

HPC

Monroe County Historic Preservation Commission MINUTES

Monday May 7, 2018

Tavernier Fire House, 151 Marine Ave., Tavernier



2:00 PM Regular Meeting:

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 was Commissioner Donna Bosold.

Staff present: Devin Rains, Principal Planner
Steven Williams, Assistant County Attorney
Diane Silvia, Preservationist

Adoption of the Minutes from the March 5, 2018 and April 9, 2018 meetings.

Bert Bender motioned to approve the minutes from the March 5, 2018 meeting. Anne-Marie Victor-Howe seconded the motion. As there were no objections, the motion carried unanimously. Kate DeLoach motioned to approve the minutes from the April 9, 2018 meeting. Anne-Marie Victor-Howe seconded the motion. As there were no objections, the motion carried unanimously.

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness

1. 86701 Overseas Highway, LLC (File 2018-058) is proposing a revision to window placement at 91655 Overseas Highway within the Tavernier Historic District, Key Largo, Monroe County, Florida

having real estate numbers: : 00555390-000000; 00555400-000000; 00555410-000000; 00555410-000100; 00556250-000000; and 00556260-000000 and legally described as:

Parcel I:

A part of Lots 10, 11, 12 and 13, Block 3, of Tavernier Heights Subdivision, as recorded in Plat Book 1, Page 180, of the Public Records of Monroe County, Florida, and more particularly described as follows: Commencing at the Southwest corner of Lot 12, Block 3, of said Tavernier Heights Subdivision, said corner also to be known as the Point of Beginning of the property hereinafter described; run Southeasterly for a distance of 109.97 feet to the Southwest corner of Lot 10, Block 3; thence for a distance of 50.07 feet to the Southeast corner of Lot 10, Block 3; thence Northerly along the East line of Lot 10, Block 3, for a distance of 55.00 feet to a point; thence Northwesterly for a distance of 74.00 feet, more or less, to a point; thence

Northwesterly 34.00 feet to a point on the Southeasterly right-of-way line of Old State Highway No. 4A, said point being 75.00 feet from the Point of Beginning, measured Northeasterly along the Southeasterly right-of-way line of Old State Highway No. 4A; thence Southwesterly along the Southeasterly right-of-way line of Old State Highway No. 4A for a distance of 75.00 feet back to the Point of the Beginning. LESS THE FOLLOWING DESCRIBED TRACT OF LAND: A part of Lot 10, Block 3, of Tavernier Heights Subdivision, as recorded in Plat Book 1, at Page 180, of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at the Southeast corner of Lot 10, Block 3, said corner to be known as the Point of Beginning of that part of Lot 10, Block 3, as hereinafter described; bear North 86 degrees, 58 minutes and 12 seconds West 40.06 feet; thence bear North 69.04 feet; thence bear South 68 degrees East 43.14 feet; thence bear South 55.00 feet back to the Point of Beginning.

Parcel II:

A part of Lot 10, Block 3, of Tavernier Heights Subdivision, as recorded in Plat Book 1, at Page 180, of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at the Southeast corner of Lot 10, Block 3, said corner to be known as the Point of Beginning of that part of Lot 10, Block 3, as hereinafter described; bear North 86 degrees, 58 minutes and 12 seconds West 40.06 feet; thence bear North 69.04 feet; thence bear South 68 degrees East 43.14 feet; thence bear South 55.00 feet back to the Point of Beginning.

Parcel III:

Lots 7 and B, Block E, Amended Plat of Tavernier No. 2, Key Largo, Florida, according to the Plat thereof, as recorded in Plat Book 2, at Page 8 of the Public Records of Monroe County, Florida.

TOGETHER WITH part of a 10-foot wide alley adjoining Lot 7, Block E, Amended Plat of Tavernier No. 2, recorded in Plat Book 2, at Page 8 of the Public Records of Monroe County, Florida, and vacated by Resolution of Board of County Commissioners, Resolution No. 200-1999 recorded in Official Records Book 1589, Page 982, Public Records of Monroe County, Florida, and being more particularly described as follows:

That part of the Northwesterly half of the aforesaid 10-foot wide alley lying Northwesterly of the centerline of said alley and Southwesterly of a Southeasterly prolongation of the line common to Lots 6 and 7, Block E of said Amended Plat of Tavernier No. 2.

