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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: March 3, 2009

Agenda Item No. 9(A)(8)

Resolution No. R-215-09

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Historic Preservation Ad Valorem Tax Exemption for
3156 Royal Palm Avenue, Miami Beach, Florida

Recommendation

It is recommended that pursuant to the provisions of Florida Statute Section 196.1997 and 196.1998 and Dade County Ordinance 16A-18 that the Board approve the resolution for the Ad Valorem Tax Exemption for the following property: 3156 Royal Palm Avenue, Miami Beach, Florida.

Scope

Impact of the agenda item is countywide and does not have a separate impact upon one or more commission districts.

Fiscal Impact

Annual taxes to be foregone if this Historic Preservation Exemption application is granted are estimated at $1892 (see the attached "Revenue Implications Report" provided by the Property Appraiser).

Track Record/Monitor

County Historic Preservation staff or the Preservation Officer of the municipality in which the property is located will conduct periodic reviews of the property to insure that the improvements are maintained for the duration of the tax abatement.

Enabling Legislation

In 1993, the State legislature approved Tax Exemptions for historic properties; and enabled local governments the option to provide property tax exemption for historic properties.

The purpose of this legislation is to encourage historic preservation by offering an economic incentive to those property owners who take on the responsibility of restoring and maintaining a designated historic structure. The exemption is not for the entire assessed value of the property. The tax exemptions are calculated from what the value of the renovations to the historic property were, and only apply to Miami-Dade County's portion of the taxes.

All applicants must meet certain criteria as set forth by the Florida Department of State, Division of Historical Resources in order for a tax exemption to be allowed, such as:

- Certification, by the applicable preservation board, that the property has been designated historic
- Certification, by the applicable preservation board, that the property has received approval for the improvements.
- Determination, by the applicable preservation board, that the planned improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation.

Duration

The tax exemption takes effect on January 1 following substantial completion of the improvement and extends for a ten-year period. Failure by the owners to adhere to these standards would result in revocation of the exemption.

Project Details

The property located at 3156 Royal Palm Avenue, Miami Beach, Florida, meets the criteria set forth by the State of Florida. Both the City of Miami Beach Historic Preservation Board and the Miami-Dade County Historic Preservation Board have approved this application for the tax exemption.

3156 Royal Palm Avenue was designated a local historic site by the Miami Beach Historic Preservation Board in 2004. The architect Gilbert M. Fine, who designed over 100 Post War Modern buildings in Miami Beach, designed this residence. Fein was the architect of choice for post WW II large homebuilders. Many of his works were award wining and featured in architectural publications.

3156 Royal Palm Avenue was designated because it is a good example of the Post War Modern style prevalent in South Florida and representative of the construction boom in Miami Beach following WW II. The improvement project involved rehabilitation work to the historic mass, and the addition of a significant two-story addition to the rear of the property.

Submittal Dates

Parts I and II of the Ad-Valorem Application were submitted to county staff in August of 2007. The application went to the county Historic Preservation Board in November of 2007. The property appraiser determined that the work was substantially complete in 2006, however the owners filed an appeal with the Value Adjustment Board, which was heard on March 28, 2008. The revenue implications worksheet was provided to county historic preservation staff in July 2008.

Attachments

Alex Muñoz, Assistant County Manager

MEMORANDUM
(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: March 3, 2009

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 9(A)(8)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Mayor's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 9(A)(8)

3-3-09

RESOLUTION NO. **R-215-09**

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO 3156 ROYAL PALM AVENUE, MIAMI BEACH, FLORIDA PURSUANT TO SECTION 196.1997, AND 196.1998 FLORIDA STATUTE AND SECTION 16A-18, MIAMI-DADE COUNTY CODE

WHEREAS, the Florida Legislature has authorized counties and local governments to grant tax exemptions to historic properties for the incremental value added by approved restoration work, provided that the owner covenants to maintain the historic nature of the property during the term of the tax exemption; and Miami-Dade County has enacted enabling legislation to provide such exemption, codified at section 16A-18, Miami-Dade County code; and

WHEREAS, 3156 Royal Palm Avenue, Miami Beach, Florida is a historically designated property; and

WHEREAS, the Miami-Dade County Historic Preservation Board recommended that the exemption be allowed and certified to the Board of County Commissioners that 3156 Royal Palm Avenue, Miami Beach, Florida is a designated municipal historic site and that the proposed improvements are consistent with the United States Secretary of the Interior's Standards for Rehabilitation and meet the criteria established in the rules adopted by the Department of State; and

