



Recommended By:  4/23/2025  
Department Director Date

Approved By:  4/29/25  
Deputy County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs					
External Revenues	\$21,123	\$21,123	\$21,123	\$21,123	\$21,123
Program Income(County)					
In-Kind Match(County)					
NET FISCAL IMPACT	\$21,123	\$21,123	\$21,123	\$21,123	\$21,123
#ADDITIONAL FTE					
POSITIONS (CUMULATIVE					

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

Budget Account No:

Fund                      Dept                      Unit

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

There is no direct fiscal impact on the Planning, Zoning and Building Department from granting a tax exemption for the property. The overall County impact is a reduction of collectable taxes. Tax revenue is to be reduced at the most by the tax on the improvements made to the structure. The estimated improvement costs attributed solely to work to the historic building totals \$4,694,039.00. Estimated exemption will be based upon the Countywide Millage Rate (4.50), it is estimated that approximately \$21,123.18 tax dollars will be exempted annually.

The estimated total tax exempted for the ten (10) years ending December 31, 2034, is \$211,231.76 (\$21,123.18 x 10).

C. Departmental Fiscal Review:

\_\_\_\_\_

III. REVIEW COMMENTS:

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

Asst Dir 4/25/25  
OFMB

Rundg 4/25/25  
Contract Dev. & Control

B. Legal Sufficiency

Shm  
Assistant County Attorney

C. Other Department Review

\_\_\_\_\_  
Department Director

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

**Summary (Continued from page 1):** The Resolutions will authorize a County tax exemption for the following historic properties located within the Town of Palm Beach: 215 Seaspray Avenue, (property is privately owned for residential use); 236 Phipps Plaza, (property is privately owned for residential use); and 250 Algoma Road (property is privately owned for residential use).

If granted, the tax exemptions shall take effect January 1, 2025, and shall remain in effect for ten (10) years, or until December 31, 2034. 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 ten (10) years ending December 31, 2034, is \$211,231. Actual exemption amounts will be based upon the Countywide Millage rate on a yearly basis. It is estimated that approximately \$21,123. tax dollars will be exempted annually based on the 2025 Countywide Millage Rate. Accompanying each Resolution is a Town of Palm Beach approved restrictive covenant, which requires the qualifying improvements be maintained during the period that each tax exemption is granted. District 1 (DL)

**Background and Policy Issues:** On October 17, 1995, the BCC adopted a historic property tax exemption ordinance, Ordinance No. 95-41, applicable countywide. The Ordinance allows a qualifying local government to enter into an Interlocal Agreement with the County to perform review functions necessary to implement the ordinance within its municipal boundary. An Interlocal Agreement was approved by the BCC on February 20, 1996, R 96 442 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 properties are available for review at the County's Planning Division.

**PROPERTY OWNER LIST**

**2025 Town of Palm Beach  
Historic Property Tax Exemption**

**Property Owner - Address - Use of Building**

Owners:      Freeman Jones and Anne B. Jones

Property:    215 Seaspray Avenue  
                 Palm Beach, FL 33480

Use:          Residential

V RESOLUTION NO. R-2025-

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 215 SEASPRAY AVENUE, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

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

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

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

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

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

**WHEREAS**, the property owners, Freeman Jones and Anne B. Jones, on October 4, 2021, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on November 17, 2021, for

an ad valorem tax exemption for the historic renovation and restoration of the property located at, 215 Seaspray Avenue, Palm Beach; and,

**WHEREAS**, the Town Palm Beach Historic Preservation Board reviewed the Final Application on September 1, 2023, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Freeman Jones and Anne B. Jones, for the restoration, renovation, and improvement to the property located at 215 Seaspray Avenue, Palm Beach; and,

**WHEREAS**, the Town of Palm Beach City Commission on October 11, 2023, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Freeman Jones and Anne B. Jones, for the restoration, renovation, and improvement to the property located at, 215 Seaspray Avenue, Palm Beach.

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

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owners, Freeman Jones and Anne B. Jones, for a 10 year period, commencing on January 1, 2025, 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, 215 Seaspray Avenue, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 21-2021:

LTS 448 & 450 OF POINCIANA PARK 2<sup>ND</sup> Addition,  
according to the plat thereof as recorded in Plat Book 6,  
Page 86, as recorded in the Public Records of Palm  
Beach County, Florida.

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

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

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

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

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

Commissioner Maria G. Marino, Mayor  
Commissioner Sara Baxter, Vice Mayor  
Commissioner Gregg K. Weiss  
Commissioner Joel G. Flores  
Commissioner Marci Woodward  
Commissioner Maria Sachs  
Commissioner Bobby Powell Jr.

