

File #: 2020-173

Owner's Name: Shell of Summerland, Inc.

Applicant: Shell of Summerland, Inc.

Agent: N/A

Type of Application: Alcoholic Beverage Use Permit

Key: Summerland Key

RE: 00188980-000000

Additional Information added to File 2020-173

End of Additional File 2020-173

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Alcoholic Beverage Use Permit

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.

Alcoholic Beverage Use Permit Application Fee: \$1,260.00

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: 10 / 08 / 2020
Month Day Year

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

Shell of Summerland, Inc.

Daniel Karborani

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

13655 Old Cutler Rd Palmetto Bay, FL 33158

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

(305) 745-1293 (305) 256-9643 (305) 484-4804 dkarb001@gmail.com

Work Phone

Home Phone

Cell Phone

Email Address

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

Shell of Summerland, Inc.

Daniel Karborani

(Name/Entity)

Contact Person

13655 Old Cutler Rd Palmetto Bay, FL 33158

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

(305) 745-1293 (305) 256-9643 (305) 484-4804 dkarb001@gmail.com

Work Phone

Home Phone

Cell Phone

Email Address

Name of Lessee of Property:

(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)

N/A

(Name/Entity)

Contact Person

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

Work Phone

Home Phone

Cell Phone

Email Address

APPLICATION

Legal Description of Property:

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

Summerland Key Cove Summerland

Block Lot Subdivision Key
00188980000000

Real Estate (RE) / Parcel ID Number Alternate Key Number
24838 Overseas Hwy Summerland Key, FL 33042 24

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Land Use District Designation of Property: 2600 Total Land Area of Property: 21,000 SQ FT

Present Land Use of Property: 2100 SQ FT

Is lighting proposed: N/A Is the proposed lighting shuttered and shielded from surrounding properties:

Is event music and entertainment proposed on the Property (describe location and if location is within an air conditioned space): N/A

Requested Type of Alcoholic Beverage: (Please check one)

- 1APS BEER, package only
1COP BEER, on premise and package
2APS BEER and WINE, package only
2COP BEER and WINE, on premise and package
6COP BEER, WINE and LIQUOR, on-premises and package
6COP SRX RESTAURANT, no package sales
6COP SR RESTAURANT, package sale
6COP S MOTEL, package sales
6COP SBX BOWLING, no package sales
6COP SPX BOAT, no package sales
3BPS BEER, WINE and LIQUOR, package sales only
3M ADDITIONAL LICENSE FOR 6COP, over three bars
5COP BEER, WINE and LIQUOR, on premise and package
5SRX RESTAURANT, no package sales
5SR RESTAURANT, package sales
5S HOTEL, package sales
5SPX EXCURSION BOAT, no package sales
11C PRIVATE CLUB; CABANA CLUB
12RT RACETRACK, LIQUOR, no package sales
DD(CD) Craft Distillery (CD), package sales pursuant to F.S.565.03(2)(c)

Issued alcoholic beverage use permits shall be deemed to be a privilege running with the land. The sale of the real property that has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.

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 alcoholic beverage 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 –four (4) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– four (4) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:
 - Date, north point and graphic scale;
 - Boundary lines of site, including all property lines and mean high-water lines;
 - Locations and dimensions of all existing structures and drives;
 - Adjacent roadways;
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 500 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the case of a shopping center, the 500 feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. In the event that a condominium development is within the 500 foot radius, each unit owner must be included;
- A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department, stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

If applicable, 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.)

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Proposed site plan and/or building floor plans**
- Traffic Study, prepared by a licensed traffic engineer, and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval).**

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

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.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
SHELL OF SUMMERLAND, INC.

