

HPC

Monroe County Historic Preservation Commission MINUTES

Monday December 4, 2017

Tavernier Fire House, 151 Marine Ave., Tavernier



2:00 PM Regular Meeting:

Call to Order.

Roll Call.

Present and answering to roll call were Chair-Commissioner Alice Allen, Commissioner Bert Bender, Commissioner Donna Bosold, Commissioner Kate DeLoach, and Commissioner Anne-Marie Victor-Howe.

Staff present: Barbara Bauman, Senior Planner
Devin Rains, Principal County Planner
Peter Morris, Assistant County Attorney
Diane Silvia, Preservationist

Adoption of Minutes from the August 7th meeting.

Kate DeLoach motioned to approve the minutes from the August 7, 2017 meeting. Anne-Marie Victor-Howe seconded the motion. As there were no objections, the motion carried unanimously.

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness

1. Ralph and Faye Harding are proposing to construct a new under house shed/storage room with convenience bathroom at 220 Ocean Boulevard, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00477480-000000 and legally described as:

Lot 1, Block 4, LARGO BEACH SUBDIVISION, according to the Plat thereof recorded in Plat Book 1, Page 108, of the Public Records of Monroe County, Florida, together with all improvements thereon and furniture and furnishings therein.

Staff presentation and recommendation

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

Applicant presentation

Faye Harding, property owner, had nothing further to add.

Public testimony

There was no Public testimony.

Staff Response

Assistant County Attorney, Peter Morris said they do have an affidavit. Barbara Bauman said they still will need a photograph of the posting.

Board discussion

Bert Bender said he drove by and saw the property was posted. There were no further comments.

Motion

Bert Bender motioned to approve the project as planned. Anne-Marie Victor-Howe seconded the motion. As there were no objections, the motion carried unanimously.

2. James Spence, Trustee for LBK16 Trust is proposing to repair spalling concrete, re-roof with a 5 v-crimp metal roofing panel system and extend a covered deck at 216 Tarpon Street, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00506130-000100 and legally described as:

Lot 24 and the South One Half of Lot 25, of Singleton's Addition to Tavernier Cove, according to the Plat thereof, as recorded in Plat Book 1 at Page 135 of the Public Records of Monroe County, Florida. Any and all of that certain strip lying below high tide mark and designate "Private Promenade", between Lots twenty-three (23) and twenty-four (24) of Singleton's Addition to Tavernier Cove and the Atlantic Ocean; together with any and all reversions and riparian rights thereunto appertaining, or any wise belonging. That certain strip of land lying between the high water mark and Lot 24, Singleton's Addition to Tavernier Cove, according to the plat thereof as recorded in Plat Book 1, at Page 135 of the Public Records of Monroe County, Florida, and designated "Private Promenade" on said plat. All the right, title, interest, claim and demand in and to the following described lot, piece or parcel of land, situate, lying and being the County of Monroe, State of Florida, to-wit; any and all of that certain strip in front of Lot 24, lying below high tide mark and designated "Private Promenade" of Singleton's Addition to Tavernier Cove and the Atlantic Ocean. Together with any and all reversions and riparian rights thereunto appertaining or in any wise belonging.

Staff presentation and recommendation

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

Applicant presentation

Jane Spencer, property owner, and Randy Hendrick of R. Hendrick Construction, represented the project. Mrs. Spencer requested a new design to create a detached accessory structure rather than extend the existing house to avoid the 50% rule.

Public testimony

There was no public testimony.

Staff response

Devin Rains said this new design will be reviewed a detached accessory structure.

Board discussion

Bert Bender asked if there is habitable space on the first floor and is this why the 50% rule is being considered.

If the first floor is destroyed why is it included in the FEMA 50% rule.

Mr. Hendrick said the new deck area will be detached by 1”.

Mr. Bender asked if they were in the VE zone.

Mr. Hendrick said he doesn't know.

Anne-Marie Victor-Howe asked about the promenade.

Alice Allen said the promenade used to run along the entire waterfront, but it was not legally executed.

Peter Morris said the promenade is matter is not relevant to this application.

