



HPC

Monroe County Historic Preservation Commission MINUTES

Monday March 7, 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 Anne-Marie Victor-Howe

Alice Allen introduced Dr. Anne-Marie Victor-Howe as the newly appointed HPC Commissioner.

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

Adoption of Minutes from the January 4, 2016 meeting.

Bert Bender motioned to approve the minutes from the January 4, 2016 meeting. Donna Bosold seconded the motion.

Changes to the Agenda.

Item 2 was withdrawn from this agenda and postponed until the April 4, 2016 meeting.

Applications for Special Certificate of Appropriateness:

1. **CYNTHIA R. MARTIN** is proposing to enclose the side porch and garage at her newly renovated home located at 207 Tarpon Street. The subject property is legally described as Tavernier Cove NO 1, PB1-103 Key Largo Lots 21-22, Key Largo, Monroe County, Florida having Real Estate Number: 00506080-000000.

Staff presentation and recommendation

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

Applicant presentation

Cynthia R. Martin presented a full-scale set of plans and pointed out the areas of the proposed work.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

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Applicant response

There was no applicant response.

Board discussion

Donna Bosold clarified that Ms. Martin is enclosing the garage and adding a quest room and bath in the existing side porch area.

Motion

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

2. MARY & JOHN DELOACH are seeking after-the-fact approval for a central AC unit on the side of the 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Withdrawn from this agenda and postponed until the April 4, 2016 meeting.

Other Business:

Donna Bosold asked if Diane Silvia was able to review the results of the BOCC Transmittal Hearing.

Diane Silvia said they have corrected most of the issues she had except the section dealing with Cemeteries that states they are only important if it contains a grave of a person significant to history. She feels all cemeteries are significant.

Ms. Bosold said there is a 30 day review period and Ms. Silvia could write comments to the State on behalf of the HPC.

Mr. Morris said that would have to be advertised.

Ms. Bosold said she could do it as an individual archaeologist.

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

Bert Bender said he has tried to get staff approvals for things like roofing since first joining the Commission.

Barbara Bauman said we do have staff approvals for items that are like for like. The problem is when they go from asphalt shingles to metal it is a different material.

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Peter Morris said when it is unclear as to whether an application can be staff approved they err on the side of caution.

Mr. Bender read from the January 4, 2016 minutes that according to Florida Statute 286, the Sunshine Law, it would be a misdemeanor to delegate the authority for approvals. Mr. Morris was going to check with the Key West Assistant City Attorney to see how they deal with this issue.

Peter Morris said it is like comparing apples and tires. Key West has a much higher bar at intake. Monroe County has much more permissive standards.

Diane Silvia said the consultants doing the current survey update are going to be recommending that historic structures throughout unincorporated Monroe County be subject to design review. There would be a large increase in the number of items you review.

Donna Bosold pointed out this would require an amendment to the LDR's.

Ms. Silvia said only if the BOCC accepts the survey report which should be complete by June 30th. In Key West they have not accepted their most recent survey report.

Adjournment.

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