

AGENDA
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, April 15, 2026 – 3:30 PM

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. **Approval of the Agenda** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)
3. **Citizen Comments & Correspondence**
4. **Approval of Minutes:** Planning & Zoning Board Minutes February 18th, 2026 - **Pgs. 1-2**
5. **Administration of the Oath of Witness**
6. **Disclosure of Ex-Parte Communications - Pg. 3**
7. **Discussion/Approval for installation of a 40,000 lb. Cradle-Style Boat Lift for the property at 841 W. Ocean Drive**
 - a. Engineering Plans - **Pgs. 4-10**
 - b. FDEP Qualification Letter - **Pg. 11**
 - c. Owner Letter- **Pgs. 12-14**
 - d. Neighbor Letter of Approval - **Pg. 15**
 - e. Neighbor Letter of Opposition - **Pgs. 16-17**
8. **Items for Discussion/Recommendation of Approval**
 - A. **A Variance Request from Kenneth and Ellen Jones, owners of the property at 620 10th Street, Key Colony Beach, for the construction of a residential swimming pool that would encroach into the setback by 3 feet.**
 1. Proof of Legal Publications & Affidavits of Mailing/Posting - **Pgs. 18-22**
 2. Variance Application - **Pgs. 23-33**
 3. Applicant Questions & Responses - **Pgs. 34-35**
 4. Recommendation by the Building Official - **Pg. 36**
 5. Post-Hearing Questions - **Pgs. 37-38**
 6. Recommendation to approve, deny, or approve with conditions
 - B. **A Variance Request from Brian Vliem of Vliem Vacation Rentals, LLC, owner of the property at 630 10th Street, Key Colony Beach, for constructing a residential swimming pool that would encroach into the setback by 3 feet.**
 1. Proof of Legal Publications & Affidavits of Mailing/Posting - **Pgs. 39-43**
 2. Variance Application - **Pgs. 44-54**
 3. Applicant Questions & Responses - **Pgs. 55-56**
 4. Recommendation by the Building Official - **Pg. 57**
 5. Post-Hearing Questions - **Pgs. 58-59**
 6. Recommendation to approve, deny, or approve with conditions

“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.

9. Other Business

10. Next meeting: May 20th, 2026, 3:30 PM

11. Adjourn

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/81019328661?pwd=LP7Nb7ti6MJarRntPnHPKRcWtMoIe6.1>

Passcode:709755

Phone one-tap:

+13052241968,,81019328661#,,,,*709755# US
+19292056099,,81019328661#,,,,*709755# US (New York)

Join via audio:

+1 305 224 1968 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 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)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US

Webinar ID: 810 1932 8661

Passcode: 709755

International numbers available: <https://us02web.zoom.us/j/81019328661?pwd=LP7Nb7ti6MJarRntPnHPKRcWtMoIe6.1>

MINUTES
PLANNING & ZONING BOARD
REGULAR MEETING & PUBLIC HEARING

Wednesday, February 18th, 2026 – 3:30 PM

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 3:30 PM, followed by the Pledge of Allegiance and Rollcall. **Present:** Chair George Lancaster, Vice-Chair Lin Walsh, Leonard Geronemus, Lynne Conkling. **Absent:** Skip Helme, 1st Alternate Patricia Diebold. **Also present:** Mayor Freddie Foster, Commissioner Kirk Diehl, City Administrator John Bartus, Building Official Tony Loreno, Administrative Assistant Par Darnall, City Clerk Silvia Roussin.

2. **Swearing in of Newly Appointed Alternate Planning & Zoning Board Member Larry Freels:** City Clerk Roussin administered the Oath of Office to newly appointed alternate Planning & Zoning Board Member Larry Freels.

Chair Lancaster invited Larry Freels to the dais to serve as a substitute for the absent Board member Skip Helme.

Chair Lancaster called for roll again to include Larry Freels in the record.

3. **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 agenda addition of a proposed draft Ordinance for Seawall Compliance under Agenda Item 8b. There were no other changes, and Chair Lancaster asked for a motion to approve the agenda.

MOTION: Motion made by Lynne Conkling to approve. Larry Freels seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

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

5. **Approval of Minutes**

- a. Planning & Zoning Board Minutes January 21st, 2026

There were no changes to the minutes, and Chair Lancaster asked for a motion to approve.

MOTION: Motion made by Lynne Conkling to approve the minutes. Lin Walsh seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

6. **Administration of Oath of Witness:** None.

7. **Disclosure of Ex-Parte Communications:** None.

8. **Items for Discussion/Approval**

- a. Discussion/Recommendation for Approval of the Installation of a 40,000-pound Elevator-Style Boatlift for the property located at 541 11th Street

1. Engineering Plans

2. Letters of Approvals from Neighbors

Chair Lancaster introduced the agenda item and asked Building Official Loreno to elaborate. Building Official Loreno stated that the requested lift complies with all riparian and easement requirements and has no objection to

approving the request. Building Official Loreno also confirmed that the house will be a single-family home.

MOTION: Motion made by Leonard Geronmus to approve. Lynne Conkling seconded the motion.

DISCUSSION: Building Official Loreno confirmed that approval is required because the lift's capacity exceeds 31,000 pounds and does not exceed more than 25% of the canal's width. Chair Lancaster asked to review the ordinance to determine whether an amendment is needed to increase lift capacities.

ON THE MOTION: Roll call vote. Unanimous approval.

City Clerk Roussin informed that the recommendation would be presented to the City Commission the following day.

b. Discussion/Recommendation on a proposed Ordinance for Seawall Compliance **Agenda Addition**

Chair Lancaster introduced the agenda item and opened the floor for discussion. Lynne Conkling emphasized the importance of the ordinance being safety-focused and asked Building Official Loreno to explain how the need for seawall repairs is identified and how homeowners are notified when their seawall is deemed compromised. Building Official Loreno stated that the City will require homeowners to engage a licensed engineer to evaluate any safety concerns and recommend appropriate remediation.

City Clerk Roussin outlined the process for adopting an ordinance, including public notice requirements. Lynne Conkling noted that the proposed 12-month timeframe for completing repairs could be challenging for some homeowners but acknowledged that the ordinance allows the possibility of an extension when warranted. Vice-Chair Walsh agreed that although the timeline is tight, it remains reasonable, especially with the option for extensions granted by the Building Department. Chair Lancaster concurred.

Mayor Foster commented on the use of the term *reasonable*, emphasizing that it refers to a homeowner's good-faith effort to schedule necessary repairs in a timely manner, independent of vacation rental occupancy considerations.

The Board expressed appreciation for the proposed ordinance, and Chair Lancaster called for a motion to approve.

MOTION: Motion made by Lynne Conkling to recommend the ordinance change to the Commission. Leonard Geronemus seconded the motion.

DISCUSSION: City Clerk Roussin clarified that the proposed Ordinance is not an amendment but rather a new ordinance.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin informed that the recommendation will be presented to the City Commission the following day.

9. Other Business: The Board briefly discussed how long meetings continue to be held in the afternoons, and possible Zoom meetings.

10. Next meeting: March 18th, 2026, 3:30 PM

11. Adjourn: The meeting adjourned at 3:54 PM.

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).



INSTALL 40K 8 POST CRADLE LIFT

841 W OCEAN DR, KEY COLONY BEACH



PROJECT LOCATION

SITE DATA / PROJECT LOCATION:

SITE ADDRESS: 841 W OCEAN DR, KEY COLONY BEACH
PARCEL NO.: 00078790-000000
LEGAL DESC.: LOT 17 AND BAY BTM S ADJ LOT 17 AMD PLAT OF AMD AND EXT PLAT OF STEVENS SUB PB5-109 SHELTER KEY OR247-170 OR246-151 OR576-652 OR576-653 OR576-657 OR678-750 OR769-1908 OR769-1909 OR800-227 OR802-355/356 OR802-1307 OR823-2130 OR827-2021 OR1060-1198 OR1060-1197 OR1060-1200 OR1060-1201 OR1060-1202 OR1060-1319 OR1381-71 OR1664-30 OR1664-28 OR1664-32 OR1967-1317 OR2005-649 OR3232-1604
OWNER / S: SCHMID JESSE, HANNON JODI
ZONING: SINGLE FAMILY RESID (0100)



DRAWING INDEX:

- C - 01 PROJECT INFORMATION
- C - 02 GENERAL NOTES
- C - 03 SITE PLAN
- C - 04 BLOW UP SITE PLAN
- C - 05 DETAILED SECTIONS

DESIGN DATA :

DESIGN LOADS (MINIMUM):

- A. DEAD LOAD FOR UPLIFT CALCULATION 7PSF
- B. FLOOR DEAD LOAD (WOOD FRAMING) 20 PSF
- C. GUARD RAILS / HANDRAILS 200 LBS

WIND DESIGN SPECIFICATIONS:

- A. BUILDING OCCUPANCY CATEGORY II
- B. CONSTRUCTION TYPE V-B
- C. OCCUPANCY CLASSIFICATION RESIDENTIAL
- D. WIND SPEED 180 MPH
a.) ULTIMATE =
- E. WIND EXPOSURE CATEGORY D
- F. ENCLOSURE CLASSIFICATION ENCLOSED
- G. INTERNAL PRESSURE COEFFICIENT +/- 0.18
- H. WIND-BORNE DEBRIS AREA YES
- I. REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA
- J. STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE

SCOPE OF WORK:

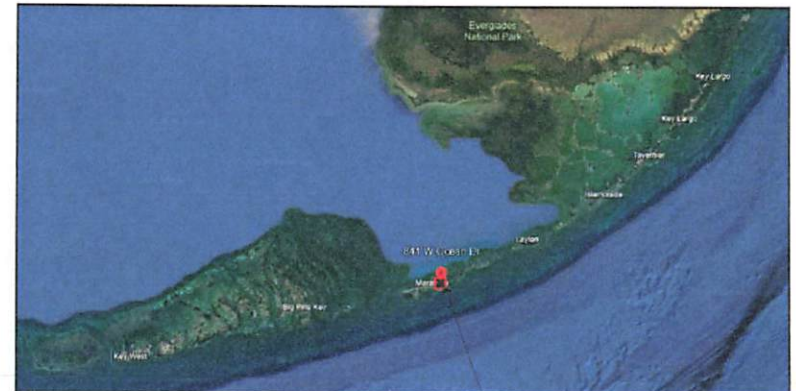
NEW CONSTRUCTION

- INSTALLATION OF 40K 8-POST CRADLE LIFT
- SUBJECT PROPERTY CONTAINS 0± SF OF ACOE J/D AREA

DESIGN CODE:

- 2023 FLORIDA BUILDING CODE, BUILDING, 8th EDITION
- 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8th EDITION
- 2023 FLORIDA BUILDING CODE, PLUMBING, 8th EDITION
- 2023 FLORIDA BUILDING CODE, MECHANICAL, 8th EDITION
- 2017 NATIONAL ELECTRICAL CODE, NEC 2017
- 2023 FLORIDA BUILDING CODE, FUEL, GAS, 8th EDITION
- FLORIDA FIRE PREVENTION CODE, FBC-FG
- NATIONAL FIRE PROTECTION ASSOCIATION, NFPA 70 NEC 2017
- AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE 7-22

A LOCATION MAP
C-01 SCALE: NTS.



B VICINITY MAP
C-01 SCALE: NTS.

PROJECT LOCATION



RAPID PERMITS AND ENGINEERING

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

03/30/2026

PROJECT TITLE:
 INSTALL 40K 8 POST CRADLE LIFT
 841 W OCEAN DR, KEY COLONY BEACH

LOCATION: 841 W OCEAN DR, KEY COLONY BEACH
 Parcel ID - 00078790-000000

NO.	DESCRIPTION	REV. DATE
01	Cover Sheet	02/06/24

SHEET CONTENT:	SHEET NO.:
PROJECT INFORMATION	C 01 05
DATE: 2/7/24	

GENERAL NOTES



GENERAL REQUIREMENTS

1. Prior to commencing work, the Contractor must review the plans and site conditions, reporting any discrepancies or conflicts with these plans that could 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 Sunshine Utility Locate Service before beginning any construction in areas where underground utilities might be present. The Engineer of Record will not provide utility locations.
5. The Engineer of Record does not supervise the Contractor or their employees during construction.
6. 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 within these plans.
7. Construction should comply with the Building Envelope Energy Requirements of the Florida Model Energy Code.
8. The work quality must meet or exceed standard industry practices.
9. Any deviations from these plans require review and approval by the Engineer of Record.
10. Shoring must be installed as needed to support all structural members of the existing structure.
11. The Contractor is responsible for all means and methods necessary to improve or maintain the structural integrity and safety of the structure, including the design and installation of structural shoring or tie-downs, and diligent performance of work. The contractor is also responsible for the safety of all personnel in the work area.
12. The Contractor must coordinate their work with other trades to avoid scheduling conflicts.
13. 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 issues that do not adhere to the specified details.
14. All pilings to be driven to refusal with 5' min. embedment into firm cap rock in a pre-drilled or pre-punched hole unless specifically specified otherwise.
15. Engineer of Record to review and approve project pile log prior to the commencement of any work following the installation of piles.



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 EMAIL: info@rapidpermitting.com

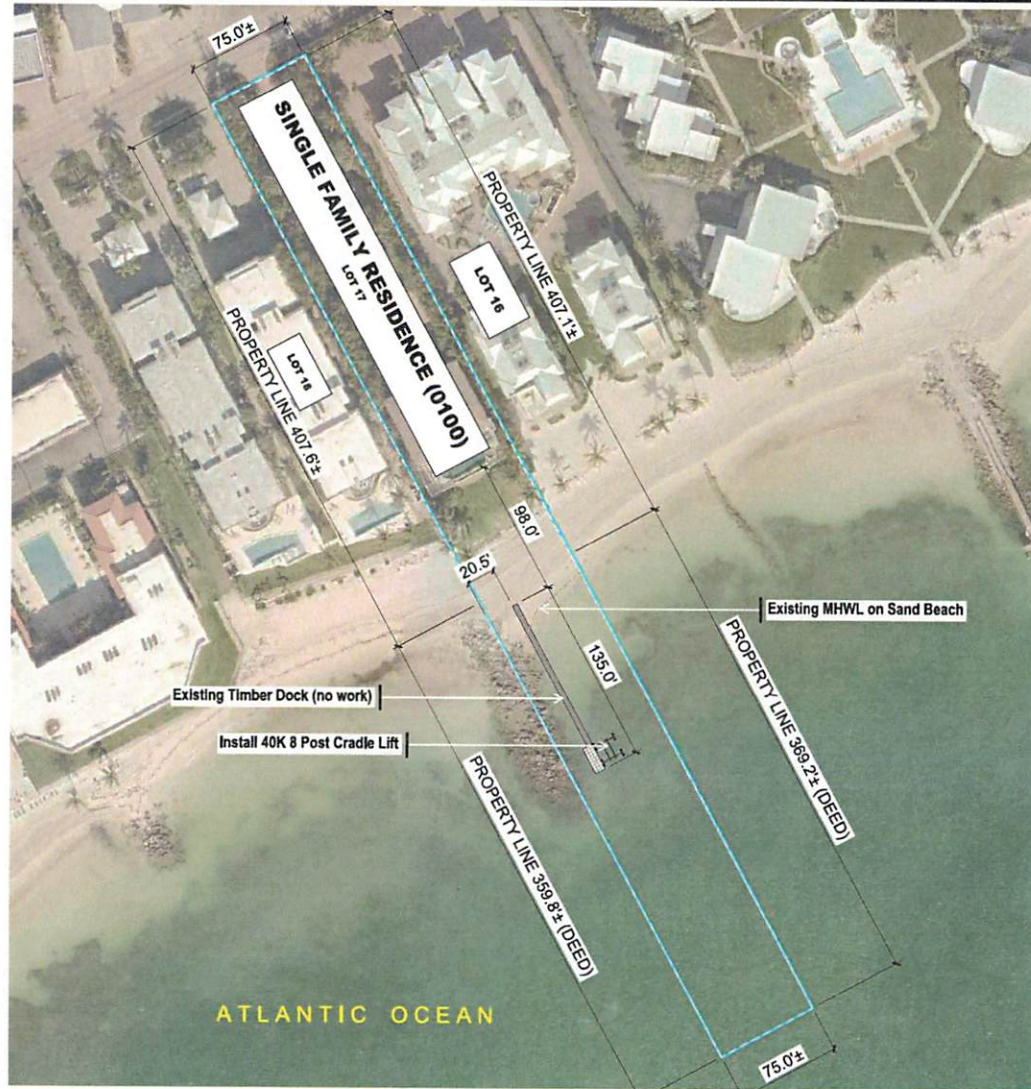
03/30/3036

PROJECT TITLE:

**INSTALL 40K 8 POST CRADLE LIFT
 841 W OCEAN DR, KEY COLONY BEACH**

LOCATION: 841 W OCEAN DR, KEY COLONY BEACH
 Parcel ID - 00078790-000000

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
01	General Notes	02/06/24	GENERAL NOTES	C 02 05
			DATE: 2/7/24	

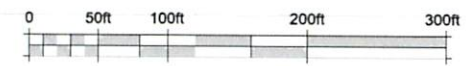


PROPOSED SCOPE OF WORK

NEW CONSTRUCTION

- INSTALLATION OF 40K 8-POST CRADLE LIFT
- SUBJECT PROPERTY CONTAINS 0± SF OF ACOE J/D AREA

841 W Ocean Dr, Key Colony Beach
SITE PLAN
 SCALE: 1-1/2" = 100'



RAPID PERMITS AND ENGINEERING

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 CONTACT: 305-816-1400
 EMAIL: info@rapidpermitting.com

