

RESOLUTION NO. 18 - 33

A RESOLUTION BY THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A HISTORIC PROPERTY TAX EXEMPTION FOR THE FLORIDA FARMHOUSE, LLC. (MARCUS OCCHIPINTI M.D.), LOCATED AT 312 EAST TARPON AVE., A CONTRIBUTING PROPERTY TO THE TARPON SPRINGS HISTORIC DISTRICT AND TO THE NATIONAL REGISTER OF HISTORIC PLACES; APPROVING EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of County Commissioners of Pinellas County, values the historic resources located in the County; and

WHEREAS, the protection of such historic resources is in the public interest and is essential to the health, safety, and welfare of the residents of Pinellas County; and

WHEREAS, the adopted Pinellas County Comprehensive Plan contains goals, objectives, and policies supporting the protection of historic resources in Pinellas County; and

WHEREAS, the Pinellas County Board of County Commissioners adopted the Historic Preservation Ordinance (Pinellas County Code, Chapter 146) in 1992 and substantially amended the Ordinance in 2012; and

WHEREAS, the citizens of Florida have amended Article VII, Section 3(d) of the Florida Constitution to authorize counties and municipalities to allow ad valorem tax exemptions for up to 10 years on improvements to designated historic properties; and

WHEREAS, the Florida Legislature has enacted Sections 196.1997 and 196.1998, F.S., to govern the allowance of such exemptions; and

WHEREAS, the City of Tarpon Springs adopted an ad valorem tax exemption ordinance (Section 117.00) on August 17, 2010, giving its residents financial incentives to preserve the City's historical resources; and

WHEREAS, the Pinellas County Board of County Commissioners adopted the Historic Property Tax Exemption Ordinance (County Code, Article IV of Chapter 118), in January 1996,

which provides for ad valorem tax exemption in unincorporated areas and in municipalities that have similar tax exemption ordinances; and

WHEREAS, the Florida Farmhouse, LLC. (Marcus Occhipinti M.D.), a contributing property to the Tarpon Springs Historic District and to the National Register of Historic Places, and described as below, which according to public record is presently owned by Florida Farmhouse, LLC:

LOTS 8 AND 9, BLOCK 40-B, A.P.K. SAFFORD'S SUBDIVISION, OF BLOCK FORTY, TARPON SPRINGS, AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 005, PAGE 024, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.;

WHEREAS, the Keeper of the National Register in Washington, D.C. on December 06, 1990, approved the nomination of the Tarpon Springs Historic District to the National Register of Historic Places; and

WHEREAS, the City of Tarpon Springs' Technical Review Committee approved the Part I ad valorem tax exemption application #16-31 on April 7, 2016; and

WHEREAS, the City of Tarpon Springs Board of Commissioners has requested approval of the ad valorem tax exemption from the Pinellas County Board of County Commissioners; and

WHEREAS, the referenced historic preservation covenant and staff report from the City of Tarpon Springs demonstrates that the improvements made to 312 East Tarpon Ave. meet all criteria for issuing the ad valorem tax exemption as described in Section 117.00 (F) (4) of the City's Land Development Code, Section 118 of the Pinellas County Code, and Section 196.1997 of the Florida Statutes.

WHEREAS, the tax exemption shall be for a period of ten years which is from January 1, 2018, to December 31, 2027.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, in regular session duly assembled this 19th day of June 2018, hereby approves the ad valorem tax exemption for 312 East Tarpon Avenue, as consistent with local and state law subject to receipt of a certified copy of the recorded covenant within 120 days of Pinellas County Board of County Commissioners approval or said approval shall be void; approves execution of the historic preservation tax exemption covenant on behalf of the County.

This resolution shall become effective immediately upon its adoption.

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

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

NAYS: None.

Absent and not voting: None.

APPROVED AS TO FORM

By: 
Office of the County Attorney