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

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

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

BY:  \_\_\_\_\_  
County Attorney

JOSEPH ABRUZZO,  
CLERK & COMPTROLLER

BY: \_\_\_\_\_  
Deputy Clerk

V RESOLUTION NO. R-2025-

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 215 SEASPRAY AVENUE, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

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

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

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

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

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

**WHEREAS**, the property owners, Freeman Jones and Anne B. Jones, on October 4, 2021, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on November 17, 2021, for



an ad valorem tax exemption for the historic renovation and restoration of the property located at, 215 Seaspray Avenue, Palm Beach; and,

**WHEREAS**, the Town Palm Beach Historic Preservation Board reviewed the Final Application on September 1, 2023, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Freeman Jones and Anne B. Jones, for the restoration, renovation, and improvement to the property located at 215 Seaspray Avenue, Palm Beach; and,

**WHEREAS**, the Town of Palm Beach City Commission on October 11, 2023, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Freeman Jones and Anne B. Jones, for the restoration, renovation, and improvement to the property located at, 215 Seaspray Avenue, Palm Beach.

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

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owners, Freeman Jones and Anne B. Jones, for a 10 year period, commencing on January 1, 2025, 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, 215 Seaspray Avenue, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 21-2021:

LTS 448 & 450 OF POINCIANA PARK 2<sup>ND</sup> Addition,  
according to the plat thereof as recorded in Plat Book 6,  
Page 86, as recorded in the Public Records of Palm  
Beach County, Florida.

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

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

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

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

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

Commissioner Maria G. Marino, Mayor  
Commissioner Sara Baxter, Vice Mayor  
Commissioner Gregg K. Weiss  
Commissioner Joel G. Flores  
Commissioner Marci Woodward  
Commissioner Maria Sachs  
Commissioner Bobby Powell Jr.

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

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

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

BY:  \_\_\_\_\_  
County Attorney

JOSEPH ABRUZZO,  
CLERK & COMPTROLLER

BY: \_\_\_\_\_  
Deputy Clerk

DOS Form No. HR3E111292

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT**

This Covenant is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Freeman Jones and Anne B. Jones, (hereinafter referred to as the Owners) and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 215 Seaspray Avenue, Palm Beach, FL, 33480, which is owned in fee simple by the Owners and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are   X   architecture,   X   history, \_\_\_\_\_ archaeology.

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

LTS 448 & 450 OF POINCIANA PARK 2<sup>ND</sup> Addition, according to the plat thereof as recorded in Plat Book 6, Page 86, as recorded in of the Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owners hereby agrees to the following for the period of the tax exemption which is from January 1, 2025 to December 31, 2034

- 1. The Owners agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the preservation ordinance.
- 2. The Owners agrees that no structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office. The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

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

The address of the Division of Historic Resources is:

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

3. [Only for properties of archaeological significance] The Owners agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owners from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.
4. The Owners agree that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this covenant are being observed.
5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owners or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owners shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3) F.S.
6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owners will inform the Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owners shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a schedule agreed upon by the Owners and the Local Historic Preservation Office.
7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have lost or so damaged that restoration is not feasible, the Owners will notify the Local Historic Preservation Office in writing of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owners in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owners.
8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owners, the Local Historic Preservation Office shall notify the Owners in writing. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owners shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owners cannot

show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owners shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owners and the Local Historic Preservation Office. If the Owners does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owners shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

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

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

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

ATTEST:

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo,  
Clerk & Comptroller

BY: \_\_\_\_\_  
Deputy Clerk

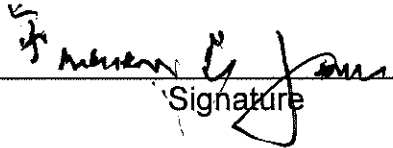
BY: \_\_\_\_\_  
Maria G. Marino, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

BY:  \_\_\_\_\_  
County Attorney

OWNERS:

Freeman Jones,  
Owner  
Name/Title

  
Signature


2/6/2025  
Date

Anne B. Jones,  
Owner  
Name/Title

Anne B. Jones  
Signature

2/6/2025  
Date


WITNESS: (Signature)

 2/6/25

(Print name) Melissa Michael

(Address) 2300 N. Jog Rd. West Palm Bch, FL 33411

WITNESS: (Signature)

 2/6/25

(Print name) Edward Nessen-thala

(Address) 2300 N. Jog Rd. West Palm Beach, FL 33411

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [☒] physical presence  
or [ ] online notarization, this 6<sup>th</sup> day of February, 2025 by Freeman Jones and  
Anne B. Jones who are personally known to me or who have produced  
stated Virginia Drivers Licenses (indicate form of identification) as identification.

