

# HPC

## Monroe County Historic Preservation Commission MINUTES

Monday February 6, 2017 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 January 9, 2017 meeting.

Adoption of the Minutes from the January 9, 2017 meeting was postponed as three members that had been in attendance were not present at this meeting.

### Changes to the Agenda.

Sara Ayers-Rigsby, from the Florida Public Archaeology Network at Florida Atlantic University, will introduce herself at the end of the meeting.

**1. ANNE-MARIE VICTOR- HOWE AND JOHN-HOWE** are proposing to install a pre-manufactured 8' X 10' storage shed at 149 Sunrise Drive, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00506460-000000 and legally described as:

Lot 13, of KNUST & LANE RESUBDIVISION of Lots 13, 14, 15 and 16 of TAVERNIER COVE, according to the Plat thereof as recorded in Plat Book 1, Page 146 of the Public Records of Monroe County, Florida. Being described also as the Southerly 100 feet of Lots 13 and 14 of TAVERNIER COVE, according to the Plat thereof, as recorded in Plat Book 1, Page 103 of the Public Records of Monroe County, Florida.

Commissioner Anne-Marie Victor-Howe recused herself as she is an owner of the property.

Assistant City Attorney Peter Morris asked the seated Commissioners if they had any conflict of interest pertaining to this application.

As there was no conflict of interest Chair-Commissioner Alice Allen, Commissioner Bert Bender, and Commissioner Kate DeLoach constituted a quorum and could review this application.

Monroe County Historic Preservation Commission  
MINUTES  
Monday February 6, 2017 2:00 pm  
Tavernier Fire House

### **Staff presentation and recommendation**

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

### **Applicant presentation**

Anne-Marie Victor-Howe and John Howe were there to represent the project.

### **Public testimony**

There was no public testimony.

### **Staff response**

Diane Silvia asked if they are requesting a shed with a gable, shed, or hip roof.

### **Applicant response**

John Howe said it will be a gable roof.

### **Board discussion**

Bert Bender said it is at the rear of the property.

There was nothing further.

### **Motion**

Bert Bender motion to approve. Kate DeLoach seconded the motion. The motion carried unanimously

**2. JEFFREY L. HALE** is proposing to replace wood siding on front, left, and right side walls with HardiPlank siding and replace 7 windows with impact resistant windows, 5 casement and 2 single hung at 224 Tavernier Drive, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00478000-000000 and legally described as:

A portion of vacated right of way of former Washington Avenue, adjoining and northerly of Lot 1, Block 9, Largo Beach, according to the plat thereof recorded in Plat Book 1 at Page 108 of the public records of Monroe County, Florida, and being more particularly described as follows: For a Point of Beginning, begin on the southerly right of way line of said Washington Avenue at the northwesterly corner of said Lot 1; thence northwesterly along a prolongation of the boundary line common to Lots 1 and 2, Block 9 of said plat for a distance of 25 feet to the centerline of said Washington Avenue; thence northeasterly along said centerline for a distance of 5.31 feet to the southwesterly right of way line of Coconut Row according to said plat; thence southeasterly along said right of way line for a distance of 21.70 feet to a point; thence southwesterly 18.40 feet to the Point of Beginning. Containing 262 square feet more or loss.

### **Staff presentation and recommendation**

Monroe County Historic Preservation Commission  
MINUTES  
Monday February 6, 2017 2:00 pm  
Tavernier Fire House

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

**Applicant presentation**

Jeffrey L. Hale, property owner, said he was permitted to do this kind of proposed work on the rear of the house. He is planning now to do the remainder of the house using HardiPlank siding and to replace the existing awning windows with impact windows.

**Public testimony**

There was no public testimony.

**Board discussion**

Bert Bender asked if this is a contributing structure.

Diane Silvia said no, it was not included in the survey or the recent survey update.

Mr. Bender said he must review this as a non-contributing structure.

