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

Memorandum

MIAMI-DADE COUNTY

Date: March 3, 2009

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 1910 Country Club Prado, Coral Gables, Florida

Agenda Item No. 9(A)(9)

Resolution No. R-216-09

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 approves the resolution for the Ad Valorem Tax Exemption for the property located at 1910 Country Club Prado, Coral Gables, FL.

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 $866 (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.

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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

1910 Country Club Prado was designated a local historic landmark by the Coral Gables Historic Preservation Board in 2000. Famous Chicago architects Kiehnel and Elliot designed the residence in 1923 along with many other early Gables homes. The house was designated due to its high degree of historic integrity and because it exemplifies the "classic example of Mediterranean Revival style architecture" found in the city during the Boom Period.

The improvement project involved restoration and alterations to the historic property. Included within the scope of work was the restoration of casement windows, French doors and original wood features; structural reinforcement of the main structure; complete roof replacement; reconstruction of structurally unsound porch and garage; new plumbing, septic tank, electrical system, and central a/c system; kitchen renovations and floor restoration; and a new addition which included a bedroom, walk-in closet, sitting room, 1 ½ bathrooms and garage/utility area.

Submittal Dates

Part I of the application was received by county historic preservation staff in June of 2001. Although the property appraiser considered the work to be substantially complete in 2003, county preservation staff did not receive Part II of the application nor the covenant until September and October of 2008. The project was approved by the county's November 19, 2008 Historic Preservation Board meeting.

Attachments

Alex Muñoz, Assistant County Manager

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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)(9)

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)(9)
3-3-09

RESOLUTION NO. **R-216-09**

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO 1910 COUNTRY CLUB PRADO, CORAL GABLES, 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, 1910 Country Club Prado, Coral Gables, 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 1910 Country Club Prado, Coral Gables, 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 Craig A. and Marianela Werley as the owners of 1910 Country Club Prado, Coral Gables, Florida. The owners 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. TWL

Thomas W. Logue

HISTORIC PRESERVATION EXEMPTION
PROPERTY TAX ASSESSMENTS / REVENUE IMPLICATIONS

Property Address: 1910 Country Club Prado
Folio # 03-4107-017-0790

			2003 Estimate
1.	Assessed Value of Improvements : (excluding land)		$254,716
2.	Total Taxes Levied on Improvements and Additions to : (based on 2002 millage)		$5,755
	1) Countywide Operating	$1,500	
	2) Unincorporated Municipal Service Area	$0	
	3) Debt Service	$99	
	4) City Operating	$1,488	
	5) All other property taxes	$2,668	

Revenue Implications

3.	Total revenue foregone for the current fiscal year by virtue of exemptions previously granted under this section.	
	a) County	$114,792
	b) Municipal	$29,854
4.	Total revenue foregone for the current fiscal year if exemption applied for is granted.	
	a) County	$866
	b) Municipal	$859
5.	Taxable value foregone if the exemption applied for were granted on improvements to Real Property.	$146,986

Date: 7/28/03

Signed [signature]
Property Appraiser

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AUG 05 2003
"OCED"/Historic Preservation"

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MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING

OFFICE OF HISTORIC AND ARCHAEOLOGICAL RESOURCES

PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 10th day of October, 2008, by Craig A. Werley & Marianela Werley (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 1910 Country Club Prado, Coral Gables, FL 33134

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, 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):

Lots 3 and 4, Block 26, according to the Plat thereof, as recorded in Plat Book 8, at page 26, of the Public Records of Miami-Dade County, Florida.

RECEIVED
OCT 20 2008
Miami Dade County
Office of Historic Preservation

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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: OFFICE OF HISTORIC AND ARCHAEOLOGICAL RESOURCES
   Address: STEPHEN P. CLARK CENTER 111 NW 1 ST., SUITE 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.

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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):

Craig A. Werley & Marianela Werley — Craig A. Werley Oct. 13, 2008 — Marianela Werley Oct. 13, 200

Name — Signature — Date

LOCAL GOVERNMENT: City of Coral Gables

Kathleen S. Kauffman — Kathleen Kauffman — 10·31·08

Local Official — Signature — Date

Miami-Dade County

Office of Historic and Archaeological Resources

George M. Burgess — _____ — _____

County Manager — Signature — Date

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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. 2008-20

1910 Country Club Prado
CITY OF CORAL GABLES
A LOCALLY DESIGNATED HISTORIC LANDMARK

WHEREAS, the Miami-Dade Historic Preservation Board has determined that the property located at 1910 Country Club Prado, Coral Gables, Florida, is of architectural and historic significance and is a locally designated historic landmark; 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: CORAL GABLES SEC. E, LOTS 3 & 4, BLK. 26

Folio Number: 03-4107-017-0790

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on November 19, 2008, voted to approve the Ad Valorem Tax Exemption for 1910 Country Club Prado, Coral Gables, 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 the by the municipal Historic Preservation Officer and is in accordance with the documents and plans presented to and approved by this Board.
2. The filing of an appropriate covenant approved by the County Attorney.
3. The Historic Preservation Board recommends that this tax exemption be in effect beinning January 1 after the City of Coral Gables's 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.
4. The rehabilitation project is reviewed and evaluated by the county Property Appraiser with the completion of a "Historic Preservation Tax Assessment / Revenue Implications" report.

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

Resolution No. 2008-20

Alberta Godfrey, Chair
Miami-Dade County Historic Preservation Board

Date

Prepared by:

Kathleen Kauffman, Chief
Office of Historic and Archaeological Resources

Board Members	Vote
Ruth Campbell	yes
Adriana Y. Cantillo	absent
Roger M. Carlton	yes
Richard Cohen	yes
Paul George	absent
Alberta Godfrey, Chair	yes
Hyacinth O. Johnson	absent
Robert McKinney	yes
Mitch Novick	yes
JoEllen Phillips	yes
Enid Pinkney	yes