

February 2nd, 2025

City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, Florida. 33139

RE: LETTER OF INTENT (HPB24-0618)

Historic Preservation Board approval for a new three-story residence with an understory to be located at 1020 Pennsylvania Ave. Miami Beach, Florida. 33139

Dear Members of the City of Miami Beach Historic Preservation Board (HPB),

I am submitting this proposed residence on behalf of the owners, to be located at 1020 Pennsylvania Ave, Miami Beach, for approval. The proposed project will be a new three-story construction with a non-habitable understory. The estimated construction cost is \$1,331,088.

We would like to request the following waiver:

Waiver Request

Sec. 142-155.

F. Ground floor requirements.

Waiver to allow a 10 ft distance (as measured from base flood elevation plus minimum freeboard to the underside of the first-floor slab) instead of the required 12 ft minimum.

Please consider this as a letter of intent to demolish the existing structure and construct a new two-story custom residence. I respectfully request that the DRB consider this new residence for approval. Should any additional information be required, please do not hesitate to contact me.

Sincerely,

Jose L. Sanchez, AIA
Praxis Architecture Inc.
AR 0016966