  
Notary Public State of Florida

Notary Print Name:

Nora Acord

My Commission Expires:

January 8, 2027

(NOTARY SEAL)



NORA ACORD  
Commission # HH 336153  
Expires January 8, 2027

**RESOLUTION NO. 126-2023**

215 Seaspray Ave

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

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

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

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

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

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

Section 2. The landmark is owned by 215 Seaspray Ave, LLC and is located at 215 Seaspray Avenue, Palm Beach, Florida. The property is legally described as follows:


Tax Folio Number: 50-43-43-22-07-000-4480

Legal Description: Lots 448 and 450 of Poinciana Park 2<sup>nd</sup> Addition, according to the plat thereof as recorded as recorded in Plat Book 6, Page 86, Public Records of Palm Beach County, Florida.

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

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

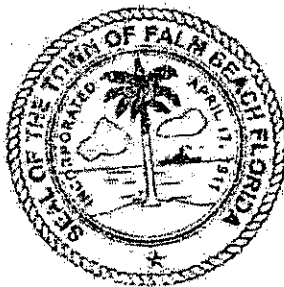
PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 11<sup>th</sup> day of October 2023.

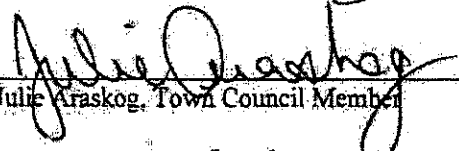
  
Danielle H. Moore, Mayor

  
Margaret A. Zeidman, Town Council President

  
Bobbie Lindsay, Town Council President Pro Tem

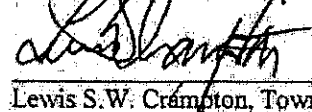
ATTEST:



  
Julie Araskog, Town Council Member

  
Edward A. Cooney, Town Council Member

  
Kelly Churney, Acting Town Clerk

  
Lewis S.W. Crampton, Town Council Member



Property Address: 215 SEASPRAY AVE  
Property Identification Number: 50-43-43-22-07-000-4480

Project starting date: 2/15/2022  
Project completion date: 7/31/2023  
Estimated cost of entire project: \$ 910,000  
Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$ 900,000

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on DEC 15, 2021. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Date \_\_\_\_\_

Organization Name

Phone Number: 404-257-4261 Email: BIJONMEMAR100@GMAIL.COM

**PROPERTY OWNER LIST**

**2025 Town of Palm Beach  
Historic Property Tax Exemption**

**Property Owner - Address - Use of Building**

Owners: Pelican Lodge Condominium Association, Inc.

Property: 236 Phipps Plaza  
Palm Beach, FL 33480

Use: Condominium

**RESOLUTION NO. R-2025-**

**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 236 PHIPPS PLAZA, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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

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

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

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

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

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

**WHEREAS**, the property owners, Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, LLC, June 14, 2019, filed a Preconstruction Application and received preliminary

approval from the Town of Palm Beach Historic Preservation Board on January 24, 2023, for an ad valorem tax exemption for the historic renovation and restoration of the property located at, 236 Phipps Plaza, Palm Beach; and,

**WHEREAS**, the Town Palm Beach Historic Preservation Board reviewed the Final Application on March 14, 2024, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, LLC, for the restoration, renovation, and improvement to the property located at 236 Phipps Plaza, Palm Beach; and,

**WHEREAS**, the Town of Palm Beach City Commission on November 13, 2024, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, LLC, for the restoration, renovation, and improvement to the property located at, 236 Phipps Plaza, Palm Beach.

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

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owners, Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, LLC, for a 10 year period, commencing on January 1, 2025, 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, 236 Phipps Plaza, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 04-2020:

Tax Folio Number:

Unit 101 50-43-43-23-30-000-1010  
Unit 102 50-43-43-23-30-000-1020  
Unit 201 50-43-43-23-30-000-2010  
Unit 202 50-43-43-23-30-000-2020

Legal Description:

Unit 101, 102, 201 and 202, Pelican Lodge, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 34676, Page 1326 and all exhibits and amendments thereto, of the Public of Palm Beach County, Florida.

2. Prior to the ad valorem tax exemption described herein being effective, Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, 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 Maria G. Marino, Mayor  
Commissioner Sara Baxter, Vice Mayor  
Commissioner Gregg K. Weiss  
Commissioner Joel G. Flores  
Commissioner Marci Woodward  
Commissioner Maria Sachs  
Commissioner Bobby Powell Jr.

