

**RESOLUTION NO. 20-147**

**A RESOLUTION BY THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE ELLIS & BLANKENSHIP RESIDENCE, LOCATED AT 2326 ANDALUSIA WAY NORTHEAST, ST. PETERSBURG, A CONTRIBUTING PROPERTY IN THE GRANADA TERRACE LOCAL HISTORIC DISTRICT; APPROVING EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of County Commissioners recognizes and values the historic resources located in the County with protection of such historic resources being in the public interest and 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 and supporting the protection of historic resources in the County; and

**WHEREAS**, the citizens of Florida have amended Article VII, Section 3(d) of the Florida Constitution to authorize counties and municipalities to allow historic preservation ad valorem tax exemptions for owners of historic properties; and

**WHEREAS**, the Florida Legislature has enacted Sections 196.1997 and 196.1998, Florida Statutes, to govern the allowance of such ad valorem tax exemptions allowing for up to a ten (10) year exemption on up to one hundred percent (100%) of the assessed value of improvements made to eligible historic properties which result from restoration, renovation, or rehabilitation; and

**WHEREAS**, the Board of County Commissioners adopted the Pinellas County Historic Property Tax Exemption Ordinance (Chapter 118, Article V, Pinellas County Code) in January 1996 providing for ad valorem tax exemptions ten (10) years in duration on improvements made to a designated historic property which result from the restoration, renovation, or rehabilitation of said property in municipalities that have adopted a historic preservation tax exemption ordinance within their jurisdiction; and

**WHEREAS**, the City of St. Petersburg has adopted a historic preservation ad valorem tax exemption ordinance (Section 16.30.070.4 of the City Code) on July 21, 1994, providing its residents with financial incentives to preserve the City's historic resources; and

**WHEREAS**, the City of St Petersburg is recognized as a Certified Local Government in good standing by the Florida Department of State, Division of Historical Resources as authorized under the National Historic Preservation Act Amendments of 1980 and, therefore, staff with the Urban Planning and Economic Development Division for the City of St. Petersburg shall be considered the Local Preservation Office for the purposes of administering the provisions of this ad valorem tax exemption as allowed under 196.1997, Florida Statutes in coordination with the Pinellas County Planning Department; and

**WHEREAS**, the Ellis & Blankenship residence, 2326 Andalusia Way Northeast, is located within the incorporated limits of the City of St. Petersburg; and

**WHEREAS**, the Ellis & Blankenship residence, 2326 Andalusia Way Northeast, was designated as a contributing property in the Granada Terrace Local Historic District by the City of St. Petersburg on April 21, 1988; and

**WHEREAS**, this contributing property at 2326 Andalusia Way Northeast is comprised essentially of grounds, collateral, appurtenances, and improvements and is more particularly described as:

GRANADA TERRACE ADD BLK 4, (GRANADA TERRACE HISTORIC DISTRICT)  
LOT 14; and

**WHEREAS**, according to public record this contributing property is presently owned by Tamir M. Ellis and Brandon J. Blankenship; and

**WHEREAS**, the City of St. Petersburg has reviewed and approved the Preconstruction Application (Part 1) and the Request for Review of Completed Work (Part 2) of the ad valorem tax exemption application (AVT 18-90400006) as submitted by the property owner; and

**WHEREAS**, completion of the improvements, as specified in the Request for Review of Completed Work (Part 2) and approved by the City of St Petersburg, were made by the property owner during the year 2019; and

**WHEREAS**, the St. Petersburg City Council has approved the request for a historic preservation exemption of the ad valorem taxes levied by the city for a ten (10) year period for one hundred percent (100%) of the value of said improvements made to the contributing property as authorized in Resolution No.# 2020-131 adopted on April 16, 2020; and

**WHEREAS**, the owner of the contributing property requests a historic preservation exemption of the ad valorem taxes levied by the Pinellas County Board of County Commissioners as outlined in their application; and

**WHEREAS**, the referenced covenant, resolution, and staff report from the City of St. Petersburg demonstrates that the improvements made to 2326 Andalusia Way Northeast meet all criteria for issuing the ad valorem tax exemption as described in Section 16.30.070.4 of the City Code, Chapter 118 of the Pinellas County Code, and Section 196.1997 of the Florida Statutes; and.

**WHEREAS**, the tax exemption shall be for one hundred percent (100%) of the value of said improvements made to the property located at 2326 Andalusia Way Northeast for a ten (10) year period effective from January 1, 2020 to December 31, 2029.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS FOR PINELLAS COUNTY, FLORIDA**, in regular session duly assembled this 20th day of October 2020, hereby finds that this application for ad valorem tax exemption meets the requirements set forth in Chapter 118, Pinellas County Code and Section 196.1997, Florida Statutes; and, therefore, approves the ad valorem tax exemption for 2326 Andalusia Way NE, St. Petersburg, a contributing property in the Granada Terrace Local Historic District, for a ten (10) year period at one hundred percent (100%) of the assessed value of improvements, as specified above, made to the property as a result of its restoration, renovation, and rehabilitation, effective as of January 1, 2020, subject to receipt of a certified copy of the recorded covenant within 120 days of Board of County Commissioners approval or said approval shall be void; and approves execution of the historic preservation tax exemption covenant on behalf of the County.

This resolution shall become effective immediately upon its adoption.

Commissioner Welch offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Long, and upon roll call the vote was:

AYES: Gerard, Eggers, Justice, Long, Seel, and Welch.

NAYS: None.

Absent and not voting: Peters.

APPROVED AS TO FORM

By:   
Office of the County Attorney