

December 6th 2021,

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

1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**RE: DRB21-0759 – Design Review Approval for New Single-Family
Residence at 1745 W 24 Street, Miami Beach**

Mr. Belush;

Sunset Islands Developments, LLC, is the applicant of the property located at 1745 W 24 Street, and intends to build a single-family home within the Sunset Islands that is resilient to future sea-level rise in the 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) to replace an existing pre-1942 two-story residence.

Property Description and Existing Conditions.

The property is identified by the Miami-Dade County Property Appraiser's Office with Folio No. 02-3228-001-1840 (refer to exhibit A); it is a portion of two waterfront lots on W 24th Street. The lot is approximately 13,154 square feet in area, 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.

As depicted on the Survey and Elevation Certificate, the existing home has a finished floor elevation of 7.53' and the yards of the property are at low elevations of between approximately 4.5'-5.5'.

The lot is located within the RS-3 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 have been modified over time; additionally, there are numerous single family new construction projects being developed in the area.

The existing home was built in 1937, and modified over the years until its present condition. Most importantly in 1978 with additions to the front, rear and East side of the structure, and on 1992 with modifications to the front and rear facades and an addition to the West side. The application includes the Building Card and Microfilms, as well as a historical analysis of the property to illustrate how the additions and alterations significantly modified the design and character of the facades of the home.

Proposed Project and Design Intent.

The Applicant intends to develop a Tropical Modern style two-story residence of approximately 6,846 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 front façade of the house is complemented by a front wall and gate as well as lush tropical landscaping to organically soften with the straight design lines. The main pedestrian gate re-interprets the geometry of the historical residence's original iron door with the incorporation of a circular element contrasting with vertical lines.

Upon approaching the residence from the front yard driveway and walkway, the structure presents a one-story garage volume followed by a two-story structure that holds the main spaces of the home.

The height of the garage, was established to align with the elevation of the original parapet top of the east balcony of the historical home, which was a prominent feature in the original design that was later erased with the additions to front of the house. This line is also present in the front trellis and back terrace which are prominent features of the proposed design.

The entrance is enhanced by the presence of a trellis, and a water feature to achieve a floating design. Wood soffits and the use of sand limestone finish in the façades provide the warm character 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 bronze finish frames, these spaces overlook the water and greenery of the rear yard and are designed to completely integrate with an exterior terrace and pool deck.

On the second floor, the dormitories are placed around a central circulation area and private family room, that faces a West private terrace, which connects to a Roof Deck by a sculptural spiral stair case. The Master Bedroom faces the waterfront and presents a terrace to maximize the indoor-outdoor relation and use of the spaces. In general, the perimeter of the second floor is designed incorporating the use of planters to enhance the interior spaces and at the same time, the exterior perception of the home by neighboring properties.

The Roof Deck is complemented by planters on the South, East and West perimeter, and overlooks the Northern water views. A glass railing is proposed to maintain transparency and lightness, and the use of vegetation to complement the design provides privacy from neighboring properties.

The design complies with the City of Miami Beach Code of Ordinances requirements for all setbacks, unit size, lot coverage and height requirements. The application documents also depict compliance with open space regulations in the front and rear yards, as well as side yards and roof deck dimensional requirements.

As depicted in the Tree Survey presented in the application, the property does not contain shade trees, but only palms. The Applicant intends to preserve and protect Royal Palms, and relocate other existing Palms. The proposed Landscape Design of the project incorporates native trees such as Gumbo Limbos for the front yard, and Silver Buttonwoods along the right of way, as well as complementing the Architectural design by a variety of lush shrubs and groundcovers.

The applicant is not seeking any variances of the code, and the proposed development actively addresses **sea level rise and resiliency criteria in Section 133-50(a)** of the Code as follows:

1. **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.

2. **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.

3. **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.

4. **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 five (5) Gumbo Limbo trees at the front yard, four (4) Silver Buttonwood trees in the right of way as street trees, and fifty-one (51) Spanish Stopper bushes.

5. **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 9' NGVD which is 1' above the base flood elevation.

6. 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.

7. 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.

8. 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 1' above base flood elevation.

9. 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.

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

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

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

12. 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. Overhangs and planters 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, height, 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
Principal – Preschel Bassan Studio
A.R. 100275
cheryl@preschelbassan.com
cel: 786.469.1583

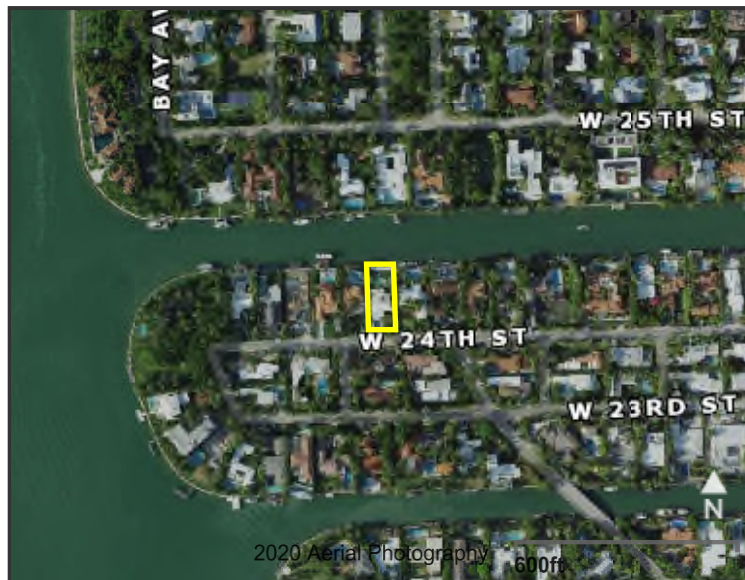


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/14/2021

Property Information	
Folio:	02-3228-001-1840
Property Address:	1745 W 24 ST Miami Beach, FL 33140-4528
Owner	SUNSET ISLANDS DEVELOPMENTS LLC C/O ERIC J GRABOIS P L
Mailing Address	1666 79 ST CSWY STE 500 NORTH BAY VILLAGE, FL 33141 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 3 / 0
Floors	2
Living Units	1
Actual Area	4,507 Sq.Ft
Living Area	3,907 Sq.Ft
Adjusted Area	3,946 Sq.Ft
Lot Size	13,125 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information				
Year	2021	2020	2019	
Land Value	\$3,927,656	\$3,675,000	\$3,675,000	
Building Value	\$562,304	\$454,758	\$20,000	
XF Value	\$42,369	\$42,794	\$0	
Market Value	\$4,532,329	\$4,172,552	\$3,695,000	
Assessed Value	\$4,532,329	\$4,064,500	\$3,695,000	

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction		\$108,052	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
SUNSET ISLANDS-ISLAND NO 3 PB 40-8 LOT 23 & E2IN LOT 22 BLK 3-H LOT SIZE 75.000 X 175 OR 16908-1752 0895 1	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,532,329	\$4,064,500	\$3,695,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,532,329	\$4,172,552	\$3,695,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,532,329	\$4,064,500	\$3,695,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,532,329	\$4,064,500	\$3,695,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/30/2020	\$5,650,000	32264-0539	Qual by exam of deed
03/22/2012	\$100	28177-0436	Corrective, tax or QCD; min consideration
07/15/2011	\$2,400,000	27765-1370	Qual by exam of deed
08/01/1995	\$800,000	16908-1752	Sales which are qualified

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