
Demolition

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The proposed demolition of contributing structures within the district is a serious issue which must be reviewed by the Architectural Review Commission. A demolished contributing structure is irreplaceable and the demolition may have long term detrimental effects within the neighborhood.

It is possible that demolition of a contributing structure can be avoided and the development potential still realized. Under a Planned Development Zoning Designation (PD), it is possible for the combination of a new building and an existing building to obtain density and floor-area-ratio bonuses. A PD zoning request must be approved by the City Council. If PD zoning is granted for a parcel, the compatible design will still be reviewed by the A.R.C. to assure that the design guidelines have been followed.

In some instances, as a last resort, a contributing structure can be moved to another location. This alternative, however, would need to be evaluated since relocation may take away from the integrity of the building and its site.

When a demolition is proposed, it is advisable that the Administrator of the A.R.C. be contacted for a pre-submittal conference. All applications for contributing structures shall adhere to the criteria established in the Tampa Zoning Code—Chapter 27, Section 27-217 “Applications for Certificate of Appropriateness to Demolish or Relocate; Pre-Application Determinations of Historical Status; Administration; Notice; Decision; Stay; Denial; Appeal; Review Criteria; Demolition By Neglect; Pre-Demolition Requirements”.

In reviewing applications for demolition, the A.R.C. shall also consider the following information, to be provided by the applicant.

1. Estimate of the cost of the proposed demolition or removal and an estimate of any additional costs that would be incurred to comply with recommendations of the A.R.C. for charges necessary for the issuance of a Certificate of Appropriateness.
2. A report from a licensed engineer or architect with experience in rehabilitation as to structural soundness and suitability for rehabilitation.
3. Certified estimated market value of the property both in its current condition, and after completion of the proposed demolition or removal.
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
5. Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.

6. If the property is income-producing, the annual gross income from the property for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
9. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
10. Assessed value of the property according to the two most recent assessments.
11. Real estate taxes for the previous two years.
12. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other method.
13. Any other information, including the income tax bracket of the owner, applicant, or principal investors in the property considered necessary by the A.R.C. to make a determination as to whether the property does yield or may yield a reasonable return to the owners.