

HPC

Monroe County Historic Preservation Commission MINUTES

Monday, June 1, 2015 2:00

Tavernier Fire House, 151 Marine Ave., Tavernier



Call to Order.

Roll Call.

Present and answering to roll call were Chair-Commissioner Alice Allen, Commissioner Bert Bender, Commissioner Donna Bosold, and- Commissioner Jim Clupper

Absent: Commissioner Ray Rhash.

Staff present: Rey Ortiz, Senior Planner

Peter Morris, Assistant County Attorney

Diane Silvia, Preservationist

Adoption of Minutes from the May 4 meetings.

Bert Bender motioned to approve the minutes from the May 4, 2015 meeting. Ray Rhash seconded the motion. Motion carried unanimously.

Applications for Special Certificate of Appropriateness:

1. MONROE COUNTY is proposing to replace the existing chain-link fence with a new 5' high, chain link fence at the entrance area in the NE corner of the parking spaces and at the SE corner property line adjacent to the Atlantic Ocean at Old Settler's Park, 91895 Overseas Highway. Once the repair is made to the NE corner, new chain-link fencing will be added in front of the existing tree line parallel to the Overseas Highway and then back to the existing fence adjacent to the neighbor to the north. A 6' solid, white PVC fence will be installed from the SW corner until just past the front of the existing restaurant building. The subject property is legally described as 34-62-38 Island of Key Largo PB1-64 PT Lot 16 PT Lot 17, Key Largo, Monroe County, Florida having Real Estate Number: 00090020-000000.

Staff presentation and recommendation

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

Applicant presentation

Robert Glassmer, Administrator of Building Facilities, Parks & Beaches for Monroe County, presented the project. He explained they are requesting the new chain link fencing at the front of the property to dissuade people from entering the park after hours. They are requesting the new 6' high PVC fence for the property line area they share with the neighboring restaurant, as trash continually enters the park. They have chosen PVC as it holds up better and requires less maintenance than wood fencing.

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Public testimony

Jean Simmons, property owner at 154 Dickie Way, said she would like to see the new section of chain link fence either black or green vinyl coated.

Staff response

There was no staff response.

Applicant response

Mr. Glassmer said he will do whatever the Commission requests.

Board discussion

Bert Bender said he visited the site and it looks like the fence would run through the tree line.

Susan Sprunt said she has been involved in the park for many years. She believes the County owns the right of way there. She has documentation of the dedicated right-of-way that she can provide to the County. The fence will be installed outside of the tree line to keep people out of the park.

Mr. Bender said white PVC fencing is not encouraged according to the guidelines. He asked why they want PVC.

Ms. Sprunt explained they need a solid fence to keep out garbage from the restaurant. It would only be in the section adjacent to the restaurant and would be installed between the existing chain link fence and the vegetation.

Donna Bosold asked how they are going to deal with the trash that gets caught between the two fences.

Peter Morris said you cannot consider that in your decision.

Forrest Simmons, 154 Dickie Way, said the existing fence is in poor condition and is raised off the ground, so the trash just blows through the bottom.

In reference to the new chain link fencing, Bert Bender said a 5' fence is not going to keep anyone out.

Ms. Sprunt said law enforcement wants to have greater visibility into the park.

Alice Allen said establishing the front property line is essential. For the section adjacent to the restaurant, she does not know of any other material to use other than PVC.

Mr. Bender suggested using slats in the chain link fence.

Ms. Allen asked about the cost.

Mr. Bender said slats would be less expensive.

Mr. Morris noted you cannot consider that

Mr. Bender said he does not feel PVC is appropriate in the historic district according to the guidelines. The County should be held to a higher standard.

Jim Clupper agreed with Mr. Bender saying we would probably not allow a citizen to use PVC.

Motion

Bert Bender made a two part motion.

1st) He motioned to approve the 5' chain link fence with the condition that it is black vinyl coated. Donna Bosold seconded the motion. All voted in favor of this part of the motion, so it carried unanimously.

2nd) Bert Bender motioned to deny the proposed PVC fencing. Jim Clupper seconded the motion.

Mr. Bender said he could withdraw the second part of the motion.

