

HPB File No. _____

Date: _____

*** For Staff Use Only ***

**CITY OF MIAMI BEACH
HISTORIC AD VALOREM TAX EXEMPTION FOR SINGLE-FAMILY PROPERTIES**

PART 1 – PRECONSTRUCTION APPLICATION

Instructions: Prior to any construction or demolition for an eligible single-family property, the Part 1 – Preconstruction Application is submitted to the City of Miami Beach Planning Department for review and approval by the Historic Preservation Board and City Commission at separate public hearings. Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary materials submitted with it (such as architectural drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. Attach additional sheets if necessary.

I. PROPERTY IDENTIFICATION AND LOCATION

Site Name (Original/Current): N/A

Property Address: 3193 Royal Palm Ave, Miami Beach, FL 33140

Folio Number: 02-3227-001-0590 Plat Book: 6 Page Number: 1110

Legal Description (Lot, Block, & Subdivision): LOT 13, BLK 45 & ORCHARD SUB NO 1 PB 6-111
(Attach additional sheets if necessary.)

Attach the Public Value Inquiry, which can be obtained at the Miami-Dade County Property Appraiser's Office, 111 NW 1st Street, Suite 710, Miami, Florida 33128 or <http://miamidade.gov>.

Locally Designated Historic Property

- Individually designated as a local Historic Site or Structure
 Contributing Property within a local Historic District

Listed in the National Register of Historic Places

- Individually designated as an Historic Site in the National Register
 Contributing Property within an Historic District in the National Register

Name of Historic District _____

Attach the local Historic Designation Report or the National Register Nomination.

II. OWNER INFORMATION

Name of Individual(s) or Organization Owning the Property:

Alex & Austin Criden

Mailing Address: 3193 Royal Palm Ave

City: Miami Beach State: FL Zip: 33140

Contact Person: Austin Criden

Daytime Phone No.: _____ Cell Phone No.: _____

Fax: _____ E-mail: _____

If property is held in multiple ownership, attach a list of all owners and their mailing addresses.

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY

This section is used to determine what particular features of the building and site contribute to the overall historic character of the property. Describe the building in its present condition (before improvements), and identify any changes that have been made to the building since its original construction. Attach additional sheets if necessary.

A. General Information - History

Original Architect: L. Murray Dixon Year Built: 1934

Original Builder: R.F. Webb, Inc.

Architectural Style:

- | | |
|--|--|
| <input type="checkbox"/> Vernacular | <input type="checkbox"/> Colonial Revival |
| <input type="checkbox"/> Mediterranean Revival | <input type="checkbox"/> Neoclassical Revival |
| <input type="checkbox"/> Mediterranean Revival/Art Deco Transitional | <input type="checkbox"/> Bungalow/Craftsman |
| <input checked="" type="checkbox"/> Art Deco | <input type="checkbox"/> Monterey |
| <input checked="" type="checkbox"/> Streamline Moderne | <input type="checkbox"/> Post War Modern/Miami Modern (MiMo) |
| <input type="checkbox"/> Other Architectural Style: | |

Alterations: Provide date and description of physical alterations to the property (e.g., casement windows replaced with jalousie type, entire main structure, 1955; Florida room enclosed with French doors and arched transoms, west elevation, circa 1985; etc.).

Later alterations documented on the Building Permit Card include painting the house in 1979, reroofing the home in 1980 and adding security bars installed on the windows and doors in 1987.

Additions: Provide date and description of any additions to the property (e.g., second floor bedroom addition, southwest corner, 1974; two-story wing addition, north side, 1987; etc.).

Later additions documented on the Building Permit Card include a living room addition designed by architect David T. Ellis in 1937 and a two car garage addition by the same architect in 1938.

B. Exterior Features

Indicate all exterior features or materials that apply to the building in its present condition (before improvements).

Number of Stories: 2

Building Height: 22'-0"

Basic Floor Plan:

- Rectangle "L"-shaped "T"-shaped "U"-shaped "H"-shaped
 Square Irregular
 Other Floor Plan:
-

Exterior Fabric:

- Stucco Wood Shingle Wood Siding Natural Stone Brick
 Other Exterior Fabric(s):
-

Type of Roof:

- Hipped Gabled Flat w/Eaves Flat w/Parapet Pent/Shed
 Other Roof Type(s):
-

Roof Material:

- | | | | | |
|--|---------------------------------|----------------------------------|-----------------------------------|--|
| <u>Clay Tile</u> | <u>Cement Tile</u> | <u>Shingle</u> | <u>Metal</u> | <input checked="" type="checkbox"/> Built Up/Asphalt |
| <input type="checkbox"/> Barrel | <input type="checkbox"/> Barrel | <input type="checkbox"/> Wood | <input type="checkbox"/> Aluminum | |
| <input type="checkbox"/> S-Type | <input type="checkbox"/> S-Type | <input type="checkbox"/> Slate | <input type="checkbox"/> Copper | |
| <input type="checkbox"/> Flat | <input type="checkbox"/> Flat | <input type="checkbox"/> Asphalt | | |
| <input type="checkbox"/> Other Roof Material(s): | | | | |
-

