

HPC

Monroe County Historic Preservation Commission AGENDA

Monday November 7, 2016 2:00 pm

Tavernier Fire House, 151 Marine Ave., Tavernier



Call to Order.

Roll Call.

Adoption of Minutes from the October 3, 2016 meeting.

Changes to the Agenda.

Applications for Special Certificate of Appropriateness:

1. **Robert & Jo-Anne Thibeu** are proposing to install a 3' white wood picket fence at their house at 125 Lowe Street, Key Largo. The subject property is legally described as: A parcel of land being a portion of Lot 10 of "PLAT OF 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 as recorded in Plat Book 1, Page 80, of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

Commencing at the intersection of the Southwesterly side of the said Lot 10, with the Southeasterly right-of-way line of State Road 5 (U.S. Highway 1), run South 47° 30' 35" East along the Southwesterly side of said Lot 10, the same being the Northeasterly side of Lowe Street for 200.00 feet to the Point of Beginning; thence continue in a Southeasterly direction along the Northeasterly side of Lowe Street South 47° 30' 35" East for 176.17 feet; thence run North 42° 29' 25" East for 158.95 feet to the Southwesterly line of Tavernier Cove according to the Plat thereof as recorded in Plat Book 1, Page 103 in the Public Records of Monroe County, Florida; thence run in a Northwesterly direction along said Southwesterly line of Tavernier Cove, North 47° 22' 36" West for 176.34 feet; thence run South 42° 26' 09" West for 159.36 feet to the Point of Beginning, and having Real Estate Number: 00090270-000300.

Staff presentation and recommendation

Applicant presentation

Monroe County Historic Preservation Commission
AGENDA
Monday November 7, 2016 2:00 pm
Tavernier Fire House

Public testimony

Staff response

Applicant response

Board discussion

Motion

Other Business:

Adjournment.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

HPC

Historic Preservation Commission
November 7, 2016
Staff Report

125 Lowe Street

Project History

This is a new single family home within the Tavernier Historic District.

Description of the Proposal

Robert & Jo-Anne Thibeau are proposing to install a 3' white wood picket fence at their house at 125 Lowe Street, Key Largo. The subject property is legally described as: A parcel of land being a portion of Lot 10 of "PLAT OF 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 as recorded in Plat Book 1, Page 80, of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows:

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Relevant Standards and Guidelines: From the Tavernier Historic District Preservation Guidelines:

Fences (p. 20)

The intent is to maintain the small community ambiance by encouraging the placement of white picket fences in the district.

From the *Secretary of the Interior's Standards* (p.9)

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

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."

Analysis:

The applicant is proposing a 3' white wood picket fence which is encouraged by the guidelines.

