



HPC

Monroe County Historic Preservation Commission MINUTES

Monday March 5, 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 Donna Bosold, and Commissioner Anne-Marie Victor-Howe.

Absent was Commissioner Kate DeLoach,

Staff present: Barbara Bauman, Senior Planner
Steven Williams, Assistant County Attorney
Diane Silvia, Preservationist

Adoption of Minutes from the February 5, 2018 meeting.

Donna Bosold motioned to approve the minutes from the February 5, 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. Robert Cooke (File 2018-009; continued from the meeting on February 5th 2018) is proposing to demolish the existing residence and reconstruct the building in the same location at 131 Ocean View Drive, within the Tavernier Historic District, Key Largo, Monroe County, Florida, having real estate number: 00555350-000000 and legally described as:

Lot 5, Block 3, TAVERNIER HEIGHTS, a subdivision in Section 34, Township 62 South, Range 38 East on the Island of Key Largo, as recorded in Plat Book 1, Page 180, of the Public Records of Monroe County, Florida.

Applicant presentation of additional material

Robert Cooke said since the last meeting the building was determined to be unsafe by the Building Official.

Public testimony

There was no public testimony.

Board discussion

The Commissioners reviewed the new photographs and plans.

Barbara Bauman explained this material was recently submitted.

Bert Bender said that according to the Florida Building Code, the Building Official can declare a building unsafe, but then there is supposed to be a hearing. He said he looked at the building and it is unsafe and in poor condition.

Ms. Bauman had an email from Rey Ortiz, the Assistant Building Official, stating the building is in danger of eminent collapse.

Steve Williams, Assistant County Attorney, said Mr. Ortiz does have the authority to order a demolition.

Alice Allen asked if plans are the same as the ones previously submitted.

Amy Stone, agent for the applicant, had added small porches so the building would not be an exact replica. She said the drawings are not complete because of the cost. The building will have impact windows and doors and will be a foot above flood.

The Commissioners reviewed the NOA for the proposed windows and a manufacturer's cut sheet for the doors.

Steve Williams pointed out the new flood maps will readjust many areas in the Keys and you may want to go higher.

Mr. Bender said you are obligated to follow the current flood maps, but you may want to go 2' higher.

Motion

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

2. Joe Mikilas (File 2018-029) is proposing to enclose the existing 960 sq. ft. roofed- over third floor of the residence for a bedroom and bath at 240 Lincoln Avenue, within the Tavernier Historic District, Key Largo, Monroe County, Florida, having real estate number: 00478200-000000 and legally described as:

Lots 5, 6, 7, 8 and 9, Block 10, LARGO BEACH, according to the Plat thereof, as recorded in Plat Book 1, Page 108, 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

Randy Wall, Bluefin, Inc., presented the project as agent for the applicant. The project involves just infill walls with windows. The windows will match those on the existing first floor.

Public testimony

There was no public testimony.

Board discussion

Bert Bender asked if the walls were just plain block.

Mr. Wall said no, they will be stucco over block.

Motion

Bert Bender motioned to approve the project as submitted. Donna Bosold seconded the motion. As there were no objections, the motion carried unanimously.

3. James Spencer, Trustee for LBK16 Trust (File 2018-023) is proposing a revision to a previous approval for an elevated, detached accessory structure by the addition of windows, doors, and deck area; a ground level slab under the new deck; and window replacement on the existing ground level enclosure at 216 Tarpon Street, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00506130-000100 and legally described as:

Lot 24 and the South One Half of Lot 25, of Singleton's Addition to Tavernier Cove, according to the Plat thereof, as recorded in Plat Book 1 at Page 135 of the Public Records of Monroe County, Florida. Any and all of that certain strip lying below high tide mark and designate "Private Promenade", between Lots twenty-three (23) and twenty-four (24) of Singleton's Addition to Tavernier Cove and the Atlantic Ocean; together with any and all reversions and riparian rights thereunto appertaining, or any wise belonging. That certain strip of land lying between the high water mark and Lot 24, Singleton's Addition to Tavernier Cove, according to the plat thereof as recorded in Plat Book 1, at Page 135 of the Public Records of Monroe County, Florida, and designated "Private Promenade" on said plat. All the right, title, interest, claim and demand in and to the following described lot, piece or parcel of land, situate, lying and being the County of Monroe, State of Florida, to-wit; any and all of that certain strip in front of Lot 24, lying below high tide mark and designated "Private Promenade" of Singleton's Addition to Tavernier Cove and the Atlantic Ocean. Together with any and all reversions and riparian rights thereunto appertaining or in any wise belonging.

Staff presentation and recommendation

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

Applicant presentation

James Spencer said he is back in front of the HPC for the proposed revisions to his previous approval for an elevated, detached accessory structure by the addition of windows, doors, and deck area; a ground level slab under the new deck; and window replacement on the existing ground level enclosure.

Public testimony

There was no public testimony.

Board discussion

There was no board discussion.

Motion

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

Other Business:

Discussion on the recommendations from the Monroe County Survey Update Report

Jamie Engel, 138 Ocean View Drive, said at the December 4th, 2017 meeting the Commissioners approved going forward with staff approvals. Where is this in the process? All of you wanted to see this done.

Steve Williams read an email update from Peter Morris, Assistant County Attorney handling this request. This is a standard Land Development Code change. The matter will go to the Development Review Committee in April, then the Planning Commission, and then the Board of County Commissioners. The DRC will meet in the media room downstairs in the Marathon office.

Ms. Engel said the agenda and back up material was not on the website. She said this information is necessary for the public to prepare to make comments.

Mr. Williams said it is not required to be on the website.

Adjournment.

Bert Bender motioned to adjourn. Donna Bosold seconded the motion. As there were no objections, the motion carried unanimously.