



# 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



Fornaris Pau & Associates, LLC  
@fpa.designs

Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**DRAWING INDEX**

Scale: NTS

**G-1.00**

Sheet Notes:

|               |                            |
|---------------|----------------------------|
|               | COVER                      |
| <b>G-1.00</b> | DRAWING INDEX              |
| <b>G-2.00</b> | LOCATION MAP               |
| <b>G-2.01</b> | ZONING DATA + DIAGRAMS     |
| <b>G-2.02</b> | ZONING DATA + DIAGRAMS     |
| <b>G-2.03</b> | ZONING DATA + DIAGRAMS     |
| <b>G-2.04</b> | ZONING DATA + DIAGRAMS     |
| <b>G-3.00</b> | SURVEY                     |
| <b>G-4.00</b> | MICROFILM + HISTORIC DATA  |
| <b>G-4.01</b> | MICROFILM + HISTORIC DATA  |
| <b>G-5.00</b> | SITE IMAGES                |
| <b>G-5.01</b> | SITE IMAGES                |
| <b>G-6.00</b> | STREET VIEW IMAGES         |
| <b>G-7.00</b> | STREET CONTEXT IMAGES      |
| <b>G-7.01</b> | STREET CONTEXT IMAGES      |
| <b>D-0.00</b> | FIRST FL. DEMOLITION PLAN  |
| <b>A-1.00</b> | SITE PLAN                  |
| <b>A-1.01</b> | PROPOSED FIRST FLOOR PLAN  |
| <b>A-1.02</b> | PROPOSED SECOND FLOOR PLAN |
| <b>A-2.00</b> | ELEVATIONS                 |
| <b>A-2.01</b> | ELEVATIONS                 |
| <b>A-2.02</b> | ELEVATIONS                 |
| <b>A-2.03</b> | ELEVATIONS                 |
| <b>A-3.00</b> | PROPOSED MATERIAL PALETTE  |
| <b>A-4.00</b> | RENDERINGS                 |
| <b>A-4.01</b> | RENDERINGS                 |



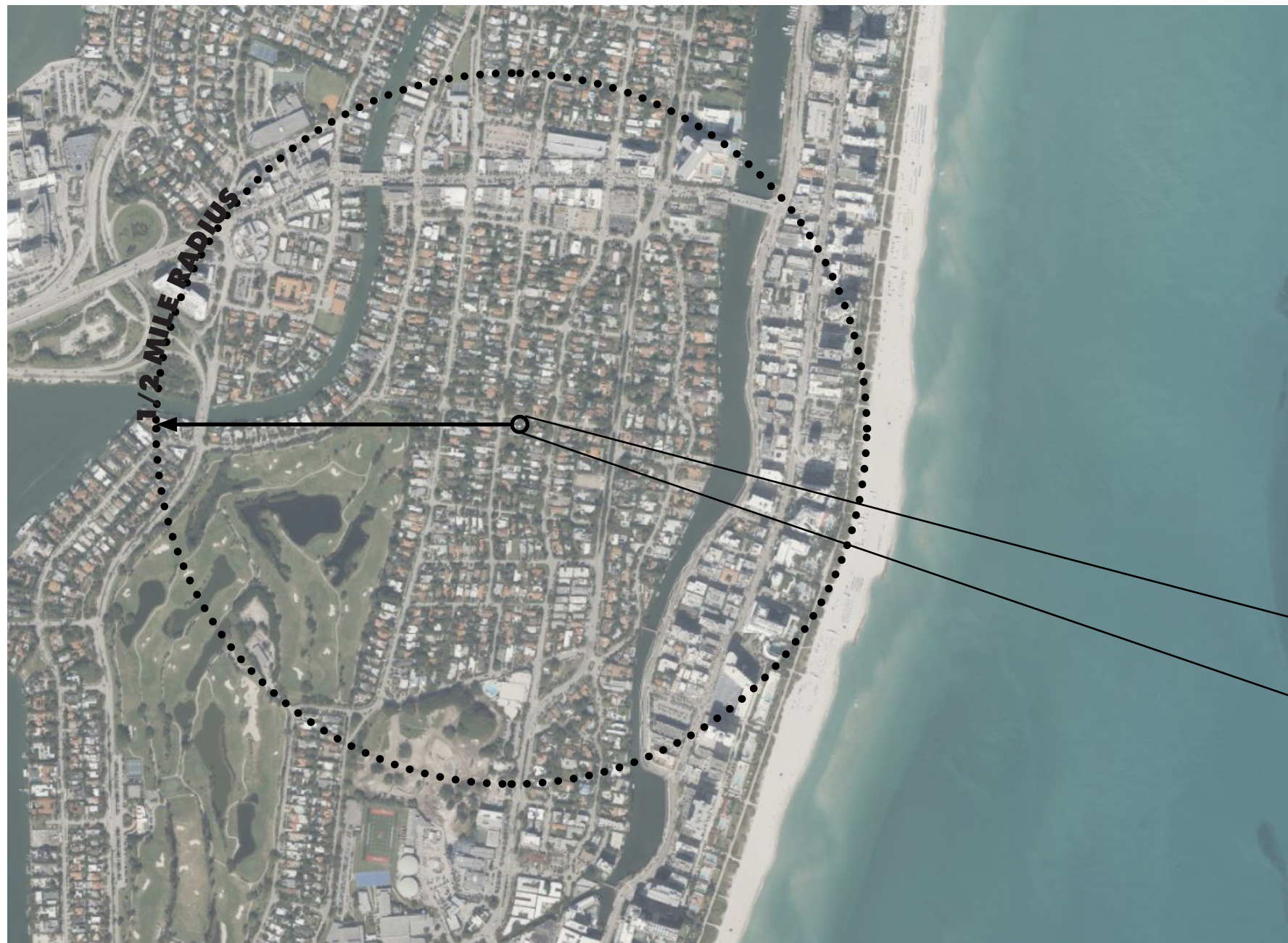
Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**LOCATION MAP**  
Scale: NTS  
**G-2.00**

Sheet Notes:



Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs

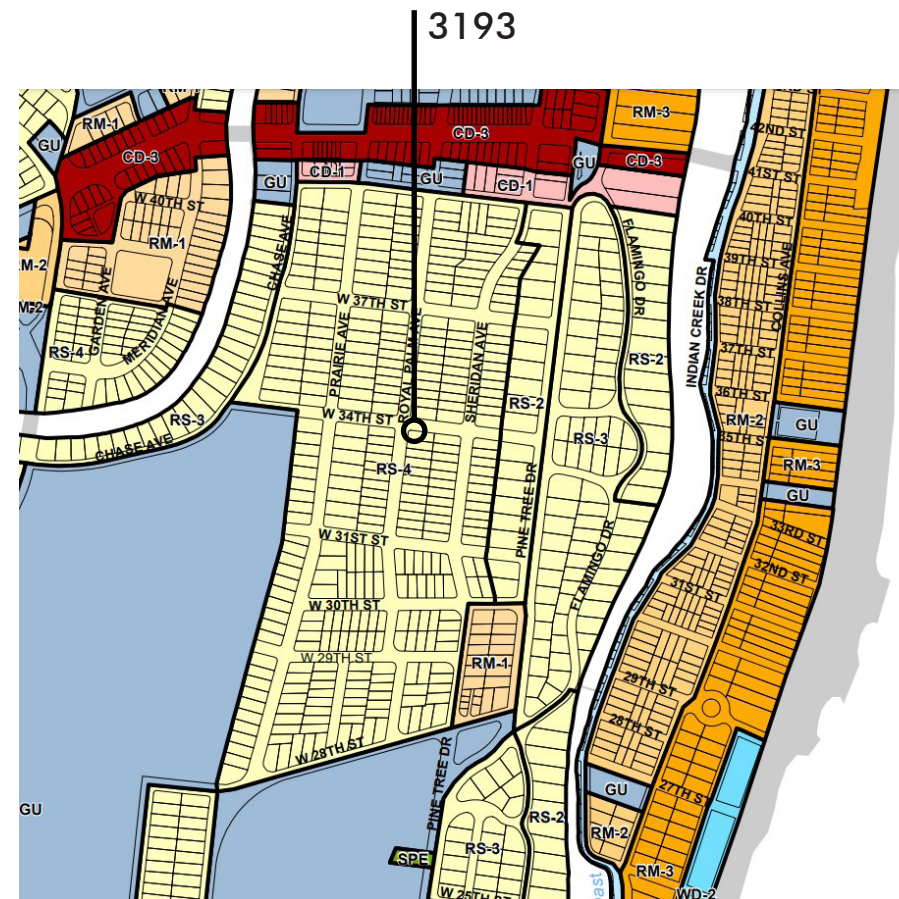


## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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                                |                       |                              |
| <b>ZONING INFORMATION / CALCULATION</b> |   | <b>Required</b>                            | <b>Existing</b>                   | <b>Proposed</b>       | <b>Deficiencies</b>          |
| 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

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

### ZONING ATLAS + DATA SHEET Scale: NTS

# G-2.01

Sheet Notes:

Notes: Indicate N/A if not applicable.

