

HPC

Monroe County Historic Preservation Commission

Minutes

Monday September 9, 2024



2:00 PM Regular Meeting:

Call to Order.

Roll Call.

Present and answering the roll call were Chair Commissioner Brian Shea, Vice Chair Commissioner Kate Deloach, Commissioner Brad Bertelli, and Commissioner Barbara Bauman.

Staff present: Derek Howard, Assistant County Attorney

Devin Tolpin, Planning & Development Review Manager

Devin Rains, Planning & Development Permit Services Manager

Stephanie Reed, Planner

Diane Silvia, Preservationist

Adoption of the Minutes from the meeting on July 1, 2024.

Kate Deloach motioned to approve the minutes of the meeting on July 1, 2024. Barbara Bauman seconded the motion. As there were no objections, the motion carried unanimously.

Changes to the Agenda.

There were no changes to the agenda.

Devin Tolpin said she is passing the baton to Devin Rains and Stephanie Reed as she has taken on her new role as Planning and Development Review Manager. It has been a pleasure working with the HPC and she is available to answer any questions.

Brian Shea thanked Devin for her work with the HPC.

Application for Special Certificate of Appropriateness

1. STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND (FILE #2024-139) IS SEEKING APPROVAL TO RECONSTRUCT THE EXISTING ROADS AND PATHWAYS WITH CRUSHED GRAVEL, LINED WITH LANDSCAPE TIMBERS, ON PROPERTY LOCATED AT 1 INDIAN KEY, HAVING PARCEL IDENTIFICATION NUMBER 00097230-000000 AND DESCRIBED AS A PARCEL OF LAND IN SECTION 5, TOWNSHIP 64 SOUTH, RANGE 37 EAST, UPPER MATECUMBE KEY, MONROE COUNTY, FLORIDA.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards.

Applicant presentation

There was no applicant presentation.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Board discussion

Brad Bertelli noted that the grounds of Indian Key have become treacherous to navigate with all the roots exposed due to Hurricane Irma in 2017.

Motion

Kate Deloach motioned to approve the project as planned with the condition that a pedestrian survey is conducted by a professional archaeologist prior to the onset of work and that grading or levelling of the ground surface is monitored by a professional archaeologist. Barbara Bauman seconded the motion. As there were no objections, the motion carried unanimously.

2. MONROE COUNTY BOARD OF COUNTY COMMISSIONERS (FILE #2024-134) IS SEEKING APPROVAL TO REMOVE THE EXISTING ROLLED ROOF SYSTEM AND INTSTALL A GALVALUME METAL SHINGLE ROOF SYSTEM AT THE ASSISTANT PAINT FORMAN’S HOUSE ON PROPERTY LOCATED AT 44800 OVERSEAS HIGHWAY, PIGEON KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00106120-000000 AND DESCRIBED AS ALL OF PIGEON KEY, AN ISLAND APPROXIMATELY 5.31 ACRES LOCATED AT MILE MARKER 45, ALONG THE OLD SEVEN MILE BRIDGE, LOT 1, SECTION 13, TOWNSHIP 66 SOUTH, RANGE 31 EAST, TALLAHASSEE MERIDIAN, AND DEEDED TO THE OVERSEAS ROAD AND TOLL BRIDGE DISTRICT FROM THE FLORIDA EAST COAST RAILWAY COMPANY BY DEED DATED NOVEMBER 9, 1936, AND RECORDED IN DEED RECORD G-6, PAGES 46 TO 55, AND THEREAFTER DEEDED TO MONROE COUNTY BY WARRANTY DEED, RECORDED AT OR-15, PAGES 374 TO 376.

Commissioner Kate Deloach recused herself as she has worked for the Pigeon Key Foundation.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards.

Applicant presentation

There was no applicant presentation.

Public testimony

There was no public testimony.

Staff response

Devin Rains said this past week the applicant has requested review of an alternate material. As this was not advertised, they will have to submit a new application. On a separate structure material was approved with a regular certificate of appropriateness as a like for like replacement,

as allowed by code.

Diane Silvia said the application for the alternate roof material was sent in today. They want to have this application approved, but in case the roof slope is too low to meet building code, they are seeking approval of an alternate material.

Board discussion

Barbara Bauman said they are asking approval for the metal shingles today and will come back next month with the alternate material.

Motion

Brad Bertelli motioned to approve the metal shingle roof. Brian Shea seconded the motion. A roll call vote was held. Brad Bertelli, Brian Shea, and Barbara Bauman all voted in favor of the motion.

3. MONROE COUNTY BOARD OF COUNTY COMMISSIONERS (FILE #2024-154) IS SEEKING APPROVAL TO REPLACE EXISTING WINDOW UNIT AIR CONDITIONERS WITH NEW MINI SPLIT UNITS AT THE BRIDGE TENDER'S DORM, THE PAINT FOREMAN'S DORM, THE MUSEUM/ASSISTANT BRIDGE TENDER'S HOUSE, THE ASSISTANT PAINT FOREMAN'S HOUSE, AND THE SECTION GANG QUARTERS OFFICE AND REPLACE THE EXISTING MINI SPLIT UNIT WITH A NEW MINI SPLIT UNIT AT THE COMMISSARY; INSTALL SOLAR PATHWAY AND EVENT LIGHTING WITH ELECTRICAL ADDITIONS; INSTALL BRICK PAVERS BELOW THE EXISTING SOLAR ARRAY FOOTPRINT; AND INSTALL A SECURITY GATE AT THE TOP OF THE ACCESS RAMP ON PROPERTY LOCATED AT 44800 OVERSEAS HIGHWAY, PIGEON KEY, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00106120-000000 AND DESCRIBED AS ALL OF PIGEON KEY, AN ISLAND APPROXIMATELY 5.31 ACRES LOCATED AT MILE MARKER 45, ALONG THE OLD SEVEN MILE BRIDGE, LOT 1, SECTION 13, TOWNSHIP 66 SOUTH, RANGE 31 EAST, TALLAHASSEE MERIDIAN, AND DEEDED TO THE OVERSEAS ROAD AND TOLL BRIDGE DISTRICT FROM THE FLORIDA EAST COAST RAILWAY COMPANY BY DEED DATED NOVEMBER 9, 1936, AND RECORDED IN DEED RECORD G-6, PAGES 46 TO 55, AND THEREAFTER DEEDED TO MONROE COUNTY BY WARRANTY DEED, RECORDED AT OR-15, PAGES 374 TO 376.

Commissioner Kate Deloach recused herself as she has worked for the Pigeon Key Foundation.

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards.

Applicant presentation

There was no applicant presentation.

Public testimony

There was no public testimony.

Staff response

Stephanie Reed said the AC replacement and paver installation are approvable. She pointed out that additional lighting details are needed to ensure compliance with Section 114-161. The lighting must be properly shielded. In addition, the security gate height and width must be provided to ensure compliance with 114-13.

Board discussion

There was no board discussion.

Motion

Brian Shea motioned to approve the proposed project with the conditions that the windows are restored to match the existing where window AC units are removed; that archaeological monitoring of any new grading or levelling for paver installation is monitored by an archaeologist; that lighting specifications are provided; and that the proposed security gate height and width are provided. Brad Bertelli seconded the motion. A roll call vote was held. Brad Bertelli, Brian Shea, and Barbara Bauman all voted in favor of the motion.

Other Business:

As there was no other business, the meeting was adjourned.