

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

DESIGN REVIEW BOARD      FINAL SUBMITTAL  
PROCESS # DRB24-1043  
DATE: 09/08/2024

PRESCHEL BASSAN STUDIO

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800 SE 4TH AVE, #616,  
HALLANDALE BEACH, FL 33009  
954.477.6750



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
				Submit signed and seal Architectural / Landscape Plans and Survey.	ARCHITECT/ LANDSCAPE ARCHITECT	N/A	Signed and sealed plans and survey have been submitted, they will be part of the paper submittal.	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
PLANNING	GARAVITO, ALEJANDRO		1	APPLICATION COMPLETENESS				
			a	Include the cost of estimate under a separate cover or in the letter of intent.	GC	N/A	Cost estimate has been included as part of the application.	CLOSED
			b	Zoning data missing - Lot area from survey shall be consistent with Zoning Data.	ARCHITECT	A-01	Lot size at zoning data table has been corrected.	CLOSED
			c	LOI: Respond to Design Review Criteria, Section 2.3.3.1	ARCHITECT	LOI	LOI has been modified to include responses to the Design Review Criteria section.	CLOSED
			d	LOI: Respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Code.	ARCHITECT	LOI	LOI has been modified to include responses to the Sea Level Rise and Resiliency Criteria.	CLOSED
			e	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
			f	Plans: for the plans where there are no modifications, provide a label with a larger font and red letters that states: "Previously approved plans for reference only" the plans, sections, elevation that have red clouds provide a delta number and provide a text below the plans describing the proposed change.	ARCHITECT	N/A	Note has been provided for sheets without modifications.	CLOSED
			2	ARCHITECTURAL REPRESENTATION				

		a	Include the cost of estimate under a separate cover or in the letter of intent.	<b>GC</b>	N/A	Cost estimate has been included under a separate cover	CLOSED
		b	Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.	<b>ARCHITECT</b>	A-0	Note and DRB file No. has been provided.	CLOSED
		c	Final submittal drawings need to be DATED, SIGNED AND SEALED.	<b>ARCHITECT</b>	N/A	Final submittal drawings have been dated, signed and sealed	CLOSED
		d	Required/provided setbacks shall be shown on all floor plans, elevations and sections, any projections into the setbacks shall be dimensioned.	<b>ARCHITECT</b>	N/A	Overhangs projections have been adjusted per new code requirements. Dimensions have been included as requested	CLOSED