

**File #:** **2016-162**

**Owner's Name:** Minkin, Amy

**Applicant:** Minkin, Amy

**Agent:** Christina Weinhofer

**Type of Application:** Variance – PC

**Key:** Big Pin Key

**RE:** 00245550-000000

## **Additional Information added to File 2016-162**

APPLICATION

Land Use District Designation(s): IS

Present Land Use of the Property: RM

Proposed Land Use of the Property: RM

Total Land Area: 7200 sq ft before erosion

Provide the standards required by the land development regulations: Front yard 25', Rear 20', side 20', side 5'  
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.) ON Two Canals

Provide requested variance: Reduce secondary front yard from East Street  
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.) pin

**All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):**

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:  
The property was originally 60' x 120' located at the end of Hovath Rd. There are two canals to the east + south with significant erosion along both canal edges

2. Failure to grant the variance would result in exceptional hardship to the applicant:  
The house is an average 36/25 1352 sq ft. it is barely large enough to house the family of 4.

*Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners in the same land use district as a result of adoption of the regulations.*

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:  
Granting the variance will not result in increased public expense, create a threat to public health + safety, create a public nuisance or cause fraud or victimization of the public

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:  
The unique or peculiar circumstances which applies this property that doesn't apply to others in the same zone is the significant erosion on both canal edges. Owner is maintaining both canal set backs of 20' with from 11' to 3' erosion on two sides. the front yard set back doesn't allow an average home to fit on lot.

APPLICATION

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

Granting the variance will not give applicant any special privilege denied other properties in immediate neighborhood.

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

Granting is not based on disabilities, handicaps or health of the applicant or family member

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

Granting the variance is not based on the domestic difficulties of the applicant or his family

8. The variance is the minimum necessary to provide relief to the applicant:

Yes, the house was reduced to maximize living space for family + still maintain shore line setback.

# County of Monroe

**Planning & Environmental Resources**

**Department**

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



**Board of County Commissioners**

Mayor Heather Carruthers, Dist. 3

Mayor Pro Tem George Neugent, Dist. 2

Danny L. Kolhage, Dist. 1

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

*We strive to be caring, professional, and fair.*

Date: 09.22.16

Time: \_\_\_\_\_

Dear Applicant:

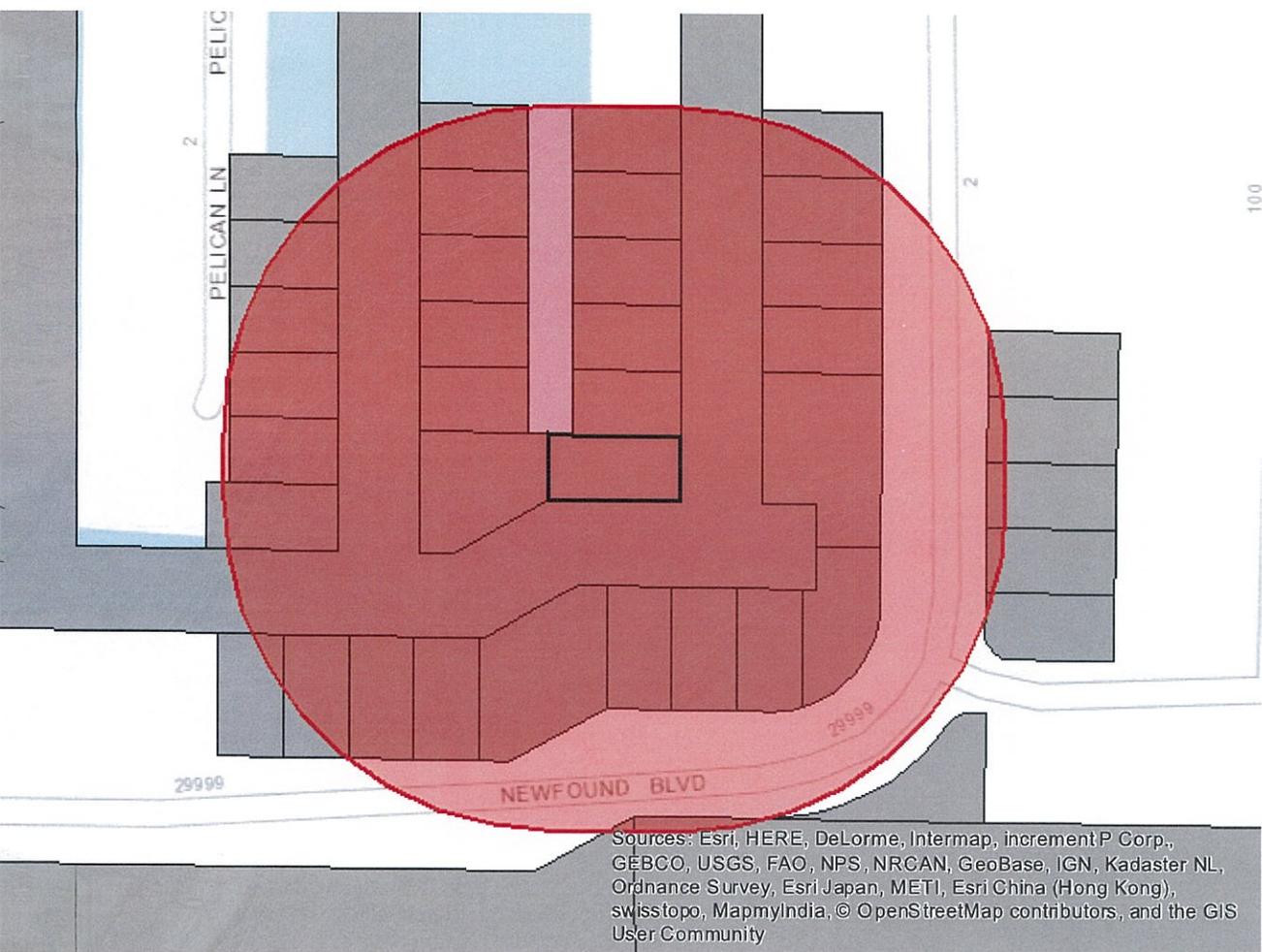
This is to acknowledge submittal of your application for Variance-PC  
Type of application

Minkin, Amy to the Monroe County Planning Department.  
Project / Name Agent: Christina Weinhofer

Thank you.

