

HPC

Monroe County Historic Preservation Commission

AGENDA

Monday March 02, 2026



2:00 PM Regular Meeting:

Call to Order.

Roll Call.

Adoption of the Minutes from the meeting on February 23, 2026.

Changes to the Agenda.

Applications for Special Certificate of Appropriateness are reviewed in the following order:

- Staff presentation and recommendation
- Applicant presentation
- Public testimony
- Staff response
- Applicant response
- Board discussion
- Motion and Vote

Applications for Special Certificate of Appropriateness

1. **SATCH! LLC (FILE NO. 2026-016)** IS SEEKING APPROVAL TO REPLACE FIFTEEN (15) EXISTING WINDOWS AND TWO (2) EXISTING DOORS WITH FIFTEEN (15) IMPACT RATED WINDOWS AND TWO (2) IMPACT RATED DOORS ON PROPERTY LOCATED AT 149 SUNRISE DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00506460-000000 AND DESCRIBED AS LOT 13, KNUST AND LANE RESUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 146, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
2. **GONZALEZ FAMILY REVOCABLE TRUST 06/05/2017 (FILE NO. 2026-017)** IS SEEKING APPROVAL TO DEMOLISH AND CONSTRUCT A NEW SINGLE FAMILY RESIDENCE AT 154 OCEAN VIEW DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, HAVING PARCEL IDENTIFICATION NUMBER 00555280-000000 AND DESCRIBED AS LOT 1 AND PART OF LOT 2, BLOCK 2, AND ADJACENT BAY BOTTOM, TAVERNIER HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 180, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
3. **LOWE HOUSE CORPORATION (FILE NO. 2026-027)** IS SEEKING APPROVAL TO REPLACE AN EXISTING METAL SHINGLE ROOF WITH A 5-V CRIMP METAL

PANEL ROOF AT 91770 OVERSEAS HIGHWAY, TAVERNIER, HAVING PARCEL IDENTIFICATION NUMBER 00090180-000000 AND DESCRIBED AS A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 62 SOUTH, RANGE 38 EAST, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Consideration of APPROVAL of other Resolutions

4. CONSIDERATION OF APPROVAL OF A RESOLUTION APPROVING THE SUBMITTAL OF AN ANNUAL REPORT TO THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS (BOCC) DETAILING THE ACTIONS OF THE MONROE COUNTY HISTORIC PRESERVATION COMMISSION DURING THE PRIOR YEAR (2025) AND THE CURRENT STATE OF HISTORIC PRESERVATION IN THE UNINCORPORATED AREA OF THE COUNTY, IN ACCORDANCE WITH MONROE COUNTY LAND DEVELOPMENT CODE SECTION 135-3(g)(13).

5. CONSIDERATION OF APPROVAL OF A RESOLUTION PROVIDING AN HPC ADVISORY RECOMMENDATION OF APPROVAL FOR THE MONROE COUNTY BOCC TO ADOPT THE REVISED TAVERNIER HISTORIC DISTRICT PRESERVATION GUIDELINES (GUIDELINES) INITIALLY APPROVED BY THE BOCC PURSUANT TO ORDINANCE NO. 019-2005, AS UPDATED BY MONROE COUNTY PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT PROFESSIONAL STAFF FOLLOWING MONROE COUNTY PLANNING COMMISSION RESOLUTION NO. P11-24 RECOMMENDING DENIAL OF THE REVISED GUIDELINES AS HAD BEEN PREPARED BY “ARCHAEOLOGICAL & HISTORICAL CONSERVANCY, INC.”, WHICH HAD ENTERED INTO A CONTRACT TO PROVIDE SAID UPDATE WITH MONROE COUNTY ON OR ABOUT SEPTEMBER 13, 2024, PURSUANT TO A SMALL MATCHING GRANT FROM THE STATE OF FLORIDA – DEPARTMENT OF STATE – DIVISION OF HISTORICAL RESOURCES (GRANT NO. 24.H.SM.100.003).

Discussion: Discuss upcoming meeting dates.

Other Business:

Adjournment.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call “711”.