



November 2, 2018

Chairman and Board Members
Design Review Board
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: DRB File # DRB18-0344
2850 Prairie Avenue
Miami Beach, FL 33141

Sir/Madam:

The applicant is requesting to be allowed to revise the design approved by the Design Review Board on August 2, 2016 (DRB File # DRB16-0034) in order to value engineer the plans for the proposed residence due to the recent dramatic increase in construction costs. The project received building permit approval – Permit # BR1701319.

Approval by the Design Review Board, if granted, will not result in any detriment to the approved design, any adjacent property or the surrounding neighborhood, and will not be materially detrimental to the public welfare.

The hardship is not self-created by any person having interest in the property nor is the result of mere disregard for or ignorance of the provisions of the Zoning Ordinance.

Your kind consideration would be greatly appreciated.

Respectfully,

A handwritten signature in black ink, appearing to read "JL Gomez", with a stylized flourish at the end.

Jose L. Gomez, AIA
Beilinson_Gomez Architects P.A.

JLG/mev