

Venice MUSEUM & ARCHIVES



A historical map of Venice, Florida, showing a grid of streets and blocks. The map is oriented with North at the top. The title "VENICE - FLORIDA" and "GENERAL PLAN" are at the bottom right. The map shows a large body of water on the left and a smaller body of water on the right. The text "Historic Preservation Incentives" is overlaid in the center.

Historic Preservation Incentives

VENICE - FLORIDA
GENERAL PLAN

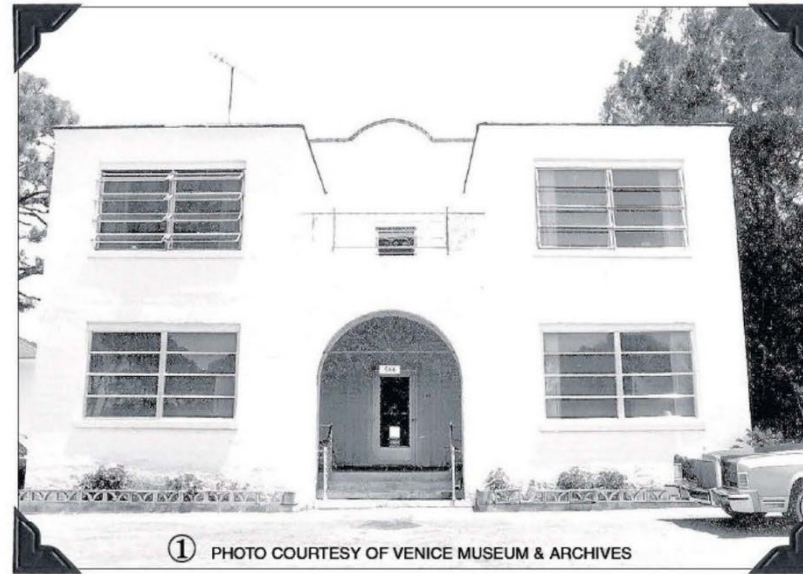
National Register Listing Benefits:

- Can purchase a nice plaque to put on your building
- Allowed certain variances in the Building Code and the American's with Disabilities Act
- Eligible for waivers from FEMA's 50% Rule
- 20% Historic Investment Tax Credits for income producing properties*
- Review and mitigation for National Register properties impacted by Federal funds.

*The Historic Tax Credit may see significant changes in the Build Back Better legislation.



Rose Hill Apartments 504 Armada



① PHOTO COURTESY OF VENICE MUSEUM & ARCHIVES



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Investor provides housing for Venice island workforce

By **LARRY EVANS**
CORRESPONDENT

An old, empty and half-gutted apartment building at 504 Armada Road South near downtown Venice appeared destined for demolition when Axel De Chevron Villette walked inside in late 2012 and looked around.

He and his wife moved to Sarasota in late 2014, but in 2012 they lived in London. They had bought the building at 504, along with apartment buildings at 508 and 512 Armada Road South, for a total of \$630,000.

Rent-paying tenants occupied all of the 11 apartments at 508 and 512, but, he said, the 504 building "was sitting there as an empty shell. I felt bad because it looked like a disaster. And I felt bad because it was my building and it looked bad for the neighborhood. And I felt bad because it was not producing any money to repay my investment."

Last week, the young investor talked with pride about a renovated building that houses 10 apartments he rents to people who work in restaurants, at the city's hospital and other places where their level of income is too low to afford most housing available in or around downtown Venice west of the Intracoastal Waterway.

Rents range from \$480 to \$900 a month, which includes electricity and Internet and Wi-Fi service.

"There is a huge demand for these types of apartments in Venice," Axel De Chevron Villette said. "The wealthy and retirees can afford homes near the beach, but there is not much available for people who work here."

"I feel good that I've brought these apartments to the community. And I feel good that I finally have income from the building."

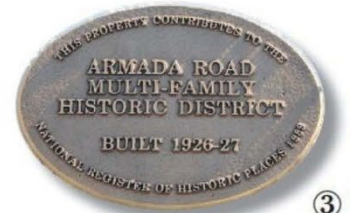
Eighteen-year-old Dominick Sireci, who moved to Venice from Philadelphia nine months ago, lives in one of the apartments. He has an entry-level job at Marker 4 restaurant.

"This is perfect," he said. "I am close to the beach. I am close to work. And I pay \$775 a month. It's perfect."

