

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

Agenda Item #: 3J-2

AGENDA ITEM SUMMARY

Meeting Date: May 18, 2021

☒ [X]
☐ []

Consent
Workshop

☐ []
☐ []

Regular
Public Hearing

Department: Planning, Zoning, and Building Department

Submitted By: Planning Division

Submitted For: Planning Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) **Adopt** a resolution of the Board of County Commissioners of Palm Beach County, Florida, granting a County tax exemption for the historic rehabilitation of the property located at 350 Worth Avenue, Palm Beach.
- B) **Approve** a tax exemption covenant for 350 Worth Avenue, Palm Beach, requiring the qualifying improvements be maintained during the 10-year period that the tax exemption is granted.

Summary: The resolution will authorize a County tax exemption for the following historic property located within the Town of Palm Beach: 350 Worth Avenue, (property is privately owned for commercial use).

If granted, the tax exemptions shall take effect January 1, 2021, and shall remain in effect for 10 years, or until December 31, 2030. 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, 2030, is \$201,425. Actual exemption amounts will be based upon the Countywide Millage rate on a yearly basis. It is estimated that approximately \$20,142 tax dollars will be exempted annually based on the 2021 Countywide Millage Rate. Accompanying each resolution is a restrictive covenant, which requires the qualifying improvements be maintained during the period that each tax exemption is granted. District 1 & 7 (RPB)

Background and Justification: 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.

Copies of the Town of Palm Beach Landmarks Preservation Commission and other backup information for the property are available for review at the County's Planning Division.

Attachments:

1. Property Owner List
2. Resolution (2 copies)
3. Historic Preservation Property Tax Exemption Covenant (1 copy)
4. Town of Palm Beach Historic Tax Exemption Resolution (1 copy)
5. Tax Break Down by Property, Annual and 10 Year Total

Recommended by:

fb

for

Department Director

4/14/2021

Date

Approved By:

PC

Assistant County Administrator

4/22/21

Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures					
Operating Costs					
External Revenues	\$4,412	\$4,412	\$4,412	\$4,412	\$4,412
Program Income(County)					
In-Kind Match(County)					
NET FISCAL IMPACT	\$4,412	\$4,412	\$4,412	\$4,412	\$4,412
#ADDITIONAL FTE POSITIONS (CUMULATIVE)					

Is Item Included in Current Budget? Yes No X
Does this item include the use of federal funds? Yes No X

Budget Account No:
Fund Agency Organization Object

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 each 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 these historic buildings totals \$922,809.00 Estimated exemption will be based upon the Countywide Millage Rate (4.7815), it is estimated that approximately \$4,412.41 tax dollars will be exempted annually.


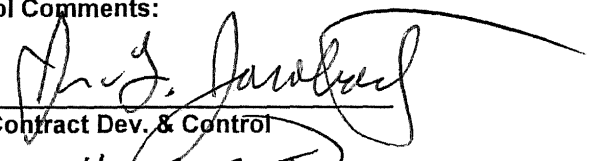
The estimated total tax exempted for the 10 years ending December 31, 2030, is \$44,124 (\$4,412.41 x 10).

C. Departmental Fiscal Review:



III. REVIEW COMMENTS:

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

 4/14/21
OFMB 4/14/21 4/14/21

Contract Dev. & Control
4-23-21 TW

B. Legal Sufficiency

 4/26/21
Assistant County Attorney

C. Other Department Review

Department Director

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

PROPERTY OWNER LIST

2021 City of Lake Worth Beach Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owner(s): PROVINGROUND PRODUCTIONS, LLC.

Property: 322 South L Street
Lake Worth Beach, FL 33460

Use: Residential

RESOLUTION NO. R-2021-

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 322 SOUTH L STREET, LAKE WORTH 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 City of Lake Worth Beach (R-98 170 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the City of Lake Worth Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the City of Lake Worth Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (LW Ordinance No. 97-26); and,

WHEREAS, the property owner, PROVINGROUND PRODUCTIONS, LLC., filed a Preconstruction Application and received preliminary approval from the City of Lake Worth Beach Historic Preservation Board on August 8, 2018, for an ad valorem

tax exemption for the historic renovation and restoration of the property located at 322 South L Street, Lake Worth Beach; and,

WHEREAS, the City of Lake Worth Beach Historic Preservation Board reviewed the Final Application on November 13, 2019, 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 City tax exemption to PROVINGROUND PRODUCTIONS, LLC., for the restoration, renovation, and improvement to the property located at 322 South L Street, Lake Worth Beach; and,

WHEREAS, the City of Lake Worth Beach City Commission on February 16, 2021, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem City tax exemption to PROVINGROUND PRODUCTIONS, LLC., for the restoration, renovation, and improvement to the property located at, 322 South L Street, Lake Worth 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, PROVINGROUND PRODUCTIONS, LLC., for a 10-year period, commencing on the January 1, 2021, 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 322 South L Street, Lake Worth Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 18-00100180:

TOWN OF LAKE WORTH BEACH LT 6 BLK 111,
according to the Public Records of Palm Beach County,
Florida.

