

RESOLUTION NUMBER 2025-20

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING WITH CONDITIONS SPECIAL EXCEPTION SEZ20250241 TO ALLOW LIKE-FOR-LIKE REPLACEMENT OF A 8 FEET WIDE AND 110 FEET LONG ELEVATED DUNE WALKOVER IN ENVIRONMENTALLY CRITICAL ZONING DISTRICT SEAWARD OF 1978 CCCL, FOR THE PUBLIC ACCESS EASEMENT (BEACH ACCESS #41) RECORDED FOR THE REAL PROPERTY LOCATED AT 252 ESTERO BOULEVARD; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Article X of the Town Charter of the Town of Fort Myers Beach empowers the Town to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the Town; and

WHEREAS, Ehab Guirguis on behalf of owner Lee County, is requesting a special exception to allow like-for-like replacement of an 8 feet wide and 110 feet long elevated dune walkover in Environmentally Critical zoning district seaward of 1978 CCCL; and

WHEREAS, the STRAP number for the subject property is 24-46-23-W1-03600.00CE; and

WHEREAS, the Property is located in the “Mixed Residential” and “Recreation” category of the Future Land Use Map of the Comprehensive Plan; and

WHEREAS, the Property is located in the “Commercial Planned Development” and the “Environmentally Critical” zoning district of the Official Zoning Map of the Town of Fort Myers Beach, Florida; and

WHEREAS, a public hearing on this matter was legally noticed and held before the Local Planning Agency (LPA) on November 12, 2025, and at said hearing the LPA gave full and complete consideration to the request of Applicant, recommendations of staff, the documents in the file, and the testimony of all interested persons, as required by Section 34-88 of the LDC; and

WHEREAS, in accordance with the requirements of LDC Sections 34-84 and 34-88 regarding consideration of eligibility for a Special Exception, the LPA makes the following findings and conclusions:

- A. Changed or changing conditions which make approval of the request appropriate.
- B. The request is consistent with the goals, objectives, policies, and intent of the Fort Myers Beach Comprehensive Plan.
- C. The request meets all performance and locational standards for the proposed use.
- D. The request will protect, conserve, or preserve environmentally critical areas and natural resources.
- E. The request will be compatible with existing or planned uses and not cause damage, hazard, nuisance, or other detriment to persons or property.
- F. The requested use will be in compliance with the applicable general zoning provisions and supplemental regulations set forth in Chapter 34 of the Land Development Code; and

In accordance with the additional regulations and considerations found in Section 6-366 of the LDC:

- A. Any repairs must comply with all relevant local and state floodplain regulations.
- B. Repairs may not damage existing dunes or dune vegetation.
- C. Repairs, other than those limited to emergency repairs to enclose a damaged structure, may not be completed during sea turtle nesting season.
- D. A new special exception must be applied for each time the structure is repaired.

WHEREAS, eligible members of the LPA voted 6 to 0 by roll call vote to approve with conditions the requested special exception with the following conditions:

1. Approval of this special exception does not give the Applicant an undeniable right to permit approval. Development of the Property must comply with all applicable requirements of the Fort Myers Beach Comprehensive Plan and LDC in effect at the time of permit approval, except as specifically modified herein.
2. Each time the structure is repaired, the applicant must request a new special exception approval and permit prior to beginning construction.
3. Failure to comply with any of the above-mentioned conditions of approval for the Special Exception will render this approval null and void.

WHEREAS, Ordinance 25-19 amended Section 34-232(b) of the LDC to provide that:

(b) *Owner-initiated requests*. Owner-initiated requests for rezonings, certain special exceptions and developments of regional impact require one public hearing before the local planning agency and one public hearing before the town council. Owner-initiated requests for variances and special exceptions to replace a lawful and permitted structure(s) in the Environmentally Critical (EC) zoning district that was in effect prior to a natural disaster, which is unanimously approved by the local planning agency and there is no request for an additional public hearing before the town council made by anyone that is received by the town clerk within 10 calendar days after the date of the local planning agency decision, excluding holidays, only requires one public hearing before the local planning agency, and the local planning agency decision is final agency action.

IT IS HEREBY RESOLVED BY THE LPA OF THE TOWN OF FORT MYERS BEACH, FLORIDA, AS FOLLOWS:

1. The foregoing “WHEREAS” clauses are adopted herein by reference and constitute the findings and conclusions of the LPA.
2. SEZ20250241, with the conditions contained herein, received unanimous approval from eligible voting members of the LPA on November 12, 2025.
3. This Resolution shall constitute the equivalent of a development order and final agency action, subject to any request for an additional review by the Town Council filed with the Town Clerk within 10 business days of the LPA decision as authorized in Section 34-232(d) of the LDC.

The foregoing Resolution was adopted upon a motion by LPA Member Dunlap and seconded by LPA Member Sudduth, and upon being put to a roll call vote, the result was as follows:

LPA Chair Anita Cereceda	Absent
Vice-Chair Jane Plummer	Aye
LPA Member James Boan	Aye
LPA Member James Dunlap	Aye
LPA Member Douglas Eckmann	Aye
LPA Member John McLean	Aye
LPA Member Don Sudduth	Aye

DULY PASSED AND ADOPTED THIS 12th day of November 2025.

Local Planning Agency of the Town of
Fort Myers Beach

By: 
Anita Cereceda (Jan 13, 2026 16:32:43 EST)
Anita Cereceda, LPA Chair

ATTEST:


Amy Baker (Jan 14, 2026 15:01:44 EST)
Amy Baker, Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE
AND RELIANCE OF THE TOWN OF FORT MYERS BEACH ONLY:**


Vose Law Firm (Jan 13, 2026 14:45:56 EST)
Vose Law Firm, Town Attorney

This Resolution was filed in the Office of the Town Clerk on this Jan 14, 2026 .