Filing Information

Document Number	P12000024280
FEI/EIN Number	45-4858860
Date Filed	03/12/2012
Effective Date	03/11/2012
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/31/2019
Event Effective Date	NONE

Principal Address

13655 OLD CUTLER ROAD
PALMETTO BAY, FL 33158

Mailing Address

13655 OLD CUTLER ROAD
PALMETTO BAY, FL 33158

Registered Agent Name & Address

KARBORANI, ZUHAIR
13655 OLD CUTLER ROAD
PALMETTO BAY, FL 33158

Officer/Director Detail

Name & Address

Title PTD

KARBORANI, ZUHAIR
13655 OLD CUTLER ROAD
PALMETTO BAY, FL 33158

Title VSD

KARBORANI, DANIEL
13655 OLD CUTLER ROAD
PALMETTO BAY, FL 33158

Title D

KARBORANI, KEFAH
13655 OLD CUTLER ROAD
PALMETTO BAY, FL 33158

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	04/29/2019
2020	06/24/2020

Document Images

06/24/2020 -- ANNUAL REPORT	View image in PDF format
05/31/2019 -- Amendment	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
07/16/2018 -- Amendment	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- Name Change	View image in PDF format
03/12/2012 -- Domestic Profit	View image in PDF format

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00188980-000000
 Account# 1250988
 Property ID 1250988
 Millage Group 120C
 Location 24838 OVERSEAS Hwy, SUMMERLAND KEY
 Address
 Legal BK 1 LTS 8 THRU 10 AND ELY 1/2 LT 11 SUMMERLAND KEY COVE AMD PB4-35
 Description SUMMERLAND KEY OR260-199 OR625-723 OR685-860 OR816-2245 OR817-1197C OR841-245 OR969-885R/S OR969-886 OR1158-797/98 OR1266-351C/T OR1284-2357 OR1321-74 OR1321-77 OR1321-78/80/AFF OR1736-1772 OR2570-1048
 (Note: Not to be used on legal documents.)
 Neighborhood 10050
 Property SERVICE STATION (2600)
 Class
 Subdivision SUMMERLAND KEY COVE AMD
 Sec/Twp/Rng 35/66/28
 Affordable No
 Housing



Owner

SHELL OF SUMMERLAND INC
 13655 Old Cutler Rd
 Palmetto Bay FL 33158

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$150,568	\$155,494	\$144,895	\$150,989
+ Market Misc Value	\$75,343	\$75,343	\$65,011	\$65,011
+ Market Land Value	\$815,850	\$934,163	\$558,825	\$478,500
= Just Market Value	\$1,041,761	\$1,165,000	\$768,731	\$694,500
= Total Assessed Value	\$924,379	\$840,345	\$763,950	\$694,500
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,041,761	\$1,165,000	\$768,731	\$694,500

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2600)	21,000.00	Square Foot	60	100

Commercial Buildings

Style SERV STATIONS / 26C
 Gross Sq Ft 420
 Finished Sq Ft 420
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 300 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1958
 Year Remodeled
 Effective Year Built 2000

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	420	420	0
TOTAL		420	420	0

Style SERV STATIONS / 26C
Gross Sq Ft 1,680
Finished Sq Ft 1,680
Perimeter 0
Stories 1
Interior Walls
Exterior Walls C.B.S.
Quality 300 ()
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1958
Year Remodeled
Effective Year Built 1995

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,680	1,680	0
TOTAL		1,680	1,680	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1977	1978	1	246 SF	3
ASPHALT PAVING	1977	1978	1	5400 SF	2
CONC PATIO	1977	1978	1	5760 SF	2
FENCES	1994	1995	1	76 SF	2
COM CANOPY	1984	1985	1	960 SF	4
SEAWALL	1975	1976	1	630 SF	1
WOOD DOCKS	1975	1976	1	630 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/4/2012	\$1,075,000	Warranty Deed		2570	1048	01 - Qualified	Improved
10/31/2001	\$1,000,000	Warranty Deed		1736	1772	U - Unqualified	Improved
8/1/1994	\$700,000	Warranty Deed		1321	0077	M - Unqualified	Improved
1/1/1991	\$40,000	Warranty Deed		1158	0797	M - Unqualified	Improved
3/1/1986	\$1	Warranty Deed		969	885	M - Unqualified	Vacant
9/1/1981	\$45	Warranty Deed		841	245	M - Unqualified	Improved
8/1/1980	\$40	Warranty Deed		816	2245	U - Unqualified	Improved