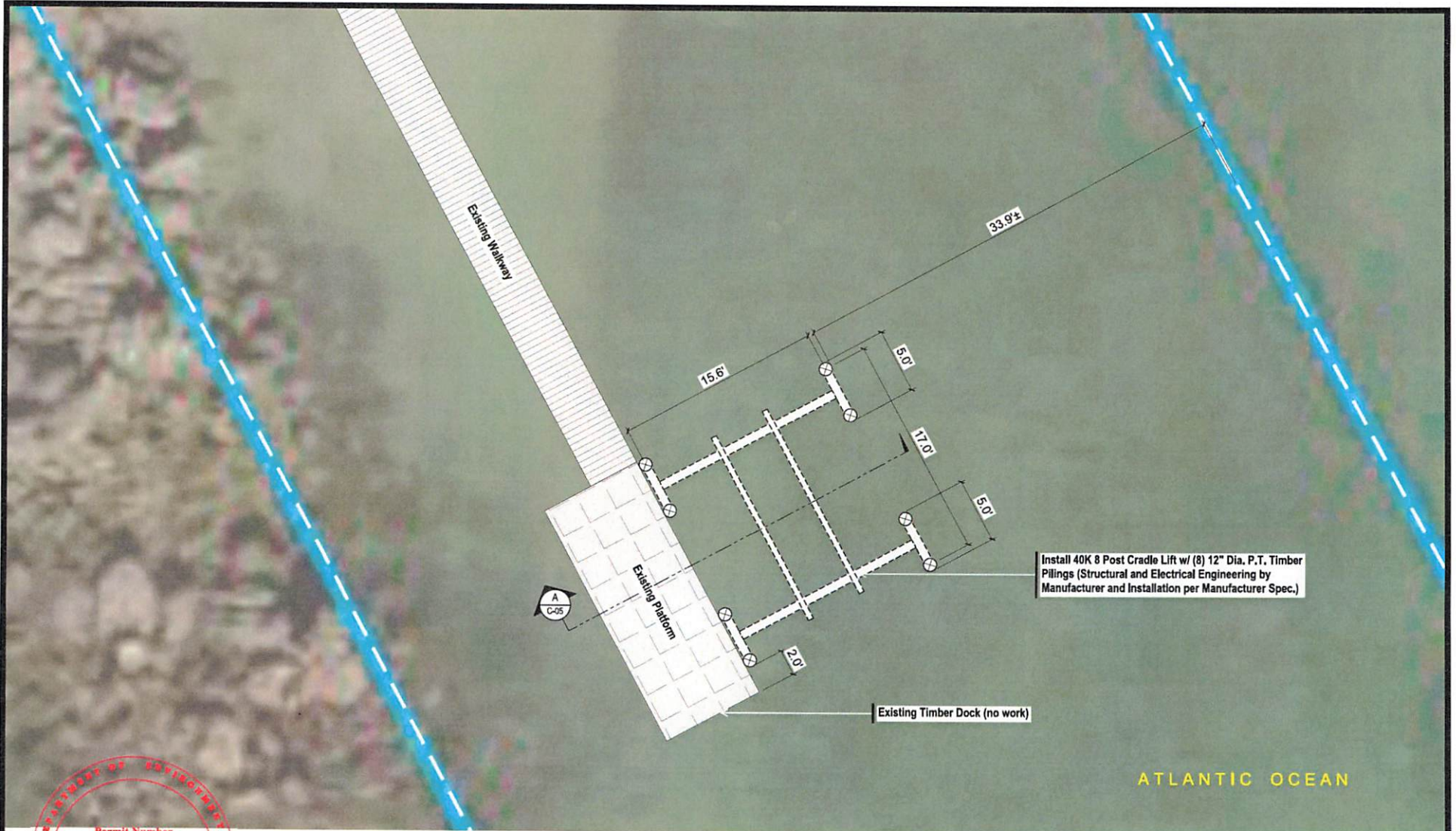
03/30/2026

PROJECT TITLE:

**INSTALL 40K 8 POST CRADLE LIFT
 841 W OCEAN DR, KEY COLONY BEACH**

LOCATION: 841 W OCEAN DR, KEY COLONY BEACH
 Parcel ID - 00078790-000000

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
01	Site Plan	02/06/24	SITE PLAN	C 03 05
			DATE: 2/7/24	



Install 40K 8 Post Cradle Lift w/ (8) 12" Dia. P.T. Timber Piling (Structural and Electrical Engineering by Manufacturer and Installation per Manufacturer Spec.)

Existing Timber Dock (no work)

ATLANTIC OCEAN



1
C-04

841 W Ocean Dr, Key Colony Beach
BLOW UP SITE PLAN
SCALE: 3/16" = 1'

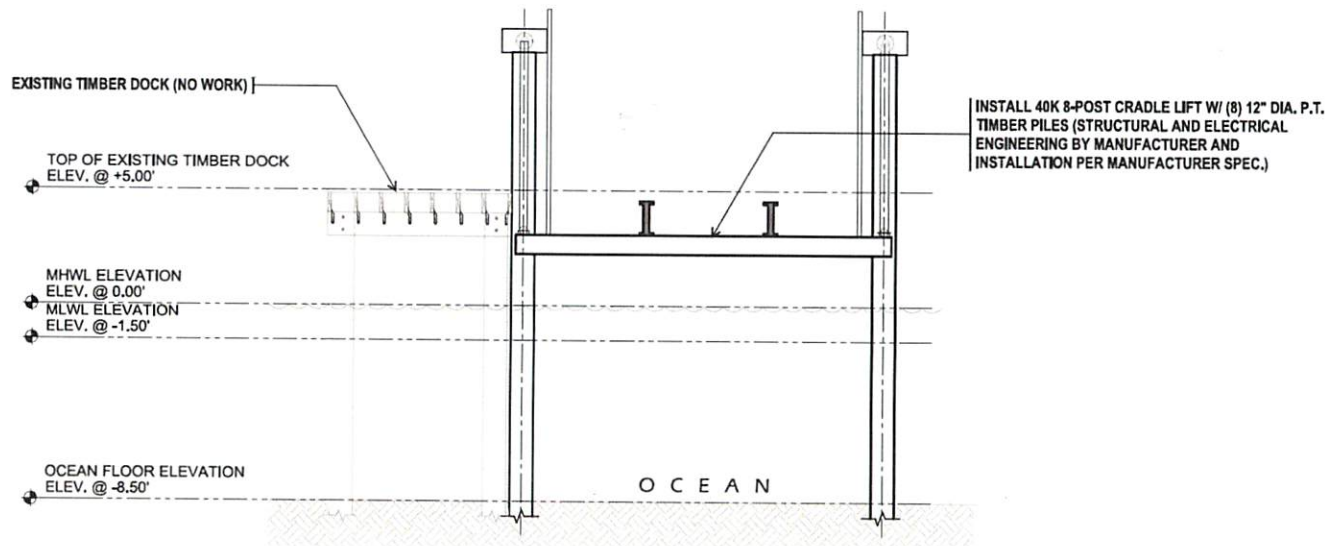


RAPID PERMITS AND ENGINEERING

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CONTACT: 305-816-1400
EMAIL: info@rapidpermitting.com

03/30/2026

PROJECT TITLE:		NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
INSTALL 40K 8 POST CRADLE LIFT 841 W OCEAN DR, KEY COLONY BEACH		01	Blow Up Site Plan	02/06/24	BLOW UP SITE PLAN	C 04 05
		02	Blow Up Site Plan	02/07/24		
LOCATION: 841 W OCEAN DR, KEY COLONY BEACH Parcel ID - 00078790-000000					DATE: 2/7/24	



841 W Ocean Dr, Key Colony Beach
A SECTION DETAIL A
 C-05 SCALE: 1/4" = 1'



RAPID PERMITS AND ENGINEERING

ADDRESS: PO Box 510573, Key Colony Beach, FL 33051
 CONTACT: 305-816-1400
 EMAIL: info@rapidpermitting.com

03/30/2026

PROJECT TITLE:
**INSTALL 40K 8 POST CRADLE LIFT
 841 W OCEAN DR, KEY COLONY BEACH**

LOCATION: 841 W OCEAN DR, KEY COLONY BEACH
 Parcel ID - 00078790-000000

NO.	DESCRIPTION	REV. DATE
01	Detailed Sections	02/06/24
02	Detailed Sections	02/07/24

SHEET CONTENT:	SHEET NO.:
DETAILED SECTIONS	C 05 05
DATE: 2/7/24	

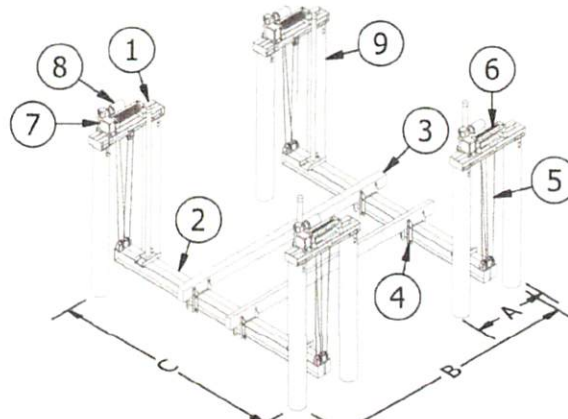
HURRICANE BOAT LIFTS

8 POLE LIFT ENGINEERING SPECIFICATIONS

STAINLESS STEEL PILING MOUNT BRACKET WITH 2-3/8" BOLTS CONNECTING THE BRACKET TO THE ASSEMBLY. 1-3/8" x 3" STAINLESS STEEL LAG BOLTS INTO EACH SIDE OF THE PILINGS