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

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

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

JOSEPH ABRUZZO,  
CLERK & COMPTROLLER

BY:   
County Attorney

BY: \_\_\_\_\_  
Deputy Clerk

**RESOLUTION NO. R-2025-**

**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 236 PHIPPS PLAZA, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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

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

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

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

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

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

**WHEREAS**, the property owners, Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, LLC, June 14, 2019, filed a Preconstruction Application and received preliminary

approval from the Town of Palm Beach Historic Preservation Board on January 24, 2023, for an ad valorem tax exemption for the historic renovation and restoration of the property located at, 236 Phipps Plaza, Palm Beach; and,

**WHEREAS**, the Town Palm Beach Historic Preservation Board reviewed the Final Application on March 14, 2024, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, LLC, for the restoration, renovation, and improvement to the property located at 236 Phipps Plaza, Palm Beach; and,

**WHEREAS**, the Town of Palm Beach City Commission on November 13, 2024, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, LLC, for the restoration, renovation, and improvement to the property located at, 236 Phipps Plaza, Palm Beach.

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

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owners, Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, LLC, for a 10 year period, commencing on January 1, 2025, 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, 236 Phipps Plaza, Palm Beach, which property is as legally described as follows and which improvements are described in HPB Case No. 04-2020:

Tax Folio Number:



Unit 101 50-43-43-23-30-000-1010  
Unit 102 50-43-43-23-30-000-1020  
Unit 201 50-43-43-23-30-000-2010  
Unit 202 50-43-43-23-30-000-2020

Legal Description:

Unit 101, 102, 201 and 202, Pelican Lodge, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 34676, Page 1326 and all exhibits and amendments thereto, of the Public of Palm Beach County, Florida.

2. Prior to the ad valorem tax exemption described herein being effective, Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, 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 Maria G. Marino, Mayor  
Commissioner Sara Baxter, Vice Mayor  
Commissioner Gregg K. Weiss  
Commissioner Joel G. Flores  
Commissioner Marci Woodward  
Commissioner Maria Sachs  
Commissioner Bobby Powell Jr.

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

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

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

JOSEPH ABRUZZO,  
CLERK & COMPTROLLER

BY: \_\_\_\_\_  
County Attorney

BY: \_\_\_\_\_  
Deputy Clerk

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT**

This Covenant is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Pelican Lodge Condominium Association, Inc., Penchant PTC LLC, as Trustee of the Penchant Pelican Land Trust dated May 10, 2023, MPG Pelican, LLC, Phipps Apt LLC, and Hermitage Deep South, LLC, (hereinafter, referred to as the Owners) and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 236 Phipps Plaza, Palm Beach FL, 33480, which is owned in fee simple by the Owners and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are   X   architecture,   X   history, \_\_\_\_\_ archaeology.

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

Tax Folio Number:	Unit 101	50-43-43-23-30-000-1010
	Unit 102	50-43-43-23-30-000-1020
	Unit 201	50-43-43-23-30-000-2010
	Unit 202	50-43-43-23-30-000-2020

Legal Description: Unit 101, 102, 201 and 202, Pelican Lodge, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 34676, Page 1326 and all exhibits and amendments thereto, of the Public of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owners hereby agrees to the following for the period of the tax exemption which is from January 1, 2025 to December 31, 2034

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

2. The Owners agrees that no structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office. The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

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

The address of the Division of Historic Resources is:

Bureau of Historic Preservation  
Division of Historical Resources

R.A. Gray Building, 500 South Bronough Street  
Tallahassee, Florida 32399-0250  
Telephone Number: (850) 487-2333

3. [Only for properties of archaeological significance] The Owners agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owners from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owners agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this covenant are being observed.

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

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

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have lost or so damaged that restoration is not feasible, the Owners will notify the Local Historic Preservation Office in writing of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owners in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owners.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owners, the Local Historic Preservation Office shall notify the Owners in writing. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owners shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owners cannot show such circumstances, he shall develop a plan for restoration of the Property and a

schedule for completion of the restoration. In order to maintain the tax exemption, the Owners shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owners and the Local Historic Preservation Office. If the Owners do not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owners shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

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

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

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

ATTEST:


PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo,  
Clerk & Comptroller

BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
Maria G. Marino, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

BY:   
County Attorney

OWNERS: Pelican Lodge Condominium Association, Inc.,  
a Florida Not For Profit Corporation

Thys Heyneker, Secretary

Print Name/Title

Signature

03/06/2025  
Date

WITNESS: (Signature)

(Print name)

(Address)

WITNESS: (Signature)

(Print name)

(Address)

STATE OF <sup>OREGON</sup> FLORIDA

COUNTY OF <sup>Deschutes</sup> PALM-BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 6 day of March, 2025 by Thys Heyneker

(Name of person)

as Secretary for Pelican Lodge Condominium on behalf of  
(Title of officer/ member/ partner) (Name of corporation/company/partnership)

the \_\_\_\_\_ who is ☐ personally known to me or has produced

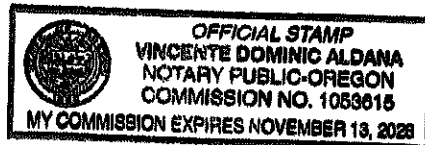
Oregon's Drivers License, (type of identification) as identification.

Notary Public State of Florida

Notary Print Name:

My Commission Expires:

(NOTARY SEAL)



OWNER: Penchant PTC LLC,  
as Trustee of the Penchant Pelican Land Trust

Danielle Lambert President

Name/Title

[Signature]  
Signature

03/07/2025  
Date

WITNESS: [Signature]

(Print name) Anne Meira Wanderley

(Address) 2938 SW 27th Ter Miami, FL 33133

WITNESS: [Signature]

(Print name) JACKSON CARDOSO

(Address) 2740 SW 28th Ter Miami, FL 33133

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 7<sup>th</sup> day of March, 2025 by Danielle Lambert

as trustee for Penchant Pelican Land Trust (name of person)  
(Title of officer/ member/ partner) (Name of corporation/company/partnership)

the LLC who is ☒ personally known to me or has produced

\_\_\_\_\_ (type of identification) as identification.

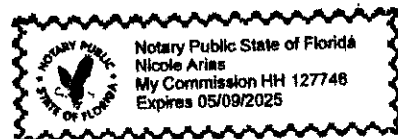
[Signature]

Notary Public State of Florida

Notary Print Name:  
Nicole Arias

My Commission Expires:

(NOTARY SEAL)



OWNER: MPG Pelican, LLC

MELISSA POTAMKIN  
Name/Title  
manager/member

Melissa Potamkin  
Signature

3/10/2025  
Date

WITNESS: (Signature) [Signature]

(Print name) LISA RAMIREZ

(Address) 1864 WISDOM ST WELLINGTON FL 33414

WITNESS: (Signature) [Signature]

(Print name) JUAN M. BOLLINI

(Address) 13399 BEDFORD MEWS WELLINGTON 33414

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 10<sup>th</sup> day of MARCH, 2025 by MELISSA POTAMKIN  
(name of person)

as Manager/member for MPG PELICAN, LLC on behalf of  
(Title of officer/ member/ partner) (Name of corporation/company/partnership)

the Limited Liability Company who is ☒ personally known to me or has produced

\_\_\_\_\_, (type of identification) as identification.

Jeanine M. Ramirez  
Notary Public State of Florida

Notary Print Name:

JEANINE M. RAMIREZ

My Commission Expires:  
AUG 11, 2025

(NOTARY SEAL)



Jeanine M. Ramirez  
Notary Public  
State of Florida  
Comm# HH123163  
Expires 8/11/2025



OWNER: Phipps Apt, LLC

Maura Ziska, mgr  
Name/Title

Maura Ziska  
Signature

3/7/2025  
Date

WITNESS: (Signature) Christine Belsky

(Print name) Christine Belsky

(Address) 222 Lakeview Ave #1500, West Palm Beach, FL 33401

WITNESS: (Signature) Jeanette M. Civils

(Print name) Jeanette M. Civils

(Address) 222 Lakeview Ave #1900, West Palm Beach, FL 33401

STATE OF FLORIDA

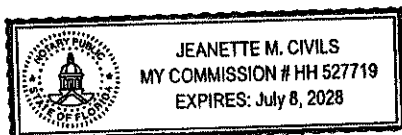
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 7<sup>th</sup> day of March, 2025 by Maura Ziska

as manager for Phipps, Apt LLC, on behalf of  
(Title of officer/ member/ partner) (Name of corporation/company/partnership)

the LLC who is ☒ personally known to me or has produced

\_\_\_\_\_, (type of identification) as identification.



Jeanette M. Civils  
Notary Public State of Florida

Notary Print Name:

OWNER: Hermitage Deep South, LLC

Michael J Posner, *Manager* *[Signature]*  
Name/Title Signature

March 11, 2025  
Date

WITNESS: (Signature) *[Signature]*  
(Print name) Diane S. Breault  
(Address) 4420 Brown Circle, WPB, FL 33417

WITNESS: (Signature) *[Signature]*  
(Print name) Antoinette F Johnson  
(Address) 4420 Brown Circle, WPB, FL 33417

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 11<sup>th</sup> day of March, 20 25 by Michael J Posner  
(name of person)  
as Manager for Hermitage Deep South LLC, on behalf of  
(Title of officer/ member/ partner) (Name of corporation/company/partnership)

the LLC who is ☒ personally known to me or has produced  
\_\_\_\_\_, (type of identification) as identification.



