

HPC

Monroe County Historic Preservation Commission MINUTES

Monday, February 4, 2013 2:00

Tavernier Fire House, 151 Marine Ave., Tavernier



Call to Order.

Alice Allen called the meeting to order.

Roll Call.

Alice Allen, Chair

Bert Bender

Donna Bosold

Ray Rash

Jim Clupper, absent

Staff: Steve Williams, County Attorney

Rey Ortiz, County Planner

Diane Silvia, Preservationist

Adoption of Minutes from the December 3, 2012 meeting.

Bert Bender motioned to approve the minutes from the December 3, 2012 meeting. Donna Bosold seconded the motion.

Applications for Special Certificate of Appropriateness:

1. FREDRICK CRACK ABND WESLEY HARTMAN are proposing to construct a new single family residence at 125 Lowe Street. The subject property is legally described as Island of Key Largo PT Lot 10, Tavernier, Monroe County, Florida having Real Estate Numbers: 00090270-000300 (previously tabled at the December 3, 2012 meeting).

Applicant presentation of new material

Fredrick Crack explained he has made some changes. He wanted two homes but has redesigned the project for only one. He presented the revised site plan showing one home with the vegetation survey overlay. He has spent a lot of time and a lot of money on TDR's and feels perturbed. He would like to clear out all the invasive exotic vegetation. His agent, Laura Norman is here to answer questions on planning.

Public testimony

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Coral Volland, property owner at 122 Lowe Street, and her Father Richard Volland were present. She asked if the size of the house was going to remain the same and where it would be positioned on the lot. Mr. Crack gave her a copy of the site plan.

Richard Volland asked what has changed to allow this to become a buildable lot.

Rey Ortiz explained the property is zoned Suburban Residential. They transferred development rights from other properties and qualify for 1.6 units. Therefore, they can only build one house.

Ms. Volland asked if the biologist has inspected the property.

Applicant response

Mr. Crack said it would be impossible to build a second house as this will be centered so there is no room for another.

Mr. Ortiz asked that Mr. Crack determine which of the two permit applications in the building department will be abandoned and requested that he respond to this in a letter.

Laura Norman asked if the fees they paid for that permit will be returned.

Mr. Ortiz referred her to the Building Department.

Board discussion

Bert Bender asked if they can relocate the Darling Plum tree located within the proposed building footprint.

Donna Bosold asked if he is changing the orientation of the house.

Mr. Crack said no.

Alice Allen said the biologist will tend to the vegetation.

Motion

Bert Bender motioned to approve with the condition that the Darling Plum tree is relocated outside the footprint of the home and that a letter is submitted to Planning stating which permit will be abandoned. Donna Bosold seconded the motion.

Other Business:

Discussion on Rules of Procedure

Alice Allen asked if everyone had chance to review the Rules of Procedure.

Bert Bender and Donna Bosold said yes and agreed they are fine.

Ms. Allen said there should be some changes. Information for files should be submitted in a timely fashion so they have a chance to review it prior to the meeting.

Steve Williams said it is in the Rules of Procedure under Section 3 that information shall be received at least 5 days prior to the meeting.

Ms. Allen also suggested that there should be a link under the Historic Preservation Commission section of the county web site to our Rules and Procedures.

Ms. Bosold added there should also be information on appeals.

Mr. Ortiz said Townsley would have to approve this.

Historic Cemetery

Alice Allen brought an old photo of the cemetery on the Ballast Trail property that was taken by Commissioner Sylvia Murphy.

Tavernier Historic Marker Text

Alice Allen said the founding families Johnson, Albury, and Lowe of Tavernier are not given enough importance. The Mackenzie's are not included at all. The people she faces everyday will not be pleased. She said Jim Clupper should review the first side of the marker for accuracy.

Diane Silvia called Jim and asked for his review. He was pleased with the information on side 1.

Donna Bosold motioned that Alice re-write what she would like to see changed. Bert Bender seconded the motion.

Adjournment.

Bert Bender motioned to adjourn. Donna Bosold seconded the motion.