Attachment:
Exhibit A: Site Plan
Exhibit B: Survey

OWNER

LEE COUNTY
2115 SECOND ST
FORT MYERS, FL 33901
PHONE: (239) 533-2221
FAX: (239) 485-2262

SITE ADDRESS

ESTERO BLVD.
FORT MYERS BEACH, FL 33931

TOTAL PROJECT AREA

0.04 ACRES

BOARD OF COUNTY COMMISSIONERS

KEVIN RUANE	DISTRICT 1
CECIL PENDERGRASS	DISTRICT 2
DAVID MULICKA	DISTRICT 3
BRIAN HAMMAN	DISTRICT 4
MIKE GREENWELL	DISTRICT 5

COUNTY MANAGER

DAVE HARNER

ASSISTANT COUNTY MANAGER

PETER WINTON
CHRISTINE BRADY
GLEN SALYER
MARC MORA
ROBERT CODIE

FACILITIES CONSTRUCTION & MANAGEMENT

EHAB GUIRGUIS, P.E.

CONSTRUCTION PLANS

Exhibit "A"



Lee County
Southwest Florida

FORT MYERS BEACH ACCESS 41 VARIOUS BOARDWALK REPAIRS

FEMA DI : 1291090

FEMA PROJECT # : 702317

SECTION 24, TOWNSHIP 46 S., RANGE 23 E.

LEE COUNTY, FLORIDA



INDEX OF PLANS

SHEET NO.	DESCRIPTION
C01	COVER
C02	GENERAL NOTES & ABBREVIATIONS
C03	AERIAL KEY MAP
C04	FLUCFCS AND SOILS MAP
C05	EXISTING CONDITIONS AND SITE PLAN

WEILER ENGINEERING CORP.
201 WEST MARION AVENUE SUITE
1306 PUNTA GORDA, FLORIDA 33950
PHONE: (941) 505-1700
FAX: (941) 505-1702



JOHNSON ENGINEERING, LLC
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901 PHONE:
(239) 334-0046
E.R. #642 & L.B. #642



NOTICE TO ALL CONTRACTORS
IT'S THE LAW IN FLORIDA
2 BUSINESS DAYS BEFORE
YOU DIG
CALL SUNSHINE
1-800-432-4770
STATE, COUNTIES & CITIES
ARE NOT PART OF THE
ONE CALL SYSTEM THEY
MUST BE CALLED
INDIVIDUALLY.



REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 81414

JORDAN LEVI VARBLE, PE

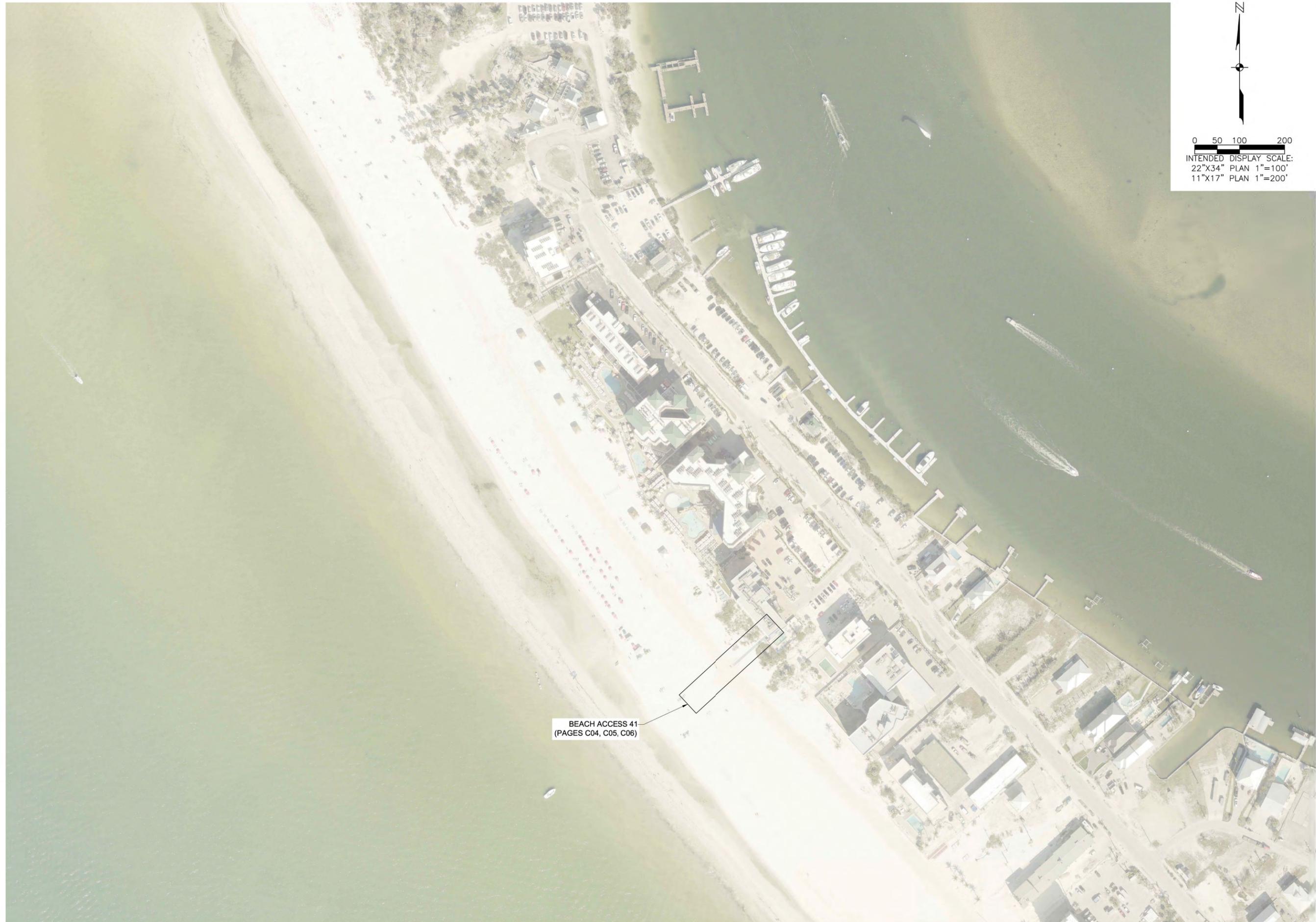
DATE

LOCATION MAP

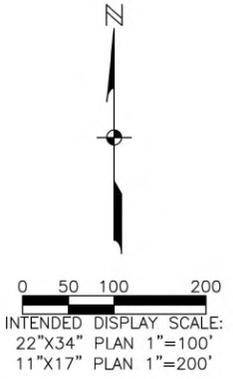
0 300 600 1200
INTENDED DISPLAY SCALE:
22"X34" PLAN 1"=600'
11"X17" PLAN 1"=1200'

OCTOBER 2025

SHEET NUMBER
C01



BEACH ACCESS 41
(PAGES C04, C05, C06)



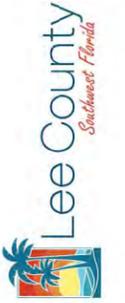
JOHNSON
ENGINEERING
— An Apex Company —

JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

WEILER ENGINEERING CORPORATION
WEC
AN APEX COMPANY

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FAX: (941) 505-1702

JORDAN LEVI, VARBLE, PE
FL License No. 81414



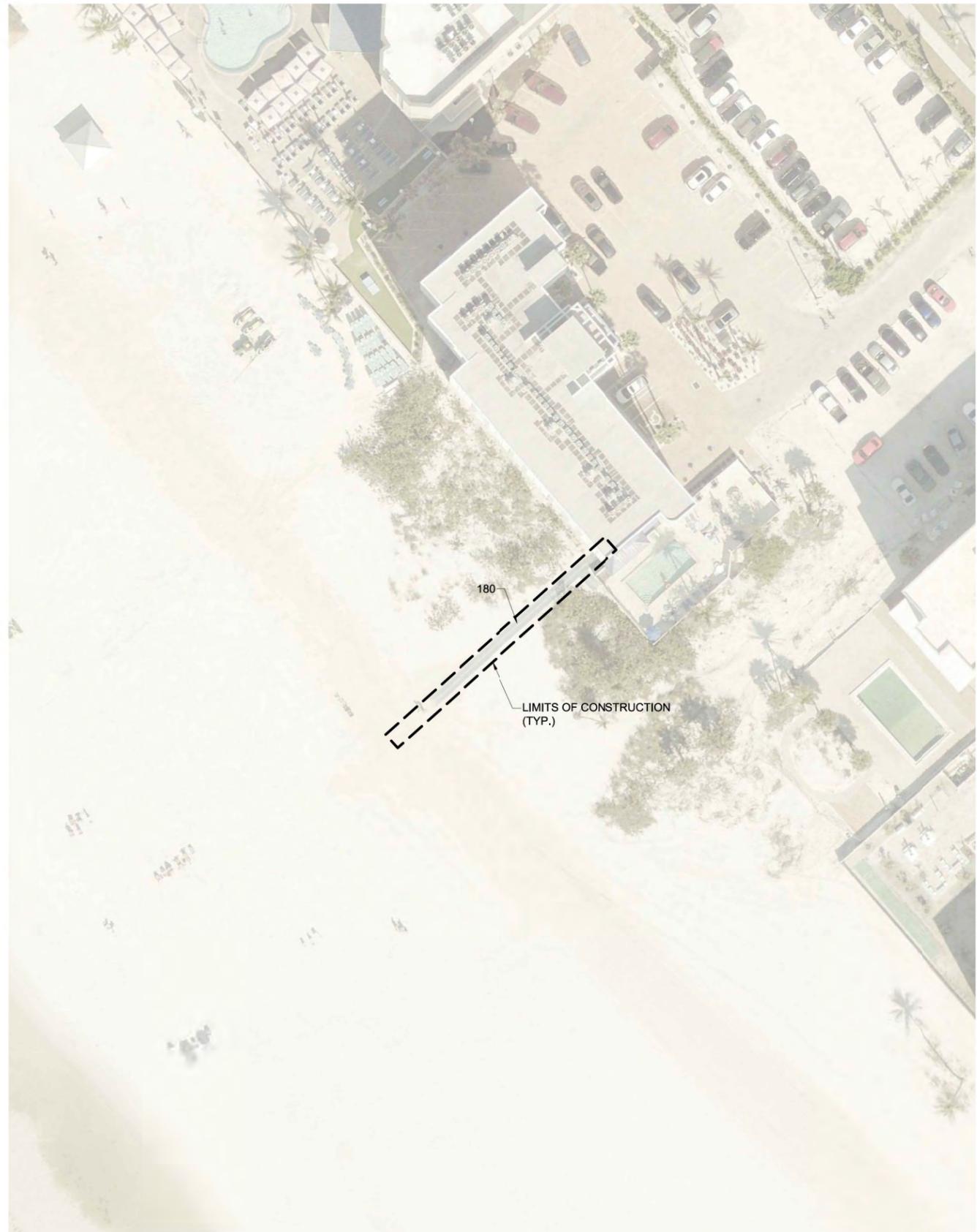
**FORT MYERS BEACH
ACCESS 41
VARIOUS BOARDWALK
REPAIRS
LEE COUNTY, FLORIDA**

NO.	DESCRIPTION	DATE

DATE: OCTOBER 2025
PROJECT NO. 20236180-000
FILE NO. 24-46-23
SCALE: AS SHOWN

AERIAL KEY MAP

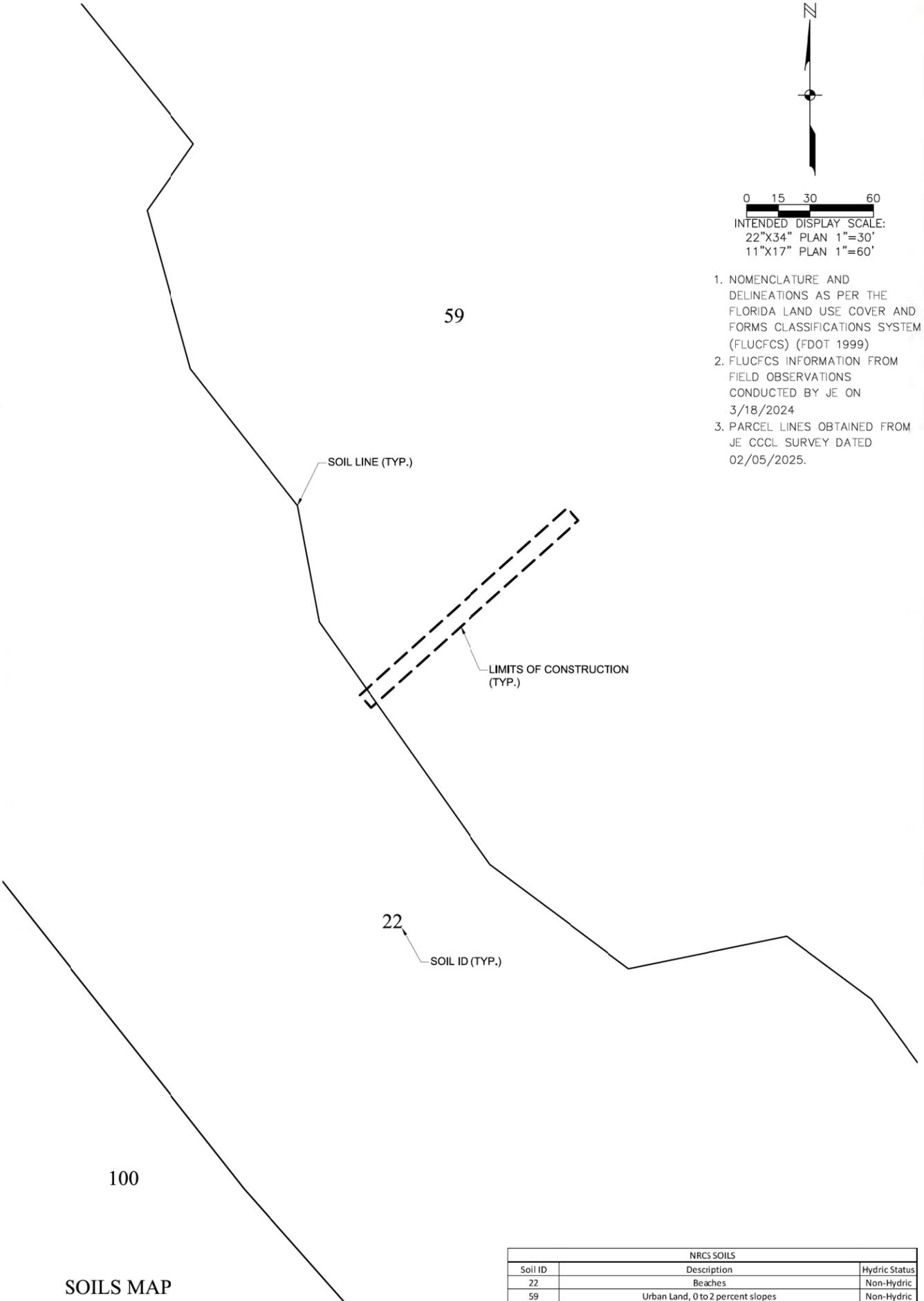
SHEET NUMBER
C03



FLUCFCS Code	Description	Status	Area in Acres
180	Recreational Beach Access	N	0.03
Total Site			0.03
Legend			
N = Non Wetlands		Total N	0.03
W = Wetlands		Total W	0.00
SW = Surface Waters		Total SW	0.00
Total Site			0.03

FLUCFCS MAP

\\ftms01\drawings\2023\20236180-000\Engineering\Drawings\DO\Fort Myers Beach\236180-007 SOILS.dwg (C04 FLUCFCS AND SOILS MAP) Alex.Kerr Oct 16, 2025 - 9:26am AERIAL PHOTOGRAPH SOURCE: LEE COUNTY - FLIGHT YEAR 2025



SOILS MAP

NRCs SOILS		
Soil ID	Description	Hydric Status
22	Beaches	Non-Hydric
59	Urban Land, 0 to 2 percent slopes	Non-Hydric

N

0 15 30 60

INTENDED DISPLAY SCALE:
22"X34" PLAN 1"=30'
11"X17" PLAN 1"=60'

1. NOMENCLATURE AND DELINEATIONS AS PER THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATIONS SYSTEM (FLUCFCS) (FDOT 1999)
2. FLUCFCS INFORMATION FROM FIELD OBSERVATIONS CONDUCTED BY JE ON 3/18/2024
3. PARCEL LINES OBTAINED FROM JE CCCL SURVEY DATED 02/05/2025.

JORDAN LEVI, VARBLE, PE
FL License No. 81414



**FORT MYERS BEACH
ACCESS 41
VARIOUS BOARDWALK
REPAIRS
LEE COUNTY, FLORIDA**

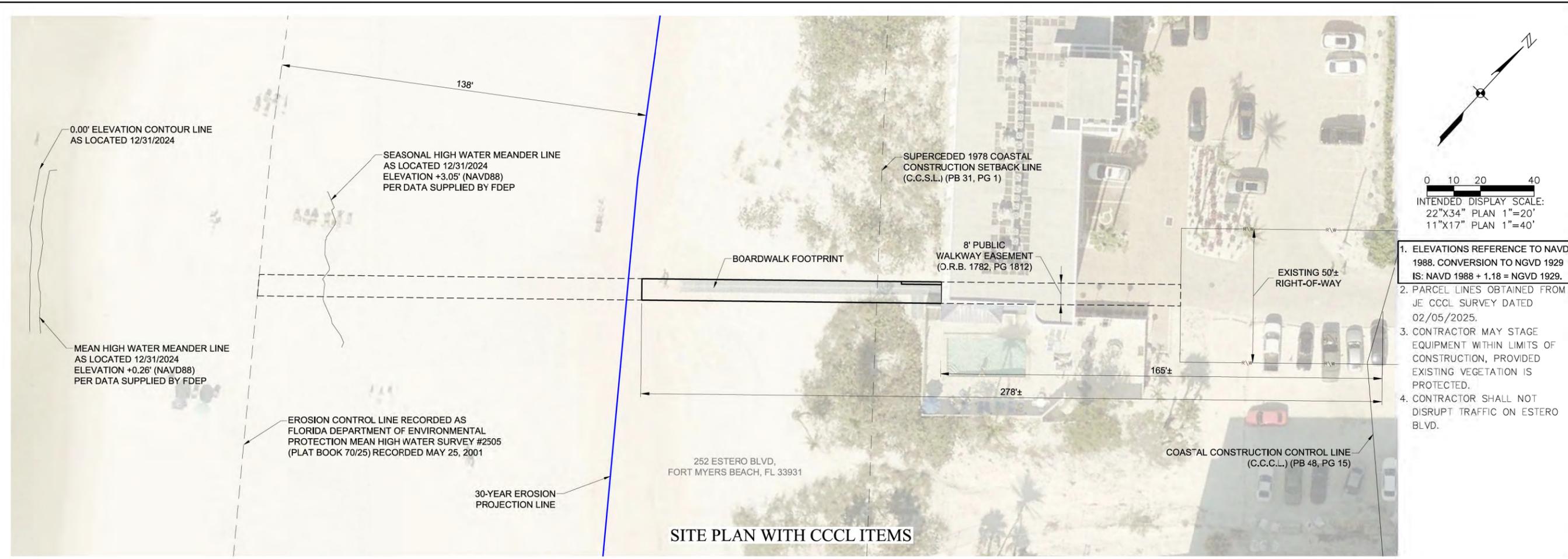
NO.	DESCRIPTION	DATE

DATE: OCTOBER 2025
PROJECT NO. 20236180-000
FILE NO. 24-46-23
SCALE: AS SHOWN

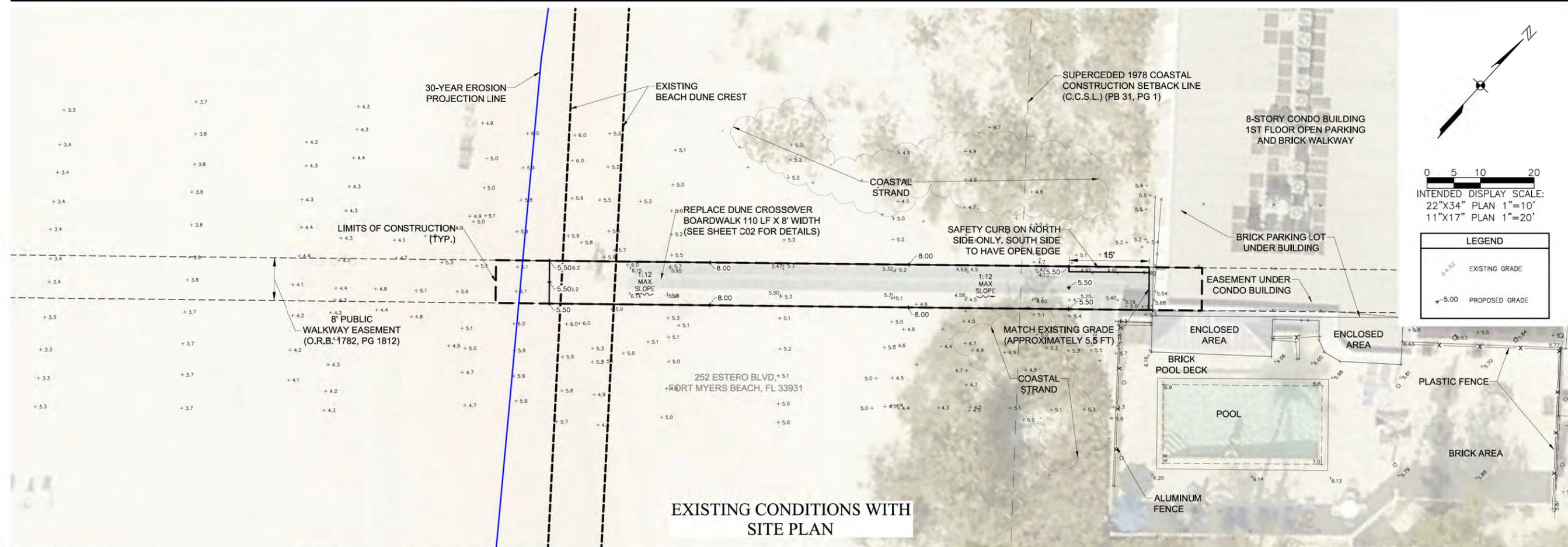
FLUCFCS AND SOILS MAP

SHEET NUMBER

C04



1. ELEVATIONS REFERENCE TO NAVD 1988. CONVERSION TO NGVD 1929 IS: NAVD 1988 + 1.18 = NGVD 1929.
2. PARCEL LINES OBTAINED FROM JE CCCL SURVEY DATED 02/05/2025.
3. CONTRACTOR MAY STAGE EQUIPMENT WITHIN LIMITS OF CONSTRUCTION, PROVIDED EXISTING VEGETATION IS PROTECTED.
4. CONTRACTOR SHALL NOT DISRUPT TRAFFIC ON ESTERO BLVD.



LEGEND	
+4.92	EXISTING GRADE
-5.00	PROPOSED GRADE

NO.	REVISIONS DESCRIPTION	DATE

DATE: OCTOBER 2025
PROJECT NO. 20236180-000
FILE NO. 24-46-23
SCALE: AS SHOWN

EXISTING CONDITIONS AND SITE PLAN

SHEET NUMBER
C05

BOUNDARY, TOPOGRAPHIC AND MEAN HIGH WATER LINE SURVEY FOR FORT MYERS BEACH ACCESS #41 GULFSHORE SUBDIVISION SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST CITY OF FORT MYERS BEACH, LEE COUNTY, FLORIDA

Exhibit "B"

LEE COUNTY

FIELD BOOK 265, PAGES 74-78
FIELD BOOK 2894, PAGE 41

"FORT MYERS BEACH ACCESS #41"

PORTION OF LOTS 2 & 3,
GULFSHORE SUBDIVISION
(PLAT BOOK 9, PAGE 88.)
PUBLIC RECORDS OF LEE COUNTY, FLORIDA
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST
CITY OF FORT MYERS BEACH, LEE COUNTY, FLORIDA

REVISIONS

DATE	DESCRIPTION
05/14/24	CHANGES TO BEACH DUE TO CONSTRUCTION
12/31/24	CHANGES TO BEACH TOPOGRAPHY

DATE:	4/1/2024
PROJECT NO.	20236180-000
FILE NO.	24-46-23
SCALE:	AS SHOWN

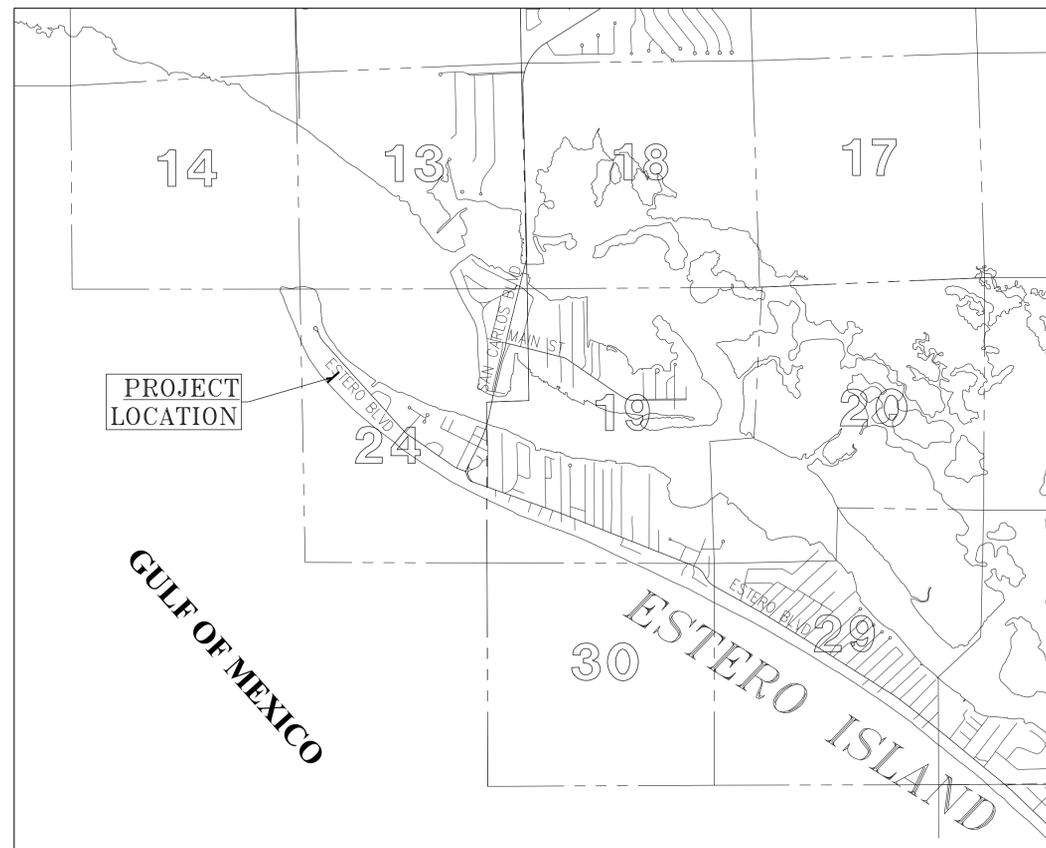
COVER SHEET

SHEET NUMBER

1 OF 3

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

VICINITY MAP
1"=2000'



PROPERTY OWNER: LEE COUNTY

NOTES:

- DATE OF LAST FIELDWORK: DECEMBER 31, 2024.
- SURVEYED PARCEL LIES OVER 252 ESTERO BLVD, FORT MYERS BEACH, FL., 33931
- BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011 (NAD83/2011), WHEREIN THE MEASURED BEARING BETWEEN FOUND ORIGINAL COASTAL CONSTRUCTION MONUMENTS "A25A" AND "A37A" BEARS SOUTH 49°13'01" EAST.
- COORDINATES SHOWN HEREON ARE IN UNITS OF U.S. SURVEY FEET AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD83/2011) FOR THE WEST ZONE OF FLORIDA AND WERE ESTABLISHED UTILIZING TRIMBLE RTK GPS REDUNDANT OBSERVATION PROCEDURES FROM A FIXED BASE STATION OF KNOWN GEODETIC POSITION AND A REDUNDANT CHECK TO A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) COASTAL CONSTRUCTION SURVEY MONUMENT OF KNOWN GEODETIC POSITION. THE BASE STATION USED IS PART OF THE TRIMBLE VRS NOW NETWORK (VRS). THE BASE STATION AND SURVEY MONUMENT HAVE THE RECORD POSITION LISTED BELOW:

STATION	LATITUDE	LONGITUDE	STATE PLANE COORDINATES (FT)	
FTMY(VRS)	N26°38'20.41934"	W81°52'25.49756"	N 837,971.29060	E 697,406.83738
FDEP COASTAL CONSTRUCTION MONUMENT "A25A"	N26°27'10.3174"	W81°57'18.7055"	N 770,294.918	E 670,825.675
- ELEVATIONS SHOWN HEREON ARE IN FEET RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND ARE BASED ON A CLOSED LEVEL LOOP ORIGINATING FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK 872 5366 F (PID AD7852) HAVING A PUBLISHED ELEVATION OF +22.60.
- THE EROSION CONTROL LINE RECORDED IN PLAT BOOK 70, PAGE 25 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA IS THE BOUNDARY BETWEEN THE GULF OF MEXICO (STATE OF FLORIDA) AND THE EASEMENT INTEREST OF THE SUBJECT PARCEL (LEE COUNTY, FLORIDA).
- THE LOCATION OF THE MEAN HIGH WATER LINE WAS DETERMINED BY USING THE MEAN HIGH WATER ELEVATION OF +0.26 FEET NAVD88, AS PROVIDED BY STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PER TIDAL WATER SURVEY APPROVAL LETTER DATED 4/17/2024 AND WAS LOCATED FOR COASTAL CONSTRUCTION PURPOSES.
- THIS SURVEY COMPLIES WITH THE REQUIREMENTS FOR SURVEYS PER CHAPTER 62B-33.0081, FLORIDA ADMINISTRATIVE CODE.
- THE SURVEYED PARCEL LIES IN F.E.M.A. FLOOD ZONE VE, HAVING A BASE FLOOD ELEVATION OF (+13'), (+14'), AND (+15') ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD RATE MAP (F.I.R.M.) PANEL NUMBER 12071C0554G WITH AN EFFECTIVE DATE OR NOVEMBER 17, 2022.
- THIS SURVEY MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY (1:7,500)
- THE LOCATION OF THE 1990 COASTAL CONSTRUCTION WAS BASED ON FOUND ORIGINAL MONUMENTS "A25A" AND "A37A" PER THE PLAT RECORDED IN PLAT BOOK 48, PAGES 15 THROUGH 34, OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA.
- THE LOCATION OF THE 1978 COASTAL CONSTRUCTION SETBACK LINE WAS BASED ON FOUND ORIGINAL MONUMENTS PER THE PLAT RECORDED IN PLAT BOOK 31, PAGES 1 THROUGH 21, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- SUBSTANTIAL VISIBLE IMPROVEMENTS OTHER THAN THOSE SHOWN, NOT LOCATED. UNDERGROUND IMPROVEMENTS, ENCROACHMENTS AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
- THIS SURVEY DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
- THIS SURVEY DOES NOT DETERMINE PROPERTY OWNERSHIP OR PROPERTY RIGHTS. THIS SURVEY LOCATED THE BOUNDARY IN ACCORDANCE WITH AND IN RELATION TO THE LEGAL DESCRIPTION.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- AREA OF SURVEYED PARCEL IS 2,765 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. A TITLE COMMITMENT AND/OR ABSTRACT OF TITLE WAS NOT PROVIDED TO THE SURVEYOR.
- AERIAL PHOTOGRAPHY SHOWN HEREON WAS OBTAINED FROM LEE COUNTY AND IS DATED 2024. IT IS INCLUDED FOR ORIENTATION PURPOSES ONLY.

DESCRIPTION
(FORT MYERS BEACH ACCESS #41)
PER OFFICIAL RECORDS BOOK 1782, PAGE 1812
AN 8' (EIGHT FOOT) EASEMENT FOR PUBLIC WALKWAY; THE CENTERLINE BEING THE COMMON LINE BETWEEN LOTS 2 & 3, GULFSHORE SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 88, LEE COUNTY FLORIDA, PUBLIC RECORDS.

THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

THIS SURVEY IS ONLY FOR THE BENEFIT OF:

- LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

THIS SURVEY HAS BEEN DIGITALLY SIGNED BY:
RICHARD G. DANIELS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7229
ON THE DATE ADJACENT TO THE SEAL.

THIS CERTIFICATION IS TO THE DATE OF LAST FIELD WORK AS SHOWN IN NOTE 1 AND NOT THE SIGNATURE DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

