

**CITY OF ST. PETERSBURG CITY COUNCIL
CONSENT AGENDA
MEETING OF MARCH 2, 2017**

TO: The Honorable Darden Rice, Chair, and Members of City Council
FROM: Larry Frey, PhD, AICP, Historic Preservationist II
SUBJECT: Review of Ad Valorem Property Tax Exemption Applications for the following historic properties:

- 2601 3rd Avenue N, Lathrop Residence (Contributing to Kenwood Historic District)
- 436 12th Avenue NE, Rosenberg Residence (Contributing: North Shore Historic District)
- 806 18th Avenue NE, Reid/Winters Residence (Sargent House Local Historic Landmark and Contributing to North Shore Historic District)
- 600 Beach Drive NE, Sadler Residence (Ridgely House Local Historic Landmark and Contributing to North Shore Historic District)
- 750 3rd Street N, Grimes Residence (Monticello Apartments Local Historic Landmark)

BACKGROUND: In 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on certain improvements to eligible historic properties. The City of St. Petersburg adopted this amendment (Section 16.30.070.4) on July 21, 1994, giving the City's historic property owners a strong financial incentive to preserve and sensitively improve buildings of architectural and historical significance. The ad valorem tax exemption was subsequently adopted by Pinellas County in 1996 as part of intergovernmental coordination efforts, authorizing certain county-wide exemptions to make the overall incentive even more appealing.

In St. Petersburg today, this incentive program allows for the exemption of up to 100 percent of the resulting assessed value of "qualifying improvements" to "eligible" historic properties. An eligible historic property in the City of St. Petersburg is defined as real property that is:

- Designated as a local historic landmark or part of a multiple property landmark in the City's Register of Historic Places;
- Contributing to a local historic district listed in the City's Register of Historic Places;
- Individually listed in the National Register of Historic Places;
- Contributing property in a historic district listed in the National Register of Historic Places; or
- Proposed for listing as an individual or contributing resource on either register.

Qualifying improvements must be appropriate to the historic architectural character of a resource in reference to recognized standards of preservation, restoration, or rehabilitation, as guided by City Code criteria and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Applicants generally have two years

to complete the qualifying improvements, which must be supported by detailed expense accounting. Working closely with the property owner, City staff provides valuable technical assistance, site inspections, and prepares the application documents for review and approval by the St. Petersburg City Council, the Pinellas Board of County Commissioners, and the Pinellas County Property Appraiser. The latter performs the final assessment of the property to determine the resulting ad valorem tax exemption, if any, and potential tax savings that is applied for the ten-year period. Nearly every applicant participating in the program since its beginning has realized some tax savings, and the exemption automatically transfers to future property owners during the exemption period.

The ad valorem tax exemption process requires that the owner submit a *Part 1 – Preconstruction Application* package prior to initiating any qualifying improvements. A Certificate of Appropriateness application is required at this stage to document and evaluate the rehabilitation work, along with other required paperwork, as necessary. Qualifying improvements to the property must equal or exceed 10 percent of its assessed value (based on the year the Part 1 application is approved);

When the approved work is completed, the property owner submits a *Part 2 – Post-construction Request for Review of Completed Work Application*, which includes a table of expenses, changes to the scope of work, if any, that were approved by City Historic Preservation staff during the construction, and an on-site inspection by City Historic Preservation staff. Extensions up to one year may be authorized by the City.

In addition, certain procedural requirements are necessary, as follows:

- 1) A covenant, in the form which has been approved by the City Attorney, 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;
- 2) If the exemption is granted, the property owner shall record the covenant with the Pinellas County Clerk of the Circuit Court 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 City Council shall be made null and void. If the property changes ownership during the exemption period, the requirements of the covenant are transferred to the new owner;
- 3) As part of City Council approval, a resolution will be passed and the exemption will be valid for a period of up to ten years;

- 4) 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; and
- 5) The Pinellas County Property Appraiser will reassess the subject property according to the improvements made and its market value for each given year.

EXPLANATION: Five individual property reports, resolutions, and ad valorem tax exemption covenants are attached; each has been determined by staff to meet all requirements for the ad valorem tax exemption as outlined in City Code, Section 16.30.070.4.

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.

EXEMPTION IMPACTS: The five property owners seeking ad valorem tax exemptions paid pre-rehabilitation taxes collectively totaling approximately **\$25,360**. They will continue to pay this amount overall – and any inflationary increases, or tax adjustments – during the life of the exemption. Based on 2016 tax exemption categories, the combined city/county tax savings for all five historic properties is estimated to range from \$2811-\$4475 annually for ten years based on current applicable millage categories totaling \$121.077 (\$67.55 city, \$53.52 county) per \$10,000 of available exemption.

Estimating potential ad valorem exemptions is rarely accurate, since there is no precise formula for determining the ultimate exemption in advance. In some cases, any individual or set of improvements provides no guarantee of a property value increase for tax purposes, which is now less clear with the elimination of monetary caps for qualified improvements assessments. The types of improvements and their effects on the historic property, as well as, real estate market values can influence final exemption determinations.

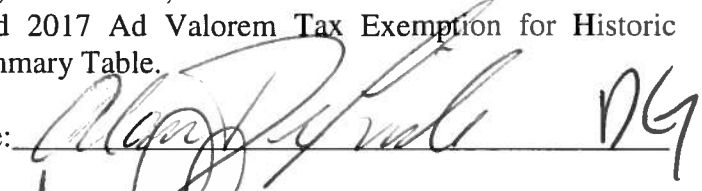
Case #	Property	AVT File #	Pre-constr Assessed Value	Pre-constr Tax Basis	Qualifying Rehab Costs	*Estimated City/County Annual Tax Exemption
1	Lathrop Residence, 2601 3 rd Avenue N	16-90400 001	\$100,457	\$1,922	\$18,511	\$42/33=\$75 total
2	Rosenberg Residence, 436 12 th Avenue NE	14-90400 013	\$279,411	\$5,422	\$152,405	\$346/273=\$619 total
3	Reid/Winters Residence (Sargent House), 806 18 th Avenue NE	15-90400 002	\$397,892	\$9,816	\$79,065	\$179/142=\$321 total

Case #	Property	AVT File #	Pre-constr Assessed Value	Pre-constr Tax Basis	Qualifying Rehab Costs	*Estimated City/County Annual Tax Exemption
4	Sadler Residence (Ridgely House), 600 Beach Drive NE	14-90400004	\$239,955	\$4,541	\$239,310	\$543/429=\$972 total
5	Grimes Residence (Monticello Apartments), 750 3 rd Street N	13-90400005	\$344,435	\$3,659	\$203,000	\$460/364=\$824 total
Totals			\$1,362,150	\$25,360	\$692,291.00	\$1,570/1,241=\$2,811
*Estimate based on Qualifying Construction Costs x 0.00677/2 x 0.67; alternate estimates available						

ATTACHMENTS: Staff Reports, Covenants, and Resolutions for five historic properties, and 2017 Ad Valorem Tax Exemption for Historic Properties Summary Table.

APPROVALS:

Administrative:

 DG

Budget:



Legal:



2017-AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name	Year	Address	Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis (approval year)	Qualifying Construction Costs (No cap as of 2015)	Percentage of Investment	St. Petersburg (6.7550 mils)			Pinellas County 5.3527 mils (5.3377 mils + .0150 mils PPC)			Total (12.1077 mils)			Alt. Exemption calc.	Alt. Annual tax savings calc. ³
									Est. Annual Tax Savings ¹	Est. Tax Savings (10 yr pd)	Rev. Est. Tax Savings Est (x .67) ²	Est. Annual Tax Savings ¹	Est. Tax Savings (10 yr pd)	Rev. Est. Tax Savings Est (x .67) ²	Est. Annual Tax Savings ¹	Est. Tax Savings (10 yr pd)	Rev. Est. Tax Savings Est (x .67) ²		
In Process																			
Lathrop Residence	2017	2601 3rd Ave N		100.00%	\$100,457	\$1,922	\$18,511	18.43%	\$63	\$627	\$42	\$50	\$496	\$33	\$112	\$1,122	\$75	\$9,255	est \$112
Rosenberg Residence	2017	436 12th Ave NE		100.00%	\$279,411	\$5,422	\$152,405	54.55%	\$516	\$5,159	\$346	\$408	\$4,080	\$273	\$924	\$9,239	\$619	\$118,047	est \$1429
Sargent House (Reid/Winters Residence)	2017	806 18th Ave NE		100.00%	\$397,892	\$9,816	\$79,065	19.87%	\$268	\$2,676	\$179	\$212	\$2,116	\$142	\$479	\$4,793	\$321	\$55,170	est \$668
Ridgely House (Sadler Residence)	2017	600 Beach Dr NE		100.00%	\$239,955	\$4,541	\$239,310	100%	\$810	\$8,101	\$543	\$641	\$6,406	\$429	\$1,451	\$14,507	\$972	\$92,150	est \$1116
Monticello Apartments (Grimes Residence)	2017	750 3rd St N		100.00%	\$344,435	\$3,659	\$203,000	58.94%	\$687	\$6,872	\$460	\$543	\$5,434	\$364	\$1,231	\$12,306	\$824	\$95,000	est \$1150
In Process Total					\$1,362,150	\$25,360	\$692,291	50.82%	\$2,343	\$23,434	\$1,570	\$1,853	\$18,532	\$1,242	\$4,197	\$41,966	\$2,812		
																		Actual	
																		Actual Historic Exemption 2016	Actual Tax Savings 2016
Approved																			
Blair House (Elwyn Residence)	2016	836 16th Ave NE	5490	100.00%	\$639,633	\$16,036	\$925,142	144.64%	\$3,132	\$31,316	\$2,098	\$2,476	\$24,765	\$1,659	\$5,608	\$56,081	\$3,757	\$193,205	\$2,339
Sunset Hotel (Crystal Bay)	2016	7401 Central Avenue	39500	100.00%	\$1,069,400	\$23,484	\$447,980	41.89%	\$1,516	\$15,164	\$1,016	\$1,199	\$11,992	\$803	\$2,716	\$27,156	\$1,820	\$294,054	\$3,560
Hanson/Lucas Residence	2016	936 17th Avenue NE	2886	100.00%	\$348,784	\$6,768	\$255,013	73.11%	\$863	\$8,632	\$578	\$683	\$6,826	\$458	\$1,546	\$15,459	\$1,036	\$95,166	\$1,152
Thomas Whitted House (Ulrich Residence)	2016	656 1st Street N	3486	100.00%	\$218,835	\$3,880	\$33,085	15%	\$112	\$1,120	\$75	\$112	\$1,120	\$75	\$201	\$2,006	\$135	\$3,626	\$44
Henry Bryan House (Everett Residence)	2016	1224 Dr MLK Jr St S	1912	100.00%	\$9,719	\$213	\$180,523	1857.42%	\$611	\$6,111	\$409	\$483	\$4,832	\$324	\$1,094	\$10,943	\$733	\$70,307	\$851
Old format used below																			
Cade Allen Residence	2015	3601 Foster Hill Dr N			\$282,365	\$6,525	\$173,220	61.35%	\$586	\$5,863	\$5,863	\$464	\$4,637	\$4,637	\$1,050	\$10,500	\$9,450	\$100,000	\$1,211
Washington-Harden Grocery	2015	901-03 22nd Street S	2000		\$52,000	\$1,202	\$211,311	406.37%	\$715	\$7,153	\$7,153	\$566	\$10,293	\$10,293	\$1,281	\$12,809	\$11,529	\$37,976	\$460
Moure Building	2015	909-13 22nd Street S			\$36,500	\$844	\$183,402	502.47%	\$621	\$6,208	\$6,208	\$491	\$4,909	\$4,909	\$1,112	\$11,118	\$10,008	\$31,358	\$380
Lantern Lane Apartments	2014	340 Beach Drive NE			\$825,300	\$18,301	\$1,021,266	123.74%	\$3,457	\$34,570	\$31,113	\$2,734	\$27,338	\$24,604	\$6,191	\$61,908	\$49,528	\$1,000,000	\$12,124
2741 2nd Avenue N	2014	2741 2nd Avenue N			\$76,235	\$1,690	\$196,574	257.85%	\$665	\$6,654	\$5,989	\$526	\$5,262	\$4,736	\$1,192	\$11,916	\$9,533	\$100,000	\$1,212
Lavery House	2014	236 17th Avenue SE			\$217,924	\$3,746	\$31,236	14.33%	\$106	\$1,057	\$952	\$84	\$836	\$753	\$189	\$1,893	\$1,515	0	\$0
Mathis Residence	2013	7321 3rd Avenue N			\$133,169	\$1,689	\$65,250	49.00%	\$221	\$2,210	\$1,768	\$166	\$1,659	\$1,327	\$387	\$3,869	\$2,708	\$22,616	\$274
Snell Arcade, Suite 700	2013	405 Central Avenue	1093		\$100,339	\$1,173	\$163,390	162.84%	\$553	\$5,534	\$4,427	\$415	\$4,154	\$3,323	\$969	\$9,689	\$6,782	\$86,177	\$1,045
		219 25th Street N/ 2460																	
Carr's Apartments	2012	Burlington Avenue N			\$85,000	\$1,869	\$288,119	338.96%	\$852	\$8,518	\$5,962	\$704	\$7,038	\$4,927	\$1,556	\$15,556	\$9,336	\$106,369	\$1,290
Mecca Apartments	2012	916 1st Street N			\$243,238	\$5,411	\$464,918	191.14%	\$1,374	\$13,744	\$9,621	\$1,136	\$11,357	\$7,950	\$2,510	\$25,101	\$15,061	\$290,226	\$3,519
Snell Arcade, Suite 230	2012	405 Central Avenue	1013		\$75,381	\$1,658	\$76,185	101.07%	\$225	\$2,252	\$1,577	\$186	\$1,861	\$1,303	\$411	\$4,113	\$2,468	\$35,196	\$427
Snell Arcade, Suite 240	2012	405 Central Avenue	968		\$67,673	\$1,488	\$85,909	126.95%	\$254	\$2,540	\$1,778	\$210	\$2,099	\$1,469	\$464	\$4,638	\$2,783	\$33,187	\$402
516 18th Avenue NE	2009	516 18th Avenue NE			\$254,647	\$4,862	\$88,249	34.66%	\$261	\$2,609	\$1,044	\$216	\$2,158	\$863	\$477	\$4,767	\$1,431	\$66,376	\$805
James Henry Residence	2009	950 12th Street N			\$202,057	\$3,749	\$194,130	96.08%	\$574	\$5,739	\$2,296	\$475	\$4,746	\$1,899	\$1,049	\$10,485	\$3,147	\$100,000	\$1,212
Merhige Residence	2009	404 Sunset Drive S			\$212,522	\$3,960	\$107,144	50.42%	\$317	\$3,167	\$1,267	\$262	\$2,620	\$1,048	\$579	\$5,787	\$1,737	\$13,456	\$163
Snell Arcade, Suite 200	2008	405 Central Avenue	894		\$148,300	\$3,140	\$101,026	68.12%	\$299	\$2,987	\$896	\$247	\$2,470	\$741	\$546	\$5,457	\$1,092	\$18,500	\$224
Snell Arcade, Suite 210	2008	405 Central Avenue	1745		\$323,000	\$7,479	\$128,544	39.80%	\$380	\$3,800	\$1,140	\$314	\$3,143	\$943	\$694	\$6,943	\$1,386	\$5,900	\$72
Snell Arcade, Suite 220	2008	405 Central Avenue	990		\$164,200	\$3,802	\$119,409	72.72%	\$353	\$3,530	\$1,059	\$292	\$2,920	\$876	\$645	\$6,450	\$1,290	\$20,500	\$249

