

HPC

Monroe County Historic Preservation Commission

MINUTES

Monday, February 3, 2014 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

Ray Rhash

Donna Bosold, absent

Jim Clupper, absent

Staff: Rey Ortiz, County Planner

Steve Williams, Assistant County Attorney

Diane Silvia, Preservationist

Adoption of Minutes from the January 6, 2014 meeting.

Bert Bender motioned to approve the minutes of the January 6, 2014 meeting. Ray Rhash seconded the motion.

Applications for Special Certificate of Appropriateness:

1. ANDREW TOBIN is proposing a revised design for construction of 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. (continued from the meeting of January 6, 2014).

Staff presentation and recommendation

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

Applicant presentation

Andrew Tobin, property owner represented the project. He explained that due to construction costs he would like approval for a smaller home than the one previously approved. He presented two designs (Options A and B) he is considering and requested approval for both.

Public testimony

There was no public input.

Staff response

Rey Ortiz asked that these two options are identified in the record so there is no confusion when permitting.

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Applicant response

Mr. Tobin asked about making future minor changes to the project.

Board discussion

Bert Bender pointed out that we are looking into changing the ordinance to allow staff approval for minor changes.

Mr. Tobin pointed out he prefers Option A, the version without the patio. Option B, with the patio, is cumbersome. He would lose the foyer and it would not be practical for his lifestyle.

Mr. Bender feels Option B is preferable, but that both options comply with the Guidelines.

Motion

Bert Bender motioned to approve both designs: Mr. Tobin can choose Option A (without patio) or Option B (with patio). Ray Rhash seconded the motion. All voted in favor of the motion.

Mr. Tobin suggested that if staff approvals are allowed in the future that Planning and Preservation staff should collaborate.

2. RAUL AND MARIA SANTAMARINA are proposing to install an elevator to provide access between floors at 231 Tavernier Drive. The subject property is legally described as Lot 4 and adjacent bay bottom, Block 8, Largo Beach, Key Largo, Monroe County, Florida having Real Estate Numbers: 00477830-000000.

Staff presentation and recommendation

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

Applicant presentation

Kristine Danzig, project agent, represented the project.

Public testimony

Mr. and Mrs. Frank Stowers said they live next door to this property and have no objections.

Staff response

Rey Ortiz explained that an Administrative Variance for ADA access will be required as the proposed elevator would be within the setback.

Applicant response

Ms. Danzig noted she is aware of that.

Board discussion

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Bert Bender said there is not enough documentation to evaluate this project. There are no drawings, elevations or floor plans. He asked how the existing stairway is oriented.

Ms. Danzig said it runs on the ocean side of the property to the balcony.

Mr. Bender asked what the elevator would access at the proposed location.

Mr. Stowers said the dining room.

Ms. Danzig said they wanted to see if the elevator can be approved before getting drawings.

Mr. Bender asked if the County includes the overhang as part of building coverage. In this case the overhang is in the set back.

Mr. Ortiz said it is non-conforming.

Ms. Danzig pointed out they cannot move the elevator to the other side as it would access a bathroom.

Mr. Bender asked if there is parking under the house and if the elevator could be located at the rear.

Ms. Danzig said they have looked at every option. If the elevator was at the rear it would destroy the view from the living room.

Steve Williams said this is a self-imposed hardship.

Mr. Stowers asked how do you think that would look from the ocean.

Mr. Bender felt it would look better with a vertical architectural element.

Ms. Allen would like to see more information.

Ms. Danzig asked the HPC members to wait till her boss arrives.

(during this break potential revisions to Article III were discussed.)

John Gilbert, Cornerstone Construction, arrived and noted that the elevator at the proposed location would be completely under the existing overhang. If the proposed location is moved, the entire street side of the house would have to be re-configured. The panoramic ocean view would be ruined. In addition the rear balcony is 3 feet lower than the floor level.

Mr. Bender said there is insufficient information here to make a decision. Floor plans for each

level and elevation drawings are needed.

Mr. Ortiz noted the rear shoreline setback is 30'.

Mr. Gilbert asked why would you want it at the rear.

Mr. Bender said he is trying to find a way to do this without a variance and to improve the appearance from the street.

Motion

Bert Bender motioned to table so the applicant can submit floor plans, elevation drawings and more photos. Ray Rhash seconded the motion. Alice Allen agreed, there is not enough information. Therefore, the motion carried.

Other Business:

Discussion on possible revisions to Article III. Archaeological, Historical or Cultural Landmarks, Municode.

Steve Williams said he has been researching how other communities are dealing with the issue of staff approvals. All of the big cities and some of the small cities have staff approvals. Some refer to this as regular approvals while others use the term staff approvals.

West Palm Beach has no staff approvals. Delray Beach has a list in the form of a table of those items that can be approved by staff. Jacksonville and Orlando have a written list. This can be done under Florida law.

Bert Bender said he has no objection to using a chart/table format.

Mr. Williams said he can create a chart that includes more explanation.

Mr. Bender asked if they can see it before we discuss this again at a future meeting.

Mr. Williams said he will send it to Diane and she can disburse it.

Adjournment.

As there was no other business, Bert Bender motioned to adjourn. Ray Rhash seconded the motion.