Debra Roberts

Planning Staff



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

Verified IA

~~BD OF TR'S OF THE INT IMP TR FUND OF THE  
3900 COMMONWEALTH BLVD - MAIL  
STATION 115  
TALLAHASSEE, FL 32399-3000~~

✓ BD OF TRUSTEES OF THE INTERNAL  
3900 COMMONWEALTH BLVD MAIL STA 115  
TALLAHASSEE, FL 32399-3000

✓ CHARVES KEVIN  
2503 N GREENWAY DR  
CORAL GABLES, FL 33134

COUNTY OF MONROE  
500 WHITEHEAD ST  
KEY WEST, FL 33040

*email*

~~COUNTY OF MONROE THE  
500 WHITEHEAD ST  
KEY WEST, FL 33040~~

✓ FARRENY BARBARA  
174 NEWFOUND BLVD  
BIG PINE KEY, FL 33043

✓ FOYS ANDREW  
2754 S SUPERIOR ST  
MILWAUKEE, WI 53207-2352

✓ GAITAN VANESSA DEL CARMEN TRUST  
7/11/2007  
14514 SW 84 ST  
MIAMI, FL 33183

HABITAT FOR HUMANITY OF K W AND  
\* LOWER FL KEYS INC  
30320 OVERSEAS HWY  
BIG PINE KEY, FL 33043

✓ HARRISON JANE  
360 LAKE SEMINARY CIR  
MAITLAND, FL 32751

✓ HMANI MOHAMMED  
516 E DURANT AVE  
ASPEN, CO 81611-1816

✓ JOHNSON GREGORY S  
3152 ARNOLD AVE SW  
BOLLING AFB, DC 20032-7677

✓ KENNEDY JOHN P  
184 NEWFOUND BLVD  
BIG PINE KEY, FL 33043

✓ KOVATS ANDREW AND ENIKO  
720 AVONDALE LN  
SWARTHMORE, PA 19081

✓ LYONS LAUREN KAY  
216 NEWFOUND BLVD  
BIG PINE KEY, FL 33043-3322

✓ MACHADO ELIEZER PEREZ  
29947 NEWFOUND BLVD  
BIG PINE KEY, FL 33043-3323

✓ MCCLURE DEBRA J  
6922 S 35TH ST  
FRANKLIN, WI 53132-8365

✓ MESTRE ROLANDO AND MARJORIE  
6372 LA COSTA DR APT 504  
BOCA RATON, FL 33433-6624

✓ MILLER MARY C TRUST 4/30/2008  
36963 N NATHAN HALE DR  
LAKE VILLA, IL 60046-7765

✓ MONROE COUNTY  
1100 SIMONTON ST  
KEY WEST, FL 33040

~~MONROE COUNTY OF  
500 WHITEHEAD ST  
KEY WEST, FL 33040~~

✓ PETERSON KIRK K  
2754 S SUPERIOR ST  
MILWAUKEE, WI 53207-2352

✓ RICHARDSON MARILYN  
538 LIVE OAK RD  
VERO BEACH, FL 32963

✓ SACCO JAMES G  
10 ELMWOOD CIR  
PEABODY, MA 01960-4806

✓ SIPES JOANN HUTCHESON  
29879 NEWFOUND BLVD  
BIG PINE KEY, FL 33043-3324

✓ SKAGGS ROXANNE M  
29967 NEWFOUND BLVD  
BIG PINE KEY, FL 33043

✓ TATUM JOSEPH J AND LINDA  
PO BOX 430902  
BIG PINE KEY, FL 33043-0902

✓ THOMAN JOAN  
31316 AVE J  
BIG PINE KEY, FL 33043

✓ TIITF/MARINE RESOURCES  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399-3000

★ UNITED STATES OF AMERICA  
WASHINGTON, DC 20240

✓ US FISH AND WILDLIFE SERVICE DEPT OF  
REALTY  
1875 CENTURY BLVD NE STE 420  
ATLANTA, GA 30345-3390

✓ WEBSTER MATTHEW T  
25845 NASHUA WAY  
VALENCIA, CA 91355-2409

✓ WELLS JOSEPH  
PO BOX 430854  
BIG PINE KEY, FL 33043-0854

Verified IA

★ = added to applicant labels (z)

**End of Additional File 2016-162**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Variance Application to the Monroe County Planning Commission**

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.

Planning Commission Variance Application Fee: \$1,610.00

*In addition to the application fee, the following fees also apply:*

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Application: 9 / 22 / 16  
Month Day Year

**Applicant / Agent Authorized to Act for Property Owner:** (Agents must provide notarized authorization from all property owners.)

Christina Weinhofer

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

30051 Pond Ln Big Pine Key, FL 33043

Mailing Address (Street, City, State and Zip Code)

305-872-9520

Work Phone

Home Phone

Cell Phone

Email Address

**Property Owner:** (Business/Corp must include documents showing who has legal authorized to sign.)

Amy Minkin

(Name/Entity)

Contact Person

3152 Arnold Ave SW Bolling AFB DC 20032-7677

Mailing Address (Street, City, State and Zip Code)

Work Phone

Home Phone

Cell Phone

Email Address

AF1bartender@gmail.com

**Legal Description of Property:**

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

8 13 Cahill Pines + Palms Big Pine

Block

Lot

Subdivision

Key

00245550-000000

Real Estate (RE) Number

1313459

Alternate Key Number

243 Horvath Rd Big Pine Key FL 33043

Street Address (Street, City, State & Zip Code)

30

Approximate Mile Marker

APPLICATION

Land Use District Designation(s): IS

Present Land Use of the Property: RM

Proposed Land Use of the Property: RM

Total Land Area: 7200 sqft less erosion on both canals

Provide the standards required by the land development regulations: front yard 25', Rear 20' side 10+5  
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: Reduction of 17' 5" from east street pin of 25' setback  
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

**All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):**

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:

The property is 60' x 120' at the end of Horvath Rd. There are canals to the East + South with significant erosion along both canal edges

2. Failure to grant the variance would result in exceptional hardship to the applicant:

Structure is maintaining the required 20' rear setback even with erosion, but with 25' front yard setback the home would have to be significantly reduced.

*Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners in the same land use district as a result of adoption of the regulations.*

3. Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

NO

4. Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The property is located at the end of a road requiring two 25' setbacks from front, the lot is a corner with 2 canal fronts. There is 5' 2 to 11' 10 of erosion along both canal edges. Other lots do not have this erosion

APPLICATION

- 5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

No

- 6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

No

- 7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

No

- 8. The variance is the minimum necessary to provide relief to the applicant:

Yes, 25 ft front yard setback is maintained from West side Street pin. 10ft drive way entering property and still able to maintain 20 ft rear setback with significant erosion.

APPLICATION

All of the following items must be included in order to have a complete application submission: (Please check the box as each required item is attached to the application.)

- Complete variance application (unaltered and unbound)
Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
Proof of ownership (i.e., Warranty Deed)
Current Property Record Card(s) from the Monroe County Property Appraiser
Location map
Photograph(s) of site from adjacent roadway(s)
Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor-sixteen (16) sets
Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect-five (5) sets
Date, north point and graphic scale
Boundary lines of site, including all property lines and mean high-water line
Land use district of site and any adjacent land use districts
Locations and dimensions of all existing and proposed structures and drives
Type of ground cover (i.e., concrete, asphalt, grass, rock)
Adjacent roadways
Setbacks as required by the land development regulations
Location and dimensions of all parking spaces
Typed name and address mailing labels of all property owners within a 300 foot radius of the property.

If applicable, the following item must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # Describe the enforcement proceedings and if this application is being submitted to correct the violation:

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

APPLICATION

Pursuant to Section 102-186 (i) of Monroe County Code, the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, 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.

Signature of Applicant: Amy Minkin Date: 9/6/2016

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 6 day of Sep, 2016,

by Amy Minkin, who is personally known to me OR produced  
(PRINT NAME OF PERSON MAKING STATEMENT)

\_\_\_\_\_ as identification.  
(TYPE OF ID PRODUCED)

Christa Wolff  
Signature of Notary Public, State of Florida

Christina Weinhofner  
Print, Type or Stamp Commissioned Name of Notary Public  
My commission expires:



Send complete application package to:

Monroe County Planning & Environmental Resources Department  
Marathon Government Center  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

AGENT AUTHORIZATION FORM

Date of Authorization: 9 / 4 / 2016
Month Day Year

I hereby authorize Christina Weinhofer be listed as authorized agent
(Name of Agent)
representing Amy Minkin for the application submission
(Name of Property Owner(s) the Applicant(s))
of Variance Application to the MC Planning Comm
(List the Name and Type of applications for the authorization)

for Property described as: (if in metes and bounds, attach legal description on separate sheet)

8 13 Cahill Pines + Palms Big Pine
Block Lot Subdivision Key (Island)
00245550 - 000000 1313459
Real Estate (RE) Number Alternate Key Number
243 Horvath Rd Big Pine Key, FL 33043 30
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: Amy Minkin

Printed Name of Property Owner: Amy Minkin

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 4 day of Sept, 2016.

by Amy Minkin, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

(TYPE OF ID PRODUCED) as identification.

Signature of Notary Public

Christina Weinhofer
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:



Doc# 2001666 10/17/2014 11:24AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

10/17/2014 11:24AM  
DEED DOC STAMP CL: Krys \$273.00

Doc# 2001666  
Bk# 2707 Pg# 2053

Prepared by and return to:  
Richard G. Cherry, Esq.  
Attorney at Law  
Cherry, Edgar & Smith, P.A.  
8409 N. Military Trail Suite 123  
Palm Beach Gardens, FL 33410  
561-471-7767  
File Number: RGC11275.159  
Will Call No.:

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 14th day of October, 2014 between **OB Florida CRE Holdings, LLC**, a Florida limited liability company whose post office address is 5310 East SR 64, Bradenton, FL 34208, grantor, and **Gregory S. Johnson, a single man and Amy J. Minkin, a single woman** whose post office address is 3152 Arnold SW, Washington DC 20032, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

**Lot 13, Block 8, Cahill Pines and Palms, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 94, of the Public Records of Monroe County, Florida.**

**Parcel Identification Number: 00245550-000000**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

OB Florida CRE Holdings, LLC, a Florida limited liability company

Annabell Simoes  
Witness Name: Annabell Simoes

By: Dan Begley  
Dan Begley, Managing Member

(Corporate Seal)

Robert Sanford-Eiker  
Witness Name: Robert Sanford-Eiker

State of Florida  
County of Palm Beach

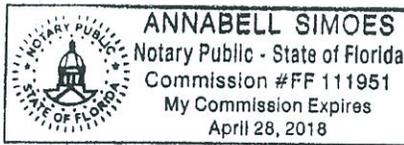
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October, 2014 by Dan Begley of Managing Member of OB Florida CRE Holdings, LLC, a Florida limited liability company, on behalf of said company. He  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Notary Public Annabell Simoes

Printed Name: Annabell Simoes

My Commission Expires: 4-28-18





**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: 1313459 Parcel ID: 00245550-000000**

**Ownership Details**

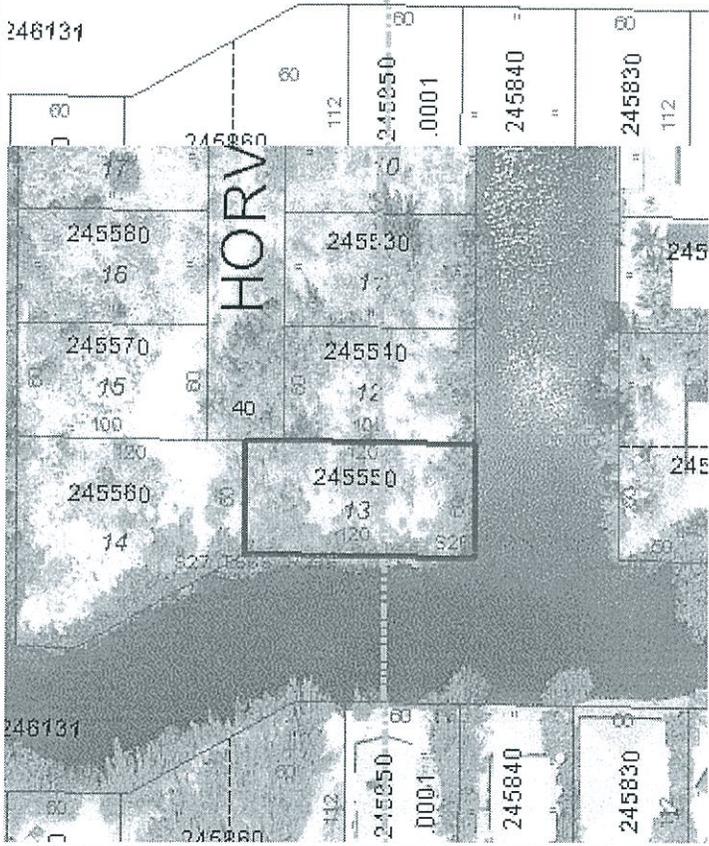
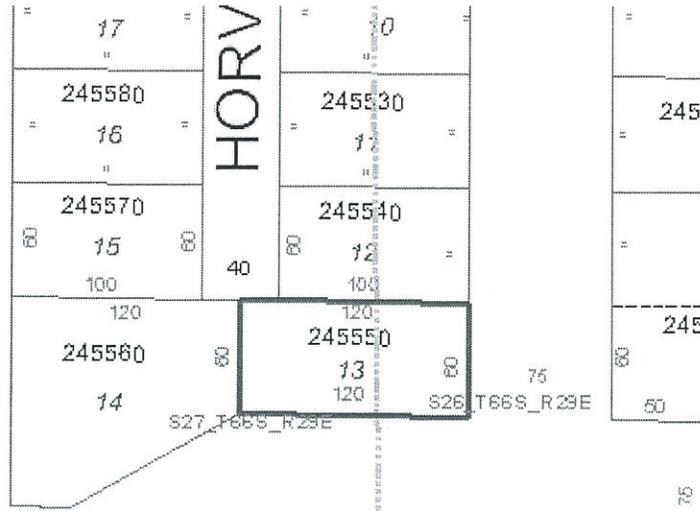
**Mailing Address:**  
JOHNSON GREGORY S  
3152 ARNOLD AVE SW  
BOLLING AFB, DC 20032-7677