¹Qcc X .00677/2 ²Qcc X .00677/2 X .67 ³Est. improve value/10k X 121.077

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2017-AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name	Year	Address	Square Footage	Percentage of Ownership					St. Petersburg (6.7550 mils)			Pinellas County 5.3527 mils (5.3377 mils + .0150 mils PPC)			Total (12.1077 mils)			Alt. Exemption calc.	Alt. Annual tax savings calc. ³
					Pre-Construction Assessed Value	Pre-Construction Tax Basis (approval year)	Qualifying Construction Costs (No cap as of 2015)	Percentage of Investment	Est. Annual Tax Savings ¹	Est. Tax Savings (10 yr pd)	Rev. Est. Tax Savings Est (x .67) ²	Est. Annual Tax Savings ¹	Est. Tax Savings (10 yr pd)	Rev. Est. Tax Savings Est. (x .67) ²	Est. Annual Tax Savings ¹	Est. Tax Savings (10 yr pd)	Rev. Est. Tax Savings Est. (x .67) ²		
Snell Arcade, Suite 250	2008	405 Central Avenue	1683		\$311,500	\$7,213	\$815,668	261.85%	\$591	\$5,913	\$1,774	\$489	\$4,890	\$1,467	\$1,080	\$10,803	\$2,160	\$5,600	\$68
Wilhelm-Thurston Funeral Home/Dupont Building																			
Totals	2008		14,226	100.00%	\$497,500	\$11,520	\$1,424,949	286.42%	\$3,974	\$39,737	\$11,921	\$3,286	\$32,865	\$9,859	\$7,260	\$72,601	\$14,520	\$500,000	\$6,062
Residential Unit 145	2008	145 8th Street N	2,240.0	15.75%	\$78,335	\$1,814	\$224,370	286.42%	\$591	\$5,913	\$1,774	\$489	\$4,890	\$1,467	\$1,080	\$10,803	\$3,241	\$100,000	\$1,212
Residential Unit 147	2008	147 8th Street N	1,735.2	12.20%	\$60,682	\$1,405	\$173,807	286.42%	\$514	\$5,138	\$1,541	\$425	\$4,250	\$1,275	\$939	\$9,388	\$1,878	\$100,000	\$1,212
Residential Unit 151	2008	151 8th Street N	2,132.3	14.99%	\$74,569	\$1,727	\$213,582	286.42%	\$591	\$5,913	\$1,774	\$489	\$4,890	\$1,467	\$1,080	\$10,803	\$2,160	\$100,000	\$1,212
Commercial Unit 155	2008	155 8th Street N	5,694.1	40.03%	\$199,129	\$4,611	\$570,350	286.42%	\$1,686	\$16,861	\$5,058	\$1,395	\$13,945	\$4,184	\$3,081	\$30,806	\$6,162	\$100,000	\$1,212
Residential Unit 786	2008	786 2nd Avenue N	2,424.4	17.04%	\$84,784	\$1,963	\$242,840	286.42%	\$591	\$5,913	\$1,774	\$489	\$4,890	\$1,467	\$1,080	\$10,803	\$2,160	\$100,000	\$1,212
Expired																			\$3,073,437
**Monticello	2007	750 3rd Street N			\$300,600	\$6,087	\$485,219	161.42%	\$1,601	\$16,012	\$3,202	\$1,327	\$13,271	\$2,654	\$2,928	\$29,283	\$2,928	\$276,086	\$0
**Pennsylvania Hotel	2007	300 4th Street N			\$963,400	\$23,540	\$4,878,045	506.34%	\$16,098	\$160,975	\$32,195	\$13,341	\$133,415	\$26,683	\$29,439	\$294,390	\$29,439	\$2,273,905	\$0
136 16th Ave NE	2006	136 16th Avenue NE			\$152,700	\$2,893	\$183,519	120.18%	\$638	\$6,377	\$638	\$563	\$5,634	\$563	\$1,201	\$12,011	\$0	\$100,000	\$0
Emerson Apartments	2006	305 5th Street S			\$68,100	\$1,664	\$814,766	1196.43%	\$2,831	\$28,313	\$2,831	\$2,501	\$25,013	\$2,501	\$5,333	\$53,326	\$0	\$395,000	\$0
Sealtest Bldg	2005	1601 3rd Street S			\$125,000	\$4,861	\$729,301	583.44%	\$2,534	\$25,343	\$0	\$2,239	\$22,390	\$0	\$4,773	\$47,733	\$0	\$75,000	\$0
430 5th Street N	2005	430 5th Street N			\$225,000	\$6,441	\$216,000	96.00%	\$751	\$7,506	\$0	\$663	\$6,631	\$0	\$1,414	\$14,137	\$0	\$42,900	\$0
156 20th Avenue NE	2005	156 20th Avenue NE			\$162,300	\$4,030	\$115,000	70.86%	\$400	\$3,996	\$0	\$353	\$3,531	\$0	\$753	\$7,527	\$0	\$49,900	\$0
306 18th Avenue NE	2005	306 18th Avenue NE			\$157,600	\$3,913	\$107,352	68.12%	\$373	\$3,730	\$0	\$330	\$3,296	\$0	\$703	\$7,026	\$0	\$51,600	\$0
335 22nd Avenue NE	2005	335 22nd Avenue NE			\$121,200	\$3,152	\$109,350	90.22%	\$380	\$3,800	\$0	\$336	\$3,357	\$0	\$716	\$7,157	\$0	\$44,400	\$0
Snell Arcade, Suite 300	2005	401 Central Avenue			\$81,700	\$1,378	\$148,485	181.74%	\$516	\$5,160	\$0	\$456	\$4,558	\$0	\$972	\$9,718	\$0	\$100,000	\$0
Snell Arcade, Suite 350	2005	401 Central Avenue			\$127,400	\$3,096	\$335,935	263.69%	\$1,167	\$11,674	\$0	\$1,031	\$10,313	\$0	\$2,199	\$21,987	\$0	\$100,000	\$0
Snell Arcade, Suite 400	2005	401 Central Avenue			\$91,000	\$2,226	\$156,432	171.90%	\$544	\$5,436	\$0	\$480	\$4,802	\$0	\$1,024	\$10,238	\$0	\$100,000	\$0
Snell Arcade, Suite 500	2005	401 Central Avenue			\$91,000	\$2,226	\$145,912	160.34%	\$507	\$5,070	\$0	\$448	\$4,479	\$0	\$955	\$9,550	\$0	\$100,000	\$0
Snell Arcade, Suite 600	2005	401 Central Avenue			\$91,200	\$2,231	\$170,320	186.75%	\$592	\$5,919	\$0	\$523	\$5,229	\$0	\$1,115	\$11,147	\$0	\$100,000	\$0
Snell Arcade, Suite 100***	2005	401 Central Avenue			\$557,800	\$13,560	\$568,842	101.98%	\$1,977	\$19,767	\$0	\$1,746	\$17,463	\$0	\$3,723	\$37,231	\$0	\$167,200	\$0
605 13th Avenue NE	2005	605 13th Avenue NE			\$78,400	\$2,561	\$71,642	91.38%	\$249	\$2,490	\$0	\$220	\$2,199	\$0	\$469	\$4,689	\$0	\$78,200	\$0
456 18th Avenue NE	2005	456 18th Avenue NE			\$282,700	\$7,012	\$212,000	74.99%	\$737	\$7,367	\$0	\$614	\$6,140	\$0	\$1,351	\$13,507	\$0	\$100,000	\$0
705 16th Avenue NE	2005	705 16th Avenue NE			\$671,400	\$10,017	\$136,500	20.33%	\$474	\$4,743	\$0	\$419	\$4,191	\$0	\$893	\$8,934	\$0	\$100,000	\$0
Wellington Lake House	2004	619 65th Street S			\$205,700	\$4,413	\$114,120	55.48%	\$397	\$3,966	\$0	\$350	\$3,503	\$0	\$747	\$7,469	\$0	\$100,000	\$0
Nolen Grocery, Unit 1	2004	2300 1st Avenue N	440		\$8,088	\$342	\$50,225	620.98%	\$175	\$1,745	\$0	\$154	\$1,542	\$0	\$329	\$3,287	\$0	\$47,444	\$0
Nolen Grocery, Unit 2	2004	2302 1st Avenue N	1910		\$35,110	\$921	\$150,675	429.15%	\$524	\$5,236	\$0	\$463	\$4,626	\$0	\$986	\$9,862	\$0	\$100,000	\$0
Nolen Grocery, Unit 3	2004	2304 1st Avenue N	1350		\$24,816	\$696	\$100,450	404.78%	\$349	\$3,491	\$0	\$308	\$3,084	\$0	\$657	\$6,574	\$0	\$100,000	\$0
Nolen Grocery, Unit 4	2004	2306 1st Avenue N	1350		\$24,816	\$696	\$100,450	404.78%	\$349	\$3,491	\$0	\$308	\$3,084	\$0	\$657	\$6,574	\$0	\$100,000	\$0
Nolen Grocery, Unit 5	2004	2308 1st Avenue N	1750		\$32,169	\$752	\$130,950	407.07%	\$455	\$4,551	\$0	\$402	\$4,020	\$0	\$857	\$8,571	\$0	\$100,000	\$0
Thomas Whitted	2003	656 1st Street N					\$40,000		\$139	\$1,390	\$0	\$123	\$1,228	\$0	\$262	\$2,618	\$0	\$40,000	\$0
**Bradshaw House	2003	609 11th Avenue S					\$500,000		\$1,738	\$17,375	\$0	\$1,535	\$15,350	\$0	\$3,273	\$32,725	\$0	\$312,870	\$0
SCL Depot	2003	420 22nd St S					\$750,000		\$2,606	\$26,063	\$0	\$2,303	\$23,025	\$0	\$4,909	\$49,088	\$0	\$405,000	\$0
Kress Building	2002	475 Central Avenue					\$775,910		\$2,696	\$26,963	\$0	\$2,382	\$23,820	\$0	\$5,078	\$50,783	\$0	\$881,400	\$0
St. Petersburg Savings and Loan	2001	556 Central Avenue					\$160,000		\$556	\$5,560	\$0	\$491	\$4,912	\$0	\$1,047	\$10,472	\$0	\$110,500	\$0
Womans' Town Improvement Assoc.	2001	336 1st Avenue N 635 Bay St NE/					\$168,575		\$586	\$5,858	\$0	\$518	\$5,175	\$0	\$1,103	\$11,033	\$0	\$125,400	\$0
Boyce Guest House	1999	205 6th Ave NE					\$198,667		\$690	\$6,904	\$0	\$610	\$6,099	\$0	\$1,300	\$13,003	\$0	\$116,000	\$0

¹Qcc X .00677/2 ²Qcc X .00677/2 X .67 ³Est. improve value/10k X 121.077

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2017-AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

									St. Petersburg (6.7550 mils)			Pinellas County 5.3527 mils (5.3377 mils + .0150 mils PPC)			Total (12.1077 mils)				
Property Name	Year	Address	Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis (approval year)	Qualifying Construction Costs (No cap as of 2015)	Percentage of Investment	Est. Annual Tax Savings ¹	Est. Tax Savings (10 yr pd)	Rev. Est. Tax Savings Est (x .67) ²	Est. Annual Tax Savings ¹	Est. Tax Savings (10 yr pd)	Rev. Est. Tax Savings Est. (x .67) ²	Est. Annual Tax Savings ¹	Est. Tax Savings (10 yr pd)	Rev. Est. Tax Savings Est. (x .67) ²	Alt. Exemption calc.	Alt. Annual tax savings calc. ³
Harlan Hotel	1999	15 8th Street N					\$179,830		\$625	\$6,249	\$0	\$552	\$5,521	\$0	\$1,177	\$11,770	\$0	\$191,800	\$0
Green Richman Arcade	1998	689 Central Avenue					\$250,000		\$869	\$8,688	\$0	\$768	\$7,675	\$0	\$1,636	\$16,363	\$0	\$195,200	\$0
Willie Keys House	1998	900 8th Street S					\$19,562		\$68	\$680	\$0	\$60	\$601	\$0	\$128	\$1,280	\$0	\$57,200	\$0
Robert West House	1998	101 6th Avenue NE					\$287,996		\$1,001	\$10,008	\$0	\$884	\$8,841	\$0	\$1,885	\$18,849	\$0	\$174,100	\$0
TOTAL APPROVED							\$20,418,531		\$65,670	\$656,706	\$144,751	\$55,541	\$560,043	\$121,987	\$121,189	\$1,211,880	\$194,636	\$7,411,105	\$57,397
TOTAL IN-PROCESS AND APPROVED							\$21,110,822		\$68,013	\$680,140	\$146,321	\$57,395	\$578,574	\$123,229	\$125,385	\$1,253,846	\$197,447	\$10,484,542	

¹Qcc X .00677/2 ²Qcc X .00677/2 X .67 ³Est. improve value/10k X 121.077

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

**CITY OF ST. PETERSBURG
HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
CASE #1: CITY FILE AVT 16-90400001**

Name of Property: Lathrop Residence, 2601 3rd Avenue N

Designation Type/Date: Contributing Property to the Kenwood National Register Historic District (August 2003)

Request: Approve Historic Property Ad Valorem Tax Exemption

Recommendation: City Administration Recommends APPROVAL of the Ad Valorem Tax Exemption for the Lathrop Residence at 2601 3rd Avenue N

General Eligibility Requirements

The subject property, constructed in 1938, 1939, and 1952, is a contributing property to the Kenwood Historic District listed in the National Register of Historic Places, and is therefore, a “qualifying property” for the ad valorem tax exemption for historic properties. The applicant has met all procedural, technical, and financial requirements set forth in City Code Chapter 16, sub-Section 16.30.070.4, and was approved for the Part 1 Preconstruction Application on August 9, 2016 prior to beginning the applicable improvements on the subject property. The Part 2 Request for Review of Completed Work was completed and approved on November 9, 2016.