SHANTEL CRAYTON  
Commission # HH 420242  
Expires July 29, 2027

*[Signature]*  
Notary Public State of Florida

Notary Print Name:  
\_\_\_\_\_

My Commission Expires:  
\_\_\_\_\_

(NOTARY SEAL)

**RESOLUTION NO. 132-2024**

236 Phipps Plaza

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

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

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

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

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

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

Section 2. The landmark is a condominium with units owned by Silverman Penne Trust (Unit 101), MPG Pelican LLC (Unit 102), Phipps Apt LLC (Unit 201), and Hermitage Deep South LLC (Unit 202) and is located at 236 Phipps Plaza, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number:	Unit 101	50-43-43-23-30-000-1010
	Unit 102	50-43-43-23-30-000-1020
	Unit 201	50-43-43-23-30-000-2010
	Unit 202	50-43-43-23-30-000-2020


Legal Description: Unit 101, 102, 201 and 202, Pelican Lodge, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 34676, Page 1326, and all exhibits and

amendments thereto, of the Public Records of Palm Beach County, Florida.

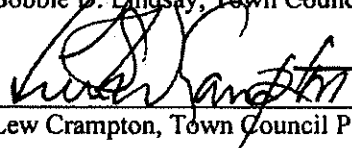
Section 3. The Town Clerk is hereby ordered to furnish the owners of the property a copy of this Resolution.

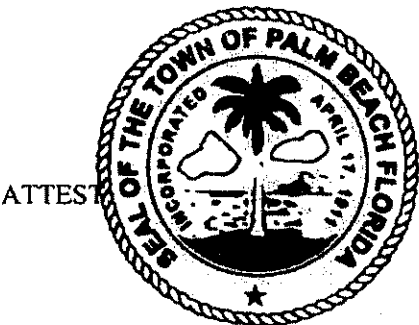
Section 4. A copy of this Resolution with completed application for Ad Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled on this 13th day of November 2024.

  
\_\_\_\_\_  
Danielle H. Moore, Mayor


  
\_\_\_\_\_  
Bobbie D. Lindsay, Town Council President

  
\_\_\_\_\_  
Lew Crampton, Town Council President Pro Tem

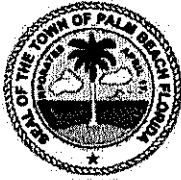


  
\_\_\_\_\_  
Julie Araskog, Town Council Member

  
\_\_\_\_\_  
Edward Cooney, Town Council Member

  
\_\_\_\_\_  
Kelly Churney, Acting Town Clerk

  
\_\_\_\_\_  
Bridget Moran, Town Council Member



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

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION**  
**PART 2 – COMPLETED WORK APPLICATION**

**PROPERTY IDENTIFICATION AND LOCATION**

Property Address: 236 Phipps Plaza Palm Beach, FL 33480  
Property Identification Number: 50-43-43-22-10-000-0102


**DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT**

Project starting date: January 2021  
Project completion date: March 2024  
Estimated cost of entire project: \$5,894,239  
Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$ 2,978,913

**OWNER ATTESTATION**

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on 08/2019. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Joshua Levy  
Name

  
Joshua Levy (Mar 14, 2024 09:52 EDT)  
Signature

03/14/2024  
Date

Director  
Title

236 Phipps Plaza Properties Partners LLC  
Organization Name

Social Security or Taxpayer Identification Number: 87-1900838  
Mailing Address: 230 Royal Palm Way 4th Floor Palm Beach FL 33480  
Phone Number: 1-561-809-8650 Email: michael.buttress@cbre.com

PROPERTY OWNER LIST

2025 Town of Palm Beach  
Historic Property Tax Exemption

Property Owner - Address - Use of Building

Owner: Cortright Wetherill Jr.

Property: 250 Algoma Road  
Palm Beach, FL 33480

Use: Residential

**RESOLUTION NO. R-2025**

**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 250 ALGOMA ROAD, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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

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

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

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

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

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

**WHEREAS**, the property owner, Cortright Wetherill Jr., October 4, 2021, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on April 11, 2022, for an ad valorem tax

exemption for the historic renovation and restoration of the property located at, 250 Algoma Road, Palm Beach; and,

**WHEREAS**, the Town Palm Beach Historic Preservation Board reviewed the Final Application on November 7, 2024, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Cortright Wetherill Jr., for the restoration, renovation, and improvement to the property located at 250 Algoma Road, Palm Beach; and,

**WHEREAS**, the Town of Palm Beach City Commission on January 25, 2025, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Cortright Wetherill Jr., for the restoration, renovation, and improvement to the property located at, 250 Algoma Road, Palm Beach.

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

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owner, Cortright Wetherill Jr., for a 10 year period, commencing on January 1, 2025, 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, 250 Algoma Road, which property is as legally described as follows and which improvements are described in HPB Case No. 21-009:

35-43-43, W 134.80 FT OF ELY 854.78 FT OF NLY  
166.6 FT OF S 1935.25 FT OF GOV LT 2 W OF  
OCEAN BLVD in the Town of Palm Beach, Palm  
Beac County, Florida, according to the plat thereof  
as recorded in Plat Book 9, Page 59, Public  
Records of Palm Beach County, Florida,

2. Prior to the ad valorem tax exemption described herein being effective, Cortright Wetherill Jr., shall execute and record a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical



Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

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

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

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

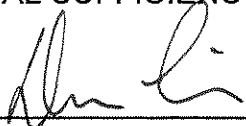
The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor  
Commissioner Sara Baxter, Vice Mayor  
Commissioner Gregg K. Weiss  
Commissioner Joel G. Flores  
Commissioner Marci Woodward  
Commissioner Maria Sachs  
Commissioner Bobby Powell Jr.

