

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

DATE: July 8, 2025

TO: Chairperson and Members
Historic Preservation Board

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: HPB25-0655, **3193 Royal Palm Avenue.**

An application has been filed requesting the Historic Preservation Board's recommendation for a single-family ad valorem tax exemption for an addition to a renovated and restored individually designated historic single-family home.

STAFF RECOMMENDATION

Recommendation to Mayor & City Commission in favor of the requested Historic Single Family Ad Valorem Tax Exemption.

BACKGROUND

On April 13, 2010, the Historic Preservation Board reviewed and approved a request for the individual designation of the single-family property located at 3193 Royal Palm Avenue as an historic structure. At the same meeting, the Board reviewed and approved a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing home and the construction of a partial rooftop addition (HPB 7070). Subsequent to the approval of the application, a building permit (B1100804) was issued for the interior and exterior renovation and restoration of the existing single-family home. At that time, the property owner decided to eliminate the construction of the rooftop addition from the scope of work.

On November 10, 2015, the Historic Preservation Board reviewed and approved a Certificate of Appropriateness for the partial demolition of the existing home and the construction of a partial 1-story rooftop addition. Again however, the rooftop addition was not constructed.

EXISTING STRUCTURE

Classification:	Individually Designated Historic Single-Family Home
Construction Date:	1934
Architect:	L. Murray Dixon

ZONING / SITE DATA

Folio:	02-3227-001-0590
Legal Description:	Lot 13, Block 45, of the 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.

Zoning: RS-4, Residential, single-family
Future Land Use Designation: RS-4, Residential, single-family

HISTORIC SINGLE-FAMILY AD VALOREM TAX EXEMPTION

On December 8, 2004, the City of Miami Beach enacted legislation that authorizes an exemption for its portion of ad valorem taxes for improvements to historically designated single-family homes (Section 2.13.10 of the Land Development Regulations). This legislation allows for the City's portion of property taxes to be "frozen" at the rate they were assessed before qualifying improvements are made to an historic single-family home for a period of ten (10) years. The "freezing" is accomplished by removing from the assessment the incremental value added by the qualifying improvements. Only the incremental value of the qualifying improvements shall be "frozen" for the ten year period.

Qualifying improvements are the result of restoration, renovation, rehabilitation and/or compatible additions to an historic single-family property. In order for an improvement to qualify for an exemption, the improvement must be determined by the Historic Preservation Board and City Commission to be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Certificate of Appropriateness Criteria in Section 2.13.7(d) of the Land Development Regulations. However, the Miami-Dade County Property Appraiser's Office will make the final determination of whether an improvement qualifies for an exemption.

The application for Historic Ad Valorem Tax Exemption is a two-step process. The "Part 1 – Preconstruction Application" is submitted to the Planning Department prior to any construction or demolition for an eligible single-family property. The "Part 2 – Review of Completed Work" is submitted to the Planning Department upon substantial completion of the project.

Upon submittal of a completed Part 1 - Preconstruction Application, the Planning Department will schedule the request for approval of Historic Ad Valorem Tax Exemption from the Historic Preservation Board at their next regularly scheduled meeting. The Board will review and make a recommendation to the City Commission to grant or deny an application for tax exemption.

The Planning Department will transmit the request for approval of Historic Ad Valorem Tax Exemption, together with the Part 1 – Preconstruction Application and the recommendations of the Historic Preservation Board and staff, for final consideration by the City Commission at a regularly scheduled meeting. A majority vote of the City Commission is required to approve an application for tax exemption.

For final approval of an Historic Ad Valorem Tax Exemption, the applicant must submit to the Planning Department the Part 2 – Review of Completed Work upon substantial completion of the project. A review will be conducted by Planning Department staff to determine whether or not the completed improvements are in compliance with the work approved by the City Commission in the Part 1 - Preconstruction Application. To qualify for a tax exemption, the property owner is required to enter into a covenant or agreement with the City guaranteeing that the character of the property and its qualifying improvements will be maintained during the period that the exemption is granted.