WHEREAS, the property owner(s) have executed the necessary covenant, which is attached and made part of this resolution,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board finds that this property meets the requirements of section 16A-18, Miami-Dade County code and therefore the application for a historic preservation tax exemption, pursuant to those provisions, is hereby granted to Cheryl Model as the owner of 3156 Royal Palm Avenue, Miami Beach, Florida. The owner shall have recorded the original of the attached covenant with the deed for the property in the official records of Miami-Dade County and Miami-Dade County hereby accepts the covenant. The exemption shall run for ten years beginning on January 1st following substantial completion of the improvements. The County Manager is hereby authorized and directed to sign the attached covenant on behalf of Miami-Dade County. If any section, subsection, sentence, clause or provision of this resolution is held invalid, the remainder of this resolution shall not be affected by such invalidity.

The foregoing resolution was offered by Commissioner **Jose "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman **aye**
Jose "Pepe" Diaz, Vice-Chairman **aye**

Bruno A. Barreiro	**aye**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**aye**
Barbara J. Jordan	**aye**	Joe A. Martinez	**absent**
Dorrin D. Rolle	**aye**	Natacha Seijas	**absent**
Katy Sorenson	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of March, 2009. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas W. Logue

HISTORIC PRESERVATION EXEMPTION
PROPERTY TAX ASSESSMENTS / REVENUE IMPLICATIONS

Property Address: 3156 Royal Palm Ave
Folio # 02-3227-001-0730

			2006 Estimate
1.	Total Just Value of the Property		$903,706
2.	Just Value of the Improvements to the Property (The change in value due to the renovation as determined by the Property Appraiser):		$413,172
3.	Summary of annual taxes levied on these improvements (Taxes = value change x 2007 millage):		$8,336
	a) Countywide Operating	$1,892	
	b) Unincorporated Municipal Service Area	$0	
	c) Debt Service	$118	
	d) City Operating	$2,337	
	e) All other property taxes	$3,989	
		$8,336	Total taxes

County Revenue Implications

Annual taxes to be foregone if this Historic Preservation Exemption application is granted (estimate).

a)	County	$1,892
b)	UMSA	$0

Date: 7/11/08

Signed: _____
Property Appraiser

MIAMI-DADE COUNTY

RECEIVED
AUG 15 2007
Miami Dade County
Office of Historic Preservation

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 8 day of August, 2007, by Cheryl B. Model (hereinafter referred to as the Owner) and in favor of MIAMI-DADE COUNTY (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 3156 Royal Palm Ave. Miami Beach, Fl. 33140

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 ____architecture, X 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): Lot 8, Block 45 Orchard Subdivision No 1, According to the Plat Thereof, as Recorded in Plat Book 6, Page 111, of the Public Records of Miami-Dade County, Fl.

In consideration of the exemption granted by the Local Government, the Owner hereby agrees to the following for the ten year period beginning on January 1st after the improvements are substantially completed:

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 Local Historic Preservation Office.

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

Name of Office/Agency: MIAMI-DADE OFFICE OF HISTORIC PRESERVATION

Address: Stephen P. Clark Ctr., 111 NW 1st ST., Ste. 695

City: MIAMI Zip: 33128

Telephone: 305-375-4958 fax: 305-372-6394

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 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 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 Local Historic Preservation Office in writing of the damage of 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 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 Local Historic Preservation Office in writing of the loss. The 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 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 Local Historic Preservation Office shall notify the Owner in writing. The Owner shall have 30 days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such extenuating 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 Local Historic Preservation Office. If the owner does not complete the restoration work on the agreed upon time schedule, the 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.

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(S):

Cheryl B. Model		8/13/07
Name	Signature	Date

Name	Signature	Date

LOCAL GOVERNMENT: City of Miami Beach

Kathleen Kauffman Local Official Chief Office of Historic & Archaeological Resources	Kathleen Kauffman Signature	10.31.08 Date
George M. Burgess County Manager	Signature	Date

CFN 2007R1176211
OR Bk 26101 Pgs 3914 - 3916; (3pgs)
RECORDED 12/12/2007 10:30:57
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
SUITE 695
MIAMI, FLORIDA 33128
305-375-4958
Facsimile 305- 372-6394

MIAMI-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. 07-06

3156 ROYAL PALM AVENUE
CITY OF MIAMI BEACH
A LOCALLY DESIGNATED HISTORIC SITE

WHEREAS, the Miami-Dade Historic Preservation Board has determined that the property located at 3156 Royal Palm Avenue, Miami Beach, Florida, is of architectural and historic significance and a municipally designated historic site; and,

WHEREAS, the improvements to this property have generally met the Secretary of the Interior's Standards for Rehabilitation to the satisfaction of this Board; and,

WHEREAS, the property is located at:

Legal Description: LOT 8, BLOCK 45, ORCHARD SUBDIVISION NO. 1, PLAT BOOK 6, PAGE 111.