Lathrop Residence-post rehabilitation. Photo by Staff, 2017.

Eligibility for the ad valorem tax exemption under City Code Chapter 16, sub-Section 16.30.070.4 requires expenses of at least ten percent (10%) of the assessed property value to be spent on “qualifying improvements,” which generally includes labor, materials, and certain construction administration costs for improving the condition of the historic property that are determined by the Historic Preservation staff to be sympathetic to its architectural and/or historical integrity. Per City Code, qualifying improvements generally do not include land acquisition or relocation costs, non-historic adaptations, recreation facilities or landscaping features, appliances, counters, etc.

For the purposes of this ad valorem tax exemption case, the assessed value of the subject property is based on the Pinellas County Property Appraiser’s assessed property value for the year 2016, which was \$106,692. To date, the applicant has documented \$18,511 in qualified improvement expenses for the rehabilitation of the building, which is approximately 17.3 percent of the 2016 assessed value.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2016 assessment, the subject property had an ad valorem tax basis of \$1,922.07, representing the approximate pre-improvement tax obligation, plus inflationary increases, that will continue to be due annually during the 10-year ad valorem tax exemption period. The actual ad valorem tax exemption will apply only to the increase in taxes resulting from the qualifying rehabilitation, which may be affected by any resulting increase or decrease in market value of the subject property as determined by the Pinellas County Property Appraiser who will re-assesses the rehabilitated property, as well as, the qualified improvements, once approved by the St. Petersburg City Council and the Board of Pinellas County Commissioners.

Since 12.1077 mils (6.7550 City, 5.3377 County-wide, 0.0150 Pinellas County Planning Council) of the total current year (2016) millage rate are applicable to ad valorem exemptions for historic properties, qualified property owners currently save approximately \$121.07 for every \$10,000.00 of qualifying market value increase, with no apparent cap on qualifying expenses or ultimate exemption amount. It must be noted that annual millage rates and market values may fluctuate, and may affect industry appraisal formulas that are the ultimate determinants for calculating the actual tax increase to be applied (exempted). Therefore, precise factual accounting in advance of any applied tax year is limited for the purposes of this report, though a rough set of estimates is provided in the attached “Summary Table.”

Compliance with Secretary of Interior’s Standards for Historic Preservation

According to City Code Chapter 16, sub-Section 16.30.070.4, improvements to historic properties subject to the ad valorem tax exemption must comply with the City’s Certificate of Appropriateness requirements and the Design Guidelines for Historic Properties, as well as, the U.S. Secretary of the Interior’s Standards for Rehabilitation. Based upon a review of the overall application, the applicant is determined by Staff to be in compliance with these requirements. The Photo Reference Table below provides a general overview of the major completed improvements to the subject property, followed

City Council
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by photographs of noteworthy rehabilitation improvements as referenced in the table and found in Appendix A.

Photo Reference Table		
Eligible Improvement	Photo Reference	Sympathetic/Compatible to Historic Character
Character-defining features		
Pre-rehabilitation roof deterioration	1, 2, 3	1950s Roof
Pre/Post-rehabilitation roof replacement	4-5	Yes

Appendix A
(Photographs)

Photo 1: Asbestos roof deterioration. Photo by Staff, 2016.



Photo 2: Deteriorated asbestos shingles-front entry. Photo by Staff, 2016.



Photo 3: Roof shingle damage at valley (typ.). Photo by Staff, 2016.



Photos 4, 5: Comparison of old (L) and new (R) roof systems. Photo by Staff, 2017.



RESOLUTION NO. _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR THE LATHROP RESIDENCE, LOCATED AT 2601 3RD AVENUE NORTH, A CONTRIBUTING PROPERTY TO THE KENWOOD HISTORIC DISTRICT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES; 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 Lathrop Residence, a contributing property to the Kenwood Historic District listed in the National Register of Historic Places, and described as below (herein, the "Property"), which according to public record is presently owned by Randall A. Lathrop:

HALL'S CENTRAL AVE NO. 1 BLK 8, LOT 16; and

WHEREAS, the Keeper of the National Register in Washington, D.C. on February August 4, 2003, approved the nomination of the Kenwood Historic District to the National Register of Historic Places; and

WHEREAS, Planning and Economic Development staff approved the Part I ad valorem tax exemption application (AVT 16-90400001) on August 9, 2016; and

WHEREAS, the attached staff report and historic preservation covenant demonstrate that the rehabilitation 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(E); and

WHEREAS, the tax exemption shall be for a period of ten years which is from January 1, 2017, to December 31, 2026.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida approves the ad valorem tax exemption for the Lathrop Residence, a contributing property to the Kenwood Historic District listed in the National Register of Historic Places, 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.

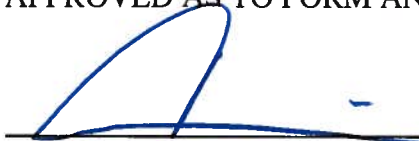
This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 2nd day of March, 2017.

Darden Rice, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chan Srinivasa, City Clerk

APPROVED AS TO FORM AND SUBSTANCE:

 _____ 1-26-17

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

DATE

 _____ 2/6/17

CITY ATTORNEY (DESIGNEE)

DATE

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

This Covenant is made the ____ day of _____, 2017, by **RANDALL A. LATHROP**, (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 2601 3rd Avenue North, St. Petersburg, Florida (hereinafter, the “Property”), also known as the Lathrop Residence, which is owned in fee simple by the Owner. The Property is a contributing property to the Kenwood Historic District 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:

HALL'S CENTRAL AVE NO. 1 BLK 8, LOT 16

In consideration of the historic preservation property tax exemption 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, 2017, to December 31, 2026:

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) 892-5470 Phone
(727) 892-5001 Fax**

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

OWNERS

RANDALL A. LATHROP

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by **RANDALL A. LATHROP**, in his capacity as Owner of 2601 3rd Avenue North, the Lathrop Residence, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

Witness Signature

Printed or typed name of Witness

Date

Witness Signature

Printed or typed name of witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by **RANDALL A. LATHROP**, in his capacity as Owner of 2601 3rd Avenue North, the Lathrop Residence, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

By:

Owner Signature

Printed or typed name of Owner

Date

(Notary Signature)

Commission expires:

WITNESSES

Witness Signature

Printed or Typed Name of Witness

Witness Signature

Printed or Typed Name of Witness

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 2017, by Gary Cornwell and Chandrahassa Srinivasa, 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.

(Notary Stamp)

APPROVED AS TO CONTENT:



City Attorney (Designee)
By: Michael J Dema

ATTEST:
KENNETH BURKE, CLERK

By: _____
Deputy Clerk

APPROVED AS TO FORM:

Office of the County Attorney

**CITY OF ST. PETERSBURG,
FLORIDA**

By: _____
Gary Cornwell, City Administrator

ATTEST:

By: _____
Chandrahassa Srinivasa, City Clerk

(Affix Seal)

(Notary Signature)
Commission Expires:

APPROVED AS TO FORM:

City Attorney (Designee)
By: _____

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

By: _____
Chairman

CITY OF ST. PETERSBURG
HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
CASE #2: CITY FILE AVT #14-90400013

Name of Property: Rosenberg Residence, 436 12th Avenue NE

Designation Type/Date: Contributing Property to the North Shore National Register Historic District (February 2003)

Request: Approve Historic Property Ad Valorem Tax Exemption

Recommendation: City Administration Recommends APPROVAL of the Ad Valorem Tax Exemption for the Rosenberg Residence at 436 12th Avenue NE

General Eligibility Requirements

The subject property, constructed circa 1923, is a contributing property to the North Shore Historic District listed in the National Register of Historic Places, and is therefore, a “qualifying property” for the ad valorem tax exemption for historic properties. The applicant has met all procedural, technical, and financial requirements set forth in City Code Chapter 16, sub-Section 16.30.070.4, and was partially approved for the Part 1 Preconstruction Application on December 22, 2015 prior to beginning the applicable improvements on the subject property. The 2015 approval did not include the addition, which has been reconsidered under the current City ordinance that now allows compatible additions. The Part 2 Request for Review of Completed Work was approved on December 30, 2016, with completion of the work during April 2016.



Rosenberg Residence-post rehabilitation. Photo by Staff, 2017.

