



Agenda Item Cover Sheet

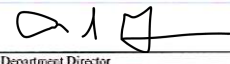
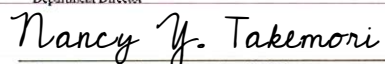
Agenda Item N^o. _____

Meeting Date March 9, 2021

☒ Consent Section

☐ Regular Section

☐ Public Hearing

Subject: Historic Preservation Tax Exemption for 602 E. Frances Avenue, Tampa, FL	
Department Name: Development Services	
Contact Person: Joe Moreda	Contact Phone: (813) 276-8379
Sign-Off Approvals:	
	2/25/2021
Assistant County Administrator _____	Department Director _____
Date _____	Date _____
	
2/26/2021	
Management and Budget – Approved as to Financial Impact Accuracy _____	County Attorney – Approved as to Legal Sufficiency _____
Date _____	Date _____

Staff's Recommended Board Motion:

Approve the attached resolution and covenant granting an historic preservation property tax exemption for improvements made to the single-family dwelling located at 1715 E. Columbus Drive in the Ybor City Local Historic District (Folio 197002.0000), effective January 1, 2021 through December 31, 2030.

Financial Impact Statement:

The estimated FY 21 loss of ad valorem tax revenue will be approximately \$3,371.01.

Background:

The attached tax exemption application has been submitted by the City of Tampa Architectural 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 reported project completion date was May 15, 2020. Therefore, the tax exemption will be for the period beginning January 1, 2021, and ending December 31, 2030. 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 (\$536,000) reported on Page 1, Section 3, Part II – Post Rehabilitation, City of Tampa Historic Property Ad Valorem Tax Exemption Application, the estimated FY 21 loss of ad valorem tax revenue will be:

Countywide	\$ 3071.76
Library	\$ 299.25
Total	\$ 3371.01

As the local reviewing entity designated to certify that the project meets the requirements of the tax abatement ordinance, the Barrio Latino Commission reviewed the application 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 \$536,000 was expended in the restoration of the bungalow-style dwelling, constructed 1916, of which \$536,000 was spent on historically significant improvements.

Attachments: Resolution; Photo; Covenant (2 originals); Transmittal letter from City of Tampa; Application Approval Letter from Barrio Latino Commission; Page 1, Section 3, Part II, City of Tampa Historic Property Ad Valorem Tax Exemption Application; 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 DESIGN STYLES ARCHITECTURE, INC. AT 1715 E. COLUMBUS DRIVE AVENUE IN TAMPA, FLORIDA, FOLIO #197002.0000

Upon motion of Commissioner _____, seconded by Commissioner _____, the following Resolution was adopted on this 9th day of March, 2021, 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, Design Styles Architecture, Inc. is the owner of the property located at 1715 E. Columbus Drive, Tampa, Florida (the Property); and

WHEREAS, the Property meets the requirements of the ordinance in that the property is located in the Ybor City Local 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 Design Styles Architecture, Inc. to the property located at 1715 E. Columbus Avenue as described in the City of Tampa Historic Property Ad Valorem Tax Application approved by the Barrio Latino Commission on November 17, 2020 (BLC T20-04).

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, 2021 and ending December 31, 2030, 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 March 24, 2021.

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I, CINDY STUART, 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 _____, 2021.

CINDY STUART, CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

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

PHOTO 1.1 (BEFORE)



Before:
Siding, trim, brackets, and overhangs had extensive damage from weather and termites. Original rafter tails covered with rotting fascia board. Columns missing from when house moved to site. Chimney had painted and unpainted brick finish and missing chimney cap. Gable end windows missing and not historically correct.

PHOTO 1.2 (AFTER)



After:
Siding, brackets, and trim was replaced where needed, leaving original wherever possible. Rafter tails exposed showing the original details. Period correct modern columns installed to accurately reflect original photos. Chimney painted to match, and new cap installed. Gable end windows recreated using original photos and installed.

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the _____ day of _____, 20____, by

Design Styles Architecture, Inc.