Dr. Victor-Howe said she wants to see documentation that the promenade area shown on the survey belongs to the Spencer's.

Ms. Allen said this has been dealt with for decades and there has been no resolution. We do not have purview over this.

Mr. Morris said there would have to be a rational argument about how the promenade relates to this application.

Devin Rains looked up the zoning for the property and said it is AE11 at the street side and VE13 in the area of the proposed work.

Robert Cook, a Tavernier resident, spoke out about the promenade and how the adjacent land owners have been allowed to build on top of the promenade area over the years.

Mr. Morris said this is a private property dispute.

Mr. Bender said the revised design with a pagoda style roof is not appropriate. It does not conform to the guidelines because it is a foreign roof form.

Mr. Hendrick said a gable roof would not work because they plan to share a common gutter.

Mr. Bender said a hip roof would work fine.

Mr. Hendrick agreed.

Motion

Bert Bender motioned to approve the proposed detached accessory structure with the condition that the roof form is changed to a hip roof. Donna Bosold seconded the motion. As there were no objections, the motion carried unanimously.

3. Morgan Barber is proposing to replace 11 windows and 3 doors at 186 Atlantic Circle Drive, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00556030-000000 and legally described as:

Lot 10, Block B, TAVERNIER #2, according to the Plat thereof as recorded in Plat Book 2, at Page 8, of the Public Records of Monroe County, Florida.

Staff presentation and recommendation

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

Applicant presentation

Michael Ed of Keys Construction and Repair represented the project as agent for the owners. They are proposing single hung aluminum impact windows with the exception of the required bedroom egress window. The egress window will be a casement window to allow for the required exiting space and will have a decorative bar across it so that it looks like the single hung windows. He said the staff report mentions wood windows, but the existing windows are aluminum.

Public testimony

There was no public testimony.

Board discussion

Alice Allen said the existing aluminum awning windows are probably original.

Bert Bender asked if they could make them go to wood windows.

Diane Silvia said no since the existing windows are aluminum.

Motion

Bert Bender motioned to approve. Anne-Marie Victor-Howe seconded the motion. As there were no objections, the motion carried unanimously.

4. JoAnne and Robert Thibeau are proposing to construct a two car garage adjacent to the existing house at 125 Lowe Street, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00090270-000300 and legally described as:

A parcel of land being a portion of Lot 10 of "PLAT OF AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4, and the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East on Key Largo, Monroe County, Florida, according to the Plat thereof as recorded in Plat Book 1, Page 80, of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Commencing at the intersection of the Southwesterly side of the said Lot 10, with the Southeasterly right-of-way line of State Road 5 (U.S. Highway 1), run South 47° 30' 35" East along the Southwesterly side of said Lot 10, the same being the Northeasterly side of Lowe Street for 200.00 feet to the Point of Beginning; thence continue in a Southeasterly direction along the Northeasterly side of Lowe Street South 47° 30' 35" East for 176.17 feet; thence run North 42° 29' 25" East for 158.95 feet to the Southwesterly line of Tavernier Cove according to the Plat thereof as recorded in Plat Book 1, Page 103 in the Public Records of Monroe County, Florida; thence run in a Northwesterly direction along said Southwesterly line of Tavernier Cove, North 47° 22' 36" West for 176.34 feet; thence run South 42° 26' 09" West for 159.36 feet to the Point of Beginning, and having Real Estate Number: 00090270-000300.

Staff presentation and recommendation

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

Applicant presentation

Krissy Lynn, agent for the owners, represented the project.

Public testimony

There was no public testimony.

Board discussion

Alice Allen asked if any trees had to be removed for the proposed garage.

Ms. Lynn said no.

Motion

Bert Bender motioned to approve. Anne-Marie Victor-Howe seconded the motion. As there were no objections, the motion carried unanimously.

