

January 24, 2017

City of Miami Beach
1700 Convention Center Drive
2nd Floor Planning Department
Miami Beach, FL 33139

To: Design Review Board Members and Planning Department Staff,

Re: 6342 N Bay Rd, Miami Beach, FL – Request for an Extension of the Final Order No. 23215

Dear Board Members and Planning Staff,

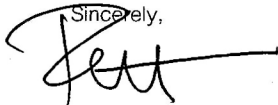
Please consider this letter of intent the Applicant's request for an extension of time of the Final Order for the previously issued design review approval of a new 2-story residence, located at 6342 N Bay Rd, Miami Beach, FL.

In November 2015, the applicant 6342 NBR LLC received Design Review Board approval for the construction of a new two-story single family residence to replace an existing pre-1942, architecturally significant, two-story home (DRB File No. 23215).

The DRB Order will expire on May 5, 2017. We respectfully request that the Board grant us a one year extension of time, so we may finalize the construction documents, obtain necessary permits and begin construction. We are filing this request in an excess of caution, and the applicant expects to obtain the full building permit within the period of the extension.

If you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,



Ralph Choeff,
Choeff Levy Fischman, P.A.