

# HPC

## Monroe County Historic Preservation Commission

### MINUTES

Monday July 12, 2021



### 2:00 PM Regular Meeting:

#### **Call to Order.**

Donna Bosold and Bert Bender selected Brian Shea to chair the meeting. Brian Shea called the meeting to order.

#### **Roll Call.**

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

#### **Staff present:**

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

Peter Morris requested that the Commissioners present vote to allow Alice Allen and Kate Deloach to vote remotely.

The Commissioners unanimously agreed Ms. Allen and Ms. Deloach could fully participate.

#### **Adoption of the Minutes from the meetings on April 5<sup>th</sup>, 2021 and May 3<sup>rd</sup>, 2021.**

Bert Bender motioned to approve the minutes of the meeting on April 5<sup>th</sup>, 2021. Donna Bosold seconded the motion. The motion carried unanimously.

Bert Bender motioned to approve the minutes of the meeting on May 3<sup>rd</sup>, 2021. 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. BEATRIZ AND JOSE GARCES** (File #2021-063) ARE SEEKING APPROVAL TO CHANGE THE EXISTING WINDOWS AND DOORS TO NEW HURRICANE IMPACT WINDOWS AND DOORS AT 224 TARPON STREET, WITHIN THE TAVERNIER HISTORIC DISTRICT, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00506710-000200 AND DESCRIBED AS THE SOUTHERLY 50 FEET OF LOT 19, ALL OF LOT 22 AND THAT PORTION OF PRIVATE PROMENADE

ADJACENT TO AND EASTERLY OF LOT 22, 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.

**Staff presentation and recommendation**

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

**Applicant presentation**

Beatriz and Jose Garces had nothing further.

**Public testimony**

There was no public testimony.

**Staff response**

There was no staff response.

**Board discussion**

There was no board discussion.

**Motion**

Bert Bender motioned to approve. Donna Bosold seconded the motion. The motion carried unanimously.

**2. TAVERNIER HOTEL HOLDINGS, LLC** (File #2021-066) IS SEEKING APPROVAL TO INSTALL A 24 INCH BY 120 INCH LED BOX SIGN AT 91865 OVERSEAS HIGHWAY, WITHIN THE TAVERNIER HISTORIC DISTRICT, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00555610-000000 AND DESCRIBED AS BLOCK A, LOTS 1 THROUGH 5 AND LOT 36 AND 37 AND PART OF DISCLAIMED ALLEY, TAVERNIER NUMBER 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, 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**

Thomas Hayes from Eye Catcher Signs said this is an LED sign with a plastic face and a whimsical design. It is low voltage and low maintenance. This is what the customer wanted.

**Public testimony**

There was no public testimony.

**Staff response**

Devin Tolpin noted that an illuminated sign will also be regulated by the County's outdoor sign lighting regulations.

**Applicant response**

Thomas Hayes said it has taken almost a year to get to this point.

**Board discussion**

Bert Bender asked if the owner would be willing to use an unlit sign.

Mr., Hayes said he could do without the lighting.

Mr. Bender said there are two possible outcomes for this proposal. We either deny it or defer it so you can discuss this with the owner.

Mr. Hayes said if we do without the lighting can you approve this and make it move along.

Mr. Bender asked Ms. Silvia and Mr. Morris can they do that.

Diane Silvia said, I think it would be okay if the design stays the same and the plastic box and internal illumination are eliminated. Possibly spot lighting could be used.

Peter Morris said it would be legally sufficient.

Mr. Hayes said we could do it with raised or flat letters and do something nice without lighting.

Donna Bosold noted this kind of business is generally not open in the evening. She asked why this project has taken so long.

Mr. Hayes said it was a combination of things from getting approvals from the owner to working with the County. He will never work in the historic district again.

Alice Allen said she is very uncomfortable with this very large sign, on this very small building, in this very historic complex.

Mr. Hayes said this drawing shows what the sign will look like, and this sign size is what is allowed by the code.

Ms. Allen said what is allowed is not always what is appropriate. This is a very important building in the district.

Mr. Hayes said he will eliminate the lighting.

Kate DeLoach said she would be comfortable with the changes Diane suggested, eliminating the box and the lighting.

Mr. Hayes said we will just do a nice sign with no lights.

**Motion**

Brian Shea motioned to approve without the plastic box and internal lighting.

Bert Bender motioned to deny

Peter Morris cautioned they must address the first motion before going on to the second.

Donna Bosold asked what would be left of the sign.

Mr. Hayes said he could do a flat face with raised or vinyl letters.

Donna Bosold amended Mr. Shea's motion to say the sign will have a flat face with raised or vinyl letters.

Bert Bender seconded the motion. A roll call vote was held. All voted in favor of the motion. The motion carried unanimously.

**3. VERONICA ORNELAS** (File #2021-077) IS SEEKING APPROVAL TO REPLACE NINE WINDOWS AND TWO DOORS WITH IMPACT WINDOWS AND DOORS AT 150 COCONUT ROW, WITHIN THE TAVERNIER HISTORIC DISTRICT, MONROE COUNTY, FLORIDA, HAVING PARCEL IDENTIFICATION NUMBER 00477420-000000 AND DESCRIBED AS BLOCK 3, LOT 6, 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**

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

**Applicant presentation**

Veronica Ornelas had nothing further.