ALSO

Part of Lots 10 and 13, Block 3, Tavernier Heights, Key Largo, Florida, according to the Plat thereof, as recorded in Plat Book 1, at Page 180 of the Public Records of Monroe County, Florida, described as follows:

Commencing at the point of intersection of the North line of said Lot 13 and the Southeasterly right-of-way line of Old State Road 4A, said point being the Point of

Beginning of the parcel of land hereinafter described, run Southwesterly along said Southeasterly right-of-way line for a distance of 28.37 feet to the Northerly corner of the certain tract of land described in Book 90, Page 360 and 361, Official Records of Monroe County, Florida; thence Southeasterly along the Northeasterly line of said tract for a distance of 34 feet, more or less, to a point on the Northeasterly line of the certain parcel of land described in Deed Book G-55, Pages 488 and 489, Public Records of Monroe County, Florida; thence Southeasterly along said Northeasterly line for a distance of 74 feet, more or less, to a point on the East line of aforesaid Lot 10; thence North along said East line of Lot 10 for a distance of 65 feet to the Northeast corner of Lot 10; thence West along the North line of aforesaid Lots 10 and 13 for a distance of 76.7 feet back to the Point of Beginning, the above-described property of Lots 10 and 13, Block 3, Tavernier Heights, being adjacent to and contiguous with Lots 7 and 8, Block E, Amended Plat of Tavernier No. 2.

Parcel IV:

Lot 9, Block 3, Tavernier Heights, as recorded in Plat Book 1, Page 180, of the Public Records of Monroe County, Florida.

Said Lot 9, Block 3, is more particularly described as follows when measuring from the intersection of State Road 4A and the Southwest corner of Lot 12, Block 3, in Tavernier Heights:

Commencing from the Southwest corner of Lot 12, Block 3, in Tavernier Heights, thence run Southeasterly for a distance of 109.97 feet to the Southwest corner of Lot 10, Block 3, thence Easterly along the Northerly right-of-way line of the platted Ocean View Drive for a distance of 50.07 feet to the common corner of Lot 9 and 10, Block 3, Tavernier Heights, said corner also to be known as the point of beginning of the property hereinafter described, thence run Northerly on a deflection angle to the left of 93.05 degrees, a distance of 120.0 feet to the Northerly boundary of Tavernier Heights, thence on a deflection angle to the right of 90.00 degrees a distance of 50.0 feet along the Northerly boundary of Tavernier Heights, thence run Southerly on a deflection angle of 90.00 degrees to the right, a distance of 122.7 feet to a corner on the Northerly right-of-way of Ocean View Drive, thence along said right-of-way Westerly on a deflection angle of 93.05 degrees to the right a distance of 50.07 feet to the Point of Beginning.

Staff presentation and recommendation

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

Applicant presentation

William Knetge, architect and contractor for the project, and Cheryl Meades, property owner represented the project.

Mr. Knetge explained this revision is after the fact. During the final inspection they were told the revisions had to go back to the HPC for approval. One window had to be eliminated because it went to the access stair.

Ms. Meade said the other window had been hidden by the old Reporter sign.

Public testimony

There was no public testimony.

Board discussion

Bert Bender said they have answered all of his questions. He went by the building and feels it looks fine.

Motion

Bert Bender motioned to approve the window revision. Kate DeLoach seconded the motion. As there were no objections, the motion carried unanimously.

2. Harold McMahon (File 2018-059) is proposing to replace 155 linear feet of 6' wood fencing at 197 Lowe Street within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00566370-000000 and legally described as:

All of Block 5, less the West 71 feet of AMENDED PLAT OF TAVERNIER BEACH, a subdivision in Section 34, Township 62 South, Range 38 East, according to the Plat thereof, as recorded in Plat Book 1, Page 201, of the Public Records of Monroe County, Florida.

AND

A parcel of filled sovereignty land in Tavernier Harbor abutting Section 34, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of Block 5, Amended plat of Tavernier Beach as recorded in Plat Book 1, Page 201 of the Public Records of Monroe County, Florida; thence Easterly 312 feet along the North line of said Block 5 to its intersection with the Mean High Water Line as shown on said Amended Plat and the Point of Beginning; thence continue Easterly 10 feet along said North line of Block 5 extended; then South 6 degrees 15 minutes last 44.49 feet; thence South 23 degrees 12 minutes East 30.46 feet; thence South 85 degrees 52 minutes 45 seconds East 69.60 feet; to an Easterly extension of a line 23 feet North of and parallel to the South line of said Block 5; thence Westerly 96 feet along said Easterly extension to the Mean High Water Line as shown on Amended Plat of Tavernier Beach; thence Northerly 75 feet to the Point of Beginning.