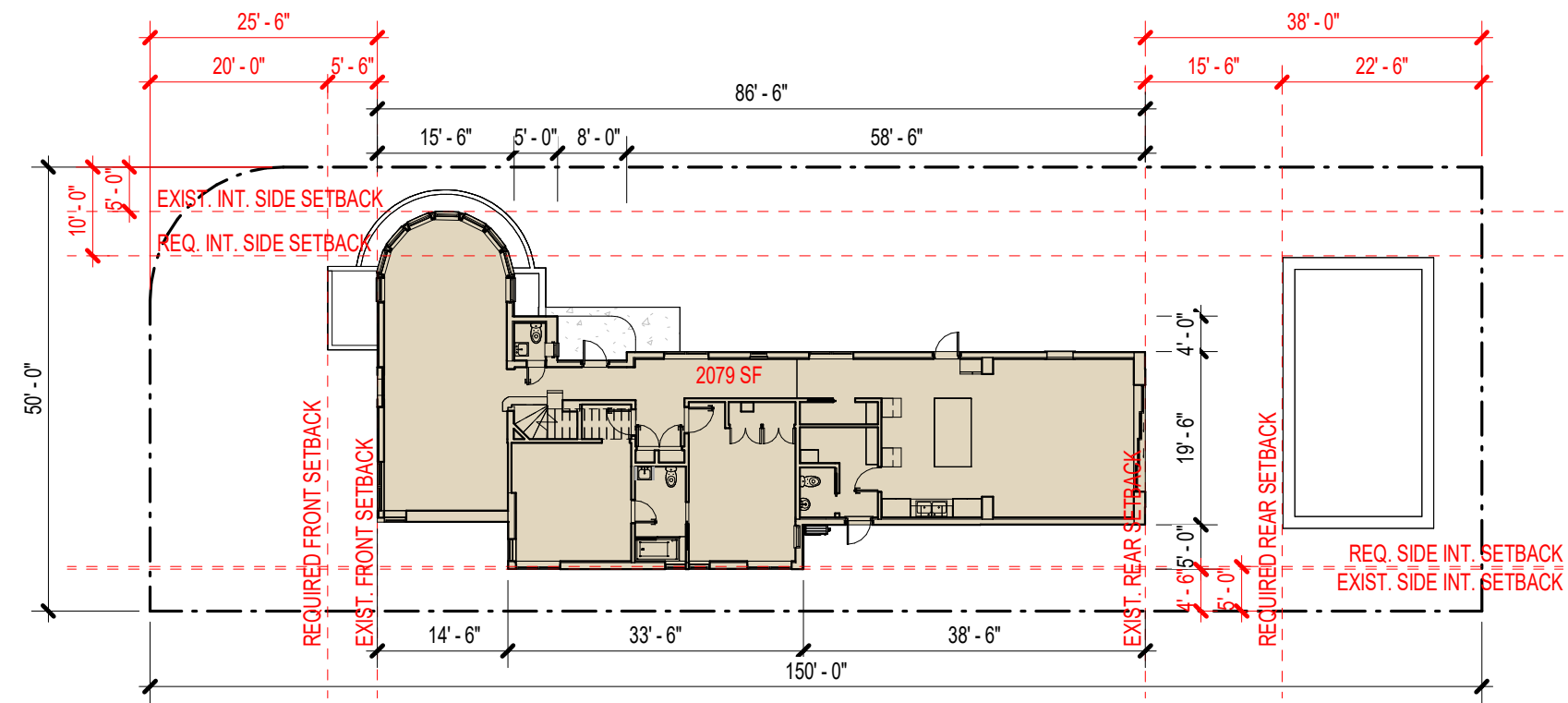


Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs



LOT AREA: 7,451 SF  
 MAX. LOT COVERAGE REQ:  
 2,980 SF (40%)  
 EXISTING LOT COVERAGE:  
 2,079 SF (28%)

**EXISTING 4.7 FT. SIDE INTERIOR  
 SETBACK, GRANDFATHERED.**

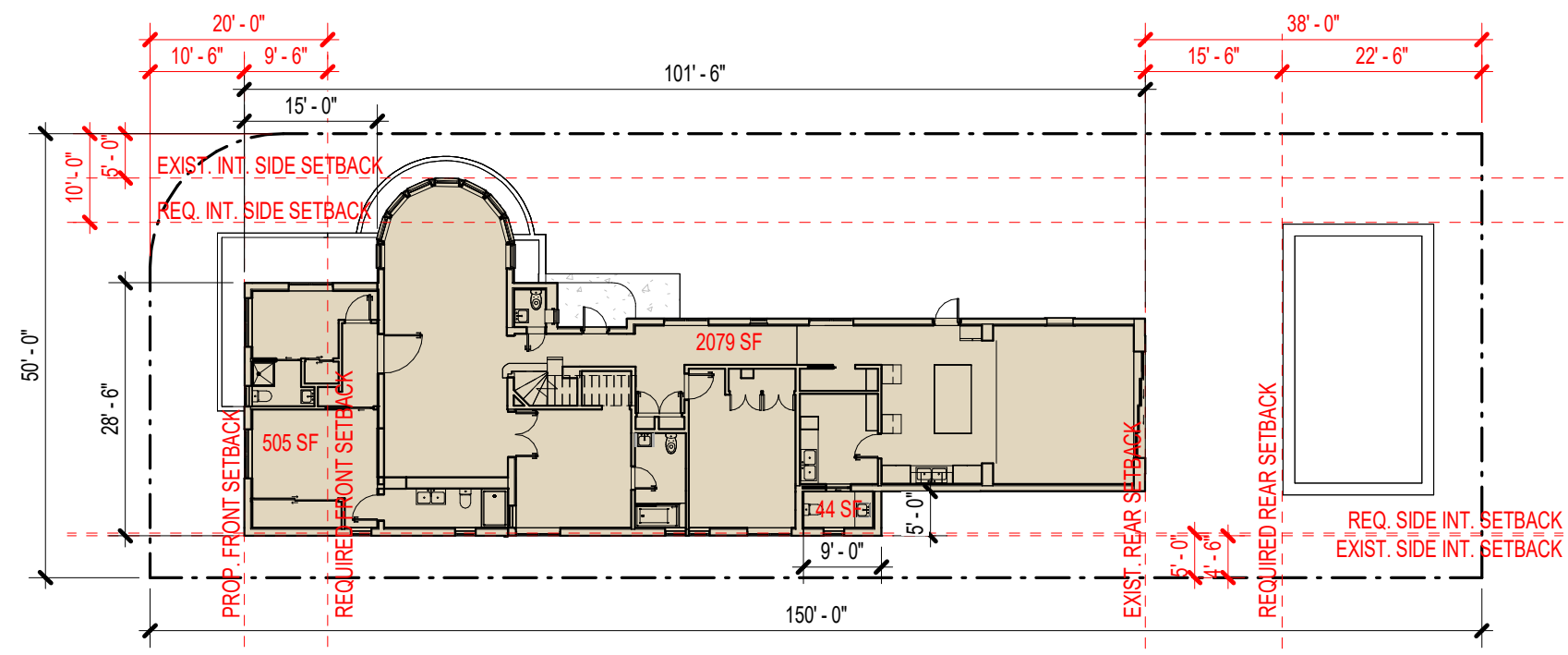


**EXISTING LOT COVERAGE DIAGRAM**  
 SCALE: 1" = 20'-0"

LOT AREA: 7,451 SF  
 MAX. LOT COVERAGE REQ:  
 2,980 SF (40%)  
 PROPOSED LOT COVERAGE:  
 2,628 SF (35%)

**VARIANCE REQUESTED FOR  
 ADDITIONAL 9.5 FT FRONT SETBACK  
 ENCROACHMENT**

**VARIANCE REQUESTED FOR  
 ADDITIONAL 0.3 FT. SIDE INTERIOR  
 SETBACK ENCROACHMENT, TO MATCH  
 EXISTING CONDITION**



**PROPOSED LOT COVERAGE DIAGRAM**  
 SCALE: 1" = 20'-0"

Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
 Miami Beach, FL 33140  
 First Submittal date: Mar. 18, 2025

**ZONING DATA + DIAGRAMS**  
 Scale: AS NOTED

**G-2.02**

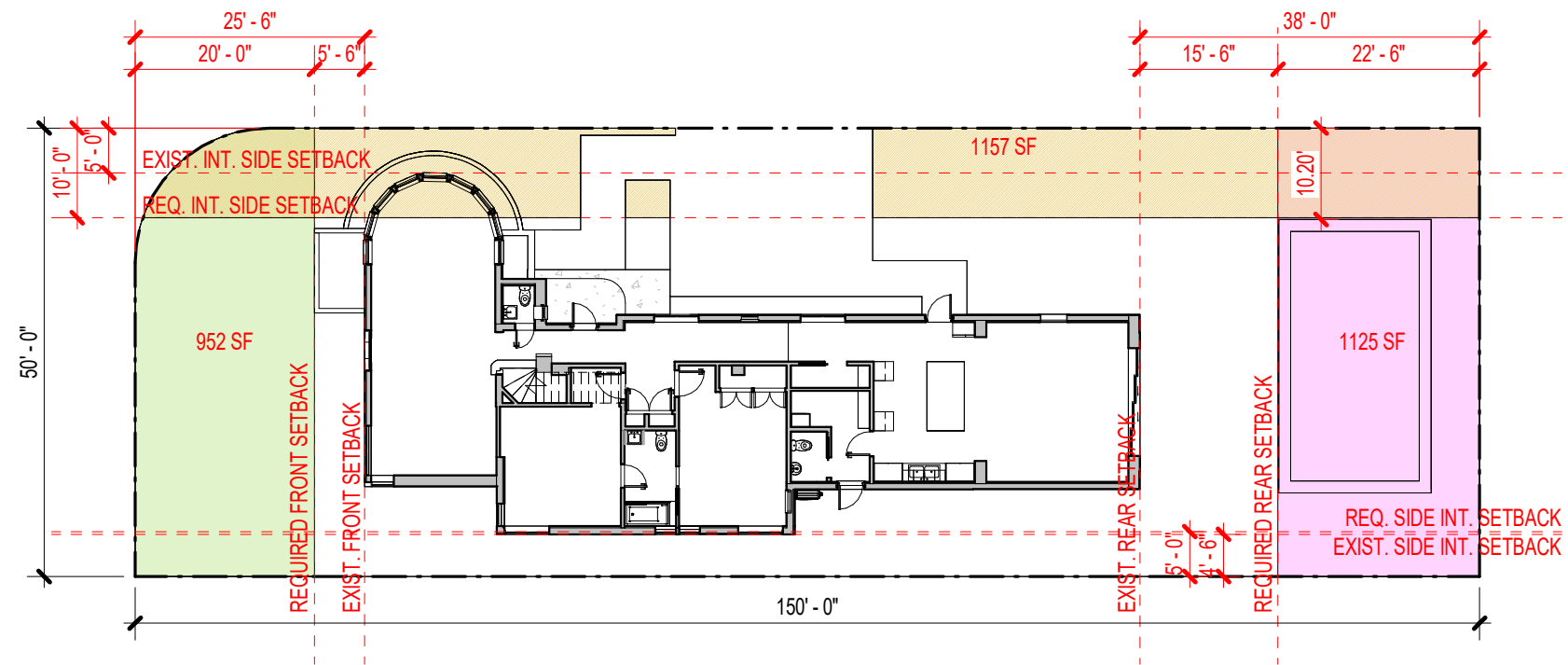
Sheet Notes:



Fornaris Pau & Associates, LLC  
 www.fpadesigns.com @fpa.designs

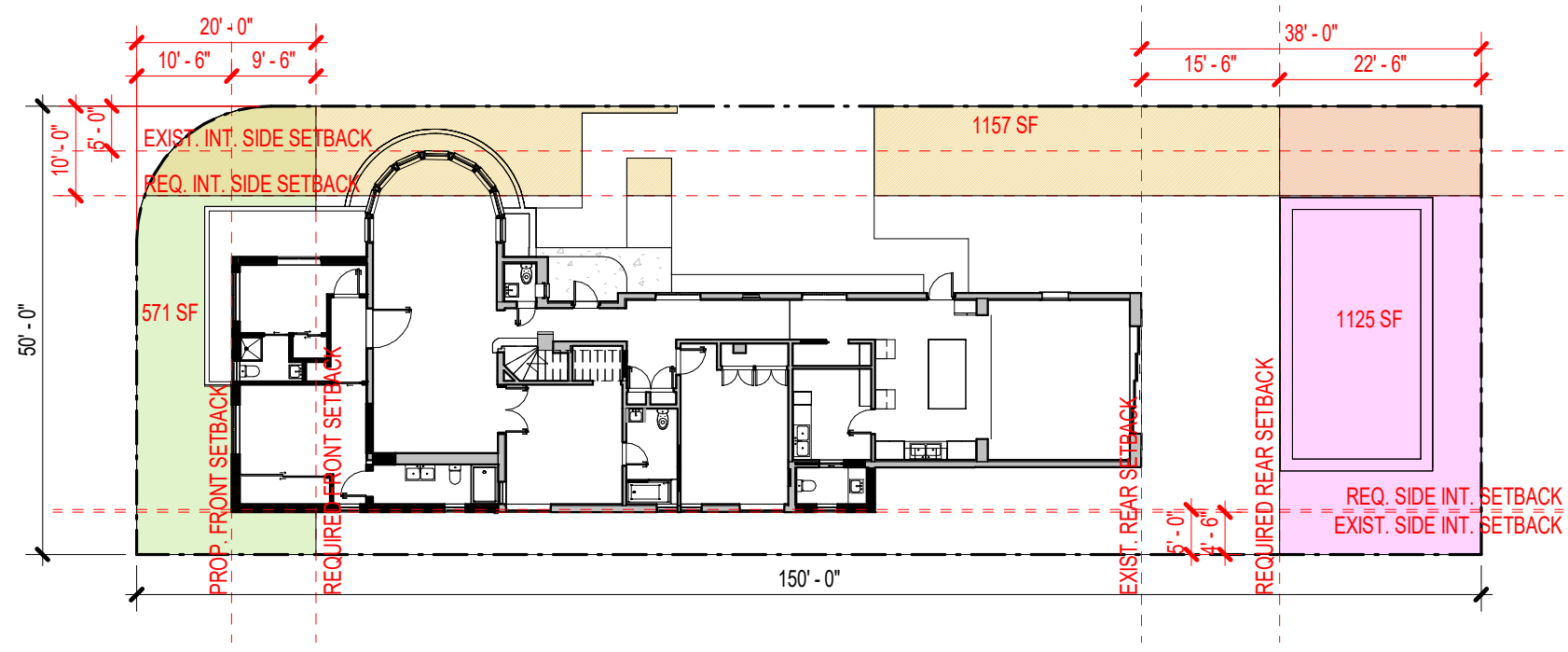


- LOT AREA: 7,451 SF
- REQ. FRONT YARD OPEN SPACE:  
476 SF (50% OF YARD)
- EXIST. FRONT YARD OPEN SPACE:  
952 SF (100% OF YARD)
- REQ. SIDE FACING A STREET OPEN SPACE:  
726 SF (50% OF YARD)
- EXIST. SIDE FACING A STREET OPEN SPACE:  
1157 SF (80% OF YARD)
- REQ. REAR YARD OPEN SPACE:  
787.5 SF (70% OF YARD)
- EXIST. REAR YARD OPEN SPACE: 1,125 SF (100% OF YARD)



**EXISTING OPEN SPACE DIAGRAM**  
SCALE: 1" = 20'-0"

- LOT AREA: 7,451 SF
- REQ. FRONT YARD OPEN SPACE:  
476 SF (50% OF YARD)
- PROP. FRONT YARD OPEN SPACE:  
571 SF (60% OF YARD)
- REQ. SIDE FACING A STREET OPEN SPACE:  
726 SF (50% OF YARD)
- PROP. SIDE FACING A STREET OPEN SPACE:  
1157 SF (80% OF YARD)
- REQ. REAR YARD OPEN SPACE:  
787.5 SF (70% OF YARD)
- PROP. REAR YARD OPEN SPACE: 1,125 SF (100% OF YARD)



**PROPOSED OPEN SPACE DIAGRAM**  
SCALE: 1" = 20'-0"

Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**ZONING DATA + DIAGRAMS**  
Scale: AS NOTED

**G-2.03**

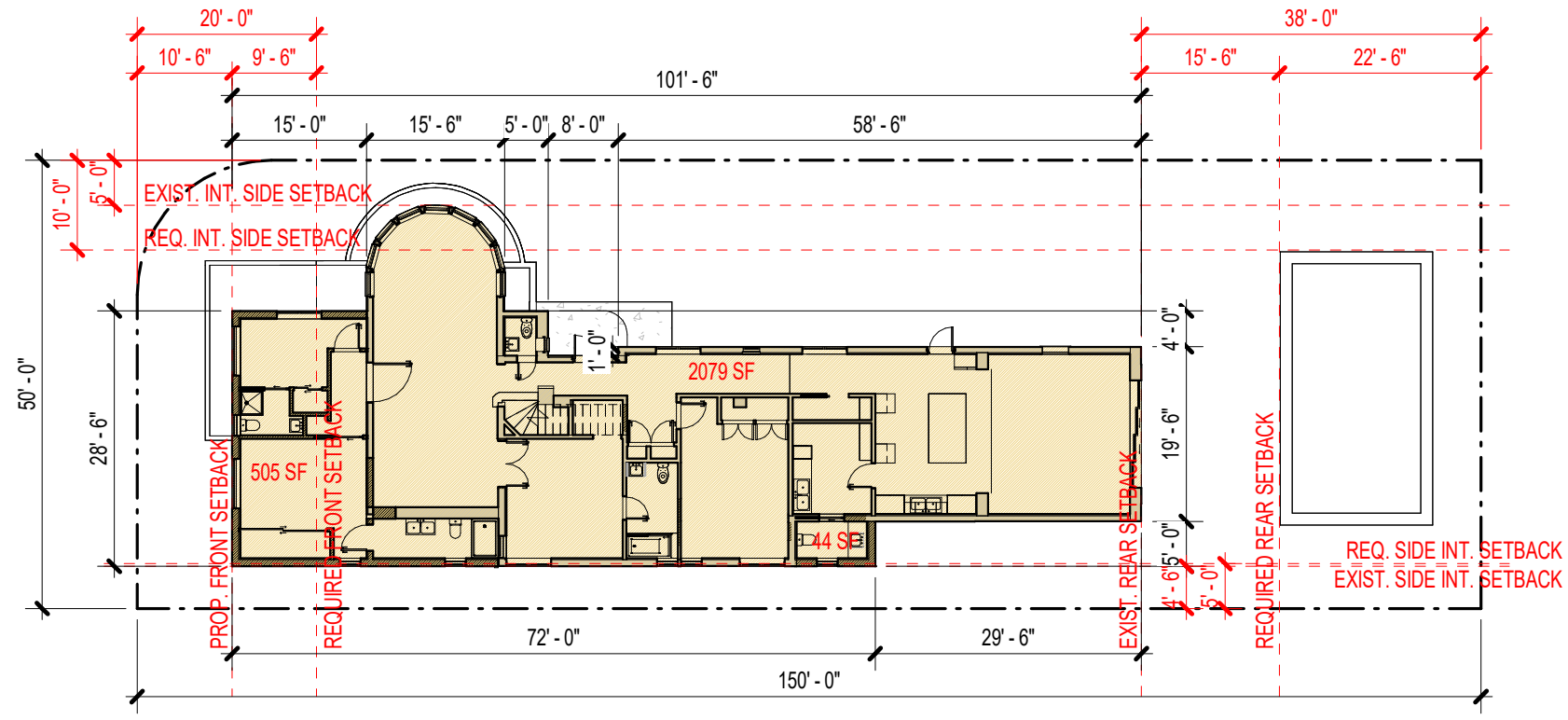
Sheet Notes:



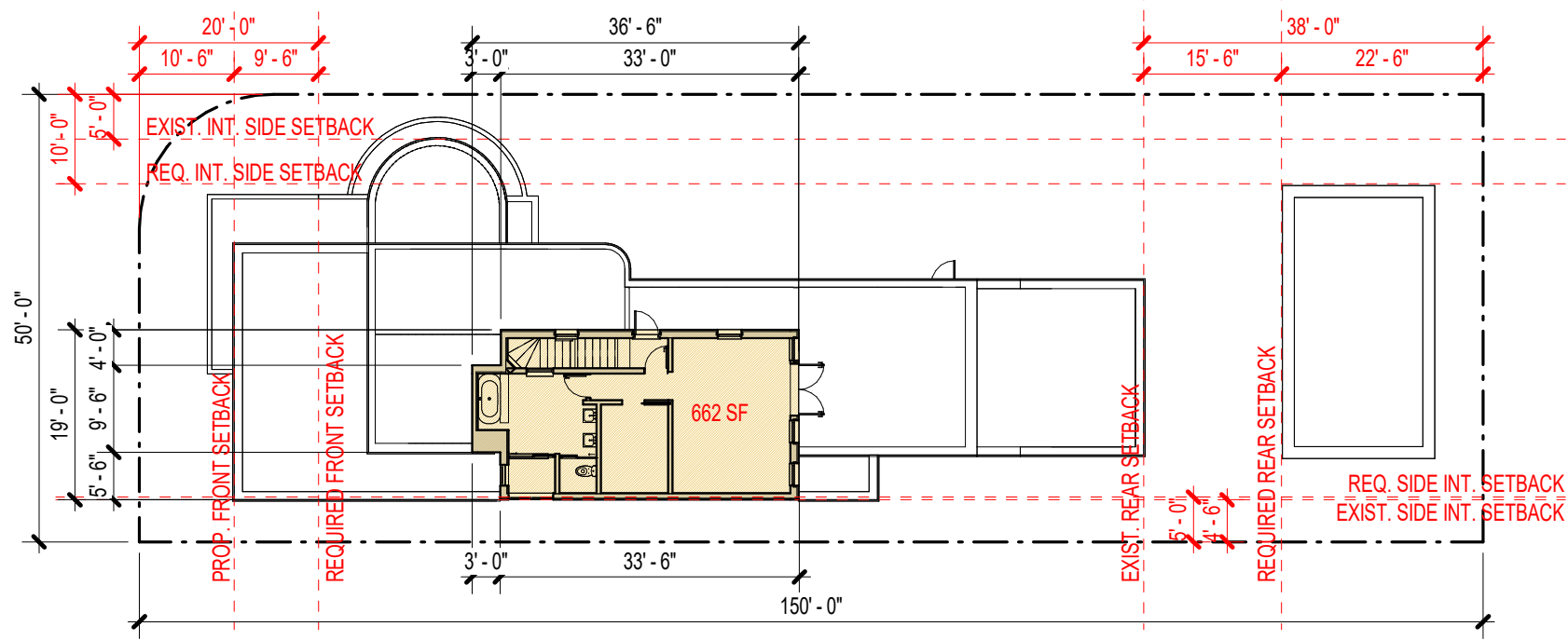
Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs



LOT AREA: 7,451 SF  
 MAX. UNIT SIZE REQ.:  
 4,471 SF (60%)  
 EXISTING UNIT SIZE:  
 2,741 SF (37%)  
 PROPOSED UNIT SIZE:  
 3,290 SF (44%)



**FIRST FLOOR UNIT SIZE DIAGRAM**  
 SCALE: 1" = 20'-0"



**SECOND FLOOR UNIT SIZE DIAGRAM**  
 SCALE: 1" = 20'-0"

Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**  
 3193 Royal Palm Ave.  
 Miami Beach, FL 33140  
 First Submittal date: Mar. 18, 2025

---

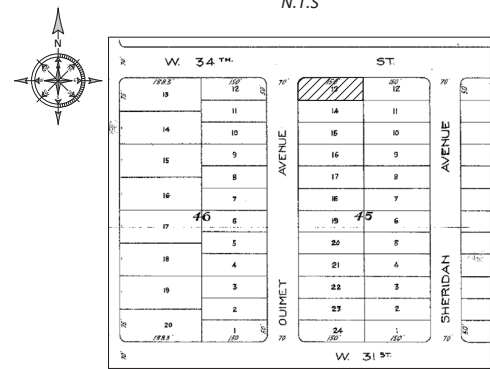
**ZONING DATA + DIAGRAMS**  
 Scale: AS NOTED

**G-2.04**

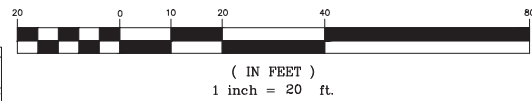
Sheet Notes:



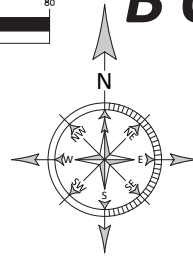
LOCATION MAP



GRAPHIC SCALE



BOUNDARY SURVEY



| # | TREE NAME            | SCIENTIFIC NAME      | DIAMETER" | HEIGHT' | SPREAD' |
|---|----------------------|----------------------|-----------|---------|---------|
| 1 | 3 WASHINGTONIA PALMS | WASHINGTONIA ROBUSTA | 6         | 10      | 7       |
| 2 | FRANGIPANI           | PLUMERIA RUBRA       | 10        | 25      | 15      |
| 3 | FRANGIPANI           | PLUMERIA RUBRA       | 10        | 12      | 12      |

LEGAL DESCRIPTION:

Lot 13, Block 45, PLAT OF ORCHARD SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 6, Page 111 of the Public Records of Miami-Dade County, Florida.

SURVEY FOR:

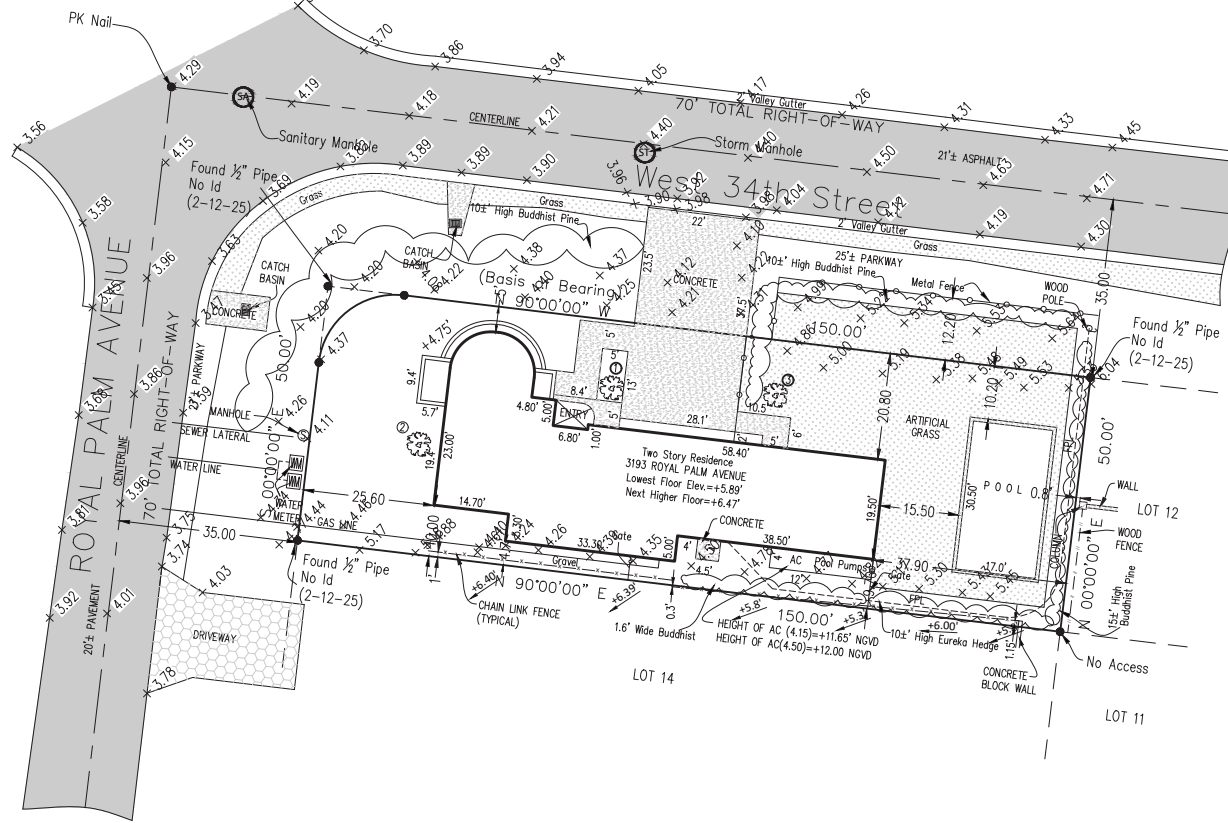
Alex Sturn & Austin Criden

SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown are assumed and are based on the South Right-of-Way line of West 34th Street, being  $N90^{\circ}00'00''W$ .

LEGEND

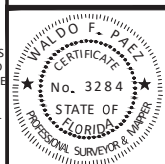
|  |                             |
|--|-----------------------------|
|  | WATER METER                 |
|  | CATCH BASIN                 |
|  | FIRE HYDRANT                |
|  | CLEAN OUT                   |
|  | SANITARY MANHOLE            |
|  | STORM MANHOLE               |
|  | FPL MANHOLE                 |
|  | BELL SOUTH MANHOLE          |
|  | INLET                       |
|  | WATER VALVE                 |
|  | GAS VALVE                   |
|  | UTILITY POLE                |
|  | CONCRETE UTILITY POLE       |
|  | TRAFFIC BOX                 |
|  | TREE                        |
|  | PLAT BOOK                   |
|  | PAGE                        |
|  | SQUARE FEET                 |
|  | MORE OR LESS                |
|  | ELEVATION                   |
|  | INVERT                      |
|  | CENTERLINE                  |
|  | CITY OF MIAMI MONUMENT LINE |
|  | PROPERTY LINE               |
|  | ENCROACHMENT                |
|  | MEASURED                    |
|  | PLAT                        |
|  | ATLAS SHEET                 |
|  | OVERHEAD POWER LINES        |
|  | WATER MAIN                  |
|  | SEWER MAIN                  |
|  | TELEPHONE LINE              |
|  | GAS LINE                    |
|  | CHAIN LINK FENCE            |
|  | BACKFLOW PREVENTER          |
|  | HANDICAP PARKING            |
|  | ELECTRIC BOX                |
|  | COLUMN                      |
|  | TEMPORARY BENCH MARK        |
|  | STREET LIGHT POLE           |



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LS3284 ON FEBRUARY 17, 2025 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON FEBRUARY 17, 2025.



ELEVATION NOTE: (IF REQUESTED AND SHOWN)  
 1. +0.00' Indicates existing Elevations  
 2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: D-131. DESCRIPTION: LOCATOR INDEX:3234 NE. ELEVATION: +8.73'

| REVISIONS: | JOB NO.: | DATE: | REVISIONS: | JOB NO.: | DATE: |
|------------|----------|-------|------------|----------|-------|
|            |          |       |            |          |       |

THIS IS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, FLORIDA STATUTES, AND THE BOARD OF LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ADDRESS: 3193 ROYAL PALM AVENUE, MIAMI, FL 33140  
 FOLIO NO.: 02-3227-001-0590

SCALE: 1" = 20'

COMMUNITY NAME & NUMBER: CITY OF MIAMI 120651  
 MAP/PANEL NUMBER: 12086C0317 L  
 FLOOD ZONE(S): AE  
 FIRM PANEL: BASE FLOOD ELEVATION: 8.0'

EFFECTIVE/REVISED DATE: 09-11-2009

CHECKED BY: Waldo F Paez  
 DRAWN BY: M.P.R.

