

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

Is Item Included in Current Budget? Yes ___ No X
 Is this item using Federal Funds? Yes ___ No X
 Is this item using State Funds? Yes ___ No X

Budget Account No:


Fund Dept Unit

B. Recommended Sources of Funds/Summary of Fiscal Impact:

There is no direct fiscal impact on the Planning, Zoning and Building Department from granting a tax exemption for the property. The overall County impact is a reduction of collectable taxes. Tax revenue is to be reduced at the most by the tax on the improvements made to the structure. The estimated improvement costs attributed solely to work to the historic building totals \$9,100,000.00. Estimated exemption will be based upon the Countywide Millage Rate (4.50), it is estimated that approximately \$40,950.00 tax dollars will be exempted annually.

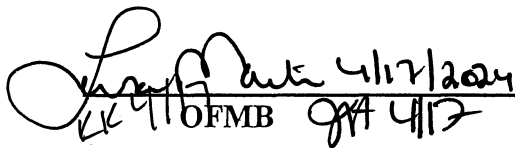
The estimated total tax exempted for the 10 years ending December 31, 2033, is \$409,500.00 (\$40,950.00 x 10).

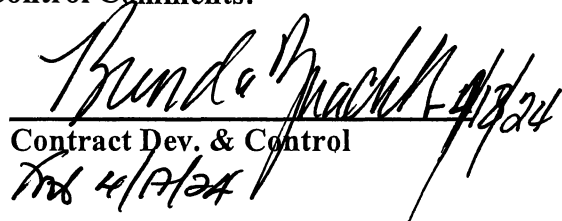
C. Departmental Fiscal Review:

 _____

III. REVIEW COMMENTS:

A. OFMB Fiscal and/or Contract Dev. and Control Comments:


 OFMB 4/17/24


 Contract Dev. & Control 4/17/24

B. Legal Sufficiency


 Assistant County Attorney

C. Other Department Review

 Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)

(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-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE PROPERTY LOCATED AT 127 ROOT TRAIL, 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, 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 adopted this _____ day of _____, 20__.

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

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: 
Asst. County Attorney

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: _____
Deputy Clerk

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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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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.

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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.

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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

BY  _____
Asst. County Attorney

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by David E. Brooker and Catherine E. Brooker, (hereinafter referred to as the Owners and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 127 Root Trail, Palm Beach FL, 33480, which is owned in fee simple by the Owners and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, X history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers:

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, 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 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. 196.11997 (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: _____
Deputy Clerk

BY: _____
Maria Sachs, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: 
County Attorney

OWNERS:

David E. Brooker,
Owners
Name/Title

[Signature]
Signature

1/11/24
Date

Catherine E. Brooker,
Owners
Name/Title

[Signature]
Signature

1/11/24
Date

WITNESS: (Signature) [Signature]

(Print name) Thomas Porro

WITNESS: (Signature) [Signature]

(Print name) Viviana Salguero

STATE OF FLORIDA

COUNTY OF PALM BEACH

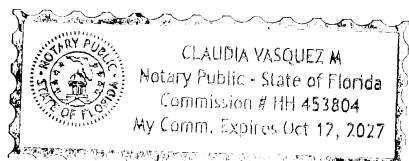
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of JANUARY, 2024 by David E. Brooker and Catherine E. Brooker, respectively, who are personally known to me or who have produced Drivers License, and N/A, (indicate form of identification) (if left blank personal knowledge existed) as identification.

[Signature]
Notary Public State of Florida

Notary Print Name:
CLAUDIA VASQUEZ

My Commission Expires:
Oct 12, 2027

(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 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, these 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 David and Catherine Brooker and is located at 127 Root Trail Palm Beach, Florida. The property is legally described as follows:

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

Legal Description: 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 Ft of Lt 2 & E 38 Ft of Lt 3

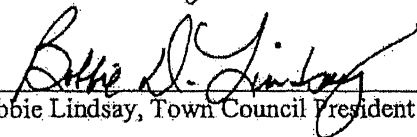
Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

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.

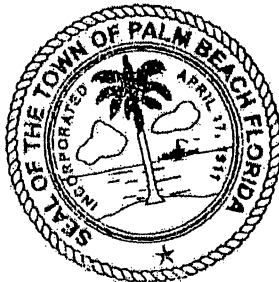
PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 10th day of May '2023.


Danielle H. Moore, Mayor

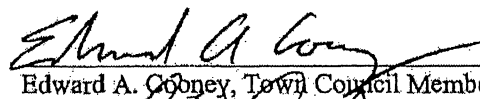

Margaret A. Zeidman, Town Council President

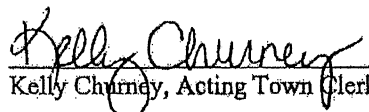

Bobbie Lindsay, Town Council President Pro Tem

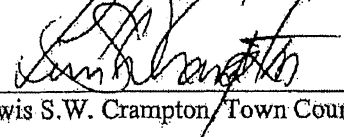
ATTEST:




Julie Araskog, Town Council Member


Edward A. Cooney, Town Council Member


Kelly Churney, Acting Town Clerk


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: 127 Root Trail; Palm Beach, FL 33480
 Property Identification Number: 50-43-43-14-10-003-0041

DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT

Project starting date: April 2021
 Project completion date: February 2023
 Estimated cost of entire project: \$ \$3.2M
 Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$ \$3.1M
 \$ 3.1 M (excludes hardscaping, pool and landscaping totaling \$.1M)

OWNER ATTESTATION

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on 2-10-21. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

<u>David & Catherine Brooker</u>		<u>3-7-23</u>
Name	Signature	Date
<u>Owners</u>	<u>N/A</u>	
Title	Organization Name	

Social Security or Taxpayer Identification Number: 220-13-0959
 Mailing Address: PO Box 2347; Palm Beach, FL 33480
 Phone Number: 202-494-2646 Email: brookerdc@gmail.com

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-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE 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 196.11997, 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
LEGAL SUFFICIENCY

BY:  _____
Asst. County Attorney

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: _____
Deputy Clerk

RESOLUTION NO. R-2024-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE 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.

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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 196.11997, Florida Statutes.

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

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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

BY: 
Asst. County Attorney

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by Christopher J. Lazzara and Jennifer Lazzara, (hereinafter referred to as the Owners and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 272 Queens Lane, Palm Beach FL, 33480, which is owned in fee simple by the Owners and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, X history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers:

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 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. 196.1997 (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:

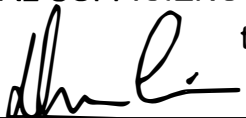
PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo,
Clerk & Comptroller

BY: _____
Deputy Clerk

BY: _____
Maria Sachs, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

t  t
BY _____
County Attorney

OWNERS:

Owner
Name/Title

Signature

3/6/24
Date

Owner
Name/Title

Signature

3/6/24
Date

WITNESS: (Signature) [Signature]
(Print name) Michael T Ridg

WITNESS: (Signature) [Signature]
(Print name) RICHARD MICHAEL IRWIN

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of March, 2024 by Christopher Lazzara and Jennifer Lazzara, respectively, who are personally known to me or who have produced N/A, and N/A, (indicate form of identification) (if left blank personal knowledge existed) as identification.

[Signature]
Notary Public State of Florida

Notary Print Name:
RICHARD MICHAEL IRWIN

My Commission Expires:
1/16/2028

(NOTARY SEAL)



RICHARD MICHAEL IRWIN
Notary Public
State of Florida
Comm# HH481410
Expires 1/16/2028

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."

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 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

Legal Description: East ½ of Lot 68 and all of Lots 69 Through 75, 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.

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.

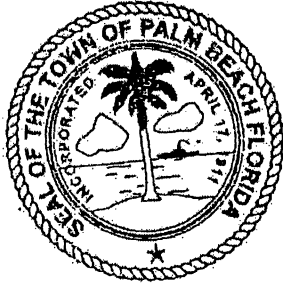
PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 10th day of May 2023.