5. Mark and Bonnie Oliver are proposing to construct a new single family house, workshop, garage, pool with patio, fence and driveway at 23 Ocean Avenue, within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00566010-000000 and legally described as:

The following described land, situate, lying and being in the county of Monroe and State of Florida, to wit:

From a point of beginning, being the intersection of the Southerly boundary of Lowe Street and the Westerly boundary of Ocean Avenue, as same is shown, marked and designated on the Amended Plat of Tavernier Beach Subdivision in Section 34, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, according to the Plat thereof as recorded in Plat Book 1, Page 201 of the Public Records of Monroe County, Florida; thence run in a Northwesterly direction 100 feet along the Southerly line of Lowe Street to a point; thence run a Southwesterly direction a distance of 153 feet along a line to a point (which line, if extended, would intersect the Northerly boundary of Coconut Row at a point 295 feet distance from the intersection of the Westerly line of Ocean Avenue and the Northerly line of Coconut Row) thence run Southeasterly along a line parallel to the Southerly line of Lowe Street to the Westerly line of Ocean Avenue to a point; thence run in a Northwesterly direction along the Westerly line of Ocean Avenue to the point of beginning. LESS lands described in Warranty Deed recorded November 9, 1973, in Official Records Book 559, Page 56, Public Records of Monroe County, Florida, more particularly described as follows: From a point, which is the intersection of the Southerly boundary of Lowe Street and the Westerly boundary of Ocean Avenue, as same is shown, marked and designated on the amended Plat of Tavernier Beach Subdivision in Section 34, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, according to the Plat thereof, recorded in Plat Book 1 at Page 201 of the Public Records of Monroe County, Florida, run in a Northwesterly direction one hundred (100) feet along the Southerly line of Lowe Street to a point of beginning; thence run in a Southwesterly direction a distance of 153 feet along a line to a point (which line, if extended, would intersect the Northerly boundary of Coconut Row at a point 295 feet distance from the intersection of the Westerly line of Ocean Avenue and the Northerly line of Coconut Row); thence run Southeasterly along a line parallel to the Southerly line of Lowe Street a distance of 50 feet to a point; thence run Northeasterly a distance of 153 feet to the Southerly line of Lowe Street; thence run 50 feet Westerly along the Southerly line of Lowe Street to the Point of Beginning.

Staff presentation and recommendation

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

Applicant presentation

Mark Oliver, property owner, presented the project.

Public testimony

There was no public testimony.

Board discussion

Alice Allen asked if any of the vegetation must be removed. She noted the house is well situated on the lot.

Bert Bender and Donna Bosold agreed the structure design is well done.

Anne-Marie Victor-Howe said the driveway should not be finished in brick.

Ms. Bosold said pea rock or crushed shell are porous options.

Mr. Oliver said he wants an Old Chicago brick finish so they will not have an issue with dirt and tracking. Other neighbors have it.

Mr. Bender said another option would be pervious pavers like a geo-brick.

Mr. Morris read the guidelines for driveways p. 20 into the record.

Mr. Bender noted you can come up with a pervious paver.

Ms. Bosold asked if Mr. Oliver had a rogo allocation.

Mr. Oliver said no.

Motion

Bert Bender motioned to approve with the condition that the brick finish on the driveway is eliminated. A porous material like pea rock is acceptable. Anne-Marie Victor-Howe seconded the motion. As there were no objections, the motion carried unanimously.

Short Recess

Meeting called back to order.

Peter Morris asked if there was any ex-parte communication during the break. He then said there are a number of members of the public here. If they are here to discuss a future application we cannot consider it because it has not been noticed.

Devin Rains said we can discuss general questions, but cannot circumvent the Sunshine Laws.

Bert Bender recused himself from items 6-9 as his firm has a continuing services contract with the county and is providing architectural services for two of the projects and, has previously done extensive architectural work on the island.

Legal Description for Pigeon Key items 6-9 follows item 9

6. The Monroe County Board of County Commissioners is proposing to replace the roofing at the Bridge Foreman's House at Pigeon Key. The subject property is physically located at 44800 Overseas Highway and is legally described as:

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards.

Applicant presentation

Johnnie Yongue, Monroe County Project Manager and Kelly McKinnon, Executive Director of the Pigeon Key Foundation represented the project. Johnnie Young said the new roof on the Section Gang Quarters building held up well. He had color samples of the roofing material for the Commission to exam to see if they would accept a lighter color for greater energy efficiency.

