



HPC

Monroe County Historic Preservation Commission MINUTES

Monday, September 9, 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 Rhash

Jim Clupper, absent

Staff: Rey Ortiz, County Planner

Diane Silvia, Preservationist

Steve Williams, Assistant County Attorney, absent

2:00 pm Regular Meeting

Adoption of Minutes from the August 5th 2013 meeting.

Bert Bender motioned to approve the minutes of the August 5, 2013 meeting. Ray Rhash seconded the motion.

Alice Allen read a letter into the record from Sue Heim regarding proposed changes to the minutes. Commissioners will receive a copy of her letter and discuss this at the next meeting.

Applications for Special Certificate of Appropriateness:

1. ANDREW TOBIN is proposing to construct a new single family residence at 243 Tavernier Drive. The subject property is legally described as Block 8 Lot 7 Largo Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00477860-000000 (previously tabled at the March 4th 2013 meeting). (Mr. Tobin's application was reviewed last).

Applicant presentation of new material

Andrew Tobin, property owner, was present. He is pleased the Commission is considering the scale of this area in their decision making. He had nothing further to add.

Public testimony

There was no public input.

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Board discussion

None of the Commissioners had any concerns with the proposed project.

Bert Bender noted he felt the second version of the house was a better design, but understands it would be more costly.

Motion

Bert Bender motioned to approve the new residence (based on the submitted elevation drawings and floor plans dated 12-26-11 and site plan dated 5-17-13). Donna Bosold seconded the motion. All were in favor of the motion.

2. ANGLER CLUB MEMBERS are proposing to replace the existing gazebo structure at the rear of the building with a new gazebo structure to match the style and finishes of the front entry area at 50 Clubhouse Road. The subject property is legally described as Lots 1 and 2, Island of North Key Largo, Monroe County, Florida having Real Estate Number: 00080020-0003000.

Staff presentation & recommendation

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

Applicant presentation

Kyle Turk, owner of Turk Construction, Inc., represented the project. He explained they are replacing the existing gazebo structure with a new one that will meet all the required codes. The look will be improved as finished will be done to match those of the front entry.

Public testimony

There was no public input.

Board discussion

None of the Commissioners had any concerns and felt the project conforms to the guidelines.

Motion

Bert Bender motioned to approve the project as submitted (plans dated 5-29-13). Donna Bosold seconded the motion. All were in favor of the motion.

3. GARY AND HEATHER WHITE are proposing to construct a new single family residence at 248 Tavernier Drive. The subject property is legally described as Block 9, Lots 4 and 5 Largo Beach, Tavernier, Monroe County, Florida having Real Estate Number: 00478030-000000.

Staff presentation & recommendation

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

Applicant presentation

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Joseph Silvestri, Contractor, represented the project.

Public testimony

There was no public input.

Board discussion

Bert Bender said the Tavernier Historic District has mainly small scale structures. However, the scale of this block is pretty large. He finds it difficult to argue with scale of the proposed structure in this context.

Mr. Silvestri said the house will be on two lots and they are adding a Class D vegetative buffer.

Ray Rhash and Donna Bosold agreed that the scale of the proposed structure would be appropriate, in context with what exists on that street.

Alice Allen asked Rey Ortiz if the HPC has jurisdiction over the vegetation. She is concerned that the proposed trees in the buffer zone may not survive or that they may become large and have a negative impact on the existing mangroves.

Mr. Ortiz said they had this discussion last week about what to do if new trees overpower the ones you are trying to protect. He pointed out that the HPC reviews only items that require a building permit. The County Biologist is passionate about his work. He ensures adherence to the code and the use of native plantings. The biologist will make sure that any vegetation removal is mitigated properly. The biologist makes a site visit prior to construction. David De Silva has already visited this site.

Bert Bender feels the HPC does have some jurisdiction over landscaping under site development. He is pleased that Alice always brings this up.

Motion

Bert Bender motioned to approve the proposed new home (plans dated 7-22-13). Donna Bosold seconded the motion. All were in favor of the motion.

Workshop Items

Historic Preservation Commission discussion on special recognition of the Albury home site, at the pavilion in Old Settlers Park. The subject property is legally described as 34-62-38 Island of Key Largo PB1-64 PT Lot 16, SWLY 10' Lot 16 (parcel F) PT Lot 17 (Parcels B,D &E), having Real Estate Number: 00090020-000000.

Alice Allen said she is meeting with Jill Patterson and Sylvia Murphy on Saturday to discuss some sort of signage for Settler's Park. Commissioner Murphy is pleased Bert has offered to help with the design.

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Possible revisions to the Design Guidelines and to Article III. Archaeological, Historical or Cultural Landmarks, Municode.

Ray Rhash motioned to defer the discussion on revisions to the Design guidelines and to Article III so that our Attorney, Steve Williams is present. Donna Bosold seconded the motion.

Other Business:

Diane Silvia noted that Commissioner Sylvia Murphy was notified that the missing gravestone at the Cemetery at Ballast Trail has been returned.

Adjournment.

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