

HPC

Monroe County Historic Preservation Commission

MINUTES

Monday, January 5, 2015 2:00

Tavernier Fire House, 151 Marine Ave., Tavernier



Call to Order.

Roll Call.

Adoption of Minutes from the December 1, 2014 meeting.

Ray Rhash motioned to approve the minutes from the December 1, 2014 meeting.
Donna Bosold seconded the motion.

Application for Special Certificate of Appropriateness:

1. GARY THOMAS WHITE AND HEATHER DEANNE are proposing to install 1,460 square feet of pavers for a front yard driveway at their property located at 248 Tavernier Drive. The subject property is legally described as BK 9 LTS 4 and 5 Largo Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00478030-000000. (new hearing with required advertising)

Applicant presentation of new material

The applicant was not present. The applicant's Father-in-Law, Jeff Forshaw said he could represent them.

Peter Morris said he cannot be a legal representative with having been authorized as an agent.

Alice Allen said he could provide information if needed.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Board discussion

There was no board discussion.

Motion

Ray Rhash motioned to approve the project as submitted. Donna Bosold seconded the motion.
All were in favor of the motion.

2. SUSAN PARKER, KALEY MILLER AND JUSTIN MILLER are proposing to replace the

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windows at their home located at 120 Sunrise Drive. The subject property is legally described as LT 45 Tavernier Cove No. 1 PB1-103, Key Largo, Monroe County, Florida having Real Estate Number: 00506380-000000. (This project was tabled at the December 1st, 2014 meeting).

Applicant presentation of new material

Kaley Miller represented the project. She explained they decided not to go with the Woodright windows because Home Depot would not install or warrantee them. She feels the Windguard PGT window is appropriate, as it looks like wood but is an aluminum impact window. It comes in casement or single-hung units. They do not want to do like-for-like replacement as was previously approved. This is not their primary home and it needs protection. Everyone else has impact windows so we should also be allowed to have them, unless there are repercussions for the others.

Board discussion

Donna Bosold said you are proposing aluminum windows. Mr. Bender said he could support the 400 Series Woodright, Anderson Windows.

Ms. Miller said she cannot find them and Home Depot will not do the installation.

Ms. Bosold asked if they had contacted Anderson directly and asked for a preferred installer.

Ms. Miller said this is the biggest nightmare she has ever dealt with. No one wants to work on these historic structures. No one would know the windows were not wood.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Alice Allen said we are restricted by our guidelines.

Ms. Miller said there have been other HPC approvals for aluminum windows.

Ms. Bosold said we appreciate all the research you have done. Are you talking about taking code action against the others on your street? She explained you can take your previous approval (in-kind replacement Resolution No. 15-14) or we can approve the Woodright windows.

Motion

Donna Bosold motioned to approve the 400 Series Woodright, double-hung windows. Ray Rhash seconded the motioned. All were in favor of the motion.

3. GLEN AND JEANNE ROSE are proposing to replace an existing chain link fence and gates with a new 5' high chain link fence and gate at their property located at 149 Atlantic Circle. The subject property is legally described as BK C LTS 1 and 2 and PT, Lot 17 PB1-64 Tavernier No 2, Key Largo, Monroe County, Florida having Real Estate Number: 00556120-000000.

Staff presentation and recommendation

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

Applicant presentation

Glenn Rose represented the project. They replaced their existing 4' chain-link fence and gate with a new, black vinyl coated, 5' high chain-link fence and gate to match that at the adjacent Settler's Park. It looks a lot nicer than what was there. A lady from the park was there and they were going to re-do their fence along the adjoining property line. He offered to pay 50% of the cost.

David Rose, Glenn's son said they ended up paying for 80' of fencing. The park people were concerned about intruders entering the park from his property.

Public testimony

There was no public input.

Staff response

There was no staff response.

Board discussion

Donna Bosold said she is concerned about the height.

Ray Rhash said he is not concerned about the height as a 4' height is not a required limit, it is a recommendation. He thinks it looks good.

Alice Allen said they are concerned with vagrants. The Roses have always been good neighbors to the park. The front of the property is the most important to us.

Rey Ortiz said the County follows the code on Monroe County properties.

Motion

Ray Rhash motioned to approve. The board further reviewed the photographs of the fence.

Alice asked why isn't the front fence 4' high. Upon further discussion, it was noted the fence is 4'6" along the front. So while this is not the ideal situation, it is only a 6" difference.

Ms. Bosold pointed out we are considering a recommendation for fencing and not a rule. She seconded Mr. Rhash's motion. All were in favor of the motion.

4. 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 BK 8 LT 7 Largo Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00477860-000000.

Staff presentation and recommendation

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

Applicant presentation

Andy Tobin represented the project. He explained Bert Bender had encouraged getting architectural help so he had Jay Pendergrass do the drawings. It has been challenging as the lot is only 50' wide. It is in a V-13 zone which will soon become V-15. The challenge has been he wanted a master bath, guest quarters, and the kitchen to face the ocean.

Public testimony

There was no public testimony.

Staff response

There was no staff response.

Board discussion

Ray Rhash asked what has changed since the previous approval.

Mr. Tobin said the site plan will remain the same.

Rey Ortiz said they cannot exceed the 35' height limit.

Motion

Ray Rhash motioned to approve. Donna Bosold seconded the motion. All were in favor of the motion.

5. 239 BEACH HOUSE, LLC is proposing to add a pool, deck and 4' fence around the pool in the rear yard at 239 Tavernier Drive. Work will also include a water retention area, pool equipment, and gravel parking for two cars. The subject property is legally described as BK 8 LT 6 Largo Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00477850-000000.

Staff presentation and recommendation

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

Applicant presentation

Lazaro Sanchez, agent for the owner, represented the project. He explained that there is currently an above ground pool that they hope to replace with a new in-ground pool.

Public testimony

Frank Stowers, the neighbor at 235 Tavernier Drive, had no objections.

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Staff response

There was no staff response.

Board discussion

Donna Bosold asked why the permit application was submitted so long ago.

Mr. Sanchez explained there were FEMA issues.

Motion

Donna Bosold motioned to approve. Ray Rhash seconded the motion. All were in favor of the motion.

Other Business:

Discussion on the Monroe County Land Development Regulations regarding the HPC:

Peter Morris said he has received feedback on the staff approval matrix. New structures and contributing structures would go to the HPC with some exceptions. Fountains, in-kind repair/replacement, like with roofs could be staff approved. Windows would most likely go to the HPC anyway.

Adjournment.

Ray Rhash motioned to adjourn. Donna Bosold seconded the motion.