



1 5 3 5 NORTH PARK DR  
SUITE 102 | WESTON | FL 33326  
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**March 31, 2023**

**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 Denbora Bay, LLC, owners of the property located at 7921 Carlyle Ave, Miami Beach, FL 33141 is to build Denbora Bay, a multifamily residential project, located in the NORTH BEACH DISTRICT.

Currently, this is a family house of 1,307 SF of gross area, that has access through Carlyle Ave, one the address mentioned above which is used as the front of the project.

As per zoning requirements, it is allowed to build up to 32 FT for the first 25 FT of the building depth (20 FT with DRB approval) 45 FT for the remainder. We are providing 3 story building at 32 FT for the first 25 ft of the building depth, and a max height of 43 ft for the rest of the building.

The layout for the ground floor presents the building entrance through Carlyle Ave, followed by the lobby facing the façade, continue by the trash room and mechanical room and the stair case. The parking proposed is facing the rear of the lot with a drive by around the ground level.

In the next 2 levels the layout consists of 7 units and the last floor presents a rooftop with amenities. Moreover, the building consists of 7 single units with a cost of estimate of \$2,150,000.00

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

**YANINA MAURO**  
PROJECT MANAGER

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



INTEGRAL ARCHITECTURAL SERVICES  
1535 N PARK DR #102 | WESTON | FL 33326  
OFFICE 954.533.4492 | DIRECT 954.850.9965

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