Agenda Item #: 5D-2

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: M		May '	7, 2024	[]	Consent Ordinance		Regular Public Hearing	
De	pai	tment:	Plani	ning, Zoniı	ng, and	Building D	epartmer	it
Su	bm	itted By:	Plani	ning Divisi	on	_	-	
				<u>I. E</u>	XECUT	IVE BRIEF		
Mo	tio	n and Title:	Staf	f recomme	ends mo	otion to:		
	A)							granting a County tax toot Trail, Palm Beach;
	ĺ	improvements	be mair	ntained during	the 10-y	ear period that	the tax exe	requiring the qualifying emption is granted;
	·	the property lo	cated at	272 <u>Queens</u>	Lane, Pa	Im Beach;		historic rehabilitation of
		improvements	be mair	ntained during	the 10-y	ear period that	the tax exe	requiring the qualifying emption is granted;
	E)	the property lo	cated at	137 Seaspra	y Avenue	e, Palm Beach		historic rehabilitation of
	F)	Approve a tax exemption covenant for <u>137 Seaspray Avenue</u> , <u>Palm Beach</u> , requiring the qualifying improvements be maintained during the 10-year period that the tax exemption is granted;						
	G)	•		_	•	unty tax exemp Palm Beach; a		historic rehabilitation of
	H)							n Beach, requiring the at the tax exemption is
				(C	Continued	on page 3)		
At: 1. 2. 3. 4. 5. 6.	 Resolution (2 copies) Historic Preservation Property Tax Exemption Covenant (1 copy) Town of Palm Beach Historic Tax Exemption Resolution (1 copy) Information from the Town of Palm Beach 							
			\ ^	1). ,	(D /\		1
Re	CO	mmended B	y: <u> </u>	Departm	ent Dir	ector		4/16/2024, Date
				1 -) _	• •		זין אן און אין
Ap	pro	oved By: _		Danis	Saurti	Administra		7166107
	Deputy County Administrator Date							

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital					
Expenditures					
Operating Costs					
External	\$40,950	\$40,950	\$40,950	\$40,950	\$40,950
Revenues					
Program					
Income(County)					
In-Kind					
Match(County					
NET FISCAL	\$40,950	\$40,950	\$40,950	\$40,950	\$40,950
IMPACT					
#ADDITIONAL					
FTE				-	
POSITIONS					
(CUMULATIVE					

Operating Costs					
External	\$40,950	\$40,950	\$40,950	\$40,950	\$40,950
Revenues					
Program					
Income(County)					
In-Kind	,				
Match(County	A40.050	**	**	A40.050	0.40.050
NET FISCAL	\$40,950	\$40,950	\$40,950	\$40,950	\$40,950
IMPACT					
#ADDITIONAL FTE					
POSITIONS					
(CUMULATIVE		1			
(CUMULATIVE	<u>L</u>	1	L	L	<u> </u>
Is Item Included in (Current Budget?	Yes 1	No X		
Is this item using Fe	J		No X		
•					
Is this item using Sta	ate runus?	Yes 1	No X		
Budget Account No		TT '			
Fund	Dept	Unit	•		
B. Recommended There is no direct fis exemption for the pro- to be reduced at the improvement costs a exemption will be ba \$40,950.00 tax dollars The estimated total tax x 10). C. Departmental I	cal impact on the perty. The overage most by the transfer to the transfer to the control of the	e Planning, Zonii II County impact i ax on the impro to work to the hountywide Millaged annually.	ng and Building is a reduction of overhents made to the contraction of	Department from collectable taxes. o the structure. otals \$9,100,000 is estimated that	Tax revenue is The estimated 0.00. Estimated t approximately
A OFME E		I. REVIEW CO			
A. OFMB Fisc	ai and/or Cont	ract Dev. and C	ontrol Comme	ents:	,
Cuttorn	WE 4/17/ IB 9/14/11	<u>2024</u>	Contract Dev.	& Control	1-413/24
B. Legal Suffice	ciency ounty Attorney	,	TIN TITLE		/
C. Other Depa	rtment Review	,			

Department Director

(Continued from page 1)

Summary: The resolutions will authorize a County tax exemption for the following historic properties located within the Town of Palm Beach: 127 Root Trail, (property is privately owned for residential use); 272 Queens Lane, (property is privately owned for residential use); 137 Seaspray Avenue (property is privately owned for residential use); and, 323 Chilean Avenue (property is privately owned for residential use).

If granted, the tax exemptions shall take effect January 1, 2024, and shall remain in effect for 10 years, or until December 31, 2033. The exemption shall apply to 100 percent of the assessed value of all improvements to the historic property, which resulted from restoration, renovation, or rehabilitation of the property. The estimated total tax exempted for the 10 years ending December 31, 2033, is \$409,500. Actual exemption amounts will be based upon the Countywide Millage rate on a yearly basis. It is estimated that approximately \$40,950. tax dollars will be exempted annually based on the 2024 Countywide Millage Rate. Accompanying each resolution is a Town of Palm Beach approved restrictive covenant, which requires the qualifying improvements be maintained during the period that each tax exemption is granted. District 1 (DL)

Background and Policy Issues: On October 17, 1995, the BCC adopted a historic property tax exemption ordinance, Ordinance No. 95-41, applicable countywide. The ordinance allows a qualifying local government to enter into an Interlocal Agreement with the County to perform review functions necessary to implement the ordinance within its municipal boundary. An Interlocal Agreement was approved by the Board of County Commissioners on February 20, 1996, R 96 213 D, authorizing the Town of Palm Beach Historic Preservation Board to perform the required review to implement the tax exemption ordinance on improvements to historic landmark properties within the Town.

