



# HPC

## Monroe County Historic Preservation Commission MINUTES

Monday January 4, 2016 2:00 pm

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, and Commissioner Ray Rhash

Staff present: Barbara Bauman, County Planner  
Kevin Bond, County Planner-  
Peter Morris, Assistant County Attorney  
Diane Silvia, Preservationist

### Adoption of Minutes from the December 7, 2015 meeting.

Ray Rhash motioned to adopt the minutes of the December 7, 2015 meeting. Donna Bosold seconded the motion.

### Changes to the Agenda.

There were no changes to the agenda.

### Applications for Special Certificate of Appropriateness:

1. MONICA GORANSON is proposing to replace the existing roof with peel and stick and 5-vcrimp roofing on the sloped roof and modified bitumen on the flat roof portion of her home located at 100 Broadway Avenue. The subject property is legally described as Block 2, Lots 17, 18, and 19 Largo Beach, PB1-108 Key Largo, Monroe County, Florida having Real Estate Number: 00477310-000000.

### Staff presentation and recommendation

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

### Applicant presentation

Monica Goranson had nothing further to add.

### Public testimony

There was no public testimony.

### Staff response

Barbara Bauman asked about the roof color.

### Board discussion

Bert Bender said the application states it will have a mill finish which means a metal silver finish.

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**Motion**

Bert Bender motioned to approve the proposed roofing. Donna Bosold seconded the motion. The motion carried unanimously.

2. JOSE AND ALEJANDRINA REBOREDO are proposing to construct a new pool and deck in the rear yard at their home located at 167 Atlantic Circle Drive. The subject property is legally described as Block C, Lot 6 Tavernier #2 PB2-8 Key Largo, Monroe County, Florida having Real Estate Number: 00556170-000000.

**Staff presentation and recommendation**

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

**Applicant presentation**

Gay Marie Smith, agent for the owners, presented the project. She had come before the HPC previously for approval of a dock at this property.

**Public testimony**

There was no public testimony.

**Staff response**

Barbara Bauman said this application has been through planning and the proposed pool's mechanical equipment is located in the side setback.

**Applicant response**

Ms. Smith said she did not know this.

**Board discussion**

Bert Bender asked if this application had anything to do with the previous dock application.

Ms. Smith said no.

Mr. Bender said he could not support anything that does not comply with the required setbacks.

Peter Morris said it might be most appropriate to continue this when revised drawings are submitted.

Andrew Tobin, Tavernier based Attorney, said he has been back to the HPC repeatedly for similar things. This kind of thing is covered by sending notice and in the resolutions. HPC approval trump zoning.

Ms. Smith asked why her application was deemed complete with the equipment in the setback.

Donna Bosold said because an application is complete does not mean it is compliant.

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Mr. Bender said he agrees with Mr. Tobin.

Mr. Morris said it is true that applications are noticed, but it is illegal to delegate approval.

Mr. Bender said the house is on stilts and he is not making a design suggestion, but it should be simple to move the pool equipment under the house. It could move several feet to the north and east and be out of the setback.

**Motion**

Bert Bender motioned to approve the proposed pool and deck with the condition that the pool equipment is moved out of the setback. Ray Rhash seconded the motion. The motion carried unanimously.

Mark Hewitt, property owner at 159 Atlantic Circle, said he is concerned about noise pollution from the equipment.

Mr. Bender asked Peter Morris if the HPC should consider noise.

Mr. Morris suggested steering clear of this.

Mr. Bender said moving the equipment under the house should help with the noise.

3. JOHN B. SUMMERS III is proposing to replace the existing roof with Grace Ice Shield HT and 5-vcrimp roofing at his home located at 188 Beach Road. The subject property is legally described as Lot 7 Sunny Haven PB1-185 Key Largo, Monroe County, Florida having Real Estate Number: 00557160-000000.

**Staff presentation and recommendation**

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

**Applicant presentation**

John B. Summers III had nothing further to add.

**Public testimony**

There was no public testimony.

