

Oct 10th, 2025

CITY OF MIAMI BEACH
PLANNING DEPARTMENT
1700 Convention Center Drive
2nd Floor
Miami Beach, FL 33139

RE: Permit # DRB25-1119
Project name: Marina 81
775 81st ST Miami Beach | FL | 33141
COMMENTS DESIGN REVIEW BOARD - Response

Building official:

Below please find responses to your comments issued on the above-mentioned project number. We hope this helps to clarify our responses for your next review. We are available for any clarification at any time. Thank you for your help throughout this process.

DRB - PLANNING REVIEW 2

4. ZONING COMMENTS

a. 09/16/25: INSUFFICIENT. As requested, a waiver diagram shall be provided, on a different page provide section diagrams. One with the proposed 10'-10" clearance and one showing how the building look like with the required 12' FT // In RM Districts, when parking or amenity areas are provided at the Understory Level (UL) below the First Habitable Level (FHL), the following requirements shall apply: A minimum height of 12 feet shall be provided, as measured from Base Flood Elevation plus minimum Freeboard to the underside of the first floor slab. The design review board, as applicable, may waive this height requirement up to two feet, in accordance with the design review of certificate of appropriateness criteria, as applicable. Provide on sections the value of minimum free board and the dimension to the underside of the first floor slab, it appears that the project is not complying with this. Please also confirm the minimum free board with the building Department flood plain manager in order to prevent problems during permit review and avoid having to going back to the board for modifications. If a waiver is required, please state this on the LOI and provide waiver diagrams showing what is required and what is proposed/requested with the waiver.

R/: Noted, A diagram has been added, refer to sheet G-9, G-9.1, also refer to the LOI.

2. ARCHITECTURAL REPRESENTATION

a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

R/: Added.

b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

R/: Noted.

1. APPLICATION COMPLETENESS

c. 09/16/25: Comment not addressed - The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1 .Provide a subtitle, number questions as presented in the code a to s. This should be located before the resiliency review criteria.

R/: Noted. The LOI has been completed accordingly.

e. 09/16/25: Comment not addressed. pages are set up at 22"x14" revise. Plans must be set up on 11"x17".

R/: Noted. The set has been printed 11x17.

f. 09/16/25: Please print one set on 11X17 and revise the text, dimensions, and scales (or graphic scales) for better legibility.

R/: Noted.

g. 09/16/25: Comment not addressed. see checklist item 11d - Context Location Plan: enlarge and provide street names.

R/: Noted.

i. 09/16/25: A7-1/01 section markers on plan are calling wrong pages, revise. // A required yard detailed section drawing shall be submitted that shows the yard elevations, retaining walls per LOI, from the property line to the building on all 4 sides.

R/: Noted. The references has been reviewed. Refer the updated sheets.

3. DESIGN RECOMMENDATIONS

d. 09/16/25: City code requires the screening of parking areas and as recently approved DRB projects, staff is requiring this. Please revise. // To provide enhanced screening of the parking area and reduce potential impact on neighboring properties. A garage door



should be implemented, provide this on the front façade with material/color details.

R/: Noted, the project has been updated, refer to the updated set.

Please let us know any questions or comments you may have. Thank you for your attention in this matter.

Respectfully Submitted,

YANINA MAURO
PROJECT MANAGER

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