AND

A parcel of submerged land in the Straits of Florida in Section 34, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, more particularly described as follows:

Beginning at an iron bolt on the shore of the Atlantic Ocean at the mean high tide line and on the

dividing line between Block 5 and Lowe Street, all as shown on the Amended Plat of Tavernier Beach, according to Plat Book 1, Page 201, Public Records of Monroe County, Florida, and run South 84 degrees 43 minutes East on the Easterly prolongation of said dividing line a distance of 200 feet; thence North 5 degrees 17 minutes East, a distance of 23 feet; thence North 84 degrees 43 minutes West, a distance of 200 feet; thence North 84 degrees 43 minutes West, a distance of 200 feet to the said mean high tide line; then South along said mean high tide line a distance of 23 feet to the Point of Beginning.

Staff presentation and recommendation

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

Applicant presentation

David De Haas, De Haas Consulting and Design, and Chuck Schafstell, contractor, represented the project. They are proposing to replace an existing 6' wood fence that was damaged by Hurricane Irma.

Diane Silvia explained that the issue is that the old fence was never permitted.

Mr. De Haas said the fence was originally chain link and they added the boards to it. That fence is gone now due to the hurricane.

Public testimony

There was no public testimony.

Board discussion

Bert Bender asked for clarification about the fence placement. The contractor provided a site plan with the fence placement marked in red.

Mr. Bender said you have two options shown a stockade style and a shadowbox style. If you use the stockade style the finished side should face out.

The contractor said they want to install the shadowbox style.

Anne-Marie Victor-Howe asked if the fence will be painted.

Mr. De Haas said it will be white.

Motion

Bert Bender motioned to approve the proposed fencing. Anne-Marie Victor-Howe seconded the motion. As there were no objections, the motion carried unanimously.

3. Ballast Trail, LLC (File 2018-070) is proposing to install a gate, 4' and 5' black chainlink fencing, and 6' PVC shadowbox fencing at 133 Lowe Street within the Tavernier Historic

District, Key Largo, Monroe County, Florida having real estate number: 00090220-000000 and legally described as:

PARCEL 1:

Commencing at a point 322 feet East, and South 3° 30' West (mag) 946 feet 8 Inches from the Northwest corner of Government Lot 3, Sec. 34, Tp 62 S, R 38 E. From said point run South 3° 30' West (mag) 94 feet 8 inches. Thence run East 3° 30' South (mag) 512 feet to the waters of the Atlantic Ocean. Thence Northerly along the waters of the Ocean 94 feet 8 Inches. Thence West 3° 30' North (mag) 512 feet to the starting point. Being part of Government Lot 3, Sec. 34, Tp 62 S, R 38 E, and more particularly described as the middle third (1/3) of Lot 4 of MacDonald's Plat Government Lots 3 and 4 and W 1/2 of NW 1/4 Sec. 34, Tp 62 S, R 38 E, as recorded in Plat Book 1, Page 80, Monroe County Records.

Also the Easterly 15 feet of Lot 10 (Samuel C. Williams) lying Northerly of the line between Lot 4 and Lot 5 according to said plat, as recorded in Plat Book 1, Page 80, of the Public Records of Monroe County, Florida.

Together with an easement for ingress and egress being described as the Easterly 15 feet of the portion of Lot 9, Plat Book 1, at page 80, lying westerly of and adjacent to the middle third of Lot 4.

PARCEL 2:

A parcel of land being a portion of Lot 4, of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1 at Page 80 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Beginning at the Southeast corner of Lot 30, Tavernier Cove, according to the plat thereof recorded in Plat Book 1 at Page 103 of the said Public Records, run S 86 degrees 22' 36" E along the Southerly line of the said Tavernier Cove for approximately 210 feet to the shoreline of the Atlantic Ocean; thence meander Southerly along the said shoreline for 95 feet more or less to an intersection with the Northerly line of the "middle one-third (1/3) of Lot Four" according to deed description recorded in Deed Book D-1, Page 299 of the said Public Records; thence run N 86 degrees 22' 23" W along the said Northerly line of the "middle one-third (1/3) of Lot Four" for approximately 205 feet to an intersection with a line bearing S 3 degrees 37' 24" W from the Point of Beginning; thence run N 3 degrees 37' 24" E along the said line, the same being the Easterly line of an Southerly prolongation thereof, of the STICKNEY parcel (OR 783-1947), for 94.82 feet to the Point of Beginning of the herein described parcel of land.

