



Standard Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date: November 12, 2025

☒ Consent Section

☐ Regular Section

☐ Public Hearing

Requires Chair Signature? ☒ Yes ☐ No

Includes a Technology Component? ☐ Yes ☒ No

Subject: Historic Preservation Tax Exemption for 2234 E 7th Avenue, Tampa, FL

Department Name: Development Services

Contact Person: Brian Grady

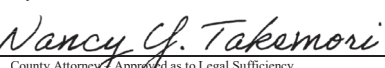
Contact Phone: (813) 276-8343

Sign-Off Approvals:

 10/21/25
Assistant County Administrator Date

 10/21/2025
Department Director Date

 10/21/25
Management and Budget – Approved as to Financial Impact Accuracy Date

 10/21/2025
County Attorney – Approved as to Legal Sufficiency Date

Staff's Recommended Board Motion:

Approve the attached resolution and covenant granting a historic preservation property tax exemption for improvements to the office, bar and restaurant buildings located at 2234 E 7th Avenue (Folio 189232.0000), in a Local Historic District and National Register Historic District (Ybor City), effective January 1, 2025, through December 31, 2034.

Financial Impact Statement:

The estimated FY 25 loss of ad valorem tax revenue will be approximately \$39,883.89.

Background:

The attached tax exemption application has been submitted by the City of Tampa Barrio Latino Review Commission pursuant to Hillsborough County's Historic Property Tax Exemption Ordinance (#93-7), as amended (Sec. 46-66 et seq., Hillsborough County Code of Ordinances). This Ordinance (attached) provides an exemption from Hillsborough County ad valorem taxes to owners of historic properties that have completed rehabilitation or renovation projects that meet approved guidelines. The exemption is for 100% of the assessed value of the historically significant improvements and is for a 10-year period beginning on January 1st of the year following the substantial completion of the improvements. In the subject case, the project completion date reported by Tampa staff is August 7, 2024. Therefore, the tax exemption will be for the period beginning January 1, 2025, and ending December 31, 2034. The taxable value of the improvements will be determined by the Property Appraiser.

If the taxable value of the historically significant improvements to the building is the estimated cost (\$6,473,713) reported on Page 1, Section 3, Part II – Post Rehabilitation, City of Tampa Historic Property Ad Valorem Tax Exemption Application, the estimated FY 25 loss of ad valorem tax revenue will be:

Countywide	\$ 36,269.62
Library	\$ 3,614.27
Total	\$39,883.89

As the local reviewing entity designated to certify that the project meets the requirements of the tax abatement ordinance, the Barrio Latino Review Commission reviewed the application on September 23, 2025 and found that it meets the criteria of the ordinance as stated in the attached resolution. According to the tax exemption application, an estimated total of \$6,473,713 was expended in the restoration and renovation of the office, bar and restaurant, constructed in 1910 and 1923, of which \$6,473,713 was spent on historically significant improvements.

List Attachments: Resolution; Covenant; Application Approval Letter from Barrio Latino Review Commission; Page 1, Section 3, Part II, City of Tampa Historic Property Ad Valorem Tax Exemption Application; Photo; Hillsborough County's Historic Property Tax Exemption Ordinance, Section 46-66 et. Seq., Hillsborough County Code of Ordinances;

RESOLUTION NO. _____

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF HILLSBOROUGH COUNTY,
FLORIDA APPROVING AN EXEMPTION FROM
HILLSBOROUGH COUNTY AD VALOREM TAXES FOR
IMPROVEMENTS MADE TO THE PROPERTY OWNED BY
YBOR NUCCIO LLC AT 2234 E 7TH AVENUE, TAMPA,
FLORIDA, FOLIO # 189232.0000**

Upon motion of Commissioner _____, seconded by Commissioner _____, the following Resolution was adopted on this 12th day of November, 2025, by a vote of ____ to _____, Commissioner _____ voting no.

WHEREAS, the Board of County Commissioners of Hillsborough County adopted a Historic Preservation Tax Abatement Ordinance on June 1, 1993, Ordinance Number 93-7 (the Ordinance) and amended said ordinance on October 21, 1998; and again on October 1, 2008; and

WHEREAS, the Ordinance allows the Board of County Commissioners to grant an exemption from Hillsborough County ad valorem taxes for improvements made to historic property; and

WHEREAS, Ybor Nuccio LLC is the owner of the property located at 2234 E 7th Avenue, Tampa, Florida (the Property); and

WHEREAS, the Property meets the requirements of the ordinance in that the property is a contributing structure within the Ybor City Local and National Landmark Historic District and the improvements are consistent with the United States Secretary of the Interior's Standards for Rehabilitation and the guidelines of the Department of State.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

1. That the Board of County Commissioners of Hillsborough County hereby approves the application for the abatement of Hillsborough County ad valorem taxes on the improvements made by Ybor Nuccio LLC to the property located at 2234 E 7th Avenue as described in the City of Tampa Historic Property Ad Valorem Tax Application approved by the Barrio Latino Commission on September 23, 2025 (BLCTAX-25-0000001).

2. That the abatement of taxes applies only to Hillsborough County ad valorem taxes to the improvements of the Property and does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Section 9 (b) or Section 2, Article VII of the Florida Constitution.

3. That the abatement of Hillsborough County ad valorem taxes shall be for a period of ten years beginning January 1, 2025 and ending December 31, 2034, as long as the improvements are maintained and the covenant between the property owner and the County is not violated.

4. That this Resolution shall take effect on November 27, 2025.

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I, VICTOR CRIST, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its Land Use meeting of _____, as the same appears of record in Minute Book _____ of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2025.

VICTOR CRIST, CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

By: Nancy G. Takemori
Approved as to form and legal sufficiency.

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the _____ day of _____, 20____, by
____YBOR NUCCIO LLC, a Florida limited liability company____ (hereinafter referred to as the Owner)
and in favor of _____ Hillsborough County _____
(hereinafter referred to as the Local Government) for the purpose of the restoration,
renovation or rehabilitation of a certain Property located at _____
____2234 E. 7th Avenue/ Ybor City Historic District_____

_____ which is owned in fee simple by the Owner and is listed in the National Register of Historic
Places or locally designated under the terms of a local preservation ordinance or is a
contributing property to a National Register listed district or a contributing property to a
historic district under the terms of a local preservation ordinance. The areas of significance
of this property, as identified in the National Register nomination or local designation report
for the property or the district in which it is located, are X architecture, _____ history,
_____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and
improvements. The property is more particularly described as follows (include city
reference, consisting of repository, book, and page numbers): _____
____Folio 189232-0000 (See Exhibit "A", deed)_____

In consideration of the tax exemption granted by the Local Government, the Owner hereby
agrees to the following for the period of the tax exemption which is from January 1, 20____
to December 31, 20____:

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
listing in the National Register of Historic Places or 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 () Division of Historical Resources () Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction, is:

Name of Office/Agency: Architectural Review & Historic Preservation
Address: 2555 E. Hanna Avenue, 2nd Floor
City: Tampa, Florida Zip: 33610
Telephone: (813) 274-3100, Option #3

The address of the Division of Historical Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R. A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

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

4. The Owner agrees that the () Division of Historical Resources (x) Local Historic Preservation Office and appropriate representatives of the Local Government, 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 the non-performance or violation of the maintenance provision of this Covenant by the Owner or any successor-in-interest during the term of the Covenant, the () Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the 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 the () Division of Historical Resources (X) Local Historic Preservation Office in writing of the damage to the Property, including (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 project completion. 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 () Division of Historical Resources (X) Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the () Division of Historical Resources (X) Local Historic Preservation Office in writing of the loss. The () Division of Historical Resources (X) Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the

() Division of Historical Resources (X) Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can 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 listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the () Division of Historical Resources (X) 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, he 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 () Division of Historical Resources (X) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the () Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the 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 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.

IN WITNESS WHEREOF, the County and Owner have caused this instrument to be executed at the place and on the date first written above.

WITNESSES:

Lee Ann Bailey
(Signature)
Lee Ann Bailey
(Name Typed or Printed)
1313 E 8th Ave
(Address)
Tampa, FL 33605
(City, State, Zip Code)

Laura K Vince
(Signature)
Laura K. Vince
(Name Typed or Printed)
1313 E 8th Ave #200
(Address)
Tampa, FL 33605
(City, State, Zip Code)

OWNER:

BY: [Signature]
Darryl Shaw, owner

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2025, by the above-named Owner(s). The Owner(s) is/are ☒ personally known to me or ☐ have produced a state driver license(s)/id card(s) as identification.

