



1 5 3 5 NORTH PARK DR  
SUITE 102 | WESTON | FL 33326  
WWW.REDOCTOPUSLLC.COM  
9 5 4 . 5 3 3 . 4 4 9 2

**April 07, 2024**

**MIAMI BEACH**  
PLANNING DEPARTMENT  
1700 Convention Center Drive  
2<sup>nd</sup> 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 704 MIAMI BEACH LLC, owners of the property located at 704 84<sup>th</sup> ST, Miami Beach, FL 33141 is to build Denbora Bay II, a multifamily residential project, located in BISCAYNE POINT DISTRICT.

Currently, this is a residential building of 1,985 SF of gross area, that has access through 84<sup>th</sup> 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 50 FT of height. We are providing a 4-story building at a max. height of 42' 0" ft for the building.

The layout for the ground floor presents the building entrance through 84<sup>th</sup> Street, including the stairs followed by the elevator and a covered vestibule. The parking proposed is facing the rear of the lot with a driveway connecting the parking lot with the street.

In the next 2 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 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.



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## 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.**



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(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.**

**YANINA MAURO**  
PROJECT MANAGER

**RICARDO J. MUNIZ-GUILLET**  
ARCHITECT LIC# AR97841

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