

AGENDA
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, December 17th, 2025 - 9:30 am
Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida 33051 & via Zoom Conferencing
[Zoom Conferencing Information at the end of the Agenda](#)

- 1. Call to Order, Pledge of Allegiance & Roll Call**
- 2. Swearing in of newly appointed Alternate Member Jay (Skip) Helme – Pg. 1**
- 3. Approval of the Agenda** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)
- 4. Citizen Comments & Correspondence**
- 5. Approval of Minutes**
 - a. Planning & Zoning Board Minutes November 19th, 2025 – Pgs. 2-4**
- 6. Administration of Oath of Witness**
- 7. Disclosure of Ex-Parte Communications – Pg. 5**
- 8. Discussion/Approval of Promoting Alternate Member Jay (Skip) Helme to full Board Member starting January 2026**
- 9. Discussion and Recommendation for Approval of a 40,000-Pound Elevator-Style Boat Lift at 861 12th Street**
 - a. Application – Pgs. 6-15**
 - b. Letters of Approval – Pgs. 16-17**
- 10. Discussion and Recommendation for a Request for Unity of Title for the Property Located at 9/10 7th Street – Pgs. 18-21**
- 11. Discussion and Review of Possible Changes to Rear Setback Requirements – Pgs. 22-23**
- 12. Other Business**
- 13. Next meeting: January 21st, 2026, 9:30 AM**
- 14. Adjourn**

“Members of the Public may speak for three minutes and may only speak once unless waived by a majority vote of the commission.”

Letters submitted to the City Clerk to be read at the Commission Meeting will be made part of the record but not read into record. Persons who need accommodations in order to attend or participate in this meeting should contact the City Clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This meeting will be held at the City Hall Auditorium ‘Marble Hall’, 600 W. Ocean Drive, Key Colony Beach, and via Zoom.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83458990778?pwd=4b2sRbz1OITTioJyy5LoXf3kW8b60i.1>

Passcode:677928

Phone one-tap:

+13052241968,,83458990778#,,, *677928# US

+13126266799,,83458990778#,,, *677928# US (Chicago)

Join via audio:

+1 305 224 1968 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

Webinar ID: 834 5899 0778

Passcode: 677928

International numbers available: <https://us02web.zoom.us/j/83458990778?pwd=4b2sRbz1OITTioJyy5LoXf3kW8b60i.1>

City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax# 305-289-1767



PLANNING & ZONING BOARD - OATH OF OFFICE

"I do solemnly swear that I will support, protect, and defend the Constitution and Government of the United States, and of the State of Florida, against all enemies, domestic and foreign, and that I will bear true faith, loyalty, and allegiance to the same, and that I am entitled to hold office under the Constitution, and that I will faithfully perform all duties as a member of the Planning & Zoning Board of the City of Key Colony Beach on which I am about to enter, so help me God."

Signature: _____

Printed Name: _____

Date: _____

Sec. 2-1. - Oath of office.

Each city official, whether elective or appointive, shall, before entering upon the discharge of the duties of office, take and subscribe the following oath before a notary public, or any officer authorized to administer oaths in Florida, to wit: "I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States, and of the State of Florida, against all enemies, domestic and foreign, and that I will bear true faith, loyalty and allegiance to the same, and that I am entitled to hold office under the Constitution, and that I will faithfully perform all the duties of the office of (mayor, city clerk, etc.) of Key Colony Beach on which I am about to enter, so help me God." The oath of office shall be filed with the city clerk and kept and preserved as a part of the records of the city.

(Ord. No. 353-2003, 2-13-03)

MINUTES
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, November 19th, 2025 - 9:30 am

Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida 33051 & via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance & Roll Call:** The Key Colony Beach Planning & Zoning Board meeting was called to order by Chair George Lancaster at 9:30 AM. **Present:** Chair George Lancaster, Vice-Chair Lin Walsh, Bob Glassman, Lenny Geronemus, Lynne Conkling. **Also present:** City Administrator John Bartus, Building Official Tony Loreno, Administrative Assistant Samantha Rodamer, Administrative Assistant Par Darnall, City Clerk Silvia Roussin. Mayor Freddie Foster, Vice-Mayor Doug Colonell.

2. **Approval of the Agenda** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)

City Clerk Roussin informed of the following agenda additions:

- Under Item 8b. An updated Comprehensive Plan Edit Guide
- Under Item 8c.: An updated draft of the 5-Year Schedule of Capital Improvements

There were no other additions, and Chair Lancaster asked for a motion to approve.

MOTION: Motion made by Lenny Geronemus. Lynne Conkling seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. **Citizen Comments & Correspondence:** None.

4. **Approval of Minutes**

- a. Planning & Zoning Board Minutes October 15th, 2025

Chair Lancaster asked for a motion to accept the minutes.

MOTION: Motion made by Vice-Chair Walsh to accept the minutes. Bob Glassman seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

5. **Disclosure of Ex-Parte Communication:** None.

6. **Discussion/Recommendation for Approval of Jay Helme as an Alternate Member to the Planning & Zoning Board**

Chair Lancaster introduced Skip (Jay) Helme and invited the applicant to comment. Skip Helme expressed his intention to get to know the community better and contribute his time and energy to continue making the city a nice place to live. Skip Helme confirmed that he is a homeowner in the city, that his references are residents, and that he is a full-time resident. There was no further discussion, and Chair Lancaster asked for a motion to approve.

MOTION: Motion made by Bob Glassman to approve. Lynne Conkling seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin informed that the recommendation to approve will be presented at the next day's City Commission meeting.

Chair Lancaster welcomed Skip Helme to the Board. City Clerk Roussin confirmed that Alternate Carman Slusher offered to step down from his position if Skip Helme's recommendation is approved. Chair Lancaster accepted the resignation.

7. Discussion and Recommendations on a Draft Ordinance for Amending Side Setback Requirements for Residential Swimming Pools

Chair Lancaster introduced the agenda item and asked for comments from the Board. Lynne Conkling requested clarification on easements, accessory structures, and setback requirements. Building Official Loreno explained the rules for accessory structures and setback requirements. Lenny Geronemus asked if prior approvals were needed for variance requests of this nature, which Building Official Loreno confirmed were typically approved. Building Official Loreno also mentioned his ability to address any issues if needed. Chair Lancaster recalled previous concerns about following proper procedures and emphasized that the Building Official has final approval authority. City Clerk Roussin confirmed the public's ability to comment on the proposed ordinance change. Building Official Loreno added that the ordinance change would allow residents to save time on pool installations. City Clerk Roussin confirmed there would be two public readings of the ordinance amendment. There was no further discussion, and Chair Lancaster called for a motion to approve.