Mr. Glassmer said they could do a 6' solid, pressure treated wood fence, and bring it down to the ground. It could be painted or unpainted.

Bert Bender made a new second part to the motion to approve a 6' solid pressure treated wood fence in lieu of the PVC. Ray Rhash seconded the motion. All voted in favor of this part of the motion, so it carried unanimously.

2. MARINERS HOSPITAL, INC. is proposing installation of a new 6' high, green, vinyl coated chain link fence with green slates and a rolling gate for site security and a new V-shaped sign with each side being 4' X 8' at their property located at 91605 Overseas Highway. The subject property is legally described as Lots 1-6, 35,36, 37-43 Singletons Addition to Tavernier Cove, Key Largo, Monroe County, Florida having Real Estate Numbers: 00506860-000000; 00506890.000000; and 00506940.000000

Withdrawn from this agenda

.3. GEORGINA DIAZ is proposing a revision to a previous approval for a Savaria wheel chair lift that will require relocation of a concrete slab and walkway at her property located at 136 Coconut Row. The subject property is legally described as BK 3 SELY ½ Lot 2 and all Lot 3, Largo Beach, Key Largo, Monroe County, Florida having Real Estate Number: 00477390-000000.

Peter Morris explained that Georgina Diaz was currently working on the affidavit and that this item could be heard last (following item 4).

Staff presentation and recommendation

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

Applicant presentation

Georgina Diaz presented the project.

Public testimony

There was no public testimony.

Staff response

Rey Ortiz said he inspected this project and found it had gone beyond the scope of work with regard to the concrete.

Board discussion

There was no board discussion.

Motion

Bert Bender motioned to approve with the condition that a proper affidavit is submitted. Ray Rhash seconded the motion. Motion carried unanimously.

4. ROBERT AND JOANNE THIBEAU are proposing to construct a new wood frame single family residence at their property located at 125 Lowe Street. The subject property is legally described as 34 62 38 (Parcel A) Island of Key Largo PT Lot 10, Key Largo, Monroe County, Florida having Real Estate Number: 00090270-000300.

Staff presentation and recommendation

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

Applicant presentation

Eric Lee, contractor, and the new property owners, Robert and Joanne Thibeu presented the project.

Ms. Thibeu said they want a new, old house.

There was a full set of plans in the file and conceptual plans for a “Sugarberry Cottage” by Southern Living House Plans. Mr. Lee said the previous owners had the full set of plans approved. Now they want approval for the “Sugarberry Cottage.”

Public testimony

There was no public input.

Staff response

There was no staff response.

Board discussion

Bert Bender asked if they wanted to withdraw the previous approval.

Peter Morris explained the old approval can stand and the HPC can make another approval.

Donna Bosold said that is what we did for Andy Tobin.

Mr. Lee asked for a quick approval.

Mr. Bender asked are you looking for a conceptual approval. There is no site plan.

Ms. Thibeau said this house will follow the footprint of the previous approval.

Mr. Bender said it does not appear to be the same.

Mr. Lee said it will fit within the existing clearing.

Ms. Thibeau said it would actually be smaller.

Alice Allen said there was an issue with the vegetation.

Ms. Thibeau said it was a Darling Plum. She wanted to save it, but it could not be found.

Motion

Ray Rhash motioned to approve the "Sugarberry Cottage." Donna Bosold seconded the motion.

Bert Bender said we need to clarify the footprint.

Ray Rhash withdrew the motion.

Donna Bosold motioned to approve with the condition that the size of the previously approved site plan footprint cannot be exceeded. Bert Bender seconded the motion. All voted in favor of this part of the motion, so it carried unanimously.

Mr. Bender asked that Diane Silvia be allowed to review the site plan.

Rey Ortiz said Ms. Silvia cannot do that under her contract.

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Other Business:

Alice Allen asked why the resolutions are taking so long. She used to receive them in a week. She is the only one living in this community so the applicants call her directly to complain. She refers them to Diane.

Rey Ortiz said they want to make sure they are legally sufficient, like with the other boards. Planning Commission resolutions take a month.

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

Peter Morris handed out copies of the current draft version of Chapter 135 marked with his comments. He asked that the HPC members review and comment on the document.

Adjournment.