



Legislation Text

File #: 20-0219, **Version:** 1

Summary

To: Town Commission
From: Cathy DeKarz, Management Analyst
Date: 9/17/2020

Subject:

Resolution 2020-20 - Ad Valorem Tax Exemption for 1466 Orange Avenue

Summary:

Ms. Patricia Irwin is the property owner of 1466 Orange Avenue, a historically-designated home in the Town of Belleair. Ms. Irwin is currently completing the final steps to obtain an ad valorem tax exemption for improvements made to her property, as permitted by the Historic Preservation Board and the Commission.

Since the Commission previously approved Ms. Irwin for this exemption in 2017, the process may now be completed via the Commission's (1) approval of the attached covenant and resolution and (2) setting of parameters around the value of the exemption.

Previous Commission Action: In November of 2017, the Historic Preservation Board and the Commission granted a Special Certificate of Appropriateness to Ms. Irwin for qualified improvements on her historic property at 1466 Orange Avenue. Extensions and adjustments to that Special Certificate of Appropriateness were subsequently approved on November of 2018, September of 2019, and June of 2020 (documentation attached).

At the August 25, 2020 Historic Preservation Board meeting, the board acted as the Local Historic Preservation Office, and unanimously recommended approval of the completed DOS form and exemption for 1466 Orange Avenue Pine Road to the Commission.

Background/Problem Discussion: Per the Town's historic preservation ordinance, the Commission may choose to award ad valorem tax exemptions for qualified improvements on historically-designated properties.

As a property owner applying for this benefit, Ms. Irwin's project was completed in accordance with United State Secretary of the Interior's Standards for Rehabilitation, Chapter 1A-38 of the Florida Administrative Code, and Belleair's historic preservation ordinance. Mr. Chris Brimo from Calvin, Giordano & Associates was additionally involved with the permitting and approval process for this project, where he recommended approval (documentation attached).

Improvements to the property as a part of this project include:

- Addition of a sunroom
- Construction of a covered (non-enclosed) front porch
- New hurricane-grade windows and doors

- New trim for windows and doors
- New hardy siding
- New roof shingles (roof to match existing pitch)
- Demolition of detached garage (non-historic) and construction of attached two-car garage
- Pavers added to patio area and front walkway
- Chimney extended in height (excess bricks from interior flue used)
- Construction of outdoor patio area

Expenditure Challenges N/A

Financial Implications: If Ms. Irwin is granted a historic tax exemption for the recent improvements on her property, she may receive up to a 100% abatement of the value of improvement on relevant local and county property taxes for up to 10 years (2021 through 2030).

Recommendation: Staff recommends approval of the attached covenant and Resolution 2020-20 - Ad Valorem Tax Exemption for 1466 Orange Avenue with the abatement granting a tax exemption on the difference in assessed property value at 100% for 10 years.

Proposed Motion I move to approve the attached covenant and Resolution 2020-20 - Ad Valorem Tax Exemption for 1466 Orange Avenue with the abatement granting a tax exemption on the difference in assessed property value at 100% for 10 years.