

March 9<sup>th</sup>, 2017

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

**RE: Design Review Board approval for a new residence to be located at 1410 South Biscayne Point Road, Miami Beach, Florida. 33141 (DRB17-0132)**

Dear Members of the City of Miami Beach Design Review Board (DRB),

I am submitting this proposed residence on the behalf of the owners, to be located at 1410 South Biscayne Point Road, Miami Beach, for the approval from the DRB. There is an existing pre-1942 structure on the site which is currently below the minimum flood height set forth by FEMA.

Please consider this as a letter of intent to demolish the existing structure, and construct a new two story custom residence. The new residence shall be approximately 5,259 square feet. We are requesting waiver for the second floor volumetric ratio and minor variance for the exterior uncovered steps located in the West side yard. The steps have a footprint of 30 square feet, and project no more than 32 inches past the required interior side setback line.

We respectfully request that the DRB consider this new residence for approval. Should any additional information be required, please let us know.

Sincerely,



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