2. Prior to the ad valorem tax exemption described herein being effective, PROVINGROUND PRODUCTIONS, 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 196.1997, 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 Dave Kerner, Mayor
Commissioner Robert S. Weinroth, Vice Mayor
Commissioner Maria G. Marino
Commissioner Gregg K. Weiss
Commissioner Maria Sachs
Commissioner Melissa McKinlay
Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2021.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

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

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: _____
Asst. County Attorney

BY: _____
Deputy Clerk

DOS Form No. HR3E111292

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by PROVINGROUND PRODUCTIONS LLC. (hereinafter referred to as the Owner(s) 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 322 South L Street, Lake Worth Beach, FL 33460, which is owned in fee simple by the Owner(s) 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:

TOWN OF LAKE WORTH LT 6 BLK 111, according to the Plat thereof as recorded, in the Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owner(s) hereby agrees to the following for the period of the tax exemption which is from January 1, 2021 to December 31, 2030

1. The Owner(s) 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(s) 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 Lake Worth Beach
 Planning Zoning Historic Preservation Division
 1900 2nd Avenue North
 Lake Worth Beach, Florida 33461
 Telephone Number: (561) 586-1687

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(s) agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s).

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(s), the Local Historic Preservation Office shall notify the Owner(s) 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(s) 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(s) 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(s) 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(s) and the Local Historic Preservation Office. If the Owner(s) 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(s) 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 in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner(s), 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(s) and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

BY: _____
Dave Kerner, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

OWNER(S): PROVINGROUND PRODUCTIONS LLC.

Jamaa Ramsey
Name

Owner
Title / Signature

4-6-2021
Date

WITNESS: (Signature)

Adam Herrera

(Print name)

Adam Herrera

WITNESS: (Signature)

TERRI TONI GOLDEN

(Print name)

TERRI TONI GOLDEN

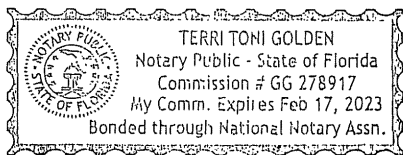
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 6th day of APRIL, 2021, by JAMAA RAMSEY

as OWNER for PROVINGROUND PRODUCTIONS LLC
(title of officer/member/partner) (name of corporation/company/partnership)

on behalf of the (choose one) corporation/company/partnership, who is [☐] personally known to me or has produced DRIVERS LICENSE (type of identification) as identification.



TERRI TONI GOLDEN

Notary Public State of Florida

Notary Print Name:

TERRI TONI GOLDEN

My Commission Expires: 2-17-2023

(NOTARY SEAL)



CFN 20210088026

OR BK 32230 PG 1932
 RECORDED 02/25/2021 12:50:23
 Palm Beach County, Florida
 Joseph Abruzzo, Clerk
 Pgs 1932 - 1934; (3pgs)

04-2021

RESOLUTION NO. 04-2021 OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 322 SOUTH L STREET, LAKE WORTH BEACH, FLORIDA, AS A RESULT OF THE HISTORIC PRESERVATION/ REHABILITATION OF THE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Lake Worth Beach has adopted the Historic Preservation Program that is designed to preserve, protect, enhance, and perpetuate resources which represent distinctive and significant elements of the City's historical, cultural, social, economic, political, archaeological, and architectural identity; and/or serve as visible reminders of the City's culture and heritage; and

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, Section 196.1997, Florida Statutes, establishes the process by which such exemption may be granted to property owners; and

WHEREAS, the City of Lake Worth Beach is an approved Certified Local Government to perform the review functions necessary for Historic Tax Exemption applications; and

WHEREAS, the City passed Ordinance No. 97-26, which approved an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties, which provides that upon completion of the review of a Final Application/Request for Review of Completed Work that the Historic Preservation Planner shall present such Final Application in a regularly scheduled meeting of the Historic Resources Preservation Board with a recommendation that the Historic Resources Preservation Board recommend approval or deny the exemption to the City Commission; and

WHEREAS, the former property owner, REP SERVE LLC, filed a preconstruction application and received preliminary approval from the Historic Resources Preservation Board on August 8, 2018, for an ad valorem tax exemption upon completion of the historic renovation and restoration of the property located at 322 South L Street, Lake Worth Beach (the "Property"); and

WHEREAS, on November 13, 2019, the Historic Resource Preservation Board reviewed the Completed Work Application and determined that the completed improvements were consistent with the United States Secretary of Interior's *Standards for Rehabilitation*, that the requirements of Section 196.1997, Florida Statutes, have been met, and recommended granting an ad valorem City tax exemption for the Property; and

WHEREAS, the property was sold to PROVINGROUND PRODUCTIONS LLC on September 14, 2020; and

WHEREAS, the current property owner, PROVINGROUND PRODUCTIONS LLC, signed a covenant with the City, on January 28, 2021, to maintain the qualifying improvements for the exemption period, not to exceed 10 years.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

SECTION 1. The foregoing recitals are incorporated into this resolution as true and correct statements.

SECTION 2. The Property is designated as a contributing property to a historic district under the terms of the Lake Worth Beach Historic Preservation Program.

SECTION 3. The City Commission of the City of Lake Worth Beach, Florida, hereby finds that the completed improvements to the Property, as described in the application for ad valorem tax exemption filed with the City and in HRPB Case No. 18-00100180 is consistent with the United States Secretary of Interior's *Standards for Rehabilitation*, the City of Lake Worth Beach Land Development Regulations 23.5-4 and 23.5-5, and the property meets the requirements of Section 196.1997, Florida Statutes.

SECTION 4. In accordance with this finding, the City Commission hereby approves an ad valorem tax exemption for a ten-year period, commencing on January 1, 2021, and expiring December 31, 2030, from that portion of ad valorem taxes levied on the increase in assessed value resulting from the restoration, renovation, and rehabilitation improvements, for the real property described as:

Property Owner: PROVINGROUND PRODUCTIONS LLC

Address: 322 South L Street
Lake Worth Beach, Florida 33460

Property Control No. 38-43-44-21-15-111-0060

Legal Description: Lot 6, Block 111, The Palm Beach Farms Co. Plat No. 2, Townsite of Lucerne (n/k/a Lake Worth), according to the plat thereof, on file, in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, Plat Book 2, Page 29.

SECTION 5. Prior to the ad valorem tax exemption described herein being effective, the Property Owner shall execute and record in the Public Records of Palm Beach County, a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring that the qualifying improvements must be maintained during the period for which the tax exemption is granted. A copy of the recorded covenant shall be provided to the City's Historic Preservation Planner.

SECTION 6. A certified copy of this resolution shall be provided to the Palm Beach County Property Appraiser.


SECTION 7. This resolution shall take effect upon its passage and approval.

The passage of this resolution was moved by Vice Mayor Amoroso, seconded by Commissioner Maxwell, and upon being put to a vote, the vote was as follows:

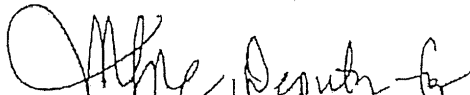
Mayor Pam Triolo	AYE
Vice Mayor Andy Amoroso	AYE
Commissioner Scott Maxwell	AYE
Commissioner Carla Blockson	AYE
Commissioner Herman Robinson	AYE

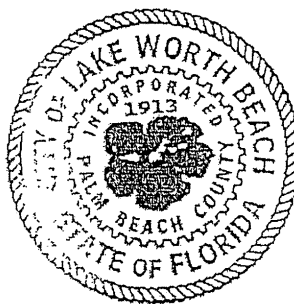
The Mayor thereupon declared this resolution duly passed and adopted on this 16th day of February, 2021.

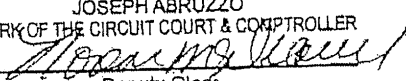
LAKE WORTH BEACH CITY COMMISSION

By: 
Pam Triolo, Mayor

ATTEST:


Deborah M. Andrea, CMC, City Clerk



STATE OF FLORIDA - PALM BEACH COUNTY
I hereby certify that the foregoing is a
true copy of the record in my office with
redactions, if any as required by law.
THIS 20 DAY OF Feb 2021
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT & COMPTROLLER
By: 
Deputy Clerk

PROPERTY OWNER LIST

2021 City of Lake Worth Beach
Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owner(s): Crouching Tiger Hidden Dragon Investment Group, LLC.

Property: 407 South Lakeside Drive
 Lake Worth Beach, FL 33460

Use: Residential

RESOLUTION NO. R-2021-

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 407 SOUTH LAKESIDE DRIVE, LAKE WORTH 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 City of Lake Worth Beach (R-98 170 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the City of Lake Worth Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the City of Lake Worth Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (LW Ordinance No. 97-26); and,

WHEREAS, the property owner, Crouching Tiger Hidden Dragon Investment Group, LLC., filed a Preconstruction Application and received preliminary approval from the City of Lake Worth Beach Historic Preservation Board on October 10,

2018, for an ad valorem tax exemption for the historic renovation and restoration of the property located at 407 South Lakeside Drive, Lake Worth Beach; and,

WHEREAS, the City of Lake Worth Beach Historic Preservation Board reviewed the Final Application on June 10, 2020, 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 City tax exemption to Crouching Tiger Hidden Dragon Investment Group, LLC., for the restoration, renovation, and improvement to the property located at 407 South Lakeside Drive, Lake Worth Beach; and,

WHEREAS, the City of Lake Worth Beach City Commission on February 16, 2021, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem City tax exemption to Crouching Tiger Hidden Dragon Investment Group, LLC., for the restoration, renovation, and improvement to the property located at, 407 South Lakeside Drive, Lake Worth 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, Crouching Tiger Hidden Dragon Investment Group, LLC., for a 10-year period, commencing on the January 1, 2021, 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 407 South Lakeside Drive, Lake Worth Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 18-00100211:

TOWN OF LAKE WORTH BEACH LOT 8 BLK 165,
according to the Plat thereof as recorded, in the Public
Records of Palm Beach County, Florida.

2. Prior to the ad valorem tax exemption described herein being effective, Crouching Tiger Hidden Dragon Investment Group, 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 196.1997, 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 Dave Kerner, Mayor
- Commissioner Robert S. Weinroth, Vice Mayor
- Commissioner Maria G. Marino
- Commissioner Gregg K. Weiss
- Commissioner Maria Sachs
- Commissioner Melissa McKinlay
- Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2021.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

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

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: _____
Asst. County Attorney

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by CROUCHNG TIGER HIDDEN DRAGON INVESTMENT GROUP LLC., (hereinafter referred to as the Owner(s) 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 407 South Lakeside Drive, Lake Worth Beach, FL 33460, which is owned in fee simple by the Owner(s) 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:

TOWN OF LAKE WORTH LT 8 BLK 165, according to the Plat thereof as recorded, in the Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owner(s) hereby agrees to the following for the period of the tax exemption which is from January 1, 2021 to December 31, 2030

1. The Owner(s) 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(s) 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 Lake Worth Beach
Planning Zoning Historic Preservation Division
1900 2nd Avenue North
Lake Worth Beach, Florida 33461
Telephone Number: (561) 586-1687

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(s) agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s).

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(s), the Local Historic Preservation Office shall notify the

Owner(s) 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(s) 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(s) 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(s) 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(s) and the Local Historic Preservation Office. If the Owner(s) 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(s) 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 in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner(s), 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(s) and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

BY: _____
Dave Kerner, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

Justin Hu
Name

Manager
Title / Signature

02/09/14
Date

WITNESS: (Signature)

(Print name)

WITNESS: (Signature)

(Print name)

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 9 day of March, 2021, by Justin Hu

as owner for Crouching Tiger Hidden Dragon Investment
(title of officer/member/partner) (name of corporation/company/partnership) Group LLC

on behalf of the (choose one) corporation/company/partnership, who is [] personally known to me or has produced FLSOL H00042571289Q (type of identification) as identification.
exp 8/9/2026


Notary Public State of Florida

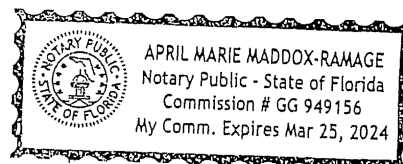
Notary Print Name:

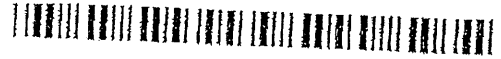
Notary Print Name:
April Marie Maddox-Ramage

My Commission Expires:

March 25, 2024

(NOTARY SEAL)





CFN 20210088050

OR BK 32231 PG 0033
RECORDED 02/25/2021 12:53:33
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs 0033 - 35; (3pgs)

05-2021

RESOLUTION NO. 05-2021 OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 407 SOUTH LAKESIDE DRIVE, LAKE WORTH BEACH, FLORIDA, AS A RESULT OF THE HISTORIC PRESERVATION REHABILITATION OF THE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Lake Worth Beach has adopted the Historic Preservation Program that is designed to preserve, protect, enhance, and perpetuate resources which represent distinctive and significant elements of the City's historical, cultural, social, economic, political, archaeological, and architectural identity; and/or serve as visible reminders of the City's culture and heritage; and

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, Section 196.1997, Florida Statutes, establishes the process by which such exemption may be granted to property owners; and

WHEREAS, the City of Lake Worth Beach is an approved Certified Local Government to perform the review functions necessary for Historic Tax Exemption applications; and

WHEREAS, the City passed Ordinance No. 97-26, which approved an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties, which provides that upon completion of the review of a Final Application/Request for Review of Completed Work that the Historic Preservation Planner shall present such Final Application in a regularly scheduled meeting of the Historic Resources Preservation Board with a recommendation that the Historic Resources Preservation Board recommend approval or deny the exemption to the City Commission; and

WHEREAS, the property owner, CROUCHING TIGER HIDDEN DRAGON INVESTMENT GROUP LLC, filed a preconstruction application and received preliminary approval from the Historic Resources Preservation Board on October 10, 2018, for an ad valorem tax exemption upon completion of the historic renovation and restoration of the property located at 407 South Lakeside Drive, Lake Worth Beach (the "Property"); and

WHEREAS, on June 10, 2020, the Historic Resource Preservation Board reviewed the Completed Work Application and determined that the completed improvements were consistent with the United States Secretary of Interior's *Standards for Rehabilitation*, that the requirements of Section 196.1997, Florida Statutes, have been met, and recommended granting an ad valorem City tax exemption for the Property,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

SECTION 1. The foregoing recitals are incorporated into this resolution as true and correct statements.

SECTION 2. The Property is designated as a contributing property to a historic district under the terms of the Lake Worth Beach Historic Preservation Program.

SECTION 3. The City Commission of the City of Lake Worth Beach, Florida, hereby finds that the completed improvements to the Property, as described in the application for ad valorem tax exemption filed with the City and in HRPB Case No. 18-00100211 is consistent with the United States Secretary of Interior's *Standards for Rehabilitation*, the City of Lake Worth Beach Land Development Regulations 23.5-4 and 23.5-5, and the property meets the requirements of Section 196.1997, Florida Statutes.

SECTION 4. In accordance with this finding, the City Commission hereby approves an ad valorem tax exemption for a ten-year period, commencing on January 1, 2021, and expiring December 31, 2030, from that portion of ad valorem taxes levied on the increase in assessed value resulting from the restoration, renovation, and rehabilitation improvements, for the real property described as:

Property Owner: CROUCHING TIGER HIDDEN DRAGON
INVESTMENT GROUP LLC

Address: 407 South Lakeside Drive
Lake Worth Beach, Florida 33460

Property Control No. 38-43-44-21-15-165-0080

Legal Description: Lot 8, Block 165, The Palm Beach Farms Company Plat No. 2, Lucerne Townsite (now known as Lake Worth), according to the plat thereof, on file, in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, Plat Book 2, Page(s) 29 through 40.

SECTION 5. Prior to the ad valorem tax exemption described herein being effective, the Property Owner shall execute and record in the Public Records of Palm Beach County, a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring that the qualifying improvements must be

maintained during the period for which the tax exemption is granted. A copy of the recorded covenant shall be provided to the City's Historic Preservation Planner.

SECTION 6. A certified copy of this resolution shall be provided to the Palm Beach County Property Appraiser.

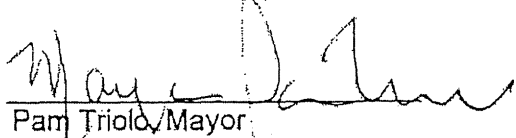
SECTION 7. This resolution shall take effect upon its passage and approval.

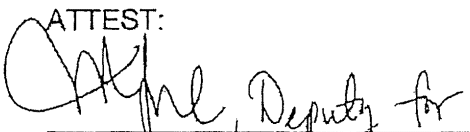
The passage of this resolution was moved by Vice Mayor Amoroso, seconded by Commissioner Maxwell, and upon being put to a vote, the vote was as follows:

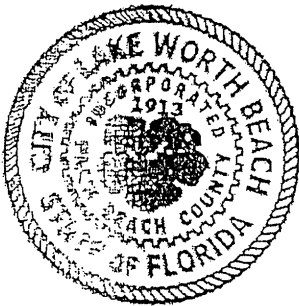
Mayor Pam Triolo	AYE
Vice Mayor Andy Amoroso	AYE
Commissioner Scott Maxwell	AYE
Commissioner Carla Blockson	AYE
Commissioner Herman Robinson	AYE

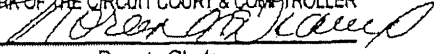
The Mayor thereupon declared this resolution duly passed and adopted on this 16th day of February, 2021.

LAKE WORTH BEACH CITY COMMISSION

By: 
Pam Triolo, Mayor

ATTEST:

Deborah M. Andrea, CMC, City Clerk



STATE OF FLORIDA - PALM BEACH COUNTY
I hereby certify that the foregoing is a true copy of the record in my office with redactions, if any as required by law.
THIS 25 DAY OF July, 20 21
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT & COMPTROLLER
By: 
Deputy Clerk

PROPERTY OWNER LIST

2021 City of Lake Worth Beach
Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owners: Hummingbird Partners, LLC.

Property: 631 Lucerne Avenue
Lake Worth Beach, FL 33460

Use: Commercial Hotel

RESOLUTION NO. R-2021-

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 631 LUCERNE AVENUE, LAKE WORTH 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 City of Lake Worth Beach (R-98 170 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the City of Lake Worth Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the City of Lake Worth Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (LW Ordinance No. 97-26); and,

WHEREAS, the property owner, Hummingbird Partners, LLC., filed a Preconstruction Application and received preliminary approval from the City of Lake Worth Beach Historic Preservation Board on July 12, 2017, for an ad valorem tax

exemption for the historic renovation and restoration of the property located at 631 Lucerne Avenue, Lake Worth Beach; and,

WHEREAS, the City of Lake Worth Beach Historic Preservation Board reviewed the Final Application on October 14, 2020, 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 City tax exemption to Hummingbird Partners, LLC., for the restoration, renovation, and improvement to the property located at 631 Lucerne Avenue, Lake Worth Beach; and,

WHEREAS, the City of Lake Worth Beach City Commission on November 17, 2020, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem City tax exemption to Hummingbird Partners, LLC., for the restoration, renovation, and improvement to the property located at, 631 Lucerne Avenue, Lake Worth 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, Hummingbird Partners, LLC., for a 10-year period, commencing on the January 1, 2021, 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 631 Lucerne Avenue, Lake Worth Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 17-00100137:

TOWN OF LAKE WORTH BEACH LT 1 BLK K,
according to the Plat thereof as recorded, in the Public
Records of Palm Beach County, Florida.

2. Prior to the ad valorem tax exemption described herein being effective, Hummingbird Partners, 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 196.1997, 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 Dave Kerner, Mayor
- Commissioner Robert S. Weinroth, Vice Mayor
- Commissioner Maria G. Marino
- Commissioner Gregg K. Weiss
- Commissioner Maria Sachs
- Commissioner Melissa McKinlay
- Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2021.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

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

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: _____
Asst. County Attorney

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by Hummingbird Partners, LLC., (hereinafter referred to as the Owner(s) 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 631 Lucerne Avenue, Lake Worth Beach, FL 33460, which is owned in fee simple by the Owner(s) 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:

TOWN OF LAKE WORTH LT 1 BLK K, according to the Plat thereof as recorded, in the Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owner(s) hereby agrees to the following for the period of the tax exemption which is from January 1, 2021 to December 31, 2030

1. The Owner(s) 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(s) 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 Lake Worth Beach
Planning Zoning Historic Preservation Division
1900 2nd Avenue North
Lake Worth, Florida 33461
Telephone Number: (561) 586-1687

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(s) agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s).

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(s), the Local Historic Preservation Office shall notify the Owner(s) 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(s) 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(s) 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(s) 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(s) and the Local Historic Preservation Office. If the Owner(s) 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(s) 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 in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner(s), 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(s) and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

BY: _____
Dave Kerner, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

OWNER(S): Hummingbird Partners LLC.

Raymond Maranges

Name/Title MANAGER

Signature

Date

1/25/21

Richard Cruz

Name/Title MANAGER

Signature

Date

1-25-21

WITNESS: (Signature)

(Print name)

Sylvia LaTronica

WITNESS: (Signature)

(Print name)

Nelson Hank

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of JANUARY, 2021, by Richard Cruz & Raymond Maranges, who are personally known to me or who have produced _____, and _____, respectively, (indicate form of identification) (if left blank personal knowledge existed) as identification.

Danielle Cata

Notary Public State of Florida

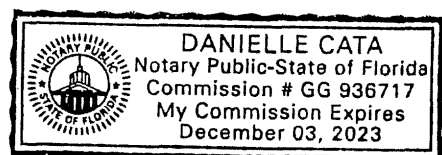
Notary Print Name:

Danielle Cata

My Commission Expires:

12/3/23

(NOTARY SEAL)



RESOLUTION NO. 49-2020 OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 631 LUCERNE AVENUE (THE HUMMINGBIRD), LAKE WORTH BEACH, FLORIDA, AS A RESULT OF THE HISTORIC PRESERVATION/ REHABILITATION OF THE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Lake Worth Beach has adopted the Historic Preservation Program that is designed to preserve, protect, enhance, and perpetuate resources which represent distinctive and significant elements of the City's historical, cultural, social, economic, political, archaeological, and architectural identity; and/or serve as visible reminders of the City's culture and heritage; and

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, Section 196.1997, Florida Statutes, establishes the process by which such exemption may be granted to property owners; and

WHEREAS, the City of Lake Worth Beach is an approved Certified Local Government to perform the review functions necessary for Historic Tax Exemption applications; and

WHEREAS, the City passed Ordinance No. 97-26, which approved an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties, which provides that upon completion of the review of a Final Application/Request for Review of Completed Work that the Historic Preservation Planner shall present such Final Application in a regularly scheduled meeting of the Historic Resources Preservation Board with a recommendation that the Historic Resources Preservation Board recommend approval or deny the exemption to the City Commission; and

WHEREAS, the property owner filed a preconstruction application and received preliminary approval from the Historic Resources Preservation Board on July 12, 2017, for an ad valorem tax exemption upon completion of the historic renovation and restoration of the property located at 631 Lucerne Avenue, Lake Worth Beach (the "Property"); and

WHEREAS, on October 14, 2020, the Historic Resource Preservation Board reviewed the Completed Work Application and determined that the completed improvements were consistent with the United States Secretary of Interior's *Standards for Rehabilitation*, that the requirements of Section 196.1997, Florida Statutes, have been met, and recommended granting an ad valorem City tax exemption for the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

SECTION 1. The foregoing recitals are incorporated into this resolution as true and correct statements.

SECTION 2. The Property is designated as a contributing property to a historic district under the terms of the Lake Worth Beach Historic Preservation Program.

SECTION 3. The City Commission of the City of Lake Worth Beach, Florida, hereby finds that the completed improvements to the Property, as described in the application for ad valorem tax exemption filed with the City and in HRPB Case No. 20-00100061 is consistent with the United States Secretary of Interior's *Standards for Rehabilitation*, the City of Lake Worth Beach Land Development Regulations 23.5-4 and 23.5-5, and the property meets the requirements of Section 196.1997, Florida Statutes.

SECTION 4. In accordance with this finding, the City Commission hereby approves an ad valorem tax exemption for a ten-year period, commencing on January 1, 2021, and expiring December 31, 2030, from that portion of ad valorem taxes levied on the increase in assessed value resulting from the restoration, renovation, and rehabilitation improvements, for the real property described as:

Property Owner: HUMMINGBIRD PARTNERS, LLC.

Address: 631 Lucerne Avenue
Lake Worth Beach, Florida 33460

Legal Description: Lot 1, Block K, of TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), according to the plat thereof as recorded in Plat Book 2, page 29, of the Public Records of Palm Beach County, Florida

SECTION 5. Prior to the ad valorem tax exemption described herein being effective, the Property Owner shall execute and record in the Public Records of Palm Beach County, a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring that the qualifying improvements must be maintained during the period for which the tax exemption is granted. A copy of the recorded covenant shall be provided to the City's Historic Preservation Planner.

SECTION 6. A certified copy of this resolution shall be provided to the Palm Beach County Property Appraiser.

SECTION 7. This resolution shall take effect upon its passage and approval.

The passage of this resolution was moved by Commissioner Maxwell, seconded by Vice Mayor Amoroso, and upon being put to a vote, the vote was as follows:

Mayor Pam Triolo	AYE
Vice Mayor Andy Amoroso	AYE
Commissioner Scott Maxwell	AYE
Commissioner Herman Robinson	AYE

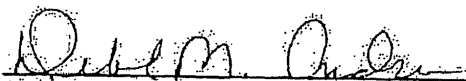
The Mayor thereupon declared this resolution duly passed and adopted on the 17th day of November, 2020.

LAKE WORTH BEACH CITY COMMISSION

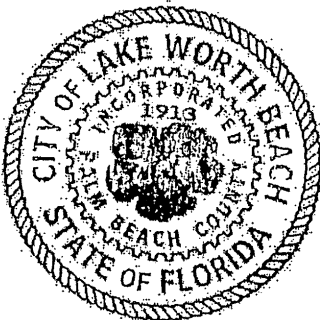
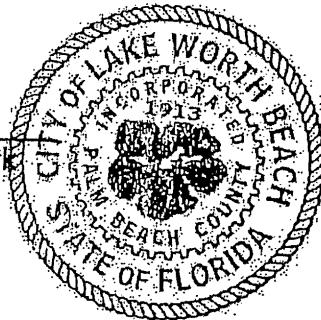
By: 

Pam Triolo, Mayor

ATTEST:



Deborah M. Andrea, CMC, City Clerk

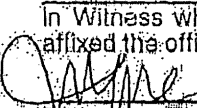


STATE OF FLORIDA)
COUNTY OF PALM BEACH) 88
CITY OF LAKE WORTH)

I hereby certify the foregoing to be a true and correct copy
of Resolution 49-2020

In Witness whereof, I have hereunto set my hand and
affixed the official seal of the City of Lake Worth, Florida.

