



DATE: May 21, 2013

AGENDA ITEM NO. 17a.

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

County Administrator's Signature

Subject:

Request by the City of St. Petersburg to Approve Ad Valorem Property Tax Exemptions for Two Historic Properties Located in the City of St. Petersburg.

Department:

Strategic Planning & Initiatives

Staff Member Responsible:

Larry Arrington, Director

Recommended Action:

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) ADOPT THE ATTACHED TWO PROPOSED RESOLUTIONS GRANTING AD VALOREM TAX EXEMPTIONS FOR TWO HISTORIC PROPERTIES LOCATED IN THE CITY OF ST. PETERSBURG, AND THAT THE BOARD CHAIRMAN BE AUTHORIZED TO SIGN THE ATTACHED TWO TAX EXEMPTION COVENANTS FOR THE SUBJECT PROPERTIES.

Summary Explanation/Background:

In 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on improvements to designated historic properties. In 1994, the City of St. Petersburg became the first city in Pinellas County to adopt provisions in response to this amendment, giving property owners financial incentives to preserve the City's historic resources. This incentive was strengthened in January 1996 when the Board adopted similar ad valorem tax exemption provisions (Pinellas County Code, Article IV, Section 118). Section 118 of the County Code allows the Board to grant exemptions from County ad valorem taxes for qualified improvements to designated historic properties located in unincorporated Pinellas County and in municipalities that have adopted similar ordinances. So far, the City and the County have approved fifty one tax exemption applications for properties in St. Petersburg. The following are two additional historic property tax exemption requests from the City of St. Petersburg for the Board's approval and associated covenants for the Chairman to sign.

On March 21, 2013, the St. Petersburg City Council adopted two resolutions approving property tax exemptions for two properties within the City (attached). These properties are located at 7321 3rd Avenue North (locally known as the Mathis Residence) and 405 Central Avenue, Suite #700 (locally known as Snell Arcade). The location of these two buildings is shown on the maps attached to the County resolutions. The tax exemptions for these properties are based on the assessed value of qualified improvements to the exterior and interior of these properties. The specific improvements to each of these properties that would receive an exemption are listed at the end of their respective proposed County resolution. The exemption would be valid for a period of ten years, beginning on January 1, 2013 through December 31, 2022.

The City Council has forwarded the City resolutions, City staff report and the associated executed covenants to the Board for approval in order to qualify for exemption from County ad valorem taxes as

well. When approved, each property owner must have an executed covenant recorded in the official records of Pinellas County. The covenant requires that the property owner maintain and repair the property so as to preserve and maintain the historic architectural qualities or historical integrity of the qualifying property for which the exemption is granted. The recorded covenant shall be binding on the property owner, transferees, and their heirs, successors or assigns. The applicant must provide a certified copy of the recorded covenant (attached) to the designated City and County officials within thirty (30) days of the County approval of the exemption.

The total estimated cost of all qualifying improvements to these properties is \$228,640. All the improvements as outlined in the City Certificate of Appropriateness (COA) applications and as outlined in the County resolutions for these properties have been reviewed and approved by the City.

Not counting the current applications, the City of St. Petersburg and the County have approved fifty one historic property tax exemption applications since 1996. Of these fifty-one approved exemption applications, eight exemptions have expired and forty-three are still eligible for deferred taxes within their allowed ten year exemption period. Based on the information provided by the Pinellas County Property Appraiser's Office, the total taxable value of qualifying improvements to these forty-three historic properties was \$6,560,570 in 2012. The total County ad valorem taxes deferred for these properties in 2012 were \$33,361 and the total City deferred ad valorem taxes were \$44,442 for a total of \$77,803.

Fiscal Impact/Cost/Revenue Summary:

In 2012, according to the information provided in the City staff report, the two subject properties had a total assessed value of \$233,508 and the owners of these properties paid a total of \$4,101 in City and County taxes. Using information provided by the City, it is estimated that the exemptions would total no more than \$774 in deferred City taxes and \$581 in deferred County taxes in 2013, assuming the Pinellas County Property Appraiser assesses the improvements at fifty percent of their full value. In today's dollars, therefore, the County and the City would be foregoing about \$1,355 in taxes annually over the ten years of the tax exemptions. This does not take into account any appreciation in the value of these improvements over this ten year period.

The following is a list of the subject properties, the assessed value of each property in 2012, the taxes paid to the City and the County on each property in 2012, the estimated cost of improvements on each property, and the estimated County taxes that would be deferred annually over the next ten years.

Case #	Property	Preconstruction 2012 Assessed Value	City/County Taxes Paid in 2012	Estimated Improvement Costs	Estimated Annual County Taxes* Deferred
1	Mathis Residence, 7321 3 rd Avenue N	\$133,169	\$1,689	\$65,250	\$166
2	405 Central Avenue, Suite 700, Snell Arcade	\$100,339	\$1,173	\$163,390	\$415
	Totals	\$233,508	\$4,101	\$228,640	\$581

* County Taxes based on 5.0852 mills

Exhibits/Attachments Attached:

1. 7321 3rd Avenue North. (County Resolution, Tax Exemption Covenant, City Agenda & Resolution No. 2013-131).
2. 405 Central Ave, Suite 700, Snell Arcade, (County Resolution, Tax Exemption Covenant, & City Resolution No. 2013-132).