Windows:

- Double-Hung Sash Awning Arched Transom Corner Window
 Single-Hung Sash Sliding Focal Window Projecting Window
 Casement Fixed Dormer Window Boxed Window
 Jalousie Glass Block Porthole/Round Window Framed Glass Wall
 Other Window Type(s):
-

Doors:

- Rusticated Wood Door Paneled Flush French Sliding
 Wrought Iron Screen Door
 Other Door Type(s):
-

Historically Significant Architectural Features and Materials on the Exterior of the Building:

- | | | |
|--|--|---|
| <input type="checkbox"/> Carved Wooden Detail/Railing | <input checked="" type="checkbox"/> Chimney | <input type="checkbox"/> Decorative Urns/Sculpture |
| <input type="checkbox"/> Wrought Iron Work/Railing | <input type="checkbox"/> Covered Porch | <input type="checkbox"/> Decorative Quoins |
| <input type="checkbox"/> Window Shutters | <input type="checkbox"/> Loggia/Breezeway | <input type="checkbox"/> Decorative Attic Vent |
| <input type="checkbox"/> Decorative Columns/Pilasters | <input checked="" type="checkbox"/> Tower-like Element | <input type="checkbox"/> Arched Opening |
| <input type="checkbox"/> Ornate Window/Door Surround | <input checked="" type="checkbox"/> Roof/Sun Deck | <input type="checkbox"/> Roof Rafter Tails |
| <input type="checkbox"/> Bas Relief/Sculpted Panel | <input type="checkbox"/> Balcony/Balconet | <input type="checkbox"/> Rounded Roof Eaves |
| <input type="checkbox"/> Keystone Feature | <input type="checkbox"/> Second Floor Overhang | <input checked="" type="checkbox"/> Eyebrow/Concrete Canopy |
| <input type="checkbox"/> Decorative Ceramic Tile | <input type="checkbox"/> Built-In Niche | <input checked="" type="checkbox"/> Porthole/Round Opening |
| <input type="checkbox"/> Brick/Field Stone Panel | <input checked="" type="checkbox"/> Built-In Planter | <input checked="" type="checkbox"/> Stucco Molding/Band |
| <input type="checkbox"/> Concrete Breeze Block | <input type="checkbox"/> Porte Cochere | <input checked="" type="checkbox"/> Stucco Reveal/Scoreline |
| <input type="checkbox"/> Other Significant Exterior Feature(s) or Material(s): | | |
-

C. Major Interior Features

Describe the historically significant architectural features and materials on the interior of the building, including their location (e.g., wrought iron stair railings and suspended light pendant, entrance foyer; carved keystone fireplace, living room; decorative crown molding and terrazzo floor, dining room; etc.).

Historically significant interior architectural features and materials include terrazzo floors, stairs decorative, ceiling moldings and a sunroom.

D. Auxiliary Structures and Site Features

Describe the auxiliary structures and site features on the property, including their location and date of construction (e.g., original fountain, fence wall and wrought iron gate, east side, 1935; swimming pool and cabana, west side, 1960; detached one-story garage; northeast corner, 1991; etc.).

Swimming pool added in 2012 and located on the east side of the property. Roof deck is on the upper floor located on the east side of the home, 1934.

IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

This section is used to describe the existing feature conditions, proposed improvements, and the impact of these improvements on existing features and materials and the overall historic character of the property. All improvements to historic properties will be evaluated for their consistency with the Secretary of the Interior's Standards for Rehabilitation and the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code. Applications must contain sufficient information to enable an evaluation and will be returned for insufficient documentation. The application must include labeled "before" photographs of both the interior and exterior of the property, which describe the property and its characteristics. Photographs must be in color; minimum size of each photograph is 3 1/2" by 5."

Use of the Building Before Improvements: Single Family

Use of the Building After Improvements: Single Family

Estimated Date of Project Commencement: Jan 2026

Estimated Date of Project Completion: Sept 2026

Estimated Cost of Entire Project: \$100,000

Estimated Cost of Qualifying Improvements: \$100,000

Type of Work Proposed (indicate all that apply):

Addition Alteration Upgrade Restoration Rehabilitation

A. Exterior Architectural Features

The following represents an itemization of work to be accomplished. List each feature affected by the proposed improvement and describe the impact to the existing features and materials. Include a numbered photograph of each feature and indicate the architectural plan or drawing number. Describe the entire project. Attach additional sheets if necessary.