PROPERTY OWNER LIST

2024 Town of Palm Beach Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owners: David E. Brooker & Catherine E. Brooker

Property: 127 Root Trail

Palm Beach, FL 33480

Use: Residential

RESOLUTION NO. R-2024-

RESOLUTION OF THE BOARD **COMMISSIONERS** COUNTY OF **PALM** BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE **REHABILITATION** HISTORIC OF PROPERTY LOCATED AT 127 ROOT TRAIL, PALM BEACH, AS FURTHER LEGALLY **PROVIDING** DESCRIBED HEREIN; **EFFECTIVE** DATE; FOR PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owners, David E. Brooker and Catherine E. Brooker, February 10, 2021, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on

December 15, 2020, for an ad valorem tax exemption for the historic renovation and restoration of the property located at, 127 Root Trail, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on February 10, 2021, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, David E. Brooker and Catherine E. Brooker, for the restoration, renovation, and improvement to the property located at 127 Root Trail, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on May 10, 2023, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, David E. Brooker and Catherine E. Brooker, for the restoration, renovation, and improvement to the property located at, 127 Root Trail, Palm Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The Board of County Commissioners hereby approve an ad valorem County tax exemption to the property owners, David E. Brooker and Catherine E. Brooker, for a 10 year period, commencing on the January 1, 2024, from that portion of ad valorem County taxes levied on the increase in assessed value resulting from the renovation, restoration, and rehabilitation of the property located at, 127 Root Trail, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 005-2021:

OCEAN PARK H W ROBBINS ADD SLY 4 FT OF LT 4 (LESS E 19.56 FT) & E 10 FT OF SLY 4 FT OF LT 5 ROOTS SUB PB1P22 W 12 FT OF LT 2 & E 38 FT OF LT 3, according to the plat thereof as recorded in PLAT BOOK 6, PAGE 78 and according to the Warranty Deed OR Book 31814, Page 00526 of the Public Records of Palm Beach County, Florida.

2. Prior to the ad valorem tax exemption described herein being effective, David E. Brooker and Catherine E. Brooker, shall execute and record a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

3. The Board finds that the property meets the requirements for tax exemption under Section 196.1997, Florida Statutes.

4. The provisions of this resolution shall become effective upon the execution of this agreement.

5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner_____,
who moved its adoption. The motion was seconded by Commissioner_____,
and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor Commissioner Maria G. Marino, Vice Mayor Commissioner Gregg K. Weiss Commissioner Michael Barnett Commissioner Marci Woodward Commissioner Sara Baxter Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and ad	dopted this day
of, 20	

JOSEPH ABRUZZO,

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY	CLERK & COMPTROLLER
BY: Am	BY:
Asst. County Attorney	Deputy Clerk

RESOLUTION NO. R-2024-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF **PALM** BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE **HISTORIC** REHABILITATION OF PROPERTY LOCATED AT 127 ROOT TRAIL, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; **PROVIDING** ANEFFECTIVE DATE: AND FOR OTHER PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owners, David E. Brooker and Catherine E. Brooker, February 10, 2021, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on

December 15, 2020, for an ad valorem tax exemption for the historic renovation and

estoration of the property located at, 127 Root Trail, Palm Beach; and,

renovation, and improvement to the property located at 127 Root Trail, Palm Beach; tax exemption to, David E. Brooker and Catherine E. Brooker, for the restoration, Standards for Rehabilitation, and recommended approval to grant an ad valorem Town completed improvements were consistent with the United States Secretary of Interior's feviewed the Final Application on February 10, 2021, for a determination that the WHEREAS, the Town Palm Beach Historic Preservation Board

renovation, and improvement to the property located at, 127 Root Trail, Palm Beach. Town tax exemption to, David E. Brooker and Catherine E. Brooker, for the restoration, States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem 2023, determined that the completed improvements were consistent with the United WHEREAS, the Town of Palm Beach City Commission on May 10,

COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF

Palm Beach, which property is as legally described as follows and which improvements renovation, restoration, and rehabilitation of the property located at, 127 Root Trail, of ad valorem County taxes levied on the increase in assessed value resulting from the E. Brooker, for a 10 year period, commencing on the January 1, 2024, from that portion valorem County tax exemption to the property owners, David E. Brooker and Catherine 1. The Board of County Commissioners hereby approve an ad

OR Book 31814, Page 00526 of the Public Records of BOOK 6, PAGE 78 and according to the Warranty Deed LT 3, according to the plat thereof as recorded in PLAT ROOTS SUB PB1P22 W 12 FT OF LT 2 & E 38 FT OF (LESS E 19.56 FT) & E 10 FT OF SLY 4 FT OF LT 5 OCEAN PARK H W ROBBINS ADD SLY 4 FT OF LT 4

Palm Beach County, Florida.

are described in HPB Case No. 005-2021:

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2. Prior to the ad valorem tax exemption described herein being effective, David E. Brooker and Catherine E. Brooker, shall execute and record a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

3. The Board finds that the property meets the requirements for tax exemption under Section 196.1997, Florida Statutes.

4. The provisions of this resolution shall become effective upon the execution of this agreement.

5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner_____,
who moved its adoption. The motion was seconded by Commissioner_____,
and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor Commissioner Maria G. Marino, Vice Mayor Commissioner Gregg K. Weiss Commissioner Michael Barnett Commissioner Marci Woodward Commissioner Sara Baxter Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this $_$	da	y
of, 20		

JOSEPH ABRUZZO,

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY	CLERK & COMPTROLLER
BY MM	BY:
Asst. County Attorney	Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

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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:

OCEAN PARK H W ROBBINS ADD SLY 4 FT OF LT 4 (LESS E 19.56 FT) & E 10 FT OF SLY 4 FT OF LT 5 ROOTS SUB PB1P22 W 12 FT OF LT 2 & E 38 FT OF LT 3, according to the plat thereof as recorded in Plat Book 6, Page 78 and according to the Warranty deed OR Book 31814, Page 00526 of the Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owners hereby agrees to the following for the period of the tax exemption which is from January 1, $\underline{2024}$ to December 31, $\underline{2033}$

- 1. The Owners 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 preservation ordinance.
- 2. The Owners agrees that no 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:

Town of Palm Beach Planning, Zoning and Building Department 60 South County Road Palm Beach, FL 33480 Telephone Number: (561) 227-6414

The address of the Division of Historic Resources is:

Bureau of Historic Preservation Division of Historical Resources R.A. Gray Building, 500 South Bronough Street Tallahassee, Florida 32399-0250 Telephone Number: (850) 487-2333

- 3. [Only for properties of archaeological significance] The Owners agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owners 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 Owners 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 Owners 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 Owners 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 ints. 212.12 (3) F.S.
- 6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owners will inform the 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 Owners shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a schedule agreed upon by the Owners 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 property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have lost or so damaged that restoration is not feasible, the Owners 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 Owners 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 canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owners.
- 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 Owners, the Local Historic Preservation Office shall notify the Owners in writing. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owners shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owners 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 Owners 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 Owners and the Local Historic Preservation Office. If the Owners 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.t1997 (7), F.S. The Owners 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 ints. 212.12 (3), F.S.

