



# HPC

## Monroe County Historic Preservation Commission MINUTES

Monday December 5, 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 Kate DeLoach, and Commissioner Anne-Marie Victor-Howe  
Absent - Commissioner Donna Bosold

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

**Adoption of Minutes from the November 7, 2016 meeting.** Bert Bender motioned to approve the minutes of the November 7, 2016 meeting. Kate DeLoach seconded the motion. The motion carried unanimously

### Changes to the Agenda.

There were no changes to the agenda.

### Applications for Special Certificate of Appropriateness:

**1. Cynthia Martin** is proposing to add a pool, pavers, and a white picket fence with a concrete column or post to hold opening of gate and to reduce the size of the car gate and create a pedestrian gate to the front porch at the rear of her home located at 207 Tarpon Street. The subject property for the proposed work is legally described as:

Lot 19 of Tavernier Cove No. 1, according to the plat thereof, as recorded in Plat Book 1, at Page 103, of the Public Records of Monroe County, Florida.

Lots 21 and 22, less the Easterly 2.5', TAVERNIER COVE, according to the Plat thereof, as recorded in Plat Book 1 at page 103 of the Public Records of Monroe County, Florida.

### Staff presentation and recommendation

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

### Applicant presentation

Cynthia Martin reviewed a large scale site plan and photos of picket fences with the HPC Commissioners.

### Public testimony

There was no public testimony.

### Board discussion

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Bert Bender said he had no concerns.

Anne-Marie Victor-Howe asked about the material to be used for the proposed pavers.

Ms. Martin said they would be a coral-like stone.

**Motion**

Bert Bender motioned to approve the project as proposed. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously.

**2 .Thomas and Karen Duane** are proposing to add concrete pavers over the existing asphalt driveway. The stone and colors are earth tones with an antique look. The subject property at 91981Overseas Highway is legally described as:

A portion of Lot 15, according to McDonald's Plot of portions of Sections 27 & 34, Township 62 South, Range 38 East, recorded in Plat Book 1 at Page 64, of the public records of Monroe County, Florida, said parcel also being a portion of Lot 7, according to the plat recorded in Plat Book 2 at Page 9 of the public records of Monroe County, Florida. (Re-subdivision of Lots 15 & 16, PB 1 – P 64), being more particularly described as follows:

Beginning at the East corner of Lot 15 and running thence Northwesterly for a distance of 434.10 feet, more or less to the Southeasterly Right of Way line of State Road No. 5; thence S40°29'00" W along said Right of Way line for a distance of 98.97 feet to the point of intersection with the Southwesterly line of said Lot 7; thence S53°27'23" E along said Southwesterly line of said Lot 7 and the prolongation thereof for a distance of 454.0' ± to the shoreline of the Atlantic Ocean; thence meander said shoreline in a Northeasterly direction for a distance of 70 feet, more or less to the Point of Beginning.

**LESS THE FOLLOWING:**

A portion of Lot 7, as shown on the Plat recorded in Plat Book 2, at Page 9 of the Public Records of Monroe County, Florida. Said Plat being a re-subdivision of Lots 15 and 16 of Geo McDonald's Plat of portions of Sections 27 and 34, Township 62 South, Range 38 East, Monroe County, Florida, recorded in Plat Book 1, at Page 64 of the Public Records of Monroe County, Florida.

Begin at the intersection of the Northeasterly line of said Lot 7 (Plat Book 2, Page 9), and the Southeasterly right of way line of State Road No. 5 (Overseas Highway); thence S40°29'00"W, along said right of way line a distance of 98.97 feet to the point of intersection with the Southwesterly line of said Lot 7; thence S53°27'23"E, along said Southwesterly line of Lot 7 a distance of 216.76 feet; thence N37°57'25"E, a distance of 83.52 feet to a point on the aforementioned Northeasterly line of Lot 7; thence N49°20'39"W, along said Northeasterly line of Lot 7 a distance of 212.57 feet to the Point of Beginning of the lands herein described.

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**TOGETHER WITH THE FOLLOWING:**

An easement for the purpose of ingress and egress, over and across a portion of Lot 7, as shown on the Plat recorded in Plat Book 2, at Page 9 of the Public Records of Monroe County, Florida. Said Plat being a re-subdivision of Lots 15 and 16 of Geo McDonald's Plat of portions of Sections 27 and 34, Township 62 South, Range 38 East, Monroe County, Florida, recorded in Plat Book 1, at Page 64 of the Public Records of Monroe County, Florida.