Permits

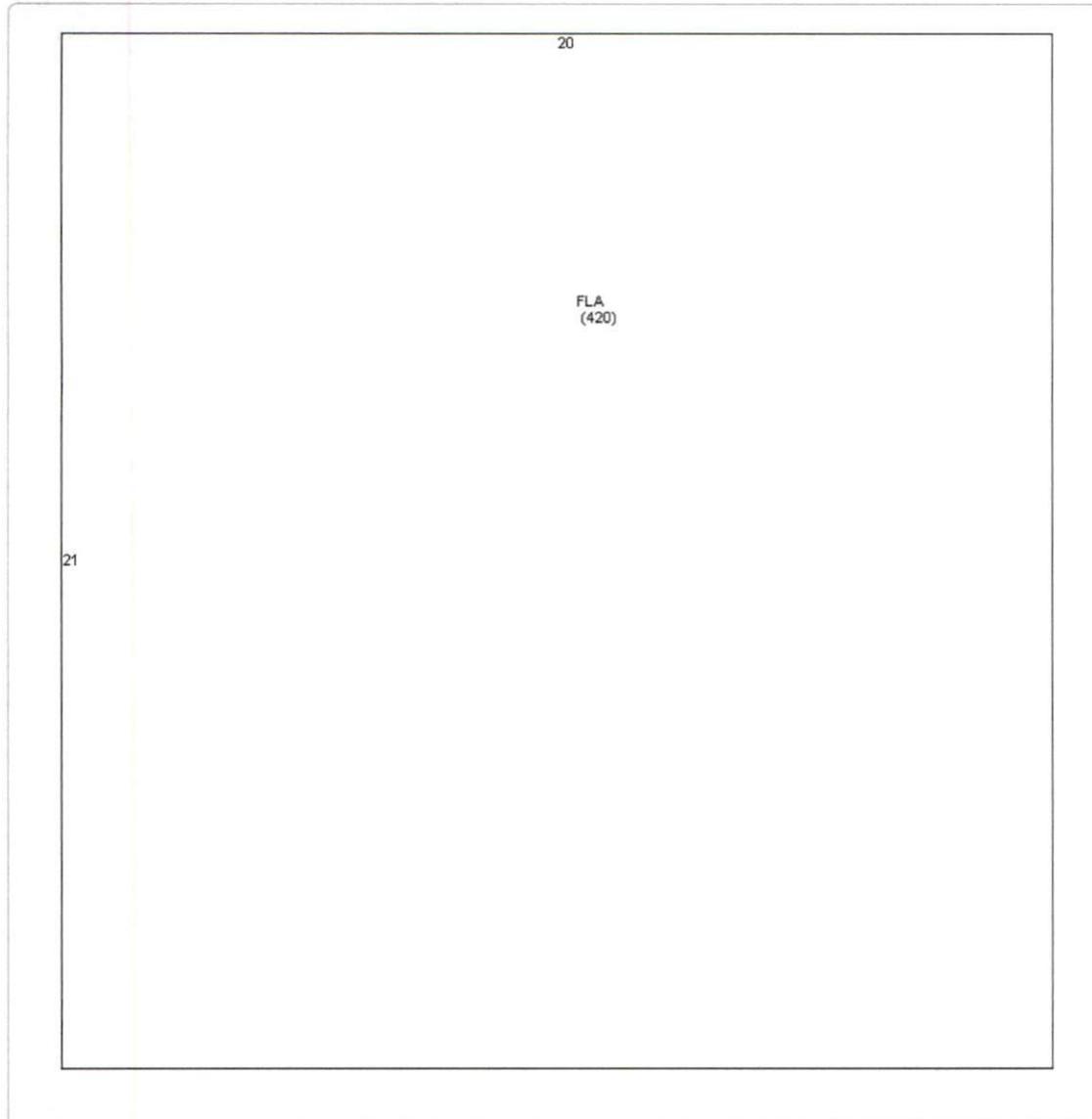
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18105965	4/22/2019	10/23/2019	\$2,790	Commercial	REPLACE A/C UNIT
18105875	1/24/2019		\$13,000	Commercial	INSTALL 72 SF SIGN WITH ILLUMINATED DIGITAL GAS PRICING.
17105474	8/27/2018		\$26,000	Commercial	INTERIOR AND EXTERIOR REMODEL/REPAIR, INSTALATION OF NEW CANOPY AND 2 DISPENSERS DAMAGED BY HURRICANE, INSTALLATION OF A NEW DOUBLEWALL PIPING AND RELATED CONCRETE
18101679	6/8/2018	5/14/2019	\$53,000	Commercial	2600SF INTERIOR REMODEL/REPAIR
16108977	2/8/2017		\$1,000	Commercial	
12105226	3/11/2013	11/6/2013	\$17,750	Commercial	REPLACE EXISTING ASPHALT
12104107	10/3/2012	11/6/2013	\$975	Commercial	DEMO SHED
12103067	8/30/2012	11/6/2013	\$17,000	Commercial	REMODEL-NEW TIE BEAMS, CENTRAL AIR, LIGHTING, STUCCO BLDG,
12102169	5/23/2012	11/6/2013	\$700	Commercial	REMOVE LIGHTING & RECEPTACLES THROUGHOUT BUILDING
12101887	4/27/2012	6/20/2012	\$1,200	Commercial	DEMO OF CHEVRON SIGN
11103172	8/22/2011	1/1/2012	\$1,050	Commercial	FISHING CHARTERS - SIGN, PARKING BUMPERS, PEAROCK
08104342	12/8/2008	12/26/2008	\$0	Commercial	TEMP PERMIT SELL CHRISTMAS TREES
07104474	11/21/2007	1/10/2008	\$10,000	Commercial	Replace Sign

