planning Department,

1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

**RE: DRB24-1046**

**Design Review Approval for New Single-Family Residence with understory at 1480  
Stillwater Drive, Miami Beach**

Mr. Madan;

Steelwater South LLC, is the applicant of the property located at 1480 Stillwater Drive in the City of Miami Beach, and intends to build a resilient single-family home within the Biscayne Beach area.

The present letter, documentation and plans were prepared by Preschel Bassan Studio, the Architecture firm responsible for the design of the project; as an application to the Design Review Board (DRB) for review of the structure with an Understory.

### Property Description and Existing Conditions.

The property is identified by the Miami-Dade County Property Appraiser's Office with Folio No. 02-3203-011-2090 (refer to exhibit A); it is a waterfront lot on Stillwater Drive of approximately 8,000 sft of area with an existing single-family structure that was built on 1954, which will be demolished. The lot is located at flood zone AE with a base flood elevation of 8' NGVD. New construction must be at a minimum of 9' NGVD in this area.

The property is located within the RS-4 Single Family Residential Zoning District area, and not on a historic designated area. The neighboring and surrounding properties are single-family homes in various sizes and styles which as well as numerous single-family new construction projects that are being developed in the area.

### Proposed Project and Design Intent.

The Applicant intends to develop a Contemporary style two-story residence of approximately 4,000 sft of living area with an understory. The overall design of the house is modern with clean lines and the use of warm materials and incorporation of nature to achieve an inviting structure that responds to its tropical context.

The front facade of the project showcases a dynamic interplay of rectangular volumes, meticulously offset to disrupt traditional massing. This displacement creates the illusion of floating forms and imparts a sense of lightness and fluidity to the structure. Beneath these elevated volumes, an open and airy understory is seamlessly integrated, offering a versatile space that enhances the overall sense of openness and connection with the surrounding environment.

The layout of the understory allows most of the social spaces towards the rear of the property to take advantage of the water views, while the main circulation is located centrally and connects with upper levels. Each side elevation is sufficiently open and distinguished with various materials, landscaping and fenestrations. The North-East elevation features the main pedestrian access, enhanced by a landscaped garden. At the rear, a pool deck is linked to an upper-level terrace by a grand round sculptural staircase, a key feature of the design.

The main social areas are located in the first floor and are bathed by natural light by the presence of floor to ceiling sliding doors and windows with champagne finish frames, these spaces overlook the water and greenery of the rear yard and integrate with an elevated terrace.

On the second floor, the dormitories are placed around a central staircase, that is located within a double height space; therefore, the main circulation becomes a spatially rich experience enhanced by natural light. The Master Bedroom faces the

waterfront and presents a terrace to maximize the indoor-outdoor relation and use of the spaces.

The house's facades are enhanced by wood composite louvers and soffits, which introduce a warm and inviting character. These elements contrast effectively with the expansive windows and openings, adding depth and texture to the overall design. Towards the rear, the façade features large window openings to integrate all the interior spaces with the water views; The volume presents decorative beams and columns at the South East corner that allow for light and visuals of the sky.

The design complies with the City of Miami Beach Resiliency Code of Ordinances requirements for all setbacks, unit size, and lot coverage requirements. The application documents also depict compliance with open space regulations in the front and rear yards, and understory edge requirements.

### Design Review Criteria

The new home responds to Design Review Criteria in Section 2.5.3.1. as follows.

- 1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.**

The project is located on 50' wide lot, and incorporates an understory and openings along the side elevations to allow for maximum natural light into the interior of the home, while addressing future sea level rise.

- 2. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.**

The project allows for direct access to a covered two car garage and additional parking on the driveway at the interior of the lot. The use of an understory gives the opportunity to comfortably fit these spaces as well as proper green area for site drainage, responding to future sea level rise.

- 3. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.**

The architectural floor plans, elevations, sections and diagrams show compliance with all applicable zoning codes. The applicant is not seeking variances for the development of the project.

- 4. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.5.3.2.**

The house's facades are enhanced by wood composite louvers and soffits, which introduce a warm and inviting character. These elements contrast effectively with the expansive windows and openings, adding depth and texture to the overall design. The landscape design presents a tropical landscape material that enhances the architecture.

- 5. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design**

**guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.**

The project is in conformity with the intent of the Resiliency Code and standards for the RS-4 development regulations.

- 6. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.**

The proposed structure is compatible with the surrounding environment and reflects the evolving character of the neighborhood, aligning with the contemporary single-family residences being developed along Stillwater Dr. Some of which feature understories and rooftop terraces.

- 7. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.**

The proposed layout includes an increased front setback of thirty feet (30'), minimizing the impact on neighboring properties. Side elevation openings have been incorporated to reduce the perceived massing along the side setbacks. A front privacy partial wall is being proposed not to exceed 5' above grade and to incorporate louvers and transparency towards the street.

- 8. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.**

The design presents an understory which allows for ample parking spaces within the property. The driveway has been designed in accordance to the standards of the Resiliency Code.

- 9. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare**

**and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.**

The Applicant will provide sufficient lighting to ensure safe movement of persons and vehicles within the site and for security purposes. The Applicant agrees to minimize glare and reflection, if any, on adjacent properties consistent with the City's Code of Ordinances.

**10.Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.**

The application presents architectural and landscape plans, elevations and details that depict the proposed landscape and hardscape design which has been envisioned as a tropical and warm palette of hardscape and plant materials.

**11.Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.**

The project presents multiple landscape buffer layers along the large setbacks to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

**12.The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).**

The proposed structure presents a dynamic play of volumes. This displacement creates the illusion of floating forms and imparts a sense of lightness and fluidity to the structure, that is sensitive and compatible with the neighboring properties.