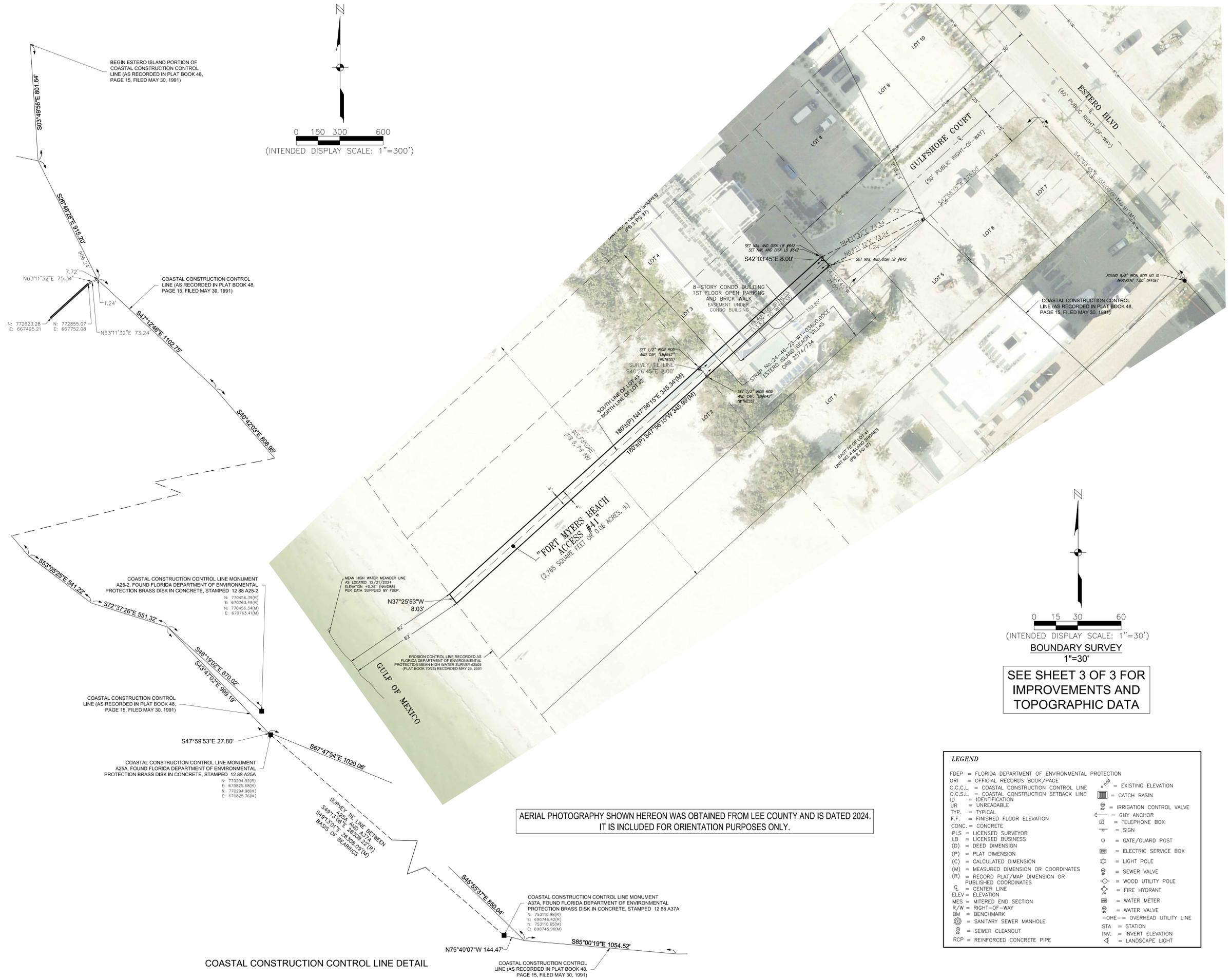
REVISIONS

DATE	DESCRIPTION
05/14/24	CHANGES TO BEACH DUE TO CONSTRUCTION
12/31/24	CHANGES TO BEACH TOPOGRAPHY

DATE: 4/1/24
PROJECT NO. 20236180-000
FILE NO. 24-46-23
SCALE: AS SHOWN

C.C.C.L. DETAIL AND BOUNDARY SURVEY

SHEET NUMBER



BEGIN ESTERIO ISLAND PORTION OF COASTAL CONSTRUCTION CONTROL LINE (AS RECORDED IN PLAT BOOK 48, PAGE 15, FILED MAY 30, 1991)

COASTAL CONSTRUCTION CONTROL LINE (AS RECORDED IN PLAT BOOK 48, PAGE 15, FILED MAY 30, 1991)

COASTAL CONSTRUCTION CONTROL LINE MONUMENT A25-2, FOUND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BRASS DISK IN CONCRETE, STAMPED 12 88 A25-2

COASTAL CONSTRUCTION CONTROL LINE (AS RECORDED IN PLAT BOOK 48, PAGE 15, FILED MAY 30, 1991)

COASTAL CONSTRUCTION CONTROL LINE MONUMENT A25A, FOUND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BRASS DISK IN CONCRETE, STAMPED 12 88 A25A

AERIAL PHOTOGRAPHY SHOWN HEREON WAS OBTAINED FROM LEE COUNTY AND IS DATED 2024. IT IS INCLUDED FOR ORIENTATION PURPOSES ONLY.

COASTAL CONSTRUCTION CONTROL LINE DETAIL

COASTAL CONSTRUCTION CONTROL LINE (AS RECORDED IN PLAT BOOK 48, PAGE 15, FILED MAY 30, 1991)

BOUNDARY SURVEY
1"=30'

SEE SHEET 3 OF 3 FOR IMPROVEMENTS AND TOPOGRAPHIC DATA

LEGEND

FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	OR = EXISTING ELEVATION
ORI = OFFICIAL RECORDS BOOK/PAGE	CB = CATCH BASIN
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	ICV = IRRIGATION CONTROL VALVE
C.C.S.L. = COASTAL CONSTRUCTION SETBACK LINE	GA = GUY ANCHOR
ID = IDENTIFICATION	TB = TELEPHONE BOX
UR = UNREADABLE	S = SIGN
TYP. = TYPICAL	GP = GATE/GUARD POST
F.F. = FINISHED FLOOR ELEVATION	ESB = ELECTRIC SERVICE BOX
CONC. = CONCRETE	LP = LIGHT POLE
PLS = LICENSED SURVEYOR	SV = SEWER VALVE
LB = LICENSED BUSINESS	RP = RECORD PLAT/MAP DIMENSION OR PUBLISHED COORDINATES
(D) = DEED DIMENSION	CL = CENTER LINE
(P) = PLAT DIMENSION	ELEV = ELEVATION
(C) = CALCULATED DIMENSION	MES = MITERED END SECTION
(M) = MEASURED DIMENSION OR COORDINATES	R/W = RIGHT-OF-WAY
(R) = RECORD PLAT/MAP DIMENSION OR PUBLISHED COORDINATES	BM = BENCHMARK
CL = CENTER LINE	SM = SANITARY SEWER MANHOLE
ELEV = ELEVATION	SC = SEWER CLEANOUT
MES = MITERED END SECTION	RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY	
BM = BENCHMARK	
SM = SANITARY SEWER MANHOLE	
SC = SEWER CLEANOUT	
RCP = REINFORCED CONCRETE PIPE	
	WV = WATER VALVE
	WM = WATER METER
	OVH = OVERHEAD UTILITY LINE
	STA = STATION
	INV. = INVERT ELEVATION
	LAND = LANDSCAPE LIGHT