Public testimony

There was no public testimony.

Board discussion

Donna Bosold asked if the Section Gang Quarter's roof is black.

Devin Rains said this application was for a black roof.

Ms. Bosold said she understands the concern with energy use but, it may be important to maintain the historic black color.

Kelly McKinnon said the roofs are silver now.

Anne-Marie Victor-Howe said she is concerned with the energy costs.

Mr. McKinnon said they have window AC's.

Alice Allen asked if there could be a compromise on color.

Ms. Bosold brought up the controversial case in Key West with the white roof. She asked why they are not going back with metal shingles.

Mr. Yongue said the manufacturer will not warranty their use this close to the water, so the County will not use them.

Devin Rains read a 2016 email correspondence between Architect David Salay and the State Architect, Rick Hilburn. Mr. Hilburn agreed the black roofing was most appropriate.

Motion

Donna Bosold motioned to approve the black roofing. Kate DeLoach seconded the motion. As there were no objections, the motion carried unanimously.

7. The Monroe County Board of County Commissioners is proposing to replace the roofing at the Bridge Tender's House at Pigeon Key. The subject property is physically located at 44800 Overseas Highway and is legally described as:

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards.

Applicant presentation

Johnnie Yongue, Monroe County Project Manager and Kelly McKinnon, Executive Director of the Pigeon Key Foundation represented the project.

Public testimony

There was no public testimony.

Staff response

Devin Rains noted that the items that pertained to item 6 also pertain here.

Board discussion

Donna Bosold said our decision should be consistent.

Motion

Kate DeLoach motioned to approve the black roofing. Donna Bosold seconded the motion. As there were no objections, the motion carried unanimously.

8. The Pigeon Key Foundation is proposing to add 16 removable display signs surrounding the saltwater pool basin at Pigeon Key. The subject property is physically located at 44800 Overseas Highway and is legally described as:

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards.

Applicant presentation

Kelly McKinnon, Executive Director of the Pigeon Key Foundation, said these are going to be educational signs about the inhabitants of the saltwater pool. When they are removed a bolt goes through the base so they are not a trip hazard.

Public testimony

There was no public testimony.

Board discussion

Donna Bosold said her concern is visual clutter.

Kate DeLoach said we should include archeological monitoring of ground disturbance for the installation.

Mr. McKinnon said there will be no new ground disturbance as these signs are being mounted in the existing concrete.

Motion

Anne-Marie Victor-Howe motioned to approve. Kate DeLoach seconded the motion. As there were no objections, the motion carried unanimously.

9. The Pigeon Key Foundation is proposing to reconstruct the south porch on the Section Gang Quarter's building at Pigeon Key. The subject property is physically located at 44800 Overseas Highway and is legally described as:

Staff presentation and recommendation

Diane Silvia read the staff report noting the applicable standards. She noted the porch to be reconstructed was destroyed in Hurricane Irma.

Applicant presentation

Kelly McKinnon, Executive Director of the Pigeon Key Foundation represented the project.

Public testimony

There was no public testimony.

Board discussion

There was no board discussion.

Motion

Donna Bosold motioned to approve. Anne-Marie Victor-Howe seconded the motion. As there were no objections, the motion carried unanimously.

Legal Description for Pigeon Key

All of the lands heretofore deeded to the Overseas Road and Toll Bridge District from the Florida East Coast Railway Company by deed dated November 9, 1936, and recorded in Deed Record G-6, Pages 46 to 55, both inclusive, Monroe County, Florida, Public Records excepting therefrom all lands which have been deeded by said Overseas Road and Toll Bridge District and which deeds are of record as of the date of this conveyance to Monroe County, Florida, and also excepting the strip of land One Hundred feet (100') wide being Fifty feet (50') in width on each side of the center line of the right-of-way of the former Florida East Coast Railway, as same was constructed and operated between the center line dividing Sections Twenty-one (21) and Twenty (20) in Township 64, South of Range 36 East, to the Section Line between Sections Twenty-five (25) and Twenty-six (26) in Township 66, South of Range 29 East, including all trestles, structures, bridges and riparian rights, all in Monroe County, Florida, being part of the lands deeded to the Overseas Road and Toll-Bridge District by deed dated November 9, 1936, and recorded in Deed Record G-6, pages 46 to 55, both inclusive, Monroe County, Florida, Public Records,

or AKA:

All of Pigeon Key, an island approximately 5.31 acres located at Mile Marker 45, along the Old Seven Mile Bridge, Lot 1, Section 13, Township 66 South, Range 31 East, Tallahassee Meridian, and deeded to the Overseas Road and Toll Bridge District from the Florida East Coast Railway Company by Deed dated November 9, 1936, and recorded in Deed Record G-6, pages 46 to 55, and thereafter deeded to Monroe County by Warranty Deed, recorded at OR-15, pages 374 to 376, having Real Estate Number: 00106120-000000.

10. Ballast Trail, LLC is proposing to replace the windows, re-roof with white 5 v-crimp, and replace and relocate the exterior HVAC unit at **133 Lowe Street** within the Tavernier Historic District, Key Largo, Monroe County, Florida having real estate number: 00555410-000100 and legally described as:

**(Interior work not subject to HPC review will include electrical, mechanical, plumbing, sheet rock and cabinetry).*

PARCEL 1:

Commencing at a point 322 feet East, and South 3° 30' West (mag) 946 feet 8 Inches from the Northwest corner of Government Lot 3, Sec. 34, Tp 62 S, R 38 E. From said point run South 3° 30' West (mag) 94 feet 8 inches. Thence run East 3° 30' South (mag) 512 feet to the waters of the Atlantic Ocean. Thence Northerly along the waters of the Ocean 94 feet 8 Inches. Thence West 3° 30' North (mag) 512 feet to the starting point. Being part of Government Lot 3, Sec. 34, Tp 62 S, R 38 E, and more particularly described as the middle third (1/3) of Lot 4 of MacDonald's Plat Government Lots 3 and 4 and W 1/2 of NW 1/4 Sec. 34, Tp 62 S, R 38 E, as recorded in Plat Book 1, Page 80, Monroe County Records.

Also the Easterly 15 feet of Lot 10 (Samuel C. Williams) lying Northerly of the line between Lot 4 and Lot 5 according to said plat, as recorded in Plat Book 1, Page 80, of the Public Records of Monroe County, Florida.

Together with an easement for ingress and egress being described as the Easterly 15 feet of the portion of Lot 9, Plat Book 1, at page 80, lying westerly of and adjacent to the middle third of Lot 4.

PARCEL 2:

A parcel of land being a portion of Lot 4, of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1 at Page 80 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Beginning at the Southeast corner of Lot 30, Tavernier Cove, according to the plat thereof recorded in Plat Book 1 at Page 103 of the said Public Records, run S 86 degrees 22' 36" E along the Southerly line of the said Tavernier Cove for approximately 210 feet to the shoreline of the

Atlantic Ocean; thence meander Southerly along the said shoreline for 95 feet more or less to an intersection with the Northerly line of the "middle one-third (1/3) of Lot Four" according to deed description recorded in Deed Book D-1, Page 299 of the said Public Records; thence run N 86 degrees 22' 23" W along the said Northerly line of the "middle one-third (1/3) of Lot Four" for approximately 205 feet to an intersection with a line bearing S 3 degrees 37' 24" W from the Point of Beginning; thence run N 3 degrees 37' 24" E along the said line, the same being the Easterly line of an Southerly prolongation thereof, of the STICKNEY parcel (OR 783-1947), for 94.82 feet to the Point of Beginning of the herein described parcel of land.

AND

A parcel of land being a portion of Lot 4, of " PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1at Page 80 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Commencing at the Southeast corner of Lot 30, Tavernier Cove, according to the plat thereof recorded in Plat Book 1at Page 103 of the said Public Records, run N 86 degrees 22' 36" W along the Southerly line of the said Tavernier Cove for 104.99 feet to the Point of Beginning of the herein described parcel of land.

