

HPC

**Historic Preservation Commission
Monroe County
Application for Special Certificate of Appropriateness
April 06, 2026**

Staff Report

From: Thomas Francis-Siburg, Acting Planning & Development Review Manager
Date: March 17, 2026

139 Ocean View Drive

APPLICATION FOR SPECIAL CERTIFICATE OF APPROPRIATENESS: BELOTE FAMILY LIVING TRUST 05/19/1987 (FILE NO. 2026-056) IS SEEKING APPROVAL TO REPLACE AN EXISTING WOOD DECK AND STAIRS WITH COMPOSITE MATERIALS, WITHIN THE TAVERNIER HISTORIC DISTRICT, ON PROPERTY LOCATED AT 139 OCEAN VIEW DRIVE, TAVERNIER, HAVING PARCEL IDENTIFICATION NUMBER 00555340-000000 AND DESCRIBED AS LOT 4, BLOCK 3, TAVERNIER HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 180, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

History and Architecture of the Building

139 Ocean View Drive is a non-contributing, one-story structure built in 2002 as recorded in the property appraiser's records. And in 2022, the HPC approved Resolution HP 06-22 for a Special Certificate of Appropriateness to construct a pool and pool deck.

From the *Secretary of the Interior's Standards (Rehabilitation)* (p.76)

Standard 9: "New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

Staff comment: *No issues.*

Standard 10: "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Staff comment: *No issues.*

From the *Tavernier Historic District Preservation Guidelines*

Building Configuration.

Porches (pg. 23): "The intent is to encourage porches as a transition between the public and

private realms. In some cases porches have been turned into enclosed and habitable rooms; retrofitting porches to recover their original exterior spatial quality is recommended ... *Non-contributing Structures*: Porches may be allowed if it is determined during review that the addition is compatible with the architecture of the historic district.”

Staff comment: *Adjacent and neighboring buildings have porches. No issues.*

Building Elements and Materials.

Color (pg. 28): For porches, gray flooring with sky blue ceiling is recommended.”

Staff comment: *The composite decking material proposes is a referred to as “TANDECK Light Gray” by Tangent. No issues.*

Recommendation

If the Commission chooses to grant a Special Certificate of Appropriateness, Staff recommends the Commission consider the following conditions of approval:

1. The Special Certificate of Appropriateness is based on the design and placement of the proposed sketch by Lee Risher, dated 2/14/2026, and the Tangent TANDECK Light Gray composite material, submitted as part of this request.
2. Work not specified may not be carried out without an additional Special Certificate of Appropriateness or Regular Certificate of Appropriateness approval. This Special Certificate of Appropriateness is only for the aforesaid project. It does not waive the required approval(s) for any future structures, modifications, or additions.
3. The applicant shall apply for and receive a Building Permit for the aforesaid work. The Special Certificate of Appropriateness does not discharge, exempt, or otherwise release the applicant or his/her heir(s), assign(s), or successor(s) in title, from his/her duty to comply with any additional requirements based upon the Florida Building Code and/or floodplain design requirements.
4. The proposed scope of work has not been reviewed for compliance with/by the Monroe County Planning and Environmental Resources Department. Prior to the issuance of Building Permits, new development, modifications, and structures, shall be found in compliance with Monroe County Comprehensive Plan and the Monroe County Land Development Code.