

# HPC

## Monroe County Historic Preservation Commission MINUTES

Tuesday September 1, 2015 2:00

Tavernier Fire House, 151 Marine Ave., Tavernier



### Call to Order.

### Roll Call.

### Roll Call.

Present and answering to roll call were Chair-Commissioner Alice Allen, Commissioner Jim Clupper, and Commissioner Ray Rhash

Absent were Commissioner Bert Bender and Commissioner Donna Bosold

Staff present: Tom Broadrick, Senior Planner  
Barbara Bauman, Planner  
Rey Ortiz, Senior Planner  
Peter Morris, Assistant County Attorney  
Diane Silvia, Preservationist

### Adoption of Minutes from the August 3, 2015 meeting.

Jim Clupper motioned to approve the minutes from the August 3, 2015 meeting. Ray Rhash seconded the motion.

### Changes to the Agenda.

Item 1 was withdrawn.

Item 5 was removed from this agenda and will be on the October 5<sup>th</sup> meeting agenda.

### Application for Special Certificate of Appropriateness:

1. SOUTHERNMOST VENTURES, LLC is proposing to pressure wash and paint their two main buildings located at 91461 Overseas Highway. The subject property is legally described as Largo Beach-Key Largo PB1-108 Lots 4-6 & NE'LY 7.5 Lot 7 BK 2, Key Largo, Monroe County, Florida having Real Estate Number: 00477170-000000. (tabled at the August 3, 2015 meeting)

Withdrawn

2. GEORGE SCOTT AND JORGE RODRIGUEZ (tenant) are proposing to install an exterior wall business sign, 8' wide by 3' high at the Suite E frontage located at 91831 Overseas Highway. The subject property is legally described as Tavernier #2 PB2-8 Key Largo Lots 16-20 BLK A& PT Disclaimed Alley, Key Largo, Monroe County, Florida having Real Estate Number: 00555710-000000.

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**Staff presentation and recommendation**

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

**Applicant presentation**

Jorge Rodriguez explained that the sign is smaller than what is allowed by code.

**Public testimony**

There was no public comment.

**Staff response**

There was no staff response.

**Board discussion**

Alice Allen noted that the sign was already installed.

The Board had no further comments.

**Motion**

Jim Clupper motioned to approve the proposed sign. Ray Rhash seconded the motion. Motion carried unanimously.

3. KALEY MILLER, JUSTIN MILLER, AND SUSAN PARKER are proposing to remove the current aluminum jalousie windows and replace with new impact windows (identical to those that were just approved for 153 Tavernier Trail) at their home located at 120 Sunrise Drive. They also propose to add a roof covering over the existing patio. The subject property is legally described as Lot 45 Tavernier Cove, NO 1 PB1-103 Key Largo, Monroe County, Florida having Real Estate Number: 00506380-000000.

**Staff presentation and recommendation**

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

The application was reviewed in 2 parts: 1<sup>st</sup> windows and 2<sup>nd</sup> roof covering

**Applicant presentation**

Kaley Miller explained she wants these windows for safety reasons. This is not her primary residence. She could not come back to town to board up the windows during this recent storm scare. She contacted the contractor that did the window installation at 153 Tavernier Trail and he suggested she come back and seek approval. She spoke to someone in the county that said jalousie windows are not allowed.

Rey Ortiz said it was probably the Plans Examiner. A phone call is not enough information for him to make a decision.

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Ms. Miller said they have a permit application in dated January 2, 2014, number 14302607.

**Public testimony**

There was no public testimony.

**Board Discussion**

Ray Rhash said, what you are saying is we approved jalousie windows and you cannot install them.

Alice Allen asked what about the Woodwright windows we approved.

Ms. Miller said they do not meet the building code.

Ms. Allen said we would be going against the guidelines if we approve aluminum windows.

Ms. Miller noted that the house at 198 Beach Road is very similar to hers. It just sold and has aluminum impact windows.

Mr. Ortiz said he would like to see written comment from the Plans Examiner.

Ms. Allen asked Peter Morris if they can vote for something that goes against the guidelines.

Mr. Morris suggested that the board gets comment from the Building Department so they are not making a decision only on hearsay.

Mr. Rhash said if the code will not allow these windows it will change the way we do things.

Ms. Miller asked for a contingent approval.

Mr. Morris said they cannot do that as it is against Florida Statutes Chapter 286 dealing with improper delegation of authority.

**1<sup>st</sup> Motion**

Ray Rhash motioned to table the proposed window replacement so we can get specific information from the Building Department. Jim Clupper seconded the motion. Motion carried unanimously.

The Commission then reviewed the roof covering over the existing porch/patio.

Ms. Miller explained they would like a roof covering over the porch to provide shade for her dogs and for entertaining as the house is very small.

Rey Ortiz noted that if the deck is in the setback it cannot have any additional improvements,

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like an overhang. It may require a variance.

Mr. Rhash said he had no issue with the roof over the porch.

Jim Clupper agreed.

### **2<sup>nd</sup> Motion**

Ray Rhash motioned to approve the roof covering over the existing patio/porch. Jim Clupper seconded the motion. Motion carried unanimously.

4. MONROE COUNTY BOCC is proposing to make ADA access improvements at KW East Upper Martello Tower located on the Island of Key West, Monroe County, Florida OR62-371-376 having Real Estate Number: 00064840-000000.

### **Staff presentation and recommendation**

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

### **Applicant presentation**

There was no one present to represent the project.

### **Public testimony**

There was no public testimony.

### **Staff response**

There were no staff concerns.

### **Board discussion**

While the Board had no concerns about the proposed improvements, Jim Clupper asked to go on record that archaeological monitoring is required for any ground disturbing activities.

Peter Morris said he does not believe the Board has the authority to make that request.

Diane Silvia said protection of archaeological resources is in the LDR's.

### **Motion**

Jim Clupper motioned to approve the proposed ADA access improvements. Ray Rhash seconded the motion. Motion carried unanimously.

5. ANDREW TOBIN is proposing a revised design for construction of a previously approved, new single family residence at 243 Tavernier Drive. The subject property is legally described as

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Block 8 Lot 7 Largo Beach, Key Largo, Monroe County, Florida having Real Estate Number:  
00477860-000000.

Removed from this agenda.

**Other Business:**

Peter Morris announced there would be a special BOCC scoping session for the LDR's on  
September 2<sup>nd</sup> in Marathon. The historic section will not be reviewed until their next meeting.

**Adjournment.**

As there was no other business, the meeting was adjourned.