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

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

IN WITNESS WHEREOF, the Owners and Local Government have executed or have caused this Agreement.

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PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo, Clerk & Comptroller

Deputy Clerk

RY·

Maria Sachs, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

County Attorney

OWNERS:			
David E. Broo Owners			1/11/24
Name/Title	/Signature		Date
Catherine E. I Owners Name/Title	Brooker, Signature		1/11/24 Date
WITNESS:	(Signature) (Print name) (Print name)	T.	
WITNESS:	(Signature) (Print name) Wicara Range		
STATE OF I	FLORIDA		
COUNTY O	F PALM BEACH		
or [] online are persona and N	ng instrument was acknowledged before e notarization, this 11 day of 2 day	E. Beoder, res	_, 20 2
		<u> </u>	
		Notary Public State	of Florida
		Notary Print Name:	VASQUET -
My Commis	sion Expires:	(NOTARY S	FAI)

My Commission Expires:

00712,207

(NOTARY SEAL)



RESOLUTION NO. 041-2023

127 Root Trail

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OFITHE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Cbde of Ordinances of the Town of Palm Beach, the Landmarks Preservation Chimnission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHERRAS, thèse improvements are consistent with the United States Setretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE; BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows: Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by David and Catherine Brooker and is located at 127 Koot Trailj Palm Beach, Floridai The property is legally described as follows:

50-43-43-14-10-003-0041 Tax Folio Number:

Ocean Park H W Robbins Add Sly 4 Ft of Lt 4 (Less E 19.56 Ft) & E 10 Ft of Sly 4 Ft of Lt 5 Roots Sub Pblp22 W 12 Et of Lt 2 & E 38 Ft of Lt 3 Legal Description:

Section 3. The Town Clerk is hereby ordered to furnish the jowner of the property a copy of this Resolution.

Section 4. A copy of this Resolution with completed application for Ad Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 10th day of 12023.

Danielle H. Moore, Mayor

Margaret A. Zeidman Town Council President

Bobbie Lindsay, Town Council Presi

no O. A.

ATTEST:

OF THE CONTROL OF THE

indy, Acting Town Clerk

ranog passos, 15000 control 1120140br

Edward A. Coon

Lewis S.W. Crampton Town Council Member

Council Member

Altachment 5



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480 (561) 838-5430 • www.townofpalmbeach.com

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART 2 - COMPLETED WORK APPLICATION

PROPERTY IDENTIFICATION AND LOCATION Property Address: 127 Root Trail; Property Identification Number: 59-4	Palm Beach, 13-43-14-10-00	FL 33480 03-0041	naparananing
Estimated cost of entire project: \$ Estimated costs attributed solely to v under the Secretary of the Interio	2021 lary 2023 \$ 3.2 M vork on historic or's Standards f	: buildings or portions	n:\$_\$3.1 M
I hereby apply for the historic pre- rehabilitation or renovation work de project, which received approval a information provided is, to the best completed project conforms to the S Guidelines for Rehabilitating Historic Part 1-Preconstruction Application. I above or, if the property is not on representative of the owner. Further, to the property by representative appropriate representatives of the La Palm Beach for the purpose of ve- understand that, if the exemption is the Town of Palm Beach in which I m the qualifying improvements for the for factual representations in ihis ap Laws of Florida.	scribed in the 2-10-2 of my knowle secretary of the Buildings and i also attest that whed by an in by submission as of the Corandmark Presentification of inigranted, I will hust agree to me term of the exe	Part 1-Preconstruction 21 I he dge, correct, and the eliterion's Standards f is consistent with the vi- t I am the owner of the ndividual, that I am of this application, I a normality Developme evalion Commission of formation provided i be required to enter i maintain the characte emption. I also undersi	n Application for this reby attest that the at in my opinion the or Rehabilitation and work described in the eproperty described the duly authorized agree to allow access to Department and or Statt of the Town on this application. Into a Covenant with rof the property and that falsification
David & Catherine Brooker	an	Dr	3-7-23
Name	Signature	The state of the s	Date
Owners	WA		
Title	Organization	Name	
Social Security or Taxpayer Identificate Mailing Address: PO Box 2347; Pa Phone Number: 202-494-2646	ilm Beach, FL	220-13-0959 33480 serde@gmail.com	
TOTAL TOTAL STATE OF THE PARTY			

Attachment L

PROPERTY OWNER LIST

2024 Town of Palm Beach Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owners: Christopher J. Lazzara and Jennifer Lazzara

Property: 272 Queens Lane

Palm Beach, FL 33480

Use: Residential

RESOLUTION NO. R-2024-

RESOLUTION OF THE BOARD ΩF **COMMISSIONERS** COUNTY OF **PALM** BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF PROPERTY LOCATED AT 272 **QUEENS** LANE, PALM BEACH, AS **FURTHER** LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owners, Christopher J. Lazzara and Jennifer Lazzara, on June 25, 2020, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on January 19,

2023, for an ad valorem tax exemption for the historic renovation and restoration of the property located at, 272 Queens Lane, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on May 10, 2023, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Christopher J. Lazzara and Jennifer Lazzara, for the restoration, renovation, and improvement to the property located at 272 Queens Lane, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on June 7, 2023, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Christopher J. Lazzara and Jennifer Lazzara, for the restoration, renovation, and improvement to the property located at, 272 Queens Lane, Palm Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The Board of County Commissioners hereby approve an ad valorem County tax exemption to the property owners, Christopher J. Lazzara and Jennifer Lazzara, for a 10 year period, commencing on the January 1, 2024, from that portion of ad valorem County taxes levied on the increase in assessed value resulting from the renovation, restoration, and rehabilitation of the property located at, 272 Queens Lane, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 024-2020:

THE EAST HALF (E ½) OF LOT 68 AND ALL LOTS 69
THROUGH 75, INCLUSIVE, REVISED PLAT PALM
BEACH SHORES, according to the plat thereof, as
recorded in PLAT BOOK 16, PAGE 87, and according
to the Warranty deed OR Book 25009, Page 01301 of
the Public Records of Palm Beach County, Florida.