MOTION: Motion made by Lynne Conkling to approve the first reading of the ordinance to the City Commission. Vice-Chair Walsh seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

8. Discussion/Recommendation for Comprehensive Plan Amendments

- a. Florida Commerce Report
- b. Comprehensive Plan Edits Guide
- c. Draft Comprehensive Plan

Chair Lancaster introduced the agenda item and asked City Administrator Bartus to elaborate. City Administrator Bartus discussed the process of the draft amendments, recalled the retirement of the former City Planner, mentioned changes in legislation on comprehensive planning, and noted that the city is still waiting for approval of the watershed management plan. John Bartus reported on the assistance received from the City of Marathon in making adjustments to comply with the ORC report and referred to the plan edits guide for specific changes that were made. Vice-Chair Walsh inquired about changes in the percentages of pervious area requirements. Mayor Foster explained that the city had previously amended this in the ordinance, and the comprehensive plan was updated to align with City ordinances. City Administrator Bartus commented on corrections to the capital improvement plan, corrected timelines for the city's goals, and approved timeline adjustments. Further discussion followed regarding verbiage requirements in the documents and the process for making the necessary updates. Chair Lancaster asked for clarification on verbiage regarding developer requirements on workforce housing, which, after discussion, City Administrator Bartus confirmed he would follow up on. Lynne Conkling commented on the verbiage of best practices and suggested restructuring for clarity. She also provided additional comments on missing verbiage and appendices, which City Administrator Bartus said had been added after the agenda packet was published. Mayor Foster offered additional comments on requirements for workforce increases and on clarifying the wording in the document. Lenny Geronemus asked about documented population changes. City Administrator Bartus commented on the graphs and trends shown in the plan, with discussion following on full-time residents, snowbirds, seasonal populations, and census data.

Chair Lancaster asked for citizen comments. There was none. Chair Lancaster asked for a motion to approve or disapprove. Bob Glassman commented on needed edits. City Clerk Roussin commented on the ability to approve the draft with changes.

MOTION: Motion made by Lynne Conkling to approve the draft comprehensive plan with the discussed changes. Vice-Chair Walsh seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin informed that the recommendation will be presented to the City Commission on December 18th for review, with a final and second reading scheduled for January 15th.

9. **Other Business:** Lynne Conkling asked for a follow-up on the foam injection support discussion. Building Official Tony Loreno commented on permit requirements and the information to be available on the website. Mayor Foster suggested that the Board review the rear setback requirements. A discussion followed on the benefits and needs for possible changes to the setbacks, the benefits to residents, and potential code changes for the city. Mayor Foster encouraged the Board to research the topic. Bob Glassman commented on the previous topic of soil remediation for seawalls, noting that residents are often unaware of the need for permits and engineering reports, and asked about the responsibility for obtaining a permit. Building Official Loreno explained permit requirements and engineering signoffs, clarifying that the contractor applies for permits with the homeowner holding overall responsibility.

10. **Next meeting:** December 17th, 2025, 9:30 AM

11. **Adjourn:** The meeting adjourned at 10:23 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

EX-PARTE COMMUNICATIONS

An ex-parte communication is defined as:

any contact, conversation, communication, writing, correspondence, memorandum or any other verbal or written communication that takes place outside a public hearing between a member of the public and a member of a quasi-judicial board, regarding matters which are to be heard and decided by said quasi-judicial board.

Site visits and expert opinions are also considered ex-parte communications.

In the event that someone contacts a Board Member about a quasi-judicial matter outside of a public meeting, at such time that particular issue is brought before the Board, the Board Member should state on the record:

- the existence of any ex-parte communication,
- the nature of the communication,
- the party who originated the ex-parte communication, and
- whether or not the ex-parte communication affects your ability to impartially consider the evidence presented.

Similarly, any correspondence received by a Board Member must be forwarded to the Board Clerk.

Note: The term “Board Member” would include all members of the Code Enforcement Board, the Planning & Zoning Committee, and the City Commission when they are acting in a quasi-judicial capacity (for example, but not limited to, code violation hearings and variance hearings).

REPLACE EXISTING DOCK & INSTALL 40K ELEVATOR LIFT

861 12TH St, KEY COLONY BEACH



PROJECT LOCATION

SITE DATA / PROJECT LOCATION:

SITE ADDRESS: 861 12TH St, KEY COLONY BEACH
PARCEL NO.: 00079871-003300
LEGAL DESC.: LT 33 AND ADJ RECTANGULAR TR 15'X30' COURTY SUBDIVISION P87-13 KEY COLONY OR843-323 OR989-1289 OR1133-181 OR1133-182 OR1179-1123 OR1173-0210 OR3289-0977
OWNER / S: MEYER MARATHON LLC
ZONING: SINGLE FAMILY RESID (0100)

DRAWING INDEX:

- C - 01 PROJECT INFORMATION
- C - 02 GENERAL NOTES
- C - 03 SITE PLAN
- C - 04 DOCK FRAMING PLAN
- C - 05 DETAILED SECTION

SCOPE OF WORK:

NEW CONSTRUCTION

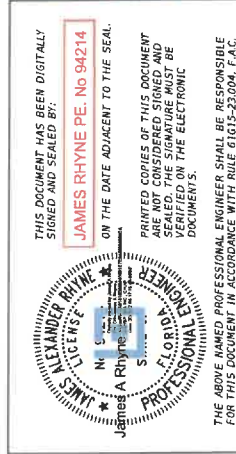
- REMOVE AND REPLACE EXISTING 255 ± SF TIMBER DOCK.
- REPLACE PRE-EXISTING 101 ± SF LOWER TIMBER DOCK. DUE TO STORM DAMAGE
- INSTALL (16) 12" DIA. TIMBER PILES @ SAME FOOTPRINT.
- INSTALL 40K ELEVATOR LIFT

DESIGN CODE:

- 2023 FLORIDA BUILDING CODE, BUILDING, 8th EDITION
- 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8th EDITION
- 2023 FLORIDA BUILDING CODE, MECHANICAL, 8th EDITION
- 2023 FLORIDA BUILDING CODE, FUEL, GAS, 8th EDITION
- AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE 7-22

DESIGN DATA :

- DESIGN LOADS (MINIMUM):**
- A. DEAD LOAD FOR UPLIFT CALCULATION 7PSF
 - B. GUARD RAILS / HANDRAILS 200 LBS
- WIND DESIGN SPECIFICATIONS:**
- A. BUILDING OCCUPANCY CATEGORY II
 - B. CONSTRUCTION TYPE
 - C. OCCUPANCY CLASSIFICATION
 - D. WIND SPEED
 - E. ULTIMATE "
 - F. WIND EXPOSURE CATEGORY
 - G. ENCLOSURE CLASSIFICATION
 - H. INTERNAL PRESSURE COEFFICIENT +/- 0.18
 - I. WIND-BORNE DEBRIS AREA
 - J. REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA
 - K. STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE



A LOCATION MAP
C-01 SCALE: NTS.