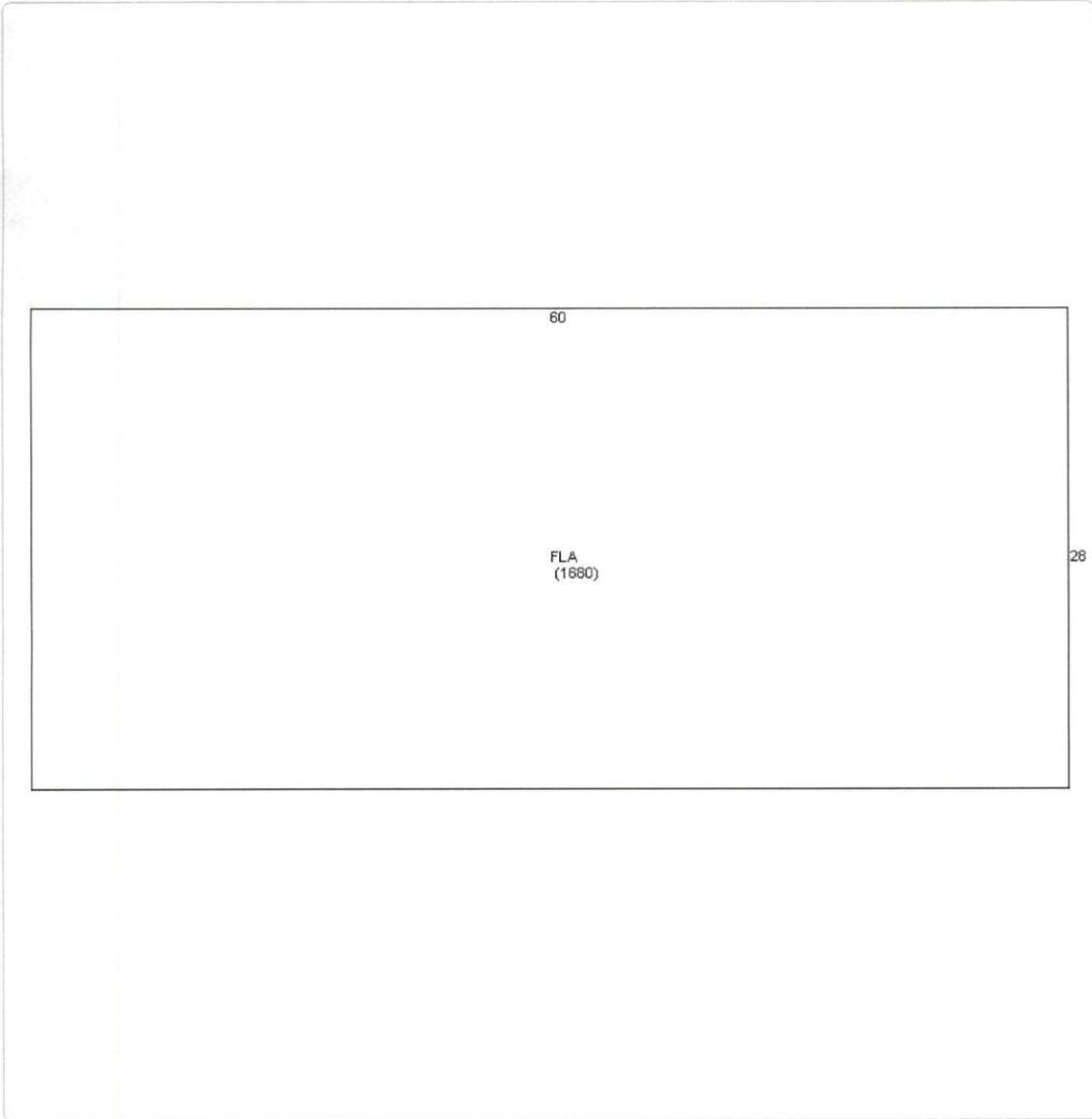
99-3215	1/3/2000	1/1/2000	\$1,870	Commercial	INSIDE MISCELLANEOUS
93-7080	1/1/1994	1/1/1994	\$9,500	Commercial	CANOPY 24X40
93-6920	10/1/1993	12/1/1993	\$15,000	Commercial	GAS TANKS-GROUND