Folio Number: 02-3227-001-0730

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on September 19, 2007, voted to approve the Ad Valorem Tax Exemption for 3156 Royal Palm Avenue, Miami Beach, Florida and, therefore, recommends to the Board of County Commissioners of Miami-Dade County, Florida, that the property receive the tax exemption for historic properties for the County's portion of the millage pursuant to 16A-18 Miami-Dade County Code. This recommendation is conditioned upon:

1. The completed rehabilitation project is reviewed and approved by the municipal Historic Preservation Officer and is in accordance with the documents and plans presented to and approved by this Board.

MIAMI-DADE

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
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MIAMI, FLORIDA 33128
305-375-4958
Facsimile 305- 372-6394

2. The filing of an appropriate covenant approved by the County Attorney.

   The Historic Preservation Board recommends that this tax exemption be in effect beginning January 1 after the City of Miami Beach Historic Preservation Officer certifies to the Miami-Dade County Property Appraiser that the rehabilitation is complete and in accordance with the plans approved by this Board.

3. The rehabilitation project is reviewed and evaluated by the county Property Appraiser with the completion of a "Historic Preservation Tax Assessment / Revenue Implications" report.

Ruth Campbell
Ruth Campbell, Vice-Chair
Miami-Dade County Historic Preservation Board

28 Nov '07
Date

Prepared by:

Subrata Basu, Interim Director
Department of Planning and Zoning
Office of Historic and Archaeological Resources

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
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Resolution No. 07-06
Page 3 of 3

Board Members	Vote
Ruth Campbell	yes
Rick Cohen	yes
Paul George	yes
Alberta Godfrey, Chair	absent
Hyacinth Johnson	absent
Robert McKinney	yes
JoEllen Phillips	yes
Enid Pinkney	yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 12/3/07 by, Ruth Cambell, Vice-Chair, Miami-Dade County Historic Preservation Board.

Notary

Notary Public State of Florida
Nubia [illegible]
My Commission DD412971
Expires 03/30/2009

Personally Known Yes
OR Produced Identification N/A Type of Identification Produced N/A.

Memorandum

MIAMI-DADE COUNTY

Date: March 3, 2009

Supplement to
Agenda Item Nos.
9(A)8, 9(A)9, 9(A)10 and 9(A)11

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Supplemental Information for Agenda Items 9A8, 9A9, 9A10 and 9A11 -- Historic Ad Valorem Tax Exemption Program.

At the February 9, 2009 Recreation, Culture and Tourism Committee (RCT) meeting, the Committee members forwarded four ad-valorem tax exemption applications to the BCC for final action. At the RCT meeting, the Committee Members requested additional information on the historic tax exemption program. The following information addressing the Committee's request was prepared by the Department of Planning and Zoning and the Property Appraiser's Office.

HISTORIC AD VALOREM TAX EXEMPTION

Purpose:
The historic ad valorem tax exemption process provides a financial incentive to encourage the retention and rehabilitation of historically and architecturally significant properties. This legislation allows for the Property Appraiser to separate the assessed value attributed to the renovation and restoration improvements of a historic property and withhold taxation of the value of said improvements for up to a 10 year period.

Authority:
The citizens of Florida amended the Florida Constitution, Article VII, Section 3(e), to authorize counties and municipalities to grant ad valorem tax exemption to owners of historic properties for improvements to such properties that are the result of restoration, renovation, rehabilitation, or compatible additions. In 1992, the Florida Legislature enacted Sections 196.1997 and 196.1998 of the Florida Statutes to govern the allowance of such exemptions.

Miami-Dade County Code:
Section 16A-18 of the Code of Miami-Dade County (Code) provides a method for the BCC to, at its discretion, allow tax exemptions for the restoration, renovation, rehabilitation of historic properties. The following paragraphs describe the Code's requirements.

Eligible Properties:
A property is eligible to apply for an exemption if it is locally designated in the municipality or is listed on the National Register of Historic Places as a historic site, a historic structure, or a "contributing" property in a historic district.

Scope of Tax Exemption:
The exemption applies *only* to the increase in assessed value resulting from all qualifying/eligible improvements to the historic property and for the duration of the exemption as

explained below. The County continues to collect taxes on the property at the rate of the assessed value of the property prior to qualifying improvements and for the duration of the exemption. At the end of the exemption, the property would be assessed as improved. The exemption applies only to taxes levied by the County and some municipalities. The exemption does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Municipal Codes or the Florida Constitution. Finally, the exemption does not apply to personal property or to properties located within a community redevelopment area.