Danielle H. Moore
Danielle H. Moore, Mayor

Margaret A. Zeidman
Margaret A. Zeidman, Town Council President

Bobbie Lindsay
Bobbie Lindsay, Town Council President Pro Tem

ATTEST:



Julie Araskog
Julie Araskog, Town Council Member

Edward A. Cooney
Edward A. Cooney, Town Council Member

Kelly Churney
Kelly Churney, Acting Town Clerk

Lewis S.W. Crampton
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

DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT

Project starting date: 09/01/2021
Project completion date: 07/31/2022
Estimated cost of entire project: \$3,800,000
Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$ 1,300,000

OWNER ATTESTATION

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on August 19, 2020. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Jennifer Irwin Lazzara [Signature] January 3, 2023
Name Signature Date

Title Organization Name

Social Security or Taxpayer Identification Number: 594-22-5828
Mailing Address: 272 Queens Lane, Palm Beach, FL 33480
Phone Number: 561-952-8774 Email: jenniferdazzara@gmail.com

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-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE PROPERTY LOCATED AT 323 CHILEAN AVE, 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 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 LEGAL SUFFICIENCY

BY:  _____
Asst. County Attorney

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: _____
Deputy Clerk

RESOLUTION NO. R-2024-

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- 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

BYt  _____
Asst. County Attorney

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by 323 CHILEAN LLC, (hereinafter referred to as the Owner and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 323 Chilean Ave, Palm Beach, FL, 33480, which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, X history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers:

LOTS 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, 2024 to December 31, 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:

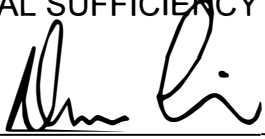
PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo,
Clerk & Comptroller

BY: _____
Deputy Clerk

BY: _____
Maria Sachs, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: 
County Attorney

OWNER: 323 CHILEAN LLC

Richard True,
Manager
Name/Title

[Signature]
Signature

1/11/24
Date

WITNESS: (Signature) [Signature]
(Print name) Christine Belsky

WITNESS: (Signature) [Signature]
(Print name) Jeanette M. Civils

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of January, 2024 by Richard C. True (name of person) as manager for 323 Chilean LLC, on behalf of (Title of officer/member/partner) (Name of corporation/company/partnership) the LLC who is personally known to me or ([choose one] corporation/company/partnership)

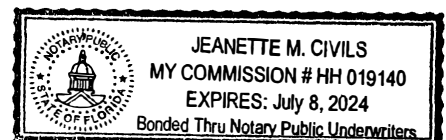
has produced _____, (type of identification) as identification.

[Signature]
Notary Public State of Florida

Notary Print Name:
Jeanette M. Civils

My Commission Expires:

(NOTARY SEAL)



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.

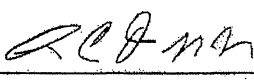
the time of project completion on a time schedule agreed upon by the Owner and the Landmarks Preservation Commission. If the Owner does not complete the restoration work on the agreed upon time schedule, the Landmarks Preservation Commission will report such violation to the Property Appraiser and Tax 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.

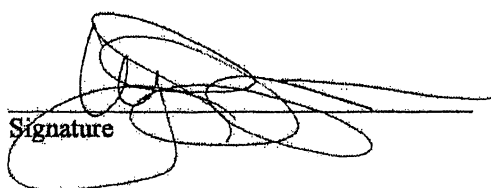
This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNERS

323 Chilean Revocable Trust

<u>Richard Cushing True</u> Trustee Name	<u></u> Signature	<u>5/11/2023</u> Date
--	---	--------------------------

TOWN OF PALM BEACH, FLORIDA

<u>Wayne Bergman</u> Authorized Local Official	<u></u> Signature	<u>6/20/23</u> Date
---	--	------------------------

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



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: 323 CHILEAN AVENUE
 Property Identification Number: 50-43-43-23-05-006-0420

DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT

Project starting date: 11/18/2020
 Project completion date: 12/20/2022
 Estimated cost of entire project: \$ 4,580,000
 Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$ 2,200,000