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

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

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

BY:  \_\_\_\_\_  
County Attorney

JOSEPH ABRUZZO,  
CLERK & COMPTROLLER

BY: \_\_\_\_\_  
Deputy Clerk

**RESOLUTION NO. R-2025**

**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 250 ALGOMA ROAD, PALM BEACH, AS FURTHER LEGALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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

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

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

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

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

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

**WHEREAS**, the property owner, Cortright Wetherill Jr., October 4, 2021, filed a Preconstruction Application and received preliminary approval from the Town of Palm Beach Historic Preservation Board on April 11, 2022, for an ad valorem tax

exemption for the historic renovation and restoration of the property located at, 250 Algoma Road, Palm Beach; and,

**WHEREAS**, the Town Palm Beach Historic Preservation Board reviewed the Final Application on November 7, 2024, for a determination that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and recommended approval to grant an ad valorem Town tax exemption to, Cortright Wetherill Jr., for the restoration, renovation, and improvement to the property located at 250 Algoma Road, Palm Beach; and,

**WHEREAS**, the Town of Palm Beach City Commission on January 25, 2025, determined that the completed improvements were consistent with the United States Secretary of Interior's Standards for Rehabilitation, and granted an ad valorem Town tax exemption to, Cortright Wetherill Jr., for the restoration, renovation, and improvement to the property located at, 250 Algoma Road, Palm Beach.

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

1. The Board of County Commissioners hereby approves an ad valorem County tax exemption to the property owner, Cortright Wetherill Jr., for a 10 year period, commencing on January 1, 2025, 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, 250 Algoma Road, which property is as legally described as follows and which improvements are described in HPB Case No. 21-009:

35-43-43, W 134.80 FT OF ELY 854.78 FT OF NLY  
166.6 FT OF S 1935.25 FT OF GOV LT 2 W OF  
OCEAN BLVD in the Town of Palm Beach, Palm  
Beac County, Florida, according to the plat thereof  
as recorded in Plat Book 9, Page 59, Public  
Records of Palm Beach County, Florida,

2. Prior to the ad valorem tax exemption described herein being effective, Cortright Wetherill Jr., shall execute and record a restrictive covenant in a form established by the State of Florida, Department of State, Division of Historical

Resources, requiring the qualifying improvements be maintained during the period that the tax exemption is granted.

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

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

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

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

Commissioner Maria G. Marino, Mayor  
Commissioner Sara Baxter, Vice Mayor  
Commissioner Gregg K. Weiss  
Commissioner Joel G. Flores  
Commissioner Marci Woodward  
Commissioner Maria Sachs  
Commissioner Bobby Powell Jr.

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

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

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

JOSEPH ABRUZZO,  
CLERK & COMPTROLLER

BY:  \_\_\_\_\_  
County Attorney

BY: \_\_\_\_\_  
Deputy Clerk

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT**

This Covenant is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Cortright Wetherill Jr., (hereinafter referred to as the Owner) and in favor of Palm Beach County (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 250 Algoma Road, Palm Beach, FL, 33480, which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as defined in the National Register nomination or local designation report for the property or the district in which it is located are \_\_\_X\_\_\_ architecture, \_\_\_X\_\_\_ history, \_\_\_\_\_ archaeology.

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

35-43-43, W 134.80 FT OF ELY 854.78 FT OF NLY 166.6 FT OF S 1935.25 FT OF GOV LT 2 W OF OCEAN BLVD, as recorded in of the Public Records of Palm Beach County, Florida.

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2025 to December 31, 2034

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the preservation ordinance.
2. The Owner agrees that no structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office. The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

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

The address of the Division of Historic Resources is:

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

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this covenant are being observed.