2. Prior to the ad valorem tax exemption described herein being effective, Christopher J. Lazzara and Jennifer Lazzara, shall execute and record a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

3. The Board finds that the property meets the requirements for tax exemption under Section 196. 1997, Florida Statutes.

4. The provisions of this resolution shall become effective upon the execution of this agreement.

5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner_____,
who moved its adoption. The motion was seconded by Commissioner_____,
and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor Commissioner Maria G. Marino, Vice Mayor Commissioner Gregg K. Weiss Commissioner Michael Barnett Commissioner Marci Woodward Commissioner Sara Baxter Commissioner Mack Bernard

The	Mayor thereupon	declared the	Resolution	duly passed	and adopted th	nis	day
of		_, 20					

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND	JUSEPH ABRUZZU,
LEGAL SUFFICIENCY	CLERK & COMPTROLLER
BY:	BY:
Asst. County Attorney	Deputy Clerk

RESOLUTION NO. R-2024-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF **PALM** BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE **HISTORIC** REHABILITATION OF **PROPERTY** LOCATED AT 272 QUEENS **FURTHER** PALM BEACH. AS LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owners, Christopher J. Lazzara and Jennifer Lazzara, on June 25, 2020, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on January 19,

2023, for an ad valorem tax exemption for the historic renovation and restoration of the property located at, 272 Queens Lane, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on May 10, 2023, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Christopher J. Lazzara and Jennifer Lazzara, for the restoration, renovation, and improvement to the property located at 272 Queens Lane, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on June 7, 2023, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Christopher J. Lazzara and Jennifer Lazzara, for the restoration, renovation, and improvement to the property located at, 272 Queens Lane, Palm Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The Board of County Commissioners hereby approve an ad valorem County tax exemption to the property owners, Christopher J. Lazzara and Jennifer Lazzara, for a 10 year period, commencing on the January 1, 2024, from that portion of ad valorem County taxes levied on the increase in assessed value resulting from the renovation, restoration, and rehabilitation of the property located at, 272 Queens Lane, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 024-2020:

THE EAST HALF (E ½) OF LOT 68 AND ALL LOTS 69 THROUGH 75, INCLUSIVE, REVISED PLAT PALM BEACH SHORES, according to the plat thereof, as recorded in PLAT BOOK 16, PAGE 87, and according to the Warranty deed OR Book 25009, Page 01301 of the Public Records of Palm Beach County, Florida.

2. Prior to the ad valorem tax exemption described herein being effective, Christopher J. Lazzara and Jennifer Lazzara, shall execute and record a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

3. The Board finds that the property meets the requirements for tax exemption under Section 196. 1997, Florida Statutes.

4. The provisions of this resolution shall become effective upon the execution of this agreement.

5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner_____,
who moved its adoption. The motion was seconded by Commissioner_____,
and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor Commissioner Maria G. Marino, Vice Mayor Commissioner Gregg K. Weiss Commissioner Michael Barnett Commissioner Marci Woodward Commissioner Sara Baxter Commissioner Mack Bernard

The Mayor thereupo	on declared the Resolution duly passed and adopted this	_ day
of	, 20	

JOSEPH ABRUZZO,

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY	CLERK & COMPTROLLER
\mathcal{L} \mathcal{L}	
BY: 1	BY:
Asst. County Attorney	Deputy Clerk

DOS Form No. HR3E111292

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

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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:

THE EAST HALF (E ½) OF LOT 68 AND LOTS 69 THROUGH 75, INCLUSIVE, REVISED PLAT PALM BEACH SHORES, according to the plat thereof, as recorded in PLAT BOOK 16, PAGE 87, and according to the Warranty deed OR Book 25009, Page 01301 of the Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owners hereby agrees to the following for the period of the tax exemption, which is from January 1, 2024 to December 31, 2033

- 1. The Owners 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 preservation ordinance.
- 2. The Owners agrees that no 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:

Town of Palm Beach Planning, Zoning and Building Department 60 South County Road Palm Beach, FL 33480 Telephone Number: (561) 227-6414 The address of the Division of Historic Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 487-2333

- 3. [Only for properties of archaeological significance] The Owners agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owners 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 Owners 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 Owners 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 Owners 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 ints. 212.12 (3) F.S.
- 6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owners will inform the 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 Owners shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a schedule agreed upon by the Owners 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 property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have lost or so damagedt that restoration is not feasible, the Owners 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 Owners 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 canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owners.
- 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 Owners, the Local Historic Preservation Office shall notify the Owners in writing. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owners shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owners 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 Owners 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 Owners and the Local Historic Preservation Office. If the Owners 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 Owners 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 ints. 212.12 (3), F.S.

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

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

IN WITNESS WHEREOF, the Owners and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo, Clerk & Comptroller

BY:	BY:		
Deputy Clerk		Maria Sachs, Mayor	

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

County Attorney

OWNERS:			7			
Owner						3/6/24
Name/Title		Signa	ture		-	Date
Owner Name/Title	_ <	Signa	turje			3/6/24 Date
WITNESS:	(Signature) (Print name)	Michau)	11/10/11/11	ly Cy		
WITNESS:	(Signature) (Print name)	RICHARD	MICHAEC	- RWIN		
STATE OF	FLORIDA					
COUNTY O	F PALM BEAC	Н				
The foregoin	ng instrument w	as acknowle	dged befor	e me by means	of [火] phys	sical presence
or [] onlin	ne notarization,	this	_ day of _ .n.C- 、	March	,	20 <u>44</u> by
personally l	ne notarization, Lr Lazzara known to me or	who have r	oroduced	NA	, respect	and , and
44				cation) (if left bl		
existed) as	identification.					
				RM	JUZ-	
				Notary Pul	blic State	of Florida
				Notary Pri	nt Name:	
				<u> PICHARA</u>	, Michae	EL [RIDIN]
My Commis	ssion Expires:			(NC	OTARY SE	:AL)



Alfachment 4

RESOLUTION NO. 042-2023

272 Queens Lane

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREASi pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREASi those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by Christopher J. and Jennifer Lazzara and is located at 272 Queens Lane, Palm Beach, Florida. The property is legally described as follows:

> Tax Folio Number: 50-43-43-03-12-000-0681

East 1/2 of Lot 68 and all of Lots 69 Through 75, Legal Description:

inclusive. Revised Plat of Palm Beach Shores

Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Resolution No. 042-2023

Section 4. A copy of this Resolution with completed application for Ad Valorem Tax. Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the

Town of Palm Beach assembled this Orday of Ma 2023.

