

# LETTER OF INTENT – Historic Preservation Board / COA

**DATE:** 1/26/26

**TO:** City of Miami Beach – Historic Preservation Board / Historic Preservation Staff

**RE:** Letter of Intent – Certificate of Appropriateness (COA) Application

**PROJECT ADDRESS:** 230 Palm Ave, Miami Beach, FL 33139

**OWNER:** Judith Wecker Trs and Samuel Jacobson Irrev Tr

Dear Historic Preservation Board Members / Staff,

This Letter of Intent is submitted in support of a Certificate of Appropriateness (COA) application for renovations and an addition to the existing single-family residence located at 230 Palm Avenue, Miami Beach, Florida. The intent of the project is to improve the functionality of the home while maintaining compatibility with the surrounding neighborhood and preserving the home's overall architectural character.

## 1) Existing Conditions and Overall Approach

The project includes interior renovations and targeted exterior modifications, with the addition designed to match the aesthetic of the existing residence and to limit impacts to the public right-of-way. The proposed additions are at the rear of the property and include a utility area and an extension of the kitchen.

## 2) Proposed Scope of Work

As shown on the submitted plans, the proposed work generally includes:

### A. Additions

- First Floor: Addition of a vented electrical room (approx. 113 SF) and a kitchen expansion (approx. 130 SF).
- Second Floor: Addition/expansion of the master bedroom, walk-in closet, and bath (approx. 416 SF).

### B. Renovations and Exterior Modifications

- Enclose the side patio currently covered by a trellis to extend the kitchen.
- Extend the master bedroom into an existing open balcony/terrace area.
- Selective window/door and terrace modifications as indicated on the plans.

### C. Demolition / Site Work

- Relocation/coordination of existing AC units and pool equipment as required to support the improvements.

### **3) Summary of Intent**

The overall intent of the project is to:

- Improve livability while maintaining neighborhood compatibility.
- Keep additions and exterior modifications thoughtful, limited in visibility, and complimentary to the existing home.
- Ensure site elements and equipment are orderly and screened, reducing impacts on the streetscape.

The proposed improvements have been developed to be consistent with applicable Miami Beach Historic Preservation regulations and design guidelines.

We appreciate the Board's consideration and respectfully request approval of the proposed renovation and addition as shown in the submitted plan set.

Sincerely,  
Michael Jacobson