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

MEMORANDUM

Agenda Item No. 8(M)(1)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	September 1, 2015
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution authorizing Historic Preservation Ad Valorem Tax Exemption for the rehabilitation of 1021 Alhambra Circle, Coral Gables, Florida, pursuant to Florida Statutes Sections 196.1997 and 196.1998 and Section 16A-18 of the Code; directing the Mayor to execute and record covenant; and authorizing Mayor to exercise provisions contained therein
			Resolution No. R-723-15

The accompanying resolution was prepared by Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Rebeca Sosa.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: September 1, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Historic Preservation Ad Valorem Tax Exemption for
1021 Alhambra Circle, Coral Gables, Florida

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the resolution for the ad valorem tax exemption for the property located at 1021 Alhambra Circle, Coral Gables, Florida, pursuant to the provisions of Florida Statute Sections 196.1997 and 196.1998 and Miami-Dade County Ordinance 16A-18.

Scope

This property is located within Commission District 6, which is represented by Commissioner Rebeca Sosa.

Fiscal Impact/Funding Source

The portions of taxes that will be exempted if this application is granted are estimated at $1,108 per year, as provided by the Property Appraiser in the attached "Revenue Implications Report."

The approval of this application solely affects the countywide portion of the taxes and only for a period of ten years. Other taxing authorities remain unaffected. Additionally, the applicant is not given a complete exemption from the countywide portion of the property taxes. Rather, during the ten-year abatement period, the County will continue to collect property taxes based on the property's value previous to the renovation. Following the ten-year exemption period, the County will begin to collect taxes on the full value of the property, including the increase in value of the property due to the renovation, as determined by the Property Appraiser.

Track Record/Monitor

The Assistant Director of Planning in the Department of Regulatory and Economic Resources, Mark R. Woerner, will be responsible for implementation. County Historic Preservation staff or the Preservation Officer of the appropriate municipality will conduct periodic reviews of the property to insure that the improvements are maintained for the duration of the tax abatement period.

Background

In 1993, the State legislature approved tax exemptions for historic properties and enabled local governments the option to provide this property tax exemption for eligible historic properties. The exemptions encourage the preservation of historic buildings by offering an economic incentive to those 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 the countywide portion of the property's tax bill. An exemption may also be granted on the municipal portion of the property tax bill if approved by the relevant municipality.

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, including:

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

Part I of the application must be submitted prior to construction. When the project is completed, the owner/applicant must submit Part II of the application, and a signed covenant. The local preservation officer must also review and authorize the work. The item can then be placed on the County's Historic Preservation Board agenda. The Property Appraiser prepares the Revenue Implications Report when they consider the project substantially complete, and provides this report to the County Historic Preservation office. The tax exemption is calculated using the millage rate for the year in which the project was completed.

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.

The residence located at 1021 Alhambra Circle, in Coral Gables, FL, was constructed in 1929 and is listed as a contributing structure within the "Alhambra Circle Historic District," designated as such by the City of Coral Gables in January 2008.

The main residence exemplifies the Mediterranean Revival architectural style, designed by renowned architectural firm of Steward and Paist. Phineas Paist was the supervising architect for George Merrick's Coral Gables Corporation. Unique architectural features include an octagonal tower, an oriel (or bay) window above the front entry door, stylized arches, a predominant chimney, pecky cypress outriggers or eave supports, and a barrel tile roof.

Many of the original features found throughout the house, including original wood floors, wood doors, wood ceilings, and decorative tiling, were preserved and restored. Features that were not original were removed and replaced with more historically appropriate materials. This included the removal of the non-historic metal gateways, metal doors, and the window and door guardrails and metal bars. Some of the meticulous preservation work included the restoration of original keystone around the entryway, restoration of the pecky cypress exterior elements including eave brackets, restoration of the original chimney structure, and restoration of original exterior wingwalls.

The total amount spent by the property owners on this renovation was $1,200,429 (*source: Part II Application*). The Property Appraiser's office determined that the change in the property's value, because of those improvements, was an increase of $230,000. The countywide portion of taxes on that increased value that will be exempted is $1,108 per year, if this application is approved.

Jack Osterholt, Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: September 1, 2015

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

SUBJECT: Agenda Item No. 8(M)(1)

Please note any items checked.

_____ **"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**

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

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(M)(1)
9-1-15

RESOLUTION NO. R-723-15

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION OF 1021 ALHAMBRA CIRCLE, CORAL GABLES, FLORIDA, PURSUANT TO FLORIDA STATUTES SECTIONS 196.1997 AND 196.1998 AND SECTION 16A-18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; DIRECTING THE MAYOR OR DESIGNEE TO EXECUTE AND RECORD COVENANT; AND AUTHORIZING MAYOR OR DESIGNEE TO EXERCISE PROVISIONS CONTAINED THEREIN

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

WHEREAS, Miami-Dade County has enacted enabling legislation to provide such exemption, codified at section 16A-18 of the Code of Miami-Dade County, Florida (the "Code"); and

WHEREAS, the residence located at 1021 Alhambra Circle, Coral Gables, Florida, was designated by the City of Coral Gables as a contributing structure within a historic district; and

WHEREAS, the Miami-Dade County Historic Preservation Board recommended that the exemption be allowed and certified to the Board of County Commissioners that 1021 Alhambra Circle, Coral Gables, Florida is a contributing property within a locally designated historic district, that the proposed improvements are consistent with the United States Secretary of the Interior's Standards for Rehabilitation, and meets 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:

Section 1. The foregoing recitals are approved and incorporated in this resolution.

