

February 16th, 2025

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

RE: LETTER OF INTENT (HPB25-0647)

Historic Preservation Board amendment to previous HPB order #7431 dated June 10, 2014.

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

I am submitting this letter of intent to respectfully request an amendment to a previous "After-the-Fact" HPB order #7431 dated June 10, 2014; to remove condition **item C1**. Order #7431 is for a previous building that was demolished without a permit. The property was purchased by our client, 1020 Pennsylvania Investment LLC, in July 2023.

Request to remove item C1 which states:

Any future development on the site shall not exceed the total square footage of the previous structures.

A separate file has been submitted under **HPB24-0618** for a new project at 1020 Pennsylvania Avenue, Miami Beach; currently a vacant lot. The proposed project is a new 6-unit, three-story multi-family building with a non-habitable understory primarily used for off-street parking. The building is designed with the maximum allowed unit size of 125% of the area of the lot, as permitted by the zoning ordinance for RM-1 lots. The maximum building area allowed would be 8,750 S.F; however, **item C1** would limit the area to approximately 4,530 S.F. (the area of the previous building). Hence, it is essential for this request to be granted for the proposed project to move forward.

Should any additional information be required, please do not hesitate to contact me.

Sincerely,

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