[AFFIX NOTARY SEAL/STAMP]



Laura K Vince
Signature of Notary
Laura K. Vince
Print or Type Name
Notary Public: State of Florida
My Commission Expires: 1/10/2026

WITNESSES:

(Signature)

(Name Typed or Printed)

(Address)

(City, State, Zip Code)

(Signature)

(Name Typed or Printed)

(Address)

(City, State, Zip Code)

LOCAL GOVERNMENT:

County: Hillsborough County, Florida

By: _____

Ken Hagan, Chair

ATTEST: VICTOR CRIST
Clerk of the Circuit Court

BY: _____

Deputy Clerk

ACKNOWLEDGMENT

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20_____, by Ken Hagan, as Chair of the Hillsborough County, Florida Board of County Commissioners, , on behalf of the County. He is personally known to me.

[AFFIX NOTARY SEAL/STAMP]

Signature of Notary

Print or Type Name

Notary Public: State of Florida

My Commission Expires: _____

Approved as to form and legal sufficiency:

Nancy G. Takemori

Assistant County Attorney

2

This instrument prepared by:
Aileen S. Davis
Akerman LLP
401 E. Jackson Street, Suite 1700
Tampa, FL 33602

Folio Numbers: 189224-0000
189225-0000
189226-0000
189227-0000
189231-0000
189232-0000

Sale/Purchase Price: \$4,500,000.00
FL Documentary Stamp Tax: \$31,500.00

131,500.00
3556
31,535.00

(Space Reserved for Clerk of Court)

.....
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of August 15, 2019 by CADRECHA FAMILY LIMITED PARTNERSHIP, a Florida limited partnership, ("Grantor"), whose mailing address is 2814 Northpointe Lane, Tampa, FL 33611, to YBOR NUCCIO, LLC, a Florida limited liability company, ("Grantee"), whose mailing address is 3014 N. Dale Mabry Hwy, PMB 620, Tampa, FL 33618-2808. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's, successors and assigns forever, the following described land situate and being in Hillsborough County, Florida (the "Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE and to hold the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that, except as to the matters set forth in Exhibit "B," Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, Sealed, and Delivered
in the Presence of:

Aileen P. Dene
(Witness 1 - Signature)

Aileen P. Dene
(Witness 1 - Printed Name)

Michelle M Hacek
(Witness 2 - Signature)

Michelle M Hacek
(Witness 2 - Printed Name)

GRANTOR:

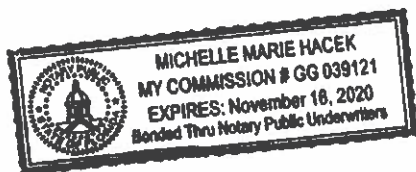
**CADRECHA FAMILY LIMITED
PARTNERSHIP,**
a Florida limited partnership

By: **TAMPA WHOLESALE FURNITURE CO.,**
a Florida corporation,
General Partner

By: Mary Jo Polo
Mary Jo Polo,
Vice President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me on August 14, 2019 by Mary Jo Polo, as Vice President of **TAMPA WHOLESALE FURNITURE CO.,** a Florida corporation, on behalf of the corporation, as General Partner of **CADRECHA FAMILY LIMITED PARTNERSHIP,** a Florida limited partnership, on behalf of the partnership, _____ who is personally known to me or ☒ who has produced a driver's license as identification.



Michelle Marie Hacek
Notary Public
Print Name: _____
Commission No.: _____
My Commission expires: _____

EXHIBIT A
To the Form of Deed
Legal Description

Lots 1 through 4, inclusive, and Lots 11 through 14, inclusive, Block 13, of TURMAN'S EAST YBOR SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 20, of the Public Records of Hillsborough County, Florida, together with that certain vacated alley lying South of said Lots 1 through 4, inclusive, and North of said Lots 11 through 14, inclusive, in accordance with Ordinance No. 97-135 dated June 12, 1997, and recorded June 19, 1997, in Official Records Book 8607, Pages 122 through 124, of the Public Records of Hillsborough County, Florida. This property is located in Section 17, Township 29 South, Range 19 East.