ATTACHMENT 1

RESOLUTION NO. ____

A RESOLUTION BY THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A HISTORIC PROPERTY TAX EXEMPTION FOR THE MATHIS RESIDENCE, LOCATED AT 7321 3RD AVENUE NORTH, A LOCAL HISTORIC LANDMARK WITHIN THE CITY OF ST. PETERSBURG; APPROVING EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Pinellas County, Florida is the governing body of Pinellas County; and

WHEREAS, the Board of County Commissioners of Pinellas County values the historic resources located in the County; and

WHEREAS, the protection of such historic resources is in the public interest and is essential to the health, safety, and welfare of the residents of Pinellas County; and

WHEREAS, the adopted Pinellas County Comprehensive Plan contains goals, objectives, and policies supporting the protection of historic resources in Pinellas County; and

WHEREAS, the Pinellas County Board of County Commissioners adopted the Historic Preservation Ordinance (Pinellas County Code, Chapter 146) in 1992 and substantially amended the Ordinance in 2012; and

WHEREAS, the citizens of Florida have amended Article VII, Section 3(d) of the Florida Constitution to authorize counties and municipalities to allow ad valorem tax exemptions for up to 10 years on improvements to designated historic properties; and

WHEREAS, the Florida Legislature has enacted Sections 196.1997 and 196.1998, F.S., to govern the allowance of such exemptions; and

WHEREAS, the City of St. Petersburg adopted an ad valorem tax exemption ordinance (Section 16-536 of the City Code) on July 21, 1994, giving its residents financial incentives to preserve the City's historical resources; and

WHEREAS, the Pinellas County Board of County Commissioners adopted the Historic Property Tax Exemption Ordinance (County Code, Article IV of Chapter 118), in January 1996, which provides for ad valorem tax exemption in unincorporated areas and in municipalities that have similar tax exemption ordinances; and

WHEREAS, the property located at 7321 3rd Avenue North, parcel ID # 19/31/16/20484/018/0080 (Exhibit A, attached), a local historic landmark in the City of St. Petersburg, and described as below, which according to public records of Pinellas County is presently owned by Susan Schmitt:

Lot 8, and the East ½ of Lot 7, Block 18, REVISED MAP OF DAVISTA, a subdivision according to the plat thereof recorded at Plat Book 4, Page 24, in the public records of Pinellas County, Florida; and

WHEREAS, the City Council on December 1, 2011, approved the designation of the Mathis Residence as a local historic landmark (HPC #11-90300002); and

WHEREAS, the City Planning and Economic Development staff approved the Part I ad valorem tax exemption application (AVT# 11-90400006) on September 12, 2011; and

WHEREAS, the City of St. Petersburg City Council approved an ad valorem tax exemption for improvements to the property located at 7321 3rd Avenue North, (Resolution No. # 2013-131) on March 21, 2013; and

WHEREAS, the City of St. Petersburg City Council has requested approval of the ad valorem tax exemption from the Pinellas County Board of County Commissioners; and

WHEREAS, the staff report from the City of St. Petersburg demonstrates that the property and improvements listed below located at 7321 3rd Avenue North, meet all criteria for ad valorem tax exemption as described in Section 16.30.070.4 of the City Code, Section 118 of the Pinellas County Code, and Section 196.1997 of the Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, in regular session duly assembled this 21st day of May 2013, hereby:

1. Finds that the property and improvements listed below located at 7321 3rd Avenue North, meet all criteria for ad valorem tax exemption as described in Article IV of Chapter 118 of the Pinellas County Code, and
2. Approves a historic property tax exemption for a period of ten years from January 1, 2013 to December 31, 2022 for the following improvements to the property located at 7321 3rd Avenue North, consistent with local and state law subject to receipt of a certified copy of a recorded covenant within thirty (30) days of the Board of County Commissioners approval, and
3. Approves and authorizes the Chairman to sign and execute the historic preservation tax exemption covenant.

IMPROVEMENTS:

Exterior Renovations

- Repair exterior cement and tile on porch.

Interior Renovations

- Repair plaster.
- Repair and refinish wood finishes and floors.
- Restore fireplace.
- Repair and refinish kitchen and bathrooms.
- Replace knob and tube wiring.
- Update plumbing.
- Repair and relocate air conditioning equipment.

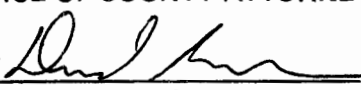
Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ and upon roll call, the vote was:

AYES:

NAYS:

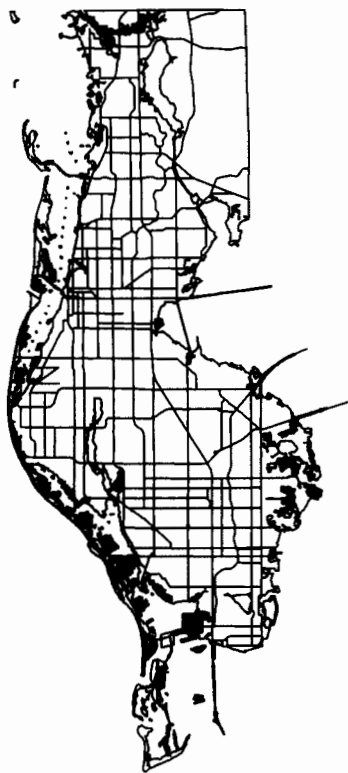
ABSENT AND NOT VOTING:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney

7321 3RD AVE N

EXHIBIT A



5TH

AVENUE

N

N

DARTMOUTH

AVENUE

N

4TH

AVENUE

N

STREET

3RD

AVENUE

STREET

BURLINGTON

AVENUE N

STREET

75TH

2ND

74TH

AVENUE

N

72ND

N



City of St. Petersburg and Pinellas County
HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the ____ day of _____, 2013, by **SUSAN A. SCHMITT**, (hereinafter referred to as the "Owner"), and in favor of **CITY OF ST. PETERSBURG, FLORIDA** (hereinafter referred to as "City") and **PINELLAS COUNTY, FLORIDA** (hereinafter referred to as "County"), jointly and severally, for the purpose of the restoration, renovation or rehabilitation of a certain Property located at 7321 3rd Avenue North, St. Petersburg, Florida (the Mathis Residence), which is owned in fee simple by the Owner. The Property is locally designated as a historic property under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the local designation report for the property are: (x) architecture, (x) history, () archaeology.

The Property is comprised essentially of the improvements to the following described site (herein, the "Property"):

Lot 8, and the East ½ of Lot 7, Block 18, REVISED MAP
OF DAVISTA, a subdivision according to the plat thereof
recorded at Plat Book 4, Page 24, in the public records of
Pinellas County, Florida

In consideration of the historic preservation property tax exemptions granted by the City and the County resulting from the restoration, renovation, or rehabilitation of the Property by the Owner, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2013, to December 31, 2022:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the City of St. Petersburg Urban Planning and Historic Preservation Division (or successor agency thereto) (herein, the "Local Historic Preservation Office"), the address for which is:

**City of St. Petersburg
Urban Planning and Historic Preservation Division
Planning and Economic Development Department
Post Office Box 2842
St. Petersburg, Florida 33731
(727) 892-5451 Phone
(727) 892-5001 Fax**

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that appropriate representatives of the City and the County, their agents and designees, shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of non-performance or violation of the maintenance and repair provisions of this Covenant by the Owner or by any successor-in-interest during the term of this Covenant, the Local Historic Preservation Office will report such violation to the Pinellas County Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.


6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform both the Local Historic Preservation Office and the County in writing of the damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the City. Such restoration and reconstruction work shall also be reported to the County.

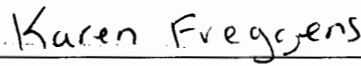
7. If the Property is destroyed or severely damaged by accidental or natural causes during the Covenant period, such that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will inform both the Local Historic Preservation Office and the County in writing of the loss or damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the loss or damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. The Local Historic Preservation Office will evaluate the information provided, make a determination regarding removal of the Property from eligibility for tax exemption, and notify the Owner in writing of its determination regarding removal of the Property. If the Local Historic Preservation Office determines that the Property should be removed from eligibility for tax exemption, the Local Historic Preservation Office will notify the Pinellas County Property Appraiser in writing so that the tax exemption may be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, the Owner shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the County, the Pinellas County Property Appraiser, and the Pinellas County Tax Collector, who shall take action pursuant to s. 196.1997(7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

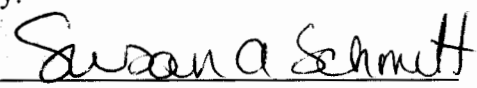
WITNESSES


Witness Signature
CAROLE MORIN
Printed or typed name of Witness
3/25/13
Date


Witness Signature
Karen Freggens
Printed or typed name of witness
3/25/13
Date

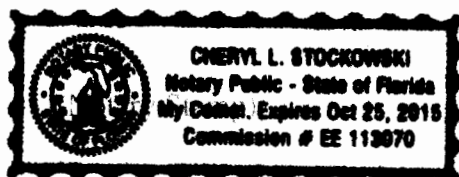
OWNER

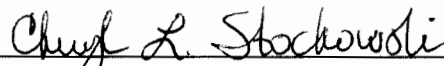
SUSAN A. SCHMITT

By: 
Owner Signature
Susan A Schmitt
Printed or typed name of Owner
3/25/13
Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 25 day of March, 2013, by **SUSAN A. SCHMITT**, in her capacity as Owner of 7321 3rd Avenue North, the Mathis Residence, who is personally known to me, or has provided FL Drivers License as identification.




(Notary Signature)
Commission expires:

WITNESSES

CITY OF ST. PETERSBURG,
FLORIDA

Eileen McDowell

Witness Signature

Eileen McDowell

Printed or Typed Name of Witness

Helen Rhymes

Witness Signature

Helen Rhymes

Printed or Typed Name of Witness

By: Tish Elston
Tish Elston, City Administrator

ATTEST:

Eva Andujar
Andujar, City Clerk



(Affix Seal)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 5th day of April, A.D. 2013, by Tish Elston and Eva Andujar, as City Administrator and City Clerk, respectively, of the City of St. Petersburg, Florida, a Municipal Corporation, existing under the laws of the State of Florida, on behalf of the corporation. They are personally known to me and appeared before me at the time of notarization.



Cathy E. Davis
(Notary Signature)
Commission Expires:

APPROVED AS TO CONTENT:

Paul D. Cichon
City Attorney (Designee)
By: Paul D. Cichon

APPROVED AS TO FORM:

Paul D. Cichon
City Attorney (Designee)
By: Paul D. Cichon

ATTEST:
KENNETH BURKE, CLERK

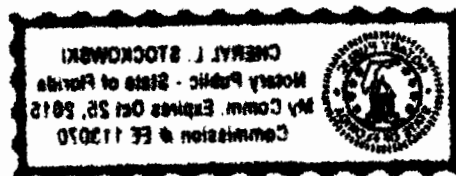
PINELLAS COUNTY, FLORIDA,
by and through its Board of County
Commissioners,

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

[Signature]
Office of the County Attorney



**CITY OF ST. PETERSBURG CITY COUNCIL
CONSENT AGENDA
MEETING OF MARCH 21, 2013**

TO: The Honorable Karl Nurse, Chair, and Members of City Council

SUBJECT: Review of Ad Valorem Property Tax Exemption Applications (Part II: Review of Completed Work) for the following historic properties:

- 7321 3rd Avenue North, Mathis Residence, residential, Local Landmark
- Suite 700, 405 Central Avenue, Snell Arcade, residential, Local Landmark

BACKGROUND: In 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on improvements to designated historic properties. The City of St. Petersburg adopted this amendment (Section 16.30.070.4) on July 21, 1994, giving its residents financial incentives to preserve the City's historical resources. The incentive was strengthened in January 1996, when Pinellas County also adopted the ad valorem tax exemption amendment. This program allows for the exemption of up to 100 percent of the assessed value of all historically correct improvements, both interior and exterior, to qualifying historic properties. A "qualifying property" in the City of St. Petersburg is defined as:

- a property designated as a local landmark or part of a thematic grouping;
- a contributing resource to a local historic district;
- a property listed in the National Register of Historic Places as a historic landmark;
- or
- a contributing resource in a historic district listed in the National Register of Historic Places.