Margaret A. Zeidman, Town Council President

Bobbie Lindsay, Town Council President

ATTEST:

Town Council Member

Lewis S.W. Crampton, Town Council Member



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road Palm Beach, FL 33480 (561) 838-5430 • www.townofpalmbeach.com

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART 2 - COMPLETED WORK APPLICATION

PROPERTY IDENTIFICATION AND LOCATION		
Property Address: 272 Queens Lane Property Identification Number: 50-43	43-03-12-000-0681	
Project starting date: 09/01/2 Project completion date: 07/31/2 Estimated cost of entire project: \$3.84 Estimated costs attributed solely to wounder the Secretary of the Interior	021 022 19,000 vork on historic buildings or p	
OWNER ATTESTATION		
I hereby apply for the historic pre- rehabilitation or renovation work des project, which received approval of information provided is, to the best completed project conforms to the Se Guidelines for Rehabilitating Historic II Part I-Preconstruction Application. It above or, if the property is not ow representative of the owner. Further, it to the property by representatives appropriate representatives of the Lo Palm Beach for the purpose of ver- understand that, if the exemption is g the Town of Palm Beach in which I me the qualifying improvements for the to of factual representations in this app Laws of Horida.	scribed in the Part 1-Precon August 19, 2020 of my knowledge, correct, ecretary of the Interior's Star Buildings and is consistent was also attest that I am the owned by an individual, the by submission of this application of the Community Development Preservation Community of Information progranted, I will be required to ust agree to maintain the clerm of the exemption. I also	istruction Application for this I hereby attest that the and that in my opinion the industrian and that in my opinion the industrian and the work described in the ner of the property described at I am the duly authorized ation, I agree to allow access elopment. Department and inssion or Staff of the Town of ovided in this application. It is enterinto a Covenant with haracter of the property and understand that falsification.
Jennifer Irwin Lazzara	(Jan	January 3, 2023
Name	Signature	Date
Title	Organization Name	
Social Security or Taxpayer Identifica		128
Mailing Address: 272 Queens Lar Phone Number: 561:352-3774	ne, Palm Beach, FL 33480 Email: ieonlfe	dazza = @gmall.com

Altachment 1

PROPERTY OWNER LIST

2024 Town of Palm Beach Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owners:

323 CHILEAN LLC

Property:

323 Chilean Avenue

Palm Beach, FL 33480

Use:

Residential

RESOLUTION NO. R-2024-

RESOLUTION OF THE **BOARD** COUNTY **COMMISSIONERS** OF **PALM** BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF PROPERTY LOCATED AT 323 CHILEAN AVE, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; **PROVIDING** AN **EFFECTIVE** DATE; FOR PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owner, 323 Chilean LLC, on October 1, 2020, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on November 18, 2020, for an ad valorem tax

exemption for the historic renovation and restoration of the property located at, 323 Chilean Avenue, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on January 23, 2023, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, 323 CHILEAN LLC, for the restoration, renovation, and improvement to the property located at 323 Chilean Avenue, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on May 10, 2023, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, 323 CHILEAN LLC, for the restoration, renovation, and improvement to the property located at, 323 Chilean Avenue, Palm Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The Board of County Commissioners hereby approve an ad valorem County tax exemption to the property owner, 323 CHILEAN LLC, for a 10 year period, commencing on the January 1, 2024, from that portion of ad valorem County taxes levied on the increase in assessed value resulting from the renovation, restoration, and rehabilitation of the property located at, 323 Chilean Avenue, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 043-2020:

LOTS 42, 43, AND 44, BLOCK 6 OF REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the plat thereof as recorded in PLAT BOOK 4, PAGE 1, and according to the Warranty deed OR Book 34623, Page 00947, of the Public Records of Palm Beach County, Florida.

2. Prior to the ad valorem tax exemption described herein being effective, 323 CHILEAN LLC, shall execute and record a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

3. The Board finds that the property meets the requirements for tax exemption under Section 196.11997, Florida Statutes.

4. The provisions of this resolution shall become effective upon the execution of this agreement.

5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner_____,
who moved its adoption. The motion was seconded by Commissioner_____,
and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor Commissioner Maria G. Marino, Vice Mayor Commissioner Gregg K. Weiss Commissioner Michael Barnett Commissioner Marci Woodward Commissioner Sara Baxter Commissioner Mack Bernard

The Mayor thereupon	declared the Resolution duly passed and adopted this	day
of	, 20	

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND	JOSEPH ABRUZZO,
LEGAL SUFFICIENCY	CLERK & COMPTROLLER
BY: L	BY:
Asst. County Attorney	Deputy Clerk

RESOLUTION NO. R-2024-

RESOLUTION OF THE BOARD **COMMISSIONERS** COUNTY OF **PALM** BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE **REHABILITATION HISTORIC** OF PROPERTY LOCATED AT 323 CHILEAN AVE, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; **PROVIDING EFFECTIVE** DATE: FOR PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

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exemption for the historic renovation and restoration of the property located at, 323 Chilean Avenue, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on January 23, 2023, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, 323 CHILEAN LLC, for the restoration, renovation, and improvement to the property located at 323 Chilean Avenue, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on May 10, 2023, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, 323 CHILEAN LLC, for the restoration, renovation, and improvement to the property located at, 323 Chilean Avenue, Palm Beach.

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LOTS 42, 43, AND 44, BLOCK 6 OF REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the plat thereof as recorded in PLAT BOOK 4, PAGE 1, and according to the Warranty deed OR Book 34623, Page 00947, of the Public Records of Palm Beach County, Florida.

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effective, 323 CHILEAN LLC, shall execute and record a restrictive covenant in a form
established by the State of Florida, Department of State, Division of Historica
Resources, requiring the qualifying improvements be maintained during the period that
the tax exemption is granted.
3. The Board finds that the property meets the requirements for tax
exemption under Section 196.1997, Florida Statutes.
4. The provisions of this resolution shall become effective upon the
execution of this agreement.
5. One copy of this agreement shall be filed with the Clerk of the
Circuit Court in and for Palm Beach County.
The foregoing Resolution was offered by Commissioner,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:
Commissioner Maria Sachs, Mayor Commissioner Maria G. Marino, Vice Mayor Commissioner Gregg K. Weiss Commissioner Michael Barnett Commissioner Marci Woodward Commissioner Sara Baxter Commissioner Mack Bernard
The Mayor thereupon declared the Resolution duly passed and adopted this day
of, 20
PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND LEGAL SUFFICIENCY	JOSEPH ABRUZZO, CLERK & COMPTROLLER
BYI DIN	BY:
Asst. County Attorney	Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _	day of	, 20 , b	y
323 CHILEAN LLC, (herein	after referred to as the Owr	ner and in favor of Palm Beac	:h
County (hereinafter referred t	o as the Local Government) f	or the purpose of the restoration	n,
renovation or rehabilitation, o	f a certain Property located a	it <u>323 Chilean Ave , Palm Beacl</u>	h,
FL, 33480, which is owned in	fee simple by the Owner and	I is listed in the National Registe	er
of Historic Places or locally de	esignated under the terms of	a local preservation ordinance of	or
is a contributing property to a	National Register listed distr	ict or a contributing property to	а
historic district under the term	ns of a local preservation ordi	nance. The areas of significand	е
		nation or local designation repo	
	in which it is located are <u>X</u>	architecture, X histor	у,
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 42, 43, AND 44, BLOCK 6 OF REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the plat thereof as recorded in Plat Book 4, Page 1, and according to the Warranty deed OR Book 34623, Page 00947, of the Public Records of Palm Beach County, Florida.