Feature 1

Exterior Feature: re-roof

Elevation: entire home

Date of Feature: c. 2011 Photo No.: Sheet numbers(s) 11 (photograph 3)
in the Architectural Plans Plan No.: _____

Describe existing feature and its present condition.

Flat roof replacement in kind

Describe work on existing feature.

Flat roof replacement in kind

A. Exterior Architectural Features (continued)

Feature 2

Exterior Feature: New Addition

Elevation: West elevation

Date of Feature: n/a Photo No.: _____ Plan No.: A-2.00

A-2.03

Describe existing feature and its present condition.

A-4.00

west elevation

Describe work on existing feature.

Construct new 1-story addition - 505 sqft

Feature 3

Exterior Feature: New Addition

Elevation: South / East

Date of Feature: n/a Photo No.: _____ Plan No.: _____

Describe existing feature and its present condition.

South east elevations

Describe work on existing feature.

Construct new 1 - story addition - 44 sq ft

B. Interior Architectural Features

Feature 1

Interior Feature: relocated bathroom & building chef's pantry

Room: Bathroom

Date of Feature: _____ Photo No.: _____ Plan No.: a-2.03

Describe existing feature and its present condition.

Half bath

Describe work on existing feature.

Existing bathroom along the south / east side to accommodate new chefs pantry

Feature 2

Interior Feature: _____

Room: _____

Date of Feature: _____ Photo No.: _____ Plan No.: _____

Describe existing feature and its present condition.

Describe work on existing feature.

B. Interior Architectural Features (continued)

Feature 3

Interior Feature: _____

Room: _____

Date of Feature: _____ Photo No.: _____ Plan No.: _____

Describe existing feature and its present condition.

Describe work on existing feature.

C. Landscape Features

Feature 1

Landscape Feature: _____

Location on Property: _____

Date of Feature: _____ Photo No.: _____ Plan No.: _____

Describe existing feature and its present condition.

Describe work on existing feature.

C. Landscape Features (continued)

Feature 2

Landscape Feature: _____

Location on Property: _____

Date of Feature: _____ Photo No.: _____ Plan No.: _____

Describe existing feature and its present condition.

Describe work on existing feature.

Feature 3

Landscape Feature: _____

Location on Property: _____

Date of Feature: _____ Photo No.: _____ Plan No.: _____

Describe existing feature and its present condition.

Describe work on existing feature.

V. OWNER ATTESTATION

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this application, I agree to allow access to the property by representatives of the City of Miami Beach Planning Department for the purpose of verification of information provided in this application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Miami Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Austin Criden [Signature] 4/25/25
Print Name Signature Date

N/A N/A N/A
Print Name Signature Date

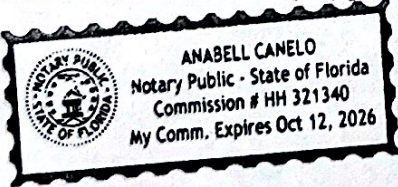
Complete the following if an individual is signing for an organization:

N/A N/A
Title Organization Name

Notarized:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this 25th day of April, 2025. The foregoing instrument was acknowledged before me by Austin Criden (and) N/A who has (have) produced FL Drivers License as identification and / or is (are) personally known to me and who did / did not take an oath.



[Signature]
NOTARY PUBLIC'S SIGNATURE
Anabell Canelo
PRINT NAME

My Commission Expires: Oct 12, 2026

Multiple owners must provide the same information as above. Use additional sheets if necessary.

**PRECONSTRUCTION APPLICATION REVIEW
FOR STAFF USE ONLY**

Folio No.: _____ HPB File No. _____

Property Address: _____

City: _____ State: _____ Zip: _____

The City of Miami Beach Planning Department has reviewed the **Part 1 - Preconstruction Application** of the requested Historic Single-Family Ad Valorem Tax Exemption for the above named property and hereby:

- Certifies that the above referenced property **qualifies** as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- Certifies that the above referenced property **does not qualify** as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- Determines that the improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.; as well as the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code.
- Determines the improvements to the above referenced property **are not consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in chapter 1A-38, F.A.C.; as well as the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code. All work that is not consistent with the referenced Standards, Guidelines and Criteria is identified in the Review Comments below.

Review Comments:

Additional Review Comments attached? Yes No

Signature: _____

Print Name: _____

Title: _____

Date: _____

HPB File No. _____

Date: _____

*** For Staff Use Only ***

**CITY OF MIAMI BEACH
HISTORIC AD VALOREM TAX EXEMPTION**

PART 2 – REVIEW OF COMPLETED WORK

Instructions: Upon substantial completion of the approved project, the Part 2 – Review of Completed Work application is submitted for review by the City of Miami Beach Planning Department. The completed project will be evaluated by staff to verify that it is consistent with the work approved by the City Commission in the Part 1 - Preconstruction Application, and that it conforms to the Secretary of the Interior’s Standards for Rehabilitation and the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code. The application must include labeled “after” photographs of the completed work with both interior and exterior views of the property. These photographs must provide a comprehensive description of the completed work. They should be taken with similar views as the “before” photographs included in the Part 1 - Preconstruction Application. Photographs must be in color; minimum size of each photograph is 3 ½” by 5.” Type or print clearly in black ink. The final recommendation of the Planning Department with respect to the requested tax exemption is made on the basis of the descriptions in this application.