EXHIBIT B
To the Form of Deed
Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Restrictions, terms, conditions and that certain utility easement in favor of the City of Tampa, as set forth and reserved in that certain Ordinance No. 97-135 recorded June 19, 1997, in Official Records Book 8607, Pages 122 through 124, of the Public Records of Hillsborough County, Florida. (affects vacated alley portion of Block 13)
3. Ordinance No. 2003-270 authorizing the construction and erection of a certain proposed encroachment (canopy) over a portion of the public right of way known as East 7th Avenue, recorded November 14, 2013 in Official Records Book 13306, Page 1034, of the Public Records of Hillsborough County, Florida. (affects Lots 12, 13 and 14, Block 13)



City of Tampa

Jane Castor, Mayor

Development and Growth Management Architectural Review & Historic Preservation

2555 E. Hanna Avenue
Tampa, FL 33610

(813) 274-3100 Option 3

September 26, 2025

Stephanie Ferrell
1501 Doyle Carlton Drive
Tampa, FL 33602

RE: BLCTAX-25-0000001, 2234 E. 7th Avenue - Ad Valorem Tax Exemption Application,
Part II – Post-Construction

Dear Ms. Ferrell:

The Barrio Latino Commission (BLC) reviewed the above-referenced Ad Valorem Tax Exemption application at its September 23, 2025, Public Hearing. Through exhibits and testimony, the applicant demonstrated that the original features of the structure were preserved and that modifications to the property are compatible with its historic character. The BLC voted to **approve** this application, based on the fact the proposed project is consistent with "The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," and to **recommend** the tax exemption to the City of Tampa City Council and the Hillsborough County Board of County Commissioners.

Your complete application has been sent to the City of Tampa City Attorney's Office, the Hillsborough County Development Services Department, and the Hillsborough County Property Appraiser's Office.

The BLC action is limited to approval and recommendation for the Ad Valorem Tax Exemption request. The owner and/or agent are independently responsible to obtain any other appropriate permits and/or approvals required.

Please let me know if you have any questions or need assistance.

Sincerely,

Dennis W. Fernandez
Architectural Review & Historic Preservation Manager

xc: Ybor Nuccio, LLC, without attachment
City Attorney's Office, with attachment
Tracy Torres, Hillsborough County Property Appraiser's Office, with attachment
Thomas Hiznay, with attachment

Attachments - Part I and II



CITY OF TAMPA
DEVELOPMENT & GROWTH MANAGEMENT DEPARTMENT
ARCHITECTURAL REVIEW COMMISSION/BARRIO LATINO COMMISSION
HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
PART II – POST-REHABILITATION

SECTION 3 – REQUEST FOR REVIEW OF COMPLETED WORK

Instructions

Upon completion of the rehabilitation and improvements, call (813)274-3100, Option 3, to arrange the submittal of the Part II application to the Architectural Review & Historic Preservation office. Photographs should show the same angles and views as the photographs included in the Part I – Pre-Rehabilitation application. The final recommendation of the ARC/BLC, with respect to the requested Historic Property Ad Valorem Tax Exemption, is made on the basis of the photographs and descriptions in Part II.

1. Property Identification and location:

Property Identification Number (PIN) or Folio Number: 189232-0000

Property Address: 2234 E. 7th Avenue

City: Tampa County: Hillsborough Zip Code: 33605-4002

2. Owner Information:

Name of individual(s) or organization owning the property: Ybor Nuccio LLC

Mailing Address: 1313 E 8th Avenue

City: Tampa State: Florida Zip Code: 33605 Phone #: 813 549-5740

3. Data on restoration, rehabilitation, or renovation project:

Project starting date: 04/27/2021 Project completion date: 08/07/2024

Estimated cost of entire project: \$ \$6,473,713

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ \$6,473,713

- 4. Owner Attestation:** I hereby attest that the information provided is, to the best of my knowledge, correct and is consistent with the work described in the Application. I also attest that I am the owner of the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the City of Tampa Architectural Review & Historic Preservation Division and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local governments granting the exemption, in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Darryl Shaw, Manager

6-23-25

Print Name (Property Owner)

Signature

Date

Print Name (Property Owner)

Signature

Date

Complete the following if signing for an organization or multiple owners (see next page for additional owners) and attach documentation of authorization.

Title

Organization name



CITY OF TAMPA
DEVELOPMENT & GROWTH MANAGEMENT DEPARTMENT
ARCHITECTURAL REVIEW COMMISSION/BARRIO LATINO COMMISSION
HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
PART II – POST-REHABILITATION

SECTION 3 – REQUEST FOR REVIEW OF COMPLETED WORK

Application Review

Property Identification Number (PIN) or Folio Number: 189232-0000

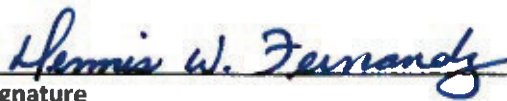
Property Address: 2234 E. 7th Avenue, Tampa FL 33605-4002