(herein after 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 :

1715 E. Columbus Drive/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# 197002.0000 – Official Record – Book #25448, Page #0304
(See Attached 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, 2021, to December 31, 2030

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 permission of the () Division of Historical Resources (X) Local Historic Preservation Office.
-

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

Name of Office/Agency: **Architectural Review & Historic Preservation**

Address: 1400 N. Boulevard, 3rd Floor

City: Tampa, Florida Zip: 33607

Telephone: (813) 274-3100, Option #3

The address of the Division of Historical Resources is:

Bureau of Historic Preservation

Division Historical Resources

R.A. Gray Building, 500 South Bronough Street

Tallahassee, Florida 32399-0250

Telephone Number: (904) 487-2333

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 the 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 neglect 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 care 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 the 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.

OWNER:

Design Styles Architecture, Inc.

Craig C Smith
Name

[Signature]
Signature

12/4/20
Date

LOCAL GOVERNMENT: Board of County Commissioners of Hillsborough County

Name of Authorized
Local Official

Signature

Date

Title

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

BY Nancy Y. Takemori
Assistant County Attorney

Return to:
Office of the City Attorney
315 East Kennedy Boulevard
Tampa, Florida 33602
Attn: S. Brydon

Prepared By:
Jorge I. Martin, Senior Assistant City Attorney
Office of the City Attorney
315 E. Kennedy Boulevard
Tampa, Florida 33602
Resolution No. 2017-1055

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 20th day of December, 2017, by the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, with its office and principal place of business at 315 East Kennedy Boulevard, Tampa, Florida 33602, (hereinafter "Grantor"), in favor of Design Styles Architecture Inc., whose address is 1708 East Columbus Drive, Tampa, Florida 33605 (hereinafter "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of TWENTY FIVE THOUSAND FIVE HUNDRED DOLLARS (\$25,500.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does release, remise and quit claim unto the Grantee, its successors and assigns forever, all right, title and interest of Grantor in and to that certain parcel of land situate, lying and being in the County of Hillsborough and State of Florida, as more particularly described as follows, to-wit:

LEGAL: See Attachment "A" attached hereto and made a part hereof by this reference (the "Property").

TO HAVE AND TO HOLD, the same together with all the tenements, hereditaments and appurtenances (if any), thereunto belonging or in anywise appertaining.

WITHOUT LIMITING THE FOREGOING, this Quit Claim Deed also constitutes a release by Grantor of any and all of Grantor's "Code Enforcement Board" liens encumbering the Property as well as any assessment liens imposed by Grantor for the demolition of structures located on or for the mowing and upkeep of the Property existing as of the date hereof.

BY ACCEPTANCE OF THIS DEED, Grantee hereby agrees that Grantee shall rehabilitate the interior and exterior of the historic building located on the Property

(hereinafter the "Buildings") in accordance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Building Requirements stated in Attachment "B" attached hereto and by reference made a part hereof. Grantee acknowledges that complete rehabilitation of the Building is part of the consideration for the Grantor's conveyance of the Property to Grantee by this Deed. Grantee shall complete the rehabilitation in accordance with the terms hereof and obtain a Certificate of Compliance from the Manager of Historic Preservation and Urban Design within a period not to exceed two (2) years of the date hereof.

IN WITNESS WHEREOF, the said Grantor, has caused these presents to be executed in its name by its proper officers and its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness: Michael Phillips
Michael Phillips
(Print or type name beneath signature)

Witness: G. Rivera
G. Rivera
(Print or type name beneath signature)

CITY OF TAMPA, FLORIDA
a Municipal Corporation

Bob Buckhorn
BY: Bob Buckhorn
IT'S: Mayor

APPROVED AS TO FORM:

Jorge I. Martin
Jorge I. Martin
Senior Assistant City Attorney

ATTEST:

Shirley Fox-Krueger
City Clerk/Deputy City Clerk

ATTACHMENT "A" to Quit-Claim Deed

Lot 3, Block 121 of LA CASA subdivision according to the map or plat thereof
recorded in Plat Book 1, Page 71 of the public records of Hillsborough County,

AND

~~Lot 8, HADDON'S subdivision according to the map or plat thereof recorded in Plat~~
Book 1, Page 84 of the public records of Hillsborough County, Florida.

City of Tampa
Real Estate Division, DHD

LEGAL DESCRIPTION APPROVED

REC# 17-064-001-01

Date 11-1-2017 By Maria Amman

**ATTACHMENT "B" to Quit-Claim Deed
BUILDING REQUIREMENTS**

- 1) Grantee shall rehabilitate the exterior of the Building in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings within one (1) year from the closing on the sale of the Property.
- 2) Following completion of the exterior rehabilitation or contemporaneous with the exterior rehabilitation, Grantee shall rehabilitate the interior of the Building. All rehabilitation must be completed no more than two (2) years after the closing. Grantee acknowledges that the complete rehabilitation of the Building is part of the consideration for the City selling the Property to Grantee pursuant to the terms of the Land Sales Agreement.
- 3) If the Property is in a locally designated historic district as described in the City of Tampa Code of Ordinances ("Historic District"), any rehabilitation of the Building shall also comply with "Design Guidelines" for that Historic District which are incorporated herein by reference and shall be subject to the issuance of a certificate of appropriateness by the relevant architectural review commission, (hereinafter the "Commission"). In such an event, the Grantee shall comply with all conditions imposed by the Commission in connection with the issuance of a certificate of appropriateness.
- 4) Upon completion of the interior and exterior rehabilitation, the staff of the Commission shall certify whether the Grantee has complied with the Building Requirements. Upon verification of compliance, the Grantee shall obtain a Certificate of Compliance (hereinafter "COC") from the Manager of Historic Preservation and Urban Design in the form attached to the Addendum to the Land Sales Agreement as Exhibit "A". Grantee's obligation to rehabilitate the exterior of the Building, interior of the Building and obtain a COC as provided in the Land Sales Agreement shall expressly survive closing.
- 5) The foregoing two (2) year period shall automatically be extended in the event of delays caused by strikes, lockouts, building moratorium imposed by governmental authorities, war, storms, hurricane, fire and other events commonly referred to as "Acts of God" which are beyond Grantee's control. Said time period shall be extended for the amount of the delay as determined by the City's Director of Planning and Development Department.
- 6) Grantee acknowledges and consents to the designation of the Building as a contributing structure in the Ybor City Local Historic District.

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the _____ day of _____, 20, by

Design Styles Architecture, Inc.

(herein after 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 :

1715 E. Columbus Drive/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# 197002.0000 – Official Record – Book #25448, Page #0304
(See Attached 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, 2021, to December 31, 2030

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 permission of the () Division of Historical Resources (X) Local Historic Preservation Office.

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

Name of Office/Agency: Architectural Review & Historic Preservation

Address: 1400 N. Boulevard, 3rd Floor

City: Tampa, Florida Zip: 33607

Telephone: (813) 274-3100, Option #3

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Bureau of Historic Preservation

Division Historical Resources

R.A. Gray Building, 500 South Bronough Street

Tallahassee, Florida 32399-0250

Telephone Number: (904) 487-2333

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 the 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.

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9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

Return to:

Office of the City Attorney
315 East Kennedy Boulevard
Tampa, Florida 33602
Attn: S. Brydon

Prepared By:

Jorge I. Martin, Senior Assistant City Attorney
Office of the City Attorney
315 E. Kennedy Boulevard
Tampa, Florida 33602
Resolution No. 2017-1055

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 20th day of December, 2017, by the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida, with its office and principal place of business at 315 East Kennedy Boulevard, Tampa, Florida 33602, (hereinafter "Grantor"), in favor of Design Styles Architecture Inc., whose address is 1708 East Columbus Drive, Tampa, Florida 33605 (hereinafter "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of TWENTY FIVE THOUSAND FIVE HUNDRED DOLLARS (\$25,500.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does release, remise and quit claim unto the Grantee, its successors and assigns forever, all right, title and interest of Grantor in and to that certain parcel of land situate, lying and being in the County of Hillsborough and State of Florida, as more particularly described as follows, to-wit:

LEGAL: See Attachment "A" attached hereto and made a part hereof by this reference (the "Property").

TO HAVE AND TO HOLD, the same together with all the tenements, hereditaments and appurtenances (if any), thereunto belonging or in anywise appertaining.

WITHOUT LIMITING THE FOREGOING, this Quit Claim Deed also constitutes a release by Grantor of any and all of Grantor's "Code Enforcement Board" liens encumbering the Property as well as any assessment liens imposed by Grantor for the demolition of structures located on or for the mowing and upkeep of the Property existing as of the date hereof.

BY ACCEPTANCE OF THIS DEED, Grantee hereby agrees that Grantee shall rehabilitate the interior and exterior of the historic building located on the Property

(hereinafter the "Buildings") in accordance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Building Requirements stated in Attachment "B" attached hereto and by reference made a part hereof. Grantee acknowledges that complete rehabilitation of the Building is part of the consideration for the Grantor's conveyance of the Property to Grantee by this Deed. Grantee shall complete the rehabilitation in accordance with the terms hereof and obtain a Certificate of Compliance from the Manager of Historic Preservation and Urban Design within a period not to exceed two (2) years of the date hereof.

IN WITNESS WHEREOF, the said Grantor, has caused these presents to be executed in its name by its proper officers and its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness:

Michael Phillips
Michael Phillips
(Print or type name beneath signature)

Witness:

G. Rivera
(Print or type name beneath signature)

CITY OF TAMPA, FLORIDA
a Municipal Corporation

Bob Buckhorn

BY: Bob Buckhorn

IT'S: Mayor

APPROVED AS TO FORM:

George I. Martin
George I. Martin
Senior Assistant City Attorney

ATTEST:

Shirley Fox-Krueger
City Clerk/Deputy City Clerk

ATTACHMENT "A" to Quit-Claim Deed

Lot 3, Block 121 of LA CASA subdivision according to the map or plat thereof
recorded in Plat Book 1, Page 71 of the public records of Hillsborough County,

AND

~~Lot 8, HADDON'S subdivision according to the map or plat thereof recorded in Plat~~
Book 1, Page 84 of the public records of Hillsborough County, Florida.

City of Tampa
Real Estate Division, DHD

LEGAL DESCRIPTION APPROVED

RE# 17-064-001-01

Date 11-1-2017 By

Monica Amman

**ATTACHMENT "B" to Quit-Claim Deed
BUILDING REQUIREMENTS**

- 1) Grantee shall rehabilitate the exterior of the Building in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings within one (1) year from the closing on the sale of the Property.
- 2) Following completion of the exterior rehabilitation or contemporaneous with the exterior rehabilitation, Grantee shall rehabilitate the interior of the Building. All rehabilitation must be completed no more than two (2) years after the closing. Grantee acknowledges that the complete rehabilitation of the Building is part of the consideration for the City selling the Property to Grantee pursuant to the terms of the Land Sales Agreement.
- 3) If the Property is in a locally designated historic district as described in the City of Tampa Code of Ordinances ("Historic District"), any rehabilitation of the Building shall also comply with "Design Guidelines" for that Historic District which are incorporated herein by reference and shall be subject to the issuance of a certificate of appropriateness by the relevant architectural review commission, (hereinafter the "Commission"). In such an event, the Grantee shall comply with all conditions imposed by the Commission in connection with the issuance of a certificate of appropriateness.
- 4) Upon completion of the interior and exterior rehabilitation, the staff of the Commission shall certify whether the Grantee has complied with the Building Requirements. Upon verification of compliance, the Grantee shall obtain a Certificate of Compliance (hereinafter "COC") from the Manager of Historic Preservation and Urban Design in the form attached to the Addendum to the Land Sales Agreement as Exhibit "A". Grantees obligation to rehabilitate the exterior of the Building, interior of the Building and obtain a COC as provided in the Land Sales Agreement shall expressly survive closing.
- 5) The foregoing two (2) year period shall automatically be extended in the event of delays caused by strikes, lockouts, building moratorium imposed by governmental authorities, war, storms, hurricane, fire and other events commonly referred to as "Acts of God" which are beyond Grantees control. Said time period shall be extended for the amount of the delay as determined by the City's Director of Planning and Development Department.
- 6) Grantee acknowledges and consents to the designation of the Building as a contributing structure in the Ybor City Local Historic District.



CITY OF TAMPA

Jane Castor, Mayor


Development & Growth Management

Architectural Review Historic Preservation

December 16, 2020

MEMORANDUM

TO: Thomas Hiznay, Community Planner
Hillsborough County Planning & Growth Management

FROM: Libby Jeffreys, Historic Preservation Technician 

SUBJECT: Historic Preservation Property Tax Application – Part I and II
BLC T20-04- 210-1715 E. Columbus Drive – Folio# 197002.0000
(*Ybor City Historic District*)

Attached, you will find an original of Part I and II for a Historic Preservation Property Tax Application for a 10-year Ad Valorem Property Tax Exemption. Also, (2) sets of covenants by the owner Design Styles Architecture, Inc. in favor of *Hillsborough County*, a board decision letter and a Certificate of Completion issued May 2020.

The Barrio Latino Commission approved the Part II of the application at its public hearing held on November 17, 2020.

Attachments

/s/



City of Tampa

Jane Castor, Mayor

Development and Growth Management Architectural Review & Historic Preservation

1400 N Boulevard
Tampa, FL 33607

(813) 274-3100 Option 3

November 18, 2020

Craig Smith
1708 E. Columbus Dr.
Tampa, FL 33605

RE: BLC T20-04, 1715 E. Columbus Drive, ad Valorem Tax Application, Part II-Post Rehabilitation

Dear Mr. Smith:

The Barrio Latino Commission (BLC) reviewed the referenced ad Valorem Tax Exemption Application at its meeting of November 17, 2020. 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 recommendation for ad Valorem Tax Exemptions, issuance of a Certificate of Appropriateness, and, if applicable, granting specific variances. The owner and/or agent are independently responsible to obtain any other appropriate permits and/or approval required. Please contact the proper entity for specific requirements.

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

Sincerely,

Dennis W. Fernandez
Architectural Review & Historic Preservation Manager

xc: Design Styles Architecture, Inc., 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
PLANNING & DEVELOPMENT
HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
PART II - REVIEW OF COMPLETED WORK**

SECTION 3

Instructions

Upon completion of the restoration, rehabilitation or renovation project, complete this part of the application with attached photographs of the completed work (views of site improvements, exterior and interior work for buildings) and submit to the City of Tampa Architectural Review & Historic Preservation Office. Please call (813)274-3100 for an appointment for your submittal. The **COLOR** photographs must be at least 3" x 5" and preferably formatted in a landscape orientation. Photographs should be the same angles and views as the *before* photographs included in Part I-Preconstruction/Section 2, of the application. Also included should be a comprehensive description of the photographs. Type or print clearly. The final recommendation of the ARC/BLC Board, with respect to the requested Historic Preservation Property 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: 59-3547241 (1715 East Columbus Drive)

Address of property: Street 1715 East Columbus Drive

City Tampa County Hillsborough Zip Code 33605

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

Project starting date 12/2018 Project completion date: 05/2020

Estimated cost of entire project: \$ 536,000

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 536,000

3. Owner Attestation: I hereby apply for the historic property tax exemption for the restoration, rehabilitation or renovation work described above and in Section 3, Part II of the Historic Property Ad Valorem Tax Exemption Application submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Section 3, Part II of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work, I agree to allow access to the property by representatives of the Historic Preservation & Urban Design Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Tampa and Hillsborough County 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. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Jason Dickens

Print Name

Signature

Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Principal & COO

Design Styles Architecture, Inc.

Title

Organization name

Mailing Address 1708 East Columbus Drive

City: Tampa State: Florida Zip Code: 33605 Phone #: 813-241-6700

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.