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2020 TRIM Notice(PDF)

2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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Last Data Upload: 10/8/2020, 2:39:57 AM

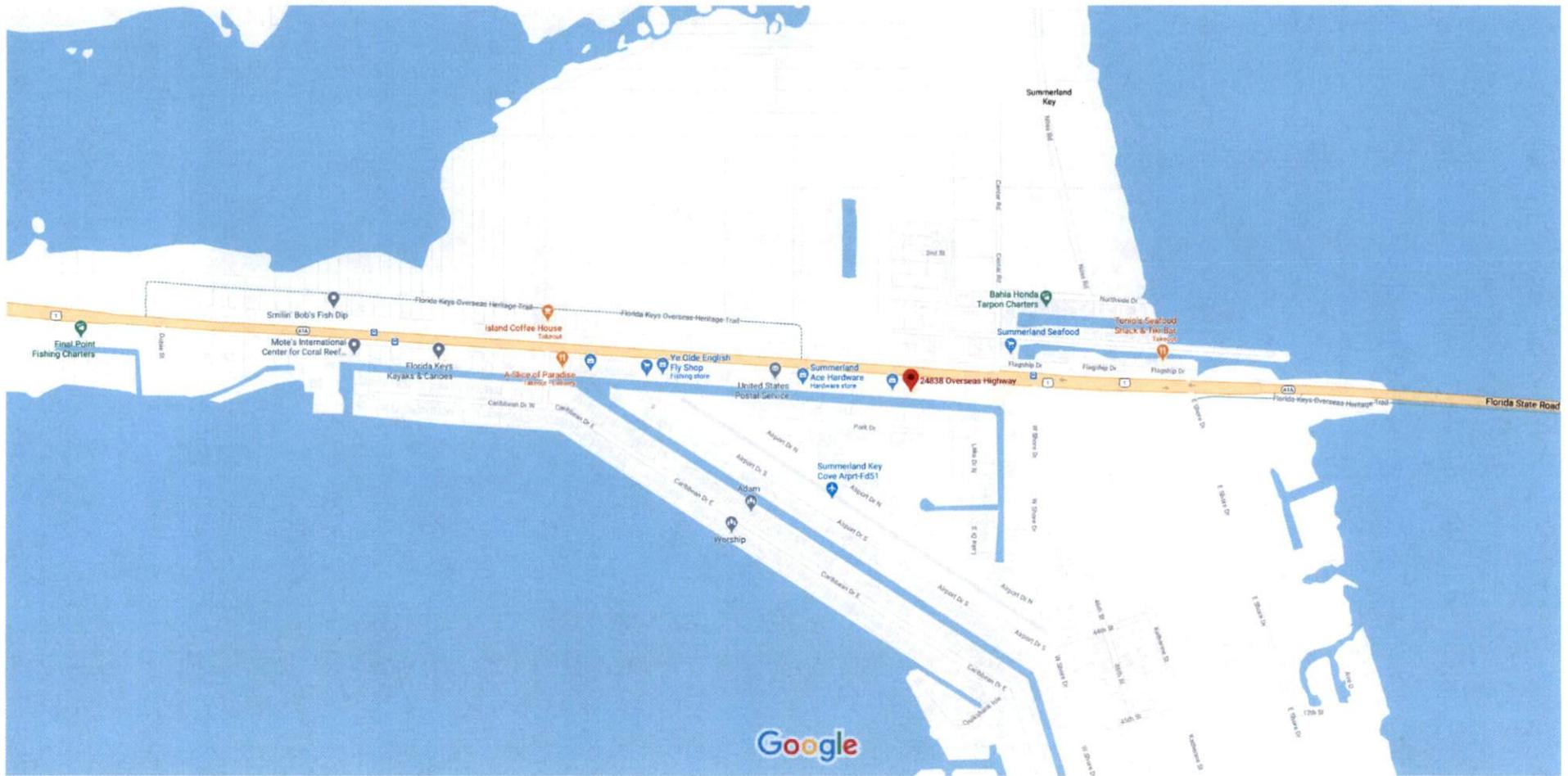
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 Schneider
GEO SPATIAL

