

# HPC

## Monroe County Historic Preservation Commission MINUTES

Monday October 5, 2015 2:00

Tavernier Fire House, 151 Marine Ave., Tavernier



### Call to Order.

### Roll Call.

Present and answering to roll call were Chair-Commissioner Alice Allen, Commissioner Bert Bender, Commissioner Donna Bosold, Commissioner Jim Clupper, and Commissioner Ray Rhash

Staff present: Kevin Bond, Planning and Development Review Manager  
Barbara Bauman, Planner  
Rey Ortiz, Senior Planner  
Peter Morris, Assistant County Attorney  
Diane Silvia, Preservationist

### Adoption of Minutes from the September 1, 2015 meeting.

Ray Rhash motioned to approve the minutes from the September 1, 2015 meeting. Jim Clupper seconded the motion.

### Changes to the Agenda.

Item 1 was withdrawn from this agenda and may be on the November 2, 2015 meeting agenda.

### Applications for Special Certificate of Appropriateness:

1. KALEY MILLER, JUSTIN MILLER, AND SUSAN PARKER are proposing to remove the current aluminum jalousie windows and replace with new impact windows (identical to those that were just approved for 153 Tavernier Trail) at their home located at 120 Sunrise Drive. The subject property is legally described as Lot 45 Tavernier Cove, NO 1 PB1-103 Key Largo, Monroe County, Florida having Real Estate Number: 00506380-000000.

Withdrawn from this agenda.

2. ANDREW TOBIN is proposing a revised design for construction of a previously approved, new single family residence at 243 Tavernier Drive. The subject property is legally described as Block 8 Lot 7 Largo Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00477860-000000.

### Staff presentation and recommendation

Diane Silvia read the staff report into the record noting the applicable standards and guidelines.

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**Applicant presentation of proposed revisions**

Andy Tobin, property owner, presented the project. H noted there have been minor changes to the previous design. A door was moved to accommodate the elevator. A piece of the rear deck has to be eliminated to meet the required setbacks. He asked for approval with the caveat that he be allowed to make any necessary minor changes to windows, doors, railings, etc.

Rey Ortiz said we have done this before. It is up to the HPC. You can give staff the authority to approve minor changes.

Mr. Tobin said he would be fine with that. If staff feels a change is too major they could refer it back to the HPC.

**Public testimony**

There was no public testimony.

**Board discussion**

Bert Bender asked what kind of changes do you think are minor. Changing windows is not minor.

Mr. Ortiz said it is back before you because there were changes.

Mr. Tobin said Barbara Bauman noted there is another change to the railings on the set of plans Daryle Osborn turned in.

Mr. Bender asked Andy if he wants the design submitted to the HPC is what he wants approved.

Mr. Tobin said yes.

Donna Bosold noted the plans are not signed or dated.

Peter Morris said they cannot assign an arbitrary rendition date.

Mr. Tobin said he also has to reduce the rear deck by 3-4' to meet the required setbacks. He asked the HPC to give him some flexibility to have either a solid wall or metal railing on the rear porch and to shorten the deck to meet the setbacks.

Mr. Ortiz said he and Mr. Morris discussed this and Alice Allen could give the drawings a HPC review date.

Bert Bender made notations on the drawings stating a solid wall or metal rail could be used and that the deck size can be reduced in size to meet the setbacks. Both Alice Allen and Andy Tobin signed the drawings.

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### **Motion**

Bert Bender motioned to approve the design presented to the HPC with the flexibility to use a solid wall or rail and to allow for reduction of the deck size to meet the setback requirements. Donna Bosold seconded the motion. The motion carried unanimously.

3. 91991 OVERSEAS HIGHWAY LLC c/o EDWARDS STEPHENS is proposing to construct a 6' block/rock fence wall at the front of his property located at 91991 Overseas Highway. The subject property is legally described as Island of Key Largo PB1-64 Lot 14 B2-569, Key Largo, Monroe County, Florida having Real Estate Number: 00089930-000000.

### **Staff presentation and recommendation**

Diane Silvia read the staff report into the record noting the applicable standards and guidelines.

### **Applicant presentation**

Edward Stephens, property owner, and Don Horton, agent for the owner presented the project.

Don Horton said the wall will be set back 30' from the front property line and barely visible because of existing vegetation. The owner has hired a company to install more native plantings.

### **Public testimony**

Connie Smith, the adjoining neighbor to the south, said she is in favor of the proposed new wall.

### **Applicant response**

Mr. Horton asked if they could the wall down the sides of the property.

### **Board discussion**

Ray Rhash and Alice Allen both noted they would have to come back to the HPC with a new application to construct the wall on the side property lines.

Ms. Allen asked if the 6' height is allowed in the front of a property.

Barbara Bauman said yes because it is setback.

Donna Bosold asked if they are using keystone.

Mr. Horton said yes.

Bert Bender said we are dealing with a commercial context and given the location and the 30' setback, the wall complies with the guidelines.

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**Motion**

Donna Bosold motioned to approve the proposed wall. Jim Clupper seconded the motion. The motion carried unanimously.

**Other Business:**

Diane Silvia explained that the survey update grant was approved by the BOCC. The project should go out on bid soon.

**Adjournment.**

As there was no other business, Bert Bender motioned to adjourn. Jim Clupper seconded the motion. The motion carried unanimously.