



Legislation Details (With Text)

File #: 18-0317 **Version:** 1 **Name:**
Type: Action Item **Status:** Public Hearing
File created: 11/2/2018 **In control:** Historic Preservation Board
On agenda: 11/13/2018 **Final action:**
Title: 1574 Druid Road South: Historic Tax Abatement Initial Review

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1_Pre-Construction Application for Tax Abatement_1574 Druid Road South, 2. 2_Notarized Letter from KMcCormick_1574 Druid Road South, 3. 3_Site Plans_1574 Druid Road South, 4. 4_Supplemental Materials_1574 Druid Road South, 5. 5_Memo from CGA_1574 Druid Road South, 6. 6_FLMSF Form_1574 Druid Road South, 7. 7_Historic Tax Abatement Process Breakdown

Date	Ver.	Action By	Action	Result
11/13/2018	1	Historic Preservation Board	approved	Pass

Summary

To: Historic Preservation Board
From: Cathy DeKarz, Management Analyst
Date: 11/13/2018

Subject:

1574 Druid Road South: Historic Tax Abatement Initial Review

Summary:

If 1574 Druid Road South has been granted a Special Certificate of Appropriateness via the Historic Preservation Board prior to this agenda item, the Board may now review the property tax abatement application for the home, as allowed by the property owner (Ms. Katherine McCormick) and submitted by the applicants (Mr. Phillip Wolf and Mrs. Amanda Wolf).

In Belleair, a historic tax abatement may total up to a 100% property tax exemption (on the approved restoration, renovation, or rehabilitation items only) for up to 10 years, per the discretion of the Commission post-construction. The approval of this agenda item by the Historic Preservation Board does not guarantee a historic tax abatement; instead, this vote serves as a preliminary approval of the plans so that the property owner may begin construction.

Previous Commission Action: Earlier this evening, the Historic Preservation Board reviewed Mr. and Mrs. Wolf's Special Certificate of Appropriateness application for the property at 1574 Druid Road South. The decision made therein (and the arguments surrounding the proposed alterations) shall be taken into account for this item.

Background/Problem Discussion: Per the historic tax abatement process laid out in Belleair's Code of Ordinances, any resident applying for such an abatement shall complete parts one and two of DOS Form No. HR3E101292 and receive approval therein from the Town's "Local Historic Preservation Office" (LHPO) prior to starting construction. These two sections are collectively referred to as the "Pre-Construction Application."

Since Belleair's Historic Preservation Board also serves as its own LHPO, the Board shall now review the "Pre-Construction Application" regarding the items' compliance as "qualified improvements" via the United States Secretary of Interior's Standards for Rehabilitation. Such improvements are defined by the Florida Administrative Code (Chapter 1A-38) as "changes in the condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property."

In Chapter 1A-38.005 of the Florida Administrative Code; however, the final decision for approval of a Pre-Construction Application falls to the LHPO, its interpretation of the rehabilitation guidelines, and its interpretation of the United States Secretary of Interior's Standards for Rehabilitation.

The Town's planning consultants from Calvin, Giordano & Associates (Mr. Luis Serna and Mr. Chris Brimo) have review the attached "Pre-Construction Application" and additional attachments and have no objections to their content or approval.

Expenditure Challenges N/A

Financial Implications: If 1574 Druid Road South is approved for a historic tax abatement by the Commission post-construction, the Pinellas County Property Appraiser's Office would be informed regarding the tax abatement for the property.

Recommendation: Pending Commission approval of the Special Certificate of Appropriateness for 1574 Druid Road South, staff recommends approval of the "Pre-Construction Application" for a historic tax abatement for 1574 Druid Road South for the items listed on the corresponding DOS Form No. HR3E101292.

Proposed Motion Pending Commission approval of the Special Certificate of Appropriateness for 1574 Druid Road South, I move to approve the "Pre-Construction Application" for a historic tax abatement for 1574 Druid Road South for the items listed on the corresponding DOS Form No. Hr3E101292.