

OCT 10th, 2025

MIAMI BEACH

PLANNING DEPARTMENT
1700 Convention Center Drive
2nd Floor
Miami Beach, FL 33139

LETTER OF INTENT

DRB Planning Department Committee,

It is with great enthusiasm that we submit this project for your review. The intention of MARINA 81 LLC owners of the property located at 775 81 ST MIAMI BEACH, FL 33141-1505 is to build MARINA 81, a multifamily residential project, located in BISCAYNE POINT DISTRICT. Under the DRB process N. **DRB25-1119**.

Currently, this is a family house of 1,545 SF of gross area, that has access through 81ST Street, on the address mentioned above which is used as the front of the project.

As per zoning requirements, it is allowed to build up to 55 FT of height. We are providing a 4-story building height of 40'-10".

A waiver is required from the minimum height of 12'-0", measured from the Base Flood Elevation plus the minimum freeboard to the underside of the first-floor slab, to a proposed height of 10'-10". The request is based on the floor-to-floor dimension of 13'-10" between the ground floor and the second floor, which results in a stair configuration of 24 steps.

The layout for the ground floor presents the building entrance through 81st Street, followed by the exit stair facing the façade, continue by the elevator and the parking area. The parking proposed is facing the rear of the lot with a driveway connecting the parking lot with the street.

In the next 3 levels the layout consists of 6 units and the last floor presents penthouse with a rooftop and amenities to be access by all units. Moreover, the building consists of 7 units with a cost of estimate of \$2,300,000.00.

We value the opportunity to be part of this developing process in the area and look forward to a pleasant process.

DESIGN REVIEW CRITERIA

As per Section 2.5.3.1 Design review encompasses the examination of architectural drawings for consistency with the criteria stated below, with regard to the aesthetics, appearance, safety, and function of any new or existing structure and physical attributes of the project in relation to the site, adjacent structures and surrounding community. The design review board and the planning department shall review plans based upon the below stated criteria, criteria listed in neighborhood plans, if applicable, and applicable design guidelines. Recommendations of the planning department may include, but not be limited to, comments from the building department and the public works department.

- a. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.
R: Existing & Demolition Plans and notes provided on Architecture Set, refer to sheet, D1-1.00, D1-1.01, D1-1.02, D1-2.01, D1-2.02.
- b. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.
R: Site Plan and notes provided on Architecture Set, refer to sheet, G-4.
- c. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.
R: Noted.
- d. The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section [2.5.3.2](#).
R: Noted.
- e. The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.
R: Noted.
- f. The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.
R: Noted.
- g. The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood,

impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

R: Noted.

- h. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

R: Addressed on Traffic Analysis & Maneuverability Study.

- i. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

R: Noted.

- j. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

R: Addressed on Landscape Plans.

- k. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

R: Noted.

- l. The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

R: Noted.

- m. The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

R: Noted.

- n. The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

R: Noted.

- o. An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

R: Noted.

- p. All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

R: Noted.

- q. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

R: Addressed on Ground floor Plans. See sheet A1-1.01.

- r. In addition to the foregoing criteria, [section 104-6](#) (t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

R: Noted.

- s. The structure and site comply with the sea level rise and resiliency review criteria in [chapter 7, article 1](#), as applicable.

R: Addressed on Elevations & Sections plans. See sheet A2-1.01, A2-1.02, A3-1.01, A3-1.02 for verify compliance

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 7.1.2.4(a)(i) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Demolition Plan and notes provide on Architecture Set, refer to sheet, D1-1.00, D1-2.01, D1-2.02.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
New construction will provide Hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Operable windows are proposed on the new construction.
- (4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.
Addressed on Landscape Plans.
- (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.

Noted.

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways 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 (3) additional feet in height.

Noted.

- (7) In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.

Noted.

- (8) Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not Applicable.

- (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 of 54 of the City Code.

Not Applicable.

- (10) In all new projects, water retention systems shall be provided.

Noted.

- (11) Cool pavement materials or porous pavement materials shall be utilized.

Noted.

- (12) The project design shall minimize the potential for a project causing a heat island effect on site.

Noted.

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