

June 21<sup>th</sup> 2022,

Mr. Michael Belush, Chief of Planning and Zoning  
City of Miami Beach  
Planning Department,

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

**RE: DRB22-0853– Design Review Approval for New Single-Family  
Residence at 1015 Stillwater Drive, Miami Beach**

Mr. Belush;

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 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, with a limited 1' height variance.

### Property Description and Existing Conditions.

The property is identified by the Miami-Dade County Property Appraiser's Office with Folio No. 02-3203-011-1510 (refer to exhibit A); it is a waterfront empty lot on Stillwater Drive of approximately 8,472 sft of area. 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 Tropical Modern style two-story residence of approximately 4,228 sft of living area. The overall design of the house is modern with clean lines and the use of warm materials and incorporation of nature to achieve a soft and inviting structure that responds to its tropical context.

The entrance of the home is intricately designed to break the massing of each level. The understory is an open airy area with the use of wood texture, decorative lattice walls, and lush landscaping to enhance the warm character of the space and allow for flow of air and light.

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. Specifically, the East elevation features a large green courtyard area open to the sky that serves as a welcoming feature related to the main pedestrian entrance, and leads towards the rear deck and pool area.

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 bronze 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 faces the East courtyard, therefore, the main circulation becomes a spatially rich experience enhanced by natural light, landscape and integration with nature. The Master Bedroom faces the waterfront and presents a terrace to maximize the indoor-outdoor relation and use of the spaces.

The front façade of the house is complemented by a decorative lattice 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.

Towards the rear, the façade features large window openings to integrate all the interior spaces with the water views, and maintains the use of wood soffits throughout. The roof presents a large opening towards the sky, that contributes to the lightness of the Architectural language.

The design complies with the City of Miami Beach 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.

As depicted in the Tree Survey presented in the application, contains only one White Tabebuia Tree and one Frangipani Tree as well as two Brazilian Pepper Trees that are listed as invasive species. The Applicant intends to remove and mitigate existing species by planting three new Black Calabash Trees, which are native species and one Ligustrum Tree. The proposed Landscape Design of the project incorporates additional native species such as Silver Buttonwoods along the right of way, as well as complementing the Architectural design by a variety of lush shrubs and groundcovers.

### Variance Request

The applicant respectfully requests de Design Review Board approval pursuant to Section 118-353 (d), to permit an increased height up to twenty-five feet. The additional height would allow for the incorporation of an understory, actively addressing sea level rise and locating the first floor of the house at a higher level. The proposed finished floor of the new home is at 14.76' incorporating the full five freeboard.

### Satisfaction of Hardship Criteria.

The applicant's requested variances satisfies all hardship criteria as follows:

1. **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.**

The proposed project incorporates an understory to achieve a high first floor elevation, and therefore a resilient home. The design in this lot would be compromised and difficult to achieve with the required 24' maximum building height from freeboard.

2. **The special conditions and circumstances do not result from the action of the applicant.**

The existing lot conditions do not result from any action of the Applicant.

3. **Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.**

Granting the requested variance does not confer any special privilege on the Applicant denied to other lands, buildings, or structures in the same zoning district, as the requested variance facilitates the incorporation of an understory, resulting in a resilient home that adapts to rising sea levels.

4. **Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant**

Literal interpretation of the provisions of the land development regulation would compromise the minimum ceiling heights and therefore the incorporation of the understory in the design of the structure.

5. **The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure**

The requested variance is the minimum variance that makes possible the incorporation of the understory. The proposed project proposes a height of

twenty-five feet, which is only one foot taller than what is established in the code, to minimize impact to surrounding properties, and integrate with the context.

6. **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

The granting of the variance will be in harmony with the general intent and purpose of the Code, as the proposed design is a structure that incorporates openness and architectural features to break up the volume and integrate with its context.

7. **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board voting on the applicant's request.**

The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

8. **The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable**

The granting of the variance will result in a structure that can incorporate the use of an understory, and have the first floor at a higher elevation, compliant to sea level rise and resiliency review criteria as follows:

### Sea Level Rise and Resiliency Criteria

The new home advances the sea level rise and resiliency criteria in Section 133-50(a) of the code as follows:

**9. 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.

**10.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.

**11.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.

**12.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.

**13.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 14.76' NGVD which is 6.76' above the base flood elevation.

- 14. 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.

- 15. 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.

- 16. 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 14.67' NGVD.

- 17. 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.

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

Where feasible, water retention systems will be provided.

- 19. Cool pavement materials or porous pavement materials shall be utilized.**

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

- 20. 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 Tropical Modern design of the house features a balanced contrast between clean lines and warm materials accentuated by an abundant tropical landscaping design which will add value to the surrounding neighborhood.

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,



Cheryl Bassan Bentata  
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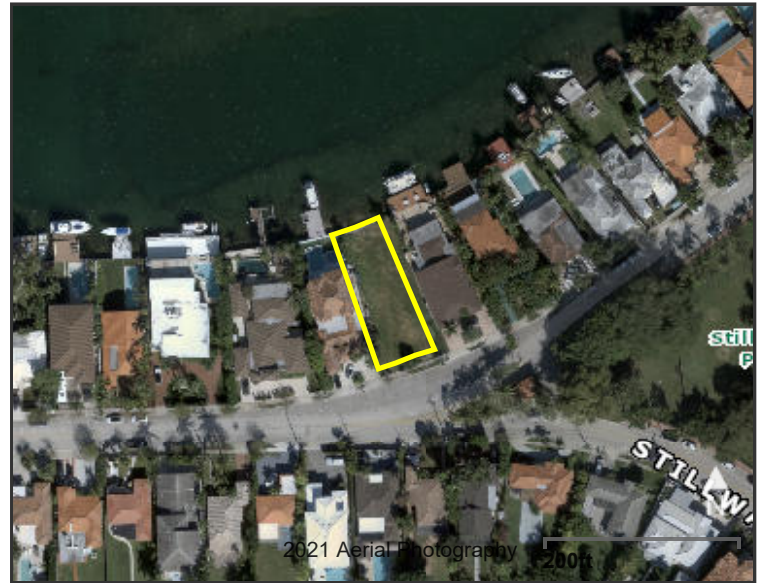


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/20/2022

Property Information	
Folio:	02-3203-011-1510
Property Address:	1015 STILLWATER DR Miami Beach, FL 33141-1023
Owner	OFFICIAL INVESTMENTS LLC
Mailing Address	19401 AMBASSADOR CT MIAMI, FL 33179 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	8,472 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$1,779,101	\$1,143,840	\$1,101,453
Building Value	\$0	\$0	\$0
XF Value	\$4,768	\$4,768	\$0
Market Value	\$1,783,869	\$1,148,608	\$1,101,453
Assessed Value	\$1,783,869	\$1,148,608	\$1,101,453

Benefits Information				
Benefit	Type	2022	2021	2020
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 51 BLK 15 LOT SIZE 56.480 X 150 OR 19280-0277 08 2000 5	

Taxable Value Information			
	2022	2021	2020
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,783,869	\$1,148,608	\$1,101,453
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,783,869	\$1,148,608	\$1,101,453
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,783,869	\$1,148,608	\$1,101,453
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,783,869	\$1,148,608	\$1,101,453

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/15/2021	\$2,440,000	32925-0145	Qual by exam of deed
10/19/2020	\$1,440,000	32182-3427	Qual by exam of deed
03/22/2017	\$1,334,000	30469-4326	Qual by exam of deed
07/25/2013	\$150,000	28762-2433	Partial interest

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Version: