

# HPC

## Monroe County Historic Preservation Commission AGENDA

Monday May 6, 2019

Tavernier Fire House, 151 Marine Ave., Tavernier



### 2:00 PM Regular Meeting:

Call to Order.

Roll Call.

Adoption of the Minutes from the February 4, 2019 meeting.

Changes to the Agenda.

### Applications for Special Certificate of Appropriateness

**1. Harold McMahon (File No. 2019-047)** is proposing a revision to previously approved stairs that lead to the pool deck from the upper house deck, from wooden stairs to concrete at 197 Lowe Street, within the Tavernier Historic District, Monroe County, Florida, having real estate number: 00566370-000000 and legally described as:

All of Block 5, less the West 71 feet of AMENDED PLAT OF TAVERNIER BEACH, a subdivision in Section 34, Township 62 South, Range 38 East, according to the Plat thereof, as recorded in Plat Book 1, Page 201, of the Public Records of Monroe County, Florida.

AND

A parcel of filled sovereignty land in Tavernier Harbor abutting Section 34, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of Block 5, Amended plat of Tavernier Beach as recorded in Plat Book 1, Page 201 of the Public Records of Monroe County, Florida; thence Easterly 312 feet along the North line of said Block 5 to its intersection with the Mean High Water Line as shown on said Amended Plat and the Point of Beginning; thence continue Easterly 10 feet along said North line of Block 5 extended; then South 6 degrees 15 minutes last 44.49 feet; thence South 23 degrees 12 minutes East 30.46 feet; thence South 85 degrees 52 minutes 45 seconds East 69.60 feet; to an Easterly extension of a line 23 feet North of and parallel to the South line of said Block 5; thence Westerly 96 feet along said Easterly extension to the Mean High Water Line as shown on Amended Plat of Tavernier Beach; thence Northerly 75 feet to the Point of Beginning.

AND

A parcel of submerged land in the Straits of Florida in Section 34, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, more particularly described as follows:

Beginning at an iron bolt on the shore of the Atlantic Ocean at the mean high tide line and on the dividing line between Block 5 and Lowe Street, all as shown on the Amended Plat of Tavernier Beach, according to Plat Book 1, Page 201, Public Records of Monroe County, Florida, and run South 84 degrees 43 minutes East on the Easterly prolongation of said dividing line a distance of 200 feet; thence North 5 degrees 17 minutes East, a distance of 23 feet; thence North 84 degrees 43 minutes West, a distance of 200 feet; thence North 84 degrees 43 minutes West, a distance of 200 feet to the said mean high tide line; then South along said mean high tide line a distance of 23 feet to the Point of Beginning.

### **Staff presentation and recommendation**

### **Applicant presentation**

### **Public testimony**

### **Staff response**

### **Applicant response**

### **Board discussion**

### **Motion**

**2. Tavernier Hotel Holding, LLC (File No. 2019-050)** is proposing to replace a demolished wood rear stairway with a steel stairway at 91865 Overseas Highway, within the Tavernier Historic District, Monroe County, Florida, having real estate number: 00555610-000000 and legally described as:

Lots 1, 2, 3, 4, 36 and 37, Block A, TAVERNIER NO.2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (Parcel Identification No. 1681946) lying adjacent to said lots, between the Northerly and Southerly lines of Lots 1, 2, 3 and 4 of Block A, extended Easterly to the center of the alley; and the portion of the alley lying adjacent to said Lots 36 and 37 of Block A between the Northerly and Southerly lines of said Lots 36 and 37 of said Block A extended Westerly to the center of the alley.

AND

Lot 5, Block A, TAVERNIER NO.2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (formerly Parcel Identification No. 1681954) lying adjacent to said Lot 5 of Block A, between the Northerly and Southerly lines of said Lot 5 of Block A extended Easterly to the center of the alley.

**Staff presentation and recommendation**

**Applicant presentation**

**Public testimony**

**Staff response**

**Applicant response**

**Board discussion**

**Motion**

**3. THE PIGEON KEY FOUNDATION (File No. 2019-043)** is proposing to remove and replace the Assistant Bridge Tender home/museum roof with certain teed black roll on roof system and replace associated rotted wood as existing. The subject property is Pigeon Key, Monroe County, Florida, having real estate number: 00106120-000000 and physically located at 44800 Overseas Highway and legally described as:

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.

**Staff presentation and recommendation**

**Applicant presentation**

**Public testimony**

**Staff response**

**Applicant response**

**Board discussion**

**Motion**

**4. JOE MIKLAS (File No. 2019-054)** is proposing a revision to previously approved plans for doors on the new third floor enclosure at 240 Lincoln Avenue, within the Tavernier Historic District, Monroe County, Florida, having real estate number: 00478200-000000 and legally described as:

Lots 5, 6, 7, 8 and 9, Block 10, LARGO BEACH, according to the Plat thereof, as recorded in Plat Book 1, Page 108, of the Public Records of Monroe County, Florida.

**Staff presentation and recommendation**

**Applicant presentation**

**Public testimony**

**Staff response**

**Applicant response**

**Board discussion**

**Motion**

**Other Business:**

**Adjournment.**

*ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".*