From the said Point of Beginning continue N 86 degrees 22' 36" W along the said Southerly line of the said Tavernier Cove for 189.72 feet to the Northwest corner of the said Lot 4, of "PLAT OF THE AMOS LOWE HOMESTEAD"; thence run S 3 degrees 37' 51" W along the Westerly line of the said Lot 4 of "PLAT OF THE AMOS LOWE HOMESTEAD" for 79.80 feet; thence run S 86 degrees 22' 23" E along a line 15 feet Northerly of, (as measured along a perpendicular),and parallel with the Northerly line of the "middle one-third (1/3) of Lot Four", according to deed description recorded In Deed Book D-1, Page 299 of the said Public Records for 189.72 feet; thence run N 3 degrees, 37' 51" E along the Westerly line of the STICKNEY parcel (OR 783-1947) for 79.81feet to the Point of Beginning of the herein described parcel of land.

AND

A parcel of land being a portion of Lots 4, 9 and 10, of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest quarter in section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1at Page 80 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

A 15.00 feet wide parcel being a portion of Lots 4,9, and 10 of the hereinabove mentioned Plat of the Amos Lowe Homestead, said parcel lying within 7.50 feet of the following described centerline;

Commencing at the Southeast corner of Lot 30, Tavernier Cove, according to the plat thereof recorded in Plat Book 1, at Page 103 of the said Public Records, run S 3 degrees 37' 24" W along the westerly side of a Southerly prolongation of Tarpon Street as shown on the said Tavernier Cove plat for 87.32 feet to the Point of Beginning of the herein described centerline; From the said Point of Beginning run N 86 degrees 22' 23" W along a line 7.50 feet (as measured on a perpendicular) Northerly of and parallel with the Northerly line of the "middle one-third (1/3) of Lot Four" for 302.20 feet; thence run S 3 degrees 37' 51" W along a line 7.50 feet (as measured along a perpendicular) Westerly of and parallel with the Westerly line of the said Lot 4, Amos Lowe Homestead for 102.30 feet; thence continue S 3 degrees 37' 51" W along the last mentioned course and along a line 7.50 feet Westerly of (as measured on a perpendicular) and parallel with the Westerly line of Sunny Haven according to the plat thereof recorded In Plat Book 1 at Page 185 of the Public Records of Monroe County, Florida for 79.67 feet to the Northerly side of a 15.00 feet wide unnamed street according to deed description recorded Deed Book G-13 at Page 137 of the said Public Records, the same being the Point of Ending of the hereinabove described center line. LESS: The Easterly 15 feet of Lot 10 (Samuel C. Williams) lying Northerly of the line between Lot 4 and Lot 5 according to said Plat, as recorded in Plat Book 1, Page 80, of the Public Records of Monroe County, Florida, (as described in conveyance to Grogan OR 740-171)

PARCEL 3:

A parcel of land being a portion of Lot 4, of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1, at Page 80 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Beginning at the Southeast corner of Lot 30, Tavernier Cove, according to the plat thereof recorded in Plat Book 1 at Page 103 the said Public Records, run N 86 degrees 22' 36" W along the Southerly line of the said Tavernier Cove for 104.99 feet; thence run S 3 degrees 37' 51" W for 79.81 feet; thence run S 86 degrees 22' 23" E along a line 15.00 feet Northerly of, (as measured along a perpendicular), and parallel with the Northerly line of the "middle one-third (1/3) of Lot Four", according to deed description recorded In Deed Book 1 at Page 299 of the said Public Records for 105.00 feet; thence run N 3 degrees, 37' 24" E along a Southerly prolongation of the Westerly line of Tarpon Street as shown on the said Tavernier Cove plat for 79.82 feet to the Point of Beginning of the hereinabove described parcel of land.