DETAIL PILING PENETRATION TO BE 10' INTO THE SAND BOTTOM OR 5' INTO THE ROCK STRATA MINIMUM



	A	B	C
RECOMMENDED PILING SPACING	OUT TO OUT	CENTER TO CENTER	CENTER TO CENTER
40,000	60"	204"	187"
50,000	60"	204"	216"

	1	2	3	4	5	6	7	8	9
LIFT CAPACITY	TOP BEAM	LIFTER I-BEAM	BUNKS (STD)	BUNK BRACKET	CABLES	WINDERS	GEAR DRIVE UNIT	MOTOR H.P. V/A	REC. PILING SIZE
40,000	6" x 4" x 60" ALUM. I-BEAM	DBL 10" x 6" x .29/.50 x 192" 6061-T6 ALUM.	5" x 10" x 16' DBL PT CARPETED	3" x 2" x .25" ADJUSTABLE 6061-T6 ALUM.	3/8" x 65' 304 SS 4 PART	5" x 22" SOLID ALUMINUM	DIRECT DRIVE 450:1	1 1/2 HP	11" - 12" DIAMETER
50,000	8" x 5" x 60" ALUM. I-BEAM	DBL 12" x 7" x .31/.62 x 216" 6061-T6 ALUM.	5" x 10" x 16' DBL PT CARPETED	3" x 3" x .375" ADJUSTABLE 6061-T6 ALUM.	7/16" x 72' 304 SS 4 PART	5" x 22" SOLID ALUMINUM	DIRECT DRIVE 450:1	1 1/2 HP	12" DIAMETER

STRUCTURAL NOTES:

THE WORK SPECIFIED HERIN HAS BEEN DESIGNED & ALL WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL PROVISIONS OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE. THIS LIFTING STRUCTURE HAS BEEN DESIGNED TO WITHSTAND WIND LOADS ASSOCIATED WITH WIND SPEEDS OF VULT=180 MPH, VASD= 139 MPH (3 SEC. GUST) EXPOSURE 'D' WITHOUT A BOAT ON THE LIFT PER ASCE 7-22 USING ABOVE GROUND SIGN/WALL METHOD, THE LIFTING STRUCTURE INCLUDING BOAT HAS BEEN DESIGNED TO WITHSTAND WIND SPEEDS OF VULT= 90 MPH IN EXPOSURE 'C' OR 80 MPH IN EXPOSURE 'D'.

OWNER RESPONSIBLE TO REMOVE BOAT FROM LIFT DURING WINDSTORM EVENT IN EXCESS Vasd AS CALCULATED BELOW, PER FBC 3105.5.3 STRUCTURES DESIGNED TO BE READILY REMOVED OR REPOSITIONED DURING PERIODS OF HIGH WIND VELOCITY SHALL BE POSTED WITH A LEGIBLE AND READILY VISIBLE DECAL OR PAINTED INSTRUCTIONS TO BE THE OWNER OR TENANT TO REMOVE OR REPOSITION THE STRUCTURE OR PART THEREOF DURING SUCH PERIODS OF TIME AS ARE DESIGNATED BY THE U.S. WEATHER BUREAU AS BEING A HURRICANE WARNING OR ALERT. THE LIFT OWNER SHALL BE NOTIFIED OF THESE CONDITIONS BY THE PERMIT HOLDER. NO WARRANTY, EXPRESSED OR IMPLIED, IS CONTAINED HEREIN. Vasd MAY BE CALCULATED BY THE FOLLOWING FORMULA: Vasd = v 0.6 * Vult. DESIGN OF BOAT WIND LOADING HAS BEEN PERFORMED WITH THE FOLLOWING RATIOS AS CONFIRMED BY OTHERS: B/s=3, s/h = 0.75, FOR A Cf of 1.6 MAXIMUM WHERE H IS THE HEIGHT TO TOP OF BOAT, B IS HORIZONTAL DIMENSION, AND S IS VERTICAL DIMENSION.

NAME: Hurricane Boat Lifts South
 ADDRESS: 88665 Overseas Hwy
 CITY: Tavernier STATE: FL ZIP: 33070

OSCAR M. BERMUDEZ, PE.
 REG. FLORIDA NO. 55141

Digitally signed by Oscar M Bermudez
 Date: 2025-05-28 11:57:31 -04'00'



HURRICANE BOAT LIFTS
 3301 SE SLATER STREET
 STUART, FLORIDA 34997
 (772)-781-2556
 FAX (772)-781-4854

B&B ENGINEERS,
 2237 WOODS EDGE CIRCLE
 ORLANDO, FL 32817

REVISION HISTORY				
REV	DESCRIPTION	DATE	DESIGNER	APPROVED
A	INITIAL RELEASE	9/27/2023	J.N.	
B	BUILDING CODE WAS 7TH EDITION 2020	1/29/2024	T.U.	
C	ASCE CODE WAS 7-16	2/13/2024	T.U.	

HURRICANE BOAT LIFTS

8 POLE LIFT ENGINEERING SPECIFICATIONS

CERTIFICATION OF BOAT LIFT TO EXISTING STRUCTURE AND ALL ELECTRICAL OR MECHANICAL CERTIFICATIONS ARE BY OTHERS; ENGINEER SEAL CERTIFIES ASSEMBLY OF LIFT ONLY. THIS DETAIL IS PREPARED AS A GENERAL NON-SITE SPECIFIC MASTER PLAN SHEET DETAIL. TYPICAL FIELD CONDITIONS ARE ASSUMED IN THE DESIGN. WOOD PILES SHALL BE SEASONED WOOD WITH G=0.55 OR BETTER. SHOULD ANY SPECIFIC LOCATION DIFFER FROM THAT SPECIFIED HEREIN, OR STANDARD FIELD CONDITIONS, ADDITIONAL SPECIFIC ENGINEERING MAY BE REQUIRED AS DETERMINED BY THE BUILDING INSPECTOR AND PERMITTING CONTRACTOR. CARE SHALL BE TAKEN BY CONTRACTOR IN ALL APPLICATIONS OF THIS DETAIL. AS THIS IS NOT A SITE SPECIFIC DRAWING, IT IS THE RESPONSIBILITY OF OTHERS TO ENSURE THE INTEGRITY OF INSTALLATION TO THE HOST STRUCTURE.

ALUMINUM

MATERIAL: 6061 T6 ALUMINUM

ALL WELDS ARE MIN. 1/4" FULL FILLET WELD USING 5556 FILLER ALLOY. ALL WELDING MUST CONFORM TO AISC STEEL CONSTRUCTION MANUAL 13TH ED AS INSPECTED AND VERIFIED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALUMINUM MEMBERS FROM DISSIMILAR METALS TO PREVENT ELECTROLYSIS.

FASTENERS

ALL ANCHORS TO BE HILTI BRAND OR MFR EQUIVALENT. ALL BOLTS SHALL BE HOT DIPPED GALVANIZED, OR STAINLESS STEEL & MEET THE REQUIREMENTS OF ASTM A304 WITH HARDENED WASHERS AND HEX NUTS. WASHERS SHALL BE USED BETWEEN WOOD & BOLT HEAD & BETWEEN WOOD & NUT. WHERE GENERIC FASTENERS ARE LABELED IN DETAILS, CAPACITIES SHALL BE EQUAL TO OR GREATER THAN HILTI KWIK BOLT II OR RED HEAD THRU BOLTS. EMBEDMENT DEPTHS SPECIFIED HEREIN ARE DEPTHS INTO SOLID SUBSTRATE AND DO NOT INCLUDE THICKNESS OF STUCCO OR OTHER FINISHES.

ALUMINUM MEMBERS IN CONTACT WITH CONCRETE AND WOOD SHALL BE PROTECTED BY HDPE (HIGH DENSITY POLYETHYLENE) BARRIER WRAP OR POLYETHYLENE TAPE UHMW (ULTRA HIGH MOLECULAR WEIGHT) 11.7 mils (0.30 mm) MIN. TOTAL THICKNESS IN ACCORDANCE WITH CURRENT FLORIDA BUILDING CODE. ALL WELDS PER FLORIDA BUILDING CODE.

B&B ENGINEERS HAS NOT VISITED THIS JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR SUPPLIED DATA AND MEASUREMENTS. B&B ENGINEERS SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. WORK SHALL BE VERIFIED PRIOR TO CONSTRUCTION. B&B ENGINEERS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO REEVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.

ENGINEERING SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COSTS & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FORM DEVIATIONS OF THIS PLAN, EXCEPT AS EXPRESSLY PROVIDED IN HEREIN, NO CERTIFICATION OR AFFIRMATIONS ARE INTENDED.

