

SPECIAL CERTIFICATE OF APPROPRIATENESS – LETTER OF INTENT

PROJECT: Criden Residence Addition

PROJECT ADDRESS: 3193 Royal Palm Ave. Miami Beach, FL 33140

DATE: March 27, 2025

Owner and applicant: Mr. Austin Criden

**Planning Department, Zoning office
1700 Convention Center Dr.
Miami Beach FL 33139**

Dear City of Miami Beach HEP Board, staff, and applicable reviewing personnel,

It is by this means that we kindly and formally request your approval for a Special Certificate of Appropriateness and variance to be applied to the property at 3193 Royal Palm Ave. regarding the following scope of work:

Addition of a one-story structure to a HISTORICALLY-CONTRIBUTING single-family home, to include an additional bedroom with en-suite bathroom, maid's quarters with en-suite bathroom, and a relocation of an existing powder room, totaling an additional 550 sf. to the property.

We are seeking this addition to accommodate our growing family and allow us to remain in the beautiful Art Deco home we purchased with the intent of raising our children. With one daughter and another child on the way, we need additional bedrooms to continue living here long-term. Without this expansion, we may be forced to relocate or consider rebuilding, which we hope to avoid. As a Murray Dixon home, this property holds significant architectural value, and we feel privileged to preserve and continue its legacy.

The design approach intends to match the scale, rhythm, detail and proportions of the existing first-story volume of the home, placing the addition at the other side of the existing corner oval room structure in an effort to frame and celebrate said volume which occurs on the side setback's main entry. The existing planter has been extended and stopped to hug the new corner, along with the green stucco reveal detail that is a character-defining feature of the historic home. Said detail was deliberately not continued throughout, in a subtle effort to differentiate the newly designed addition from the existing home.

The design intent above was also developed as a way to navigate the hardship of possibly adding on the rear of the property, as there is already an existing pool, and related underground improvements, which prevented us from considering the rear as an option for an alternate location. Building on top of the historic home would have been more impactful to the existing structure in terms of construction means and methods, and massing-wise.

In response to the City's Resiliency code section 2.8.3 and section 7.1.2.4, this addition, which is not considered a substantial improvement, consists of impact rated windows which are operable for passive cooling efforts, exterior concrete walls to match existing, and new low-albedo white TPO roofing to match existing and reducing heat-island effects.

Thank you for your consideration and time dedicated to this matter,

Sincerely yours,

Mr. Austin Criden
Owner and applicant
Date: