



3193

Criden Residence Addition

Project Address: 3193 Royal Palm Ave. Miami Beach, FL 33140

Project Scope:

Project scope consists of a 550sf addition to an existing two-story single-family home. The existing structure is a CONTRIBUTING asset within the City of Miami Beach.

Said addition entails a bedroom with en-suite bathroom, a maids bedroom with en-suite bathroom and relocation of a powder room.

City of Miami Beach - HISTORIC PRESERVATION BOARD

Certificate of Appropriateness Presentation

First Submittal date: Mar. 18, 2025

Final Submittal date: May 4, 2025



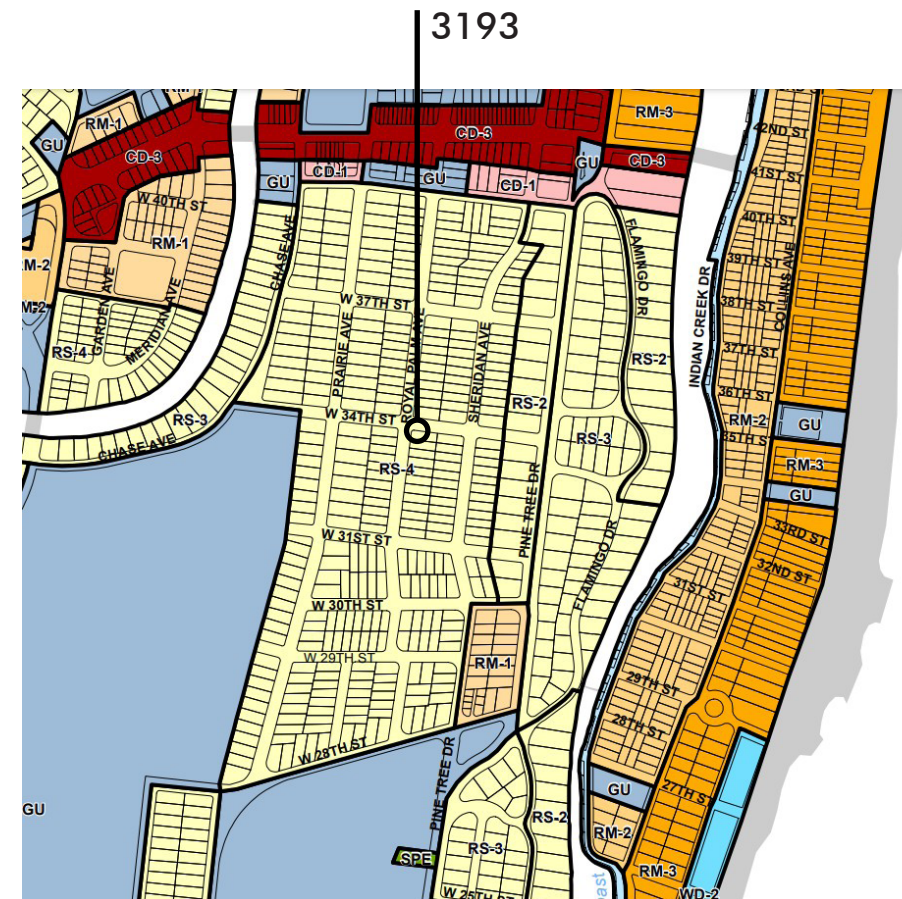
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	3193 Royal Palm Ave. Miami Beach, FL 33140			
2	Folio number(s):	02-3227-001-0590			
3	Board and file number(s) :				
4	Year built: 1930	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	YES			
7	Home determined Architecturally Significant by CMB (Yes or No):	YES			
8	Base Flood Elevation:	AE 8	Grade value in NGVD:	5.46	
9	Adjusted grade (Flood+Grade/2):	(8+5.46)/2=6.73	Free board:	3	
10	30" above grade:	5.46+2.5 = 7.96	Lot Area:	7,451 sf.	
11	Lot width:	50 ft.	Lot Depth:	150 ft.	
12	Max Lot Coverage SF and %:	2,980 sf (40%)	Proposed Lot Coverage SF and %:	2,630 sf (35%)	
13	Existing Lot Coverage SF and %:	2,081 sf (28%)	Net Lot coverage (garage-storage)	N/A No garage on site	
14	Front Yard Open Space SF and %:	571 sf.(60%)/1,157 sf.(80%)	Rear Yard Open Space SF and %:	1,125 sf. (100%)	
15	Max Unit Size SF and %:	4,471 sf (60%)	Proposed Unit Size SF and %:	3,292 sf (44%)	
16	Existing First Floor Unit Size:	2,081 sf.	Proposed First Floor Unit Size:	2,630 sf.	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	660.5 sf	508 sf. Existing to remain		
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	No		
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	26 ft.	18 ft.	18 ft.	Existing to remain
	Front Setbacks:	See below	See below	See below	See below
20	Front First level:	20 ft.	25.60 ft.	10.5 ft.	(9.5 ft.) Variance requested
	Front second level:	20 ft.	37.8 ft.	37.8 ft.	Existing to remain
	Front second level if lot coverage is 25% or greater:				
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35 ft. min.	37.8 ft.	37.8 ft.	Existing to remain
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	15ft.	20.8 ft.	20.8 ft.	Existing to remain
22	Sum of side yard :	12.5 ft. (25%) min.	5ft + 4.7ft = 9.7 ft.	9.7 ft.	Existing to remain
23	Side 1:	7.5 ft. (5ft min.)	4.7 ft.	4.7 ft.	(0.3 ft) Variance requested
24	Side 2 or (facing street):	10 ft.	5 ft.	5 ft.	Existing to remain
25	Rear:	22.5 ft. (15%) min.	37.90 ft.	37.90 ft.	Existing to remain
26	Accessory Structure Side 1:	N/A	N/A	N/A	
27	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
28	Accessory Structure Rear:	N/A	N/A	N/A	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Setback related variance requested for front-yard encroachment into the required setbacks. All others are conditions to match existing.



Reserved for authorities having jurisdiction

Criden Residence Addition City of Miami Beach HEPB -CoA

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ZONING ATLAS + DATA SHEET Scale: NTS

G-2.01

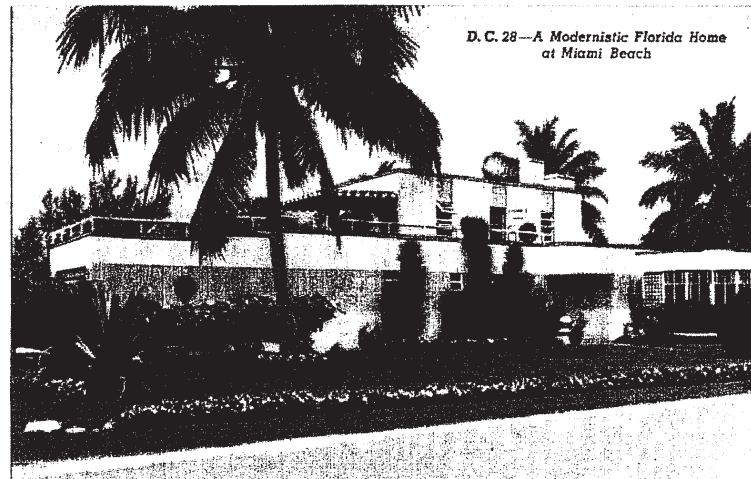
Sheet Notes:

Notes: Indicate N/A if not applicable.



**SINGLE-FAMILY RESIDENCE
3193 ROYAL PALM AVENUE**

**HISTORIC STRUCTURE
DESIGNATION REPORT**



PREPARED BY

**CITY OF MIAMI BEACH PLANNING DEPARTMENT
DESIGN, PRESERVATION & NEIGHBORHOOD PLANNING DIVISION**

Richard G. Lorber, AICP, LEED AP, Acting Director, Planning Department
William H. Cary, Director, Design, Preservation & Neighborhood Planning Division
Thomas R. Mooney, AICP, Design and Preservation Manager
Debbie Tackett, Senior Planner

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

Jeff Donnelly, Chair
Erika Brigham
Allan Hall
Henry Lares
Jo Manning
Simon Nemni
Norberto Rosenstein

April 13, 2010
Adopted on

(HPB File No. 7071)

can be successfully completed of this fine residence by careful analysis of on-site conditions and available historic documentation.

IV. DESCRIPTION OF BOUNDARIES

The subject property is located at 3193 Royal Palm Avenue on Lot 13 in Block 45 of Orchard Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 6 at Page 111 of the Public Records of Miami-Dade County, Florida.

V. PRESENT OWNER

The present owner of the subject property is 3193 Royal Palm Avenue, LLC.

VI. PRESENT USE

The original and current use of the subject property is single-family residential.

VII. PRESENT ZONING DISTRICT

The subject property is located in the RS-4 or Residential Single-Family Zoning District.

VIII. ARCHITECTURAL BACKGROUND

Streamline Moderne Style (circa 1930's to 1940's).

As "Art Deco" evolved in Miami Beach in the 1930's, modern transportation and industrial design began to have an even greater impact upon new construction. The "streamlined" character of automobiles, airplanes, trains, buses, ocean liners, and even home appliances inspired powerful horizontal design compositions, accentuated by striking vertical features and punctuated by icons of the technological era. Continuous "eyebrows," racing stripe banding, radio tower-like spires, portholes, and deck railings like those found on grand ocean liners, were among the unique features to set this architecture apart from anything before it. The creative incorporation of nautical themes showed this advancing form of Art Deco to be true to its origins in Miami Beach.

Smooth, rounded corners often replaced sharp ones on Streamline Moderne buildings, especially on corner lots. "Eyebrows" swept around the corners as did other details. Street corners became inviting architectural focal points, whether the special treatment employed was based upon curves or angles.

Like earlier Art Deco buildings, the Streamline Moderne style incorporated smooth and articulated stucco, architectural glass block, keystone, and a variety of metals used in detailing. Predominating surfaces became smooth, planar, and aerodynamic in character.

3193 Royal Palm Avenue

A building permit was issued for the house located at 3193 Royal Palm Avenue on February 8, 1934. The two-story concrete block residence was designed by renowned architect L. Murray Dixon, and built by general contractor R.F. Webb, Inc. for a cost of \$10,000. The original owner named on the permit is Mrs. Veatrice L. Crockett.

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MICROFILM + HISTORIC DATA

Scale:

G-4.00

Sheet Notes:



1



2



3



4

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Criden Residence Addition City of Miami Beach HEPB -CoA

3193 Royal Palm Ave.
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SITE IMAGES

Scale: NTS

G-5.00

Notes:

- 1. Images taken on Apr. 30, 2025



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1



2



3



4

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WEST 34TH STREET

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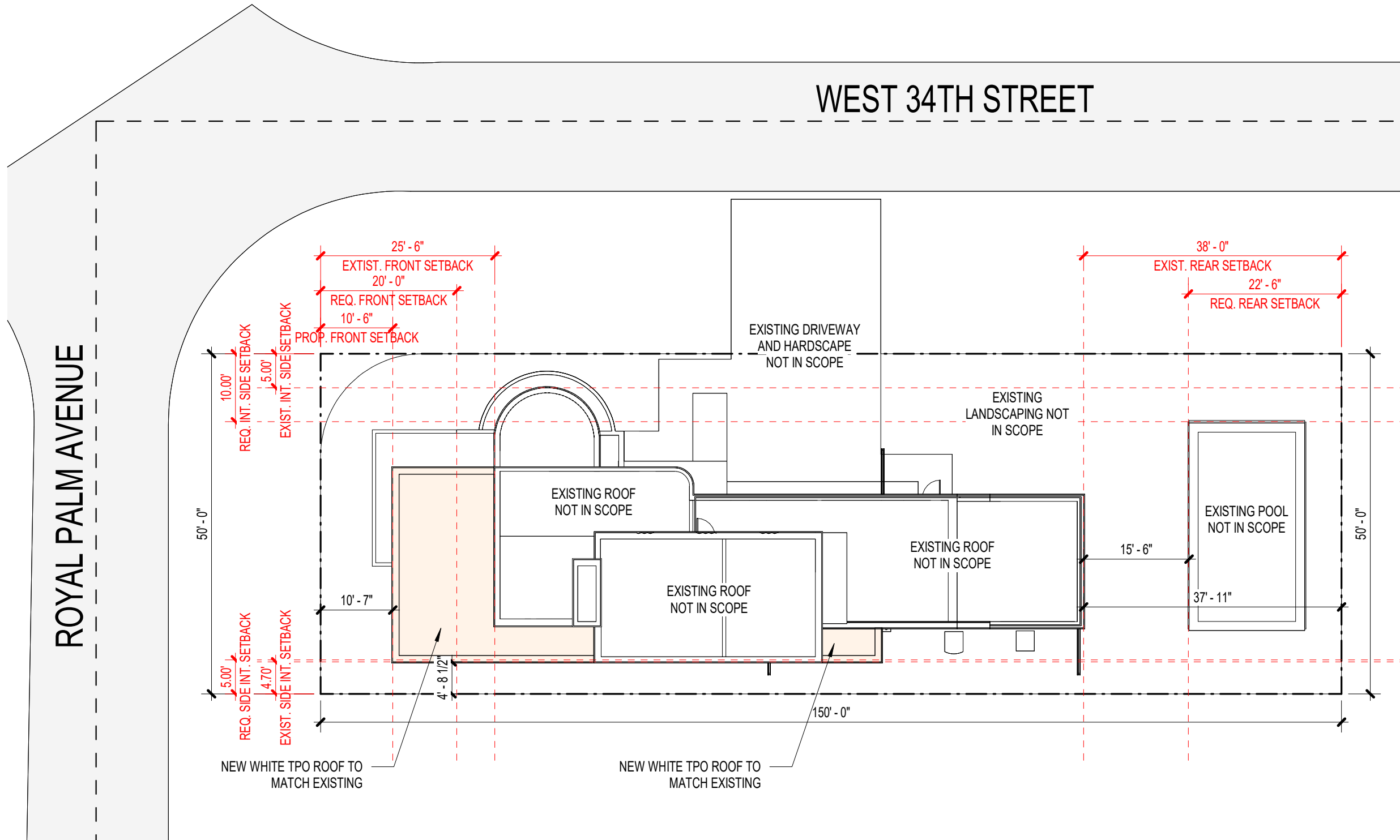
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SITE PLAN

Scale: 1/16" = 1'-0"

A-1.00

Sheet Notes:



ROYAL PALM AVENUE



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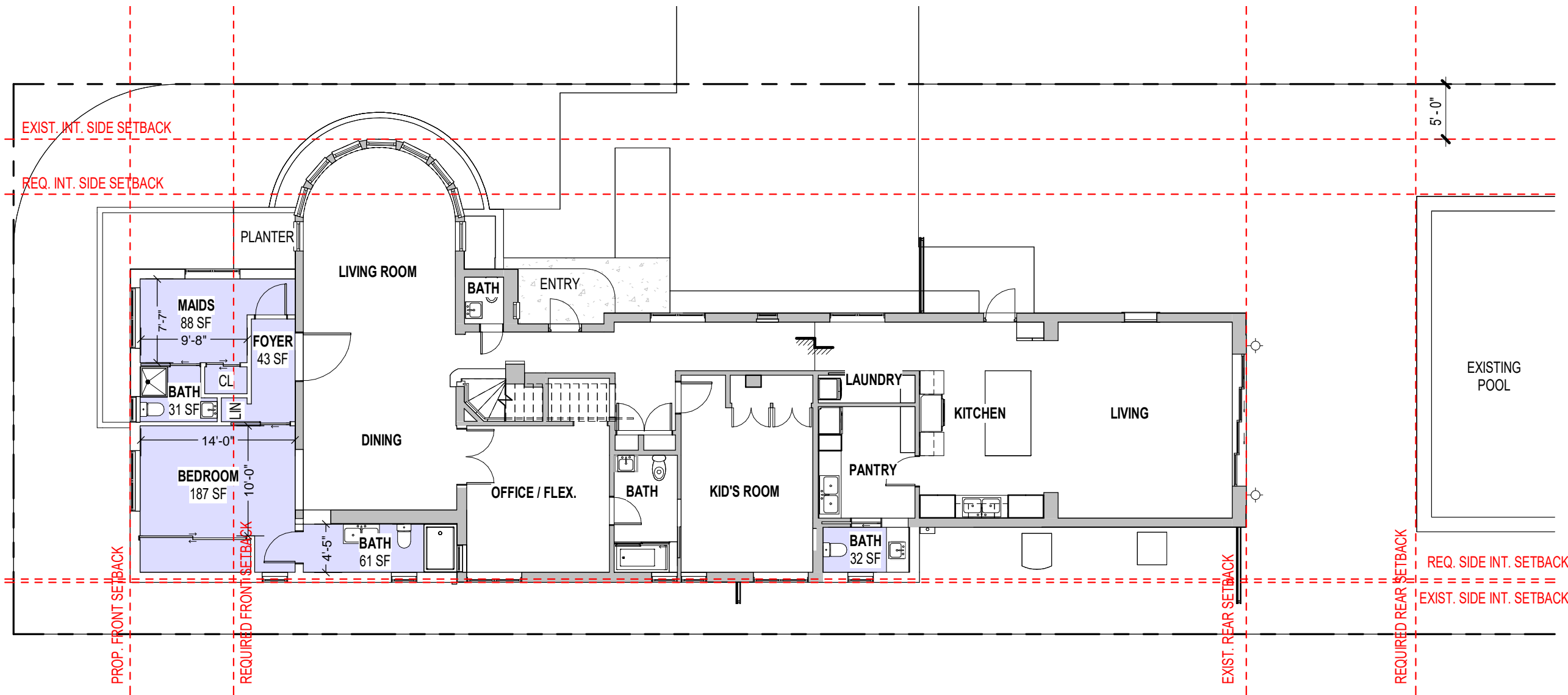
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PROP. FIRST FLOOR PLAN Scale: 3/32" = 1'-0"

A-1.01

Sheet Notes:



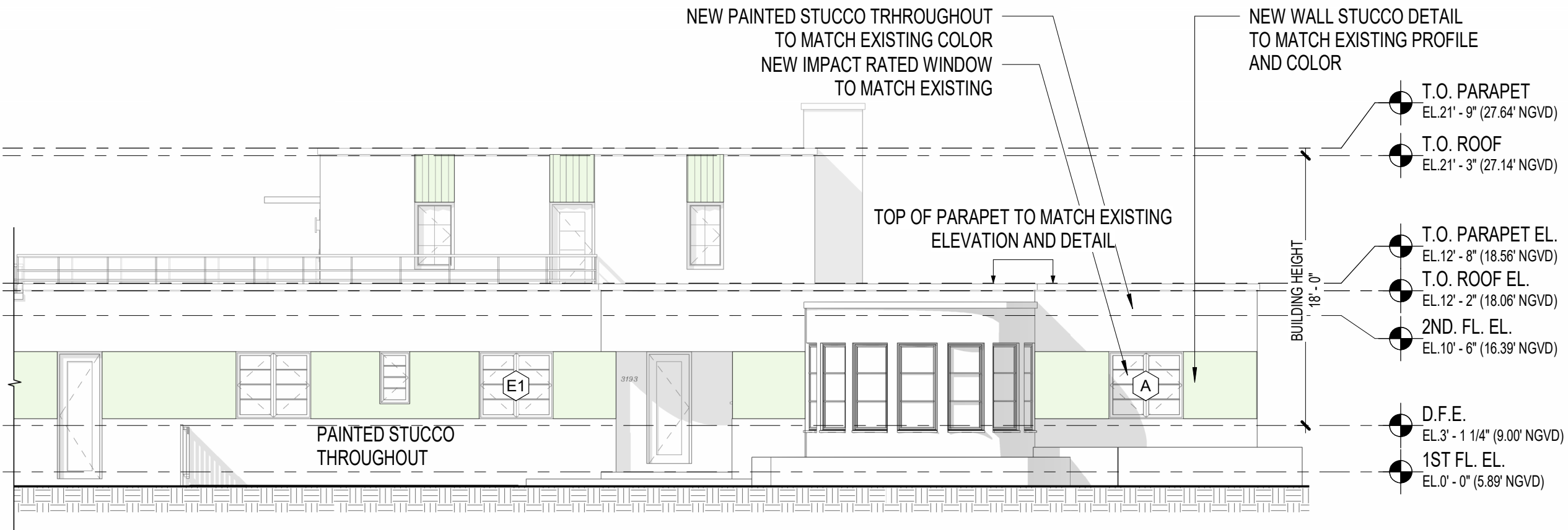
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EXISTING DEMO NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- T.O. PARAPET
EL.21' - 9" (27.64' NGVD)
- T.O. ROOF
EL.21' - 3" (27.14' NGVD)
- T.O. PARAPET EL.
EL.12' - 8" (18.56' NGVD)
- T.O. ROOF EL.
EL.12' - 2" (18.06' NGVD)
- 2ND. FL. EL.
EL.10' - 6" (16.39' NGVD)
- D.F.E.
EL.3' - 1 1/4" (9.00' NGVD)
- 1ST FL. EL.
EL.0' - 0" (5.89' NGVD)



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- T.O. PARAPET
EL.21' - 9" (27.64' NGVD)
- T.O. ROOF
EL.21' - 3" (27.14' NGVD)
- T.O. PARAPET EL.
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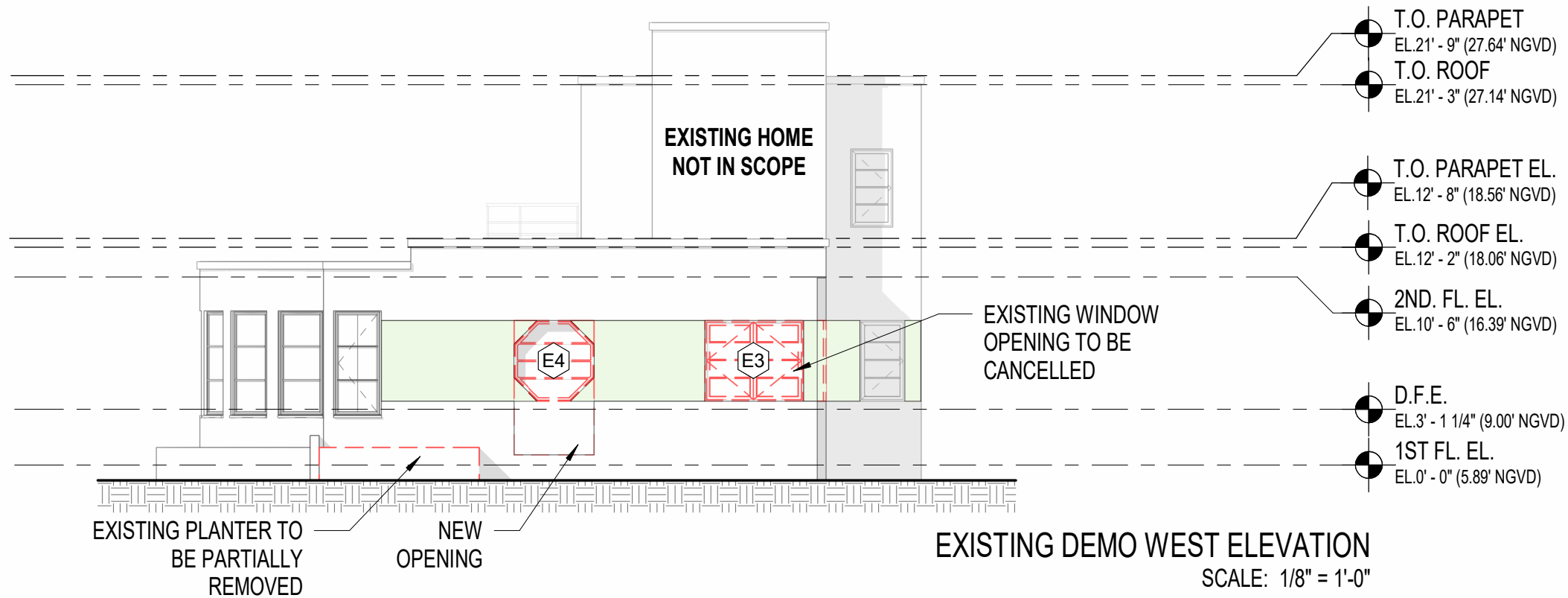
ELEVATIONS
Scale: 1/8" = 1'-0"

A-2.00

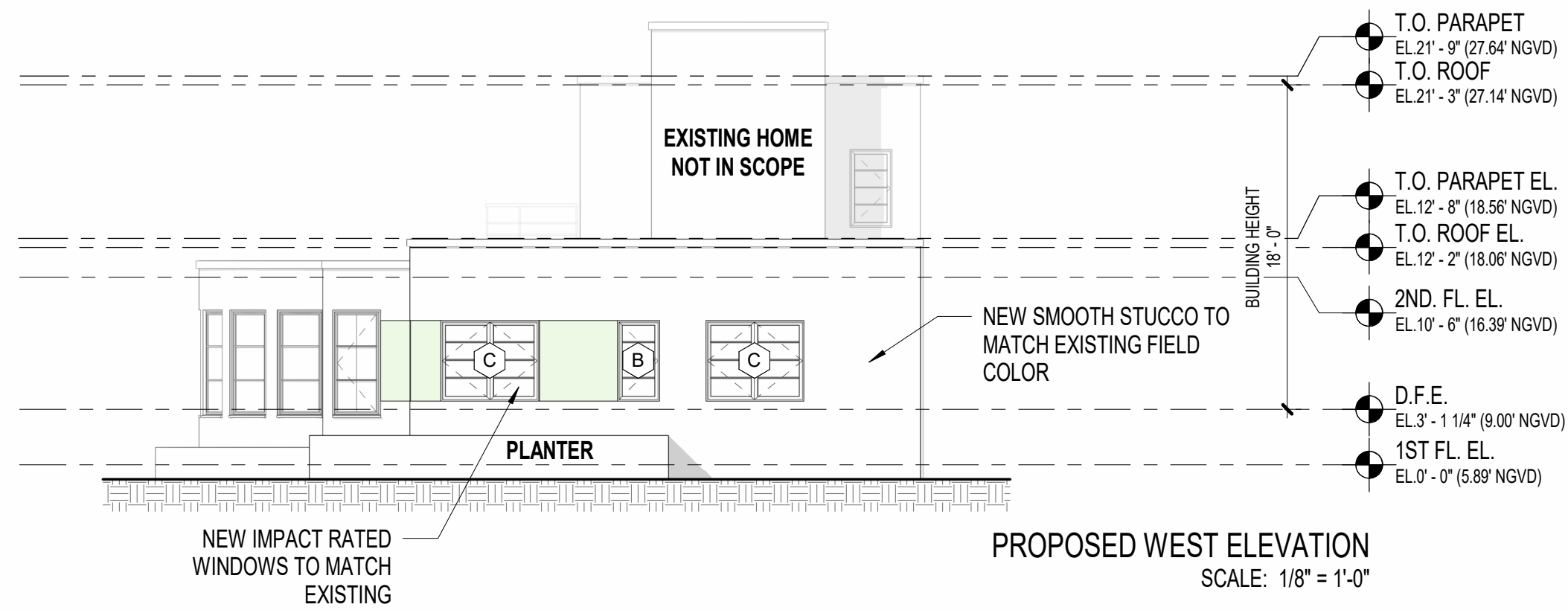
Sheet Notes:

1. New window type "A" to match existing window type "E1".





EXISTING DEMO WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

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ELEVATIONS
Scale: 1/8" = 1'-0"

A-2.03

Sheet Notes:

1. New window type "C" to match existing window type "E3".





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RENDERINGS
Scale: NTS
A-4.00

Sheet Notes:





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RENDERINGS

Scale: NTS

A-4.01

Sheet Notes:

