



Legislation Details (With Text)

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On agenda:	11/21/2017	Final action:		11/21/2017	
Title:	1466 Orange Avenue: Historic Tax Abatement Discussion				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. DOS Part 1 and 2 Complete with Recommendation				

Date	Ver.	Action By	Action	Result
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Summary

To: Town Commission
 From: Cathy DeKarz, Management Analyst / Historic Preservation Board
 Date: 11/21/2017

Subject:
 1466 Orange Avenue: Historic Tax Abatement Discussion

Summary:
 At its November 14 meeting, the Historic Preservation Board preliminarily approved a historic tax abatement for proposed improvements and construction on the historic property owned by Ms. Patricia Irwin at 1466 Orange Avenue. There is no action required at this time; however, the Commission will have a responsibility to set parameters on the abatement once construction is complete.

Previous Commission Action: None.

Background/Problem Discussion: Per our Code, historically-recognized properties in the Town of Belleair may be eligible for a historic tax abatement on improvements that are deemed appropriate by the Historic Preservation Board according to the United State Secretary of the Interior’s Standards for Rehabilitation and the Florida Administrative Code.

Last week, the Board (acting as the Local Historic Preservation Office) approved the following improvements for 1466 Orange Avenue via site plans, material samples, and testimony provided by the property owner, contractor, and from Mr. Chris Brimo (Director, Calvin, Giordano & Associates):

- Sunroom addition
- Breezeway/covered walk
- Windows
- Brick chimney
- Brick pavers

- Doors
- Siding
- Trim (exterior doors and windows)
- Roof shingles

No action is required of the Commission until after construction is complete; however, the process moving forward is broken out as follows:

1. Work is completed
2. The applicant submits “Part 3 - Request for Review of Completed Work” of DOS Form HR3E101292 to the Town
3. The Historic Preservation Board (acting as the Local Historic Preservation Office) reviews “Part 3” and makes a recommendation to the Commission along with a proposed covenant for the abatement
4. The property appraiser determines the assessed value of improvements in order to calculate potential abatement impacts
5. The Commission, by resolution, approves or denies the abatement with a majority vote
6. The Commission sets a percentage of the assessed value of improvements for property tax abatement (0 -100%), for which the resulting dollar value will be fixed for the duration of the 10-year abatement
7. A covenant is signed and entered into between the property owner and the Commission, which must be approved by the Florida Department of State
8. The tax abatement shall take effect on January 1 of the year following the resolution
9. The Commission submits a copy of the completed DOS application to the property appraiser by March 1 of the year following the resolution. With this, the property appraiser shall complete an inspection and make a report to the Commission on the state of the abated property via its compliance with the application

Expenditure Challenges None.

Financial Implications: If granted post-construction, the proposed improvements may be eligible for up to 100% property tax abatement for up to 10 years. This percentage will be set by the Commission upon the completion of construction.

Recommendation: None.

Proposed Motion None.