

HPC

Monroe County Historic Preservation Commission MINUTES

Monday June 5, 2017 2:00 pm

Tavernier Fire House, 151 Marine Ave., Tavernier



May 8, 2017 meeting was cancelled due to lack of a quorum.

Call to Order.

Roll Call.

Present and answering to roll call were Chair-Commissioner Alice Allen, Commissioner Bert Bender, and Commissioner Kate DeLoach

Absent – Commissioner Donna Bosold and Commissioner Anne-Marie Victor-Howe

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

Adoption of Minutes from the April 10, 2017 meeting.

The adoption of the minutes was tabled due to a lack of a quorum of Commissioner's that had attended the April 10th meeting

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness

1. DAVID K. ENGEL is proposing to install a brick paver driveway at 138 Ocean View Drive, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00555450-000000 and legally described as:

Lot 4, Block 4, TAVERNIER HEIGHTS, according to the Plat thereof, recorded in Plat Book 1, Page 180 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

Property owner, David Engel said many of his neighbors have brick paver driveways and he feels this will look nice.

Public testimony

There was no public testimony.

Board discussion

Bert Bender said he went by the site and most of the neighbors have gravel driveways. You have a small concrete driveway and gravel

Mr. Engel said it is sand not gravel.

Mr. Bender said he is concerned about this trend to use pavers. He is not concerned with replacing the existing concrete drive with the proposed pavers, but is concerned about expanding the driveway area.

Mr. Engel said the lot coverage in the front yard is 60 percent.

Barbara Bauman said 60 percent is the maximum allowed.

Alice Allen asked if these pavers were pervious.

Mr. Engel said no it is brick on sand.

Mr. Bender noted you are going to remove the existing concrete and replace it with brick on sand. Can you set these with a gap.

Mr. Engle said there will be an 1/8th gap

Mr. Engle's wife, Jamie Engle said she is a Realtor and a brick paver driveway will add value to their home.

Mr. Bender said we cannot consider property value.

Mr. Engel said there are ten houses on .their two streets that have paver driveways.

Peter Morris noted the Commission should only consider those driveways previously approved by the HPC.

Mr. Engel said the driveway at the end of Tarpon Street that was just installed should have been approved.

Motion

Bert Bender motioned to approve with the condition they will use pavers with knobs so there will be gaps to make the driveway pervious. Kate Deloach seconded the motion. There were no objections so the motion carried unanimously.

2. NATIVE RENTAL PROPERTIES is proposing as built revisions for construction of a previously approved, new single family residence at 134 N. Sunrise Drive, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00506030-000000 and legally described as: (previously approved January 4, 2016).

Lot 34, Singleton's Addition to Tavernier Cove, as shown on the Plat thereof as recorded in Plat Book 1, Page 135 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

Krissy Lynn, agent for the applicant had nothing further to add.

Public testimony

There was no public testimony.

Staff

Barbara Bauman asked if the stairs and landing extended into the rear setback.

Krissy Lynn responded no, there is plenty of room.

Board discussion

The Commissioners had no questions and all agreed that a second means of egress (aside from egress windows) was a prudent thing to have.

Motion

Bert Bender motioned to approve the as-built revisions. Kate Deloach seconded the motion. There were no objections so the motion carried unanimously.

Other Business:

Discussion of recommendations from the Monroe County Survey Update Report

The Commissioners agreed to hold off on discussions of a staff approval matrix until all are present.

Diane Silvia asked that we move along with getting BOCC approval to designate the historic structures newly identified during the survey update located within the Tavernier Historic District as contributing.

Adjournment.

Alice Allen motioned to adjourn. Bert Bender seconded the motion. There were no objections so the motion carried unanimously.