**Motion**

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

**3. The Pigeon Key Ramp Repair project** is comprised of the rehabilitation and substantial replacement of a 23 span timber, concrete and steel structure ramp bridge to Pigeon Key Island to accommodate pedestrians, bicyclists and an SU2 vehicle in order to conform to FDOT repair standards for the Old Seven Mile Bridge. The initial FDOT Transportation Alternatives Program (TAP) award in the 2015 cycle of \$1,000,000 was intended to fund design and construction of repairs so that the ramp could accommodate pedestrians, cyclists and a light tram. Subsequently, an agreement was reached to repair a portion of Old Seven to accommodate an SU2 design vehicle (emergency vehicles) and therefore the design criteria for the ramp was changed to conform to this FDOT requirement, and the construction estimate has been increased. The subject property is physically located at 44800 Overseas Highway and is legally described as:

All of the lands heretofore deeded to the Overseas Road and Toll Bridge District from the Florida East Coast Railway Company by deed dated November 9, 1936, and recorded in Deed Record G-6, Pages 46 to 55, both inclusive, Monroe County, Florida, Public Records excepting therefrom all lands which have been deeded by said Overseas Road and Toll Bridge District and which deeds are of record as of the date of this conveyance to Monroe County, Florida, and also excepting the strip of land One Hundred feet (100') wide being Fifty feet (50') in width on each side of the center line of the right-of-way of the former Florida East Coast Railway, as same was constructed and operated between the center line dividing Sections Twenty-one (21) and Twenty (20) in Township 64, South of Range 36 East, to the Section Line between Sections Twenty-five

Monroe County Historic Preservation Commission

MINUTES

Monday February 6, 2017 2:00 pm

Tavernier Fire House

(25) and Twenty-six (26) in Township 66, South of Range 29 East, including all trestles, structures, bridges and riparian rights, all in Monroe County, Florida, being part of the lands deeded to the Overseas Road and Toll-Bridge District by deed dated November 9, 1936, and recorded in Deed Record G-6, pages 46 to 55, both inclusive, Monroe County, Florida, Public Records,

**or AKA:**

All of Pigeon Key, an island approximately 5.31 acres located at Mile Marker 45, along the Old Seven Mile Bridge, Lot 1, Section 13, Township 66 South, Range 31 East, Tallahassee Meridian, and deeded to the Overseas Road and Toll Bridge District from the Florida East Coast Railway Company by Deed dated November 9, 1936, and recorded in Deed Record G-6, pages 46 to 55, and thereafter deeded to Monroe County by Warranty Deed, recorded at OR-15, pages 374 to 376, having Real Estate Number: 00106120-000000.

**Staff presentation and recommendation**

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

**Applicant presentation**

Deborah London from the Monroe County Engineering Department was there to represent the project. She explained the project is being funded by TDC and FDOT. The plans have been submitted to the SHPO.

**Public testimony**

There was no public testimony.

**Board discussion**

Bert Bender said he did a structural assessment on the ramp and buildings at Pigeon Key about 25 years ago. He has thoroughly reviewed this application. He would like to have had the SHPO's approval prior to coming to the HPC.

**Motion**

Bert Bender motioned to approve upon SHPO approval.

Peter Morris explained the Land Development Regulations do not allow for holding or tabling a decision based on approval by a third party.

Mr. Bender said we are a CLG so we are subject to the SHPO.

Mr. Morris said final approval is given by the BOCC.

Diane Silvia explained that if the HPC approves the application today and the SHPO denies it, the project would not be able to move forward.

Monroe County Historic Preservation Commission

MINUTES

Monday February 6, 2017 2:00 pm

Tavernier Fire House

Mr. Bender withdrew his previous motion, and instead motioned to approve the proposed ramp. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously.

**Other Business:**

Sara Ayers-Rigsby, from the Florida Public Archaeology Network at Florida Atlantic University, introduced herself. She provided a pamphlet that describes their mission. She explained that in addition to public education they are there to provide assistance to local governments. In addition, they also do cemetery workshops. She offered to help with anything we are working towards.

**Discussion of recommendations from the Monroe County Survey Update Report**

Diane Silvia we should work on some of the recommendations made in the Monroe County Survey Update Report. She suggested we should definitely add the 9 newly recorded structures in the Tavernier Historic District to the list of contributing structures. Others on the bay side could form a new district or be individually listed as contributing.

Alice Allen said there is not really enough there to create a district, but they could be individually listed as contributing.

Diane Silvia said the consultant also recommended expanding staff approvals to reduce owner dissatisfaction and make the process more efficient.

Bert Bender said we were working on that with our previous attorney.

Peter Morris said yes it was an approval matrix. He will see if he can find that document.

One other important recommendation is to get a GIS map with the locations of known archaeological sites so they can be better protected from development.

Peter Morris said he will craft a document to go to the BOCC for approval of these recommendations.

**Adjournment.**

Bert Bender motioned to adjourn. Anne-Marie Victor-Howe seconded the motion. The motion carried unanimously