**Public testimony**

There was no public testimony.

**Staff response**

There was no staff response.

**Board discussion**

There was no board discussion.

**Motion**

Bert Bender motioned to approve. Donna Bosold seconded the motion. The motion carried unanimously.

**4. CHRISTOPHER AND CHERYL ALOIA** (FILE #2021-083) ARE SEEKING APPROVAL TO CONSTRUCT A NEW POOL AT 162 SUNRISE DRIVE, WITHIN THE TAVERNIER

HISTORIC DISTRICT, MONROE COUNTY , FLORIDA, HAVING REAL ESTATE NUMBER 00506230-000000 AND DESCRIBED AS LOT 35, TAVENIER COVE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, 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**

There was no applicant presentation.

**Public testimony**

There was no public testimony.

**Staff response**

There was no staff response.

**Board discussion**

There was no board discussion.

**Motion**

Donna Bosold motioned to approve. Bert Bender seconded the motion. The motion carried unanimously.

**5. ROBERT VONNEGUT** (FILE #2021-085) IS SEEKING APPROVAL TO REPLACE THE EXISTING ROOFING WITH 5V-CRIMP ROOFING AT 165 SUNRISE DRIVE, WITHIN THE TAVENIER HISTORIC DISTRICT, MONROE COUNTY , FLORIDA, HAVING REAL ESTATE NUMBER 00506490-000000 AND DESCRIBED AS LOT 16, KNUST AND LANE RE-SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 146 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**

Lori Sollitto of Keys Roofing, Inc. represented the project.

**Public testimony**

There was no public testimony.

**Staff response**

There was no staff response.

**Board discussion**

There was no board discussion.

**Motion**

Bert Bender motioned to approve. Brian Shea seconded the motion.

Alice Allen said this is a historic building. It was not built in 1983. She knows this building quite well and the property has some unpleasant history from the 1950's. It has had some alterations over time. This will not affect the approval. She does not know why it is not listed as historic. This needs to be corrected.

Brian Shea said we will have staff follow up on that.

Bert Bender asked Diane, why is this considered noncontributing when Alice knows it is historic. He withdrew his motion so this matter can be clarified.

Ms. Silvia said this is possible, but we would approve this anyway as it is just an in-kind roof replacement. V-crimp for v-crimp. This should have not even have come to us and been a staff approval since it is like for like.

Ms. Sollitto noted this is a like for like v-crimp replacement.

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

**6. GARY WHITE, HEATHER WHITE, AND JEFFERY FORSHEE (FILE #2021-088) ARE SEEKING APPROVAL TO CONSTRUCT A NEW POOL AND SPA AT 248 TAVERNIER DRIVE, WITHIN THE TAVERNIER HISTORIC DISTRICT, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00478030-000000 AND DESCRIBED AS BLOCK 9, LOTS 4 AND 5, 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**

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

**Applicant presentation**

Jeffrey Forshee represented the project.

**Public testimony**

There was no public testimony.

**Staff response**

Devin Tolpin explained that a building permit has been submitted and a biological review may be required. The location may have to be shifted depending on the review.

**Applicant response**

Mr. Forshee said they are having a survey done and are putting flags in to ensure the plant life is

protected. The pool and spa will be in the rear of the property.

**Board discussion**

Brian Shea said the pool will still be located in the rear yard.

Donna Bosold said it will not be visible from the street.

**Motion**

Bert Bender motioned to approve. Donna Bosold seconded the motion. The motion carried unanimously.

**Other Business:**

Donna Bosold said this is her last meeting. She must resign because she is relocating outside of the Keys. The Ordinance requires residency.

Peter Morris said that is correct. He is also leaving the Keys but will be here for one more month.

Ms. Bosold she will follow up with a formal letter. She noted it has been great to work with all of you. She wished Peter well in his new position.

Bert Bender thanked Donna for her service and said she has been a great asset to this Commission and to the Keys community.

Alice Allen said they have worked together for many years and is very sorry to see Donna go. She has been such an asset.

Ms. Bosold said she would not be here without Alice's support. She said Kate, don't tell anyone I was your Girl Scout leader.

Kate Deloach said she has learned so much from Donna.

Mr. Morris said it has been a pleasure to serve as your consul.

Ms. Bosold asked where Peter he is going.

Mr. Morris said the Broward County Attorney's Office. He will be here another month. It has been a pleasure to work with all of you.

Mr. Bender thanked Peter for his service, noting he has been a great asset to the board.

Mr. Bender asked Diane where we stand on getting more staff approvals.

Ms. Silvia said Devin may have a better idea.

Devin Tolpin said she is actively reviewing the matrix for compliance with the Comprehensive Plan and the Code. She has a meeting scheduled tomorrow with the Assistant Planning Director and hopes to have a more substantial update for the August meeting.

Mr. Bender asked do you have any idea of the timeline to get this accomplished.

Ms. Tolpin said if and when this item can be brought before the Development Review Committee then the process can begin again.

Mr. Bender said are we talking about a year or more.

Ms. Tolpin said approximately a year or maybe sooner.

**Adjournment.**

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