**All Owners:**  
JOHNSON GREGORY S, MINKIN AMY J T/C

**Property Details**

PC Code: 00 - VACANT RESIDENTIAL  
Millage Group: 100H  
Affordable Housing: No  
Section-Township-Range: 26-66-29  
Property Location: 243 HORVATH RD BIG PINE KEY  
Subdivision: CAHILL PINES AND PALMS  
Legal Description: BK 8 LT 13 CAHILL PINES & PALMS BIG PINE KEY PB3-94OR466-552-554 OR569-889 OR742-143 OR867-1561 OR2165-646 OR2685-99/103 OR2707-2053/54

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
M1PC - RES PLUGGED CANAL	60	120	7,200.00 SF

**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
2016	0	0	44,942	44,942	31,780	0	44,942
2015	0	0	28,891	28,891	28,891	0	28,891
2014	0	0	22,471	22,471	21,187	0	22,471
2013	0	0	19,261	19,261	19,261	0	19,261
2012	0	0	17,656	17,656	17,656	0	17,656
2011	0	0	24,076	24,076	24,076	0	24,076
2010	0	0	28,800	28,800	28,800	0	28,800
2009	0	0	28,800	28,800	28,800	0	28,800
2008	0	0	32,400	32,400	32,400	0	32,400
2007	0	0	64,800	64,800	64,800	0	64,800
2006	0	0	75,600	75,600	75,600	0	75,600
2005	0	0	43,200	43,200	43,200	0	43,200
2004	0	0	18,000	18,000	18,000	0	18,000
2003	0	0	18,000	18,000	18,000	0	18,000
2002	0	0	10,800	10,800	10,800	0	10,800
2001	0	0	18,000	10,800	10,800	0	10,800
2000	0	0	18,000	10,800	10,800	0	10,800
1999	0	0	16,200	9,720	9,720	0	9,720
1998	0	0	16,200	9,720	9,720	0	9,720
1997	0	0	16,200	9,720	9,720	0	9,720
1996	0	0	16,200	9,720	9,720	0	9,720
1995	0	0	16,200	16,200	16,200	0	16,200
1994	0	0	16,200	16,200	16,200	0	16,200
1993	0	0	16,200	16,200	16,200	0	16,200
1992	0	0	14,040	14,040	14,040	0	14,040
1991	0	0	16,200	16,200	16,200	0	16,200
1990	0	0	16,200	16,200	16,200	0	16,200
1989	0	0	13,320	13,320	13,320	0	13,320
1988	0	0	12,600	12,600	12,600	0	12,600
1987	0	0	11,160	11,160	11,160	0	11,160
1986	0	0	11,160	11,160	11,160	0	11,160
1985	0	0	11,200	11,200	11,200	0	11,200
1984	0	0	11,200	11,200	11,200	0	11,200
1983	0	0	11,200	11,200	11,200	0	11,200
1982	0	0	7,592	7,592	7,592	0	7,592