B VICINITY MAP
C-01 SCALE: NTS.

RAPID PERMITS AND ENGINEERING

ADDRESS: PO Box 510673, Key Colony Beach,
FL 33406
CONTACT: 904-918-1400
EMAIL: info@rapidpermitting.com

THREE GENTS LLC

James Rhyne, PE, No. 94214
157 Sapodilla Drive
Tallahassee, FL 32308

PROJECT TITLE:

REPLACE EXISTING DOCK &
INSTALL 40K ELEVATOR LIFT
861 12TH St, KEY COLONY BEACH

LOCATION : 861 12TH St, KEY COLONY BEACH
Parcel ID - 00079871-003300

NO. DESCRIPTION

02	Cover Sheet
03	Cover Sheet
04	Cover Sheet
05	Cover Sheet
06	Cover Sheet

REV. DATE

11 - 28 - 2024
02 - 13 - 2025
02 - 20 - 2025
03 - 04 - 2025
12 - 08 - 2025

SHEET CONTENT:

PROJECT
INFORMATION

DATE: 11/21/2024

SHEET NO.:

01
C 05



GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

1. Prior to commencing work, the Contractor must review the plans and site conditions, replying any discrepancies or conflicts with these plans that would impact construction or safety to the Engineer.
2. These plans are intended solely for construction at the specified location. For additional construction information, contact the Engineer of Record directly.
3. The Contractor is not allowed to scale drawings and must seek any additional construction information from the Engineer of Record.
4. The Contractor is responsible for contacting Southern Utility Locator Service before beginning any construction in areas where underground utilities might be present.
5. The Engineer of Record will not provide utility locations.
6. The Contractor is responsible for their employees during construction.
7. The Contractor is responsible for all construction methods and practices, ensuring adherence to the 2023 Florida Building Code, manufacturer recommendations, local county and city codes, and the specifications included within these plans.
8. Construction should comply with the Building Employers Energy Requirements of the Florida Nuclear Energy Code.
9. The Contractor must obtain any permits required and approved by the Engineer of Record.
10. The Contractor must obtain any permits required and approved by the Engineer of Record.
11. The Contractor is responsible for all means and methods necessary to preserve or maintain the structural integrity and safety of the structure, including the design and installation of structural shoring at its own expense, and efficient performance of work. The contractor is also responsible for the safety of all personnel in the work area.
12. The Engineer of Record certifying this document is not liable for any financial or time-related damages, including damages to the structure, personnel, time-related delays, and structural issues resulting from construction in accordance with the specifications of this certified document. The Contractor must notify the Engineer of Record of any conditions or circumstances that may affect the safety or integrity of the structure.
13. All plans to be drawn to reveal actual work, independent from firm cap rock, in a pre-specified hole unless specifically specified otherwise.
14. Engineer of Record to review and approve project plan log prior to the commencement of any work following the installation of plans.
15. All water depths are considered to be approximate and may not reflect the actual water depths. Contractor and Owner/s are responsible for verifying master depths prior starting project and notifying EOR of any discrepancies immediately.
16. Contractor is responsible for maintaining the structural integrity of all surrounding (existing) structures, structures, seawalls, stabilization materials, etc. The practice to the project site as well as the surrounding area and not perform any alterations or construction until all concerns are satisfied.
17. Contractor takes full responsibility for the safety and integrity of all surrounding areas affected.

STRUCTURAL NOTES

- The design and applicable scope of work comply with the 2003 Florida Building Code and ASCE 7-22.
- The structures to be replaced are situated (except from 100MPH and less wind, and flow less than 4,000 cfs) in such a location that the structures will not be subjected to wind or wave damage from the proposed project.
- Soil bearing capacity must be at least 10,000 LBS per sq. FT. Compaction is required under slabs, pile caps, grade beams, and foundations where concrete is in contact with the soil at 95% (Standard Proctor) typical.
- Any modifications or deviations from the specified design must receive written approval from the engineer.
- Temporary shoring, as needed to resist loads from wind or construction sequence, is the responsibility of the contractor until all structural members, connectors, fasteners, shear walls, and decking are installed.
- Material certifications/specifications, shop drawings, and erection plans/drawings for all construction methods and components must be submitted by the contractor.
- Major structural shop drawings should include calculations and be sealed by a Florida Professional Engineer.
- The contractor must properly brace and/or restrain 200MPH or less FT. Connections required (Standard Proctor) typical under slabs, pile caps, grade beams, and foundations or where the structures are subjected to wind or wave damage from the proposed project.
- The contractor shall provide all temporary shoring as required to resist all loads generated from wind or the construction sequence until all structural members, connectors, and fasteners are installed including shear walls and decking.

FRAMING NOTES

1. All structural connections must comply with the latest editions of the AISC 13.2.2 and National Design Specifications for Wood Construction.
2. Every structural member number, including joists, must be accompanied by a manufacturer's specification. Use Type Jist Tangers or similar at intersection points.
3. All structural members must be made of kiln-dried lumber. All structural members must be made of kiln-dried lumber.
4. For any connections involving PT members, use preservative-treated lumber. Use preservative-treated lumber.
5. All framing connections involving PT members must use preservative-treated lumber. Use preservative-treated lumber.
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HARDWARE

1. All hardware must be equivalent to or surpass the quality of 304 Stainless Steel, or utilize Zamac galvanization for internal Simpson products, unless otherwise directed.
2. Unless stated or AIA Approved treated areas and fasteners for all connector applications in areas not exposed to the elements.
3. It is required that connectors and fasteners be compatible with pressure-treated wood.
4. In cases where connectors or fasteners are not suitable for use with pressure-treated wood, a protective barrier must be applied between the wood surface and the connector or fastener.
5. Connectors and fasteners should be sourced from Simpson Strong Tie or an equivalent manufacturer and must be installed before loading any wood members as per the manufacturers specifications.
6. Structural elements must be securely fastened and anchored, incorporating appropriate connectors or fasteners for hurricane protection.