AND

A parcel of land being a portion of Lot 4, of " PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the plat thereof

recorded in Plat Book 1at Page 80 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Commencing at the Southeast corner of Lot 30, Tavernier Cove, according to the plat thereof recorded in Plat Book 1at Page 103 of the said Public Records, run N 86 degrees 22' 36" W along the Southerly line of the said Tavernier Cove for 104.99 feet to the Point of Beginning of the herein described parcel of land.

From the said Point of Beginning continue N 86 degrees 22' 36" W along the said Southerly line of the said Tavernier Cove for 189.72 feet to the Northwest corner of the said Lot 4, of "PLAT OF THE AMOS LOWE HOMESTEAD"; thence run S 3 degrees 37' 51" W along the Westerly line of the said Lot 4 of "PLAT OF THE AMOS LOWE HOMESTEAD" for 79.80 feet; thence run S 86 degrees 22' 23" E along a line 15 feet Northerly of, (as measured along a perpendicular),and parallel with the Northerly line of the "middle one-third (1/3) of Lot Four", according to deed description recorded In Deed Book D-1, Page 299 of the said Public Records for 189.72 feet; thence run N 3 degrees, 37' 51" E along the Westerly line of the STICKNEY parcel (OR 783-1947) for 79.81feet to the Point of Beginning of the herein described parcel of land.

AND

A parcel of land being a portion of Lots 4, 9 and 10, of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest quarter in section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1at Page 80 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

A 15.00 feet wide parcel being a portion of Lots 4,9, and 10 of the hereinabove mentioned Plat of the Amos Lowe Homestead, said parcel lying within 7.50 feet of the following described centerline;

Commencing at the Southeast corner of Lot 30, Tavernier Cove, according to the plat thereof recorded in Plat Book 1, at Page 103 of the said Public Records, run S 3 degrees 37' 24" W along the westerly side of a Southerly prolongation of Tarpon Street as shown on the said Tavernier Cove plat for 87.32 feet to the Point of Beginning of the herein described centerline; From the said Point of Beginning run N 86 degrees 22' 23" W along a line 7.50 feet (as measured on a perpendicular) Northerly of and parallel with the Northerly line of the "middle one-third (1/3) of Lot Four" for 302.20 feet; thence run S 3 degrees 37' 51" W along a line 7.50 feet (as measured along a perpendicular) Westerly of and parallel with the Westerly line of the said Lot 4, Amos Lowe Homestead for 102.30 feet; thence continue S 3 degrees 37' 51" W along the last mentioned course and along a line 7.50 feet Westerly of (as measured on a perpendicular) and parallel with the Westerly line of Sunny Haven according to the plat thereof recorded In Plat Book 1 at Page 185 of the Public Records of Monroe County, Florida for 79.67 feet to the Northerly side of a 15.00 feet wide unnamed street according to deed description recorded Deed Book G-13 at Page 137 of the said Public Records, the same being the Point of Ending of the hereinabove described center line. LESS: The Easterly 15 feet of Lot

10 (Samuel C. Williams) lying Northerly of the line between Lot 4 and Lot 5 according to said Plat, as recorded in Plat Book 1, Page 80, of the Public Records of Monroe County, Florida, (as described in conveyance to Grogan OR 740-171)

PARCEL 3:

A parcel of land being a portion of Lot 4, of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1, at Page 80 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Beginning at the Southeast corner of Lot 30, Tavernier Cove, according to the plat thereof recorded In Plat Book 1 at Page 103 the said Public Records, run N 86 degrees 22' 36" W along the Southerly line of the said Tavernier Cove for 104.99 feet; thence run S 3 degrees 37' 51" W for 79.81 feet; thence run S 86 degrees 22' 23" E along a line 15.00 feet Northerly of, (as measured along a perpendicular), and parallel with the Northerly line of the "middle one-third (1/3) of Lot Four", according to deed description recorded In Deed Book 1at Page 299 of the said Public Records for 105.00 feet; thence run N 3 degrees, 37' 24" E along a Southerly prolongation of the Westerly line of Tarpon Street as shown on the said Tavernier Cove plat for 79.82 feet to the Point of Beginning of the hereinabove described parcel of land.