The De Chevron Villettes decision to renovate rather than demolish the building at 504 Armada Road South also saved from destruction the facade of one of Venice's oldest buildings.

The Mediterranean Revival-style structure, which originally contained eight apartments, was constructed in 1926 and 1927 by Tampa contractor M.G. Worrell as the new city of Venice arose from the ground up in accordance with a plan drawn by nationally known urban planner John Nolen.

Nolen was an early proponent of what is now called "New Urbanism." He designed walkable, extensively landscaped



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PHOTOS BY LARRY EVANS

① A photo of 504 Armada circa 1950.

② Axel De Chevron Villette, a native of France, stands with James Hagler, the city's director of historic resources, in front of one of Venice's oldest buildings.

③ A marker on the front of 504 Armada Road South.

④ Dominick Sireci is a resident of a new apartment in an old building.

⑤ Axel De Chevron Villette.



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Venice Gondolier, May 20, 2015

Continued on page 10

Current Incentives offered by the City of Venice

- Ad Valorem Tax Exemption for 10 years on improvements to properties on the local register that were approved by the State of Florida (Venice if the City was a CLG) (Chapter 66 – Article VII)
- Modified enforcement of the building code as provided by the latest mandated and adopted building code of the state (Existing Buildings, 7th Edition, Chapter 12)
- Modified enforcement of the flood zone regulations (Sec. 98-37)
- Designated as conforming for zoning considerations (Sec.86-553)
- Given special consideration for home occupations and other special exceptions by the planning commission upon application (Sec. 86-28)
- Residential permitted in OPI or OMI if property is eligible for listing in the Local Register (Sec. 86-89 & 86-95)*
- Building permit fees waived (Sec. 86-28)**
- Option to receive a Local Register plaque for the property

*This is removed in the current LDR draft

**This is in the current city ordinance, but is not allowed by State Law. The draft LDR has language about refunding applicants these costs with the Centennial Fund.

Common Types of Incentives Local Governments Can Provide

- Regulatory Based
- Zoning Based
- Tax Based
- Easements

Regulatory

Allows for variations and exceptions in areas such as:

- Building
- Accessibility
- Flood control

Examples of what Other Florida Communities Provide

Most municipalities offer the same exceptions in these regulatory areas based on State or Federal standards, including Venice.

Zoning

Zoning can provide variances or other land use incentives to encourage historic preservation.

Examples of what Other Florida Communities Provide

- Owners of locally designated structures can apply for low impact commercial office or retail sales and service in residential districts – Sarasota
- Historic properties can be used as a Bed & Breakfast Inn anywhere in the City – Homestead
- Designated buildings may be repurposed for uses that would otherwise be prohibited within the applicable zoning district – St. Petersburg
- Square footage of a locally designated historic property which is retained and restored as part of the site is exempt from inclusion in the GFA for FAR – St. Petersburg
- Historic Preservation Board can grant variances for those properties on the local register or in local historic districts when deemed appropriate for its continued preservation – Coral Gables

Tax

Can provide for exemptions or other forms of relief from property taxes.

Examples of what Other Florida Communities Provide

Local governments are limited to what Florida State Statutes allow. Many Florida communities provide the ad valorem tax freeze for improvements that the City of Venice currently offers.

Easements

Easements are allowed by Florida Statute 704.06.

- Negotiated agreement between land owner and easement holder on restrictions placed on property.
- Property values reassessed based on development restrictions.
- Easements may be held by the City of Venice or a non-profit organization.*

* Conservation Foundation of the Gulf Coast and Florida Trust for Historic Preservation currently hold easements; Sarasota Alliance for Historic Preservation will be starting an easement program in 2022.

Examples of Florida Communities That Hold Historic Easements:

- Boca Raton (28-240)
- Charlotte County (3-5-250.2)
- Fort Myers (114-46)
- Winter Park (58-447)

What the State Allows

The following are Florida State Statutes that allow for local ordinances for other historic preservation incentives:

- 193.503 – provides for assessment of historic property used for commercial or certain nonprofit purposes as described in this section solely on the basis of character or use as provided in this section.
- 196.1961 – allows an ad valorem tax exemption of up to 50 percent of the assessed value of property used for commercial purposes or by a non-profit, is on the National or Local Register of Historic Places, and is regularly open to the public.
- 196.1998 – If an improvement qualifies a historic property for an exemption under s. 196.1997 (Ad valorem tax exemption for improvements), and the property is used for nonprofit or governmental purposes and is regularly and frequently open for the public's visitation, use, and benefit, the board of county commissioners or the governing authority of the municipality by ordinance may authorize the exemption from ad valorem taxation of up to 100 percent of the assessed value of the property, as improved.

