

HPC

Monroe County Historic Preservation Commission

MINUTES

Monday December 7, 2020



2:00 PM Regular Meeting:

Call to Order.

Roll Call.

Present and answering to roll call were Acting Chair-Commissioner Kate Deloach, Commissioner Bert Bender, Commissioner Donna Bosold, and Commissioner Brian Shea.

Absent - Commissioner Alice Allen

Staff present:

Peter Morris, Assistant County Attorney
Devin Tolpin, Senior Planner
Diane Silvia, Preservationist

Adoption of the Minutes from the meeting on October 5th, 2020.

Bert Bender motioned to approve the minutes from the meeting on October 5th, 2020. Donna Bosold seconded the motion. The motion carried unanimously.

Changes to the Agenda.

There were no changes to the agenda.

Applications for Special Certificate of Appropriateness

1. SATCH!, LLC (File #2020-135) is seeking approval to construct a rear, roofed porch at 141 Sunrise Drive, within the Tavernier Historic District, Monroe County, Florida, having Real Estate Number 00506030-000000 and legally described as:

A portion of Lot 11 and Lot 12, TAVERNIER COVE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 103, 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

Joseph (could not hear last name) from MCF Construction and Consultants, Inc. was present. He had nothing further to add.

Public testimony

There was no public testimony.

Board discussion

There was no board discussion.

Motion

Bert Bender motioned to approve the project as planned. Brian Shea seconded the motion. The motion carried unanimously.

2. JAMIE EKBLUM (File #2020-160) is seeking approval to construct a pool and deck at 178 Beach Road, within the Tavernier Historic District, Monroe County, Florida, having Real Estate Number 00090270-000202 and legally described as:

A parcel of land in Tavernier, Key Largo, Monroe County, Florida, said parcel being hereinafter referred to as Parcel A 10, said Parcel A 10 being a portion of 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

Staff presentation and recommendation

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

The Commissioners had questions about this application, and no one was there to represent it.

Bert Bender said even though our Guidelines do not address pools directly, this can be reviewed according to the Standards.

Peter Morris said there are two options. This item could be deferred, or you can go ahead with a review.

Public testimony

Krissy Bohnstedt, friend of the applicant Jamie Ekblom, said she would try to reach out to her. The Commissioners agreed to revisit this application at the end of the meeting.

Applicant presentation

Following the last item on the agenda, Jamie Ekblom was present on Zoom. She explained she has arthritis and four children and really needs a pool.

Board discussion

The Commissioners had noted the existing house is set at the rear of the lot and there is not a more suitable location for the pool.

Donna Bosold asked if they could use vegetation in the large swale shown on the plans to buffer

the appearance.

Ms. Ekblom said the swale is for run-off and it will be vegetated.

Motion

Bert Bender motioned to approve the project as planned only because there is not a more appropriate location on this parcel as the historic house is set so far to the rear. Brian Shea seconded the motion. The motion carried unanimously.

3. BRIAN AND CAROL BUDISAK (File #2020-171) is seeking approval to construct a pool and spa at 252 Tarpon Street, within the Tavernier Historic District, Monroe County, Florida, having Real Estate Number 00555260-000000 and legally described as:

Lot 2, Block 1, Tavernier Heights, according to the plat thereof as recorded in Plat Book 1, Page 180, Public Records of Monroe County, Florida.

Staff presentation and recommendation

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

Applicant presentation

The applicant was not present.

Public testimony

There was no public testimony.

Board discussion

There was no board discussion.

Motion

Brian Shea motioned to approve the project as planned. Bert Bender seconded the motion. The motion carried unanimously.

4. VALERIE BELL (File #2020-172) is seeking approval to construct a 20' x 30' air-conditioned accessory structure (studio space) at 157 Lowe Street, within the Tavernier Historic District, Monroe County, Florida, having Real Estate Number 00090270-000200 and legally described as:

A parcel of land in Tavernier. Key Largo, Monroe County, Florida, said parcel being hereinafter referred to as Parcel B 10, said parcel being a portion of Lot 10 of "PLAT OF THE AMOS LOWE HOMESTEAD" as recorded in Plat Book 1, Page 80, Public Records of Monroe County, Florida.

Staff presentation and recommendation

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

Applicant presentation

Krissy Bohnstedt, agent for the owner was present by Zoom and said she was there to answer any questions.

Public testimony

There was no public testimony.