Eligibility for the ad valorem tax exemption under City Code Chapter 16, sub-Section 16.30.070.4 requires expenses of at least ten percent (10%) of the assessed property value to be spent on “qualifying improvements,” which generally includes labor, materials, and certain construction administration costs for improving the condition of the historic property that are determined by the Historic Preservation staff to be sympathetic to its architectural and/or historical integrity. Per City Code, qualifying improvements generally do not include land acquisition or relocation costs, non-historic adaptations, recreation facilities or landscaping features, appliances, counters, etc. For the purposes of this ad valorem tax exemption case, the assessed value of the subject property is based on the Pinellas County Property Appraiser’s assessed property value for the year 2015, which was \$279,411. To date, the applicant has documented \$152,405 in qualified improvement expenses for the rehabilitation of the building, which is approximately 54.5 percent of the 2015 assessed value.

For the purposes of this ad valorem tax exemption case, the assessed value of the subject property is based on the Pinellas County Property Appraiser’s assessed property value for the year 2015, which was \$279,411. To date, the applicant has documented \$152,405 in qualified improvement expenses for the rehabilitation of the building, which is approximately 54.5 percent of the 2015 assessed value.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2015 assessment, the subject property had an ad valorem tax basis of \$5,421.80, representing the approximate pre-improvement tax obligation, plus inflationary increases, that will continue to be due annually during the 10-year ad valorem tax exemption period. The actual ad valorem tax exemption will apply only to the increase in taxes resulting from the qualifying rehabilitation, which may be affected by any resulting increase or decrease in market value of the subject property as determined by the Pinellas County Property Appraiser who will re-assesses the rehabilitated property, as well as, the qualified improvements, once approved by the St. Petersburg City Council and the Board of Pinellas County Commissioners.

Since 12.1077 mills (6.7550 City, 5.3377 County-wide, 0.0150 Pinellas County Planning Council) of the total current year (2016) millage rate are applicable to ad valorem exemptions for historic properties, qualified property owners currently save approximately \$121.07 for every \$10,000.00 of qualifying market value increase, with no apparent cap on qualifying expenses or ultimate exemption amount. It must be noted that annual millage rates and market values may fluctuate, and may affect industry appraisal formulas that are the ultimate determinants for calculating the actual tax increase to be applied (exempted). Therefore, precise factual accounting in advance of any applied tax year is limited for the purposes of this report, though a rough set of estimates is provided in the attached “Summary Table.”

Compliance with Secretary of Interior’s Standards for Historic Preservation

According to City Code Chapter 16, sub-Section 16.30.070.4, improvements to historic properties subject to the ad valorem tax exemption is sought must comply with the City’s Certificate of Appropriateness requirements and the Design Guidelines for Historic Properties, as well as, the U.S. Secretary of the Interior’s Standards for Rehabilitation. Based upon a review of the overall application, the applicant is determined by Staff to be in compliance with these requirements. The Photo Reference Table below provides a general overview of the major completed improvements to the subject property, followed by photographs of noteworthy rehabilitation improvements as referenced in the table and found in Appendix A.

Eligible Improvement	Photo Reference	Sympathetic/Compatible to Historic Character
Character-defining features		
Pre-rehabilitation/post rehabilitation comparison of frontal view	1a, 1b	Yes
Addition connections reveal compatible alignment, continuity	2a, 2b	Yes
New Hardie board plank siding	7	Yes



Appendix A
(Photographs)

Photos 1a, b: Pre-(1a) and post-construction (1b) comparison reveals no change to frontal view perspective. Photos by Staff, 2014/2017, respectively.



1a



1b

Photos 2a, b: Addition connection reveals compatible alignment, continuity. Photo by Staff, 2017.



2a



2b

Photo 3: Upper story addition reveals incompatible window configuration. Photo by Staff, 2017.



City Council
AVT 14-90400013
March 17, 2017

Photo 4: View of pre-construction rear/side elevation. Photo by Staff, 2014.



Photo 5: View non-historic, pre-construction aluminum window sets. Photo by Staff, 2014.



Photo 6: View historic double-hung window sets. Photo by Staff, 2014.



Photo 7: New Hardie board siding reveals a more appropriate treatment versus the pre-existing vinyl siding (see Photo 6), and earlier asbestos shingles. Photo by Staff, 2017.



RESOLUTION NO. _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR THE ROSENBERG RESIDENCE, LOCATED AT 436 12TH AVENUE NORTHEAST, A CONTRIBUTING PROPERTY TO THE NORTH SHORE HISTORIC DISTRICT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES; 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 Rosenberg Residence, a contributing property to the North Shore Historic District listed in the National Register of Historic Places, and described as below (herein, the "Property"), which according to public record is presently owned by Brooke N. Rosenberg and Todd F. Rosenberg:

BAY FRONT SUB BLK D, LOT 3

WHEREAS, the Keeper of the National Register in Washington, D.C. on February 20, 2003, approved the nomination of the North Shore Historic District to the National Register of Historic Places; and

WHEREAS, Planning and Economic Development staff approved the Part I ad valorem tax exemption application (AVT 14-90400013) on December 22, 2015; 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(E); and

WHEREAS, the tax exemption shall be for a period of ten years
which is from January 1, 2017, to December 31, 2026.

NOW THEREFORE, BE IT RESOLVED, that the City Council of
the City of St. Petersburg, Florida approves the ad valorem tax exemption
for the Rosenberg Residence, a contributing property to the North Shore
Historic District listed in the National Register of Historic Places, 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 2nd day of March,
2017.

Darden Rice, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chan Srinivasa, City Clerk

APPROVED AS TO FORM AND SUBSTANCE:

 _____ 1-26-17
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT DATE

 _____ 2/6/17
CITY ATTORNEY (DESIGNEE) DATE

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

This Covenant is made the ____ day of _____, 2017, by **BROOKE N. ROSENBERG AND TODD F. ROSENBERG**, (hereinafter referred to as the “Owners”), 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 436 12th Avenue Northeast, St. Petersburg, Florida, the Rosenberg Residence, which is owned in fee simple by the Owners. The Property (hereinafter, the “Property”) is a contributing property to the North Shore Historic District 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:

BAY FRONT SUB BLK D, LOT 3

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 Owners, the Owners hereby agree to the following for the period of the tax exemption, which is from January 1, 2017, to December 31, 2026:

1. The Owners agree 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 Owners agree 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) 892-5470 Phone
(727) 892-5001 Fax**

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

4. The Owners agree 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners.

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 Owners, the Local Historic Preservation Office shall notify the Owners 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 Owners shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owners cannot show such circumstances, the Owners 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 Owners 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 Owners and the Local Historic Preservation Office. If the Owners do 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 Owners 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 Owners, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

WITNESSES

OWNERS

BROOKE N. ROSENBERG

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by **BROOKE N. ROSENBERG**, in her capacity as Owner of 436 12th Avenue Northeast, the Rosenberg Residence, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

TODD F. ROSENBERG

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by **TODD F. ROSENBERG**, in his capacity as Owner of 436 12th Avenue Northeast, the Rosenberg Residence, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

WITNESSES

**CITY OF ST. PETERSBURG,
FLORIDA**

Witness Signature

By: _____
Gary Cornwell, City Administrator

Printed or Typed Name of Witness

ATTEST:

Witness Signature

By: _____
Chandrahassa Srinivasa, City Clerk

Printed or Typed Name of Witness

(Affix Seal)

STATE OF FLORIDA)
COUNTY OF PINELLAS)


The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 2017, by Gary Cornwell and Chandrahassa Srinivasa, 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.

(Notary Stamp)

(Notary Signature)
Commission Expires:

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:



City Attorney (Designee)
By: Michael J Dema

City Attorney (Designee)
By: _____

ATTEST:
KENNETH BURKE, CLERK

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

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

Office of the County Attorney

CITY OF ST. PETERSBURG
HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
CASE #3: CITY FILE AVT #15-90400002

Name of Property: Reid/Winters Residence, 806 18th Avenue NE

Designation Type/Date: Local Historic Landmark (HPC 16-90300001) and Contributing Property to the North Shore National Register Historic District (February 2003)

Request: Approve Historic Property Ad Valorem Tax Exemption

Recommendation: City Administration Recommends APPROVAL of the Ad Valorem Tax Exemption for the Reid/Winters Residence at 806 18th Avenue NE.

General Eligibility Requirements

The subject property, constructed in 1923 was listed as a local historic landmark in the St. Petersburg Register of Historic Places in 2016, and is a contributing property to the North Shore Historic District listed in the National Register of Historic Places, and is therefore, a “qualifying property” for the ad valorem tax exemption for historic properties. The applicant has met all procedural, technical, and financial requirements set forth in City Code Chapter 16, sub-Section 16.30.070.4, and was partially approved for the Part 1 Preconstruction Application of the ad valorem tax exemption on May 12, 2015 prior to beginning the applicable improvements on the subject property. The 2015 approval acknowledged the detached shed and now demolished garage. The Part 2 Request for Review of Completed Work was approved on January 10, 2017, with completion of the work by December 31, 2016.



Reid/Winters Residence-post rehabilitation. Photo by Staff, 2016.

Eligibility for the ad valorem tax exemption under City Code Chapter 16, sub-Section 16.30.070.4 requires expenses of at least ten percent (10%) of the assessed property value to be spent on “qualifying improvements,” which generally includes labor, materials, and certain construction administration costs for improving the condition of the historic property that are determined by the Historic Preservation staff to be sympathetic to its architectural and/or historical integrity. Per City Code, qualifying improvements generally do not include land acquisition or relocation costs, non-historic adaptations, recreation facilities or landscaping features, appliances, counters, etc.