The improvements must result from the restoration, renovation, or rehabilitation of the historic properties. The taxes are exempt for a period of ten years. If the property changes ownership during this ten year span, the exemption will continue for the new owner.

The process requires that the owner submit a *Part One – Preconstruction Application* prior to initiating work. This application may be submitted jointly with the Certificate of Appropriateness application, a separate review procedure required for exterior alterations of all locally landmarked buildings. The Preconstruction Application lists all

improvements to be undertaken, as well as the estimated cost of the project, a copy of the most recent tax assessment and bill for the property.

When the work is completed, the owner submits a *Part Two – Request for Review of Completed Work*, which includes documentation of the cost of the qualifying improvements. The project must meet the following criteria in order to be deemed in compliance as a qualifying improvement to the property:

- The property must be a “qualifying historic property” as defined above;
- Improvements to the property must exceed 10 percent of its assessed value;
- The improvements must comply with the *Secretary of the Interior’s Standards for Rehabilitation*;
- All improvements must be started *after* plans are submitted for review and completed within two years of the date of approval; and
- The ad valorem tax exemption is limited to that portion of the assessed value of a qualifying improvement up to \$100,000 for single-family residential properties and \$1 million for other properties unless City Council finds:
 - (1) that the qualifying property is of great significance based on the criteria met for historic designation and the historic significance, value, character and contribution of the property and the qualifying improvement to the City and that the assessed value of the qualifying improvement is equal to or exceeds twenty-five percent (25%) of the total assessed value of the property as improved; or
 - (2) that the additional exemption is necessary to save the property from destruction and to ensure the rehabilitation, renovation, or restoration of the property; or
 - (3) that the additional exemption is necessary to meet City, state, and federal building code requirements to ensure the rehabilitation, renovation, or restoration of the property.

A covenant in the form which has been approved by the City must be executed by the property owner before an exemption can be approved by the City Council. The covenant provides that the property owner shall maintain and repair the property so as to preserve and maintain the historic architectural qualities or historical or archaeological integrity of the qualifying property for which an exemption is granted.

If the exemption is granted, the property owner shall have the covenant recorded in the official records of Pinellas County prior to the effective date of the exemption. The covenant shall be binding on the property owner, transferees, and their heirs, successors or assigns. The applicant shall provide a certified copy of the recorded covenant to the POD within 120 days of the City Council approval of the exemption or said approval by the City Council shall be void. If the property changes ownership during the exemption period the requirements of the covenant are transferred to the new owner.

With City Council approval, a resolution will be passed and the exemption will be valid for a period of up to ten years. The City Council approval will be forwarded to the Pinellas County Board of County Commissioners for its approval in order to qualify for an exemption to the County ad valorem tax as well.

EXPLANATION: The attached renovation projects satisfactorily meet all of the requirements for receipt of the ad valorem tax exemption as outlined in Section 16.30.070.4 of the City Code. The resolution and staff overview of each project is attached.

RECOMMENDATION: Staff recommends **APPROVAL** of the attached resolutions and ad valorem tax exemption covenants. The form of the joint City of St. Petersburg and Pinellas County covenant showing the rights, obligations, and responsibilities of the property owner, city and county has been provided in lieu of individual covenants for each property.

COST/FUNDING/ASSESSMENT INFORMATION: All of the properties seeking ad valorem tax exemptions currently pay taxes collectively totaling **\$2,862**. The owners will continue to pay this amount – and any inflationary increases – during the life of the exemption. The tax exemption will only apply to the increase in ad valorem taxes resulting from the subject renovations, and will be limited to \$100,000 for residential and \$1,000,000 for commercial properties. The tax exemption will total no more than **\$774* per year** for ten years in deferred City taxes assuming the Pinellas County Property Appraiser assesses the improvements at fifty percent of their full construction value. The Pinellas County taxes that would be deferred if approved by the Board of County Commissioners would total **\$581* per year**. Total County and City taxes deferred by the exemption would not exceed **\$1,356* per year** for ten years. Both of the properties are single-family residences, whose tax exemption is capped at \$100,000 in assessed value.

Case #	Property	AVT File #	Preconstruction Assessed Value	Taxes Paid in 2012	Allowable Construction Costs	Estimated Annual City Taxes Deferred
1	Mathis Residence, 7321 3 rd Avenue N	#11-90400006	\$133,169	\$1,689	\$65,250	\$221
2	Suite 700, Snell Arcade, 405 Central Avenue	#11-90400005	\$100,339	\$1,173	\$163,390	\$553
	Totals		\$233,508	\$4,101	\$228,640	\$774

*With the tax exemption capped at \$100,000 in assessed value for residential properties, the annual exemption from City taxes cannot exceed \$677 and from County taxes cannot exceed \$509 per property.

ATTACHMENTS: Staff Reports, Covenants, and Resolutions for two historic properties.

APPROVALS: Administrative: _____

Budget: _____

Legal: _____

NO. 2013-131

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR THE MATHIS RESIDENCE, LOCATED AT 7321 3RD AVENUE NORTH, A LOCAL HISTORIC LANDMARK; RECOMMENDING THAT THE PINELLAS COUNTY BOARD OF COMMISSIONERS APPROVE AN EXEMPTION TO THE COUNTY AD VALOREM TAX; APPROVING EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on improvements to designated historic properties and the City of St. Petersburg adopted this amendment (Section 16.30.070.4 of the City Code) on July 21, 1994, giving its residents financial incentives to preserve the City's historical resources. This incentive was strengthened in January 1996, when Pinellas County adopted this ad valorem tax exemption amendment; and

WHEREAS, the Mathis Residence, a locally designated historic landmark, and described as below (herein, the "Property"), which according to public record is presently owned by Susan Schmitt:

Lot 8, and the East ½ of Lot 7, Block 18, REVISED MAP OF DAVISTA, a subdivision according to the plat thereof recorded at Plat Book 4, Page 24, in the public records of Pinellas County, Florida; and

WHEREAS, the City Council on December 1, 2011, approved the designation of the Mathis Residence as a local historic landmark (HPC #11-90300002); and

WHEREAS, Planning and Economic Development staff approved the Part I ad valorem tax exemption application (AVT 11-90400006) on September 12, 2011; and

WHEREAS, the attached staff report and historic preservation covenant demonstrate that the renovation work on the Property meets all the criteria for issuing the exemption as described both in Section 16.30.070.4 of the City Code and Section 196.1997 of the Florida Statutes; and

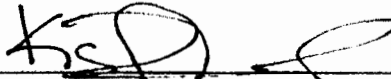
WHEREAS, the Property does not meet the conditions set forth in City Code Section 16.30.070.4(C) and is not exempt from requirements limiting eligible qualifying improvements on single-family residential properties to \$100,000 or less; and

WHEREAS, the tax exemption shall be for a period of ten years which is from January 1, 2013, to December 31, 2022.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida approves the ad valorem tax exemption for the Mathis Residence, a locally designated historic landmark, as consistent with local and state law subject to receipt of a certified copy of the recorded covenant within 120 days of City Council approval or said approval shall be void; approves execution of the historic preservation tax exemption covenant on behalf of the City; and recommends that the Pinellas County Board of County Commissioners approve the exemption to the County ad valorem taxes as well.


This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 21st day of March, 2013.



Karl Nurse Chair-Councilmember
Presiding Officer of the City Council

ATTEST:


Eva Andujar City Clerk

**CITY OF ST. PETERSBURG
PART II: REVIEW OF COMPLETED WORK
CASE #1: CITY FILE AVT #11-90400006**

Name of Property	Mathis Residence, 7321 3 rd Avenue North
Designation Type/Date	Local Historic Landmark (HPC #11-90300002 – December 2011)
Request	Approve Historic Property Tax Exemption "Part II: Request for Review of Completed Work."
Recommendation	Administration Recommends APPROVAL of the Ad Valorem Tax Exemption for the Mathis Residence at 7321 3 rd Avenue North limiting the assessed value of a qualifying improvement to \$100,000.

General Eligibility Requirements

The subject property is an individually designated local historic landmark in St. Petersburg and is a "qualifying property" for the ad valorem tax exemption for historic properties. The applicant has met the starting and completion date requirements set forth in City Code Section 16.30.070.4. The applicant first applied for the ad valorem tax exemption in August 2011 and was approved by staff for construction in September 2011, prior to beginning improvements on the subject property. The owner also applied for local designation in August 2011. City Code Section 16.30.070.4 allows for application for the ad valorem tax exemption simultaneously with the local designation and provides for approval of the exemption provided that the designation is approved by City Council before the rehabilitation project is completed. The subject property was locally designated in December 2011. The improvements were completed in May 2012, approximately eight months after beginning the project.

City Code Section 16.30.070.4 requires a property owner to expend at least ten percent of the assessed property value on improvements. The applicant has met this requirement. In 2011 when improvements to the property began, the assessed property value for the Mathis Residence was \$133,169. The property owner has documented \$65,250 in qualified improvement costs for the rehabilitation of the building, which is 49 percent of the assessed value.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2011 assessment, the Mathis Residence was valued at \$133,169 inclusive of land and improvements. After application of the homestead exemption, the owner paid taxes

of \$1,689. The owner will continue to pay this amount – and any inflationary increases – during the life of the exemption.

The tax exemption will only apply to the increase in ad valorem taxes resulting from the renovation and total no more than \$221 per year for ten years in deferred City taxes assuming the Pinellas County Property Appraiser assesses the qualified improvements at fifty percent of their full construction value, in this case \$65,250. The Pinellas County taxes that would be deferred if approved by the Board of County Commissioners would total \$166 per year. Total County and City taxes deferred by the exemption would not exceed \$387 per year for ten years. In any event, with the tax exemption capped at \$100,000 in assessed value, the annual exemption from City taxes cannot exceed \$677.

Compliance with Secretary of Interior's Standards for Historic Preservation

According to City Code Section 16.30.070.4, the work for all projects requesting the ad valorem tax exemption for historic properties must comply with the City's Certificate of Appropriateness requirements and design guidelines and the Secretary of the Interior's Standards for Rehabilitation upon which they are based. The applicant has complied with these requirements and the table below details the manner in which they complied.

Eligible Improvements	"Before" and After" Photos (See Attached)	Meets Design Standards
Exterior Renovations		
Repair exterior cement and tile on porch.	1, 6	Yes
Interior Renovations		
Repair plaster.	2-5, 7-11	Yes
Repair and refinish wood finishes and floors.	2-5, 7-11	Yes
Restore fireplace.	2, 7	Yes
Repair and refinish kitchen and bathrooms.	5, 10-11	Yes

Replace knob and tube wiring.		Yes
Update plumbing.		Yes
Repair and relocate air conditioning equipment.		Yes

Attachments: Photographs and Resolution.