MOTOR SPECIFICATIONS		
H/P	VOLTS	AMPS
3/4	115/230	9.8/4.9
1	115/230	13.6/6.8
1/2	115/230	19.2/9.8
2	115/230	24.8/12.4



FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

February 29, 2024

Jesse Schmid
841 W Ocean Dr.
Key Colony Beach, FL 33051
Sent via agent's email: Kristie@rapidpermitting.com

File No.:44-0246372-003-EE, Monroe County

Dear Jesse Schmid:

On February 16, 2024, we received your request for verification of exemption to perform the following activities: to install a new boat lift at an existing single-family residence. The project is located in the Atlantic Ocean, Class III Waters, adjacent to 841 W Ocean Dr, Key Colony Beach (Section 08, Township 66 South, Range 33 East), in Monroe County (Latitude N 24° 43' 7.1929", Longitude W -81° 1' 16.2841").

Your request has been reviewed to determine whether it qualifies for (1) a regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact William Lange at 561-681-6609 or William.Lange@FloridaDEPgov.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed is exempt under Chapter 62-330.051(5)(h), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

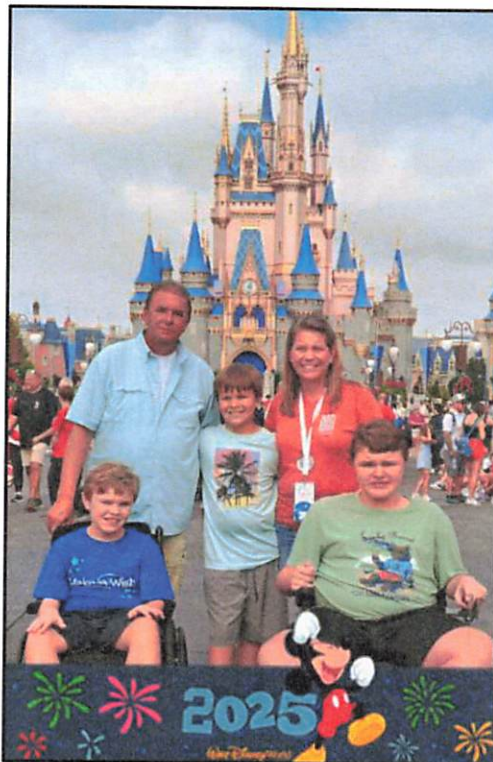
www.floridadep.gov

JESSE SCHMID / 841 W OCEAN DRIVE / 40K BOAT LIFT

Statement from Mr. Schmid:

I own a 46 ft. Invincible center console fishing boat. I keep it at the Key Colony Marina full time, and I plan to continue to keep it there. I am not interested in keeping it at my house all the time. The main reason that we want to have a 40,000-pound boat lift approved is so that my two sons, Brody and Royce, who use wheelchairs due to their diagnosis of Duchenne Muscular Dystrophy, will be able to go out fishing with me. My boat has a crane to lift my children so they can get onto the boat, as the marina access is not handicapped accessible. I will not be keeping the boat at my house. It will only be there on occasions when I take my boys out on the water.

Below please find letters from Rare Disease Research confirming their participation in a clinical trial for this disease.



Rare Disease Research
1730 Northeast Expressway NE
Atlanta, GA 30329
470-574-5717



15 Jan 2025

Re: Brody Schmid

To Whom It May Concern,

I am writing on behalf of Brody Schmid, who is currently participating in a clinical trial at Rare Disease Research. The trial involves monthly infusions of an investigational product as part of his treatment for Duchenne Muscular Dystrophy (DMD).

As part of the treatment, it is not uncommon for patients to experience side effects following their monthly infusions. These side effects may include fevers, flu-like symptoms, vomiting, and general discomfort. The onset of these symptoms typically occurs between 3 to 7 days post-infusion and can impact the patient's ability to attend school or participate in regular activities during this time.

We kindly request that you take this information into consideration when reviewing Brody's attendance records. These absences are a direct result of his participation in the clinical trial, which is an important part in managing his condition. If any additional documentation or clarification is required, please do not hesitate to contact our office at 470-574-5717 or kallie.platt@rarediseaseresearch.com.

We greatly appreciate your understanding and support in accommodating Brody's medical needs.

Sincerely,

A handwritten signature in black ink that reads 'Kallie Platt'. The signature is written in a cursive style with a large, looped 'K' and a long, sweeping underline.

Kallie Platt, MSN, CPNP-AC
Nurse Practitioner, Sub-Investigator

Rare Disease Research
1730 Northeast Expressway NE
Atlanta, GA 30329
470-574-5717



15 Jan 2025

Re: Royce Schmid

To Whom It May Concern,

I am writing on behalf of Royce Schmid, who is currently participating in a clinical trial at Rare Disease Research. The trial involves monthly infusions of an investigational product as part of his treatment for Duchenne Muscular Dystrophy (DMD).

As part of the treatment, it is not uncommon for patients to experience side effects following their monthly infusions. These side effects may include fevers, flu-like symptoms, vomiting, and general discomfort. The onset of these symptoms typically occurs between 3 to 7 days post-infusion and can impact the patient's ability to attend school or participate in regular activities during this time.

We kindly request that you take this information into consideration when reviewing Royce's attendance records. These absences are a direct result of his participation in the clinical trial, which is an important part in managing his condition. If any additional documentation or clarification is required, please do not hesitate to contact our office at 470-574-5717 or kallie.platt@rarediseaseresearch.com.

We greatly appreciate your understanding and support in accommodating Royce's medical needs.

Sincerely,

A handwritten signature in black ink that reads 'Kallie Platt'. The signature is written in a cursive style with a large, looped 'K' and 'P'.

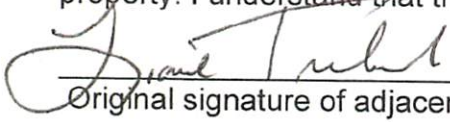
Kallie Platt, MSN, CPNP-AC
Nurse Practitioner, Sub-Investigator

LETTER OF CONCURRENCE FOR BOAT-LIFT INSTALLATION

TO: Jesse Schmid
841 W Ocean Drive
Key Colony Beach, FL 33051

FR: Lionel & Cynthia Trebilcock
821 W Ocean Drive
Key Colony Beach, FL 33051

I hereby state that I am the owner of the adjacent property located next to 841 W Ocean Drive in Key Colony Beach and do not object to a boat lift being installed at this property. I understand that the boat lift will be installed according to the plan below.


Original signature of adjacent owner

1-16-2026
Date

Lionel TREBILCOCK
Printed name of adjacent owner



THE RESIDENCES AT WEST OCEAN DRIVE

FEBRUARY 26, 2026

Mr. Jesse Schmid
841 W Ocean Drive
Key Colony Beach, FL 33051

Mr. Schmid...

Dale Bruns (Bruns Family, LLP), one of five owners in our condominium association, recently received the "Letter of Concurrence for Boat Lift Installation" (below) you requested. Neither our association nor the other four owners received your letter, or any other communication regarding a boat lift.

For the record.. The Residences association board and all five owners reviewed and respectfully oppose installation of the proposed boat lift for reasons including the following...

1. Recreational Safety Concerns... Boat maneuvering operations would be in close proximity to recreational swimming, children playing in the water, paddleboarding, and kayaking that would present safety concerns that cannot be ignored.
2. Electrical Safety Concerns... The proposed lift will require electrical service. The presence of electrical infrastructure over or adjacent to waters in close proximity to recreational swimming, children playing at water's edge, paddleboarding, and kayaking presents safety concerns that cannot be ignored.
3. Environmental impact ... The vicinity of the proposed installation contains seagrass habitat. Installation, shading, and vessel activity associated with a lift could negatively affect this protected marine environment.
4. Substantial View Obstruction... the proposed boat lift and boat would materially and substantially obstruct the ocean views from our condominium units. These view corridors represent a significant property value component.
5. Increased Storm and Hurricane Risk... Boat lifts and elevated vessels face a high risk of structural damage from high winds and storm surges. In the event of a tropical storm or hurricane, these structures may fail and cause secondary damage to our building, swimming pool, and surrounding grounds.

For these obvious reasons, there are presently no boatlifts located anywhere on Key Colony's Beach.

The Residences Board of Directors and each of the condo owners respectfully oppose construction of a boat lift on your 841 West Ocean Drive, Key Colony Beach property.

Respectfully,

THE RESIDENCES BOARD OF DIRECTORS and owners...

Bruns Family, LLP

Thomas R. Benck & Tracy Benck

James I. Howe & Betty K. Howe

Charles Martin Family, LLC

Stephen W. Cole Revocable Trust

THE RESIDENCES AT WEST OCEAN DRIVE

FEBRUARY 26, 2026

LETTER OF CONCURRENCE FOR BOAT-LIFT INSTALLATION

TO: Jesse Schmid
841 W Ocean Drive
Key Colony Beach, FL 33051

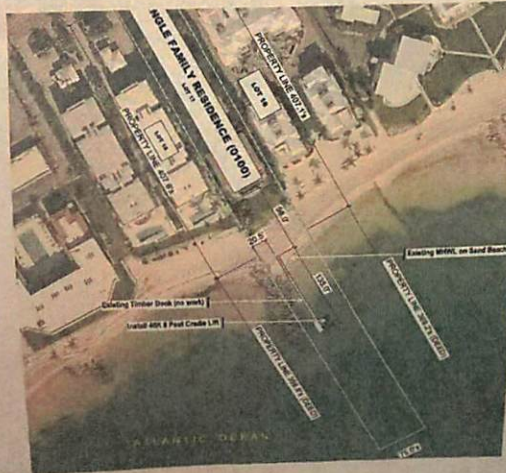
FR: Bruns Family LLLP
901 W Ocean Drive
Key Colony Beach, FL 33051

I hereby state that I am the owner of the adjacent property located next to 841 W Ocean Drive in Key Colony Beach and do not object to a boat lift being installed at this property. I understand that the boat lift will be installed according to the plan below.