For the purposes of this ad valorem tax exemption case, the assessed value of the subject property is based on the Pinellas County Property Appraiser assessed property value for the year 2015, which was \$397,892. To date, the applicant has documented \$79,065 in qualified improvement expenses for the rehabilitation of the building, which is approximately 19.8 percent of the 2015 assessed value.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2015 assessment, the subject property had an ad valorem tax basis of \$9,815.80, representing the approximate pre-improvement tax obligation, plus inflationary increases, that will continue to be due annually during the 10-year ad valorem tax exemption period. The actual ad valorem tax exemption will apply only to the increase in taxes resulting from the qualifying rehabilitation, which may be affected by any resulting increase or decrease in market value of the subject property as determined by the Pinellas County Property Appraiser who will re-assesses the rehabilitated property, as well as, the qualified improvements, once approved by the St. Petersburg City Council and the Board of Pinellas County Commissioners.

Since 12.1077 mills (6.7550 City, 5.3377 County-wide, 0.0150 Pinellas County Planning Council) of the total current year (2016) millage rate are applicable to ad valorem exemptions for historic properties, qualified property owners currently save approximately \$121.07 for every \$10,000.00 of qualifying market value increase, with no apparent cap on qualifying expenses or ultimate exemption amount. It must be noted that annual millage rates and market values may fluctuate, and may affect industry appraisal formulas that are the ultimate determinants for calculating the actual tax increase to be applied (exempted). Therefore, precise factual accounting in advance of any applied tax year is limited for the purposes of this report, though a rough set of estimates is provided in the attached “Summary Table.”

Compliance with Secretary of Interior’s Standards for Historic Preservation

According to City Code Chapter 16, sub-Section 16.30.070.4, improvements to historic properties for which ad valorem tax exemption is sought must comply with the City’s Certificate of Appropriateness requirements and the Design Guidelines for Historic Properties, as well as, the U.S. Secretary of the Interior’s Standards for Rehabilitation. Based upon a review of the overall application, the applicant is determined by Staff to be in compliance with these requirements. The Photo Reference Table below provides a general overview of the major completed improvements to the subject property, followed

City Council
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March 17, 2017

by photographs of noteworthy rehabilitation improvements as referenced in the table and found in Appendix A.

Eligible Improvement	Photo Reference	Sympathetic/Compatible to Historic Character
Character-defining features		
Pre-rehabilitation/post rehabilitation comparison of roof cladding	1a, 1b	Yes
Exposed, character-defining roof elements and active repair	2a, 2b	Yes
Repaired mortar for clinker brick masonry	3	Yes
Repaired, reconditioned front entry door	4	Yes
Roof beams/structure repaired	5	Yes
Non-historic carport replaced with newer shed	6a, 6b	Yes
Window sets repaired and preserved	7a, 7b	Yes

Appendix A
(Photographs)

Photos 1a, b: Pre-(1a) and post-rehabilitation (1b) comparison of roof cladding. Photos by Staff, 2015/2016, respectively.



1a



1b

Photos 2a, b: Deteriorated roof components (2a), and active rehabilitation to exposed roof structural and decorative elements (2b). Photos by Staff, 2015/2016, respectively.



2a



2b

Photo 3: Repointed character-defining clinker brick (typ.). Photo by Staff, 2016.



Photo 4: Reconditioned frontal entry door assumed to be original. Photo by Staff, 2016.



Photo 5: Close-up of repaired roof beams/structure at frontal porch. Photo by Staff, 2017.



City Council
AVT 15-90400002
March 17, 2017

Photos 6a, b: Non-historic carport at rear (6a) replaced with more compatible shed (6b).
Photos by Staff, 2015/2017, respectively.



Photos 7a, b: Non-operable window sets (7), and repaired windows (7b). Photos by
Staff, 2015/2016 respectively.



RESOLUTION NO. _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR THE REID/WINTERS RESIDENCE (THE SARGENT HOUSE), LOCATED AT 806 18TH AVENUE NORTHEAST, A LOCAL HISTORIC LANDMARK LISTED IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES, AND A CONTRIBUTING PROPERTY TO THE NORTH SHORE HISTORIC DISTRICT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES; 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 Reid/Winters Residence (the Sargent House), a local historic landmark listed in the St. Petersburg Register of Historic Places, and a contributing property to the North Shore Historic District listed in the National Register of Historic Places, and described as below (herein, the "Property"), which according to public record is presently owned by Kendall M. Reid and Sharon A. Winters:

SNELL & HAMLETT'S NORTH SHORE ADD BLK 69, LOT 4

WHEREAS, the St. Petersburg City Council on May 19, 2016 approved the designation of the Reid/Winters Residence (the Sargent House) to the St. Petersburg Register of Historic Places, and the Keeper of the National Register in Washington, D.C. on February 20, 2003, approved the nomination of the North Shore Historic District to the National Register of Historic Places; and

WHEREAS, Planning and Economic Development staff approved the Part I ad valorem tax exemption application (AVT 15-90400002) on May 12, 2015; 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(E); and

WHEREAS, the tax exemption shall be for a period of ten years which is from January 1, 2017, to December 31, 2026.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida approves the ad valorem tax exemption for the Reid/Winters Residence (the Sargent House), a local historic landmark listed in the St. Petersburg Register of Historic Places, and a contributing property to the North Shore Historic District listed in the National Register of Historic Places, 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 2nd day of March, 2017.

Darden Rice, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chan Srinivasa, City Clerk

APPROVED AS TO FORM AND SUBSTANCE:



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

1-26-17

DATE



CITY ATTORNEY (DESIGNEE)

2/6/17

DATE

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

This Covenant is made the ____ day of _____, 2017, by **KENDALL M. REID AND SHARON A. WINTERS**, (hereinafter referred to as the “Owners”), 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 806 18th Avenue Northeast, St. Petersburg, Florida, also known as the Reid/Winters Residence (landmarked as the Sargent House), which is owned in fee simple by the Owners. The Property (hereinafter, the “Property”) is a local historic landmark listed in the St. Petersburg Register of Historic Places, and a contributing property to the North Shore Historic District 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:

SNELL & HAMLETT'S NORTH SHORE ADD BLK 69, LOT 4

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 Owners, the Owners hereby agree to the following for the period of the tax exemption, which is from January 1, 2017, to December 31, 2026:

1. The Owners agree 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 Owners agree 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) 892-5470 Phone
(727) 892-5001 Fax**

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

4. The Owners agree 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners.

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 Owners, the Local Historic Preservation Office shall notify the Owners 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 Owners shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owners cannot show such circumstances, the Owners 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 Owners 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 Owners and the Local Historic Preservation Office. If the Owners do 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 Owners 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 Owners, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

WITNESSES

OWNERS

KENDALL M. REID

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by **KENDALL M. REID**, in his capacity as Owner of 806 18th Avenue Northeast, the Reid/Winters Residence, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

SHARON A. WINTERS

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by **SHARON A. WINTERS**, in her capacity as Owner of 806 18th Avenue Northeast, the Reid/Winters Residence, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)
Commission expires:

WITNESSES

**CITY OF ST. PETERSBURG,
FLORIDA**

Witness Signature

By: _____
Gary Cornwell, City Administrator

Printed or Typed Name of Witness

ATTEST:

Witness Signature

By: _____
Chandrahassa Srinivasa, City Clerk

Printed or Typed Name of Witness

(Affix Seal)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 2017, by Gary Cornwell and Chandrahassa Srinivasa, 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.

(Notary Stamp)

(Notary Signature)
Commission Expires:

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:



City Attorney (Designee)
By: Michael J Dema

City Attorney (Designee)
By: _____

ATTEST:
KENNETH BURKE, CLERK

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

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

Office of the County Attorney

CITY OF ST. PETERSBURG
HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
CASE #4: CITY FILE AVT #14-90400004

Name of Property: Sadler Residence (Ridgely House), 600 Beach Drive NE

Designation Type/Date: Local Historic Landmark (HPC 09-03) and Contributing Property to the North Shore National Register Historic District (February 2003)

Request: Approve Historic Property Ad Valorem Tax Exemption

Recommendation: City Administration Recommends APPROVAL of the Ad Valorem Tax Exemption for the Sadler Residence (Ridgely House) at 600 Beach Drive NE.

General Eligibility Requirements

The subject property, constructed in 1910 was listed as a local historic landmark in the St. Petersburg Register of Historic Places in 2009, and is a contributing property to the North Shore Historic District listed in the National Register of Historic Places, and is therefore, a “qualifying property” for the ad valorem tax exemption for historic properties. The applicant has met all procedural, technical, and financial requirements set forth in City Code Chapter 16, sub-Section 16.30.070.4, and was partially approved for the Part 1 Preconstruction Application of the ad valorem tax exemption on January 23, 2013 prior to beginning the applicable improvements on the subject property. The applicant was approved for two six-month extensions. The Part 2 Request for Review of Completed Work was approved on January 10, 2017, with completion of the work by December 31, 2016.



Sadler Residence-post rehabilitation. Photo by Staff, 2017.

Eligibility for the ad valorem tax exemption under City Code Chapter 16, sub-Section 16.30.070.4 requires expenses of at least ten percent (10%) of the assessed property value to be spent on “qualifying improvements,” which generally includes labor, materials, and certain construction administration costs for improving the condition of the historic property that are determined by the Historic Preservation staff to be sympathetic to its architectural and/or historical integrity. Per City Code, qualifying improvements generally do not include land acquisition or relocation costs, non-historic adaptations, recreation facilities or landscaping features, appliances, counters, etc.