Version 2.3.89





24838 Overseas Hwy
Shell of Summerland, Inc.



Map data ©2020 200 ft

County of Monroe Growth Management Division

**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 Sylvia J. Murphy, District 5
Mayor Pro Tem, Danny L. Kolhage, District 1
George Neugent, District 2
Heather Carruthers, District 3
David Rice, District 4

March 4, 2014

Zuhair Karborani
13655 Old Cutler Road
Miami, FL 33158

Subject: Alcoholic Beverage Special Use Permit Application (File #2012-117)

Mr. Karborani,

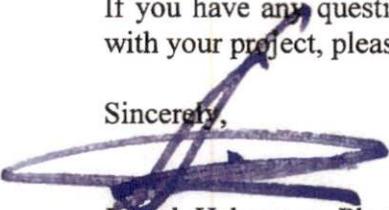
The Planning & Environmental Resources Department received your application for an alcoholic beverage special use permit on August 16, 2012. The application concerned property located on Summerland Key, currently assessed under the real estate number 00188980.000000.

The required application fees were not submitted with the application (\$1,716.00 total). We sent letters detailing this deficiency on September 27, 2012, November 30, 2012 and February 21, 2013 and have not received any response. As we cannot process an application without the required application fees, we are closing the file at this time.

If in the future your party decides to pursue an alcoholic beverage special use permit approval, please submit a new application and all required fees at that time. A scanned copy of your initial application and its supplementary materials will remain in our files for future reference.