Diane E. Silvia, Historic Florida Keys Foundation

File #: **2016-163**

Owner's Name: Thibeau, Robert & Jo-anne

Applicant: Thibeau, Robert & Jo-anne

Agent: N/A

Type of Application: Historic Preservation

Key: Key Largo

RE: 00090270.000200

Additional Information added to File 2016-163

NAME	ADD2	CITY	ST	ZIP
BOEKEL GARRET TEN AND GAIL	3 LITTLE HARBOR WAY	DEERFIELD BEACH	FL	33441-3606
SPOSATO CHARLES F	P O BOX 1258	TAVERNIER	FL	33070
STAFFIN EDWARD S AND IRENE	17161 STARFISH LN W	SUMMERLAND KEY	FL	33042-3620
ALEX CARMEN MICAELA	148 SUNRISE DR	TAVERNIER	FL	33070-2528
SAIGER GLENN S AND VIRGINIA S	81981 OVERSEAS HWY	ISLAMORADA	FL	33036
LOHMAYER GEORGE STEPHEN	140 SUNRISE DR	TAVERNIER	FL	33070-2528
NORMINGTON SHANNON L	162 SUNRISE DR	TAVERNIER	FL	33070
LOHMAYER GEORGE STEPHEN	140 SUNRISE DR	TAVERNIER	FL	33070
LONG CAROL ANN	152 SUNRISE DR	TAVERNIER	FL	33070
SPOSATO CHARLES F	P O BOX 1258	TAVERNIER	FL	33070
WELFLEY PAMELA JOANN REVOCABLE TRUST AG 10/3/2012	PO BOX 565	LORIDA	FL	33857-0565
HOWE JOHN R	149 SUNRISE DR	TAVERNIER	FL	33070-2527
STORMONT LOIS M	163 COCONUT ROW	TAVERNIER	FL	33070
BLOODWORTH WILLIAM JEFFREY	146 LOWE ST	TAVERNIER	FL	33070-2520
AIVAZ RANDY L	141 COCONUT ROW	TAVERNIER	FL	33070-2511
STORMONT LOIS J	163 COCONUT ROW	TAVERNIER	FL	33070-2511
LEMAK MARYANN G	PO BOX 370487	KEY LARGO	FL	33037-0487
TMIN EVA MICHELLE	150 LOWE ST	TAVERNIER	FL	33070-2520
ANDERSON ANN MARIE GAY OMEARA L/E	181 COCONUT ROW	TAVERNIER	FL	33070-2511
WHITE ROBERT	151 COCONUT ROW	TAVERNIER	FL	33070-2511
OAKWOOD VIRGINIA DELGADO	556 CLIFTON RD	CRESCENT CITY	FL	32112-5404
MCDONOUGH VANNA R	134 LOWE ST	TAVERNIER	FL	33070
GREWE PAUL S AND JANET L	167 COCONUT ROW	TAVERNIER	FL	33070-2511
WALLACE JOHN L JR	175 COCONUT ROW	TAVERNIER	FL	33070
MONROE COUNTY	500 WHITEHEAD ST	KEY WEST	FL	33040-6581
LANDGREN MARY LUCILLE REV TR 8/22/2000	181 LOWE ST	TAVERNIER	FL	33070-2519
MITCHELL RONALD AND KRISTI	1122 GRAND ST	KEY LARGO	FL	33037-4122
WOLKOWSKY JOSEPH B	185 COCONUT ROW	TAVERNIER	FL	33070
TROUT RICHARD L	192 LOWE ST	TAVERNIER	FL	33070-2563
GRAHAM FELTON S AND PATRICIA S	188 LOWE ST	TAVERNIER	FL	33070-2563
MILLAN JUSTINA	251 E 32ND ST APT 7A	NEW YORK	NY	10016-6304
EKBLOM JAMIE L	178 BEACH RD	TAVERNIER	FL	33070-2508
BELL VALERIE M	157 LOWE ST	TAVERNIER	FL	33070-2536
CODRONS FRANCOIS L	123 BEACH RD	ISLAMORADA	FL	33036-3768
GONZALEZ LINO R AND BILMA P	571 SE 6TH ST	HIALEAH	FL	33010-5356
HUBER HEINZ AND OURANIA	PO BOX 445	EAST STROUDSBURG PA	PA	18301-0445
OLIVER MARK AND BONNIE	PO BOX 372	TAVERNIER	FL	33070-0372
YOUNG HENRY P JR	195 LOWE ST	TAVERNIER	FL	33070-2519
BROWN BETTE J	191 LOWE ST	TAVERNIER	FL	33070-2519
GREWE MICHAEL P	166 LOWE ST	TAVERNIER	FL	33070
GRASSIA ANNA P	130 LOWE ST	TAVERNIER	FL	33070
SUMMERS JOHN B III	188 BEACH RD	TAVERNIER	FL	33070

- Pan
- Legend
- Zoom In

- Zoom Out

- Address

- Find

- Identify

- Select

- Buffer

- Measure

- Print

Help
 Click on our [Getting Started](#) tutorial!

2016 Condo

2015 Condo

2014 Condo

2013 Condo

2016 Sales

2015 Sales
 Expand All

2014 Sales MCPA GIS Public Portal

- Monroc Overlay

- Subdivisions

- Section Lines

- Parcels

- Road Centerline

- Shoreline

- Lot Lines

- Hooks Leads

- Road Block Name

- Easements

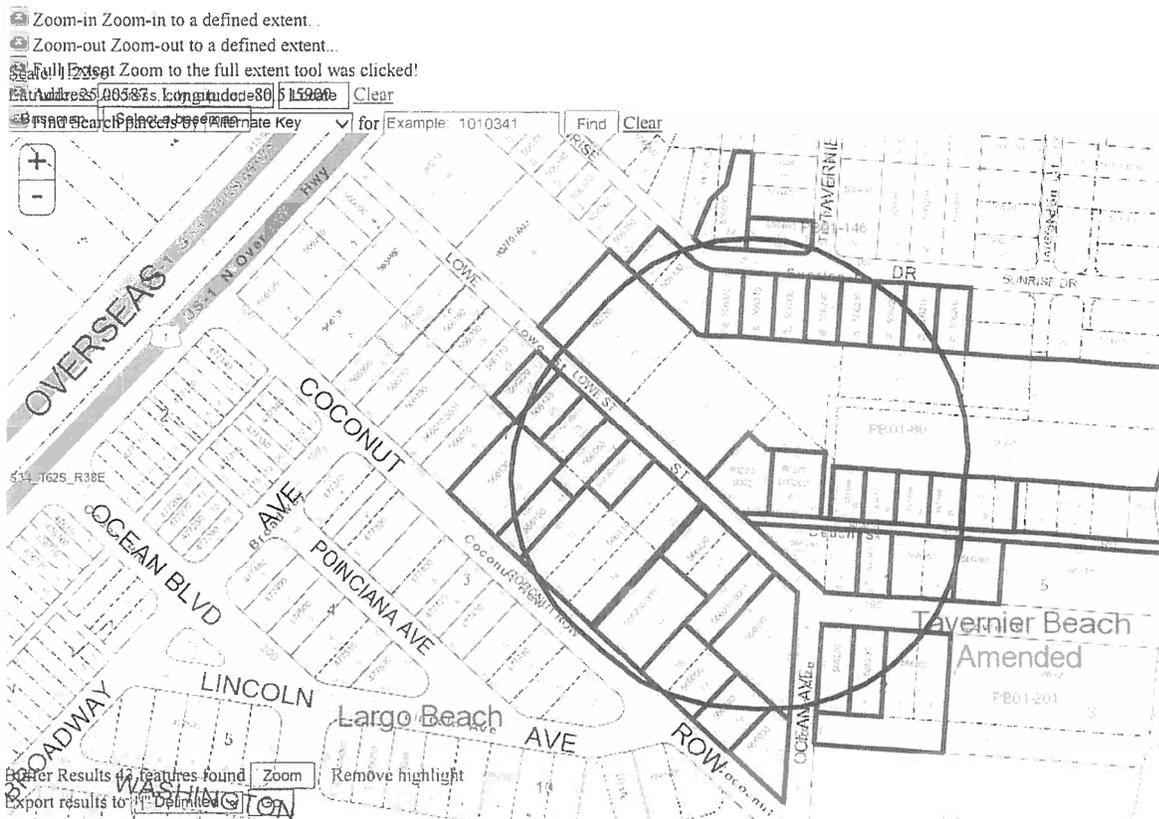
- Text Displays

- Right of Way

- Qualified Condo Sales

- Qualified Sales

- Transportation



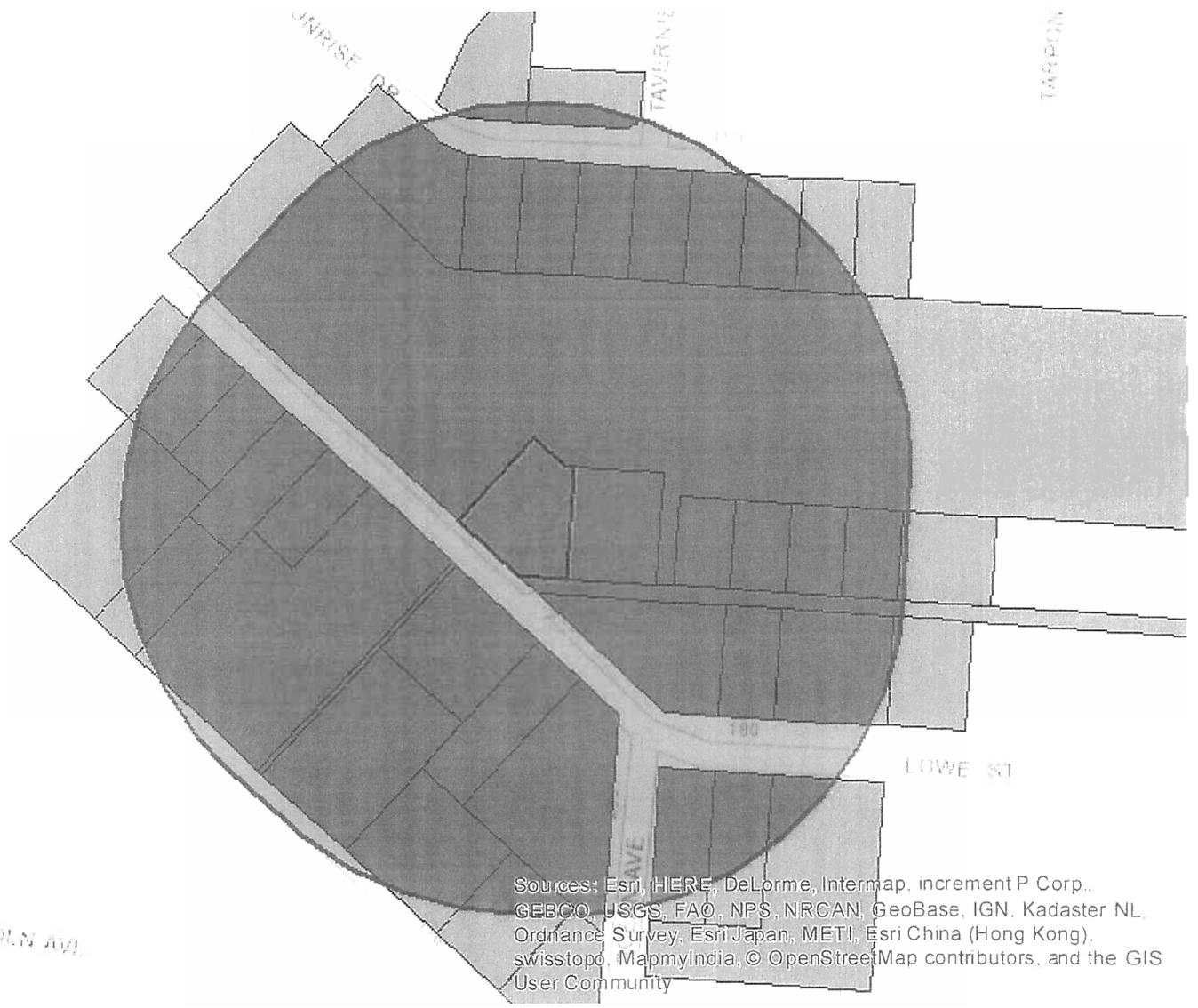
OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT	NAL PARCEL NO
15342	90220	00090220-000000	30331	3462 38 00090220000000 BALI
68221	566230	00566230-000000	55746	3462 38 00566230000000 OAK

LOWE ST

UNRISE DR

TAVERNIE

TARPOON



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS
User Community

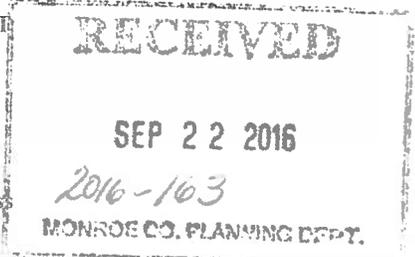
LINCOLN AVE

End of Additional File 2016-163

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Historic Preservation Committee Special Certificate of Appropriateness
Fee: \$200.00



Received CORRECT
check 9/26/2016
dot

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review by the Historic Preservation Committee

Date of Submittal: 9 / 21 / 2016
Month Day Year

Applicant/Property Owner:

ROBERT & JOANNE THIBEAU
Property Owner (Name/Entity) Contact Person (If Different Than Property Owner)
125 LOWE ST TAVERNIER FL 33070
Mailing Address (Street, City, State and Zip Code)
305-394-9197 JOTEB@TERRANOVA.NET
Daytime Phone Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

