



Cover Memorandum/Staff Report

File #: 20-918

Agenda Date: 11/17/2020

Item #: 6.D.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Jennifer Alvarez, Interim City Manager
DATE: November 17, 2020

RESOLUTION NO. 190-20: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, GRANTING AN AD VALOREM TAX EXEMPTION TO BLAINE M. MINTON, FOR THE HISTORIC REHABILITATION OF THE PROPERTY LOCATED AT 1420 NORTH SWINTON AVENUE, AS FURTHER DESCRIBED HEREIN; DETERMINING THAT THE COMPLETED IMPROVEMENTS ARE CONSISTENT WITH LAND DEVELOPMENT REGULATION (LDR) SECTION 4.5.1(J), TAX EXEMPTION FOR HISTORIC PROPERTIES; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action:

Review and consider Resolution No. 190-20; approving a Historic Property Ad Valorem Tax Exemption request for improvements to the structure and property located at 246 North Swinton Avenue, which is listed on the Local Register of Historic Places.

Background:

The subject property is located at 1420 North Swinton Avenue, on the west side of North Swinton Avenue between Grove Way and NW 15th Street. The property is zoned R-1-AA (Single Family Residential) and is within the Lake Ida Overlay District. The property contains a 3,610 square foot residence, historically known as the Clint Moore House. The existing single-family residence and property was added to the Local Register of Historic Places on April 4, 2017 via Ordinance No. 05-17.

The historical and cultural significance of the subject property began with its development, residence by a member of the Sundry family, ownership by the Moore family from 1929 through the 1950's, and ownership by the Gringles. Mr. Clint Moore acquired the property in 1929 from Ben Sundry; Clint Moore "was the first person in Delray Beach to farm west of 441", and was referred to as "The Lima Bean King". The Moore family was active in the Delray Beach community, particularly with the local Boy Scouts and St. Paul Episcopal Church. Clint Moore Road is now in Boca Raton, just south of the Delray Beach border. While Clint Moore may be the most historically prominent owner of the property, the designation report includes the Gringles and Ferrers, also very important families who contributed to the Delray Beach community and provide additional interest and significance to the designation.

The structure is believed to have been constructed in 1928 and is considered to be the only local example of the simplistic adaptation of the Georgian Colonial style in the area. The architectural significance is in the design itself, as the Georgian Colonial style is not commonly found in this area, and as indicated in the report, "traces its roots back to the early American colonies."

Prior to listing of the property to the Local Register of Historic Places, the owner obtained permits for the demolition of existing accessory structures on the property and the structures have since been demolished. These structures included a guest house, garage, shed and gazebo. At the time of demolition the owner noted that the state of the structures was diminished and one had suffered fire damage.

At its October 4, 2017 meeting the HPB approved a COA (2017-149) request for a Certificate of Appropriateness for additions and alterations to the existing structure, construction of new accessory structures as well as a waiver request for an increase to the minimum fence height restrictions. Specifically, the additions and alterations included:

1. Addition of 4,594 square feet to the rear of the existing 3,610 square foot residence for a total of 8,204 square feet;
2. Construction of a new 3,063 square foot, 2-story detached garage;
3. Construction of a new 1,162 square foot pool house;
4. Construction of a new pool and associated concrete deck;
5. Construction of a new decorative fence and gates on the east side of the property; and,
6. Installation of new concrete and paver brick parking courts and walkways.

COA 2020-181 was administratively approved on July 6, 2020 to allow for minor alterations the rear elevations of the new structures to include: windows, doors, and decorative features.

Based on State of Florida regulations, a Historic Property Ad Valorem Tax Exemption can be approved for a project before, during, or after it has been undertaken. The applicant therefore requests consideration of the Ad Valorem Tax Exemption as the project is complete.

Pursuant to LDR Section 4.5.1(J)(7)(d)(b), upon approval recommendation of the Historic Property Ad Valorem Tax Exemption Application by the Historic Preservation Board, the application shall be placed by resolution on the agenda of the City Commission for approval. At its meeting of November 4, 2020, the Historic Preservation Board (HPB) recommended approval (by a vote of 6-0; Smith abstaining) of the Historic Property Ad Valorem Tax Exemption request associated with the approved additions and alterations to the contributing structure. A Certificate of Occupancy (CO) was issued on October 16, 2020.

The item is now before the City Commission for final approval of the exemption request. If approved, the request will be forwarded to the Palm Beach County Property Appraiser's Office and the Palm Beach County Planning and Zoning Department for recordation and final appraisal of the improvements. Additional background and an analysis of the request are provided in the attached HPB Memorandum Staff Report.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source:

N/A

Timing of Request:

Approved Resolution must be forwarded to the Palm Beach County Property Appraiser's Office and the Palm Beach County Planning and Zoning Department for appraisal of the improvements.