

1480 STILLWATER RESIDENCE

1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

DESIGN REVIEW BOARD FINAL SUBMITTAL
PROCESS # DRB24-1046
DATE: 09/08/2024

PRESCHEL BASSAN STUDIO

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TRADES	REVIEWER	DATE	MARK	COMMENT	RESPONSE BY	PAGE	RESPONSE	STATUS
PLANNING ADMIN	FREITAS, GABRIELA	8/28/2024		All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The paper submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.	ARCHITECT	N/A	Fees and paper submittal will be presented to the Planning Department no later than September 20th which is the applicable due date.	CLOSED
				Electronic files cannot exceed 25M; the files can be divided in two or more files if necessary.	ARCHITECT	N/A	Files have been modified accordingly	CLOSED
				Submit owners mail labels in Excel.	ARCHITECT	N/A	Excel file with owners mail labels has been provided.	CLOSED
				Page 1 of Application: Property Information – Please attach Legal Description as “Exhibit A”.	ARCHITECT	Application	The property information has been included as "Exhibit A" after page 1 of the application	CLOSED
				Page 3 of Application: Acknowledgement must be signed, named, and dated by Owner of the subject property and/or Authorized representative.	ARCHITECT	Application	Page 3 of the application has been signed, named and dated by Owner.	CLOSED
				Page 7 of Application: Disclosure – Trustee: Disclosure must name the entity or person who owns the trust and all beneficiaries.	ARCHITECT	Application	Pages have been included after page 7 to reflect every trust entity and beneficiaries as requested.	CLOSED
				Page 8 of Application: Compensated Lobbyist: All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk.	ARCHITECT	Application	Page 8 of application has been completed with the requested information. Additionally a lobbyist registration form and check for the applicable fees have been included in the application.	CLOSED
			1	APPLICATION COMPLETENESS				
			a	Include the cost of estimate under a separate cover or in the letter of intent.	ARCHITECT	N/A	Cost estimate has been included as part of the application.	CLOSED
			b	LOI: provide construction date for the existing single-family home.	ARCHITECT	LOI	Construction date of the existing home has been included in the LOI.	CLOSED
			c	LOI: respond to Design Review Criteria section 2.5.3.1	ARCHITECT	LOI	LOI has been modified to include responses to the Design Review Criteria section.	CLOSED
			e	Survey: Provide lot area.	ARCHITECT	SURVEY	Survey has been updated to reflect lot area.	CLOSED
			f	Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	ARCHITECT	A-04.1	Contextual elevations as well as a context analysis of the street have been provided. Refer to A-04.1	CLOSED
			g	A required yard drawing shall be submitted that shows all encroachments and elevations within the yard.	ARCHITECT	A-17/ A-18	Yard drawing showing encroaching elements have been provided for the side yards. Note has been added on elevations for front and rear yard as there are no encroachment presents on those spaces.	CLOSED
			h	Check list item 11: Plans must be set up on 11X17 format, print one set and revise text, dimensions for legibility.	ARCHITECT	N/A	Plans have been checked for legibilty at 11x17 format.	CLOSED
			i	Files cannot exceed 25 KB, divide the plank set in 2 or more sets if required.	ARCHITECT	N/A	Files have been modified accordingly	CLOSED

PLANNING	GARAVITO, ALEJANDRO		2	ARCHITECTURAL REPRESENTATION				
			a	Add “FINAL SUBMITTAL” and DRB File No. to front cover title for heightened clarity.	ARCHITECT	A-0	Note and DRB file No. has been provided.	CLOSED
			b	Final submittal drawings need to be DATED, SIGNED AND SEALED.	ARCHITECT	N/A	Plans have been dated, signed and sealed.	CLOSED
			3	DESIGN RECOMMENDATIONS				
			a	Enhance the 3d rendering or provide a front and rear render elevations to show the different material selection, the materials selected looks similar on renderings a-29- A30 (light gray stucco, dark gray texture stucco, silver metal cladding & wood composite material).	ARCHITECT	A-19 / A-20 / A-21 / A-22 / A-28 / A-29 / A-30	Rendered elevations have been enhanced to reflect in a clearer and more consistent way the material selection.	CLOSED
			4	ZONING COMMENTS				
			a	Retaining walls/fences located at the rear yard shall be lowered to 5 FT, provide heigh dimensions.	ARCHITECT	A-12/ A-13	Note has been provided clarifying fences heights at the site plan and understory plan. Yard elevation drawings previously provided are also consistent with this information.	CLOSED
			b	Projecting Terraces and roof overhangs located on the west side cannot exceed 25% of the required side yard; provide projection dimension from side setback.	ARCHITECT	A-13 / A-14 / A-15 / A-16	Overhangs projections have been adjusted to comply with code.	CLOSED
			c	Required front and rear yard information from page A-10 shall match zoning data item 11.	ARCHITECT	A-10	Information has been corrected.	CLOSED
			d	Understory level: the wall between the shower and the bar shall comply with: area(s) below the lowest habitable floor can utilize non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments, provided they are open a minimum of 50 percent (50%) on each side. Provide interior elevation/ diagram to demonstrate compliance.	ARCHITECT	A-20	The wall between shower and BBQ has been replaced by an open louvered wall that complies with the opennes requirements.	CLOSED
			e	The minimum elevation of the understory ground shall be constructed no lower than future crown of road as defined in chapter 54, of the city Code. Provide written confirmation from the Public Works Department that identifies the future crown of the road.	ARCHITECT	N/A	Written confirmation from Public Works was received and is included as part of the submittal documents. The Future Crown of Road elevation is 4.4' NGVD; the proposed understory elevation is 6.98' NGVD, in compliance with code requirements.	CLOSED
			f	Understory edge. All allowable decking, gravel, pavers, non-supporting breakaway walls, open-wood lattice work, louvers or similar architectural treatments located in the understory area shall be set back a minimum of 5 feet from each side of the underneath of the walls of the first habitable floor above. The pavers for the seating area located at the south east corner shall be setback.	ARCHITECT/ LANDSCAPE ARCHITECT	A-12 / A-13/ L-02	Gravel has been removed and replaced with synthetic turf.	CLOSED
			g	The maximum rear setback is 50' from the rear lot line, provide dimension.	ARCHITECT	A-21/ A-22	50' max setback line has been added to plans and elevations. The structure complies with the maximum rear setback requirements	CLOSED