34-62-38 10 Island of Key Largo Pt
Block Lot Subdivision Key (Island)
00090270-00030
Real Estate (RE) Number
125 LOWE ST KEY LARGO FL
Street Address (Street, City, State and Zip Code)

All of the following must be submitted in order to have a complete application submittal:

- Correct fee (check or money order to Monroe County Planning & Environmental Resources Dept.)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Photograph of property and building from roadway
- Photographs of adjacent properties
- Written summary of the scope of work to be carried out or copy of building permit application
- Site plan and Exterior building elevations
- Illustrations of manufactured products to be used, such as roofing, shutters, doors and windows

If applicable, the following must be submitted in order to have a complete application submittal:

- Notarized Agent Authorization Letter

If deemed necessary, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Property Owner Signature: Robert Thibeau Date: 9/21/16
Printed Name of Owner: Robert Joseph Thibeau

Sworn before me this 21 day of September 2016

DR LIC # T100T10623910 Ashlie Brannen
Notary Public
My Commission Expires



125 Lowe St

Tavernier, FL 33070

A 3 ft. white wood picket fence to be placed by the road starting at the east side of the house across the front for approximately 45'. It will go north and back east to meet the middle of the house.

Basically it will be boxing in the front yard.

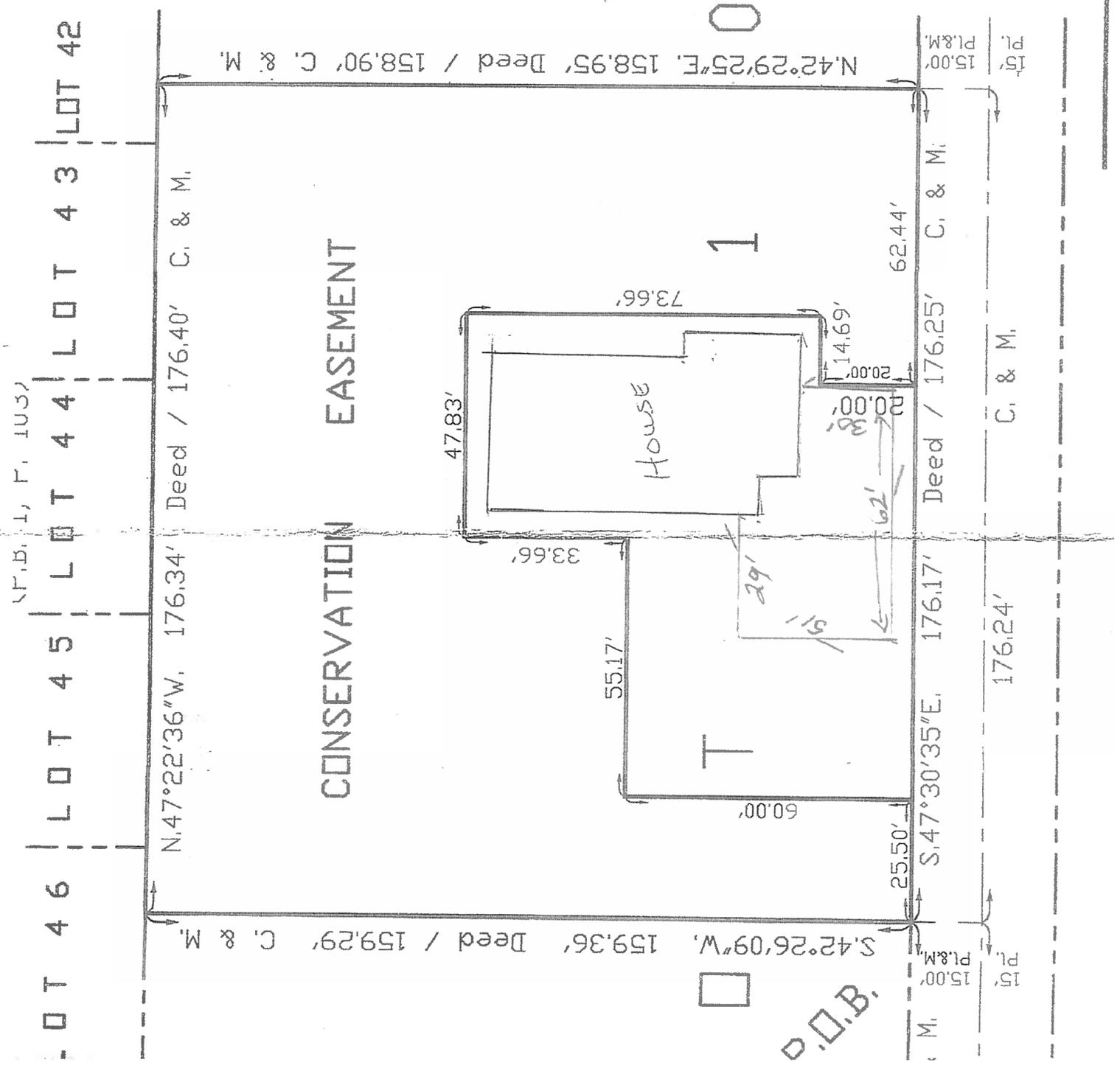
- It will be the same as the house across the street from ours at 114 Lowe St.