Date

 12/21/2020

Deputy City Clerk

PROPERTY OWNER LIST

2021 City of Lake Worth Beach
Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owner(s): Frank Vieira
Property: 910 North M Street
Lake Worth Beach, FL 33460
Use: Residential

RESOLUTION NO. R-2021-

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 910 NORTH M STREET, LAKE WORTH 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 City of Lake Worth Beach (R-98 170 D) for implementation of tax exemptions on improvements to historic landmark properties; and,

WHEREAS, this interlocal agreement delegates review of properties within the City of Lake Worth Beach to the municipal historic preservation agency; and,

WHEREAS, this property has been certified as a qualified property by the City of Lake Worth Beach based on the fact that the property is a locally designated historic property or landmark, in accordance with local historic preservation ordinance (LW Ordinance No. 97-26); and,

WHEREAS, the property owner, Frank Vieira, filed a Preconstruction Application and received preliminary approval from the City of Lake Worth Beach Historic Preservation Board on March 11, 2020, for an ad valorem tax exemption for the

historic renovation and restoration of the property located at 910 North M Street, Lake Worth Beach; and,

WHEREAS, the City of Lake Worth Beach Historic Preservation Board reviewed the Final Application on October 14, 2020, 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 City tax exemption to Frank Vieira, for the restoration, renovation, and improvement to the property located at 910 North M Street, Lake Worth Beach; and,

WHEREAS, the City of Lake Worth Beach City Commission on November 17, 2020, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem City tax exemption to Frank Vieira, for the restoration, renovation, and improvement to the property located at, 910 North M Street, Lake Worth 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, Frank Vieira, for a 10-year period, commencing on the January 1, 2021, 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 910 North M Street, Lake Worth Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 20-00100061:

TOWN OF LAKE WORTH BEACH LT 3 BLK 286,
according to the Plat thereof as recorded, in the Public
Records of Palm Beach County, Florida.

2. Prior to the ad valorem tax exemption described herein being effective, Frank Vieira 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 Dave Kerner, Mayor
Commissioner Robert S. Weinroth, Vice Mayor
Commissioner Maria G. Marino
Commissioner Gregg K. Weiss
Commissioner Maria Sachs
Commissioner Melissa McKinlay
Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2021.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

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

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: _____
Asst. County Attorney

BY: _____
Deputy Clerk

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made this _____ day of _____, 20____, by Frank Vieira, (hereinafter referred to as the Owner(s) 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 910 North M Street, Lake Worth Beach, FL 33460, which is owned in fee simple by the Owner(s) 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:

TOWN OF LAKE WORTH LT 3 BLK 286, according to the Plat thereof as recorded, in the Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owner(s) hereby agrees to the following for the period of the tax exemption which is from January 1, 2021 to December 31, 2030

1. The Owner(s) 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(s) 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 Lake Worth Beach
Planning Zoning Historic Preservation Division
1900 2nd Avenue North
Lake Worth Beach, Florida 33461
Telephone Number: (561) 586-1687

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(s) agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s) 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(s).

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(s), the Local Historic Preservation Office shall notify the Owner(s) 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(s) 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(s) 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(s) 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(s) and the Local Historic Preservation Office. If the Owner(s) 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(s) 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 in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner(s), 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(s) and Local Government have executed or have caused this Agreement.

ATTEST:

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

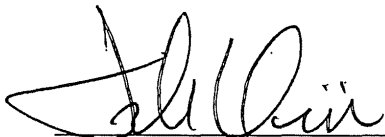
BY: _____
Dave Kerner, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


BY: _____
County Attorney


OWNER(S):

Frank Vieira
Name


Signature

MAR 16, 2021
Date

WITNESS: (Signature) 
(Print name) Scott Cirino

WITNESS: (Signature) 
(Print name) FRANCIS FORMAN

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [] online notarization, this 16th day of March, 2021 by Frank Vieira, who are personally known to me or who have produced FL DL, and N/A, respectively, (indicate form of identification) (if left blank personal knowledge existed) as identification.


Notary Public State of Florida

Notary Print Name:
Nora Acord

My Commission Expires:
January 8, 2023

(NOTARY SEAL)



NORA ACORD
Commission # GG 299283
Expires January 8, 2023
Bonded Thru Budget Notary Services

RESOLUTION NO. 50-2020 OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 910 NORTH M STREET, LAKE WORTH BEACH, FLORIDA, AS A RESULT OF THE HISTORIC PRESERVATION/ REHABILITATION OF THE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Lake Worth Beach has adopted the Historic Preservation Program that is designed to preserve, protect, enhance, and perpetuate resources which represent distinctive and significant elements of the City's historical, cultural, social, economic, political, archaeological, and architectural identity; and/or serve as visible reminders of the City's culture and heritage; and

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, Section 196.1997, Florida Statutes, establishes the process by which such exemption may be granted to property owners; and

WHEREAS, the City of Lake Worth Beach is an approved Certified Local Government to perform the review functions necessary for Historic Tax Exemption applications; and

