

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

**PART 1 – PRE-CONSTRUCTION APPLICATION**

**Instructions:** Prior to any construction or demolition for an eligible single-family property, the Part 1 – Pre construction 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): Residence at 230 Palm Ave

Property Address: **230 Palm Ave ,Miami Beach FL 33139**

Folio Number: **02-4205-002-0800** Plat Book:     2     Page Number:     37    

Legal Description (Lot, Block, & Subdivision): **RIVIERA 1ST & 2ND ADDN AMD  
LOT 6 LESS NWLY10FT & W1/2 LOT 7 BLK E 2 PB 32-37**

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

**Locally Designated Historic Property**

**X 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:

**Samuel Jacobson Irrevocable Trust FBO Michael Jacobson**

Mailing Address: **230 Palm Ave**

City: **Miami Beach**

State: **FL**

Zip: **33139**

Contact Person: **Michael Andrew Jacobson**

Daytime Phone No.: **305-801-0241**

Cell Phone No.: **305-801-0241**

email: **Jacobson.Michael@icloud.com**

*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: **Henry O. Nelson**

Year Built: **1938**

Original Builder: **Unknown**

#### Architectural Style:

- |   |  |
|---|--|
| <input type="checkbox"/> Vernacular   | <input type="checkbox"/> Colonial Revival                    |
| <input type="checkbox"/> Mediterranean Revival                                  | <input type="checkbox"/> Neoclassical Revival                |
| <input checked="" type="checkbox"/> Mediterranean Revival/Art Deco Transitional | <input type="checkbox"/> Bungalow/Craftsman                  |
| <input type="checkbox"/> Art Deco   | <input type="checkbox"/> Monterey                            |
| <input 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.).

Circa 1955 – Steel windows replaced with aluminum frames.

Circa 1980s – Side terrace enclosed with French doors.

Circa 2000s – Interior remodeled (kitchen and bathrooms) while maintaining original structure.

Circa 2020 – Roof repaired and resurfaced without structural change.

**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.).

None documented. The residence retains its original footprint and overall massing as built 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: 24 feet

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:

- |  |   |   |                                       |   |
|--|---|---|---------------------------------------|---|
| <input checked="" type="checkbox"/> <u>Clay Tile</u> | <input type="checkbox"/> <u>Cement Tile</u> | <input type="checkbox"/> <u>Shingle</u> | <input type="checkbox"/> <u>Metal</u> | <input type="checkbox"/> Built Up/Asphalt |
| <input checked="" 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        |                                       |   |
- Other Roof Material(s):
- 

Windows:

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Double-Hung Sash    | <input type="checkbox"/> Awning           | <input checked="" type="checkbox"/> Arched Transom | <input type="checkbox"/> Corner Window     |
| <input type="checkbox"/> Single-Hung Sash    | <input type="checkbox"/> Sliding          | <input checked="" type="checkbox"/> Focal Window   | <input type="checkbox"/> Projecting Window |
| <input checked="" type="checkbox"/> Casement | <input checked="" type="checkbox"/> Fixed | <input type="checkbox"/> Dormer Window             | <input type="checkbox"/> Boxed Window      |
| <input type="checkbox"/> Jalousie            | <input type="checkbox"/> Glass Block      | <input type="checkbox"/> Porthole/Round Window     | <input type="checkbox"/> 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 checked="" type="checkbox"/> Carved Wooden Detail/Railing | <input checked="" type="checkbox"/> Chimney          | <input type="checkbox"/> Decorative Urns/Sculpture          |
| <input checked="" 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 checked="" type="checkbox"/> Decorative Columns/Pilasters | <input type="checkbox"/> Tower-like Element          | <input checked="" type="checkbox"/> Arched Opening          |
| <input checked="" type="checkbox"/> Ornate Window/Door Surround  | <input type="checkbox"/> Roof/Sun Deck               | <input checked="" type="checkbox"/> Roof Rafter Tails       |
| <input type="checkbox"/> Bas Relief/Sculpted Panel               | <input checked="" type="checkbox"/> Balcony/Balconet | <input type="checkbox"/> Rounded Roof Eaves                 |
| <input checked="" type="checkbox"/> Keystone Feature             | <input type="checkbox"/> Second Floor Overhang       | <input type="checkbox"/> Eyebrow/Concrete Canopy            |
| <input type="checkbox"/> Decorative Ceramic Tile                 | <input type="checkbox"/> Built-In Niche              | <input type="checkbox"/> Porthole/Round Opening             |
| <input type="checkbox"/> Brick/Field Stone Panel                 | <input type="checkbox"/> Built-In Planter            | <input type="checkbox"/> Stucco Molding/Band                |
| <input type="checkbox"/> Concrete Breeze Block                   | <input type="checkbox"/> Porte Cochere               | <input checked="" type="checkbox"/> Stucco Reveal/Scoreline |
- 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.).*