For the purposes of this ad valorem tax exemption case, the assessed value of the subject property is based on the Pinellas County Property Appraiser’s assessed property value for the year 2014 which was \$239,955. To date, the applicant has documented \$239,310 in qualified improvement expenses for the rehabilitation of the building, which is approximately 99.7 percent of the 2014 assessed value.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2014 assessment, the subject property had an ad valorem tax basis of \$4,541.25, representing the approximate pre-improvement tax obligation, plus inflationary increases, that will continue to be due annually during the 10-year ad valorem tax exemption period. The actual ad valorem tax exemption will apply only to the increase in taxes resulting from the qualifying rehabilitation, which may be affected by any resulting increase or decrease in market value of the subject property as determined by the Pinellas County Property Appraiser who will re-assesses the rehabilitated property, as well as, the qualified improvements, once approved by the St. Petersburg City Council and the Board of Pinellas County Commissioners.

Since 12.1077 mills (6.7550 City, 5.3377 County-wide, 0.0150 Pinellas County Planning Council) of the total current year (2016) millage rate are applicable to ad valorem exemptions for historic properties, qualified property owners currently save approximately \$121.07 for every \$10,000.00 of qualifying market value increase, with no apparent cap on qualifying expenses or ultimate exemption amount. It must be noted that annual millage rates and market values may fluctuate, and may affect industry appraisal formulas that are the ultimate determinants for calculating the actual tax increase to be applied (exempted). Therefore, precise factual accounting in advance of any applied tax year is limited for the purposes of this report, though a rough set of estimates is provided in the attached “Summary Table.”

Compliance with Secretary of Interior’s Standards for Historic Preservation

According to City Code Chapter 16, sub-Section 16.30.070.4, improvements to historic properties for which ad valorem tax exemption is sought must comply with the City’s Certificate of Appropriateness requirements and the Design Guidelines for Historic Properties, as well as, the U.S. Secretary of the Interior’s Standards for Rehabilitation. Based upon a review of the overall application, the applicant is determined by Staff to be in compliance with these requirements. The Photo Reference Table below provides a general overview of the major completed improvements to the subject property, followed

by photographs of noteworthy rehabilitation improvements as referenced in the table and found in Appendix A.

Eligible Improvement	Photo Reference	Sympathetic/Compatible to Historic Character
Character-defining features		
Pre-rehabilitation/post rehabilitation comparison of south elevation of east facade	1a, 1b	Yes
Window replacement from non-historic aluminum to wood.	2a, 2b	Yes
Before and after photos of interior front revealing new window sets	3a, 3b	Yes
Typical pre-rehabilitation wood deterioration and post-rehabilitation result	4a, 4b, 4c	Yes
Typical plumbing upgrade work	5	Yes
Active interior repairs	6a, 6b	Yes
Frontal entry sidelights replaced	7a, 7b	Yes

Appendix A
(Photographs)

Photos 1a, b: Pre-(1a) and post-rehabilitation (1b) comparison of south side and facade. Photos by Staff, 2013/2017, respectively.



1a



1b

Photos 2a, b: Before (2a) and after (2b) window sets as typical for entire building. Photos by Staff, 2013/2015, respectively.



2a



2b

Photo 3: Before (3a) and after (3b) of frontal lower floor sunroom revealing replacement windows. Photos by Staff, 2013/2015, respectively.



3a



3b

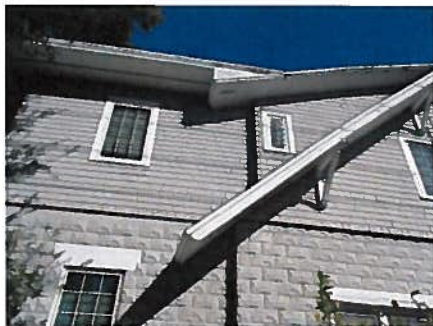
Photos 4a, b, c: Typical wood deterioration (4a, 4b) and repair (4c). Photos by Staff, 2013, 2017, respectively.



4a



4b



4c

Photo 5: Typical plumbing upgrade showing active work. Photo by Staff, 2013.



Photos 6a, b: Active interior repairs. Photos by Staff, 2013/2015, respectively.



Photos 7a, b: Non-historic sidelights (7a), and more appropriate replacement set (7b). Photos by Staff, 2009/2016, respectively.



RESOLUTION NO. _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR THE SADLER RESIDENCE (THE RIDGELY HOUSE), LOCATED AT 600 BEACH DRIVE NORTHEAST, A LOCAL HISTORIC LANDMARK LISTED IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES, AND A CONTRIBUTING PROPERTY TO THE NORTH SHORE HISTORIC DISTRICT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES; 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 Sadler Residence (the Ridgely House), a local historic landmark listed in the St. Petersburg Register of Historic Places, and a contributing property to the North Shore Historic District listed in the National Register of Historic Places, and described as below (herein, the "Property"), which according to public record is presently owned by Bruce A. Sadler and Mary D. Sadler:

BAY SHORE REV BLK 7, LOT 17 & S 10FT OF LOT 16 & E 10FT OF LOT 15 & W 5FT OF E 15FT OF N 36 FT OF LOT 15 & VAC ALLEY

WHEREAS, the St. Petersburg City Council on August 6, 2009 approved the designation of the Sadler Residence (the Ridgely House) to the St. Petersburg Register of Historic Places, and the Keeper of the National Register in Washington, D.C. on February 20, 2003, approved the nomination of the North Shore Historic District to the National Register of Historic Places; and

WHEREAS, Planning and Economic Development staff approved the Part I ad valorem tax exemption application (AVT 14-90400004) on January 23, 2014; 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(E); and

WHEREAS, the tax exemption shall be for a period of ten (10) years which is from January 1, 2017, to December 31, 2026.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida approves the ad valorem tax exemption for the Sadler Residence (Ridgely House), a local historic landmark listed in the St. Petersburg Register of Historic Places, and a contributing property to the North Shore Historic District listed in the National Register of Historic Places, 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 2nd day of March, 2017.

Darden Rice, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chan Srinivasa, City Clerk

APPROVED AS TO FORM AND SUBSTANCE:

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

DATE

CITY ATTORNEY (DESIGNEE)

DATE

1-26-17

2/6/17

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

This Covenant is made the ____ day of _____, 2017, by **BRUCE A. SADLER AND MARY D. SADLER**, (hereinafter referred to as the “Owners”), 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 600 Beach Drive Northeast, St. Petersburg, Florida, (hereinafter, the “Property”), also known as the Sadler Residence (landmarked as the Ridgely House), which is owned in fee simple by the Owners. The Property is a local historic landmark listed in the St. Petersburg Register of Historic Places, and a contributing property to the North Shore Historic District 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:

**BAY SHORE REV BLK 7, LOT 17 & S 10FT OF LOT 16 & E 10FT OF LOT 15 & W
5FT OF E 15FT OF N 36 FT OF LOT 15 & VAC ALLEY**

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 Owners, the Owners hereby agree to the following for the period of the tax exemption, which is from January 1, 2017, to December 31, 2026:

1. The Owners agree 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 Owners agree 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) 892-5470 Phone
(727) 892-5001 Fax**

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

4. The Owners agree 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners.

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 Owners, the Local Historic Preservation Office shall notify the Owners 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 Owners shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owners cannot show such circumstances, the Owners 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 Owners 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 Owners and the Local Historic Preservation Office. If the Owners do 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 Owners 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 Owners, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

WITNESSES

OWNERS

BRUCE A. SADLER

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by **BRUCE A. SADLER**, in his capacity as Owner of 600 Beach Drive Northeast, the Sadler Residence (Ridgely House), who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

MARY D. SADLER

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by **MARY D. SADLER**, in her capacity as Owner of 600 Beach Drive Northeast, the Sadler Residence (Ridgely House), who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

WITNESSES

Witness Signature

Printed or Typed Name of Witness

Witness Signature

Printed or Typed Name of Witness

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 2017, by Gary Cornwell and Chandrabasa Srinivasa, 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.

(Notary Stamp)

APPROVED AS TO CONTENT:



City Attorney (Designee)
By: Michael J Demas

ATTEST:
KENNETH BURKE, CLERK

By: _____
Deputy Clerk

APPROVED AS TO FORM:

Office of the County Attorney

**CITY OF ST. PETERSBURG,
FLORIDA**

By: _____
Gary Cornwell, City Administrator

ATTEST:

By: _____
Chandrabasa Srinivasa, City Clerk

(Affix Seal)

(Notary Signature)
Commission Expires:

APPROVED AS TO FORM:

City Attorney (Designee)
By: _____

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

By: _____
Chairman

**CITY OF ST. PETERSBURG
HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
CASE #5: CITY FILE AVT 13-90400005**

Name of Property: Grimes Residence (Monticello Apartments), 750 3rd Street N

Designation Type/Date: Local Historic Landmark (HPC 05-01)

Request: Approve Historic Property Tax Exemption

Recommendation: City Administration Recommends APPROVAL of the Ad Valorem Tax Exemption for the Grimes Residence (Monticello Apartments) at 750 3rd Street N

General Eligibility Requirements

The subject property includes a main house and a detached garage separately relocated from different sites in 2005 and 2013, respectively. Typically, relocated buildings are disqualified from historic designation, or as a contributing status since relocation tends to severely diminish integrity of location and setting. However, the preservation of the two buildings within a similar historical context, in comparison to demolition, provides a benefit to community historic preservation that fosters retention of historic elements and retention of materials, building design, workmanship, and association within a character-rich urban neighborhood. Therefore, the subject property that now includes two contextually important historic buildings renders an eligibility that runs outside of typical approvals, but that is important to providing preservation incentives that give weight to preserving a diminishing historic building stock.