OWNER ATTESTATION

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on 11/18/2020. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

RICHARD TRUE R.T.D. 3/1/23
 Name Signature Date

 Title Organization Name

Social Security or Taxpayer Identification Number: _____
 Mailing Address: 323 CHILEAN AVENUE PALM BEACH, FL 33480
 Phone Number: (561) 488 8438 Email: richard.true@palmbeach.com

Attachment 1

PROPERTY OWNER 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-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE PROPERTY LOCATED AT 137 SEASPRAY AVE, 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 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. 007-2019:

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY:  _____
Asst. County Attorney

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: _____
Deputy Clerk

RESOLUTION NO. R-2024-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE HISTORIC REHABILITATION OF THE PROPERTY LOCATED AT 137 SEASPRAY AVE, 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,

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

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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

BY:  _____
Asst. County Attorney

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by Joseph P. Meyer, (hereinafter referred to as the Owner) and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 137 Seaspray Avenue, Palm Beach FL, 33480, which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are X architecture, X history, _____ archaeology.

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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, 2024 to December 31, 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

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Division of Historical Resources
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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.

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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: _____
Deputy Clerk

BY: _____
Maria Sachs, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: 
County Attorney

OWNER:

Joseph P. Meyer,
Owner
Name/Title

[Signature]
Signature

4 MARCH 2024
Date

WITNESS: (Signature) [Signature]
(Print name) April L. O'Connor

WITNESS: (Signature) [Signature]
(Print name) Joseph A. Romani

STATE OF FLORIDA

COUNTY OF PALM BEACH

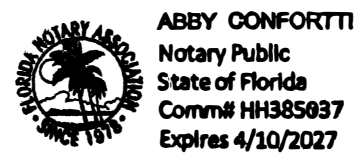
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 4 day of March, 2024 by Joseph P. Meyer, who is personally known to me, or who has produced _____, (indicate form of identification) (if left blank personal knowledge existed) as identification.

[Signature]
Notary Public State of Florida

Notary Print Name:
Abby Confortti

My Commission Expires:
4/10/2027

(NOTARY SEAL)



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

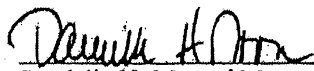
Tax Folio Number: 50-43-43-22-07-000-4981

Legal Description: Poinciana Park 2nd Addition East 15 feet of Lot 498 & Lots 500 and 502

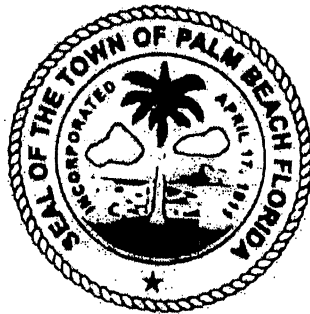
Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

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.

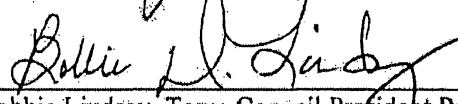
PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 14th day of February 2024.


Danielle H. Moorej Mayor



Margaret A. Zeidman, Town Council President




ATTEST:


Bobbie Lindsay, Town Council President Pro Tem


Julie Araskog, Town Council Member


Edward A. Honey, Town Council Member


Kelly Churney, Acting Town Clerk


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: 137 SEASPRAY AVE, PALM BEACH, FL 33480
Property Identification Number: 50-43-43-22-67-000-4901

DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT

Project starting date: 4-18-18
Project completion date: 12-29-22
Estimated cost of entire project: \$ 3,200,000
Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$ 2,500,000

OWNER ATTESTATION

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on 5-16-18. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Joseph P. Meyer
Name

[Signature]
Signature

1-15-24
Date

OWNER
Title

Organization Name

Social Security or Taxpayer Identification Number: 482 86 9505

Mailing Address: 137 SEASPRAY AVE PALM BEACH FL 33480

Phone Number: 404 606 3425 Email: _____

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 Year Total
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	\$112,500.00
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.