

August 10, 2020

DRB Letter of Intend

Subject Property:

**1161 Stillwater Drive
Miami Beach, Florida 33141**

Owner:

Mr. and Mrs. Jacobi
1151 Stillwater Drive
Miami Beach Florida 33141

To Whom It May Concern:

The Subject property was obtained vacant by the current owner. The property was developed in the past with water, sewer and power ready for the site. The current site has no tress and only limited low growth vegetation that is maintained to city of Miami Beach standards. The site is narrow and deep with an existing seawall, no dock.

The project is a new single-family residence. The proposed design utilized the understory design concept to fully elevated a single level living area. The client is concerned about seawater rise and the future use of this waterfront property and has chosen to fully elevate the living floor beyond the current Miami Beach and FEMA guidelines.

As such, the ground level will only feature a garage, entry access foyer with stairs and a outside counter as well as a screened convenience shower and sink, accessibly from the outside. The ground floor will feature a pool in close proximity to the waters' edge and a partial paved patio under the living story. A dock and new landscaping will complete the ground level development.

The general design is intentional kept minimalistic with only simple features and clean lines. A structural grid allows the living level to float over the recessed garage and entry foyer.



The exposed columns are covered in smooth stucco. The floor to ceiling glazing will allow for maximum natural light to the rooms. The outer elevation is completed with matt metal panels to allow for increased insulation in the walls behind them without creating an overly thick exterior wall. The color scheme is kept in grey tones with natural wood and stone accents. The natural accents include the protruding front bathroom volume as well as all undersides of balconies and the rear terrace covered in natural wood. The garage is accented in a darker natural stone to further blend to into the underside and enhance the appearance of a floating living story.

The entrance feature wraps the hyper insulated structural system connection from floor to ceiling and anchors it the ground to form an open atrium experience approaching the recessed front door.

The living area is composed of 2 bedrooms with a shared bathroom facing the street. Each bedroom has a balcony to enhance curb appeal and engage the home with the street. The master suite with a small privacy balcony faces east to the neighboring property, also owned Mr. and Mrs. Jacobi. A small den completes the private rooms. The living areas and kitchen are laid out as an open concept that is focused towards the water with a large, 10' deep balcony across the rear of the home.

We believe that the project is fully in compliance with all city ordinances of the understory design guidelines. Only parking (garage) and access to the upper story are provided. The perimeter is recessed 5' from the above structure and the living floor remains under the maximum lot coverage. Please refer to the provided architectural plans and diagrams for design, dimensions and coverage data. The elevation of the ground level components will comply with Flood Zone AE8 and will have flood vents.

As per Miami Beach zoning ordinance 142-108 we request approval of the design and layout for this site by the Design Review Board.

Thank you for your consideration.

Sincerely,

Sebastian Eilert, AIA, LEED AP