**Decorative plaster crown moldings and archways throughout the first floor; fireplace with updated keystone surround in the living room; stone floors and wood panel floors in main rooms upstairs;**

**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.).*

Existing Auxiliary Structures:

**Chicago Brick Driveway  
Front Walkway  
Landscaping Elements (hedges, palms, and lawn areas)**

Other Structures or Features:

**Decorative stucco wall with wrought-iron gate at the front property line; detached one-car garage with barrel-tile roof matching main house; paved driveway with curved approach; formal front walkway leading to arched entry porch; mature tropical landscaping typical of Palm Island residences (HPB22-0526 report).**

**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 ½" by 5."*

Use of the Building Before Improvements: **Single-family historic residence (owner-occupied).**

Use of the Building After Improvements: **Single-family historic residence (same use; no change).**

Estimated Date of Project Commencement: **December 2025**

Estimated Date of Project Completion: **January 2027**

Estimated Cost of Entire Project: **\$723,615.0**

Estimated Cost of Qualifying Improvements: **723,615.00**

Type of Work Proposed (indicate all that apply):

X Addition      X Alteration      X Upgrade      X Restoration      X 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: Roof and Eaves

Elevation: Entire Structure (All Sides)

Date of Feature: 1938      Photo No.:                      Plan No.: A-104 / S-3.0

#### **Describe existing feature and its present condition.**

The existing roof is a gable-style clay barrel tile roof with stucco-clad eaves and exposed decorative rafters typical of the Mediterranean Revival style. The structure shows signs of age and water infiltration due to deteriorated underlayment and corroded fasteners. Some tiles are cracked or missing, and the eaves exhibit minor wood decay at corners.

#### **Describe work on existing feature.**

Remove all deteriorated roofing materials while preserving the historic configuration and slope. Install new waterproof underlayment and flashing in accordance with FBC 2023. Replace broken or missing clay barrel tiles with new tiles matching the original shape, color, and profile. Repair and repaint eaves using historically compatible stucco and finish materials. All work will comply with the Secretary of the Interior's Standards for Rehabilitation and HPB22-0526 approval.

### **A. Exterior Architectural Features (continued)**

#### **Feature 2**

Exterior Feature: Windows and Doors

Elevation: (front, side, and rear)

Date of Feature: 1938      Photo No.: 0      Plan No.: A-300 / A-301 / S-1.1

#### **Describe existing feature and its present condition.**

The exterior walls are constructed of structural concrete masonry units finished with smooth stucco and decorative relief bands, consistent with the original Mediterranean Revival design. Over time, the stucco surface has developed hairline cracks, localized spalling, and areas of discoloration due to moisture intrusion and previous incompatible repairs.

#### **Describe work on existing feature.**

Remove all loose, non-original, or deteriorated stucco. Apply new stucco using a historically appropriate lime-based mix matching the original color, texture, and profile. Reinforce structural masonry where required per engineering drawings S-1.1 and S-2.0. Restore all decorative relief bands and molded details using hand-tooled methods consistent with historic finishes. Final coat will be a breathable mineral-based paint in the approved color per HPB22-0526.