Pictures included.

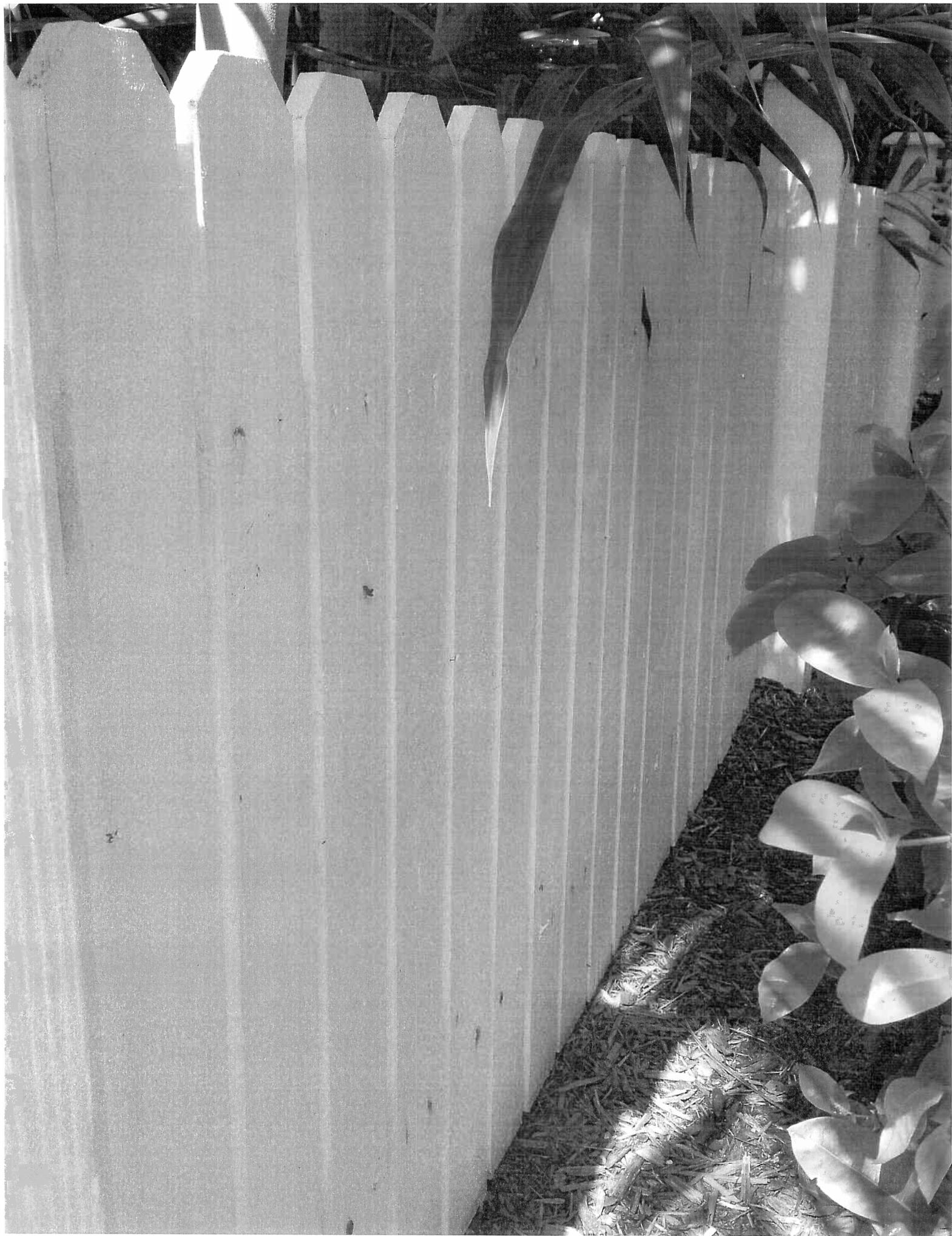
Placing will be in compliance with the County Code for distance from the road.