**13.The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.**

The Project is a new single-family home. Indoor and outdoor on-site parking is located at the proposed understory.

- 14. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.**

The project presents an accessible roof top, which incorporates soft materials such as decking and artificial turf. Glass railing is provided along the perimeter of the accessible deck, and 5' high aluminum screening will be provided around the mechanical equipment.

- 15. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).**

The project presents a new single-family residence. The existing structure will be demolished.

- 16. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.**

The project presents an understory that complies with the transparency requirements of understory walls on all sides. Fluid elements such as composite wood louvers have been included to enhance the lightness and permeability of the structure.

- 17. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.**

Not applicable for this single-family project.

- 18. In addition to the foregoing criteria, section 104-6 (t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.**

Not applicable for this single-family project.

- 19. The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.**

The structure and site comply with the sea level rise and resiliency review criteria as described in the following page.



### Sea Level Rise and Resiliency Criteria

The new home advances the sea level rise and resiliency criteria in Section 7.1.2.4

**20.A recycling or salvage plan for partial or total demolition shall be provided.**

A recycling and salvage plan for demolition of the existing home will be provided at permitting.

**21.Windows that are proposed to be replaced shall be hurricane proof impact windows.**

All windows and doors will be new, and Notice of Approvals for compliance with hurricane load design regulations and requirements will be provided during the permit and construction process.

**22.Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

The design of the proposed structure will provide, where feasible, passive cooling systems.

**23.Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 126 of the city Code.**

All landscaping will be Florida friendly and Resilient. The Design presents one (1) Gumbo Limbo, two (2) Sea Grape Trees, three (3) Green Buttonwoods, one (1) Orange Geiger and two (2) Bay Rums, as well as two (2) Date Palms, and two (2) Alexander Palms.

**24.The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.**

The structure's finished floor elevation is proposed at 18.00' NGVD which is 10.00' above the base flood elevation.

**25.The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.**



The proposed home is adaptable to the raising of public rights-of-ways and adjacent land in the future. The grading design and yard elevations contemplate the Future Crown of Road and Adjusted Grade elevations.

**26. Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

All mechanical and electrical systems will be located above base flood elevation.

**27. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.**

The first floor top of slab elevation is proposed at 18.00' NGVD.

**28. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with chapter 54 of the city Code.**

No habitable space is located below base flood elevation.

**29. As applicable to all new construction, stormwater retention systems shall be provided.**

Where feasible, water retention systems will be provided.

**30. Cool pavement materials or porous pavement materials shall be utilized.**

Cool pavement materials or porous pavement materials will be utilized where possible.

**31. The design of each project shall minimize the potential for heat island effects on-site.**

The design of the project provides grassed open spaces, lush landscaping and shade trees which do not currently exist on the site to minimize the potential heat islands effects. Large overhangs help regulate direct sunlight to the structure.

Conclusion:

The proposed development actively addresses sea-level rise, reduces potential heat island effects and complies with the intent of the Code for resiliency purposes. The structure complies with unit size, lot coverage, setbacks and open space regulations ensuring minimal impact on neighboring properties.

The house's contemporary design harmoniously balances clean lines with warm materials, creating a striking contrast that enhances its aesthetic appeal. Its dynamic interplay of volumes allows for seamless integration with the tropical water front environment that surrounds it.

We look forward to your favorable review of the application, and are available to meet at any time for questions, comments or review purposes.

Sincerely;



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# "EXHIBIT A"



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 08/16/2024

PROPERTY INFORMATION	
<b>Folio</b>	02-3203-011-2090
<b>Property Address</b>	1480 STILLWATER DR MIAMI BEACH, FL 33141-1032
<b>Owner</b>	STEELWATER SOUTH LLC
<b>Mailing Address</b>	19401 NE 14 CT MIAMI, FL 33179
<b>Primary Zone</b>	0100 SINGLE FAMILY - GENERAL
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	3 / 2 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	2,385 Sq.Ft
<b>Living Area</b>	2,385 Sq.Ft
<b>Adjusted Area</b>	2,183 Sq.Ft
<b>Lot Size</b>	8,000 Sq.Ft
<b>Year Built</b>	1952

ASSESSMENT INFORMATION			
Year	2024	2023	2022
<b>Land Value</b>	\$2,800,005	\$2,480,082	\$1,680,003
<b>Building Value</b>	\$571,509	\$595,959	\$603,600
<b>Extra Feature Value</b>	\$29,627	\$29,733	\$29,897
<b>Market Value</b>	\$3,401,141	\$3,105,774	\$2,313,500
<b>Assessed Value</b>	\$2,291,153	\$2,082,867	\$1,893,516

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Non-Homestead Cap</b>	Assessment Reduction	\$1,109,988	\$1,022,907	\$419,984
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
BISCAYNE BEACH-2ND ADDN	
PB 46-39	
LOT 48 BLK 16	
LOT SIZE 50.000 X 160	
OR 19248-2441 06 2000 5	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,291,153	\$2,082,867	\$1,893,516
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$3,401,141	\$3,105,774	\$2,313,500
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,291,153	\$2,082,867	\$1,893,516
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,291,153	\$2,082,867	\$1,893,516

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2024	\$3,825,000	34158-2774	Qual by exam of deed
11/20/2020	\$2,000,000	32269-2806	Qual by exam of deed
03/11/2019	\$100	31418-0699	Corrective, tax or QCD; min consideration
08/29/2017	\$1,395,000	30745-3915	Qual by exam of deed

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