Staff response

Devin Tolpin, Senior Planner, said the Planning Department will require that the size of the studio be reduced. The Code states that an accessory structure must be smaller than the dwelling unit.

Peter Morris said the Commission could approve the design and then the size could be reduced.

Board discussion

Bert Bender noted there is an issue with using rectangular and round windows. The rectangular windows are correctly proportioned but round windows are not compatible with the district. On the front elevation he said the sliding glass door was not appropriate and there should be a three bay porch. As the building size will have to be reduced the loft will be eliminated and they will gain more open square footage because the stairway will be gone.

Brian Shea said it does look like the appearance of the rear elevation with the porch would be more appropriate as a front elevation.

Ms. Bohnstedt said she would speak with the owner to see what she wants to do.

Kate Deloach said she also has an issue with the sliding front door and is wondering about the location of the HVAC equipment.

Ms. Bohnstedt said they are going with a mini split system.

Mr. Morris said they could defer this item to the next time certain meeting.

Donna Bosold agreed with all of the comments but wonders what this building will be used for as it appears to be a dwelling unit.

Devin Tolpin said a kitchen or wet bar would make it a dwelling unit.

Ms. Bohnstedt said it would be a pool house as the owners have a large family. They had the porch at the rear for gathering.

Mr. Bender said they could have two porches.

Ms. Bohnstedt asked Devin if the porches would be included in the calculation of the allowable square footage.

Mr. Bender noted the building really needs a porch on the street side.

Ms. Bosold asked if there was going to be any connection or walkway to the main house.

Motion

Bert Bender motioned to defer the project to the January 4th, 2021 meeting. Brian Shea seconded the motion. The motion carried unanimously.

5. MAUREEN A. KELLY IRREVOCABLE TRUST (File #2020-170) is seeking approval to install a generator at 133 Lowe Street, within the Tavernier Historic District, Monroe County, Florida, having Real Estate Number 00090220-000000 and legally described as:

A parcel of land in Tavernier. Key Largo, Monroe County, Florida, said parcel being a portion of Lot 4 of "PLAT OF THE AMOS LOWE HOMESTEAD" as recorded in Plat Book 1, Page 80, Public Records of Monroe County, Florida.

Staff presentation and recommendation

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

Applicant presentation

Scott McDonough of the Maureen Kelly Irrevocable Trust was present via Zoom.

Public testimony

There was no public testimony.

Board discussion

There was no Board discussion.

Motion

Brian Shea motioned to approve the project as planned. Bert Bender seconded the motion. The motion carried unanimously.

6. THE MONROE COUNTY BOCC (File 2020-174) is proposing to replace air conditioning equipment and remove existing panels from the gunports and replace with laminated glass and removable hurricane shutters at East Upper Martello Tower, 3501 South Roosevelt Boulevard, within the City of Key West, Monroe County, Florida. having real estate number: 00064840-000000 and legally described as:

A parcel of land located in Section 4, Township 68 South, Range 25 East, on the island of Key West, Monroe County, Florida and being more particularly described as follows: **COMMENCE** at the Northwest corner of the United States Government East Martello Tower Military Reservation as shown on a map recorded in Plat Book 1 at Page 31 of the Public Records of Monroe County, Florida and said point also being the Southwest corner of Lot 11, Block 2, "RESUBDIVISION OF BLOCK 2, KEY ESTATES", according to the Plat thereof, as recorded in Plat Book 3, at page 101 of the Public Records of Monroe County, Florida.

Bert Bender recused himself, as Bender & Associates Architects is providing architectural services for this project.

Peter Morris explained a Form 8b will be required indicating the nature of the conflict.

Staff presentation and recommendation

Diane Silvia read the staff report, noting the applicable standards.

Applicant presentation

David Salay, Project Architect explained they were removing the existing plywood coverings from the gunports and replacing them with clear glass. A hurricane panel shutter system will also be installed and is a requirement. The air conditioning replacement is necessary for improved air quality.

Public testimony

There was no public testimony.

Board discussion

Donna Bosold said the glass will provide transparency and is an important improvement.

Motion

Brian Shea motioned to approve the project as planned. Donna Bosold seconded the motion. The motion carried unanimously.

Other Business:

Diane Silvia reminded the Commission member about the upcoming webinar for Certified Local Government training for members serving on historic commissions. She asked that they let her know if they do attend so she can report that to the State.

Adjournment.

Brian Shea motioned to adjourn. Bert Bender seconded the motion. The motion carried unanimously.