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

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

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be canceled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot

show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

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

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

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

ATTEST:


PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo,  
Clerk & Comptroller

BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
Maria G. Marino, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

BY:   
County Attorney

OWNER:

Cortright Wetherill Jr.,

Owner

Name/Title

Signature

Date

27 February 2025

WITNESS:

(Signature)

(Print name)

(Address)

Jeffrey M. Caruso

JEFFREY M. CARUSO

9964 Wadfern Rd Newtown PA 18940

WITNESS:

(Signature)

(Print name)

(Address)

Amanda Wetherill Holmes

22 Fox Ridge Dr. Malvern, PA 19355

STATE OF ~~FLORIDA~~

~~Pennsylvania~~

COUNTY OF ~~PALM BEACH~~

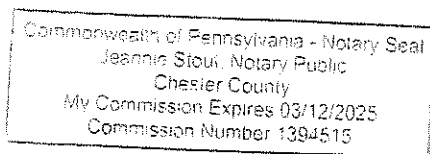
~~Montgomery~~

The foregoing instrument was acknowledged before me by means of [ ] physical presence

or [ ] online notarization, this 27 day of February, 2025 by \_\_\_\_\_

Cortright Wetherill Jr. who is personally known to me or who have produced

license, (indicate form of identification) as identification.



Notary Public State of ~~Florida~~

Notary Print Name:

Jeannie Stou

My Commission Expires:

03/12/2025

(NOTARY SEAL)



**RESOLUTION NO. 003-2025**

250 Algoma Road

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

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

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

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

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

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

Section 2. The landmark is owned by Cortright Wetherill, Jr. and Janice Wetherill and is located at 250 Algoma Road, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-35-00-002-0340

Legal Description: 35-43-43, W 134.80 FT OF ELY 854.78 FT OF NLV  
166.6 FT OF S 1935.25 FT OF GOV LT 2 W OF  
OCEAN BLVD

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

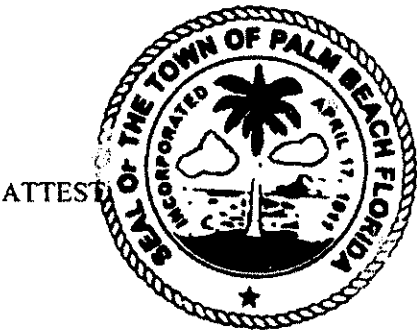
Section 4. A copy of this Resolution with completed application for Ad Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

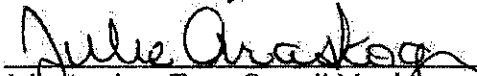
PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 15th day of January 2025.

  
Danielle H. Moore, Mayor

  
Bobbie D. Lindsay, Town Council President

  
Lew Crampton, Town Council President Pro Tem

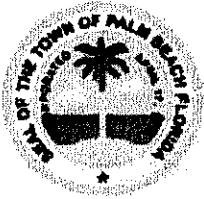


  
Julie Araskog, Town Council Member

  
Edward Cooney, Town Council Member

  
Kelly Churney, Town Clerk

  
Bridget Moran, Town Council Member



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

**HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION**  
**PART 2 – COMPLETED WORK APPLICATION**

**PROPERTY IDENTIFICATION AND LOCATION**

Property Address: 250 Algoma Road, Palm Beach, FL  
Property Identification Number: 60-43-43-35-00-002-0340

**DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT**

Project starting date: 9/16/2022  
Project completion date: 5/2/2024  
Estimated cost of entire project: \$1,452,463  
Estimated costs attributed solely to work on historic buildings or portions of the work restored under the Secretary of the Interior's Standards for Historic Preservation: \$ 815,126

**OWNER ATTESTATION**

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described in the Part 1-Preconstruction Application for this project, which received approval on November 17, 2021. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Part 1-Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Community Development Department and appropriate representatives of the Landmark Preservation Commission or Staff of the Town of Palm Beach for the purpose of verification of information provided in this application. I understand that, if the exemption is granted, I will be required to enter into a Covenant with the Town of Palm Beach in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Cortright Wetherill, Jr  
Name

[Signature]  
Signature

11/7/2024  
Date

Owner  
Title

N/A  
Organization Name

Social Security or Taxpayer Identification Number: 191-36-9912

Mailing Address: 250 Algoma Rd, Palm Beach FL 33480

Phone Number: 610.633.1394 Email: cwetherilljr@gmail.com

**Attachment 6**  
**Tax Break Down By Property, Annual and 10 Year Total**  
**2025 Town of Palm Beach County Tax Exemption**

Property	Total Cost of Improvements	Estimated Improvement Costs to Historic Buildings	Annual	10 YearTotal
215 Seaspray Avenue	\$910,000.00	\$900,000.00	\$4,050.00	\$40,500.00
236 Phipps Plaza	\$5,894,239.00	\$2,978,913.00	\$13,405.11	\$134,051.09
250 Algoma Road	\$1,452,463.00	\$815,126.00	\$3,668.07	\$36,680.67
<b>Total</b>	<b>8,256,702.00</b>	<b>4,694,039.00</b>	<b>\$21,123.18</b>	<b>\$211,231.76</b>

Local government millage rate = 4.50  
**\$21,123.18**  
 (estimated improvement cost) x (.0045) = (annual estimated tax dollars exempted)

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