

# MIAMIBEACH

## Land Use Boards

### Design Review Board

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: December 11, 2025  
TITLE: DRB25-1119, 775 81ST STREET.

**PROPERTY**

775 81st Street

**FILE NO.**

DRB25-1119

**APPLICANT**

Yanina Mauro

**IN RE:**

An application has been filed requesting Design Review Approval for the construction of a new 4-story multi-family building, with one or more waivers, to replace an existing residence.

**PRIOR ORDER NUMBER:**

**Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No