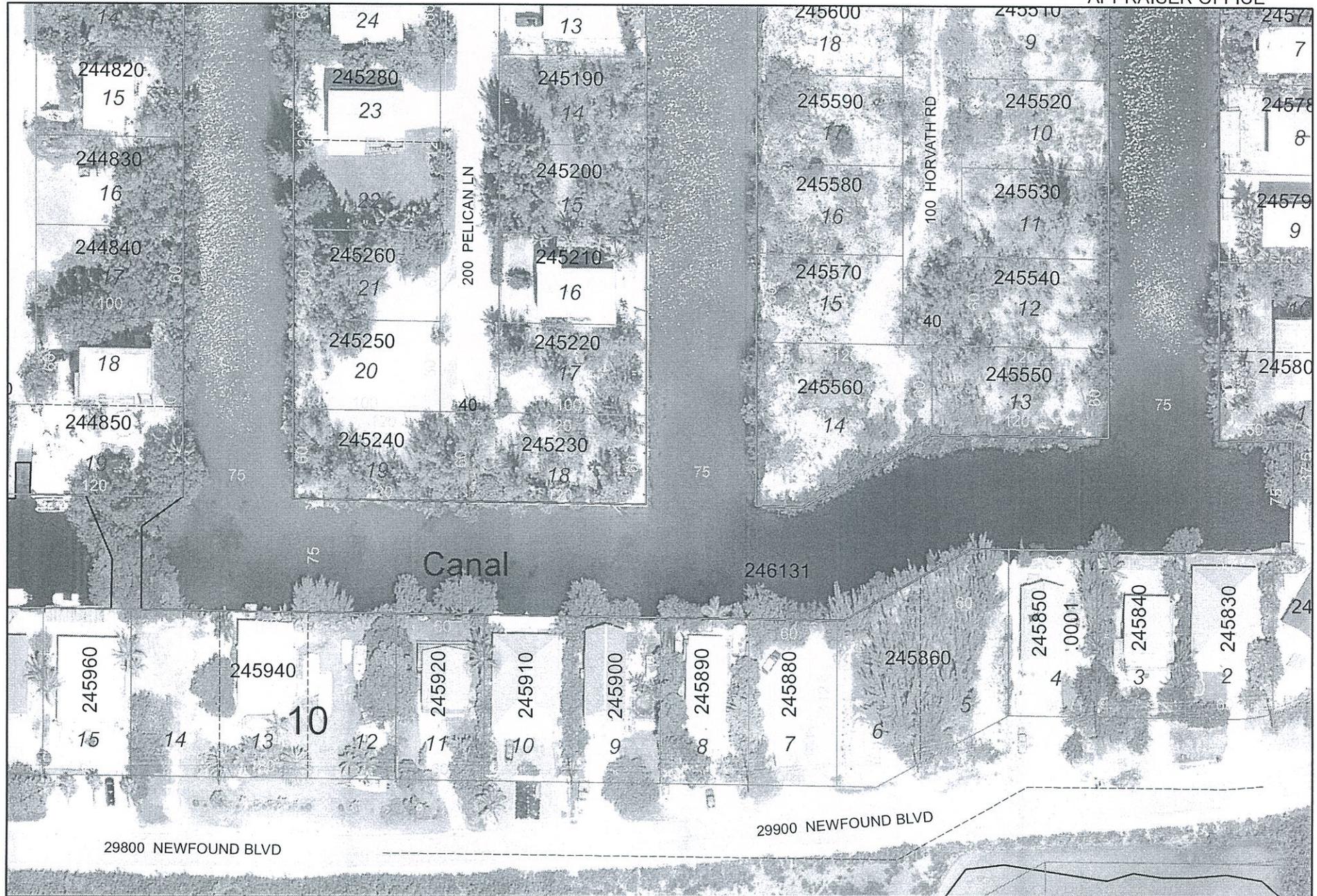
**Parcel Sales History**

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

# Amy Minkin

243 Horvath Big Pine

MONROE COUNTY PROPERTY  
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:1,189