Section 2. This Board finds that the property, located at 1021 Alhambra Circle, Coral Gables, Florida, meets the requirements of section 16A-18 of the Code and, therefore, that the application for a historic preservation tax exemption is hereby granted to Quentin G. and Dana Nason, as the owners of the property located at 1021 Alhambra Circle, Coral Gables. The tax exemption hereby authorized shall run for 10 years beginning on January 1st following the date that the Property Appraiser prepares and signs the revenue implication form.

Section 3. The Mayor or designee is hereby directed to sign the attached covenant on behalf of Miami-Dade County and to record the original of the attached covenant with the deed for the property in the official records of Miami-Dade County.

Section 4. The Mayor or designee is authorized to exercise the provisions contained in the covenant.

The foregoing resolution was offered by Commissioner **Xavier L. Suarez**, who moved its adoption. The motion was seconded by Commissioner **Daniella Levine Cava** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman **aye**
Esteban L. Bovo, Jr., Vice Chairman **absent**

Bruno A. Barreiro	**absent**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**absent**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**absent**	Xavier L. Suarez	**aye**
Juan C. Zapata	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of September, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

James Eddie Kirtley

HISTORIC PRESERVATION EXEMPTION
PROPERTY TAX ASSESSMENTS / REVENUE IMPLICATIONS

Property Address: 1021 ALHAMBRA CIRCLE
Folio # 03-4107-014-0370

			2012 Estimate
1.	Total Value of the Property		$922,043
2.	Value of the Improvements to the Property (The change in value due to the renovation as determined by the Property Appraiser):		$230,576
3.	Summary of annual taxes levied on these improvements (Taxes = value change x 2011 millage):		$4,638
	a) Countywide Operating	$1,108	
	b) Unincorporated Municipal Service Area	$0	
	c) Debt Service	$66	
	d) City Operating (Coral Gables)	$1,353	
	e) All other property taxes	$2,111	
		$4,638 Total taxes	

County Revenue Implications

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

a) Countywide Operating $1,108

Date: 12/13/12

MIAMI-DADE COUNTY

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made on the_____day of_____, 2015, by ____Quentin G. and Dana Nason_____(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 1021 Alhambra Circle, 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 __XX__architecture, ____history, ____archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows: (include folio number and legal description, consisting of repository, book, and page numbers) CORAL GABLES SEC C PH 8-26, LOTS 15 and 16 AND THE EAST HALF OF LOT 17, BLK 3, LOT SIZE 75x150, or 15581-0450 0692 1, COC 26514-4652 08 2008 1

Folio # 03-4107-014-0370

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 with review jurisdiction is:

Name of Office/Agency: City of Coral Gables Historic Preservation Department

Address: 2327 Salzedo Street, 2nd Floor

City: Coral Gables, FL Zip: 33134 Phone: 305-460-5090

Contact Person: Dona Spain Title: Historic Preservation Officer

Email: dspain@coralgables.com

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):

QUENTIN G. NASON		02/12/15
Name	Signature	Date
DANA NASON		02/12/15
Name	Signature	Date

CERTIFIED LOCAL GOVERNMENT REPRESENTATIVE:

DONA M. SPAIN	Dona M. Spain	2·6·15
Name	Signature	Date
HISTORIC PRES. OFFICER		
Title		

COUNTY REPRESENTATIVE:

Carlos A. Gimenez, Mayor	Signature	Date

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, OFFICE LOCATION 12th Floor
MIAMI, FLORIDA 33128
305-375-4958

CFN 20150030295
OR Bk 29466 Pgs 2310 - 2312; (3pgs)
RECORDED 01/15/2015 14:47:03
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD

Resolution # 2013-04

1021 ALHAMBRA CIRCLE
CITY OF CORAL GABLES, FL
A CONTRIBUTING PROPERTY WITHIN A LOCALLY DESIGNATED HISTORIC DISTRICT

WHEREAS, the Miami-Dade Historic Preservation Board has determined that the property located at 1021 Alhambra Circle in Coral Gables, FL is of architectural and historic significance and is a contributing property within a locally designated historic district; and

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

WHEREAS, the property is located at 1021 Alhambra Circle, Coral Gables, with a legal description as such:

LEGAL DESCRIPTION: CORAL GABLES SEC C PB 8-26, LOTS 15 & 16 & E1/2 OF LOT 17, BLK 3, LOT SIZE 75 X 150, OR 15581-0450 0692 1, COC 26514-4652 08 2008 1

FOLIO NUMBER: 03-4107-014-0370

NOW, THEREFORE LET IT BE RESOLVED, that the Historic Preservation Board on July 17, 2013, voted to approve the Ad Valorem Tax Exemption for 1021 Alhambra Circle, Coral Gables, FL 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 has been conditioned upon the following which were presented to the Board:

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, OFFICE LOCATION 12th Floor
MIAMI, FLORIDA 33128
305-375-4958

Resolution # 2013-04
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1. The completed rehabilitation project was 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.

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

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

Mitch Novick, Chair
Miami-Dade County Historic Preservation Board

Date

Prepared by:

Kathleen Kauffman, Chief
Office of Historic Preservation

Board Members	Vote
Ruth Campbell	YES
Adriana Cantillo	YES
Rick Cohen	ABSENT
Paul George	ABSENT
Robert McKinney	YES
Mitch S. Novick, Chair	YES
Edmundo Perez	ABSENT
JoEllen Phillips	YES
Enid C. Pinkney	YES
Ronda Vangates	ABSENT

MIAMI-DADE

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
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Resolution # 2013-04
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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this July 17, 2013 by Mitch Novick, Chairperson, Miami-Dade County Historic Preservation Board.

Elizabeth Fernandez
Printed Name of Notary Public

ELIZABETH FERNANDEZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE061071
Expires 2/2/2015

[seal]

Signature of Notary Public

Personally known or produced identification
Type of identification produced

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on _____ *day of* JAN 15 2015 20____
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By _____ D.C.
MIRIAM FALCON #76047