#### **Feature 3**

Exterior Feature: Windows and Doors

Elevation: (North, South, East, and West)

Date of Feature: 1938      Photo No.: \_\_\_\_\_      Plan No.: A-601 / A-104

#### **Describe existing feature and its present condition.**

The building features original wood-framed casement and French doors with divided-light glazing, consistent with the Mediterranean Revival style. Several openings have been previously replaced with aluminum units that are not historically appropriate. Existing wooden frames exhibit paint failure, warping, and termite damage in some areas.

**Describe work on existing feature.**

All existing non-original aluminum windows and doors will be removed and replaced with new impact-rated aluminum-clad wood units that replicate the original profiles, muntin patterns, and sightlines. Original wood casement frames in salvageable condition will be repaired and refinished using epoxy consolidants and marine-grade coatings. New glazing will be clear, laminated, and energy-efficient while maintaining historic proportions. All installation work will comply with FBC 2023, Miami-Dade NOA requirements, and HPB22-0526 historic preservation conditions.

**B. Interior Architectural Features**

**Feature 1**

Interior Feature: Original Flooring and Ceiling Design

Room: Living Room and Dining Area

Date of Feature: 198 Photo No.: \_\_\_\_\_ Plan No.: A-102 / A-103

**Describe existing feature and its present condition.**

The interior spaces feature marble floors with plaster ceilings with simple molded edges typical of the Mediterranean Revival style. Over time, portions of the marble have dulled or cracked, and the ceiling plaster shows minor surface deterioration and moisture staining due to previous roof leaks.

**Describe work on existing feature.**

The marble floor will be replaced. Damaged plaster areas will be removed and replaced using lime-based plaster and smooth trowel finish consistent with the historic texture. All restoration will follow the Secretary of the Interior's Standards for Rehabilitation and maintain the historic character of the interior spaces.

**Feature 2**

Interior Feature: Staircase and Iron Railing

Room: Main Hall and Foyer

Date of Feature: 1938 Photo No.: \_\_\_\_\_ Plan No.: A-102 / S-0.0

**Describe existing feature and its present condition.**

The original interior staircase consists of reinforced-concrete treads and risers with a decorative wrought-iron handrail and wood top cap. The staircase is a focal element within the foyer, reflecting Mediterranean Revival design. Over time, the iron railing has developed surface corrosion, and the wood handrail shows minor wear and loss of finish.

**Describe work on existing feature.**

Clean and restore all metal surfaces using a low-abrasion method; apply rust-inhibitive primer and historically appropriate matte-black finish. Repair and refinish the wood handrail with stain and marine-grade varnish matching the original tone. Concrete treads will be patched and refinished with a compatible terrazzo overlay per detail A-102. All work will comply with the Secretary of the Interior's Standards for Rehabilitation and maintain the historic character of the foyer.

**B. Interior Architectural Features (continued)**

**Feature 3**

Interior Feature: Interior Doors, Trim, and Decorative Moldings

Room: Throughout house (Living areas, Bedrooms, Hallways)

Date of Feature: 1938 Photo No.: \_\_\_\_\_ Plan No.: A-102- / A-600

**Describe existing feature and its present condition.**

The residence retains several original wood doors with flat panels and decorative casings, consistent with the Mediterranean Revival design. The trims and base moldings are simple plaster and wood profiles typical of the late 1930s period. Some doors exhibit warping and chipped paint, while sections of molding have been removed or replaced with non-original materials over the years.

**Describe work on existing feature.**

Restore all existing doors and trim in place. Sand and repaint doors with low-VOC paint matching the historic color palette. Replace damaged moldings with new wood profiles matching the original dimensions and detail. All non-original trim will be replaced with historically appropriate replicas based on photographic evidence and architectural drawings A-600. All finishes will comply with HPB22-0526 preservation standards and the Secretary of the Interior’s Standards for Rehabilitation.

