

LEGISLATIVE #

140463A

ORDINANCE NO. 140463

An ordinance of the City of Gainesville, Florida, finding that property located at 207 NE 7th Street, Gainesville, Florida, as more specifically described in this ordinance, qualifies for an ad valorem tax exemption for historic properties; granting an exemption from ad valorem tax for certain improvements beginning January 1, 2015, and continuing for 10 years under certain conditions; authorizing the Mayor and the Clerk of the Commission to sign the Historic Preservation Property Tax Exemption Covenant between the property owner and the City; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, Section 25-61 of the City of Gainesville Code of Ordinances authorizes ad valorem tax exemptions for historic properties pursuant to Sections 196.1997 and 196.1998, Florida Statutes, and

WHEREAS, the owner of the property at 207 NE 7th Street, Gainesville, Florida, as more specifically described in this ordinance, has applied for an ad valorem tax exemption pursuant to Chapter 25, Article IV, Code of Ordinances, City of Gainesville; and

WHEREAS, on January 6, 2009, the Historic Preservation Board approved Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application; and

WHEREAS, on October 7, 2014, the Historic Preservation Board approved Part 2 (Final Application for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application; and

WHEREAS, the Historic Preservation Board has recommended to the City Commission that the exemption be granted; and

WHEREAS, at least ten (10) days' notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of public hearings in the City Hall Auditorium located on the first floor of City Hall in the City of Gainesville; and

1 **WHEREAS**, pursuant to Section 25-65 of the City of Gainesville Code of Ordinances,
2 notice has also been given by mail to the property owner at least 10 days prior to the date of the
3 public hearing of the City Commission on this ordinance; and

4 **WHEREAS**, the public hearings were held pursuant to the notice described above at
5 which hearings the parties in interest and all others had an opportunity to be and were, in fact,
6 heard.

7 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
8 **CITY OF GAINESVILLE, FLORIDA:**

9 **Section 1.** The City Commission finds that the property owned by Sweetwater Branch
10 Properties, Inc., located at 207 NE 7th Street, Gainesville, Florida, as more particularly described
11 in the Historic Preservation Property Tax Exemption Covenant that is attached as Exhibit “A”
12 and made a part hereof as if set forth in full, (“Property”), is a contributing property located in a
13 historic district commonly known as the Northeast Residential Historic District, meets the
14 requirements of Section 196.1997, F.S., and Sections 25-61 thru 25-66 of the City of Gainesville
15 Code of Ordinances, and is eligible to receive an ad valorem tax exemption.

16 **Section 2.** The City Commission hereby grants an ad valorem tax exemption for 100
17 percent of the assessed value of eligible improvements made to the Property, as described in the
18 Historic Preservation Property Tax Exemption Application and as determined by the Alachua
19 County Property Appraiser. This exemption applies only to those ad valorem taxes levied on the
20 real property by the City of Gainesville that are not levied for the payment of bonds or
21 authorized by a vote of the electors pursuant to Section 9(b) or Section 12, Article VII of the
22 Florida Constitution.

1 _____
2 KURT M. LANNON
3 CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

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This ordinance passed on first reading this _____ day of _____, 2015.

This ordinance passed on second reading this _____ day of _____, 2015.

Exhibit “A” to Ordinance No. 140463

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This covenant is made by **Sweetwater Branch Properties, Inc., a Florida corporation** (“Owner”) and in favor of **City of Gainesville, a Florida municipal corporation** (“City”) for the purpose of the restoration, renovation or rehabilitation of a certain Property located at **207 NE 7th Street, Gainesville, Florida**, (“Property”) which is owned in fee simple by the Owner and is either: 1) listed in the National Register of Historic Places, 2) locally designated under the terms of a local preservation ordinance, 3) a contributing property to a national register listed district, or 4) a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this Property, as identified in the National Register nomination or local designation report of the Property or the district in which it is located are xxx architecture, xxx history, archaeology.

The Property, a residential building, is comprised essentially of grounds, collateral, appurtenances, and improvements. The Property is more particularly described as follows: See Legal Description attached as Exhibit “A” and made a part hereof as if set forth in full. In consideration of the tax exemption granted by the City, the Owner hereby agrees to the following for the period of the tax exemption, which is from **January 1, 2015**, to **December 31, 2024**. In order to retain the exemption, however, the historic character of the property, and improvements, which qualified the property for an exemption, must be maintained over the period for which the exemption is granted.

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alteration 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:

Name of Office/Agency:	Planning and Development Services Department of the City of Gainesville		
Address:	Box 490 Station 11		
City:	Gainesville, Florida	Zip:	32627-0490
Telephone:	(352) 334-5022		

3. The Owner agrees to ensure the protection to 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 pursuant to paragraph 2, above.

4. The Owner agrees that the Local Historic Preservation Office, and appropriate representatives of the City, and its 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. The City will inspect the property upon expiration of the exemption to ensure the terms of the Covenant have been upheld. In the event the original Owner (or any successive owners) sells the Property prior to the expiration of the exemption, the Buyer must arrange for an inspection by the Local Historic Preservation Office prior to closing to ensure that he or she does not assume responsibility for the prior owner's violation of the Covenant. Failure of the Buyer to have the Property inspected prior to closing shall create a presumption that the Buyer is responsible for violations of this Covenant found at the next inspection. The current property owner is required to provide notice to Buyer and their heirs, successors or assigns of the existence of this covenant.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office, will report such violation to the Property Appraiser and Tax Collector, who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office, in writing, of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes during the Covenant period, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment or the archaeological integrity which made the Property eligible for inclusion under the terms of the local preservation ordinance have been lost or so damaged that the 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 Alachua County Property Appraiser 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 that made the Property eligible for inclusion 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 the omission of care that a reasonable person would take of their own Property. The Owner shall have 30 days to respond, indicating any circumstances that 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 a 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 that 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.

WITNESSES:

Print Name: _____

Print Name: _____

OWNER:

SWEETWATER BRANCH PROPERTIES, INC.

Giovanna Holbrook
President

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by
Giovanna Holbrook as President of Sweetwater Branch Properties, Inc., who is personally known to
me or has produced _____ as identification.

Notary Public, State of Florida
Print Name: _____
My Commission Expires:

CITY:

ATTEST:

Kurt M. Lannon
Clerk of the Commission

Edward B. Braddy
Mayor

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by
EDWARD B. BRADDY and KURT M. LANNON, Mayor and Clerk of the Commission,
respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known
to me and duly sworn, who acknowledged that as such officers, and pursuant to authority from said
corporation, they executed the foregoing instrument and affixed the corporate seal for an on behalf of
said corporation, as its act and deed, and for the uses and purposes set forth and contained in said
instrument.

Notary Public, State of Florida
Print Name: _____
My Commission Expires:

Exhibit "A"

LEGAL DESCRIPTION FOR PARCEL NO. **11922-000-000** LOCATED AT 207 NE 7th STREET, GAINESVILLE, FLORIDA

Lot three (3) LESS the East Thirty (30) feet, thereof, and Lot Four (4), DOIG & ROBERTSON'S ADDITION to the City of Gainesville, Florida as per Plat thereof recorded in Deed Book "N" Page 486, of the Public Records of Alachua County, Florida,

AND

North 33 1/3 feet of the South 450.1 feet of the West 200 feet of Block 1, Range 2 of DOIG & ROBERTSON'S ADDITION to the City of Gainesville, Florida as per Plat thereof recorded in Deed Book "N" 486, of the Public Records of Alachua County, Florida.