I. PROPERTY IDENTIFICATION AND LOCATION

Folio Number: _____

Property Address: _____

City: _____ State: _____ Zip: _____

II. OWNER INFORMATION

Name of Individual(s) or Organization Owning the Property:

Mailing Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Daytime Phone No.: _____ Cell Phone No.: _____

Fax: _____ E-mail: _____

III. PROJECT DATA

Date of Project Commencement: _____

Date of Project Completion: _____

Estimated Cost of Entire Project: _____

Estimated Cost of Qualifying Improvements: _____

**REVIEW OF COMPLETED WORK
FOR STAFF USE ONLY**

Folio No.: _____ HPB File No. _____

Property Address: _____

City: _____ State: _____ Zip: _____

The City of Miami Beach Planning Department has reviewed the **Part 2 – Review of Completed Work** application of the requested Historic Single-Family Ad Valorem Tax Exemption for the above named property and hereby:

- Determines that the completed improvements to the above referenced property **are consistent** with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.; as well as the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code; and, therefore, **recommends approval** of the requested Historic Single-Family Ad Valorem Tax Exemption.

- Determines that the completed improvements to the above referenced property **are not consistent** with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.; as well as the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code; and therefore, **recommends denial** of the requested Historic Single-Family Ad Valorem Tax Exemption for the reasons stated in the Review Comments below.

Review Comments:

Additional Review Comments attached? Yes No

Signature: _____

Print Name: _____

Title: _____

Date: _____

HPB File No. _____

Date: _____

*** For Staff Use Only ***

**CITY OF MIAMI BEACH
HISTORIC AD VALOREM TAX EXEMPTION FOR SINGLE-FAMILY PROPERTIES**

AMENDMENT SHEET

Instructions: If changes to a project are proposed after the approval of a Part 1 – Preconstruction Application, an Amendment Sheet must be submitted for review by the City of Miami Beach Planning Department. Minor amendments to the approved application and permit plans may be approved administratively by Planning Department staff, provided such amendments are consistent with the Secretary of the Interior's Standards for Rehabilitation and the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code. Major amendments to the approved application and permit plans must be approved by the Historic Preservation Board. All amendments to the Part 1 – Preconstruction Application and permit plans must be reviewed and approved prior to the submittal of the Part 2 – Review of Completed Work form. Type or print clearly in black ink.

I. PROPERTY IDENTIFICATION AND LOCATION

Folio Number: _____

Property Address: _____

City: _____ State: _____ Zip: _____

II. OWNER INFORMATION

Name of Individual(s) or Organization Owning the Property:

Mailing Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Daytime Phone No.: _____ Cell Phone No.: _____

Fax: _____ E-mail: _____

III. AMENDMENTS

List all proposed changes to the project work indicated in the Part 1 – Preconstruction Application. Describe the originally proposed treatment of the existing feature and the amended work item. Include photographs and architectural plans or drawings to illustrate the proposed changes. Attach additional sheets if necessary.

Amendment 1

Feature: _____

Location: _____

Date of Feature: _____ Photo No.: _____ Plan No.: _____

Amendment 1 (continued)

Describe the originally proposed treatment of the existing feature and the amended work item.

Amendment 2

Feature: _____

Location: _____

Date of Feature: _____ Photo No.: _____ Plan No.: _____

Describe the originally proposed treatment of the existing feature and the amended work item.

Amendment 3

Feature: _____

Location: _____

Date of Feature: _____ Photo No.: _____ Plan No.: _____

Describe the originally proposed treatment of the existing feature and the amended work item.

**REVIEW OF AMENDMENT SHEET
FOR STAFF USE ONLY**

Folio No.: _____ HPB File No. _____

Property Address: _____

City: _____ State: _____ Zip: _____

The City of Miami Beach Planning Department has reviewed the **Amendment Sheet** of the requested Historic Single-Family Ad Valorem Tax Exemption for the above named property and hereby:

- Determines that the improvements described in the Amendment Sheet to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.; as well as the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code.

- Determines the improvements described in the Amendment Sheet to the above referenced property **are not consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in chapter 1A-38, F.A.C.; as well as the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code. All work that is not consistent with the referenced Standards, Guidelines and Criteria is identified in the Review Comments below.

Review Comments:

Additional Review Comments attached? Yes No

Signature: _____

Print Name: _____

Title: _____

Date: _____