WHEREAS, the City passed Ordinance No. 97-26, which approved an ad valorem tax exemption for the restoration, renovation, and/or improvement of historic properties, which provides that upon completion of the review of a Final Application/Request for Review of Completed Work that the Historic Preservation Planner shall present such Final Application in a regularly scheduled meeting of the Historic Resources Preservation Board with a recommendation that the Historic Resources Preservation Board recommend approval or deny the exemption to the City Commission; and

WHEREAS, the property owner filed a preconstruction application and received preliminary approval from the Historic Resources Preservation Board on March 11, 2020, for an ad valorem tax exemption upon completion of the historic renovation and restoration of the property located at 910 North M Street, Lake Worth Beach (the "Property"); and

WHEREAS, on October 14, 2020, the Historic Resource Preservation Board reviewed the Completed Work Application and determined that the completed improvements were consistent with the United States Secretary of Interior's *Standards for Rehabilitation*, that the requirements of Section 196.1997, Florida Statutes, have been met, and recommended granting an ad valorem City tax exemption for the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

SECTION 1. The foregoing recitals are incorporated into this resolution as true and correct statements.

SECTION 2. The Property is designated as a contributing property to a historic district under the terms of the Lake Worth Beach Historic Preservation Program.

SECTION 3. The City Commission of the City of Lake Worth Beach, Florida, hereby finds that the completed improvements to the Property, as described in the application for ad valorem tax exemption filed with the City and in HRPB Case No. 20-00100061 is consistent with the United States Secretary of Interior's *Standards for Rehabilitation*, the City of Lake Worth Beach Land Development Regulations 23.5-4 and 23.5-5, and the property meets the requirements of Section 196.1997, Florida Statutes.

SECTION 4. In accordance with this finding, the City Commission hereby approves an ad valorem tax exemption for a ten-year period, commencing on January 1, 2021, and expiring December 31, 2030, from that portion of ad valorem taxes levied on the increase in assessed value resulting from the restoration, renovation, and rehabilitation improvements, for the real property described as:

Property Owner: Frank Viera

Address: 910 North M Street
Lake Worth Beach, Florida 33460

Legal Description: Lot 3, Block 286, formerly Township of Lucerne,
Plat Book 2, page 29, of the Public Records of
Palm Beach County, Florida

SECTION 5. Prior to the ad valorem tax exemption described herein being effective, the Property Owner shall execute and record in the Public Records of Palm Beach County, a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical Resources, requiring that the qualifying improvements must be maintained during the period for which the tax exemption is granted. A copy of the recorded covenant shall be provided to the City's Historic Preservation Planner.

SECTION 6. A certified copy of this resolution shall be provided to the Palm Beach County Property Appraiser.

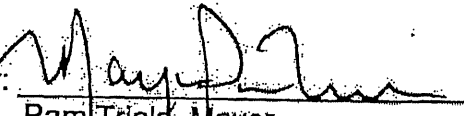
SECTION 7. This resolution shall take effect upon its passage and approval.

The passage of this resolution was moved by Commissioner Maxwell, seconded by Vice Mayor Amoroso, and upon being put to a vote, the vote was as follows:


Mayor Pam Triolo	AYE
Vice Mayor Andy Amoroso	AYE
Commissioner Scott Maxwell	AYE
Commissioner Herman Robinson	AYE

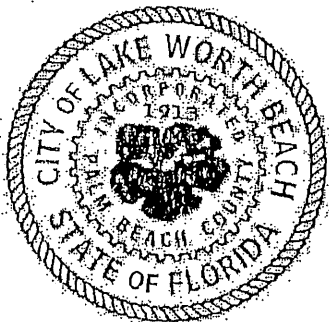
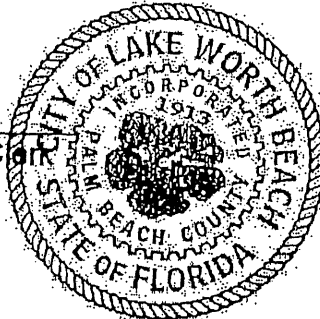
The Mayor thereupon declared this resolution duly passed and adopted on the 17th day of November, 2020.

LAKE WORTH BEACH CITY COMMISSION

By: 
Pam Triolo, Mayor

ATTEST:


Deborah M. Andrea, CMC, City Clerk




STATE OF FLORIDA }
COUNTY OF PALM BEACH } 88
CITY OF LAKE WORTH }

I hereby certify the foregoing to be a true and correct copy
of Reso. 50-2020

In Witness whereof, I have hereunto set my hand and
affixed the official seal of the City of Lake Worth, Florida.

12/24/2020
Date


City Clerk

Attachment 5
Tax Break Down By Property, Annual and 10 Year Total
2021 City of Lake Worth Beach County Tax Exemption

Property	Total Cost of Improvements	Estimated Improvement Costs to Historic Buildings	Annual	10 Year Total
631 Lucerne Avenue	\$330,000.00	\$330,000.00	\$1,577.90	\$15,778.95
910 North M Street	\$37,809.00	\$37,809.00	\$180.78	\$1,807.84
407 S. Lakeside Drive	\$350,000.00	\$330,000.00	\$1,577.90	\$15,778.95
322 S. L Street	225,000.00	225,000.00	\$1,075.84	\$10,758.38
Total	942,809.00	922,809.00	\$4,412.41	\$44,124.11

Local government millage rate = 4.7815
(estimated improvement cost) x (.0047815) = (annual estimated tax dollars exempted)

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