The City of Tampa Architectural Review & Historic Preservation Division has reviewed Part II, Section 3 of the Historic Property Ad Valorem Tax Exemption Application for the above-named property and hereby:

- (✓) Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.
- () Determines that the completed Improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments:

Per the outcome of the September 23, 2025 Barrio Latino Commission Meeting



Signature

Dennis Fernandez

Architectural Review & Historic Preservation Manager

Date:

September 29, 2025



CITY OF TAMPA

Certificate of Occupancy

Permit Number: BLD-22-0494152

Issue Date: 8/7/2024

Project Location: 2234 E 7th Ave, Tampa, Florida 33605

Owner Name and Address:

Ybor Nuccio Llc 13014 N Dale Mabry Hwy Tampa FL

Ybor Nuccio Llc 13014 N Dale Mabry Hwy Tampa FL

Permit Type: Commercial Building Alterations (Renovations)

Construction Type: 3B - TYPE IIIB

Occupancy Class: A-2 Assembly-Food & Drink. Restaurant. Night Club. Bar

Description of Work:

tenant build out of a previously completed shell building, first floor only, approximately 5,600 SF.
The new tenant space will have a restaurant area, commercial kitchen, offices, storage, dance floor space, bar areas, and stage.

Building Official: **John (JC) Hudgison**

Design Occupant Load:

FBC Edition: 7th Edition

Automatic Fire Sprinkler System Required? Yes

Special Conditions:

The construction work has been substantially completed in accordance with applicable city, state and federal codes, so that the owner can occupy or utilize the project for its intended use.

For buildings and structures located in flood hazardous areas, the as-built elevation certificate indicating the lower floor elevation is retained in the record of the department.

Development & Growth Management Department
2555 East Hanna Ave.
Tampa, FL 33610
Phone (813) 274-3100
www.tampagov.net/permits



Before



After



DIVISION 4. - HISTORIC PROPERTY TAX EXEMPTION

Sec. 46-66. - Intent and purpose.

It is the intent of the Board of County Commissioners of Hillsborough County to promote ad valorem tax exemptions for historic properties which meet the criteria of this division and, in so doing, foster the preservation and renovation of historic properties in the County to enhance the quality of life for all citizens of the County.

(Ord. No. 98-50, § I, 10-28-1998)

Sec. 46-67. - Title.

This division shall be known as the "Historic Property Tax Exemption Ordinance."

(Ord. No. 98-50, § II, 10-28-1998)

Sec. 46-68. - Property eligible for tax exemption.

- (a) The following properties in Hillsborough County are qualified to be considered for ad valorem tax exemption:
 - (1) Property individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966;
 - (2) A contributing property to a National Register listed district; or
 - (3) Property designated as a historic property, or as a contributing property to a historic district, by the historic preservation regulations found in the County's historic preservation regulations, or in the historic preservation regulations of any municipality in the County.
- (b) The local historic preservation office in the jurisdiction of the local government shall certify to the Board of County Commissioners that the property for which an exemption is requested satisfies Subsection (a) of this section.

(Ord. No. 98-50, § III, 10-28-1998)

Sec. 46-69. - Procedure of granting tax exemption.

- (a) Any person, firm or corporation that desires an ad valorem tax exemption must file an application with the Board of County Commissioners and include the following information:
 - (1) The name of the property owner and the location of the historic property.
 - (2) If the exemption requested is for an improvement to property, a description of the improvements to real property for which an exemption is requested and the dates of commencement and completion of construction of such improvements.
 - (3) Proof, to the satisfaction of the local historic preservation office that the property that is to be rehabilitated or renovated is a historic property.
 - (4) Proof, to the satisfaction of the local historic preservation office that the improvements to the property will be consistent with the United States Secretary of Interior's Standards for

Rehabilitation and will be made in accordance with guidelines developed by the Department of State.

- (5) Other information deemed necessary by the Department of State.
- (b) The Board of County Commissioners shall deliver a copy of each application for a historic preservation ad valorem tax exemption to the Property Appraiser of the County. Upon certification of the assessment roll or recertification, if applicable, pursuant to F.S. § 193.122, for each fiscal year during which this division is in effect, the property appraiser shall report the following information to the local governing body:
 - (1) The total taxable value of all property within the County or municipality for the current fiscal year.
 - (2) The total exempted value of all property in the County or municipality which has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year.
- (c) The local historic preservation office shall review the application for tax exemption and provide to the Board of County Commissioners a written recommendation of either approval or denial of the application. The review by the local historic preservation office must be conducted in accordance with rules adopted by the Department of State. The recommendation and reasons for the recommendation must be provided to the applicant and the Board of County Commissioners prior to the decision of the Board of County Commissioners.
- (d) In order for an improvement to a historic property to qualify the property for an exemption, the improvement must:
 - (1) Be consistent with the United States Secretary of Interior's Standards for Rehabilitation.
 - (2) Be determined by the local historic preservation office to meet criteria established by the Department of State.
- (e) The Board of County Commissioners may approve an application for tax exemption by resolution. Such exemption shall take effect on the January 1 following substantial completion of the improvement. The resolution approving the tax exemption shall contain:
 - (1) The name of the owner and the address of the historic property for which the exemption is granted.
 - (2) The period of time for which the exemption will remain in effect and the expiration date of the exemption.
 - (3) A finding that the historic property meets the requirements of this section.
 - (4) A resolution approving or denying the tax exemption shall not be effective until 15 days after the Board of County Commissioners' action. Within ten days of the Board of County Commissioners' approval or denial of the tax exemption, the applicant may make a written request to the County Administrator for the scheduling of a public hearing to address the tax exemption. Notice of the public hearing shall be published in a newspaper of general circulation in Hillsborough County at least seven days prior to the hearing.
- (f) To qualify for an exemption, the property owner must enter into a covenant or agreement with the governing body for the term for which the exemption is granted. The form of the covenant or agreement must be established by the Department of State and must require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. Violation of the covenant or agreement results in the property owner being subject to the payment of 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 or agreement 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 F.S. § 212.12(3).

(Ord. No. 98-50, § IV, 10-28-1998; Ord. No. 08-23, § III, 10-1-2008)

Sec. 46-70. - Ad valorem tax exemptions for improvements to historic property.

The Board of County Commissioners may authorize the exemption from ad valorem taxation of up to 100 percent of the assessed value of all improvements to historic properties which result from the restoration, renovation or rehabilitation of such properties. The exemption applies only to improvements to real property. In order for the property to qualify for the exemption, any such improvements must be made on or after the day this division is adopted (October 28, 1998).

(Ord. No. 98-50, § V, 10-28-1998)

Sec. 46-71. - Ad valorem tax exemptions for historic properties open to the public.

If an improvement qualifies a historic property for an exemption under Section 46-68 and the property is used for nonprofit or governmental purposes and is regularly and frequently open for the public's visitation, use and benefit, the Board of County Commissioners or the governing authority of the municipality by ordinance may authorize the exemption from ad valorem taxation of up to 100 percent of the assessed value of the property, as improved, if all other provisions of that section are complied with; provided, however, that the assessed value of the improvement must be equal to at least 50 percent of the total assessed value of the property as improved. The exemption applies only to real property to which improvements are made by or for the use of the existing owner. In order for the property to qualify for the exemption provided in this section, any such improvements must be made on or after the day the ordinance granting the exemption is adopted.

(Ord. No. 98-50, § VI, 10-28-1998)

Sec. 46-72. - Applicable taxes.

The tax exemptions allowed herein are only ad valorem taxes assessed by Hillsborough County. The exemptions do not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Section 9(b) or Section 2, Article VII of the Florida Constitution.

(Ord. No. 98-50, § VII, 10-28-1998)

Sec. 46-73. - Duration of tax exemption.

Any tax exemption granted by this division shall remain in effect for up to ten years regardless of any change in the authority of the County to grant such exemptions or any change in the ownership of the property. Improvements which qualified the property for an exemption must be maintained over the period for which the exemption is granted.

(Ord. No. 98-50, § VIII, 10-28-1998)

Sec. 46-74. - Severability.

It is the legislative intent of the Board of County Commissioners in adopting this division that all provisions hereof shall be liberally construed to protect and preserve the peace, health, safety, and general welfare of the inhabitants of the portion of Hillsborough County. It is the further intent of the Board of County Commissioners that this division shall stand, notwithstanding the invalidity of any section, phrase, sentence, or other part hereof, and that should any part of this division be held to be unconstitutional or invalid by a court of competent jurisdiction, such part shall be deemed a separate, distinct, and independent part, and such holding shall not be construed as affecting the validity of any of the remaining parts.

(Ord. No. 98-50, § IX, 10-28-1998)

Secs. 46-75—46-91. - Reserved.