The main house was constructed circa 1909, and the detached garage was likely constructed in 1917 by a local building supplier. The main building was listed as a local historic landmark in the St. Petersburg Register of Historic Places in 2009. A COA approved for the garage relocation in 2013 recognizes and conditions the relocation of the garage as a compatible change in order for the site as a whole to retain its landmark designation status, and thusly, establishes it as a “qualifying property” for the ad valorem tax exemption for historic properties.

The applicant has met all procedural, technical, and financial requirements set forth in City Code Chapter 16, sub-Section 16.30.070.4, and was approved for the Part 1 Preconstruction Application on September 30, 2013 prior to relocation and beginning the applicable improvements on the subject property. The applicant was subsequently approved for two six-month extensions. The Part 2 Request for Review of Completed Work was approved on January 10, 2017, with completion of the work by September 30, 2016.



Grimes Residence-post rehabilitation; garage at left. Photo by Staff, 2017.

Eligibility for the ad valorem tax exemption under City Code Chapter 16, sub-Section 16.30.070.4 requires expenses of at least ten percent (10%) of the assessed property value to be spent on “qualifying improvements,” which generally includes labor, materials, and certain construction administration costs for improving the condition of the historic property as determined by the Historic Preservation staff to be sympathetic to its architectural and/or historical integrity. Per City Code, qualifying improvements generally do not include land acquisition or relocation costs, non-historic adaptations, recreation facilities or landscaping features, appliances, counters, etc.

For the purposes of this ad valorem tax exemption case, the assessed value of the subject property is based on the Pinellas County Property Appraiser’s assessed property value for the year 2013 which was \$344,435. To date, the applicant has documented \$203,000 in qualified improvement expenses for the rehabilitation of the relocated building, which is approximately 58.9 percent of the subject property’s 2013 assessed value.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2013 assessment, the subject property had an ad valorem tax basis of \$3,658.67, representing the approximate pre-improvement tax obligation, plus inflationary increases, that will continue to be due annually during the 10-year ad valorem tax exemption period. It must be noted that an increase in the tax basis for the property will likely be higher due to the 2016 expiration of the AVT exemption of \$276,086 associated with the main house rehabilitation, which was approved during the 2007 AVT cycle. The actual ad valorem

tax exemption for the relocated garage will apply only to the increase in taxes resulting from its addition to the subject property and its qualifying rehabilitation, which may be affected by any resulting increase or decrease in market value as determined by the Pinellas County Property Appraiser who will re-assesses the rehabilitated property, as well as, the qualified improvements, once approved by the St. Petersburg City Council and the Board of Pinellas County Commissioners.

Since 12.1077 mills (6.7550 City, 5.3377 County-wide, 0.0150 Pinellas County Planning Council) of the total current year (2016) millage rate are applicable to ad valorem exemptions for historic properties, qualified property owners currently save approximately \$121.07 for every \$10,000.00 of qualifying market value increase, with no apparent cap on qualifying expenses or ultimate exemption amount. It must be noted that annual millage rates and market values may fluctuate, and may affect industry appraisal formulas that are the ultimate determinants for calculating the actual tax increase to be applied (exempted). Therefore, precise factual accounting in advance of any applied tax year is limited for the purposes of this report, though a rough set of estimates is provided in the attached "Summary Table."

Compliance with Secretary of Interior’s Standards for Historic Preservation

According to City Code Chapter 16, sub-Section 16.30.070.4, improvements to historic properties for which ad valorem tax exemption is sought must comply with the City’s Certificate of Appropriateness requirements and the Design Guidelines for Historic Properties, as well as, the U.S. Secretary of the Interior’s Standards for Rehabilitation. Based upon a review of the overall application, the applicant is determined by Staff to be in compliance with these requirements. The Photo Reference Table below provides a general overview of the major completed improvements to the subject property, followed by photographs of noteworthy rehabilitation improvements as referenced in the table and found in Appendix A.

Eligible Improvement	Photo Reference	Sympathetic/Compatible to Historic Character
Character-defining features		
Pre-relocation condition	1a, 1b	N/A
Pre-relocation view of subject property; post-relocation/rehabilitation view of completed project	2a, 2b	Yes
Pre-rehabilitation condition of interior space	3	N/A
Typical pre-rehabilitation wood deterioration	4	N/A
Active rehabilitation of interior	5a, 5b	Yes
Preservation of characteristic roof features	6	Yes

Appendix A
(Photographs)

Photos 1a, b: Pre-relocation (1a), post-relocation (1b), and placement (1c) of garage.
Photos by Staff, 2013 and 2015.



1a



1b

Photos 2a, b: Subject property before relocation as vacant part of overall property (2a);
Permanent placement on subject property after relocation (2b). Photos by Staff,
2013/2017, respectively.



2a



2b

Photo 3: Pre-rehabilitation condition. Photo by Staff, 2013.



Photo 4: Typical damage to wood components pre-rehabilitation. Photo by Staff, 2013.



Photos 5a, b: Active rehabilitation of interior. Photo by Staff, 2016.



5a



5b

City Council
AVT 13-90400005
March 17, 2017

Photo 6: Roof cladding and Dutch gable preserved.. Photo by Staff, 2017.



RESOLUTION NO. _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR THE GRIMES RESIDENCE (MONTICELLO APARTMENTS), LOCATED AT 750 3RD STREET NORTH, A LOCAL HISTORIC LANDMARK LISTED IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES; 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 Grimes Residence (Monticello Apartments), a local historic landmark listed in the St. Petersburg Register of Historic Places, and described as below (herein, the "Property"), which according to public record is presently owned by Kenneth L. Grimes and Elizabeth A. Grimes:

EASLEY'S, R. W. ADD BLK C, LOT 1 & E 5.50 FT OF LOT 2

WHEREAS, the St. Petersburg City Council on January 5, 2006 approved the designation of the Grimes Residence (Monticello Apartments) to the St. Petersburg Register of Historic Places; and

WHEREAS, Planning and Economic Development staff approved the Part I ad valorem tax exemption application (AVT 13-90400005) on September 30, 2013; 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(E); and

WHEREAS, the tax exemption shall be for a period of ten (10)
years which is from January 1, 2017, to December 31, 2026.

NOW THEREFORE, BE IT RESOLVED, that the City Council of
the City of St. Petersburg, Florida approves the ad valorem tax exemption
for the Grimes Residence (Monticello Apartments), a local historic
landmark listed in the St. Petersburg Register of Historic Places, 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 2nd day of March,
2017.

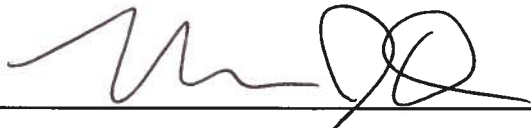
Darden Rice, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chan Srinivasa, City Clerk

APPROVED AS TO FORM AND SUBSTANCE:



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
DATE 1-26-17



CITY ATTORNEY (DESIGNEE)
DATE 2/6/17

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

This Covenant is made the ____ day of _____, 2017, by **KENNETH L. GRIMES AND ELIZABETH A. GRIMES**, (hereinafter referred to as the “Owners”), 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 750 3rd Street North, St. Petersburg, Florida (hereinafter, the “Property”), the Grimes Residence (landmarked as the Monticello Apartments), which is owned in fee simple by the Owners. The Property is a local historic landmark listed in the St. Petersburg Register of Historic Places. The areas of significance of this Property, as identified in the local designation report for the Property are: (x) architecture, () history, () archaeology.

The Property is comprised essentially of the improvements to the following described site:

EASLEY'S, R. W. ADD BLK C, LOT 1 & E 5.50 FT OF LOT 2

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 Owners, the Owners hereby agree to the following for the period of the tax exemption, which is from January 1, 2017, to December 31, 2026:

1. The Owners agree 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 Owners agree 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) 892-5470 Phone
(727) 892-5001 Fax**

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

4. The Owners agree 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners.

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 Owners, the Local Historic Preservation Office shall notify the Owners 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 Owners shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owners cannot show such circumstances, the Owners 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 Owners 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 Owners and the Local Historic Preservation Office. If the Owners do 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 Owners 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 Owners, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

WITNESSES

OWNERS

KENNETH L. GRIMES

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by **KENNETH L. GRIMES**, in his capacity as Owner of 750 3rd Street North, the Grimes Residence (Monticello Apartments), who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

ELIZABETH A. GRIMES

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by **ELIZABETH A. GRIMES**, in her capacity as Owner of 750 3rd Street North, the Grimes Residence (Monticello Apartments), who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)
Commission expires:

WITNESSES

CITY OF ST. PETERSBURG,
FLORIDA

Witness Signature

By: _____
Gary Cornwell, City Administrator

Printed or Typed Name of Witness

ATTEST:

Witness Signature

By: _____
Chandrabasa Srinivasa, City Clerk

Printed or Typed Name of Witness

(Affix Seal)

STATE OF FLORIDA)
COUNTY OF PINELLAS)


The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 2017, by Gary Cornwell and Chandrabasa Srinivasa, 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.

(Notary Stamp)

(Notary Signature)
Commission Expires:

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:



City Attorney (Designee)
By: Michael J Demas

City Attorney (Designee)
By: _____

ATTEST:
KENNETH BURKE, CLERK

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

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

Office of the County Attorney