

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: Final Submittal  
DRB24-1043 Modification to existing Board Order  
New Single-Family Residence at 1015 Stillwater Drive, Miami Beach**

Mr. Rogelio Madan,

Official Investments LLC, is the applicant of the property located at 1015 Stillwater Drive in the City of Miami Beach, and intends to build a resilient single-family home within the Biscayne Beach area. The project was presented and approved by the Design Review Board on October 4<sup>th</sup> 2022. A building permit was obtained, through the Miami Beach Building Department, with the following permit number: BR2307907.

The applicant intends to apply for a revision to the plans and modification of existing board order with the following revision:

Re-design the stair of the understory level, in order to incorporate three additional risers, resulting on an addition to the floor to ceiling height of 1'-8". The building elevation, measured from Freeboard to the top of slab was previously approved as 24'-0" plus a 1'-0" height variance, and is proposed to be revised to 26'-8" in compliance with the most updated version of the Miami Beach Resiliency Code, which allows 31'-0" as building height for RS-4 projects with understories.

The present letter, documentation and plans were prepared by Preschel Bassan Studio, the Architecture firm responsible for the design of the project.

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 60' 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 a decorative concrete breezeway block wall that breaks down the volume and softens the overall design of the structure. Wood soffit accents and a wood front door provides a warm welcoming language and contrast with the large windows and openings of the composition. 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. Additionally, a front privacy wall, not exceeding five feet (5') above grade, is proposed to enhance the street-facing façade and provide a more pedestrian-friendly scale.

- 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 delicate composition of architectural elements and a grand opening towards the north east corner. These features impart 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 5' high aluminum screening for the mechanical equipment that is located at the roof level.

- 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 previous structure has been demolished in compliance with the approved demolition plans by the City of Miami Beach Building Department.

- 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 concrete block breezeway walls 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 complies 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.**

No longer applicable, as demolition has taken place in compliance.

**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 three (3) Black Calabash Trees, and four (4) Silver Buttonwood trees in the right of way as street trees. Also proposed are forty (40) Spanish Stoppers, five (5) Bayrum Tree Bushes, and forty (40) Jamaican Capers.

**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 16.41' NGVD which is 8.41' 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 new structure will be placed 16.41' 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.

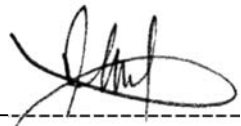
**30. Cool pavement materials or porous pavement materials shall be utilized.**

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.

Sincerely,



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