Original signature of adjacent owner _____

Date _____

Printed name of adjacent owner _____



AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF MONROE

Before me, the undersigned authority personally appeared Cheryl Baker, who, having been first duly sworn according to law, deposes and says:

1. I am the Administrative Assistant to the City Clerk for the City of Key Colony Beach.
2. I hereby confirm that on the 10 day of March, 2026 (no less than 30 days prior to the Planning & Zoning Public Hearing on April 15th, 2026, and the City Commission Public Hearing on May 21st, 2026) I mailed the Notice of Hearing by first class U.S. mail to the address on file with the Monroe County Property Appraiser's Office for all property owners within 300 feet of the property at 620 10th Street, Key Colony Beach, Florida, 33051.



Signature

Sworn and subscribed before me this
9 day of March, 2026.



Notary Public, State of Florida
My commission expires: 8-20-2029



Personally known

Produced _____ as identification

City of Key Colony Beach

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



To: Property Owners within 300 feet of 620 10th Street
From: The City of Key Colony Beach
Key Colony Beach Planning & Zoning Board **and** the Key Colony Beach City Commission

**NOTICE IS HEREBY GIVEN,
THAT THE CITY OF KEY COLONY BEACH WILL BE HOLDING
PUBLIC HEARINGS ON:**

DATE/TIME:

Planning & Zoning Hearing: Wednesday, April 15th, 2026, 3:30 P.M.
City Commission Public Hearing: Thursday, May 21st, 2026, 3:30 P.M.

LOCATION:

City of Key Colony Beach
City Hall Auditorium 'Marble Hall'
600 W. Ocean Drive, Key Colony Beach, Florida 33051,

To hear a Variance Request from Kenneth and Ellen Jones, owners of the property at 620 10th Street, Key Colony Beach, Florida 33051. This meeting will be available via Zoom Meetings. Members of the public who wish to attend virtually may email the City Clerk at cityclerk@keycolonybeach.net or call 305-289-1212, Ext. 2 for further instructions on attending via Zoom Meetings.

The applicants request a variance from the City of Key Colony Beach Land Development Regulations, Article IV, Sec. 101-26, for relief from the 10-foot setback from the MHW (mean-high water) line or the landward edge of the seawall, as applicable, to accommodate the proposed pool. The proposed pool would encroach into the setback by 3 feet.

Interested parties may attend the Hearing and be heard with respect to the requested variance.

If any person decides to appeal any decision made by the City Commission of the City of Key Colony Beach with respect to any matter considered at the Variance Hearing, 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.

If you are unable to attend the Hearings on Wednesday, April 15th, or Thursday, May 21st, 2026, but wish to comment, please direct correspondence to the City Clerk at P.O. Box 510141, Key Colony Beach, FL 33051, or via email at cityclerk@keycolonybeach.net, and your comments will be entered into the record.

Mailed: On or before March 16th, 2026
City Clerk, City of Key Colony Beach



Parcel ID 00075910-000000
 Account# 1081531
 Property ID 1081531
 Millage Group 50KC
 Location 620 10TH St, KEY COLONY BEACH
 Address
 Legal KEY COLONY BEACH FIRST ADDN AMENDED PLAT PB4-11 SHELTER KEY S'LY 1/2 LOT 46 BK 10
 Description OR566-245 OR705-717 OR754-1096 OR1694-1207D/C OR1703-953T/C OR1763-2312 OR1983-694
 OR2160-1363/66AGREE OR2170-768
 (Note: Not to be used on legal documents.)
 Neighborhood 5040
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision KEY COLONY BEACH 1ST ADD
 Sec/Twp/Rng 05/66/33
 Affordable No
 Housing

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF MONROE

Before me, the undersigned authority personally appeared, Cheryl Baker, who, having been first duly sworn according to law, deposes and says:

1. I am the Administrative Assistant to the City Clerk for the City of Key Colony Beach.
2. I hereby confirm that on the 26 day of March, 2026 (no less than 14 days prior to the Planning & Zoning Public Hearing on April 15th, 2026, and the City Commission Public Hearing on May 21st, 2026) I posted the Notice of Hearing for the property located at 620 10th Street, Key Colony Beach, Florida, 33051, at the United States Postal Office and City Hall.



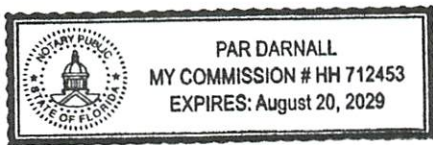
Signature

Sworn and subscribed before me this
26 day of March, 2026.



Notary Public, State of Florida
My commission expires: 8-20-2029

Personally known
 Produced _____ as identification





Published Weekly
Marathon, Monroe County, Florida

PROOF OF PUBLICATION

**STATE OF FLORIDA
COUNTY OF MONROE**

Before the undersigned authority personally appeared **JASON KOLER** who on oath, says that he is **PUBLISHER of the WEEKLY NEWSPAPERS**, a weekly newspaper published in Marathon, in Monroe County, Florida: that the attached copy of advertisement was published in said newspaper in the issues of: (date(s) of publication)

April 2, 2026

Affiant further says that the said **WEEKLY NEWSPAPERS** is a newspaper published at Marathon, in said Monroe County, Florida, and that the said newspaper has heretofore been continuously published in said Monroe County, Florida, once each week (on Thursday) and has been qualified as a second class mail matter at the post office in Marathon, in Monroe County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement. The affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s) and that The Weekly Newspapers is in full compliance with Chapter 50 of the Florida State Statutes on Legal and Official Advertisements.



Sworn to and subscribed before me this 2 day of APR, 2026.
(SEAL)


Notary



NOTICE IS HEREBY GIVEN, THAT THE CITY OF KEY COLONY BEACH WILL BE HOLDING PUBLIC HEARINGS ON:
DATE/TIME:
Planning & Zoning Hearing: Wednesday, April 15th, 2026, 3:30 P.M.
City Commission Public Hearing: Thursday, May 21st, 2026, 3:30 P.M.
LOCATION:
City of Key Colony Beach
City Hall Auditorium / Marble Hall
600 W. Ocean Drive, Key Colony Beach, Florida 33051.
To hear a Variance Request from Kenneth and Ellen Jones, owners of the property at 620 10th Street, Key Colony Beach, Florida 33051. This meeting will be available via Zoom Meetings. Members of the public who wish to attend virtually may email the City Clerk at cityclerk@keycolonybeach.net or call 305-289-1212, Ext. 2 for further instructions on attending via Zoom Meetings.
The applicants request a variance from the City of Key Colony Beach Land Development Regulations, Article IV, Sec. 101-26, for relief from the 10-foot setback from the MHW (mean-high water) line or the landward edge of the seawall, as applicable, to accommodate the proposed pool. The proposed pool would encroach into the setback by 3 feet.
Interested parties may attend the Hearing and be heard with respect to the requested variance.
If any person decides to appeal any decision made by the City Commission of the City of Key Colony Beach with respect to any matter considered at the Variance Hearing, 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.
If you are unable to attend the Hearings on Wednesday, April 15th, or Thursday, May 21st, 2026, but wish to comment, please direct correspondence to the City Clerk at P.O. Box 510141, Key Colony Beach, FL 33051, or via email at cityclerk@keycolonybeach.net, and your comments will be entered into the record.
Published: On or before April 5th, 2026
City Clerk, City of Key Colony Beach
Publish:
April 2, 2026
The Weekly Newspapers

CITY OF KEY COLONY BEACH
P.O. BOX 510141
KEY COLONY BEACH, FL 33051-0141
305-289-1212 FAX: 305-289-1767

APPLICATION FOR VARIANCE

APPLICANT: Kenneth & Ellen Jones (904)838-8887
Property Owner Name Phone Number

620 10th St., Key Colony Beach, FL Lot 46 BK 10 Key Colony Beach 1st Add
Street Address of Variance Lot Block Subdivision

101 Indian Cove Ln, Ponte Verdra Beach, FL 32082
Mailing Address of Property Owner

Owners may have an agent complete this application and represent them at the hearings. In this case, owners must attach to this application a written, signed statement stating the name of the individual or business that may represent them in this matter.

Agent Name Agent Phone Number

VARIANCE REQUESTED to: Land Development Regulations Chapter IV, Section 101-26 (11)
Code of Ordinances Chapter _____, Section _____

DESCRIPTION OF VARIANCE: Please describe the variance request in regard to type of structure, location on lot, distance from side, rear or front lot lines, or details of the variance, including the current rule in effect and the reason for the variance (for example, building would encroach into the setback by _____ feet). Also state if this is for future construction or existing conditions.