DELTA MAPPING & SURVEYING, INC.  
 LAND SURVEYORS - LAND PLANNERS  
 13301 S.W. 132 Avenue, Suite 117  
 Miami, Florida 33186  
 L.S. No. 7980  
 PHONE: (786) 429-1024 FAX: (786) 593-1152

FOR THE FIRM: WALDO F. PAEZ, P.S.M., No. 3284  
 DATE: 2025.02.17 15:19:46  
 SIGNED: [Signature]

SHHEET: 1 OF 1 SHEET(S)  
 SURVEY DATE: 02-13-2025  
 JOB NO.: 25-0026

Reserved for authorities having jurisdiction

Criden Residence Addition  
 City of Miami Beach HEPB -CoA

3193 Royal Palm Ave.  
 Miami Beach, FL 33140  
 First Submittal date: Mar. 18, 2025

SURVEY  
 Scale: As noted  
**G-3.00**

Sheet Notes:

- Survey is by others, included for reference only.



Fornaris Pau & Associates, LLC  
 www.fpadesigns.com @fpa.designs



**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.

Reserved for authorities having jurisdiction

**Criden Residence Addition  
City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**MICROFILM + HISTORIC DATA  
Scale:**

**G-4.00**

Sheet Notes:

No original plans have been found within the City's Building Department records. However, two historic images of the house have been discovered. A black and white photograph taken in 1934, shortly after the house was built, was found in the Dixon Archive. This photograph shows the house in its original configuration before any additions. A later colored postcard entitled, "A Modernistic Florida Home at Miami Beach," shows the house complete with the 1937 and 1938 additions. The date of the postcard is unknown. While several minor modifications were made to the structure, the original design remains largely intact.

Situated at the corner of Royal Palm Avenue and 34<sup>th</sup> Street, the house is rectangular in plan, with the facade facing north on 34<sup>th</sup> Street. Later additions documented on the Building Permit Card include a living room addition designed by architect David T. Ellis in 1937, for which the plans were found on Microfilm #10522 and a two car garage addition by the same architect in 1938 shown on Microfilm #11573. According to the Building Permit Card security bars were installed on the windows and doors in 1987. At dates unknown all original awning windows were replaced with new awning windows, the original glazed entry doors were replaced with solid wood doors and cracked ceramic tiles were applied as ornament over the original fluted panels.

#### X. PLANNING DEPARTMENT RECOMMENDATIONS

1. **Criteria for Designation:** Based upon the evidence presented and the historical and architectural significance of the single-family residence located at 3193 Royal Palm Avenue, and in accordance with Chapter 118, Article X, Division 4, of the Land Development Regulations of the City Code, the staff of the City of Miami Beach Planning Department recommends that the Historic Preservation Board adopt the subject property as a local historic structure.
2. **Site Boundaries:** The Planning Department recommends that the boundaries of the historic site consist of the existing structure only, 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.
3. **Areas Subject to Review:** The Planning Department recommends that the proposed historic site shall be subject to Section 118-591 (f) of the Land Development Regulations of the City Code.
4. **Review Guidelines:** The Planning Department recommends that a decision on an application for a Certificate of Appropriateness shall be based upon Section 118-591 (f) of the Land Development Regulations of the City Code.

F:\PLAN\HPB\10HPB\AprHPB10\7070.designation.apr.doc

Reserved for authorities having jurisdiction

## Criden Residence Addition City of Miami Beach HEPB -CoA

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

MICROFILM + HISTORIC DATA

Scale:

**G-4.1**

Sheet Notes:



1



2



3



4

Reserved for authorities having jurisdiction

### Criden Residence Addition City of Miami Beach HEPB -CoA

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**SITE IMAGES**  
Scale: NTS  
**G-5.00**

Notes:  
1. Images taken on Apr. 30, 2025



Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs





1



2



3



4

Reserved for authorities having jurisdiction

### Criden Residence Addition City of Miami Beach HEPB -CoA

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**SITE IMAGES**  
Scale: NTS

**G-5.01**

**Notes:**

- 1. Images taken on Apr. 30, 2025



Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs





1



2



3

Reserved for authorities having jurisdiction

**Criden Residence Addition  
City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**STREET VIEW IMAGES**

Scale: NTS

**G-6.00**

Notes:

- 1. Images taken on Feb. 06, 2025



Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs





1



2



3



4

Reserved for authorities having jurisdiction

### Criden Residence Addition City of Miami Beach HEPB -CoA

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

### STREET CONTEXT IMAGES

Scale: NTS

# G-7.00

#### Notes:

- 1. Images taken on Feb. 06, 2025



Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs





1



2



3



4

Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
 Miami Beach, FL 33140  
 First Submittal date: Mar. 18, 2025

**STREET CONTEXT IMAGES**

Scale: NTS

**G-7.01**

Notes:

- 1. Images taken on Feb. 06, 2025



Fornaris Pau & Associates, LLC  
 www.fpadesigns.com @fpa.designs



Reserved for authorities having jurisdiction

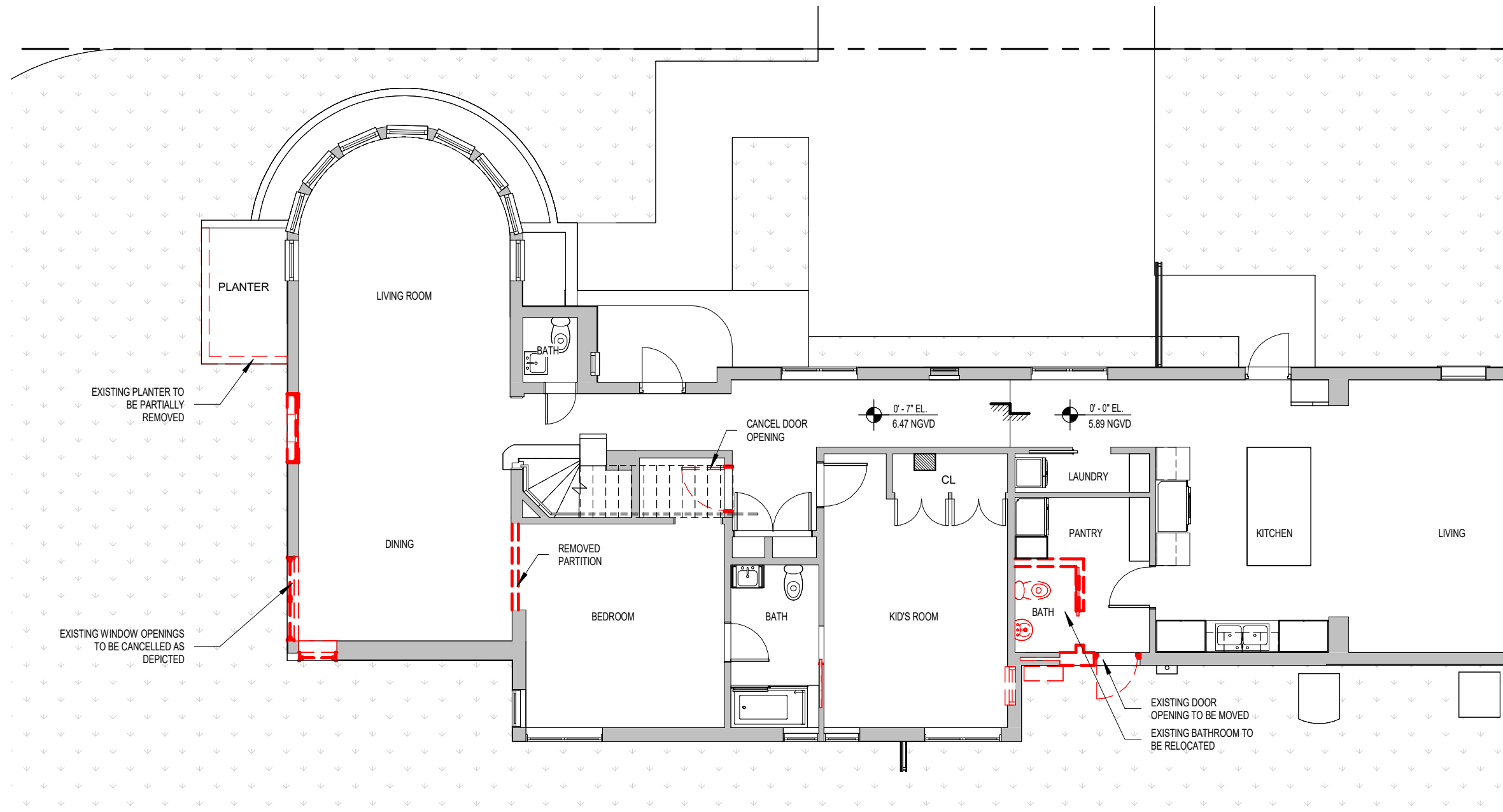
**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**FIRST FL. DEMOLITION PLAN**  
Scale: 1/8" = 1'-0"

**D-0.00**

Sheet Notes:



Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs



# WEST 34TH STREET

Reserved for authorities having jurisdiction

## Criden Residence Addition City of Miami Beach HEPB -CoA

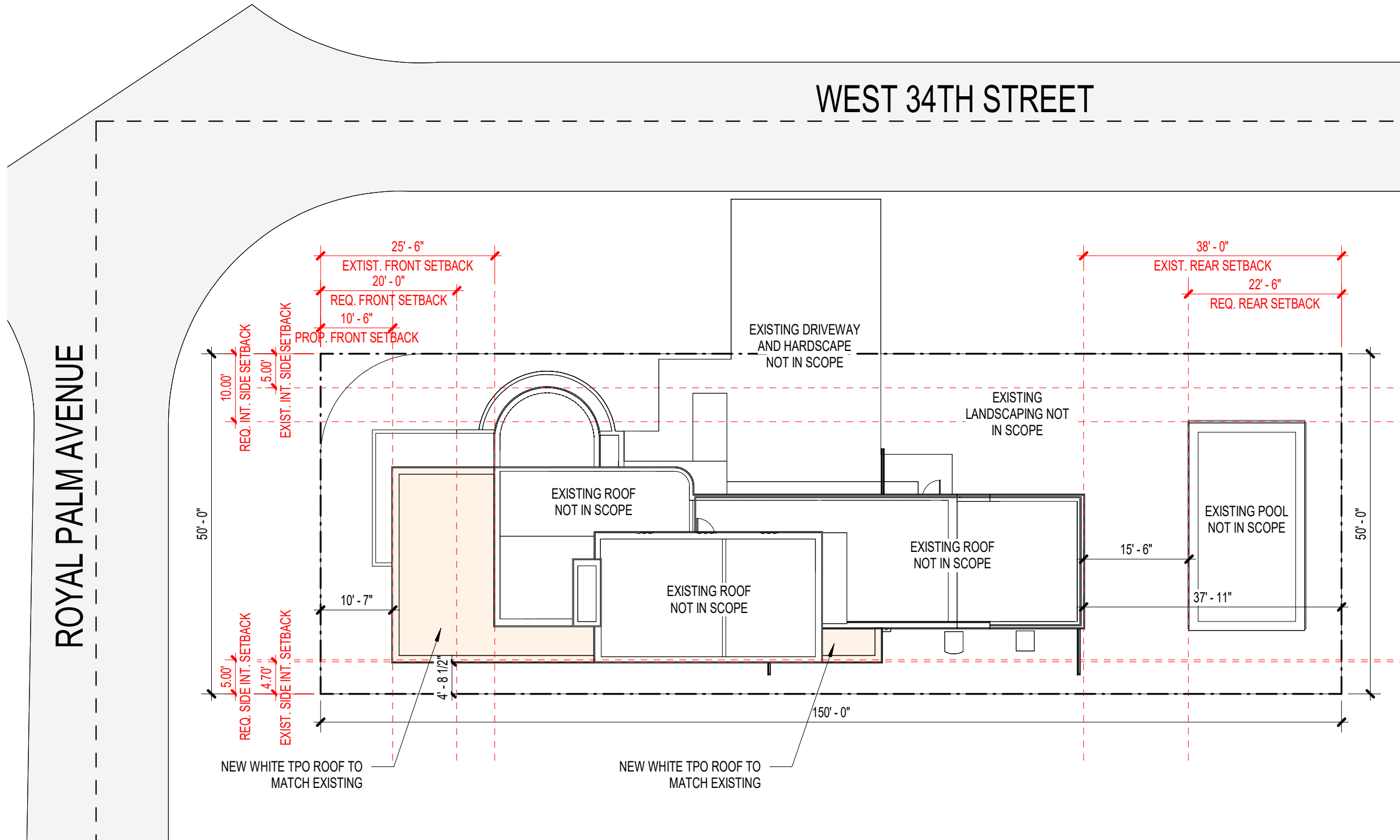
3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

### SITE PLAN

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

### A-1.00

Sheet Notes:



# ROYAL PALM AVENUE



Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs



Reserved for authorities having jurisdiction

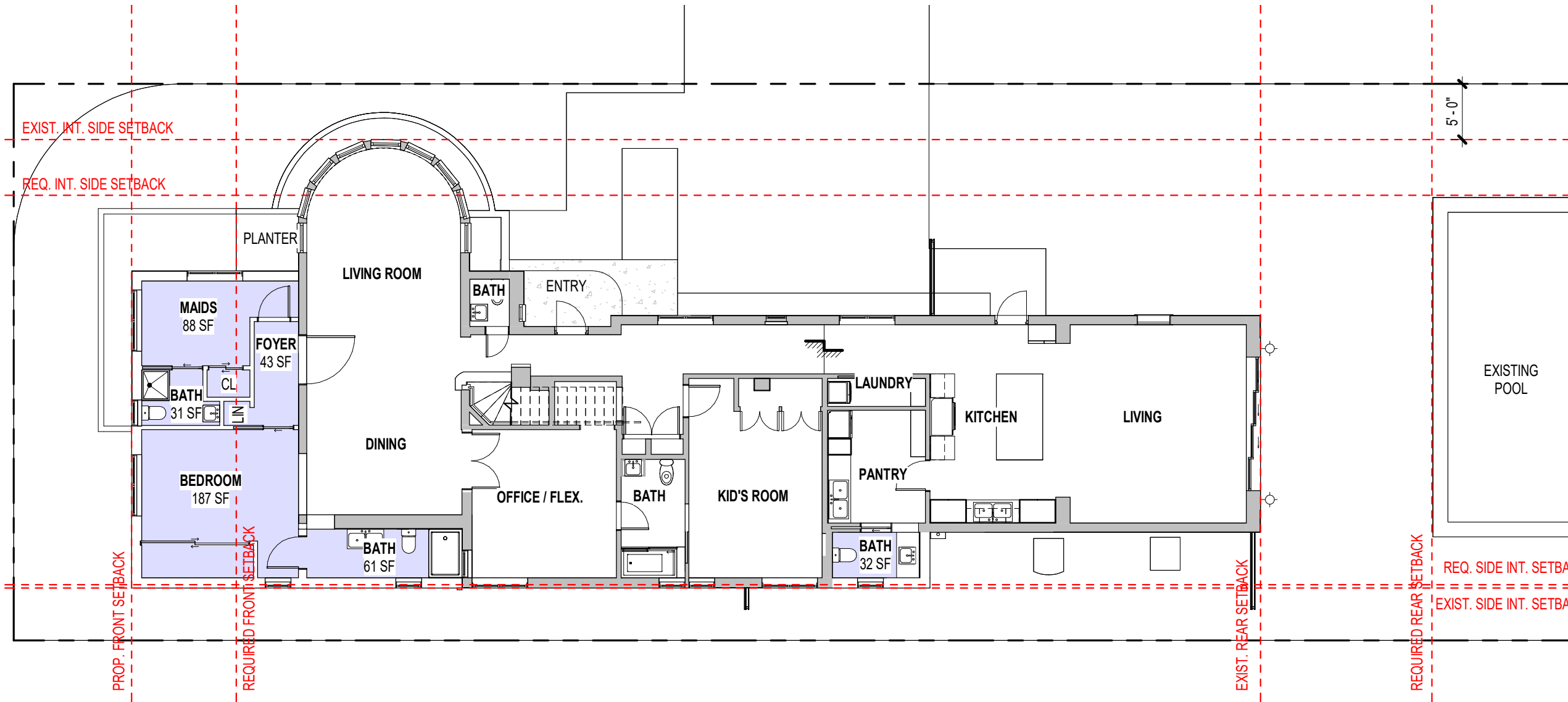
### Criden Residence Addition City of Miami Beach HEPB -CoA

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

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

# A-1.01

Sheet Notes:



Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs



Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

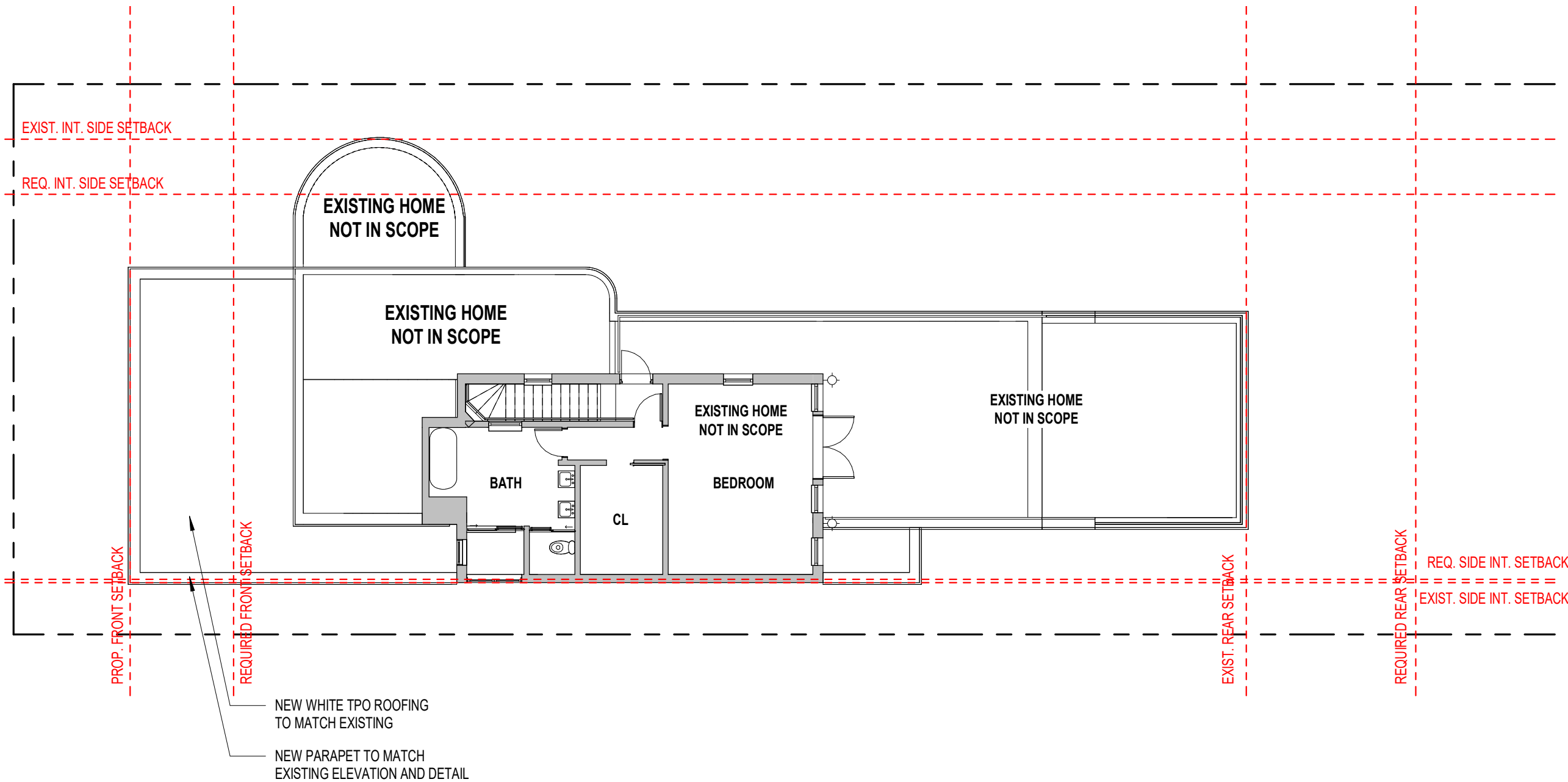
3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

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

**A-1.02**

Sheet Notes:

1. Second floor plan shown for reference only. There is no scope of work related to the second floor as it pertains to this application.