**Board discussion**

There was no board discussion.

**Motion**

Bert Bender motioned to approve the proposed roof. Ray Rhash seconded the motion. The motion carried unanimously.

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4. 91991 Overseas Highway, LLC (c/o EDWARDS STEPHENS) is proposing to construct 625 linear feet of 6' high block wall at the 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**

Don Horton, agent for the owner, said when he received approval for the front wall and had asked about this additional wall linear footage.

**Public testimony**

There was no public testimony.

**Board discussion**

Donna Bosold asked if the wall will be the same style as that approved for the front property line.

Mr. Horton said yes.

**Motion**

Bert Bender motioned to approve the proposed wall. Donna Bosold seconded the motion. The motion carried unanimously.

5. NATIVE RENTAL PROPERTIES LLC is proposing to construct a new single family residence at the property located at 134 N. Sunrise Drive. The subject property is legally described as Lot 34 Singletons Addition Tavernier Cove-Key Largo PB1-135, Monroe County, Florida having Real Estate Number: 00506030-000100.

**Staff presentation and recommendation**

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

**Applicant presentation**

Jacquelyn Ekbolm represented the project.

**Public testimony**

There was no public testimony.

**Board discussion**

Bert Bender said this is not his favorite design but it appears to follow the guidelines.

Donna Bosold asked Barbara Bauman and Kevin Bond if this is a Tier 3A property.

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Alice Allen said her house is next door and it is Tier 3A. The lot was scarified and cleared on the interior.

Barbara Bauman said this project is waiting for HPC approval to go for an allocation. It has already ben approved by the Biologist.

Peter Morris said the HPC decision should be based on design.

Ms. Bosold said we have asked for a vegetation survey on a previous case on Lowe Street.

Ms. Allen said this property was cleared in the 1980's and the County did not see to the re-planting which was required.

Kevin Bond noted the Biologist has approved this project along with the driveway.

Mr. Bender said the Building Code gives the required elevation at FEMA plus one foot.

Ms Allen asked about the placement of the mechanical equipment. It would be better to move it so it would not disturb the neighbors.

Mr. Bender pointed out that the newer units are quieter.

Ms. Allen said she has a noisy one nearby that is less than 5 years old.

Andrew Tobin asked if they do move the AC will they have to come back.

Peter Morris recommended not answering that as it requires speculation.

**Motion**

Ray Rhash motioned to approve. Bert Bender seconded the motion. The motion carried unanimously.

6. ANDREW TOBIN is proposing a revision 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. (previously approved October 5, 2015).

**Applicant presentation of proposed revisions**

Andrew Tobin, property owner, presented the project. He explained they moved the approved house forward from a 30' front setback to a 25' front setback. He has prepared a draft resolution to expedite the process.

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Peter Morris said he would like to add to the resolution and will try to have all of the resolutions expedited.

**Public testimony**

There was no public testimony.

**Board discussion**

There was no board discussion.

**Motion**

Bert Bender motioned to approve. Donna Bosold seconded the motion. The motion carried unanimously.

**Other Business:**

Alice Allen said Jim Clupper has passed away and will be truly missed.

Anne-Marie Victor-Howe in attendance was introduced and has agreed to serve on the HPC. This will hopefully be approved at the next meeting of the BOCC.

**Discussion on allowing Planning staff to approve minor deviations and select HPC applications.**

Mr. Tobin said these minor things should be delegated to staff, which could be done by changing the ordinance.

Bert Bender said he has brought this up ever since he has been on the HPC and have been told we cannot delegate.

Peter Morris said it is not a problem with the ordinance. It is Florida Statute 286, the Sunshine Law. It is a misdemeanor to delegate the authority for approvals.

Mr. Bender asked about doing bulk approvals.

Mr. Morris said he will reach out to the Key West Assistant City Attorney that handles HARC to see how they deal with these issues.

**Adjournment.**

Bert Bender motioned to adjourn. Donna Bosold seconded the motion.