PARCEL 4:

A parcel of land being a portion of Lot 9 and Lot 10, of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1at Page 80 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Commencing at the Southeast corner of Lot 30, Tavernier Cove, according to the plat thereof recorded in Plat Book 1 at Page 103 of the said Public Records, run N 86 degrees 22' 36" W along the Southerly line of the said Tavernier Cove for 294.71 feet to the Northwest corner of Lot 4 of said " PLAT OF THE AMOS LOWE HOMESTEAD", and the Point of Beginning of the herein described parcel of land. From the said Point of Beginning, run S 3 degrees 37' 51" W along the Westerly side of said Lot 9 of said "PLAT OF THE AMOS LOWE HOMESTEAD" for 79.80 feet; thence run N 86 degrees 22' 23" W. for 15.00 feet; thence run S 3 degrees 37' 51" W along a line 15.00 feet, {as measured along a perpendicular) Westerly of and parallel with the Westerly line of the said Lots 9 and 10 of the said "PLAT OF THE AMOS LOWE HOMESTEAD", for 89.47 feet; thence run along the Northerly and Northeasterly sides of a previously described Milazzo parcel (OR 784-119) for the following two (2) Courses: (1) N 86 degrees 22' 09" W, 87.59 feet (2) N 47 degrees 30' 35" W,37.14 feet; thence run N 42 degrees 29' 25" E along a Northeasterly prolongation of the Northwesterly line of the said Milazzo parcel for 58.13 feet to the dividing line between the said Lots 9 and 10 of the said "PLAT OF THE AMOS LOWE HOMESTEAD"; thence run N 47 degrees 22' 36" W along the said dividing line for 159.98 feet to the point of Intersection of the Southwesterly and Southerly lines

of the said Tavernier Cove; thence run S 86 degrees 22' 36" E along the Southerly line of the said Tavernier Cove for 219.38 feet to the Point of Beginning of the herein described parcel of land.

PARCEL 5:

A parcel of land being a portion of Lot 10 of "PLAT OF THE AMOS LOWE HOMESTEAD" consisting of Lots 3 and 4 of the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the Plat thereof, recorded In Plat Book 1, at Page 80, of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Parcel C: Commencing at the intersection of the Southwesterly side of the said Lot 10 with the Southeasterly Right-of-Way line of State Road No. 5 (U.S. Highway No. 1), run South 47 degrees 30' 35" East along the Southwesterly side of the said Lot 10, the same being the Northeasterly side of Lowe Street, for 552.33 feet to the Point of Beginning; thence continue in a Southeasterly direction 176.10 feet; thence run North 42 degrees 29' 25" East for 158.13 feet to the extension of the Southwesterly line of Tavernier Cove, according to the Plat thereof, as recorded In Plat Book 1, at Page 103, of the Public Records of Monroe County, Florida; thence run Northwesterly along said extension of the Southwesterly line of Tavernier Cove, North 47 degrees 22' 36" West for 176.10 feet; thence run South 42 degrees 29' 25" West for 158.54 feet to the Point of Beginning.

PARCEL 6:

A Parcel of land being a portion of Lot 10 of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 of the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the Plat thereof, recorded in Plat Book 1, at Page 80, of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

PARCEL B: Commencing at the intersection of the Southwesterly side of the said Lot 10 with the Southeasterly Right-of-Way Line of State Road No. 5 (U.S. Highway No. 1), run South 47 degrees 30' 35" East along the Southwesterly side of the said Lot 10, the same being the Northeasterly side of Lowe Street for 376.17 feet to the Point of Beginning; thence continue In a Southeasterly direction along the Northeasterly side of Lowe Street ,South 47 degrees 30' 35" East for 176.16 feet; thence run North 42 degrees 29' 25" East for 158.54 feet to the Southwesterly line of Tavernier Cove, according to the Plat thereof, as recorded in Plat Book 1, at Page 103, of the Public Records of Monroe County, Florida; thence run in a Northwesterly direction, along said Southwesterly line of Tavernier Cove, North 47 degrees 22' 36" West for 176.16 feet; thence run South 42 degrees 29' 25" West for 158.95 feet to the Point of Beginning.