ATTACHMENT 2

RESOLUTION NO. ____

A RESOLUTION BY THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A HISTORIC PROPERTY TAX EXEMPTION FOR SUITE 700 OF SNELL ARCADE CONDO, A PORTION OF A PROPERTY FORMERLY KNOWN AS "SNELL ARCADE," LOCATED AT 405 CENTRAL AVENUE, WHICH HAS BEEN DESIGNATED IN ITS ENTIRETY AS A LOCAL HISTORIC LANDMARK AND IS ALSO LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES IN THE CITY OF ST. PETERSBURG; APPROVING EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Pinellas County, Florida is the governing body of Pinellas County; and

WHEREAS, the Board of County Commissioners of Pinellas County values the historic resources located in the County; and

WHEREAS, the protection of such historic resources is in the public interest and is essential to the health, safety, and welfare of the residents of Pinellas County; and

WHEREAS, the adopted Pinellas County Comprehensive Plan contains goals, objectives, and policies supporting the protection of historic resources in Pinellas County; and

WHEREAS, the Pinellas County Board of County Commissioners adopted the Historic Preservation Ordinance (Pinellas County Code, Chapter 146) in 1992 and substantially amended the Ordinance in 2012; and

WHEREAS, the citizens of Florida have amended Article VII, Section 3(d) of the Florida Constitution to authorize counties and municipalities to allow ad valorem tax exemptions for up to 10 years on improvements to designated historic properties; and

WHEREAS, the Florida Legislature has enacted Sections 196.1997 and 196.1998, F.S., to govern the allowance of such exemptions; and

WHEREAS, the City of St. Petersburg adopted an ad valorem tax exemption ordinance (Section 16-536 of the City Code) on July 21, 1994, giving its residents financial incentives to preserve the City's historical resources; and

WHEREAS, the Pinellas County Board of County Commissioners adopted the Historic Property Tax Exemption Ordinance (County Code, Article IV of Chapter 118), in January 1996, which provides for ad valorem tax exemption in unincorporated areas and in municipalities that have similar tax exemption ordinances; and

WHEREAS, the property located at 405 Central Avenue, Suite 700, parcel ID # 19-31-17-83226-000-7000 (Exhibit A, attached), a National Register of Historic Places designated property and a local historic landmark in the City of St. Petersburg, and described as below, which according to public records of Pinellas County is presently owned by Dawn Belair:

Suite 700, Unit R-2, of SNELL ARCADE, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12603, Page 686, and as per plat thereof recorded in Condominium Plat Book 128, page 1 as amended in Official Record Book 14047, Page 2495 and as per plat thereof recorded in Condominium Plat Book 135, Page 25, all of the public records of Pinellas County, Florida; and

WHEREAS, the City Council on June 19, 1986, approved the designation of the Snell Arcade as a local historic landmark (HPC #86-08), and the United States Secretary of the Interior listed the building on the National Register of Historic Places on November 4, 1982; and

WHEREAS, the City Planning and Economic Development staff approved the Part I ad valorem tax exemption application (AVT# 11-90400005) on November 1, 2011; and

WHEREAS, the City of St. Petersburg City Council approved an ad valorem tax exemption for improvements to the property located at 405 Central Avenue, Suite 700, (Resolution No. # 2013-132) on March 21, 2013; and

WHEREAS, the City of St. Petersburg City Council has requested approval of the ad valorem tax exemption from the Pinellas County Board of County Commissioners; and

WHEREAS, the staff report from the City of St. Petersburg demonstrates that the property and improvements listed below located at 405 Central Avenue, Suite 700, meet all criteria for ad valorem tax exemption as described in Section 16.30.070.4 of the City Code, Section 118 of the Pinellas County Code, and Section 196.1997 of the Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, in regular session duly assembled this 21st day of May 2013, hereby:

1. Finds that the property and improvements listed below located at 405 Central Avenue, Suite 700, meet all criteria for ad valorem tax exemption as described in Article IV of Chapter 118 of the Pinellas County Code, and
2. Approves a historic property tax exemption for a period of ten years from January 1, 2013 to December 31, 2022 for the following improvements to Suite 700 located at 405 Central Avenue, consistent with local and state law subject to

receipt of a certified copy of a recorded covenant within thirty (30) days of the Board of County Commissioners approval, and

3. Approves and authorizes the Chairman to sign and execute the historic preservation tax exemption covenant.

IMPROVEMENTS:

Interior Renovations

- Built out unit.
- Construct new living room.
- Construct new kitchen.
- Construct new bedroom and bathrooms

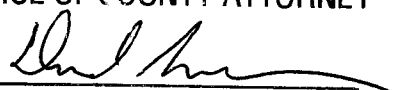
Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ and upon roll call, the vote was:

AYES:

NAYS:

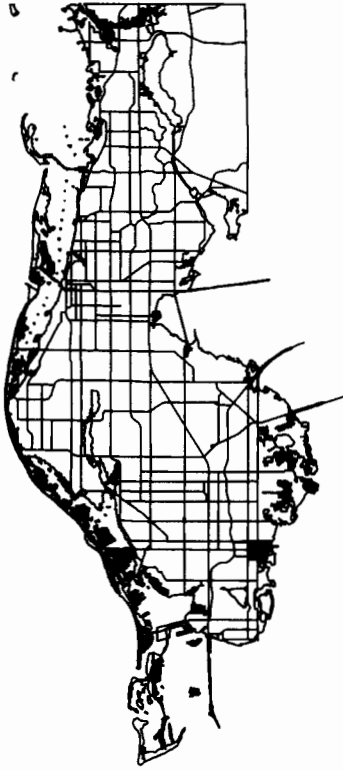
ABSENT AND NOT VOTING:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney

405 CENTRAL AVE SUITE 700

EXHIBIT A



2ND

AVENUE

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SUNSHINE

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1ST

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AVENUE

S

N

JANNUS LANDIN
TERRACE

CENTRAL

AVENUE

STREET

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S

5TH

4TH

3RD

N

City of St. Petersburg and Pinellas County
HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the ____ day of _____, 2013, by **DAWN BELAIR**, (hereinafter referred to as the "Owner"), and in favor of **CITY OF ST. PETERSBURG, FLORIDA** (hereinafter referred to as "City") and **PINELLAS COUNTY, FLORIDA** (hereinafter referred to as "County"), jointly and severally, for the purpose of the restoration, renovation or rehabilitation of a certain Property located at Suite 700 (R-2), 405 Central Avenue, St. Petersburg, Florida (the Snell Arcade), which is owned in fee simple by the Owner. The Property is locally designated as a historic property under the terms of a local preservation ordinance and is listed in the National Register of Historic Places. The areas of significance of this property, as identified in the local designation report for the property are: (x) architecture, (x) history, () archaeology.

The Property is comprised essentially of the improvements to the following described site (herein, the "Property"):

Suite 700, Unit R-2, SNELL ARCADE, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12603, Page 686, and as per plat thereof recorded in Condominium Plat Book 128, page 1 as amended in Official Record Book 14047, Page 2495 and as per plat thereof recorded in Condominium Plat Book 135, Page 25, all of the public records of Pinellas County, Florida

In consideration of the historic preservation property tax exemptions granted by the City and the County resulting from the restoration, renovation, or rehabilitation of the Property by the Owner, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2013, to December 31, 2022:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the City of St. Petersburg Urban Planning and Historic Preservation Division (or successor agency thereto) (herein, the "Local Historic Preservation Office"), the address for which is:

**City of St. Petersburg
Urban Planning and Historic Preservation Division
Planning and Economic Development Department
Post Office Box 2842
St. Petersburg, Florida 33731
(727) 892-5451 Phone
(727) 892-5001 Fax**

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that appropriate representatives of the City and the County, their agents and designees, shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of non-performance or violation of the maintenance and repair provisions of this Covenant by the Owner or by any successor-in-interest during the term of this Covenant, the Local Historic Preservation Office will report such violation to the Pinellas County Property Appraiser and Tax Collector who shall take action pursuant to

s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform both the Local Historic Preservation Office and the County in writing of the damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the City. Such restoration and reconstruction work shall also be reported to the County.

7. If the Property is destroyed or severely damaged by accidental or natural causes during the Covenant period, such that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will inform both the Local Historic Preservation Office and the County in writing of the loss or damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the loss or damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. The Local Historic Preservation Office will evaluate the information provided, make a determination regarding removal of the Property from eligibility for tax exemption, and notify the Owner in writing of its

determination regarding removal of the Property. If the Local Historic Preservation Office determines that the Property should be removed from eligibility for tax exemption, the Local Historic Preservation Office will notify the Pinellas County Property Appraiser in writing so that the tax exemption may be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, the Owner shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the County, the Pinellas County Property Appraiser, and the Pinellas County Tax Collector, who shall take action pursuant to s. 196.1997(7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

WITNESSES

[Signature]

Witness Signature

Tammie R. McCall

Printed or typed name of Witness

3-1-13

Date

[Signature]

Witness Signature

Judy L Colcord

Printed or typed name of witness

3-1-13

Date

OWNER

DAWN BELAIR

By:

[Signature]

Owner Signature

Dawn Belair

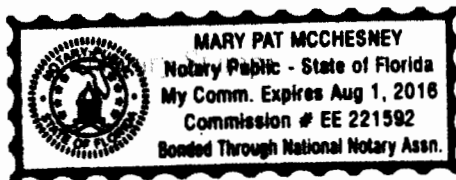
Printed or typed name of Owner

3-1-13

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 day of March, 2013, by **DAWN BELAIR**, in her capacity as Owner of Suite 700, 405 Central Avenue, of the Snell Arcade, who is personally known to me, or has provided FLDL B460.163.66.875.0 as identification.



[Signature]
(Notary Signature)
Commission expires:

WITNESSES

CITY OF ST. PETERSBURG,
FLORIDA

Eileen McDowell
Witness Signature
Eileen McDowell
Printed or Typed Name of Witness

By: Tish Elston
Tish Elston, City Administrator

Helen Rhymes
Witness Signature
Helen Rhymes
Printed or Typed Name of Witness

ATTEST:

Eva Andujar
Eva Andujar, City Clerk



(Affix Seal)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 5th day of April, A.D. 2013, by Tish Elston and Eva Andujar, as City Administrator and City Clerk, respectively, of the City of St. Petersburg, Florida, a Municipal Corporation, existing under the laws of the State of Florida, on behalf of the corporation. They are personally known to me and appeared before me at the time of notarization.



Cathy E. Davis
(Notary Signature)
Commission Expires:

APPROVED AS TO CONTENT:

Pamela D. Gichon
City Attorney (Designee)
By: Pamela D. Gichon

APPROVED AS TO FORM:

Pamela D. Gichon
City Attorney (Designee)
By: Pamela D. Gichon

ATTEST:
KENNETH BURKE, CLERK

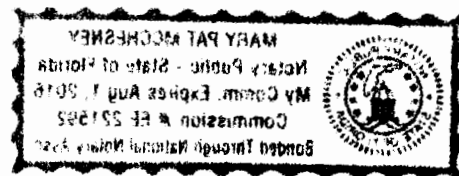
PINELLAS COUNTY, FLORIDA,
by and through its Board of County
Commissioners,

