

## Appendix 2 Land Development Regulations Text Amendments

The following code language is contained within the existing Monroe County Land Development Regulations. Text amendments are identified (underlined text) where appropriate to codify these guidelines.

### **Sec. 9.5-260.1 Tavernier Historic District Overlay.**

- (a) Purpose: The purpose of the Tavernier Historic District Overlay is to implement the policies of the comprehensive plan and Tavernier Creek to Mile Marker 97 Livable CommuniKeys Master Plan to protect the historic resources of the community and to encourage development that is sensitive and compatible with the historic character of the Tavernier Historic District as identified through the Tavernier Creek to Mile Marker 97 Livable CommuniKeys Master Plan.
- (b) Application: The Tavernier Historic District Preservation Guidelines are hereby adopted by reference and declared part of this chapter. Within the overlay district, the Historic Preservation Committee shall review new development, remodeling or redevelopment of uses permitted as of right and uses requiring a minor or major conditional use permit, based on the Tavernier Historic District Preservation Guidelines.
- (c) The Tavernier Historic District Preservation Guidelines may be amended by resolution of the board of county commissioners upon recommendation of the planning commission and the director of planning.

### **Sec. 9.5-452. Definitions.**

Contributing, in the Tavernier Historic District Preservation Guidelines, means the property is listed in the National Register of Historic Places, the Florida Master Site File list of historical structures or Monroe County Board of County Commissioners designated historical properties.

New Building, in the Tavernier Historic District Preservation Guidelines, means new buildings developed within the Tavernier Historic District.

Non-Contributing Structures, in the Tavernier Historic District Preservation Guidelines, means existing buildings within the historic district that are not recorded as historic.

### **Sec. 9.5-456 Certificates of appropriateness.**

- (a) *Certificate of appropriateness required:* Except as provided herein, a building, moving, or demolition permit, or any other development order, shall not be issued for a designated historic property or property within the Tavernier Historic District Overlay,

until a certificate of appropriateness is awarded. Contributing, non-contributing structures and new buildings as defined in the “Tavernier Historic District Preservation Guidelines”, that apply for work listed in Sec. 9.5-456 (b), shall require a regular certificate of appropriateness as if they were a designated historic property. All work on contributing, non-contributing structures and new buildings not covered under Sec. 9.5-456 (b), shall require a special certificate of appropriateness. Within the Tavernier Historic District Overlay, all work requiring a certificate of appropriateness shall be reviewed by the director of planning or the Monroe County Historic Preservation Commission, as required, based on the “Tavernier Historic District Preservation Guidelines”. However, a certificate of appropriateness is not required for the issuance of any building permits for interior improvements to a designated historic property, unless the interior of the subject historic property is cited as significant in the property’s designation.