

**NEW APPLICATIONS 7**

# MIAMI BEACH

## Land Use Boards

### Design Review Board

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: February 12, 2026  
TITLE: DRB25-1147, 104 E SAN MARINO DRIVE.

**PROPERTY**

104 E San Marino Drive

**FILE NO.**

DRB25-1147

**APPLICANT**

HELA VENETIAN LLC

**IN RE:**

An application has been filed requesting Design Review Approval for the new construction of a two-story residence including a variance of the rear yard setback requirements for the construction of a spiral stair, a variance for the required side yard facing the street for a planter and terrace, a variance for the construction of walkways and stairs to exceed 44" in width located in the required side yard facing the street, and a variance of the required rear yard open space, including one or more waivers, to replace an existing residence.

**PRIOR ORDER NUMBER:**

**Applicable Area**

South 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