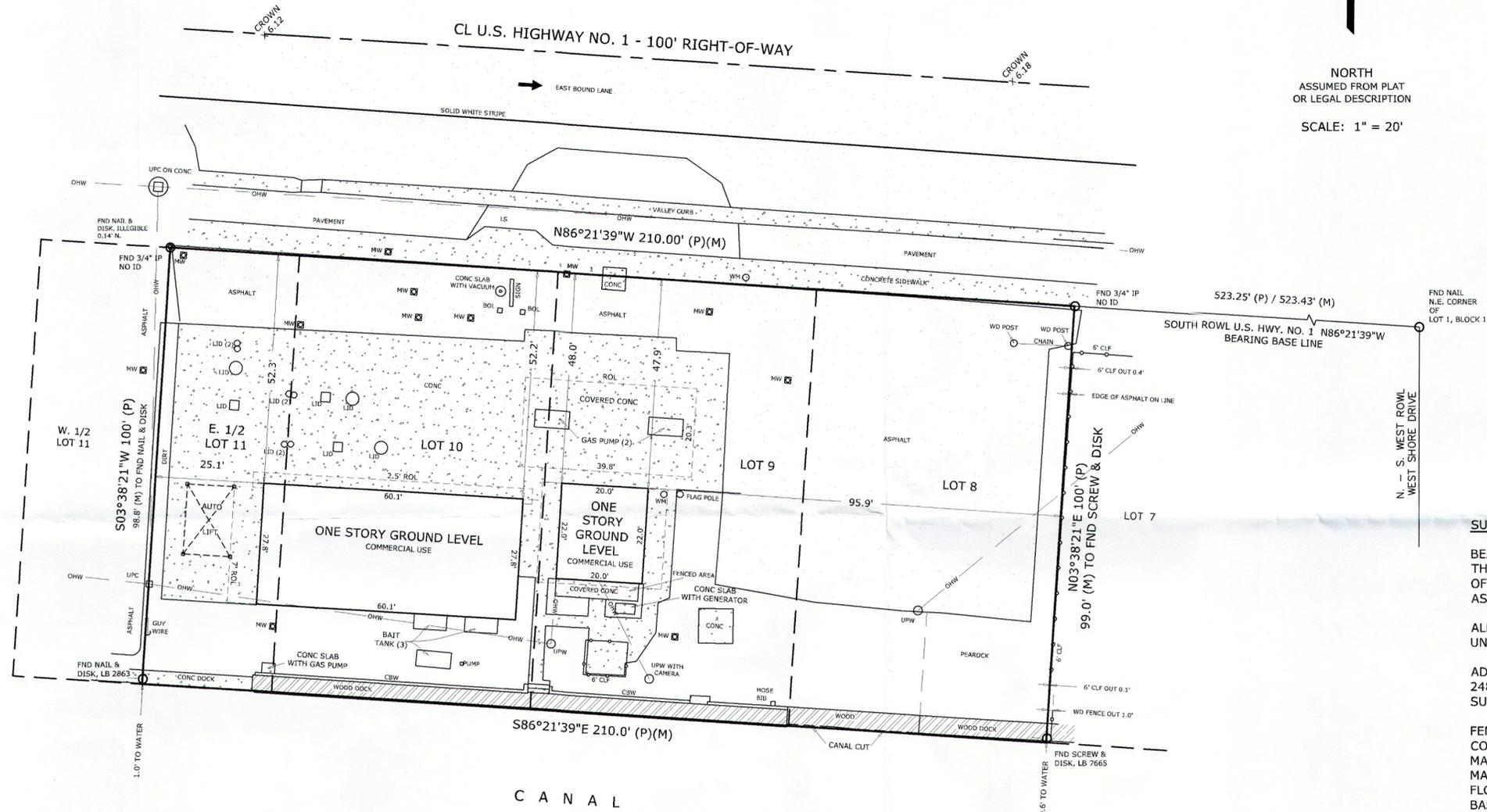
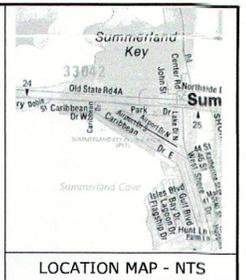
If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305)289-2500.

Sincerely,



Joseph Haberman, Planning & Development Review Manager

MAP OF BOUNDARY SURVEY LOTS 8, 9, 10, AND THE EASTERLY ONE-HALF OF LOT 11, BLOCK 1, AMENDED PLAT, SUMMERLAND KEY COVE



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'

SURVEYOR'S NOTES:
BEARING BASE:
THE SOUTH RIGHT-OF-WAY LINE
OF U.S. HIGHWAY NO. 1 AT N86°21'39"W
AS SHOWN UPON PLAT
ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED
ADDRESS:
24838 OVERSEAS HWY
SUMMERLAND KEY, FL 33042
FEMA FLOOD INSURANCE RATE MAP
COMMUNITY NO.: 125129
MAP NO.: 12087C-1312K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 8'



REVISION 11/9/17 - ADD CROWN ELEVATIONS OF U.S. HIGHWAY 1
AND RELATED NOTES

LEGAL DESCRIPTION -

Lots 8, 9, 10, and the Easterly One-half (1/2) of Lot 11, in Block 1, AMENDED PLAT, SUMMERLAND KEY COVE, according to the Plat thereof as recorded in Plat Book 4, Page 35, of the Public Records of Monroe County, Florida.

CERTIFIED TO -

SHELL OF SUMMERLAND, INC.

NOTES:

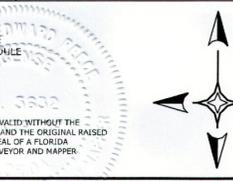
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- BFP = BACK-FLOW PREVENTER
- BO = BLOW OUT
- C = CALCULATED
- CG = 2" CONCRETE CURB & GUTTER
- CB = CONCRETE BLOCK
- CBW = CONCRETE BLOCK WALL
- CBRW = CONCRETE BLOCK RETAINING WALL
- CI = CURB INLET
- CL = CENTERLINE
- CLF = CHAINLINK FENCE
- CM = CONCRETE MONUMENT
- CNC = CONCRETE
- C/S = CONCRETE SLAB
- COVD = COVERED
- D = (BED)
- DEASE = DRAINAGE EASEMENT
- DLTA = DELTA ANGLE
- DMH = DRAINAGE MANHOLE
- EB = ELECTRIC BOX
- EL = ELEVATION
- ELEV = ELEVATED
- EN = ELECTRIC METER
- ENCL = ENCLOSURE
- FTE = FINISHED FLOOR ELEVATION
- FH = FIRE HYDRANT
- FI = FENCE INSIDE
- FND = FOUND
- FNSD = FOUND NAIL & DISK (#XXXX)
- FO = FENCE OUTSIDE
- FOL = FENCE ON LINE
- GB = GRADE BREAK
- GI = GRATE INLET
- GL = GROUND LEVEL
- GW = GUY WIRE
- HB = HOSE BIB
- IP = IRON PIPE
- IR = IRON ROD
- L = ARC LENGTH
- LE = LOWER ENCLOSURE
- LS = LANDSCAPING
- M = MEASURED
- MB = MAILBOX
- MHW = NEAR HIGH WATER LINE
- MTLF = METAL FENCE
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NTS = NOT TO SCALE
- OHW = OVERHEAD WIRES
- P = PLAT
- PC = POINT OF CURVE
- PCC = POINT OF COMPOUND CURVE
- PCCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PK = PARKER KALON NAIL
- PM = PARKING METER
- POC = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENT
- R = RADIUS
- ROL = ROOF OVERHANG LINE
- ROWL = RIGHT OF WAY LINE
- R/W = RIGHT OF WAY
- SCO = SANITARY CLEAN-OUT
- SNBD = SET NAIL & DISK-LB 7846
- SIR = SET IRON ROD 1/2" LB 7846
- NAVW = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NTS = NOT TO SCALE
- OHW = OVERHEAD WIRES
- TOB = TOP OF BANK
- TOS = TOE OF SLOPE
- TS = TRAFFIC SIGN
- TYP = TYPICAL
- UEASE = UTILITY EASEMENT
- UPC = CONCRETE UTILITY POLE
- UPM = METAL UTILITY POLE
- UPW = WOOD UTILITY POLE
- VB = VIDEO BOX
- WD = WOOD DECK
- WDF = WOOD FENCE
- WM = WATER METER
- WRACK LINE = LINE OF DEBRIS ON SHORE
- WW = WATER VALVE
- T = TREE
- TBW = BUTTWOOD
- TGL = GUNDO LIMBO
- TMA = MAHOAGANY
- TO = OAK
- TPM = PALM
- VPAC = COCONUT PALM
- TRPIN = ROYAL POINCIANA
- TSCH = SCHEFFLERA
- TSG = SEAGRASS
- TUNK = UNKNOWN

SCALE:	1"=20'
FIELD WORK DATE:	9/29/15
REVISION DATE:	11/9/17
SHEET:	1 OF 1
DRAWN BY:	REB
CHECKED BY:	RER
INVOICE #:	17110801

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)(3)(ENCROACHMENTS), & 1(B)(4)(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.



REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622