PARCEL 7 (overall boundary):

A Parcel of land being portions of Lots 4, 9 and 10 of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 of the West half of the Northwest Quarter in Section

34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the Plat thereof recorded in Plat Book 1, at Page 80 of the Public Records of Monroe County, Florida, said parcel 7 consisting of Parcels 1, 2, 3, 4, 5 and 6 as described in Title Insurance Commitment No. 19417005 issued by National Title Insurance Company, effective April 29, 2011; said Parcel 7 being further described as follows:

Commencing at the intersection of the southwesterly side of the said Lot 10 with the southeasterly right of way line of the Overseas Highway (US Highway No. 1), run S 47°30'35" E along the southwesterly side of the said Lot 10, the same being the northeasterly side of Lowe Street for 376.17 feet to the most westerly corner of Parcel 5 of said Title Commitment and the Point of Beginning. From said Point of Beginning thence continue in a southeasterly direction along the northeasterly side of Lowe Street S 47°30' 35" E for 352.26 feet to the most southerly corner of said Parcel 5; thence N 42°29'25" E along the southeasterly line of said Parcel 5 for 100 feet to the southerly line of Parcel 4 of said Title Commitment; thence S 47°30' 35"E along said southerly line for 37.14 feet; thence S 86°22'09" E along said southerly line for 87.59 feet to the west line of the easterly 15 feet of said Lot 10 of said plat recorded in Plat Book 1, Page 80 of said public records; thence S 3°37'51" W along said west line for 100.00 feet to the north right of way line of a 15 feet wide un-named street according to the plat of Sunny Haven recorded in Plat Book 1 at Page 185 of said public records (AKA: Beach Road); thence S 86° 22'09" E along said right of way line for 15.00 feet to the southwest corner of Lot 9 according to said plat of Sunny Haven; thence N 3°37'51" E along the west line of said Lot 9 of Sunny Haven for 79.67 feet to the northwest corner of said Lot 9 of Sunny Haven, thence S 86°22'09" E along the north line of said plat of Sunny Haven and the south line of the middle 1/3 of Lot 4 of said plat of Amos Lowe Homestead recorded in Plat Book 1 at Page 80 of said public records for 512 feet, more or less, to the shoreline of the Atlantic Ocean; thence meander northerly along said shoreline for 189.34 feet to the north line of the north 1/3 of said Lot 4 of said Lowe Homestead plat; thence N 47°30' 35" W along said northeasterly line for 192.59 feet to the most northerly corner of said Parcel 6 according to said Title Insurance Commitment; thence S 42°29'25" W along the northwesterly line of said Parcel 6 for 158.95 feet to the Point of Beginning.

Staff presentation and recommendation

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

Applicant presentation

Krissy Lynn, agent of the owner, and Alex Saverin, the owner, represented the project.

Mr. Saverin said they are using the black chain link because it blends in the best with the hammock. There is a second entrance on Beach Street that will have an access gate. They have been having issues with people trespassing, even swimming in their pool. The fence will match the neighbor to the west. The PVC shadowbox fence matches the fence at the neighboring property to the north.

Public testimony

There was no public testimony.

Board discussion

The Commissioners were concerned about the use of the PVC fencing and asked why not use wood.

Mr. Saverin said that wood fencing looks bad in just a few years.

Motion

Bert Bender motioned to approve the proposed fencing. Kate DeLoach seconded the motion. Alice Allen objected to the motion. As three of the four Commissioners were in favor of the motion, the motion carried.

Other Business:

Discussion on the recommendations from the Monroe County Survey Update Report.

Diane Silvia explained we have just received formal word that our grant application for phase II survey work is funded for \$48,000. The County should receive the grant agreement in July. Work will be focused on archaeological survey. The goal is to create a zoning map overlay through GIS that shows high site density or a high potential for cultural remains. We are also hoping to conduct public outreach through workshops to see about creating small districts or neighborhood associations to help protect resources at Indian Mounds on Sugarloaf Key and at Duck Key. This follows the recommendations made in the phase I report.

Also, she attended a Certified Local Government training session in Fort Lauderdale and said it appears we are doing everything correctly thanks to Peter Morris. One session was on defensible decision making. We need to be sure to include the guidelines and/or standards the decision is based upon in the motion.

As there was no other business, Bert Bender motioned to adjourn. Kate DeLoach seconded the motion. As there were no objections, the motion carried unanimously.

Adjournment.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".