

HPC

Monroe County Historic Preservation Commission MINUTES

Monday, July 6, 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: Rey Ortiz, Senior Planner
Peter Morris, Assistant County Attorney
Diane Silvia, Preservationist

Adoption of Minutes from the June 1, 2015 meetings.

Bert Bender asked the record be corrected for the spelling of "Susan Sprunk" to "Susan Sprunt." Jim Clupper noted he was present at the June 1st meeting and asked for the record to be corrected. With those corrections, Bert Bender motioned to approve the minutes from the June 1, 2015 meeting. Donna Bosold seconded the motion. Motion carried unanimously.

Applications for Special Certificate of Appropriateness:

1. MARINERS HOSPITAL, INC. is proposing installation of a new 6' high, green, vinyl coated chain link fence with green slates and a rolling gate for site security and a new V-shaped sign with each side being 4' X 8' at their property located at 91605 Overseas Highway. The subject property is legally described as Lots 1-6, 35,36, 37-43 Singletons Addition to Tavernier Cove, Key Largo, Monroe County, Florida having Real Estate Numbers: 00506860-000000; 00506890.000000; and 00506940.000000

Staff presentation and recommendation

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

Applicant presentation

Joaquin Fardales, Corporate Director, Luigi Ramudo, Project Manager, and Rick Freeburg, Chief Executive Officer, all of Mariners Hospital/Baptist Health South Florida, presented the project.

Mr. Fardales explained they are proposing a 6' chain link fence for security reasons until they decided what they are going to do with the property. They have had reports of people entering the building. Instead of a v-shaped sign they now would like a 4' X 8' single face sign.

Mr. Freeburg said they are re-branding the site as Mariners Oceanside instead of as the Coop building.

Public testimony

There was no public testimony.

Board discussion

Bert Bender asked if they knew what they planned to do with the building.

Mr. Freeburg said they plan to demolish it.

Mr. Bender said there should not be a problem with demolition as the building is not historic. He asked what they plan to use the site for.

Mr. Freeburg said the use would be medical, perhaps as a wellness center. It could include physician's offices, physical therapy, and dieticians. They acquired the property because of its convenient location without knowing what the exact use would be.

Mr. Bender asked if they have a project timeline.

Mr. Freeburg said not exactly. We should have plans in place by the next fiscal year, September 30, 2016 and be able to start construction in 2017.

Mr. Bender explained he is trying to get a handle on their timeline. He asked if there will be signs for the contractors and architects on the fence.

Mr. Fardales said they do not allow contractors and architects to install signs to advertise.

Mr. Bender said most construction fences use a wind screen material rather than vinyl slats.

Mr. Fardales said the slats are easier to maintain.

Donna Bosold said you are now proposing a single face sign. You have an ambitious time table. I think you are realistically looking at four years.

Mr. Fardales said it is an ambitious schedule. Once we have a permit it should take 1- 1 ½ years.

Mr. Bender thinks they should come back to the HPC every six months to report on their progress.

Peter Morris pointed out that the HPC cannot ask an applicant to come back with an item after it has been approved. They can approve with an expiration date. After that date the fence would have to come down or the approval would have to be renewed.

Rey Ortiz said that with an actual expiration date if they do not remove the fence or renew the approval, then Code Enforcement will take over.

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Alice Allen asked if the proposed sign will be in the same place as the sign that is now in place.

Mr. Fardales said it will be and may be the same sign that is currently there.

Ms. Allen asked about the line of sight.

Mr. Fardales said they are looking at a 5' setback.

Mr. Bender said the line of sight is generally 20 feet.

Mr. Ortiz said they will have to do whatever is applicable.

Ms. Allen asked, what is the purpose of the fence slats?

Mr. Freeburg said they have a security program and the slats are really cosmetic.

Mr. Bender said a solid fence is not really more secure. You have more security if you can see through a fence.

Mr. Freeburg said they can eliminate the slats if desired as they are aesthetic

Ms. Allen called for a motion.

Motion

Bert Bender motioned to approve the temporary fence and sign for a period of one year from the issuance date of the permit. Ray Rhash seconded the motion. Motion carried unanimously.

2. SOUTHERNMOST VENTURES, LLC is proposing to pressure wash and paint their two main buildings located at 91461 Overseas Highway. The subject property is legally described as Largo Beach-Key Largo PB1-108 Lots 4-6 & NE'LY 7.5 Lot 7 BK 2, Key Largo, Monroe County, Florida having Real Estate Number: 00477170-000000.

Withdrawn from this agenda.

Other Business:

Discussion on the Monroe County Land Development Regulations regarding the HPC.

Peter Morris noted the revised version of Chapter 135. Historic and Cultural Resources that he provided for the HPC members at the June 1st meeting has been submitted for BOCC review.

Adjournment.

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