RAPID PERMITS AND ENGINEERING

ADDRESS: PO Box 510573, Key Colony Beach,
FL 33051
CONTACT: 305-916-1400
EMAIL: info@rapidpermitting.com

THREE GENTS
11C

James Rhyne, P.E. No 94214
157 Sapodilla Drive
Islamorada, FL 33038

PROJECT TITLE:

**REPLACE EXISTING DOCK &
INSTALL 40K ELEVATOR LIFT**
861 12TH ST. KEY COLONY BEACH

LOCATION : 881 12TH ST, KEY COLONY BEACH
Parcel ID - 00079871-003300

SHEET CONTENTS

GENERAL NOTES

DATE: 11/21/2024

STRUCTURAL LUMBER

1. All wooden shoring shall conform to the "ANSI/AFPA National Design Specification for Wood Construction" and associated standards.
2. Construction involving timber shall be in line with the 2023 Florida Building Code.
3. Timber components used to be Southern Pine 2x6 MC 15% MO, 20 years or better, kiln-dried following specific standards.
4. Timber for external use is in contact with concrete or masonry shall meet be Pressure Treated to UC3B grade as per ANPPA Standards, treated for resistance to insects and decay, and allowed to dry following treatment.
5. On-site use of Pressure Treated lumber should be treated as per standard practices.
6. Fastenings made on timber should conform to the 2023 Florida Building Code, using Building Steel or ACO Approved nails and fasteners for Pressure Treated lumber.
7. Employ 1/32" CSB Plywood Sheathing Grade for sheathing, unless otherwise indicated.
8. Nails and ties in timber should not exceed one-third of the timber's depth and should be avoided in the middle third.
9. End members in timber should not be deeper than one-third of the member's depth.
10. When cutting members in timber, the diameter should be less than one-third of the member's depth, with a minimum tie-in distance from the top or bottom.
11. When cutting members in timber, the diameter should be no more than 3 feet in diameter.
12. Shoring U/S Section should be at least 2' from the timber.
13. Shoring U/S Section should be at least 2' from the timber.
14. For shoring, use 104 (shoring) nails with a spacing of 18 inches, all edges and all corners of the field, spacing all edges are blocked.
15. If project is located in Harvey County, FL per MICUS Sec. 116-128(b), All filling shall be non-CEC fill (ready-to-place) or PFC shapers. Impervious plastic or PVC shapers shall have a minimum of 30 millimeter thickness and shall extend from at least 6 inches below the level of the structure to at least 2 feet above the mean high water line. Please review the site plan to indicate that the proposed timber piles will meet the safe.

CAST IN PLACE CONCRETE

1. Employer shall comply in accordance with ASTM C54.
2. The concrete's compressive strength after 28 days shall be at least 4000 PSI.
3. UTILITY Type 1 Portland Cement adhering to ASTM C 150.
4. All reinforcement must be in line with ASTM C310.
5. Water-reducing agents should conform to ASTM C484.
6. Ensure the water used for mixing is clean, potable, and fresh.
7. Avoid the use of radiolysis chloride in the mix.
8. Harvest weight aggregates used should be compliant with ASTM C33.
9. Maintain a concrete slump range between 9" to 15" unless specified otherwise.
10. Unpublished aggregates should meet ASTM C630 standards.
11. Abide by the latest editions of ACI 318 and ACI 301 rules.
12. Employer of Record must be notified within 48 hours of placing concrete.

CONCRETE CAP. VERTICAL SLABS & BEAMS

1. Cast-in-place concrete shall be Type II concrete with a compressive strength of 5,000 PSI ± 232 psi. Maximum wet-sieve-synthetic materials retention by weight ratio shall be 0.40 percent shall not exceed 5% (1" x 1/4").
2. Reinforcing bar shall be steel reinforcing to ASTM A 615, Grade 60. All detailing and accessories to conform to ACI detailing manual (Latest Edition).
3. Provide 3" diameter in all exposed concrete spalls.
4. Provide light brown finish in all exposed concrete slabs.
5. Reinforced concrete construction to conform to ACI 318 "Building Code Requirements for Reinforced Concrete".
6. Provide sleeves for all pipes, conduits, etc., that penetrate concrete structural members prior to placement of concrete. Cutting or drilling of hardened concrete not permitted.
7. Do not embed horizontal pipes, conduits, etc., in horizontal concrete structural members unless specifically shown on structural drawings.
8. Reinforced concrete spall for reinforcing shall (unless noted otherwise): 3" minimum, bottom 3" minimum, sides 3" minimum.
9. Provide 30 deg. bend with 3/4" minimum offset for all vertical bars on top of a vertical wall. Provide slab perimeter concrete cap 3" minimum. Bottom of vertical slabs shall be placed on firm soil or concrete slab, bottom 6" x 6" min.
10. Provide 100% lap, bottom 6" x 6" min. Lap splice necessary for proper placing, splicing, and supporting, and satisfying reinforcement as required by ACI 315. Provide chairs, spacers, bolsters, and bracing to maintain proper placement and support of reinforcement.
11. Lay out continuous interior or perimeter bars in concrete slabs by tying together in conformance with ACI 318, latest edition, for slabs 2" (minimum) slab splices. Do not splice continuous top bars in beams at ends of clear spans. Do not splice continuous bottom bars in beams in clear spans below supports. Provide 1" expansion joint @ 75' intervals for concrete slabs. Other slabs shall be installed 3" below the concrete slabs and sealed with a joint sealing compound to protect from water infiltration and weathering. A hard or hard breather plate should be installed over the joint face to prevent the concrete from bleeding to the filling.

REINFORCING STEEL

1. Reinforcing steel must conform to ASTM A615 Grade 60.
2. Splicing length should be no less than 45 times the bar diameter, unless specified otherwise.
3. The minimum clear cover for rebar in concrete placed at existing grade elevation should be 3 inches and 2 inches for concrete above the referenced elevation, unless otherwise noted.
4. Welded wire fabric is required to meet ASTM A-185 standards.
5. Splice lengths for welded wire fabric should be one full mesh section, with ends and ties connected by tie wire.
6. All rebar connections, including but not limited to rebar chairs, must be installed in accordance with ACI 318.