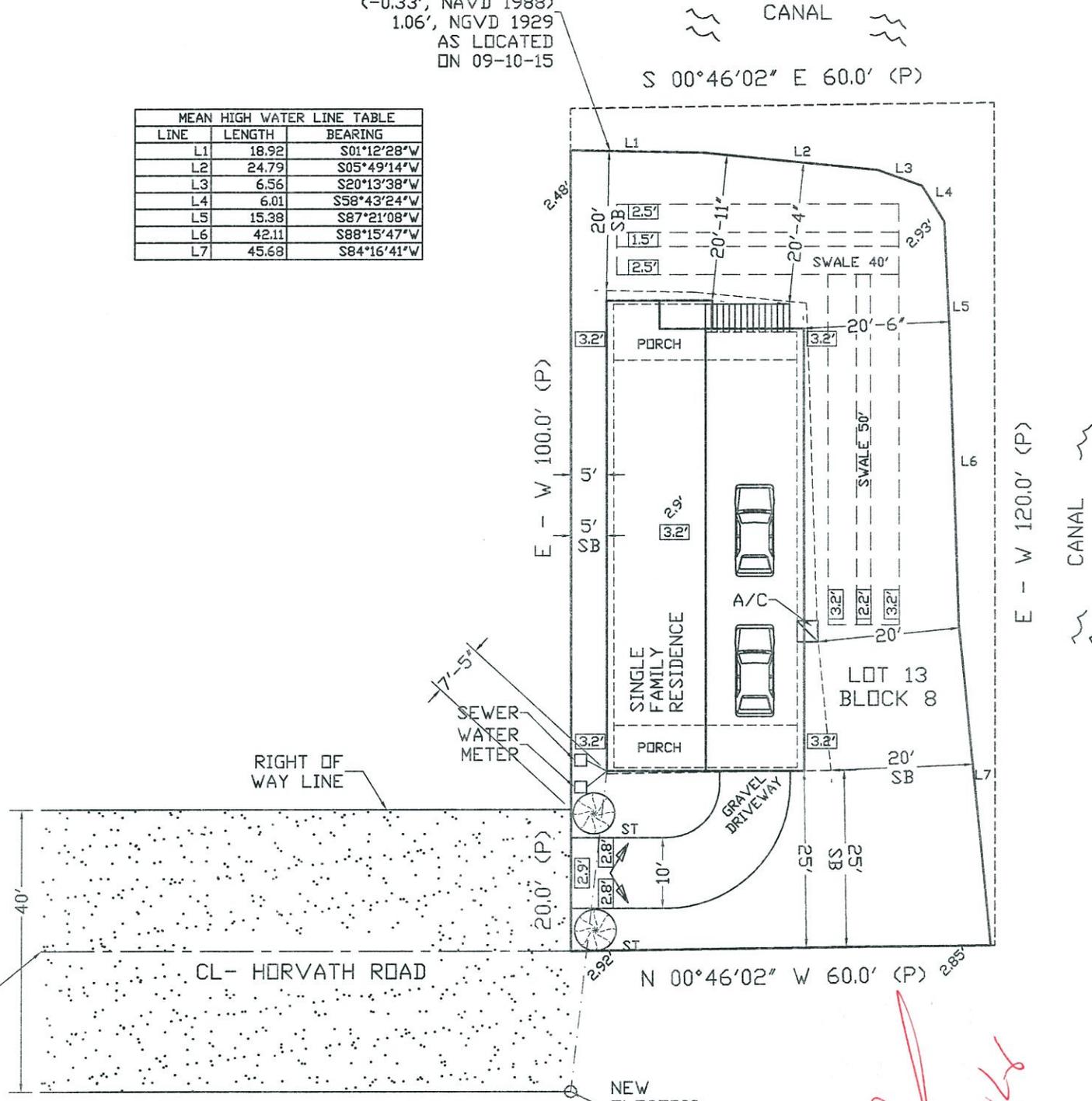
Date: 9/19/2016



RECEIVED  
 SEP 22 2015  
 MONROE CO. PLANNING DEPT

MEAN HIGH WATER ELEVATION  
 (-0.33', NAVD 1988)  
 1.06', NGVD 1929  
 AS LOCATED  
 ON 09-10-15

MEAN HIGH WATER LINE TABLE		
LINE	LENGTH	BEARING
L1	18.92	S01°12'28"W
L2	24.79	S05°49'14"W
L3	6.56	S20°13'38"W
L4	6.01	S58°43'24"W
L5	15.38	S87°21'08"W
L6	42.11	S88°15'47"W
L7	45.68	S84°16'41"W



**SITE PLAN**  
 1" = 20'-0"

*Handwritten signature in red ink.*