Duration of Tax Exemption:
The exemption will remain in effect for up to ten (10) years, regardless of any changes in ownership of the property. In order to retain an exemption, the historic and architectural character of the property, its designation status, and the improvements which qualified the property for an exemption, must be maintained over the period for which the exemption is granted.

Qualifying Improvements:
Qualifying improvements are the result of restoration, renovation, rehabilitation and/or compatible additions to a historic property. In order for an improvement to qualify for an exemption, the improvement must be determined by the Historic Preservation Board to be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Certificate of Appropriateness Criteria provided in municipal codes.

While each application is evaluated on a case by case basis, the improvements indicated below provide a general guideline of eligibility for historic ad valorem tax exemption. Improvements that are generally **eligible** for tax exemption include:

- Structural restoration and upgrades of the mechanical, electrical, and plumbing systems for the historic residence;
- Restoration or replacement of windows, 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, massing, design, and materials;
- Restoration of architectural features or materials on the exterior elevations of the residence that are historically significant (e.g., original keystone and tile details, bas relief and moldings, carved wooden details, decorative chimney tops, ornate columns and pilasters, decorative railings and window grilles, balconets, carved stonework, etc.);
- Restoration of architectural features or materials on the interior of the residence that are historically significant (e.g., decorative fireplaces; original stair railings and light fixtures; floors finished in original materials such as terrazzo, wood, or tile; original decorative plaster or wood-paneled ceilings; decorative moldings; etc.); and
- Restoration of site features that are historically significant to the property (i.e., original fountains, decorative walls and gates, original detached loggias, etc.).

Improvements that are generally **not eligible** for tax exemption include:

- Detached additions;
- New accessory structures (i.e., pool cabanas, gazebos, detached garages, etc.);
- Swimming pools or tennis courts;
- Landscaping of the property;
- Resurfacing or upgrading of paved surfaces; and
- Other site improvements (i.e., new fountains, trellises, pergolas, etc.).

In the event that an addition is proposed to be attached to a historic single-family home, the Historic Preservation Board may also require some restoration and rehabilitation of the original structure as part of the scope of work for the tax exemption.

Miami-Dade County Approval Process:
To request approval for an exemption of Miami-Dade County's portion of ad valorem taxes, an application must be submitted to the County's Office of Historic Preservation prior to any construction or demolition for an eligible property. The approval process involves multiple public hearings, coordination with local jurisdictions and construction project inspections.

The County reviews the application for tax exemption in conjunction with an approved Certificate of Appropriateness issued by the appropriate municipal Historic Preservation Board or Planning Department staff. The County also requires a resolution from the appropriate municipal Historic Preservation Board with recommendations relative to the requested tax exemption for the property.

The following is a brief description of each of the steps in the approval process:

- Part I Application Submittal– A preconstruction application. The Part I application shall be accompanied by a certificate from the municipal Historic Preservation Officer (HPO).
- Construction/Renovation Period
- Part II Application Submittal – A post construction review of work application. This Part II application shall also be accompanied by a certificate from the municipal HPO.
- Restrictive Covenant Submittal – Signed and submitted by the property owner.
- Revenue Implication Worksheet – This worksheet is completed by the County's Property Appraiser Office (PA). The PA checks on the progress of the project independently, at the time Part I is submitted. The PA supplies this worksheet as soon as it considers the project to be substantially completed, independent of whether or not the applicant has finished filing the necessary paperwork with the County's Historic Preservation Office.
- Resolution – Resolution of approval from the County's Historic Preservation Board.
- BCC Committee consideration.
- BCC final action.

Five-Year Summary of Historical Properties. Below is a summary of the historical exemption-related figures for the past five years. Please note that County Taxes are based on the Adopted Countywide Operating Millage for each year before any early payment discount. The adopted municipal service area millage is added if the property is located in UMSA.

YEAR	TOTAL NUMBER OF PROPERTIES WITH EXEMPTIONS	TOTAL VALUE OF HIST. IMPROVEMENTS[1]	COUNTY TAXES	CITY TAXES2
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

Note:
1. Historic Preservation Exemption values are as reported on Final Certification for year 2004 to 2007 and Preliminary Values for 2008.
[3] 2. City Taxes apply only in City of Coral Gables.

Source: Miami-Dade Property Appraiser – February 2009.

For 2008, 140 historic properties which used the exemption made investments worth $30,178,504 resulting in a total of $149,347.34 of County taxes exempted. At the end of the exemption, properties would be assessed as improved.

Assistant County Manager