Said Easement having a width of 12 feet, lying 6 feet on each side of the following described centerline:

Commence at the intersection of the Northeasterly line of Lot 7, as shown on the Plat recorded in Plat Book 2, at Page 9 of the Public Records of Monroe County, Florida, and the Southeasterly right of way line of Sate Road No. 5 (Overseas Highway); thence S40°29'00"W, along said right of way line a distance of 46.87 feet to Point of Beginning of the following described centerline: thence S50°19'01"E, a distance of 86.38 feet to the point of curvature of a curve, having: a radius of 20.00 feet, a central angle of 33°28'18", a chord bearing of S33°34'52"E and a chord length of 11.52 feet; thence along the arc of said curve to the right, an arc length of 11.68 feet to the end of said curve; thence S16°50'44"E, a distance of 20.77 feet to the point of curvature of a curve having: a radius of 20.00 feet, a central angle of 35°12'31", a chord bearing of S34°26'59"E and a chord length of 12.10 feet; thence along the arc of said curve to the left, an arc length of 12.29 feet to the end of said curve; thence S52°03'14"E, a distance of 28.45 feet to the point of curvature of a curve having: a radius of 50.00 feet, a central angle of 08°11'31", a chord bearing of S47°57'29"E and a chord length of 7.14 feet; thence along the arc of said curve to the right, an arc length of 7.15 feet to the end of said curve; thence S43°51'43"E, a distance of 20.15 feet to the point of curvature of a curve having: a radius of 20.00 feet, a central angle of 35°55'28", a chord bearing of S61°49'27"E and a chord length of 12.34 feet; thence along the arc of said curve to the left, an arc length of 12.54 feet to the end of said curve; thence S79°47'11"E, a distance of 23.68 feet to the Point of Terminus of said centerline.

**Staff presentation and recommendation**

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

**Applicant presentation**

Roger Young, Islamorada Brick Company was there to represent the owners. He had nothing further to add.

**Public testimony**

There was no public testimony.

**Board discussion**

Bert Bender said he had no concerns about the installation of pavers over the existing asphalt. Anne-Marie Victor-Howe asked if there is an alternative to using pavers.

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Bert Bender said the existing asphalt is already impervious.

### **Motion**

Bert Bender motioned to approve the project as proposed. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously.

**3. Nancy N. Wall** is proposing to construct a single family residence, a gravel driveway and a 2,500 gallon cistern at Block B Lot 12 and Northeasterly 25' of Lot 11, Tavernier #2. The subject property is legally described as:

Lot 7, the Northeasterly 25' of Lot 8, Lot 11 and Lot 12, Block B, Tavernier #2, according to the Plat thereof, as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida.

### **Staff presentation and recommendation**

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

### **Applicant presentation**

Nancy and Randolph Wall were there to represent the project. Mr. Randolph said what he is proposing is a little cottage.

### **Public testimony**

There was no public testimony.

### **Staff response**

Barbara Bauman, Senior Planner, said technically the elevation of the structure would be 36.7 NGVD 'even though the actual overall height of the structure itself is 30'6".

### **Board discussion**

Bert Bender noted there is a double row of trees. He asked if they belonged to this property or to the neighbor.

Mr. Wall said the trees are his and are not native. He had a biologist report which he gave to the Commission.

Mr. Bender asked about how the house will be constructed.

Mr. Wall explained the house will be 530 square feet with a hip roof and a porch with a shed roof (20' X 28' building plus the porch). It will be stick built. He is trying to make this as energy efficient as possible so the cupola is to provide good ventilation. It will have high ceilings and exposed beams. As the lot is only 50' wide they will have to remove non-native decorative palms and coconut palms. He is requesting that the house is elevated because he is concerned that

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FEMA is re-evaluating the flood maps which may increase the elevation required to be considered above flood.

Mr. Wall said he did these drawings and will bring them to an engineer to create the construction drawings. He did not want to go to that expense without HPC's approval.

Anne-Marie Victor-Howe asked about the construction materials.

Mr. Wall said it would have novelty siding, v-crimp roofing, and impact windows.

Dr. Victor-Howe asked about the driveway material.

Mr. Wall said it would be filled with pea rock and might be a little narrower.

Mr. Bender said we have discussed at earlier meetings the need for more detailed drawings and floor plans.

Peter Morris, Assistant County Attorney, said our protocol is a low level threshold for completeness, unlike HARC that has very high standards for submittals.

Ms. Bauman said she would need guidance on what additional material would be required.

Mr. Bender said if he had a floor plans and a section drawing he would not have had to ask so many questions about the construction. He noted it is obvious from his discussion that Mr. Wall does know about construction.

Mr. Bender asked why they want the house elevated 7'. Is this just for parking?

Mr. Wall said no, he is concerned the FEMA requirements may increase. He does need this space for parking as the lot is so small.

**Motion**

Bert Bender motioned to approve the project as proposed. Kate DeLoach seconded the motion. The motion carried unanimously.

Mr. Wall said he was disappointed no one commented on the proposed cistern.

The Commissioners agreed they very much liked the cistern.

**Other Business:**

Diane Silvia said the HPC should review the recommendations made in the Survey Update Report to see which items should be pursued for the future. The HPC agreed to discuss this at the next meeting.

**Adjournment.**