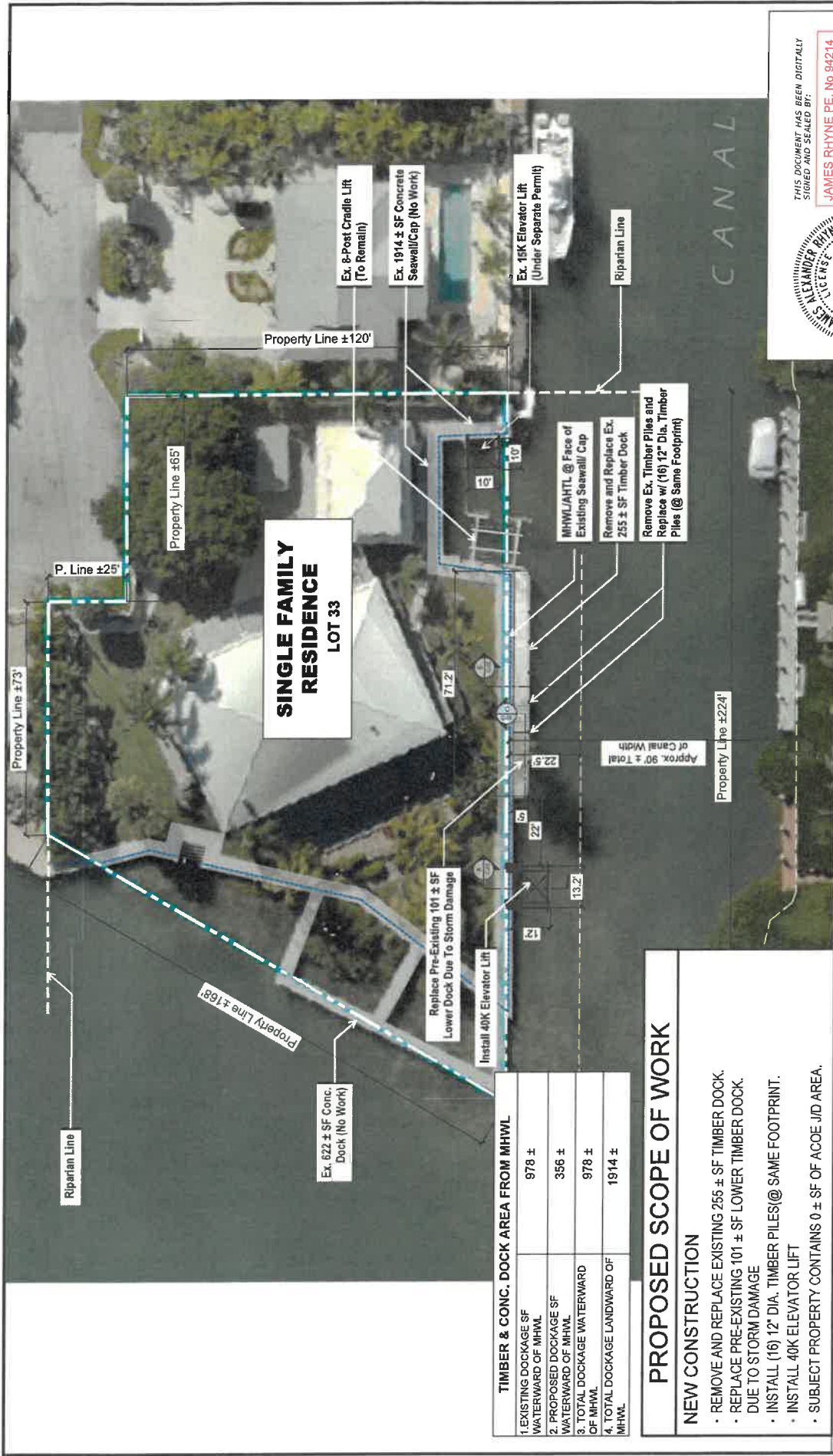


THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

JAMES RHYNE PE. No 94214

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED. THE SIGNATURE MUST BE
VERIFIED ON THE ELECTRONIC
DOCUMENT.

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

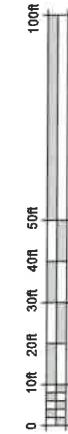


TIMBER & CONC. DOCK AREA FROM MHWL	
1. EXISTING DOCKAGE SF WATERWARD OF MHWL	978 ±
2. PROPOSED DOCKAGE SF WATERWARD OF MHWL	356 ±
3. TOTAL DOCKAGE WATERWARD OF MHWL	978 ±
4. TOTAL DOCKAGE LANDWARD OF MHWL	1914 ±

PROPOSED SCOPE OF WORK

NEW CONSTRUCTION

- REMOVE AND REPLACE EXISTING 255 ± SF TIMBER DOCK.
- REPLACE PRE-EXISTING 101 ± SF LOWER TIMBER DOCK DUE TO STORM DAMAGE
- INSTALL (16) 12" DIA. TIMBER PILES @ SAME FOOTPRINT.
- SUBJECT PROPERTY CONTAINS 0 ± SF OF ACCE J/D AREA.





861 12TH St.
SITE PLAN
SCALE: 4.5" = 100'

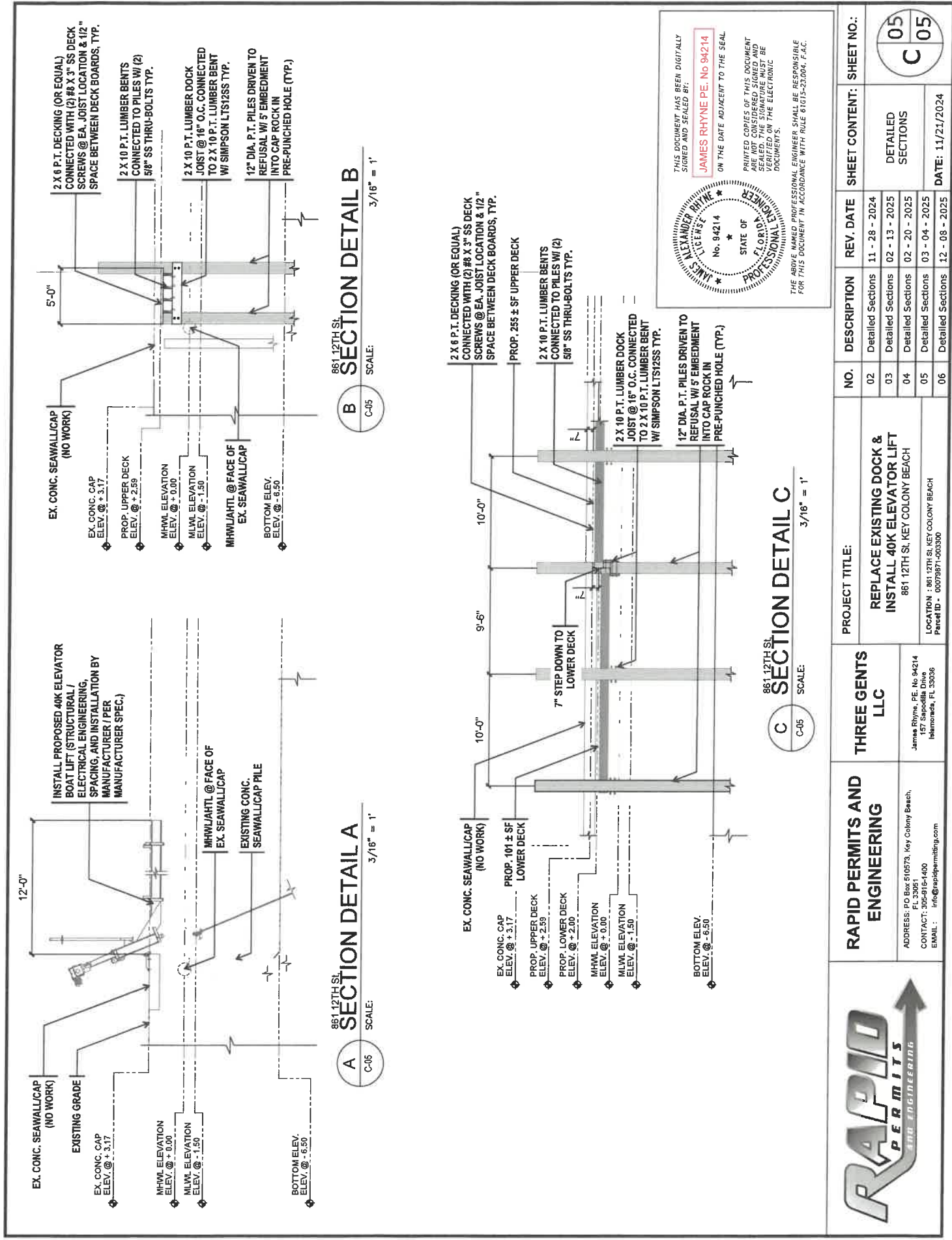
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:
JAMES RHYNE PE, No. 94214
ON THE DATE ADJACENT TO THE SEAL.