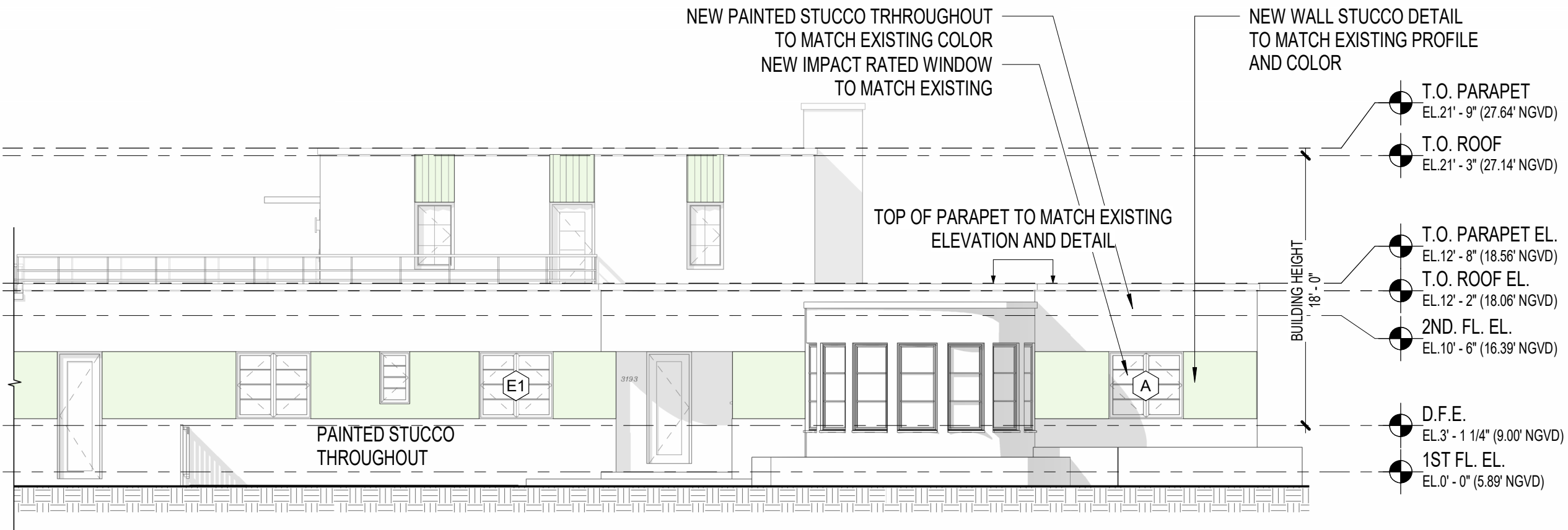
Fornaris Pau & Associates, LLC  
www.fpadesigns.com @fpa.designs





**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.  
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)

Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

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

**A-2.00**

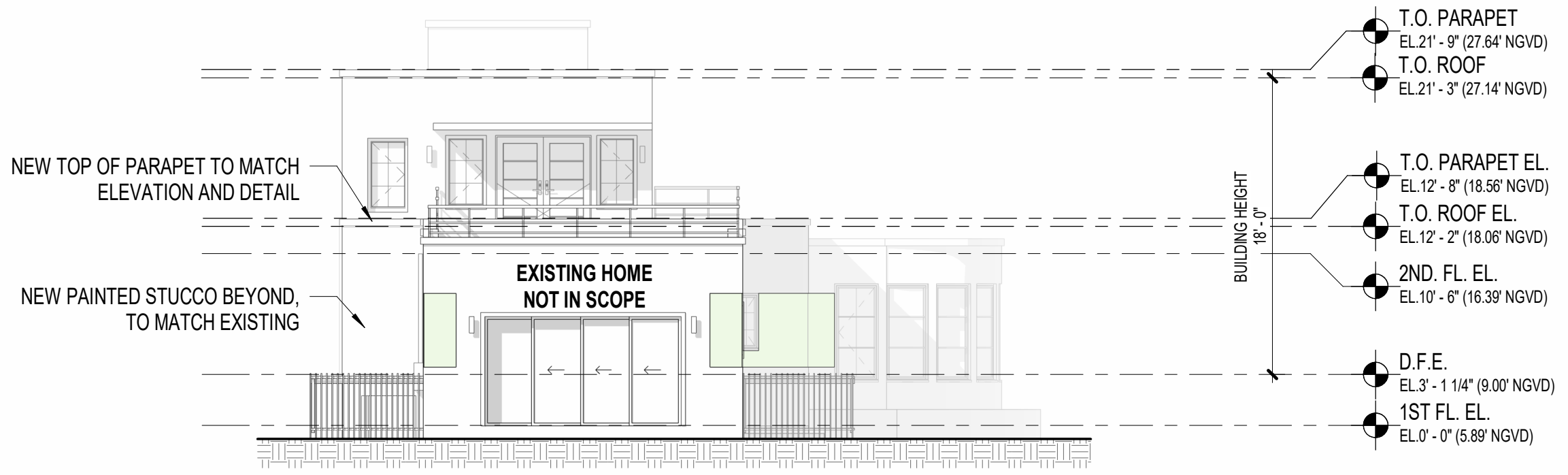
Sheet Notes:

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





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



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

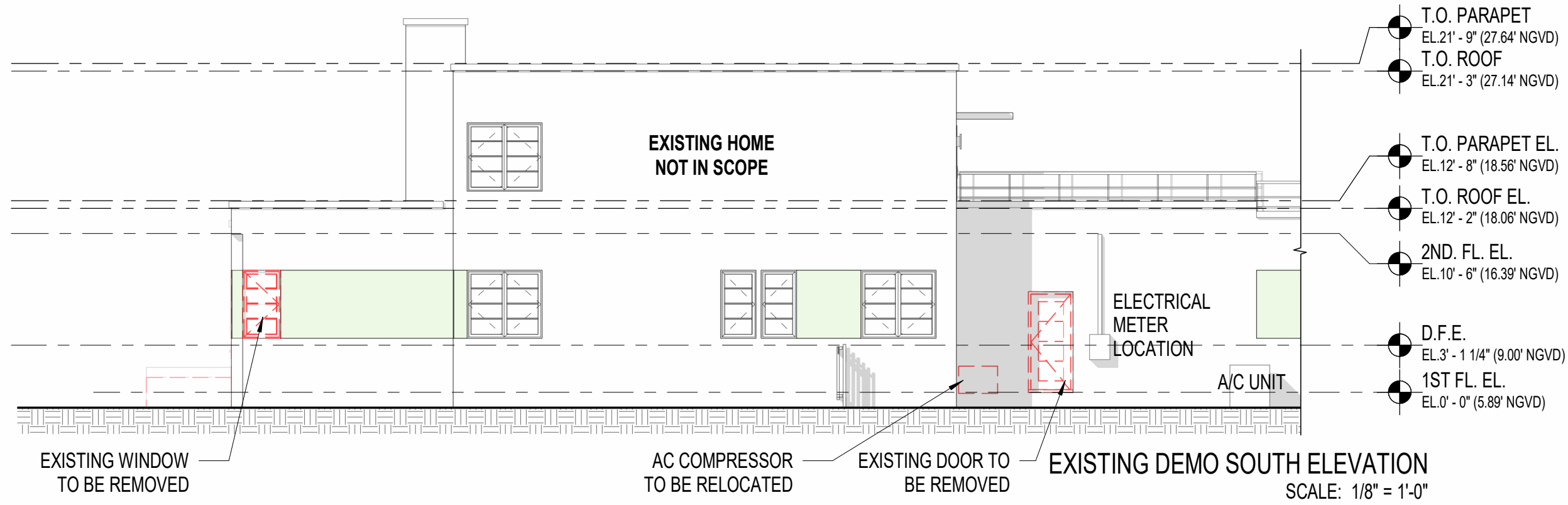
Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**  
3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**ELEVATIONS**  
Scale: 1/8" = 1'-0"  
**A-2.01**

Sheet Notes:





Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
 Miami Beach, FL 33140  
 First Submittal date: Mar. 18, 2025

