

HPC

Monroe County Historic Preservation Commission MINUTES Monday February 5, 2024



2:00 PM Regular Meeting:

Call to Order.

Roll Call.

Present and answering the roll call were Chair Commissioner Brian Shea, Commissioner Barbara Bauman, Commissioner Edward Blanco. and Commissioner Brad Bertelli. Commissioner Kate Deloach was absent.

Staff present: Derek Howard, Assistant County Attorney
Devin Tolpin, Planning & Development Review Manager
Diane Silvia, Preservationist

Adoption of the Minutes from the meeting on January 8, 2024.

Brian Shea motioned to approve the minutes of the meeting on January 8, 2024. Brad Bertelli seconded the motion. As there were no objections, the motion carried unanimously.

Changes to the Agenda.

There were no changes to the agenda.

Application for Special Certificate of Appropriateness

1. 91941 TAVERNIER, LLC (File #2023-300) IS SEEKING APPROVAL TO DEMOLISH THE EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCT A NEW SINGLE FAMILY RESIDENCE WITH ACCESSORY VILLAS, A GARAGE, A GATEHOUSE, AN IN-GROUND POOL AND RELATED SITE IMPROVEMENTS ON LOCATED AT 91941 OVERSEAS HIGHWAY, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBERS 00089950-000000, 00089970-000000, AND 00090250-000000 AND DESCRIBED AS THREE PARCELS OF LAND LOCATED WITHIN SECTION 34, TOWNSHIP 62 SOUTH, RANGE 38 EAST, MONROE COUNTY, FLORIDA.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable Standards.

Applicant presentation

Ian Mount, owner of 91941 Tavernier, LLC, represented the project.

Public testimony

There was no public testimony.

Staff response

Devin Tolpin explained there is not enough detail provided to determine compliance with the County's Land Development Code. There is only density on that property for one dwelling unit. There are a number of proposed accessory structures that will have to be reviewed to ensure they are not creating additional dwelling units at the time of permitting. This does not include pools, decks, and driveways. The property is zoned Suburban Residential. The square footage of the accessory structures on the property cannot exceed the square footage of the principal single family residence.

Applicant response

Mr. Mount said he has already submitted an application and plans for a building permit.

Board discussion

Barbara Bauman asked if all of the buildings will have separate permits.

Mr. Mount said yes.

Ms. Bauman said it will not be visible from the highway.

Eddie Blanco asked should we have them specify the color of the roof?

Brian Shea asked if they were doing a galvalume colored roof.

Mr. Mount said yes it will be standing seam.

Brad Bertelli said given the number of structures this looks more like a resort than a residence.

Mr. Shea said in response to Devin's comments, the driveways should be pervious which will reduce the square footage of impervious surface. That will help with the open space requirements. Our guidelines specify gravel, crushed shell or other pervious surface.

Mr. Mount said the villas are not residential. There will be no kitchens. The project was designed to meet the square footage requirements. All were designed at the minimum elevation required by FEMA.

Mr. Shea said it has a concrete wall.

Mr. Mount said a concrete knee wall at the front and chain link on the side. The property will be fully buffered.

Mr. Shea asked about the space below the house.

Mr. Mount said it will be open as per the Building Department review.

Mr. Bertelli said if there is no kitchen, why is it noted that there is a dishwasher, sink and refrigerator.

Mr. Mount said the Building Department said no dishwasher or wet bar, just a bedroom, bathroom, and living area.

Motion

Brian Shea motioned to approve the proposed project with the condition that the stucco on the front stairway landing match the stucco used on the rest of the house and that the driveway areas are surfaced with crushed shell, gravel, or other pervious surface material. Barbara Bauman seconded the motion.

A roll call vote was held. All voted in favor of the motion, therefore, the motion carried unanimously.

Other Business:

Diane Silvia said she spoke with the consultant and their group is working on the draft document.

Adjournment. As there was no other business Brian Shea motioned to adjourn. Barbara Bauman seconded the motion. As there were no objections, the motion carried unanimously.