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED UNLESS THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.
THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

<div></div>		<div>RAPID PERMITS AND ENGINEERING</div> <div>ADDRESS: PO Box 510573, Key Colony Beach, FL 33051 CONTACT: 305-916-1400 EMAIL: info@rapidpermits.com</div>		<div>THREE GENTS LLC</div> <div>James Rhyme, PE, No. 94214 157 Sapodilla Drive Islamorada, FL 33036</div>		<div>PROJECT TITLE:</div> <div>REPLACE EXISTING DOCK & INSTALL 40K ELEVATOR LIFT 861 12TH ST, KEY COLONY BEACH</div> <div>LOCATION : 861 12TH ST, KEY COLONY BEACH Parcel ID - 00078971-000390</div>		<div>NO.</div> <div>DESCRIPTION</div> <div>REV. DATE</div> <div>SHEET CONTENT:</div> <div>SHEET NO.:</div>	
								<div>03</div> <div>Site Plan</div> <div>02 - 13 - 2025</div> <div rowspan="3">SITE PLAN</div> <div rowspan="5"></div>	






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<div><div>PERMITS and ENGINEERING</div></div>		RAPID PERMITS AND ENGINEERING		THREE GENTS LLC		<div>PROJECT TITLE: REPLACE EXISTING DOCK & INSTALL 40K ELEVATOR LIFT 861 12TH ST, KEY COLONY BEACH</div>		<div>NO.</div> <div>DESCRIPTION</div> <div>REV. DATE</div>		<div>SHEET CONTENT:</div> <div>DETAILED SECTIONS</div>		<div>SHEET NO.:</div> <div><div>C05</div><div>C05</div></div>	
		<div>ADDRESS: 10, Box 510573, Key Colony Beach, FL 33061 CONTACT: 305-916-1400 EMAIL : info@rapidpermitting.com</div>		<div>JAMES RHYNE, PE, No. 94214 157 Sapodilla Drive Islamorada, FL 33036</div>									
		02		Detailed Sections		11 - 28 - 2024							
		03		Detailed Sections		02 - 13 - 2025							
		04		Detailed Sections		02 - 20 - 2025							
		05		Detailed Sections		03 - 04 - 2025							
		06		Detailed Sections		12 - 08 - 2025				DATE: 11/21/2024			



PERMIT PROJECT

FILE #: 25-001391

861 12TH ST KEY COLONY BEACH FL 33051

THERE IS AN OPEN CODE VIOLATION FOR THIS PROPERTY

INSTALLATION OF A 40K ELEVATOR LIFT, 355 SF DOCK AND

CUSTOMER PROVIDED HI TIDE 15K ELEVATOR



PERMIT #: B25-000446

Permit Type

Building Permit

Subtype

Seawall/Dock



Work Description:

Installation of a 40k elevator lift, 355 SF dock and customer provided Hi Tide 15k elevator

Applicant

Neptune Atlantic Boat Lifts. LLC - Renee Blake Coleman



Status

Under Review



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

0.00

Permit Fees

4,873.88

Total Amount

4,873.88

Amount Paid

0.00

Balance Due

4,873.88



Non-Billable



PERMIT DATES

Application Date

12/03/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Are you the property owner?

No

Property Owner Name

Meyer Marathon - Lenny Meyer

Property Owner Address

861 12th St

Property Owner Phone Number

941-650-5099

Property Owner Email

lennym32@gmail.com

PROJECT INFORMATION

Type of Structure

Single Family

Intended Use (Specify Residential or Business)

Residential

Type of Construction (Specify concrete block, frame, etc.)

Cost of Construction

\$135,000.00

Will you be using a Private Provider

No

[click here for private provider packet.](#)

SUBMITTAL REQUIREMENTS

Please upload all supporting documents here

Scan_0030.pdf

Meyer Compilation of Plan_861 12th St_Signed & Seal Plan Set 12.3.25.pdf

40K ELEVATOR NBL_DS.pdf

Hr Tide plans.pdf

LLC Meyer.pdf



Florida Product Approval or NOA

Florida Product Approval or NOA search [Click this Link](#)

[Upload Installation Instructions](#)

As of 3/1/2024 the new notice of commencement will be required.

Notice of Commencement
download here

☐ NOC Checked

Private Provider Notice Form
download here

Private Provider Form

Owner Builder Disclosure Statement
download here

Owner Builder Disclosure Form

Contractor Registration Form
download here

Contractor Registration Form

Substantial Improvement/Substantial Damage Worksheet
download here

Substantial Improvement/Substantial Damage Worksheet

A Notice of Commencement is required prior to scheduling inspections. Please download and complete the Notice of Commencement document. This form needs to be recorded with the Monroe County Clerk of Court and filed with our office.

CONTACTS

Contractor

Bonding Company Name/Address

Architect/Engineer Name/Address

LIST ALL SUBCONTRACTORS, COUNTY & STATE LICENSE NUMBER AND COST

Starting March 1, 2024, the new sub-contractor letter of intent needs to be uploaded for each sub-contractor on the job before any permit will be issued.

Electrical Subcontractor Form
Scan_0029.pdf



Electrical

Plumbing Subcontractor Form

	▼	
Plumbing	▼	...
Mechanical Subcontractor Form	▼	
Mechanical	▼	...
Concrete/Masonry Subcontractor Form	▼	
Concrete/Masonry ____	▼	...
Carpentry Subcontractor Form	▼	
Carpentry	▼	...
Roofing Subcontractor Form	▼	
Roofing	▼	...
Swimming Pool Subcontractor Form	▼	
Swimming Pool	▼	...
Other Subcontractor Form	▼	
Other	▼	...

