

RESOLUTION NO. 16-33

A RESOLUTION BY THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A HISTORIC PROPERTY TAX EXEMPTION FOR THE CRYSTAL BAY HOTEL (THE SUNSET HOTEL), LOCATED AT 7401 CENTRAL AVENUE, A LOCAL HISTORIC LANDMARK WITHIN THE CITY OF ST. PETERSBURG; 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 St. Petersburg adopted an ad valorem tax exemption ordinance (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; 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 Crystal Bay Hotel (the Sunset Hotel), a local historic landmark, located at 7401 Central Avenue, and described as below (herein, the “Property”), which according to the public records of Pinellas County is presently owned by Crystal Bay Properties, LLC:

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WHEREAS, the St. Petersburg City Council on October 18, 2007, approved the designation of the Sunset Hotel as a local historic landmark (HPC-07-03); and

WHEREAS, the City of St. Petersburg Planning and Economic Development staff approved the Part I ad valorem tax exemption application (AVT 14-90400008) on August 15, 2014; and

WHEREAS, the St. Petersburg City Council approved an ad valorem tax exemption for improvements to the property located at 7401 Central Avenue, (Resolution No.# 2016-99) on March 17, 2016; and

WHEREAS, the St. Petersburg City Council has requested approval of the ad valorem tax exemption from the Pinellas County Board of County Commissioners; and

WHEREAS, the staff report from the City of St. Petersburg demonstrates that the property and improvements listed below located at 7401 Central Avenue, meet all criteria for ad valorem tax exemption as described in Section 16.30.070.4 of the City 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, 2016, to December 31, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, in regular session duly assembled this 10th day of May 2016, hereby:

1. Finds that the property and improvements listed below located at 7401 Central Avenue, meet all criteria for ad valorem tax exemption as described in Article IV of Chapter 118 of the Pinellas County Code, and
2. Approves a historic property tax exemption for a period of ten years from January 1, 2016 to December 31, 2025 for the following improvements to the property located at 7401 Central Avenue, consistent with local and state law subject to receipt of a certified copy of a recorded covenant within thirty (30) days of the Board of County Commissioners approval, and
3. Approves and authorizes the Chairman to sign and execute the historic preservation tax exemption covenant.

COMPLETED IMPROVEMENTS:

- Repair deteriorated stucco and cladding system Rehabilitate existing historic windows and doors
- Repair existing fire escape
- Repair third floor south balcony leakage
- Repair/Restore historic doors
- Restore 1926 kitchen/dining areas
- Install ADA compliant wheelchair lift and entry at northeast corner
- Repair shed storage area roof
- Upgrade mechanical systems


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

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

NAYS: None.

Absent and not voting: Welch.

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By 
Attorney