

March 13, 2023

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Historic Preservation Board  
c/o Ms. Deborah J. Tackett  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

**Re: HPB23-0566 (Formally “HPB File #7132”) Application for removal of vacant lot which is designation as a Historic Structure | 2740 North Bay Road, Miami Beach (the “Property”)**

---

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents 2740 North Bay Road LLC (the “Applicant”), in connection with land use and zoning matters relating to the Property before the Historic Preservation Board (“HPB”). Please accept this Letter of Intent as part of the application, on behalf of the Applicant, for removal of historic destination of a historic structure, which is currently a vacant lot (“HD”) in connection with the Property. The Property achieved an approval from the HPB under HPB File #7132 on May 11, 2010 (“Designation Order”) (see attached).

**I. The Property**

The Property was a single-family house on North Bay Road which is currently a vacant lot approved by the HPB. The Property is zoned Residential Medium Density District (RS-2) on the City of Miami Beach Official Zoning Map and designated Single Family Residential District (RS-2) on the Single-Family Residential District (RS) in the City’s Future Land Use Map.

The Property contains what was originally a single-family house. The former owner requested before the HPB to designate the house. The former owner then obtained from the City Commission approval for Historic Ad Valorem Tax Exemption for qualifying improvements to the historic home. The former owner never applied to use any of the exemptions and the City Commission approval is now expired. The HPB after approval of partial demolition on May 11, 2010, then under HPB17-01029 approved a total demolition of the house and a new house designed with some of the features of the original house but not a replication, on February 13, 2018 (see attached). The Applicant, who are the current owners acquired the Property as a vacant lot without any elements of the original house or any original building materials. The HPB approved COA directs to build something in the style of the historic architecture.

In the present case the original house was not of such a caliber that the HPB considered total replication, since the HPB did not require or recommend it either in 2010 or 2018 hearings.

Members of the Historic Preservation Board  
February 13, 2023  
FILE: HPB23-0566

Page 2

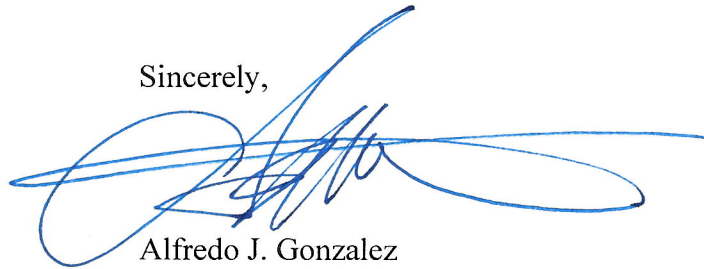
The Applicant nor former owners did avail themselves of any Historic Ad Valorem Tax Exemptions the primary reason the Property had been designated.

The Applicant would like to proceed with the Property to construct a house under the current single-family regulations.

**II. Conclusion**

The Applicant is requesting the approval of the removal of Designation of Historic Single-Family Residence Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alfredo J. Gonzalez', with a large, sweeping flourish extending to the right.

Alfredo J. Gonzalez

Attachment