This year's legislative session includes the Florida Main Street Program and Historic Preservation Tax Credits Bill that will allow tax credits for improving income producing properties, with those in Main Street areas getting larger tax credits.

What the State Allows for Counties

The following are Florida State Statutes that allow for county ordinances for other historic preservation incentives:

193.505 allows for counties to have development rights conveyed or historic preservation restrictions conveyed on properties. County would have to seek counsel from the City for any properties in the City.

Other Incentives Florida Communities Provide

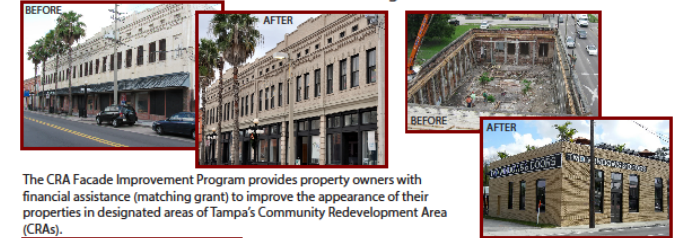
Community Redevelopment Agencies

- Façade Improvement Matching Grant Program – Tampa
- Historic Rehabilitation Grant Program – St. Petersburg
- Newtown Pilot Grant Program for Rehabilitating Structures – Sarasota
- Historic Building Façade Matching Grant Program – Daytona Beach

Community Development Block Grants

- CDBG funds may be used to rehabilitate, preserve and restore historic properties, either publicly or privately-owned for low or middle-income housing – Pompano Beach, Marathon,

Community Redevelopment Area **Facade Improvement** Grant Program



The CRA Facade Improvement Program provides property owners with financial assistance (matching grant) to improve the appearance of their properties in designated areas of Tampa's Community Redevelopment Area (CRAs).

Eligibility:

- Must be a retail and/or targeted commercial property.
- Applicant must be the owner of the property.
- Property must be located in a participating CRA (Drew Park, East Tampa Ybor City 1 and 2 and/or West Tampa) and may be further restricted to target areas within each CRA.
- Funding limit is 50% of the project costs, up to \$50,000.
- Funding can be used for exterior renovation, restoration and rehabilitation as well as landscaping improvements.
- Projects must first be approved by the City's Community Redevelopment Department prior to initiating the work.

Program information is available at www.tampagov.net under Community Redevelopment Department. Applications are available at the participating CRA office listed below.

For more information, please contact the participating CRAs:

East Tampa	Drew Park & West Tampa	Ybor City
Brenda Thrower East Tampa CRA	Ashlyn Shrobury Drew Park & West Tampa CRA	Brenda Thrower Ybor City CRA 1 & 2
brenda.thrower@tampagov.net (813) 242-3806	Ashlyn.Shrobury@tampagov.net (813) 274-6245	brenda.thrower@tampagov.net (813) 274-7917

Other Incentives Florida Communities Provide

Historic Preservation Trust Fund

- Collects fees and distributes grants for improvements to historic resources – Miami (ARTICLE XVIII)

Development Rights Transfer – Allows for the sale or transfer of development rights in order to compensate historic property owners.

- *Unbundling Rights: An Overview of TDR* – Orange County Bar Association
<https://www.orangecountybar.org/news/unbundling-rights-an-overview-of-tdr/>
- Doral (Chapter 62)
- Miami (Chapter 23)
- West Palm Beach (Ord. 4958-21)

Benefits of Historic Preservation

- *Economic Impacts of Historic Preservation in Florida, 2010*: In at least twelve of the eighteen cases studied, property in the historic district appreciated greater than target non-historic areas for the period 2001-2009.
- *The Value of Historic District Status in Georgia, 2019*: ...single-family residential property values increased by 13-14 percent in historic districts after becoming listed on the National Register and by approximately 7 percent in historic districts after being designated as a local historic district.
- *The Impacts of Historic Preservation on Miami-Dade County, 2018*: On average, between 2002 and 2016, a single-family house in a local historic district has increased in value 7.3 percent each year, compared with just under 3.5 percent for houses not in historic districts.
- *Property Values and Landmarking in Palm Beach, 2021*: Landmarked properties in Palm Beach are a valuable economic asset for their owners, and a valuable aesthetic, cultural, historical, and symbolic asset for the larger community.