PARCEL 4:

A parcel of land being a portion of Lot 9 and Lot 10, of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 and the West half of the Northwest quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the plat thereof recorded in Plat Book 1 at Page 80 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Commencing at the Southeast corner of Lot 30, Tavernier Cove, according to the plat thereof recorded in Plat Book 1 at Page 103 of the said Public Records, run N 86 degrees 22' 36" W along the Southerly line of the said Tavernier Cove for 294.71 feet to the Northwest corner of Lot 4 of said " PLAT OF THE AMOS LOWE HOMESTEAD", and the Point of Beginning of the herein described parcel of land. From the said Point of Beginning, run S 3 degrees 37' 51" W along the Westerly side of said Lot 9 of said "PLAT OF THE AMOS LOWE HOMESTEAD" for 79.80 feet; thence run N 86 degrees 22' 23" W. for 15.00 feet; thence run S 3 degrees 37' 51" W along a line 15.00 feet, {as measured along a perpendicular) Westerly of and parallel with the Westerly line of the said Lots 9 and 10 of the said "PLAT OF THE AMOS LOWE HOMESTEAD", for 89.47 feet; thence run along the Northerly and Northeasterly sides of a previously described Milazzo parcel (OR 784-119) for the following two (2) Courses: (1) N 86 degrees 22' 09" W, 87.59 feet (2) N 47 degrees 30' 35" W, 37.14 feet; thence run N 42 degrees 29' 25" E along a Northeasterly prolongation of the Northwesterly line of the said Milazzo parcel for 58.13 feet to the dividing line between the said Lots 9 and 10 of the said "PLAT OF THE AMOS LOWE HOMESTEAD"; thence run N 47 degrees 22' 36" W along the said dividing line for 159.98 feet to the point of Intersection of the Southwesterly and Southerly lines of the said Tavernier Cove; thence run S 86 degrees 22' 36" E along the Southerly line of the said Tavernier Cove for 219.38 feet to the Point of Beginning of the herein described parcel of land.

PARCEL 5:

A parcel of land being a portion of Lot 10 of "PLAT OF THE AMOS LOWE HOMESTEAD" consisting of Lots 3 and 4 of the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the Plat thereof, recorded In Plat Book 1, at Page 80, of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Parcel C: Commencing at the intersection of the Southwesterly side of the said Lot 10 with the Southeasterly Right-of-Way line of State Road No. 5 (U.S. Highway No. 1), run South 47 degrees 30' 35" East along the Southwesterly side of the said Lot 10, the same being the Northeasterly side of Lowe Street, for 552.33 feet to the Point of Beginning; thence continue in a Southeasterly direction 176.10 feet; thence run North 42 degrees 29' 25" East for 158.13 feet to the extension of the Southwesterly line of Tavernier Cove, according to the Plat thereof, as recorded In Plat Book 1, at Page 103, of the Public Records of Monroe County, Florida; thence run Northwesterly along said extension of the Southwesterly line of Tavernier Cove, North 47 degrees 22' 36" West for 176.10 feet; thence run South 42 degrees 29' 25" West for 158.54 feet to the Point of Beginning.

PARCEL 6:

A Parcel of land being a portion of Lot 10 of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 of the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the Plat thereof, recorded in Plat Book 1, at Page 80, of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

PARCEL B: Commencing at the intersection of the Southwesterly side of the said Lot 10 with the Southeasterly Right-of-Way Line of State Road No. 5 (U.S. Highway No. 1), run South 47 degrees 30' 35" East along the Southwesterly side of the said Lot 10, the same being the Northeasterly side of Lowe Street for 376.17 feet to the Point of Beginning; thence continue In a Southeasterly direction along the Northeasterly side of Lowe Street ,South 47 degrees 30' 35" East for 176.16 feet; thence run North 42 degrees 29' 25" East for 158.54 feet to the Southwesterly line of Tavernier Cove, according to the Plat thereof, as recorded in Plat Book 1, at Page 103, of the Public Records of Monroe County, Florida; thence run in a Northwesterly direction, along said Southwesterly line of Tavernier Cove, North 47 degrees 22' 36" West for 176.16 feet; thence run South 42 degrees 29' 25" West for 158.95 feet to the Point of Beginning.