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

[Signature]
Office of the County Attorney



NO. 2013-132

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR SUITE 700 OF THE SNELL ARCADE CONDO (HEREIN, THE "PROPERTY"), A PORTION OF A PROPERTY FORMERLY KNOWN AS "SNELL ARCADE" (405 CENTRAL AVENUE), WHICH HAS BEEN DESIGNATED IN ITS ENTIRETY AS A LOCAL HISTORIC LANDMARK AND IS ALSO LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES; RECOMMENDING THAT THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS APPROVE AN EXEMPTION FROM THE COUNTY AD VALOREM TAX; APPROVING EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on improvements to designated historic properties and the City of St. Petersburg adopted this amendment (Section 16.30.070.4 of the City Code) on July 21, 1994, giving its residents financial incentives to preserve the City's historical resources. This incentive was strengthened in January 1996, when Pinellas County adopted this ad valorem tax exemption amendment; and

WHEREAS, Suite 700 of Snell Arcade Condo, a portion of a property historically known as the Snell Arcade, located at 405 Central Avenue, which has been designated in its entirety as a local historic landmark, and is listed on the National Register of Historic Places, which according to public record is presently owned by Dawn Belair:

Suite 700, Unit R-2, of SNELL ARCADE, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12603, Page 686, and as per plat thereof recorded in Condominium Plat Book 128, page 1 as amended in Official Record Book 14047, Page 2495 and as per plat thereof recorded in Condominium Plat Book 135, Page 25, all of the public records of Pinellas County, Florida; and

WHEREAS, the City Council on June 19, 1986, approved the designation of the Snell Arcade as a local historic landmark (HPC #86-08), and the United States Secretary of the Interior listed the building in the National Register of Historic Places on November 4, 1982;

WHEREAS, Planning and Economic Development staff approved the Part I ad valorem tax exemption application (AVT 11-90400005) on November 1, 2011; and

WHEREAS, the attached staff report and historic preservation covenant demonstrate that the renovation work on the Property meets all the criteria for issuing the exemption as described both in Section 16.30.070.4 of the City Code and Section 196.1997 of the Florida Statutes; and

WHEREAS, the Property does not meet the conditions set forth in City Code Section 16.30.070.4(C) and is not exempt from requirements limiting eligible qualifying improvements on single-family residential properties to \$100,000 or less; and

WHEREAS, the tax exemption shall be for a period of ten years which is from January 1, 2013, to December 31, 2022.


NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida approves the ad valorem tax exemption for Suite 700 of Snell Arcade Condo, a portion of a property formerly known as the Snell Arcade, as consistent with local and state law subject to receipt of a certified copy of the recorded covenant within 120 days of City Council approval or said approval shall be void; approves execution of the historic preservation tax exemption covenant on behalf of the City; and recommends that the Pinellas County Board of County Commissioners approve the exemption to the County ad valorem taxes as well.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 21st day of March, 2013.



Karl Nurse Chair-Councilmember
Presiding Officer of the City Council

ATTEST: 
Eva Andujar City Clerk

**CITY OF ST. PETERSBURG
PART II: REVIEW OF COMPLETED WORK
CASE #2: CITY FILE AVT #11-90400005**

Name of Property	Suite 700 of the Snell Arcade, 405 Central Avenue
Designation Type/Date	Local Historic Landmark (HPC #86-08 – June 1986)
Request	Approve Historic Property Tax Exemption "Part II: Request for Review of Completed Work."
Recommendation	Administration Recommends APPROVAL of the Ad Valorem Tax Exemption for Suite 700 of the Snell Arcade Condo limiting the assessed value of a qualifying improvement to \$100,000.

General Eligibility Requirements

The subject property is an individually designated local historic landmark in St. Petersburg and is a "qualifying property" for the ad valorem tax exemption for historic properties. The applicant has met the starting and completion date requirements set forth in City Code Section 16.30.070.4. The applicant first applied for the ad valorem tax exemption in August 2011 and was approved by staff for construction in November 2011, prior to beginning improvements on the subject property. The improvements were completed in December 2012, approximately thirteen months after beginning the project.

City Code Section 16.30.070.4 requires a property owner to expend at least ten percent of the assessed property value on improvements. The applicant has met this requirement. In 2011 when improvements to the property began, the assessed property value for Suite 700 of the Snell Arcade Condo was \$100,339. The property owner has documented \$163,390 in qualified improvement costs for the rehabilitation of the historic portion of the building, which is more than 162 percent of the assessed value.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2011 assessment, Suite 700 of the Snell Arcade was valued at \$100,339 inclusive of land and improvements, and the owner paid taxes of \$1,173. The owner will continue to pay this amount – and any inflationary increases – during the life of the exemption.

The tax exemption will only apply to the increase in ad valorem taxes resulting from the renovation and total no more than \$553 per year for ten years in deferred City taxes assuming the Pinellas County Property Appraiser assesses the qualified improvements at fifty percent of their full construction value, in this case \$163,390. The Pinellas County

taxes that would be deferred if approved by the Board of County Commissioners would total \$415 per year. Total County and City taxes deferred by the exemption would not exceed \$969 per year for ten years. In any event, with the tax exemption capped at \$100,000 in assessed value, the annual exemption from City taxes cannot exceed \$677.

Compliance with Secretary of Interior's Standards for Historic Preservation

According to City Code Section 16.30.070.4, the work for all projects requesting the ad valorem tax exemption for historic properties must comply with the City's Certificate of Appropriateness requirements and design guidelines and the Secretary of the Interior's Standards for Rehabilitation upon which they are based. The applicant has complied with these requirements and the table below details the manner in which they complied.

Eligible Improvements	"Before" and After" Photos (See Attached)	Meets Design Standards
Interior Renovations (Photo 1, Exterior of Snell Arcade for reference purposes only.)		
Build out unit.	2-8	Yes
Construct new living room.	2-5, 8	Yes
Construct new kitchen.	2-4, 6	Yes
Construct new bedroom and bathroom.	2-4, 7	Yes

Attachments: Photographs and Resolution.