The requested variance is for relief from the 10'foot setback from the
MHW line (or the landward edge of the seawall, as applicable) in order to
accommodate the placement of the proposed pool.
The proposed pool would encroach into the setback by 3'

Please attach the following to this application:

- A sketch or site plan of the property showing the variance requested.
- Written responses to the five criteria (questions attached).
- Fee of \$700.00

Signature of Applicant Kenneth & Ellen Jones

Office Use Only

Date Filed 3-2-2006

Date Paid 3-2-26 Check # 1340

Variance granted / denied on (date) _____

Sara Rossin
Signature of City Official

Applicant Questions and Responses- For larger font, please see attached Q&A page

Summarizing Land Development Code 101-171 (5)(a): Variances shall be approved only if the applicant can demonstrate a good and sufficient cause, that denial would result in unnecessary hardship, it will not be contrary to the public interest, that special conditions exist, and that it will not confer any special privilege on the applicant. Please see the attached pages for the entire city codes relating to Variances.

To assist the Planning & Zoning Committee and City Commission in evaluating this variance request, please answer the following questions:

1. What is the "good and sufficient cause" that explains why this variance should be granted?

The inability to construct a modestly sized pool materially limits the property's reasonable and competitive use, particularly in the current market where short-term rental viability is strongly tied to the availability of a pool. The subject property is constrained by limited lot depth and proximity to the Mean High Water (MHW). Certain residential models, including Ellison layouts, have reduced setbacks between the rear wall of the home and the MHW, leaving insufficient buildable area for a reasonably sized pool that complies with current setback requirements. These conditions are inherent to the platted lots and

2. What are the unnecessary hardships that would result if the variance is not granted?

Increasing numbers of pools are being permitted within KCB, establishing a clear pattern of neighborhood character and market expectation. Without relief, the property is placed at a competitive disadvantage compared to similarly situated properties.

3. If this variance is granted, would there be any increase to public expense that would not otherwise occur? Would it create a threat to public health and safety? Would it create a nuisance? Or cause fraud or victimization of the public?

The proposed pool is consistent with the established residential character of Key Colony Beach; Will not negatively impact adjacent properties; Will comply with all floodplain regulations, life-safety requirements, and environmental protections; Will not encroach into navigable waters or create environmental CE. F. 12D
The requested relief represents the minimum variance necessary to allow: A modestly sized, code-compliant residential pool Adequate circulation space for safe ingress and egress. Compliance with all applicable building, floodplain, environmental, and life-safety codes
The variance therefore upholds the spirit and intent of the Land Development Regulations while addressing unique site hardship

4. What are the unique or peculiar physical/geographical circumstances or conditions that apply to this property, but do not apply to other properties in the same zoning district?

Strict application of the setback requirements to this uniquely constrained parcel would effectively preclude construction of a functional pool, thereby denying the property a right commonly enjoyed by similarly situated properties within the same zoning district
This creates a disproportionate burden on this parcel due to its physical configuration and original building placement

5. If the variance is granted, would it confer upon the applicant any special privilege that is denied to other properties in the immediate neighborhood in terms of the established development pattern?

Approval of this request will not grant a special privilege inconsistent with other properties
Rather, it will allow the Applicant to enjoy substantially the same residential amenities that neighboring property owners currently enjoy.
The variance merely restores parity within the zoning district

Office Use Only

Comments and Recommendation of the Building Official

See attached memo for Building Official Comments and Recommendation

Applicant Questions and Responses-

LAND DEVELOPMENT REGULATIONS - Section 101-171. Variances.

(1) **Initiation.** Any owner, agent, lessee or occupant of land or a structure may apply in writing to the city clerk for a variance, on that land, from the requirements of this chapter, except that no request for a use variance will be considered. Details must be included with the request and be filed with the city clerk together with the established fee for a variance. If the applicant is other than the owner of the property, the written consent of the owner for the variance requested must be submitted with the application. When the petitioner is a public agency, the city commission may authorize the waiver or reduction of the fee.

(2) **Planning and zoning committee procedure.**

- (a) Upon receipt of a written request, the city clerk will deliver the request to the planning and zoning committee.
- (b) The planning and zoning committee shall make an investigation of the conditions pertaining to the requested variance in advance of the public hearing by the city commission. This investigation shall be at a duly noticed meeting. Mailing of notice of the meeting shall be made by the city to all property owners within three hundred (300) feet of the boundaries of the property which is the subject of the variance request.
- (c) The planning and zoning committee, shall make their recommendation to the city commission in writing, based upon the standards in (5) below. They may recommend approval or disapproval of the variance or may recommend approval of the same subject to such specified conditions as it may deem to be necessary or advisable in furtherance of the provisions of this chapter. Reasons for the recommendation shall be stated.

(3) **City commission procedure.**

- (a) After receipt of the planning and zoning committee report, the city commission shall give notice in a newspaper stating the date, time and place of a city commission public hearing as provided for in section 101-173.
- (b) After their public hearing the city commission may approve or disapprove the requested variance or may approve the same subject to specified conditions as it may deem to be necessary or advisable in furtherance of the provisions of the zoning ordinance. If the applicant desires to present evidence not presented to the planning and zoning committee, the matter shall be returned to the planning and zoning committee for further deliberation and recommendation unless the city commission finds by majority vote that the new evidence is insignificant or unsubstantial.
- (c) The commission shall state reasons for their decision, based on the standards detailed in (5) below.
- (d) The decision of the city commission shall be final. No new request for similar action concerning the same property may be made to the city commission or planning and zoning committee for a period of not less than six (6) months after the date of said decision by the city commission.

(4) **Effective period.**

A building permit application must be submitted within twelve (12) months of variance approval otherwise the approval expires. Any extension of up to twelve (12) months may be granted by the city commission for good cause.

Applicant Questions and Responses-

(5) Standards for granting variances.

(a) Specific criteria:

- (1) The applicant shall demonstrate a showing of good and sufficient cause;**
- (2) Failure to grant the variance would result in unnecessary hardship to the applicant;**
- (3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public;**
- (4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district;**
- (5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of established development patterns.**

(b) Recommendations to the city commission.

- (1) If all 5 specific criteria are met, then the planning & zoning committee shall recommend approval to the city commission. Approval by the city commission would be by majority vote of the city commission.
If the planning & zoning committee finds the five (5) specific criteria are not met, they shall recommend disapproval of the variance unless they specifically find that the granting of the variance will have minimal adverse effect on other citizens of the city or on the city. Approval of a variance where all five (5) specific criteria are not met shall require a favorable vote of four-fifths (4/5) of the city commission.**
- (2) Conditions: The planning and zoning committee may recommend, and the city commission may prescribe, appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.**
- (3) Use Variance: Under no circumstances shall the city commission grant a variance to permit a use not generally permitted in the zoning district. No nonconforming use of neighboring lands, structures or buildings in the zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the authorization of a variance.**

INSTALL SWIMMING POOL

620 10TH ST, KEY COLONY BEACH



PROJECT LOCATION

SITE DATA / PROJECT LOCATION:

SITE ADDRESS: 620 10TH ST, KEY COLONY BEACH
PARCEL NO.: 00075910-000000
LEGAL DESC.: KEY COLONY BEACH FIRST ADDN AMENDED PLAT PB4-11 SHELTER KEY S'LY 1/2 LOT 46 BK 10 OR566-245 OR705-717 OR754-1096 OR1694-1207D/C OR1703-953T/C OR1763-2312 OR1983-694 OR2160-1363/66AGREE OR2170-768
OWNER / S: JONES JR KENNETH F, JONES ELLEN M
ZONING: SINGLE FAMILY RESID (0100)

DRAWING INDEX:

- C - 01 COVER SHEET
- C - 02 GENERAL NOTES
- C - 03 SITE PLAN
- C - 04 POOL DETAILS
- C - 05 POOL DETAILED SECTIONS
- C - 06 POOL TYPICAL DETAILS

SCOPE OF WORK:

NEW CONSTRUCTION

- PROPOSED 163± SF SWIMMING POOL
- PROPOSED 241± SF POOL PAVER DECK
- PROPOSED 60.7± LF RETAINING WALL

DESIGN CODE:

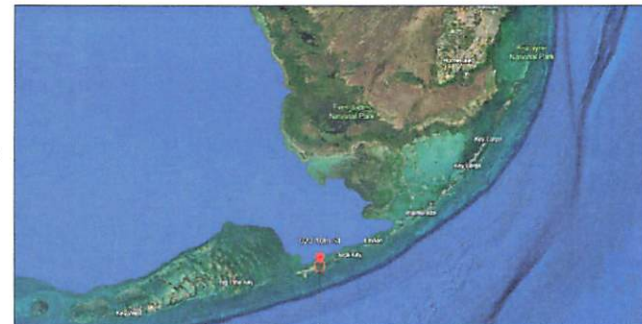
- 2023 FLORIDA BUILDING CODE, BUILDING, 8th EDITION
- 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8th EDITION
- 2023 FLORIDA BUILDING CODE, MECHANICAL, 8th EDITION
- 2023 FLORIDA BUILDING CODE, FUEL, GAS, 8th EDITION
- 2020 NATIONAL ELECTRICAL CODE, NEC 2020
- AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE 7-22

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 V-B
 - C. OCCUPANCY CLASSIFICATION RESIDENTIAL
 - D. WIND SPEED
 - a.) ULTIMATE = 180 MPH
 - E. WIND EXPOSURE CATEGORY D
 - F. INTERNAL PRESSURE COEFFICIENT +/- 0.18
 - G. WIND-BORNE DEBRIS AREA YES
 - H. REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA
 - I. STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE

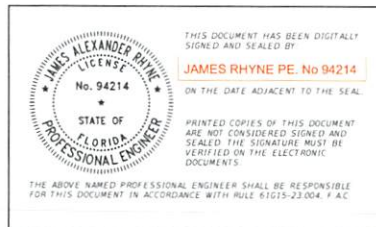


A LOCATION MAP
 C-01 SCALE: NTS.