THE PROJECT

The applicant is requesting that the Historic Preservation Board transmit a favorable

recommendation to the Mayor and City Commission for an application requesting a Historic Single Family Ad Valorem Tax Exemption for the residence located at 3193 Royal Palm Avenue. The historic single-family home was substantially renovated and restored in 2012 including the following:

- Exterior renovation and restoration, including the restoration of the fluted panels located above the second story window and door openings.
- Replacement of doors and windows, HVAC, plumbing and electrical systems, and the roof
- Interior renovation and restoration, including the retention and restoration of significant interior architectural details including the terrazzo flooring.

In brief, the currently proposed project includes improvements to the historic residence and site indicated below:

Exterior Architectural Features

1. Construction of a 1-story, ground level addition along the west side of the home, partially within the required front yard. The proposed addition contains 505 sq. ft. of enclosed area and will contain a bedroom, closet and bathroom. The design of the new addition is compatible with the architectural vocabulary of the historic home and requires extremely limited demolition. Further, the location of the addition along the western side maintains the primary “postcard” view of the historic home.



3193 Royal Palm Avenue, Ca. 1940s postcard

2. Construction of a 1-story, 44 sq. ft. ground level addition along the south side of the home for a new half bathroom.

Interior Architectural Features

(The interior improvements indicated below may not be considered by the County Tax Appraiser to be qualifying for the ad valorem tax exemption.)

1. Elimination of an existing half bathroom in order to expand the kitchen pantry.

FISCAL IMPACT

According to the applicant, the estimated cost of the entire project and the value of the proposed qualifying improvements is \$100,000. The project commencement date is scheduled for January 2026 and the estimated project completion date is September 2026.

Please note that the revenue implication calculation provided below is a rough approximation. It assumes that the Miami-Dade County Property Appraiser's Office will not reduce the actual square footage of the additions to adjusted square footage. It assumes that the City's millage rate, the building market value, as well as the existing building class and grade value will remain the same. It is also based solely on the estimated value of the new additions and not to any repairs to the historic residence.

The Miami-Dade County Property Appraiser's Office determined in 2024 that the subject property has an adjusted square footage of 2,449 and a building value of \$852,252. The lot size is approximately 7,451 sq. ft. with a land value of \$1,368,815.

According to this information, the subject property has an effective building value per adjusted square foot of \$348 which is based upon its current building class and grade. According to the applicant, 549 square feet of qualifying building additions will be added to the site. Therefore, the estimated value of the proposed increase in qualifying square footage only, would be \$191,052. This figure does not include any other qualifying improvements that the County Tax Appraiser may determine to add value to the building. The County Tax Appraiser may determine certain improvements to the existing structure to be maintenance and therefore not adding building value to the property. In FY 2024/25, the adopted millage rate for the City of Miami Beach is 6.1481 (including debt service).

For the sole purpose of providing an estimated savings to the property owner (based on solely on the square footage of qualifying additions), we will assume there will be no change in millage rate over the ten-year period in which the exemption is granted. When using the 6.1481 millage rate for FY 2024/25, the applicant will save annually approximately \$1,175 from Miami Beach's portion of property taxes. Again, this calculation is a rough estimate of the revenue implication to the City due to many variables.

STAFF ANALYSIS

The applicant is to be greatly commended for the retention of the extremely well maintained historic single-family home. The proposed addition is in keeping with the architectural period of the original structure. It is very important that the current owner has chosen to preserve and expand this historic home, rather than to demolish and replace it. The historically significant home is an asset to the neighborhood, and as such staff recommends approval of the tax exemption

application.

RECOMMENDATION

In view of the foregoing analysis, and consistency with the Secretary of the Interior's Standards for Rehabilitation and the Certificate of Appropriateness Criteria in Section 2.13.7(d) of the Land Development Regulations, staff recommends the Historic Preservation transmit a favorable recommendation to the Mayor and City Commission for the approval of the Historic Single Family Ad Valorem Tax Exemption for the single-family residence located at 3193 Royal Palm Avenue.