ACKNOWLEDGEMENT

Once you click submit you will be directed to our secure payment processor. Failure to pay the application fees will result in a delay in permit review.

OFFICIAL USE

☐ After the fact

Charge Fire Safety Fees



Charge Clean Up Bond Fees



☐ Charge Type of Structure Fee

FEES



FEE	DE	QUANTITY	AMOUNT	TOTAL
Permit Fee - Add/Alt/Conv				4,755.00
Building Surcharge Fee				118.88
Plan Check Fees				0.00
Permit Fees				4,873.88
Total Fees				4,873.88

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
Amount Paid						0.00
Balance Due						4,873.88



861 12th Street KCB - LONO

From Matthew Knauf <matt@kkgbuild.com>

Date Wed 12/3/2025 4:16 PM

To Tony Loreno <buildingofficial@keycolonybeach.net>; Samantha Rodamer
<buildingassistant@keycolonybeach.net>

Cc Matthew Knauf <matt@kkgbuild.com>; lennym32@gmail.com <lennym32@gmail.com>

 1 attachment (4 KB)

Outlook-email Logo;

KCB Building Department

My name is Matt Knauf and I live at 831 12th street and i am writing to state that I have no objection to the Meyer's at 861 12th street installing a 40K lift, 15K lift and all dock repairs.

Best Regards,

Matt Knauf

5640 Taylor Road, Suite 3

Naples, FL 34109

239-592-9900

www.KKGBUILD.com



PERMISSION FOR BOAT LIFT !

I HARRY J KNOPP NEAR-BY
GRANT MY PERMISSION TO MY
NEIGHBOR MR Lenny MAYER RESIDING
AT 861 12TH STREET TO INSTALL A
40,000 LB BOAT LIFT.

BEST REGARDS

H. J. Knopp
860 12TH ST
KCB, FL 33051
C. 724-689-9085

11-4-25

This Instrument Was Prepared By:
Anthony J. Barrows, Esq.
Wright Barrows PLLC
9711 Overseas Highway
Marathon, FL 33050
Telephone: 305-743-8118
File No. 25-598

Note: This document was prepared without examination of title and therefore the preparer expresses no opinion as to condition of title.

UNITY OF TITLE

WHEREAS, the undersigned, Carl W. Doemel, Trustee of the Carl W. Doemel Revocable Trust dated September 19, 2012, and any amendments thereto, is the fee simple owner (the "Owner") of the Property described as:

The South 20 feet of Lot 6, Key Colony Beach Yacht Club Subdivision, according to the map or plat thereof as recorded in Plat Book 4, Page 68, Public Records of Monroe County, Florida.

Together with a parcel of submerged and unsubmerged lands lying in Section 5, Township 66 South, Range 33 East, Monroe County, Florida and adjacent to the South ½ of Lot 6, Key Colony Beach Yacht Club Subdivision, according to the Plat thereof, recorded in Plat Book 4, Page 68, of the Public Records of Monroe County, Florida; being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of Lot 6, Key Colony Beach Yacht Club Subdivision as recorded in Plat Book 4, Page 68, of the Public Records of Monroe County, Florida; thence N 77°51'00"E, along the Southerly line of said Lot 6, a distance of 110.00 feet to the Southeast corner of said Lot 6 and the Point of Beginning; thence continue N 77°51'00"E, along the extended lot line of Lot 6, a distance of 100 feet; thence N 12°09'00"W, a distance of 20.00 feet to a point on the extended North line of the South ½ of said lot 6, thence S 77°51'00"W, along said extended line, a distance of 100.00 feet to a point on the Easterly line of said Lot 6; thence S 12°09'00"E, along said Easterly line Lot 6, a distance of 20.00 feet to the Point of Beginning.

a/k/a 9th Street, Key Colony Beach, FL 33051

Parcel ID No. 00077820-000000; Acct. No. 1083526

AND

The North ½ of Lot 6, Key Colony Beach Yacht Club Subdivision, according to the map or plat thereof as recorded in Plat Book 4, Page 68, Public Records of Monroe County, Florida.

Together with a parcel of submerged and unsubmerged lands lying in Section 5, Township 66 South, Range 33 East, Monroe County, Florida and adjacent to the North ½ of Lot 6, Key Colony Beach Yacht Club Subdivision, according to the Plat thereof, recorded in Plat Book 4, Page 68, of the Public Records of Monroe County, Florida; being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of Lot 6, Key Colony Beach Yacht Club Subdivision as recorded in Plat Book 4, Page 68, of the Public Records of Monroe County Florida; thence N 77°51'00" E, along the Northerly line of said Lot 6, a distance of 110.00 feet to the Northeast corner of said Lot 6 and the Point of Beginning; thence continue N 77°51'00"E, along the extended lot line of Lot 6, a distance of 100.00 feet; thence S 12°09'00"E, a distance of 20.00 feet to a point on the extended South line of the North ½ of said Lot 6, thence S 77°51'00"W, along said extended line, a distance of 100.00 feet to a point on the Easterly line of said Lot 6; thence N 12°09'00"W, along said Easterly line of said Lot 6, a distance of 20.00 feet to the Point of Beginning.

a/k/a 10 7th Street, Key Colony Beach, FL 33051

Parcel ID No. 00077810-000000; Acct. No. 1083518

Owner recognizes and acknowledges that for the public health, welfare, safety or morals, the Property should not be divided into separate parcels owned by the owner and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner hereby agrees to restrict the use of the subject Property in the following manner:

The Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

Owner further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and shall be recorded, at Owner's expense, in the Public Records of Monroe County, Florida, and shall remain in full force and effect and be binding upon the Owner, its successors or assigns and upon all mortgages or lessees until such time as the same may be released in Paragraph 4 below.

CONDITIONS

1. City: This Unity of Title is intended to benefit and run in favor of the City of Key Colony Beach, Monroe County, Florida.

2. Enforcement: This Unity of Title may be enforced by the City at law or in equity or as a code compliance action against any party or person violating, or attempting to violate, any of the covenants and restrictions contained herein. The remedies available to the City shall include, but are not limited to, obtaining a court order requiring the Owner or its successors or assigns to compel the Property's continuing compliance with the covenants and restrictions contained herein until the City releases this Unity of Title. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, reasonable attorneys' fees and costs as well as attorneys' fees and costs incurred in enforcing this prevailing parties' attorneys' fees provision. This enforcement provision shall be in addition to any other remedies available at law or in equity.

3. Authorization for City to Withhold Permits and Inspections. If the terms of this Unity of Title are not being complied with, in addition to any other remedies available at law or in equity, the City is hereby authorized after notice and an opportunity to cure, to withhold any permits regarding the Property or any portion thereof, and to refuse to make any inspections or grant any approvals for the Property or any portion thereof until such time as the Owner or his/her/its successor or assigns are in compliance with the conditions of this Unity of Title. The determination of non-compliance and to withhold permits, inspections, or approvals shall be by the Building Official and shall be subject to the appeal provision of the City's land development regulations.