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, $\underline{2024}$ to December 31, $\underline{2033}$

- 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 preservation ordinance.
- 2. The Owner agrees that no 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:

Town of Palm Beach Planning, Zoning and Building Department 60 South County Road Palm Beach, FL 33480 Telephone Number: (561) 227-6414 The address of the Division of Historic Resources is:

Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building, 500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone Number: (850) 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 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 ints. 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 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 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 property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have 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 canceled 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. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take 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 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 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 ints. 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.

IN WITNESS WHEREOF, the Owner and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo, Clerk & Comptroller

BY:		BY:
	Deputy Clerk	<u> </u>

Maria Sachs, Mayor

APPROVED tAStTOtFORMtAND

LEGAL SUFFICIENCY

County Attorney

OVVINER. 34	23 CHILEAN LLC	
Richard True, Manager	Red.	2~ 1/11/2
Name/Title	Signature	Date
WITNESS:	(Signature) Christin Bulsky	
	(Print name) Christine Belsky	
WITNESS.	Ginature In a mile of a	5
WITNESS:	(Signature) JUMAN M. J.	- 3
	The manney of the first of the	
STATE OF I	FLORIDA	
COUNTY O	F PALM BEACH	
The foregoir or [] online	ng instrument was acknowledged before in notarization, this 11th day of 100000000000000000000000000000000000	me by means of [] physical presence _, 20 <u>24</u> by <u>Sichard C. True</u>
οο WΛ α \Λ (10er 323 ((name of person)
as W\Q\V(rporation/company/partnership)
the LLC		o is [/ personally known to me or
([cnoose one] corporation/company/partnership)	
has produce		, (type of identification) as
identification	1.	Janetle M. /. 1
		Notary Public State of Florida
		Notary Print Name:
		Jeanette M. Civils
My Commis	sion Expires:	(NOTARY SEAL)
		JEANETTE M CD/II S

Attachment 4

RESOLUTION NO. 044-2023

323 Chilean Avenue

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by 323 Chilean Revokable Trust and is located at 323 Chilean Avenue, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-23-05-006-0420

Legal Description: Lot 42, 43, and 44, Block 6 of Revised Map of Royal

Park Addition to Palm Beach, Florida according to the plat thereof as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

the time of project completion on a time schedule agreed upon by the Owner and the Landmarks Preservation Commission. If the Owner does not complete the restoration work on the agreed upon time schedule, the Landmarks Preservation Commission 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.

OWNERS

323 Chilean Revocable Trust

Richard Cushing True

Trustee
Name

Signature

5/11/2023

Date

TOWN OF PALMBEACH, FLORIDA

Wayne Bergman
Authorized Local Official

Signature

Date

Director of Planning, Zoning and Building, Town of Palm Beach Title



FOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townoloaimbeach.com

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART 2 - COMPLETED WORK APPLICATION

PROPERTY IDENTIFICATION AND LOCATION	
	CHILEAN AUENUE
Property Identification Number:	TO-43-43-23-05-006-0420
DATA ON RESTORATION, REHABILITATION OF Project starting date:	RENOVATION PROJECT
Project completion date:	12/2017022
Estimated cost of entire project: 1	4.580,000
	work on historic buildings or partions of the work restored
	or's Standards for Historic Preservation: \$ _ 2, 200,000
OWNER ATTESTATION	
	eservation property tax exemption for the restoration,
rehabilitation or renovation work di	escribed in the Part 1-Preconstruction Application for this
	on il 18 200 I hereby attest that the
	t of my knowledge, correct, and that in my opinion the Secretary of the Interior's Standards for Rehabilitation and
	Buildings and is consistent with the work described in the
	laiso attest that I am the owner of the property described
	whed by an individual, that I am the duly authorizede
	, by submission of this application, Lagree to allow access
	es of the Community Development Department and
	andmark Preservation Commission or Staff of the Town of
	effication of information provided in this application. is pranted, I Will be required to enter into a Covenant with
	nust agree to maintain the character of the property and
	term of the exemption. I also understand that faisification
	plication is subject to edminal sanctions pursuant to the
Laws of Florida.	
RICHARD TRUE	R.C.D. 311/23
Name	Signature Date
Title	Organization Name
litte	Organization watte
Social Security or Taxpayer identific	ation Number:
Mailing Address: 323 CHI	LEAN AVENUE PAIM BRACH, FL.33485
Phone Number: (TLI)48 8 8438	
	The second secon

Altachmint 1

РЯОРЕЯТУ ОМИЕЯ LIST

2024 Town of Palm Beach Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owners: Joseph P. Meyer

Property: 137 Seaspray Avenue

Palm Beach, FL 33480

Use: Residential

RESOLUTION NO. R-2024-

RESOLUTION OF THE BOARD **COMMISSIONERS** COUNTY OF **PALM** BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE **REHABILITATION** HISTORIC OF PROPERTY LOCATED AT 137 SEASPRAY AVE, PALM BEACH, AS FURTHER LEGALLY HEREIN; **PROVIDING** DESCRIBED **EFFECTIVE** DATE: FOR PURPOSES.