**C. Landscape Features**

**Feature 1**

Landscape Feature: Front Driveway, Perimeter Wall, and Mature Palm Landscaping

Location on Property: Front and Side Yard (North and East perimeter)

Date of Feature: Circa 1938 (Restored 1985) Photo No.: \_\_\_\_\_ Plan No.: A-002 / A 003

**Describe existing feature and its present condition.**

The property features a decorative stucco perimeter wall with a wrought-iron gate at the front property line, a curved concrete driveway, and mature tropical landscaping including palms and hedges. The wall shows minor cracking and areas of surface staining, while portions of the driveway have settled slightly due to age. The landscape remains largely intact but requires maintenance and selective replacement of overgrown vegetation.

**Describe work on existing feature.**

Repair minor cracks in the stucco wall using compatible lime-based patch material and repaint to match existing color. Clean and recoat the wrought-iron gate with rust-resistant black enamel. Re-grade and resurface the driveway with broom-finished concrete following the historic alignment. Preserve all healthy mature palms and install new plantings consistent with the original tropical character of Palm Island residences, per HPB22-0526 guidelines.

**C. Landscape Features (continued)**

**Feature 2**

Landscape Feature: Rear Yard, Pool Deck, and Garden Area

Location on Property: Rear (West side of property)

Date of Feature: circa 1985 (updated 2025 per proposed plans) Photo No.: \_\_\_\_\_

Plan No: A-002 / A-003

**Describe existing feature and its present condition.**

The rear yard includes a rectangular swimming pool surrounded by concrete decking and a landscaped garden with palms, hedges, and grass areas. The pool coping and surrounding deck show minor cracking and discoloration. Some vegetation has become overgrown, partially obstructing views of the property's rear façade.

**Describe work on existing feature.**

Resurface the pool deck with slip-resistant concrete in a light neutral tone matching the historic character of the property. Replace damaged coping and regrout joints. Trim existing vegetation and replant with low-maintenance tropical species compatible with the Palm Island landscape palette. Preserve mature palms and restore the rear garden layout according to plan A-003. Work will comply with HPB22-0526 conditions and preserve the site's historic integrity.

**Feature 3**

Landscape Feature: Side and Rear Perimeter Walls with Iron Gates

Location on Property: South and West property boundaries

Date of Feature: circa 1938 (restored 1985) Photo No.: \_\_\_\_\_

Plan No.: A-002 / S-0.0

**Describe existing feature and its present condition.**

The property boundaries are defined by stucco-finished masonry walls with decorative wrought-iron gates. The walls exhibit minor cracks and localized surface deterioration, while the metal gates show paint loss and mild corrosion. These features are consistent with the historic Mediterranean Revival character of the residence.

**Describe work on existing feature.**

Repair cracks and damaged stucco using a compatible lime-cement mix and repaint to match the existing finish. Remove rust and old paint from ironwork using a low-abrasion method, then apply a rust-inhibiting primer and matte-black enamel finish. Maintain original dimensions, profiles, and decorative detailing per plans A-002 and HPB22-0526 guidelines.



**PRE-CONSTRUCTION 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 - Pre-construction 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 FOR SINGLE-FAMILY PROPERTIES**

**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 - Pre-construction 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 - Pre-construction Application. Photographs must be in color; minimum size of each photograph is 3 1/2" 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: \_\_\_\_\_

**IV. OWNER ATTESTATION**

I hereby apply for an Historic Single-Family Ad Valorem Tax Exemption for the project described above and in the Part 1 - Pre-construction Application, which received a recommendation of approval by the Historic Preservation Board on \_\_\_\_\_ and final approval by the City Commission on \_\_\_\_\_. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that in my opinion the completed project is consistent with the work approved by the City Commission in the Part 1 - Pre-construction Application; and it conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as well as the Certificate of Appropriateness Criteria in Section 118-564 of the Miami Beach City Code. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. 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 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. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Print Name	Signature	Date
Print Name	Signature	Date

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

Title	Organization Name
-------	-------------------

**Notarized:**

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_ (and) \_\_\_\_\_ who has (have) produced \_\_\_\_\_ as identification and / or is (are) personally known to me and who did / did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC'S SIGNATURE

\_\_\_\_\_  
PRINT NAME

My Commission Expires: \_\_\_\_\_

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

**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 – Pre-construction 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 – Pre-construction 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 – Pre-construction 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: \_\_\_\_\_