PARCEL 7 (overall boundary):

A Parcel of land being portions of Lots 4, 9 and 10 of "PLAT OF THE AMOS LOWE HOMESTEAD", consisting of Lots 3 and 4 of the West half of the Northwest Quarter in Section 34, Township 62 South, Range 38 East, on Key Largo, Monroe County, Florida, according to the Plat thereof recorded in Plat Book 1, at Page 80 of the Public Records of Monroe County, Florida, said parcel 7 consisting of Parcels 1, 2, 3, 4, 5 and 6 as described in Title Insurance Commitment No. 19417005 issued by National Title Insurance Company, effective April 29, 2011; said Parcel 7 being further described as follows:

Commencing at the intersection of the southwesterly side of the said Lot 10 with the southeasterly right of way line of the Overseas Highway (US Highway No. 1), run S 47°30'35" E along the southwesterly side of the said Lot 10, the same being the northeasterly side of Lowe Street for 376.17 feet to the most westerly corner of Parcel 5 of said Title Commitment and the Point of Beginning. From said Point of Beginning thence continue in a southeasterly direction along the northeasterly side of Lowe Street S 47°30' 35" E for 352.26 feet to the most southerly corner of said Parcel 5; thence N 42°29'25" E along the southeasterly line of said Parcel 5 for 100 feet to the southerly line of Parcel 4 of said Title Commitment; thence S 47°30' 35" E along said southerly line for 37.14 feet; thence S 86°22'09" E along said southerly line for 87.59 feet to the west line of the easterly 15 feet of said Lot 10 of said plat recorded in Plat Book 1, Page 80 of said public records; thence S 3°37'51" W along said west line for 100.00 feet to the north right of way line of a 15 feet wide un-named street according to the plat of Sunny Haven recorded in Plat Book 1 at Page 185 of said public records (AKA: Beach Road); thence S 86° 22'09" E along said right of way line for 15.00 feet to the southwest corner of Lot 9 according to said plat of Sunny Haven; thence N 3°37'51" E along the west line of said Lot 9 of Sunny Haven for 79.67 feet to the northwest corner of said Lot 9 of Sunny Haven, thence S 86°22'09" E along the north line of said plat of Sunny Haven and the south line of the middle 1/3 of Lot 4 of said plat of Amos Lowe Homestead recorded in Plat Book 1 at Page 80 of said public records for 512 feet, more or less, to the shoreline of the Atlantic Ocean; thence meander northerly along said shoreline for 189.34 feet to the north line of the north 1/3 of said Lot 4 of said Lowe Homestead plat; thence N 47°30' 35" W along said northeasterly line for 192.59 feet to the most northerly corner of said Parcel 6 according to said Title Insurance Commitment; thence S 42°29'25" W along the northwesterly line of said Parcel 6 for 158.95 feet to the Point of Beginning.

Applicant presentation

Krissy Lynn, agent for the applicant, represented the project.

Board discussion

While staff did not find a contributing structure listed for 133 Lowe Street, Alice Allen noted that this structure is a significant contributing structure in the Tavernier Historic District under the address 1 Ballast Trail in the booklet "Discovering Tavernier."

Devin Rains found the site number listed under the address 224 Ocean Trail. (The property has also been reviewed as 1 Ballast Trail and 200 Ballast Trail).

Motion

Due to the confusion with the addresses Bert Bender motioned to continue to the next meeting. Donna Bosold seconded the motion. As there were no objections, the motion carried unanimously.

Other Business:

Bert Bender wanted to discuss the promenade.

Robert Cook, a Tavernier resident, presented a survey.

Peter Morris said this is a private property dispute. The county would not be involved with a point of entry issue. You would need to retain private counsel to determine ownership.

Jamie Engel, resident at 138 Ocean View Drive, asked is there a list of non-contributing structure approvals for roofs and windows. She feels there is no reason to make these owners come to a meeting.

Bert Bender explained we have been trying to get staff approvals on routine items for a long time.

Bert Bender motioned to go forward with the staff approval process. Kate DeLoach seconded the motion. As there were no objections, the motion carried unanimously.

Adjournment.

As there was no other business, Bert Bender motioned to adjourn. Kate DeLoach seconded the motion. As there were no objections, the motion carried unanimously.