Thank you.

Thibeau
125 Louise St.
Tavernier









Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 8576927 Parcel ID: 00090270-000300

Ownership Details

Mailing Address:
THIBEAU ROBERT AND JO ANNE
120 HILSON CT
TAVERNIER, FL 33070-2810

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 500P
Affordable Housing: No
Section-Township-Range: 34-62-38
Property Location: 125 LOWE ST KEY LARGO
Legal Description: 34 62 38 (PARCEL A) ISLAND OF KEY LARGO PT LOT 10 PROB74-124-CP-12 OR825-2265/66 OR836-2317/18 OR852-578/79 OR1143-2302/03 OR1230-2248/49 OR1362-1850/51C/T OR1470-1867/68 OR2274-1216/17R/S OR2711-2118/19 OR2719-2235/36

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
P10D - PERMITTED SFR DRY			28,052.00 SF

Appraiser Notes

2004 3-23 ADJ SF PER GIS. WAS 4260 SF - NOW IS 28,052 SF. PRIOR DEEDS WERE PULLED FOR VERIFICATION. CW

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	12304594	08/15/2014		1		SFR

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	0	5,891	5,891	3,278	0	5,891
2013	0	0	2,980	2,980	2,980	0	2,980
2012	0	0	4,685	4,685	2,787	0	4,685
2011	0	0	5,697	5,697	2,534	0	5,697
2010	0	0	2,304	2,304	2,304	0	2,304
2009	0	0	3,456	3,456	3,456	0	3,456
2008	0	0	10,520	10,520	10,520	0	10,520
2007	0	0	17,533	17,533	17,533	0	17,533
2006	0	0	17,533	17,533	17,533	0	17,533
2005	0	0	17,533	17,533	17,533	0	17,533
2004	0	0	35,065	35,065	35,065	0	35,065
2003	0	0	5,325	5,325	5,325	0	5,325
2002	0	0	5,325	5,325	5,325	0	5,325
2001	0	0	5,325	5,325	5,325	0	5,325
2000	0	0	5,325	5,325	5,325	0	5,325
1999	0	0	5,325	5,325	5,325	0	5,325
1998	0	0	8,000	8,000	8,000	0	8,000
1997	0	0	16,000	16,000	16,000	0	16,000
1996	0	0	16,000	16,000	16,000	0	16,000
1995	0	0	16,250	16,250	16,250	0	16,250
1994	0	0	16,250	16,250	16,250	0	16,250
1993	0	0	16,250	16,250	16,250	0	16,250
1992	0	0	16,250	16,250	16,250	0	16,250
1991	0	0	16,250	16,250	16,250	0	16,250
1990	0	0	16,250	16,250	16,250	0	16,250
1989	0	0	16,250	16,250	16,250	0	16,250
1988	0	0	16,250	16,250	16,250	0	16,250
1987	0	0	16,250	16,250	16,250	0	16,250
1986	0	0	9,550	9,550	9,550	0	9,550
1985	0	0	9,550	9,550	9,550	0	9,550
1984	0	0	9,550	9,550	9,550	0	9,550
1983	0	0	9,550	9,550	9,550	0	9,550





