

# HPC

## Monroe County Historic Preservation Commission

### MINUTES

Monday April 5, 2021



### 2:00 PM Regular Meeting:

#### Call to Order.

#### Roll Call.

Present and answering to roll call were Acting Chair-Commissioner Donna Bosold, Commissioner Bert Bender, Commissioner Kate Deloach, and Commissioner Brian Shea. Commissioner Alice Allen was present for a portion of the meeting.

#### Staff present:

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

#### **Adoption of the Minutes from the meeting on February 1<sup>st</sup>, 2021.**

Bert Bender motioned to approve the minutes from the meeting on February 1<sup>st</sup>, 2021. Brian Shea seconded the motion. The motion carried unanimously.

#### **Changes to the Agenda.**

There were no changes to the agenda.

Peter Morris requested that the Commission vote to allow Alice Allen to vote remotely.

The Commissioners unanimously agreed Ms. Allen could fully participate.

#### **Applications for Special Certificate of Appropriateness**

**1. CHARLIE SPOSATO** (File #2021-016) is seeking approval to replace the existing shingle and cedar shake roofing with 5V-crimp metal roofing at 203 Tarpon Street, within the Tavernier Historic District, Monroe County, Florida, having Real Estate Number 00506070-000000 and legally described as Lot 20 less easterly 2.5 Feet, Tavernier Cove, 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**

The property owner, Charlie Sposato and the agent, Lori Sollitto represented the project.

Lori Sollitto requested that if this is approved today to have it expedited as the roof is actively leaking.

**Public testimony**

There was no public testimony.

**Board discussion**

There was no board discussion.

**Motion**

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

**2. BRIAN BUDISAK** (File #2021-015) is seeking approval to relocate and upgrade the existing electric service and to install a new ATS, generator and underground propane tank installation in the front yard 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 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**

The owner, Brian Budisak explained that there was a generator and propane tank here when they purchased the property. The generator did not work.

**Public testimony**

There was no public testimony.

**Staff response**

Devin Tolpin said all structures will have to comply with the required setbacks.

**Board discussion**

Bert Bender wondered why they were locating this in the front yard and was this the existing location.

Brian Budisak explained that the old generator was on the second floor deck when they purchased the property. The generator did not work and had been located within five feet of windows and doors which does not comply with code. Steve Caputo of Wire Nuts suggested that these items be moved to the front yard.

Mr. Budisak said they plan to visually screen this equipment with a L-shaped concrete wall and an Ipe fence.

Bert Bender explained that his firm was the architect for an upcoming project at this property.

Peter Morris advised that Mr. Bender should recuse himself and submit Form 8b.

Mr. Bender agreed and recused himself.

Donna Bosold asked if they were burying the electric to the house.

Mr. Budisak said yes.

Steve Caputo said they are upgrading and burying the electric and this location will get it above grade to the proper elevation and further from the water.

Brian Shea said there is a large gumbo limbo here which will help screen it from view.

Alice Allen said the screening is important and that, remember gumbo limbos break easily.

Mr. Budisak said Craig Reynolds will be doing a comprehensive landscape plan. He wants the property to be visually appealing.

Kate Deloach said she understands Bert's concerns, but this location will get it further from the water.

Devin Tolpin pointed out that if screening and additional landscaping are a requirement of this approval the details will have to be submitted for permitting.

### **Motion**

Brian Shea motioned to approve with Ipe screening and additional landscaping. Kate Deloach seconded the motion. The motion carried unanimously.

Bert Bender recused himself.

**3. GARRETT AND GAIL BOEKEL** (File #2021-025) are seeking approval to revise the fenestration on a previously approved new home by substituting a long window for a short window on the left side elevation and adding a long window on the right side elevation at 194 Beach Road, within the Tavernier Historic District, Monroe County, Florida, having Real Estate Number 00557130-000100 and legally described as Lot 5, Sunny Haven, according to the plat thereof, as recorded in Plat Book 1, Page 185 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**

The agent, Gay Marie Smith explained that two additional windows were installed to allow for more light.

**Public testimony**

There was no public testimony.

**Board discussion**

There was no board discussion.

**Motion**

Bert Bender motioned to approve. Kate Deloach seconded the motion. The motion carried unanimously.

**Alice Allen had to leave the meeting.**

**4. BARRY ROLAND HOFFMAN** (File #2020-207) (continued from the meeting on February 1, 2021) is seeking approval to replace the existing one story flat roof with a second story gable V-crimp roof and dormers at 187 Atlantic Circle Drive, within the Tavernier Historic District, Monroe County, Florida, having Real Estate Number 00556300-000000 and legally described as Lot 13, less the east 20 Feet thereof, and the east 20 feet of Lot 12, Block E, Tavernier No. 2, according to the Plat thereof, as recorded in Plat Book 2, at 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 of additional material**

Barry Roland Hoffman said this project is just for a larger roof with a room, not a second story. This is just a room in an attic. This house was never deemed historic.

**Public testimony**

There was no public testimony.

**Board discussion**

Bert Bender said these plans are dated 2003. This is 18 years later.

Mr. Hoffman said yes. He has now saved up some money and needs this approval to get a cost estimate from a contractor.

Brian Shea said he raised this point at the last meeting that this project will be subject to the 50% rule as it is below flood. Based on the property appraiser's valuation you would only have forty thousand something to spend.

Mr. Hoffman said he may have to get an appraisal.

Peter Morris noted that flood is outside the purview of the HPC.

Kate Deloach said the proposed work will dramatically change the appearance of this building. However, it does not appear to go against the guidelines for non-contributing structures.

Donna Bosold asked if the gazebo shown on the plans is part of this project. The issue is that the gazebo was not advertised.

**Motion**

Kate Deloach motioned to approve the plans dated 2003, excluding the gazebo. Brian Shea seconded the motion. The motion carried unanimously.

**Other Business:**

Devin Tolpin said she met with the Director about how to move the HPC matrix forward. This was delayed following Irma, Covid and code amendments. They have been swamped and now will try to get this moving forward.

Donna Bosold said she is looking forward to getting this discussion re-opened.

Bert Bender said he would be in North Carolina for the month of June and wonders if he can participate remotely.

Peter Morris advised that they discuss this privately to avoid medical disclosure.

**Adjournment.**

Brian Shea motioned to adjourn. Kate Deloach seconded the motion. The motion carried unanimously.