4. Modifications, Amendments and Releases. This Unity of Title may only be modified, amended or released by a written instrument executed by the Building Official or his designee. All modifications, amendments and releases hereto shall be in writing and must be signed by the Owner, or its successors or assigns, and the Building Official or his designee. This document and all amendments hereto shall be recorded in the Public Records of Monroe County, Florida, and shall not be valid until recorded.

5. Governing Law. This Unity of Title and the enforcement of the rights and obligations established hereby shall be subject to and governed by the laws of the State of Florida.

6. Recordation. The Owner, at its sole expense, shall record this Unity of Title in the Public Records of Monroe County, Florida, within ten (10) working days after approval of the same by the City.

IN WITNESS WHEREOF, the undersigned has caused this Unity of Title to be executed as of this _____ day of _____, 2025.

WITNESS OR ATTEST:

OWNER:

Signature of 1st Witness

Printed Name:

Address:

Carl W. Doemel, Trustee of the Carl W.
Doemel Revocable Trust dated September
19, 2012, and any amendments thereto

Signature of 2nd Witness

Print Name:

Address:

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, Carl W. Doemel, Trustee of the Carl W. Doemel Revocable Trust dated September 19, 2012, and any amendments thereto, who ☐ is personally known to me or ☐ has produced a driver's license as identification.

Notary Public

[Notary Seal]

Printed Name:

My Commission Expires:

THIS UNITY OF TITLE IS ACCEPTED
THIS _____ DAY OF _____, 2025.

CITY OF KEY COLONY BEACH

By: _____
Freddie Foster, Mayor

Sec. 101-26. Accessory structures and uses.

- (1) *Antennas.* No satellite antenna larger than 24 inches in diameter may be installed in the front lot or attached to the front of any building.
- (2) *Dockside shelters.*
 - Maximum setback from water: 3 feet on canals and minimum 20 feet on Vaca Cut and 100 feet on the ocean.
 - Minimum side property line setback: 5 feet.
 - Maximum floor area: 80 square feet with maximum roof overhang of 18 inches.
 - Maximum height: 8 feet.
 - Such shelters shall not be located on docks.
- (3) *Dock boxes and fish-cleaning stations.* Dock boxes and fish-cleaning stations shall meet same setback requirements as dockside shelters.
 - Dock boxes shall be no larger than 3 feet wide by 3 feet high by 6 feet long.
 - Fish-cleaning stations shall be no larger than 30 inches by 60 inches, with or without an enclosed base.
- (4) *Flag poles.* May be located within any setback but shall not exceed 30 feet in height.
- (5) *Garages and tool sheds.* In the R-1 and R-2 districts, all garages, carports, tool sheds (except dock boxes and fish-cleaning stations) and structures determined to be similar in use by the city commission upon the recommendation of the planning and zoning committee must share a common wall or roof element with the principal building.
- (6) *Home occupation.* See section 101-34.
- (7) *Household pets.* As defined in article II.
- (8) *Lighting, outside.* Spot or flood lights installed on any lot or building shall not be directed toward any other residence next to or across the streets or canals where the glare adversely affects inhabitants nearby. Such lighting must be directed downward or be shielded to prevent glare projecting off the property.
- (9) *Ocean frontage.* In the R-3 district with ocean frontage and in the RH district, no accessory structure is permitted in the side yard.
- (10) *Accessory structures within the shoreline setback (including pools).* Except for pile supported structures, utility pilings, fences, boat ramps, docks, and walkways limited to 4 feet in width, no new development may occur within 20 feet of mean high water on Vaca Cut, within 100 feet of mean high water (MHW) on the ocean. The total combined area of accessory structures within the shoreline setback may occupy 30 per cent of the principal shoreline setback on Vaca Cut excluding the first 20 feet from MHW, and 60 per cent of the principal shoreline setback along manmade canals including the first 10 feet from MHW except for pools and spas.
- (11) *Swimming pools, spas, hot tubs.*
 - (a) *Setbacks:*
 - 10 feet from side and rear lot lines and (MHW) on canals and 10 feet from sides and rear lot lines on dry lots except that a minimum side-yard setback of 5 feet shall be allowed for pools only within the R2B zoning district as provided for in Section 101-13 above.
 - 25 feet from front lot line in all districts;

15 feet from side lot line in R-3 and RH districts;

100 feet from Ocean (MHW);

20 feet from MHW on Vaca Cut.

- (b) *[Pools, spas, and hot tubs:]* Above grade pools are not permitted in any district. Prefabricated portable wading pools not over 18 inches in height above grade are permitted. Portable, plug in type spas or hot tubs no larger than 8'0" x 8'0" x 3'0" in height above grade are permitted when in compliance with the following:

1. Setbacks must comply with section 101-26(11)(a).
2. All controls, water heating and water circulating equipment are an integral part of the product and must be cord-connected to GFI outlet (no hard or permanent plumbing or electrical connections are permitted).
3. Must comply with SBCCI Standard Swimming Pool Code 1999 Edition (in particular Section 315, Protective Enclosure).
4. Must comply with City Code Chapter 6, section 6-2.3 which states that structures are designed to be securely anchored so as to withstand hurricane force wind and wave pressure.
5. A building permit must be approved and obtained prior to any installation.

- (c) *Drainage:* Pool drainage shall not be piped to the city sewer system. See article VII. Pools cannot drain onto adjoining property or rights-of-way.

- (d) *Pool enclosures:* Insect screening or other enclosures shall be permitted when the pool and its enclosure are not located within the required setback.

(12) *Tennis courts.*

- (a) Tennis courts are permitted in all districts.
- (b) In all districts, the required front, rear and side setbacks for tennis court fences shall conform to the same requirements as specified for buildings in article III.
- (c) In the R-1, R-2 and R-3 districts, a tennis court must be located on the same or adjacent lot as the residential structure.
- (d) Use of the courts is limited to the property owners and their guests in the R-1, R-2 and R-3 districts.
- (e) Lighting is permitted only in R-3, PR and RH districts.
- (f) Lighting must be shielded to prohibit glare on surrounding property. All lights must be turned off after 10:00 p.m.

- (13) *Yard adornments.* Yard adornments are permitted in any front or rear yard area, but no yard adornment shall be permitted in any side setback. Yard adornments cannot be more than 48 inches high and not more than 9 square feet at the base. No more than 2 yard adornments are permitted in any front or rear yard area of a lot.

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 334-2001, 1-11-01; Ord. No. 348-2002, 11-27-02; Ord. No. 2023-483, § 3, 4-20-23; Ord. No. 2023-488, § 3, 10-19-23)