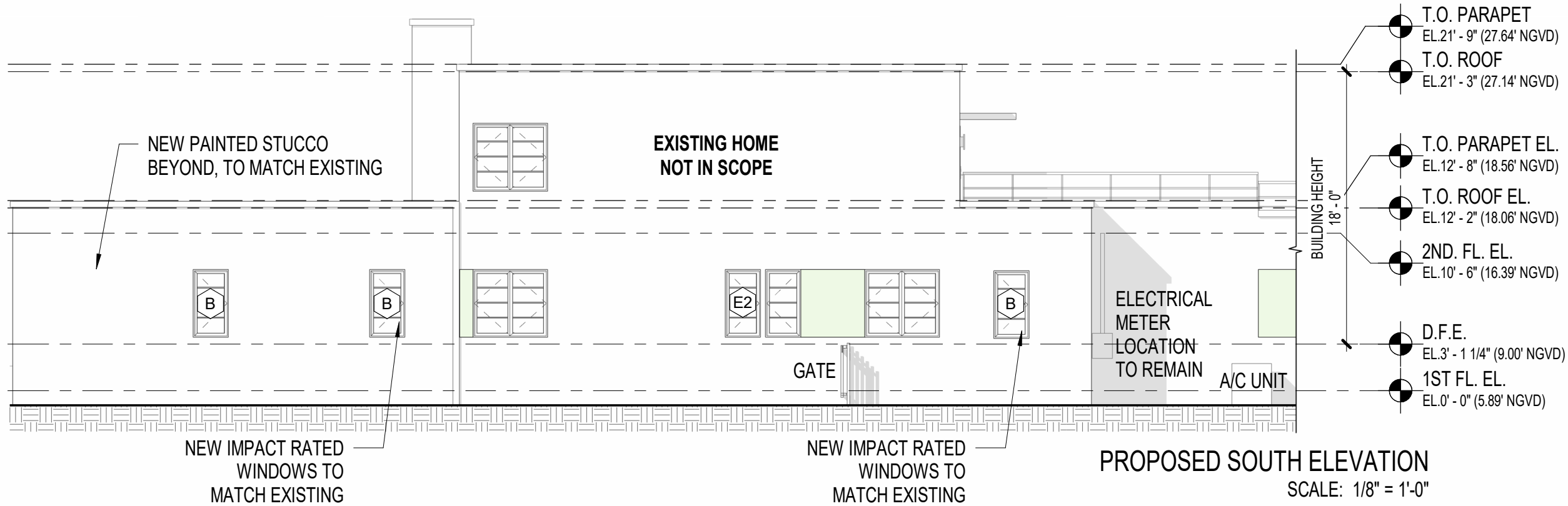
**ELEVATIONS**

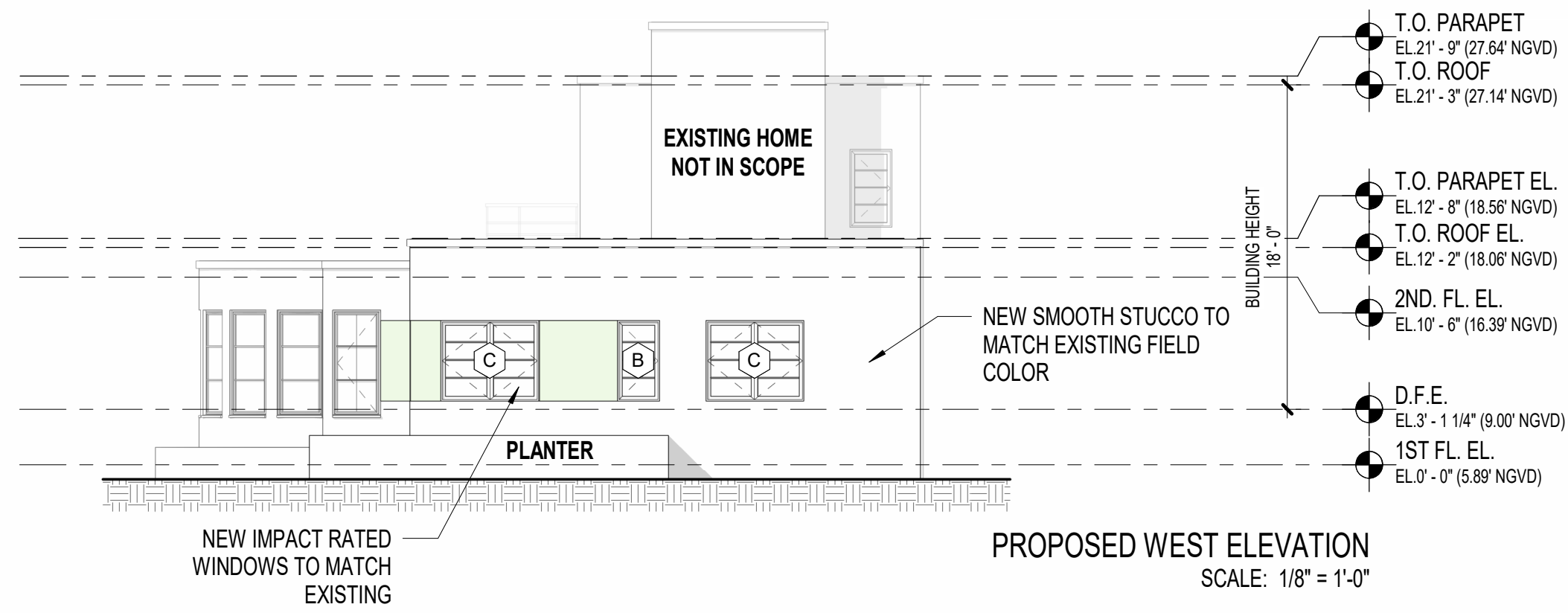
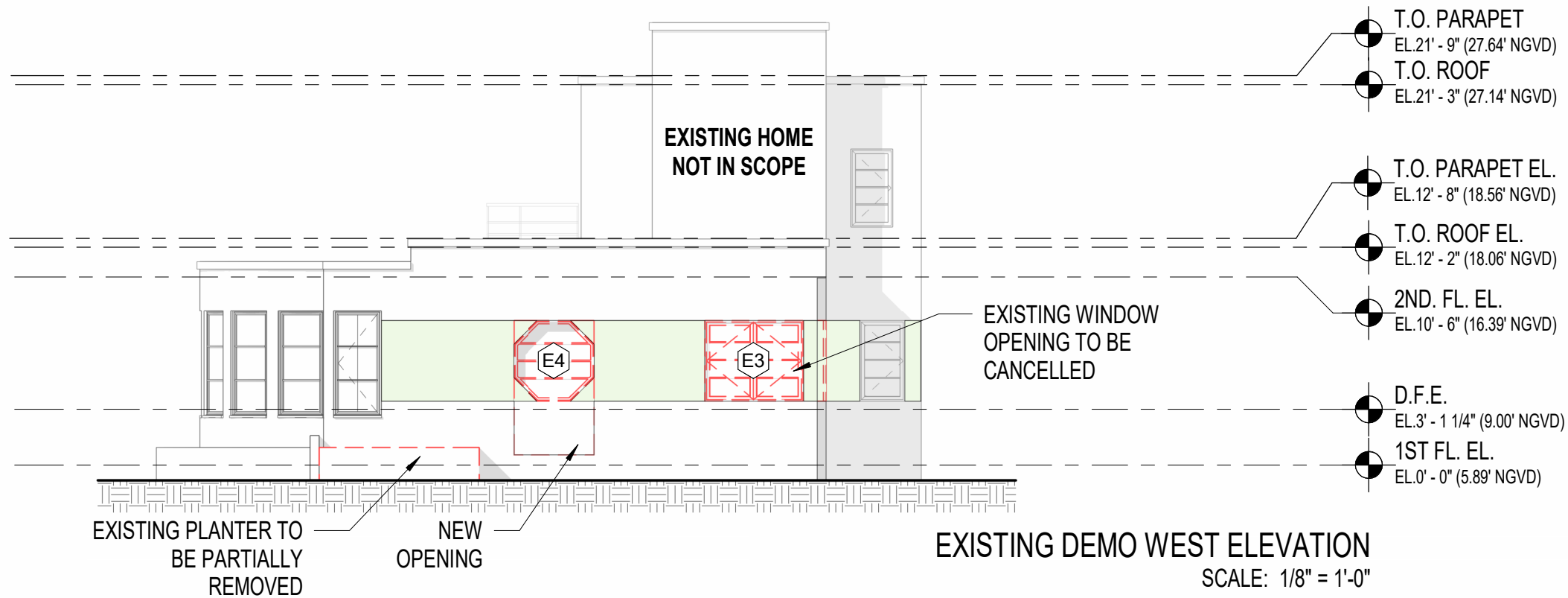
Scale: 1/8" = 1'-0"

**A-2.02**

Sheet Notes:

1. New window type "B" to match existing window type "E2".





Reserved for authorities having jurisdiction

**Criden Residence Addition**  
City of Miami Beach HEPB -CoA

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**ELEVATIONS**  
Scale: 1/8" = 1'-0"  
**A-2.03**

- Sheet Notes:
1. New window type "C" to match existing window type "E3".

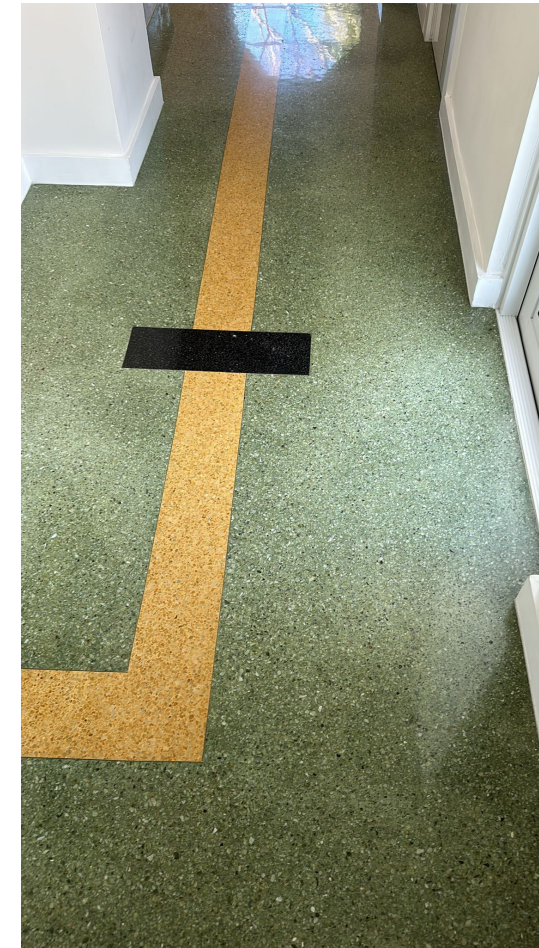
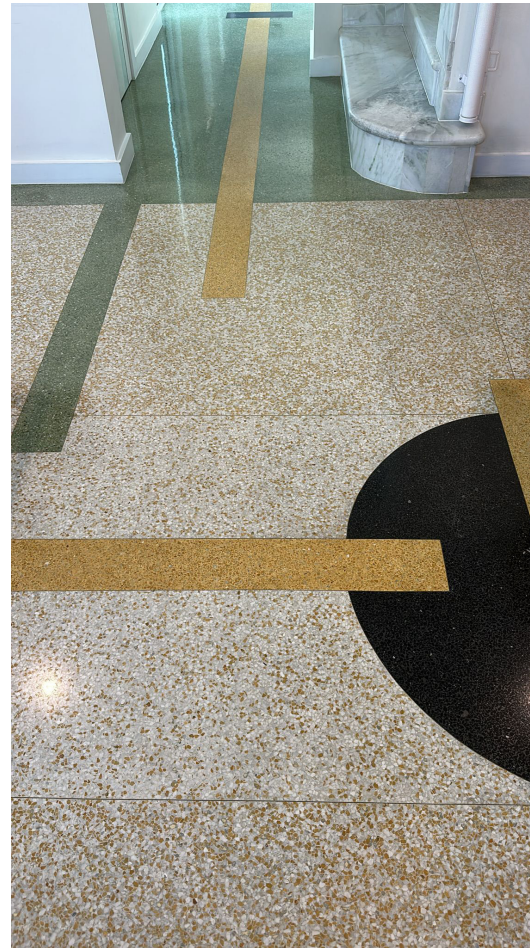


Parapet banding detail to remain.

New impact rated windows to match existing color, muntin configuration and manufacturer.

Mint-green stucco reveal and detail to be maintained. New addition to receive partial detailing to match. Refer to elevations.

Field white smooth stucco color and texture to remain and match existing.



Original interior poured-in-place terrazzo finish floors to be protected and preserved throughout.

Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
 Miami Beach, FL 33140  
 First Submittal date: Mar. 18, 2025

**PROP. MATERIAL PALETTE**

Scale: NTS

**A-3.00**

Sheet Notes:





Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**RENDERINGS**  
Scale: NTS  
**A-4.00**

Sheet Notes:





Reserved for authorities having jurisdiction

**Criden Residence Addition**  
**City of Miami Beach HEPB -CoA**

3193 Royal Palm Ave.  
Miami Beach, FL 33140  
First Submittal date: Mar. 18, 2025

**RENDERINGS**

Scale: NTS

**A-4.01**

Sheet Notes:

