



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

**Legislative Analysis**

**Recreation & Culture Affairs Committee**

March 7, 2010

2:00 PM

Commission Chamber

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**Miami-Dade County Board of County Commissioners  
Office of the Commission Auditor**

**Legislative Analysis  
Recreation & Cultural Affairs Committee  
Meeting Agenda**

**March 7, 2011**

Written legislative analyses for the below listed items are attached for your consideration in this Legislative Analysis.

**Item Number(s)**

3(A)
3(B)

**MIAMI-DADE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
OFFICE OF THE COMMISSION AUDITOR**



Legislative Notes

**Agenda Item:** 3(A) and 3(B)

**File Number:** 110376 and 110377

**Committee(s) of Reference:** Recreation and Cultural Affairs

**Date of Analysis:** March 1, 2011

**Type of Item:** Resolution Authorizing Historic Preservation Ad Valorem Tax Exemption

**Summary**

The following resolutions authorize Historic Preservation Ad Valorem Tax Exemptions for the following properties:

- 3012 Granada Boulevard, Coral Gables, Florida
- 841 19<sup>th</sup> Street, Miami Beach, Florida

**Background and Relevant Legislation**

Pursuant to Chapter 16A of the Miami-Dade County Code, a method is provided for the Board of County Commissioners (BCC) to allow tax exemptions for the restoration, renovation and rehabilitation of historic properties (Ordinance 93-15).

The Miami-Dade County Historic Tax Exemption Program offers exemptions to eligible properties listed on the National Register of Historic Places (as a historic site, structure or contributing property in a historic district) or locally designated as historic within a municipality.

The exemption amount only applies to the increase in assessed value of the historic property resulting from qualifying and eligible improvements. The qualifying improvements must be determined by the Historic Preservation Board (HPB) or Department of Planning/Zoning staff (DPZ). The HPB and DPZ evaluate each application to determine whether the property improvements are consistent with the Secretary of Interior's State of Florida Standards for Rehabilitation and Certificate of Appropriateness Criteria for Miami-Dade County.

**The exemption will remain in effect for up to ten (10) years, regardless of any changes in ownership of the property.**

The Supplemental Information for Historic Ad Valorem Tax Exemption Program prepared by the Department of Planning and Zoning and Property Appraisers Office, dated March 3, 2009, provides the following improvements as eligible for tax exemptions:

- Structural restoration and upgrades of mechanical, electrical, and plumbing systems for the historic residence;
- Restoration or replacement of window, doors, and roofs to match their original conditions;
- Attached additions that are compatible with the historic character of the residence in terms of size, scale, design, and materials;
- Restoration of architectural features or materials on the exterior elevation of the residence that are historically significant (original keystone and tile details, carved wooden details, etc.);
- Restoration of architectural features or materials on the interior of the residence that are historically significant (decorative fireplaces, original stair railings, etc.); and
- Restoration of site features that are historically significant to the property (fountains, decorative walls and gates, etc.).

**Application Process**

According to the Historic Preservation Office, an applicant may apply and receive tax exemptions for both the city and county for the respective property.

The County continues to collect taxes on the property prior to the qualifying improvements and for the duration of the exemption (up to 10 years).

Once the exemption time period expires, the property will be assessed with the full value of improvements.

Enforcement is conducted by historic preservation officers (city or county) and by code enforcement officers (city or county).

According to the Historic Preservation Office, in the last five years there have been no instances where a property lost its exemption for failure of the property owner to maintain the standards required by the abatement program.

**Budgetary Impact**

**The fiscal impact of the tax exemptions for the following properties is as follows:**

Item No.	Property	Total Investment to the Property	Value of Improvements to the Property	Annual Exemption Amount (County)	Annual Exemption Amount (City)
3(A)	3012 Granada Boulevard, Coral Gables, Florida	\$1,503,483	\$564,962	\$2,733	\$3,330
3(B)	841 19 <sup>th</sup> Street, Miami Beach, Florida	\$260,000	\$310,442	\$1,502	\$1,756

### Summary of Historical Properties

Pursuant to a request made to the Office of Strategic Business Management (OSBM) on April 7, 2010, the following information shows multiyear summary of the historical exemptions for the past six years ending in the year 2009. However, an update of this information was requested but not made available pending data from the Property Appraisers Office.

Year	Properties With Abatements	Total Value of Historic Improvements	County Taxes Abated	City Taxes Abated
2004	98	25,096,106	153,473.01	36,120.75
2005	104	26,836,588	161,119.11	44,370.71
2006	156	31,913,524	183,721.99	44,886.44
2007	144	31,189,170	146,236.33	35,116.37
2008	140	30,178,504	149,347.34	33,154.63
2009	143	31,179,192	156,178.00	45,922.97

From 2004-2008, Only Coral Gables abated City taxes. In 2009, Miami Beach started abating City taxes for certain single family residences. Abated city taxes for 2009 were as follows:

Coral Gables	\$39,371.84
Miami Beach	\$ 6,551.13

### Additional Information

There following ten (10) municipalities have their own Historic Preservation Ordinance:

- Miami
- Miami Beach
- South Miami
- Coral Gables
- Homestead
- Miami Springs
- Sunny Isles Beach
- Hialeah
- Miami Shores
- Opa Locka

However, the following four (4) municipalities offer exemptions:

- City of Coral Gables
- City of Miami
- City of Miami Beach
- City of South Miami

**Analysis Prepared by: Mia Marin**