WHEREAS, the citizens of Florida amended the Florida Constitution, Article VII, Section 3, to authorize counties and municipalities to grant a partial ad valorem tax exemption to owners of historic properties for improvements to such properties which are the result of the restoration, renovation, or rehabilitation of the historic properties; and,

WHEREAS, the Board of County Commissioners have approved an ordinance providing for an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and

WHEREAS, the ad valorem tax exemption is one means of offering a financial incentive to increase interest in restoring, renovating, and improving the county's historic structures; and,

WHEREAS, the Board of County Commissioners have approved an interlocal agreement with the Town of Palm Beach (R 96 442 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the Town of Palm Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the Town of Palm Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (Ordinance No. 31-93); and,

WHEREAS, the property owner, Joseph P. Meyer, on April 11, 2018, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on June 19, 2019, for an ad valorem tax exemption

for the historic renovation and restoration of the property located at, 137 Seaspray Ave, Palm Beach; and,

WHEREAS, the Town Palm Beach Historic Preservation Board reviewed the Final Application on January 15, 2024, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Joseph P. Meyer, for the restoration, renovation, and improvement to the property located at 137 Seaspray Ave, Palm Beach; and,

WHEREAS, the Town of Palm Beach City Commission on February 14, 2024, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Joseph P. Meyer, for the restoration, renovation, and improvement to the property located at, 137 Seaspray Ave, Palm Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The Board of County Commissioners hereby approve an ad valorem County tax exemption to the property owner, Joseph P. Meyer, for a 10 year period, commencing on the January 1, 2024, from that portion of ad valorem County taxes levied on the increase in assessed value resulting from the renovation, restoration, and rehabilitation of the property located at, 137 Seaspray Ave, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 007-20t19:

POINCIANA PARK 2ND ADD E 15 FT OF LOT 498, & LOTS 500 & 502, according to the plat thereof, as recorded in PLAT BOOK 6, PAGE 86, and according to the Warranty deed OR Book 31425, Page 01262 of the Public Records of Palm Beach County, Florida.

2. Prior to the ad valorem tax exemption described herein being effective, Joseph P. Meyer, shall execute and record a restrictive covenant in a form

established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

- 3. The Board finds that the property meets the requirements for tax exemption under Section 196.1997, Florida Statutes.
- 4. The provisions of this resolution shall become effective upon the execution of this agreement.
- 5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner_____,
who moved its adoption. The motion was seconded by Commissioner_____,
and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor Commissioner Maria G. Marino, Vice Mayor Commissioner Gregg K. Weiss Commissioner Michael Barnett Commissioner Marci Woodward Commissioner Sara Baxter Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20__.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

APPRO	VED AS	10 FC	RM ANL)
LEGAL,	SUFFICIE	ENCY		

JOSEPH ABRUZZO, CLERK & COMPTROLLER

Asst. County Attorney

Deputy Clerk

RESOLUTION NO. R-2024

GRANTING AN TION FOR THE ON OF THE OF THE SEASPRAY P REHABILITATION OF THE LOCATED AT 137 SEASPRAY BEACH, AS FURTHER LEGALLY HEREIN; PROVIDING AN OTHER BOARD OF FOR EXEMPTION JTION OF THE COMMISSIONERS FLORIDA, AND COUNTY, FL DATE; RESOLUTION VALOREM AVE, PALM B DESCRIBED HISTORIC PROPERTY EFFECTIVE PURPOSES A RESO COUNTY BEACH C

such ad properties which are the result of the restoration, renovation, or rehabilitation of the Constitution, partial of historic properties for improvements to α authorize counties and municipalities to grant Florida the amended WHEREAS, the citizens of Florida valorem tax exemption to owners **\$** historic properties; and, Section 3, Article

an valorem tax exemption for the restoration, renovation, and/or improvement of historic properties within the County (Ordinance No. 95-41); and approved County Commissioners have οĘ Board ordinance providing for an ad the WHEREAS,

the α of offering improving one means and renovating, WHEREAS, the ad valorem tax exemption is in restoring, interest financial incentive to increase county's historic structures; and,

an ₹ agreement with the Town of Palm Beach (R 96 442 D) for implementation approved County Commissioners have exemptions on improvements to historic landmark properties; and οę Board the WHEREAS, interlocal

properties and, ₹ Town of Palm Beach to the municipal historic preservation agency; review delegates agreement interlocal this WHEREAS, within the

Town of Palm Beach based on the fact that the property is a locally designated historic ordinance þ property preservation WHEREAS, this property has been certified as a qualified historic local with accordance .⊑ (Ordinance No. 31-93); and landmark, ō property

a Preconstruction Application and received preliminary approval from the Town of Palm WHEREAS, the property owner, Joseph P. Meyer, on April 11, 2018, filed Beach Historic Preservation Board on June 19, 2019, for an ad valorem tax exemption

Seaspray Ave, for the historic renovation and restoration of the property located at, 137 Beach; and,

Final Application on January 15, 2024, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town exemption to, Joseph P. Meyer, for the restoration, renovation, and improvement to Historic Preservation property located at 137 Seaspray Ave, Palm Beach; and Beach Palm Town the WHEREAS, reviewed the ğ

2024, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem WHEREAS, the Town of Palm Beach City Commission on February Meyer, for the restoration, renovation, improvement to the property located at, 137 Seaspray Ave, Palm Beach. Town tax exemption to, Joseph P.

О **BOARD** COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that: THE B≺ NOW, THEREFORE, BE IT RESOLVED

ad Beach, which property is as legally described as follows and which improvements are valorem County tax exemption to the property owner, Joseph P. Meyer, for a 10 year approve 2024, from that portion of ad valorem Seaspray from 1. The Board of County Commissioners hereby 137 value resulting at, property located on the increase in assessed commencing on the January 1, and rehabilitation of the described in HPB Case No. 007-20f19: levied restoration, period,

the Warranty deed OR Book 31425, Page 01262 of the ∞ recorded in PLAT BOOK 6, PAGE 86, and according to thereof, LOT Public Records of Palm Beach County, Florida. plat E 15 FT OF 502, according to the PARK 2ND ADD ⋖ **POINCIANA** 200

effective, Joseph P. Meyer, shall execute and record a restrictive covenant in a form Prior to the ad valorem tax exemption described herein being ۲

established by the State of Florida, Department of State, Division of Historical Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

- 3. The Board finds that the property meets the requirements for tax exemption under Section 196.1997, Florida Statutes.
- 4. The provisions of this resolution shall become effective upon the execution of this agreement.
- 5. One copy of this agreement shall be filed with the Clerk of the Circuit Court in and for Palm Beach County.

