



TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: October 16, 2012

TITLE: Resolution - Phase I of Ad Valorem Tax Application for Historic Property at 416 SW 11 Avenue (Palm Avenue), in the Sailboat Bend Historic District

Recommendation

It is recommended that the City Commission approve a resolution authorizing Phase I (Preconstruction Application) of the Ad Valorem tax credit for the subject property.

Background

The Ad Valorem tax credit program is available to property owners as an incentive to preservation. By allowing an Ad Valorem tax credit for improvements to the property, property owners have a method for defraying some of the cost of the improvements that they make to locally designated landmarks and properties within a locally designated historic district. These credits are only available to the property owner for the improvements and only for a period of ten (10) years. All other tax rates associated with the property are maintained and after the ten (10) year period, the improvements are subject to the current tax rate and assessment. While the tax credit, if approved, would postpone the taxes generated for the improvements, the impacts to the City are expected to be negligible and will have the benefit of a positive impact to the City of Fort Lauderdale in view of the fact that future tax revenues generated by these improved and maintained properties will increase overall.

Pursuant to ULDR Sec. 47-24.11.D, *City Historic Property Tax Exemption Code* of the Unified Land Development Regulations (ULDR), the applicant is requesting an exemption from ad valorem taxes for a 1,413 square foot one-story addition and associated improvements to the subject site. The original residence was built in 1936 and designed by J.M. Peterman, the first architect to open an office in Fort Lauderdale. The Historic Preservation Board (HPB) reviewed the application (Case # 1H11) at their July 2, 2012 meeting and recommended that the addition and improvements are eligible for the ad valorem tax exemption program since the site is a contributing property pursuant to Section 47-24.11.D.1.b.i of the ULDR within the designated Sailboat Bend Historic District. Further, the HPB approved the additions, proposed alterations and improvements as being consistent with the Secretary of the Interior's Standards for Historic Preservation on July 2, 2012.

This is the first part of the two-part application process for ad valorem tax exemption, wherein the property is presented in its present state and the materials and projected work to be performed are illustrated prior to start of construction. In the second part of the application process the completed work is presented to the HPB for final recommendation to the City Commission for final approval, based on confirmation that the completed work was constructed as approved in part one of the process.

Interest in this program has increased since the City achieved Certified Local Government Status enabling these projects to be considered and reviewed by the HPB and City Commission on a local level rather than forwarding them to the State Office of Historic Preservation. The program is an important and essential step in creating public interest in rehabilitating both locally designated residential and commercial properties and those located within designated historic districts.

Resource Impact

If approved there will be no decrease in current City taxes paid on this property. The assessments associated with improvements are exempted for a period of ten (10) years.

Attachments:

- Exhibit 1 – Ad Valorem Tax Credit Application
 - Exhibit 2 – July 2, 2012 HPB Meeting Minutes
 - Exhibit 3 - Resolution
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Prepared By: Anthony Fajardo, Acting Zoning Administrator

Department Director: Greg Brewton, Sustainable Development