The foregoing Resolution was offered by Commissioner_____, who moved its adoption. The motion was seconded by Commissioner_____, and upon being put to a vote, the vote was as follows:

Commissioner Maria Sachs, Mayor Commissioner Maria G. Marino, Vice Mayor Commissioner Gregg K. Weiss Commissioner Michael Barnett Commissioner Marci Woodward Commissioner Sara Baxter Commissioner Mack Bernard

The Mayor thereupon	declared the Resolution duly passed and adopted this	day
of	, 20 .	

JOSEPH ABRUZZO,

CLERK & COMPTROLLER

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY

BY: Un li	BY:
Asst. County Attorney	Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this	day of		, 20	, by
Joseph P. Meyer, (hereinafter referre	ed to as the Own	er) and in favor of Palm l	3each Cou	unty
(hereinafter referred to as the Local	al Government	for the purpose of the	e restorat	ion,
renovation or rehabilitation, of a cert	tain Property lo	cated at <u>137 Seaspray</u> A	<u> Avenue, P</u>	<u>alm</u>
Beach FL, 33480, which is owned in	fee simple by t	he Owner and is listed ir	າ the Natio	onal
Register of Historic Places or locally	y designated un	der the terms of a local	preserva	tion
ordinance or is a contributing propert	ty to a National F	Register listed district or	a contribu	ting
property to a historic district under th	ne terms of a loc	al preservation ordinand	ce. The ar	eas
of significance of this property, as of	defined in the N	National Register nomin	ation or lo	ocal
designation report for the propert	ty or the distri	ct in which it is locate	ed are _	<u>X</u>
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:

POINCIANA PARK 2ND ADD E 15 FT OF LOT 498, & LOTS 500 & 502, according to the plat thereof, as recorded in PLAT BOOK 6, PAGE 86, and according to the Warranty deed OR Book 31425, Page 01262 of the Public Records of Palm Beach County, Florida.

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, $\underline{2024}$ to December 31, $\underline{2033}$

- 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 preservation ordinance.
- 2. The Owner agrees that no 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:

Town of Palm Beach Planning, Zoning and Building Department 60 South County Road Palm Beach, FL 33480 Telephone Number: (561) 227-6414

The address of the Division of Historic Resources is:

Bureau of Historic Preservation Division of Historical Resources R.A. Gray Building, 500 South Bronough Street Tallahassee, Florida 32399-0250 Telephone Number: (850) 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 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 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 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 property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have 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 canceled 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. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take 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 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 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 ints. 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.

IN WITNESS WHEREOF, the Owner and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo, Clerk & Comptroller

Deputy Clerk

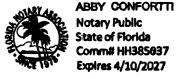
Y٠

Maria Sachs, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

County Attorney

OWNER:	•		
Joseph P. Me	eyer,		4 MARCY 2024
Name/Title	Signature	9	Date
WITNESS:	(Signature) April 1.	O'Connor_	
WITNESS:	(Signature) M 17	4 Rm.:	
STATE OF	FLORIDA		
COUNTY O	F PALM BEACH		
or [] onling		4.4	, 20 <u>24</u> by who has produced
		Notary Public	State of Florida
		Notary Print N Alday Com	Name:
My Commis 4/10/202	ssion Expires:	(NOTA	ARY SEAL)
			ABBY CONFORTTI



Attachment 4

RESOLUTION NO. 022-2024

137 Seaspray Avenue

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS&RESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by Joseph P. Meyer and is located at 137 Seaspray Avenue, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number:

50-43-43-22-07-000-4981

Legal Description:

Poinciana Park 2nd Addition East 15 feet of Lot 498 &

Lots 500 and 502

Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Section 4. A copy of this Resolution with completed application for Ad Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 14th day of February 2024.

Danielle H. Moorei Mayor

riden drija

largeret A. Zejdman, Town Council President

ATTEST:

Nella () walker

Edward Roopey

ewis S.W. Crampton, Town Council Member

Resolution No. 022-2024

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TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480

(561) 838-5430 • www.townofpalmbeach.com

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART 2 - COMPLETED WORK APPLICATION

PROPERTY IDENTIFICATION AND LOCATION Property Address: 37 SEASE	NOY AVE PALM BEALY, FL 33480
Property Identification Number: 53	1-43-43-22-67-000-4901
Project starting date: Project completion date: Project completion date: Estimated cost of entire project: \$	-29-22
OWNER ATTESTATION	
rehabilitation or renovation work deproject, which received approval information provided is, to the best completed project conforms to the Guidelines for Rehabilitating Historic Part 1-Preconstruction Application, above or, if the property is not representative of the owner. Further to the property by representative appropriate representatives of the Palm Beach for the purpose of vunderstand that, if the exemption if the Town of Palm Beach in which is the qualifying improvements for the of factual representations in this a Laws of Florida.	reservation property tax exemption for the restoration, escribed in the Part 1-Preconstruction Application for this on 5-16-18. I hereby attest that the st of my knowledge, correct, and that in my opinion the Secretary of the Interior's Standards for Rehabilitation and a Bulldings and is consistent with the work described in the I also attest that I am the owner of the property described by an Individual, that I am the duly authorized or, by submission of this application, I agree to allow access res of the Community Development Department and Landmark Preservation Commission or Staff of the Town of serflication of information provided in this application. I is granted, I will be required to enter into a Covenant with must agree to maintain the character of the property and a term of the exemption. I also understand that faislication pplication is subject to criminal sanctions pursuant to the
Name	/Signature Date
OWNAL	¥
Title .	Organization Name
Social Security or Taxpayer Identification Mailing Address; 137 SERVER	cation Number: 482 86 95 25
Phone Number: 464 601 3425	

Attachment 6
Tax Break Down By Property, Annual and 10 Year Total
2024 Town of Palm Beach County Tax Exemption

Property	Total Cost of Improvements	Estimated Improvement Costs to Historic Buildings	Annual	10 YearTotal
127 Root Trail	\$3,200,000.00	\$3,100,000.00	\$13,950.00	\$139,500.00
272 Queens Lane	\$3,800,000.00	\$1,300,000.00	\$5,850.00	\$58,500.00
137 Seaspray Avenue	\$3,200,000.00	\$2,500,000.00	\$11,250.00	\$1t12,500.00
323 Chilean Avenue	\$4,580,000.00	\$2,200,000.00	\$9,900.00	\$99,000.00
Total	14,780,000.00	9,100,000.00	\$40,950.00	\$409,500.00

Local government millage rate = 4.50

\$40,950.00

(estimated improvement cost) x (.0045) = (annual estimated tax dollars exempted)

Note: Annual Total amount is rounded up after the decimal.