B VICINITY MAP
 C-01 SCALE: NTS.

PROJECT LOCATION



RAPID PERMITS AND ENGINEERING

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

THREE GENTS LLC

James Rhyne, PE, No. 94214
 157 Sapodilla Drive
 Islamorada, FL 33036

PROJECT TITLE:	NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
INSTALL SWIMMING POOL 620 10TH ST, KEY COLONY BEACH	01	Cover Sheet	10/27/2025	PROJECT INFORMATION	C 01 06
	02	Cover Sheet	11/07/2025		
	03	Cover Sheet	01/05/2026		
	04	Cover Sheet	01/21/2026		
LOCATION: 620 10TH ST, KEY COLONY BEACH Parcel ID - 00075910-000000				DATE: 1/22/26	

GENERAL NOTES

GENERAL REQUIREMENTS

1. Prior to commencing work, the Contractor must review the plans and site conditions, reporting any discrepancies or conflicts with these plans that could 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 Sunshine Utility Locates Service before beginning any construction in areas where underground utilities might be present. The Engineer of Record will not provide utility locations.
5. The Engineer of Record does not supervise the Contractor or their employees during construction.
6. 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 within these plans.
7. Construction should comply with the Building Envelope Energy Requirements of the Florida Model Energy Code.
8. The work quality must meet or exceed standard industry practices.
9. Any deviations from these plans require review and approval by the Engineer of Record.
10. Shoring must be installed as needed to support all structural members of the existing structure.
11. The Contractor is responsible for all means and methods necessary to improve or maintain the structural integrity and safety of the structure, including the design and installation of structural shoring or tie-downs, and diligent performance of work. The contractor is also responsible for the safety of all personnel in the work area.
12. The Contractor must coordinate their work with other trades to avoid scheduling conflicts.
13. 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 losses resulting from construction in accordance with the specifications of this certified document. The Contractor must notify the Engineer of Record of any conditions or issues that do not adhere to the specified details.
14. All piles to be driven to refusal with 9' min. embedment into firm cap rock in a pre-drilled or pre-punched hole unless specifically specified otherwise.
15. Engineer of Record to review and approve project log per prior to the commencement of any work following the installation of piles.
16. All water depths are considered to be approximate and may not reflect the actual water depths. Contractors and owners are responsible for verifying water depths prior starting project and notifying EOR of any discrepancies immediately.
17. Contractor is responsible for determining the structural integrity of all surrounding foundations, structures, seawalls, stabilization materials, etc. This pertains to the project site as well as all surrounding properties. Contractor to notify EOR of any potential concerns prior to construction and not perform any demolition or construction until all concerns are rectified. Contractor takes full responsibility for the safety and integrity of all surrounding areas/structures.

POOL BARRIER NOTES:

Outdoor swimming pool barrier shall comply with the 8th edition 2023 sections 4081.17.1.1 through 4081.17.1.14.

The top of the barrier shall be 42 inches (1067 mm) above grade measured on the side of the barrier which faces away from the swimming pool.

The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (52mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the structure is above grade, the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102mm).

The barrier may not have any gaps, openings, indentations, protrusions or structural components that could allow a young child to crawl under, squeeze through or climb over the barrier as herein described below. One end of a removable section without the aid of tools. Openings in any barrier shall not allow the passage of a 4 inch diameter (102 mm) sphere.

Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and needed necessary joints.

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143mm) the horizontal members shall be located on the swimming pool part of the fence. Spacing between vertical members shall not exceed 1-3/4 inches (44mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-2 1/4" (64mm) in width.

Where barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within the vertical members, spacing within the cutouts shall not exceed 1-3/4 inches (44 mm).

Maximum mesh size for chain link fences shall be 2-1/4 inch square (57 mm) unless the fence is provided with rails fastened at top or bottom which reduce openings to no more than 1-3/4 inches (44 mm).

Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall not be more than 1-3/4 inches (44 mm).

Access gates, where provided shall be self-closing and shall comply with the requirements of sections 4081.17.1.7 and shall be equipped with a self-latching locking device on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate. The device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any openings or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier greater than 12 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

Where a wall of a dwelling serves as a barrier, one of the following shall apply:

- A. All doors and windows providing direct access from the house to the pool shall be equipped with an exit alarm complying with 2017 that has a minimum sound pressure of 85 db at 10 feet (3048 mm) above the threshold of the access. Separate alarms are not required for each door or window if sensors wired to central alarm sound when contact is broken at any opening. Exceptions:
 - B. Windows facing the pool are on the floor above the first story.
 - C. Screened or protected pass-through windows 42 inches (1067 mm) or higher with a center pane.
- B. All doors providing direct access from the house to the pool may be equipped with a self-closing, self-latching device with the positive mechanical latching/locking device installed a minimum of 54 inches (1372 mm) above the threshold, which is approved by the authority having jurisdiction.

PLUMBING NOTES:

1. All pool and equipment piping shall be schedule 40, pre-pipe, non-threaded, not approved supported continuously on ground or on maximum 4'0" centers with clevis hangers.
2. All suction shall be 2" diameter and all pressure piping 1-1/2" diameter unless otherwise noted.
3. Pool water disposal shall be in accordance with local building department requirements.
4. All water main drains shall have to plate securely fastened with tamperproof covers.
5. Pool vacuum shall have spring loaded cap in accordance with the Florida building code.
6. All piping shall be installed in accordance with the Florida building code-plumbing section 309 as it pertains to buoyancy.
7. The water velocity through all suction piping shall be less than 8 feet per second.
8. The water velocity through all pressure piping shall be less than 10 feet per second.
9. All piping shall be suitable for exposure to ultra violet radiation and normal operating temperatures.

CONCRETE NOTES:

1. Engineer of record must be notified within 48 hours of placing concrete.
2. Concrete work shall be in accordance with the latest editions of ACI 308 "Specification for Structural Concrete for Buildings" and ACI 318 building code requirements for structural concrete.
3. Structural concrete shall conform to the requirements of ACI 308 and shall attain a minimum compressive strength in 28 days of 4,000 PSI. Unless noted otherwise.
4. Provide a minimum of 6 mil vapor barrier at all air conditioned spaces & garages holes in vapor barrier are not permitted. Tape around all seams and cut-outs.
5. All reinforcing shall conform to ASTM A615 for grade 60 steel/minimum yield strength to conform to ASTM A-193.
6. Provide chairs & bolsters 5/16" bolsters to have plastic coated legs & feet (if exposed to exterior elements).
7. The minimum concrete coverage over all reinforcing bar shall be as follows: 1.5" for all applications.
8. Construction joints design and location shall conform strictly to the requirements of the plans and specifications. Any construction or control desired or preferred by the contractor shall be approved by the engineer prior to construction of those areas involved.
9. Check all drawings and applicable manufacturer's shop drawings for location of all embedded items, such as pipe sleeves, anchor bolts, etc. prior to placing concrete.
10. Reinforcement for continuous footings shall be continuous and spliced with a full 48" diameter splice length.

ELECTRICAL NOTES

1. All electrical work shall conform to the latest edition of the N.E.C. and local building codes having jurisdiction. All materials shall bear underwriters laboratory label or be A.L. Listed.
 2. Workmanship shall be in accordance with good trade practices.
 3. All excavating and backfilling required for electrical work shall be the responsibility of the electrical subcontractor.
 4. Connections to equipment, electrical subcontractor shall verify nomenclature data of a/c equipment, water heaters and other equipment to obtain correct wire sizes and over-current protection prior to installation of rough electric wiring. The electrical subcontractor shall mark the electrical connection to all equipment requiring current. All control wiring shall be carried out by the electrical contractor as directed by the mechanical subcontractors.
 5. Overhead electric conductor clearances, horizontal or vertical shall be maintained.
 6. All receptacles and equipment shall be girt protected.
 7. Verify exact location of electrical outlets and lights prior to installation in accordance with Item 4.2.
 8. All raceways and non-current carry metal enclosures shall be mechanically and electrically grounded.
 9. All raceways and outlets in finished areas shall be mounted and supported.
 10. All work shall be neatly installed and supported.
 11. Electrical outlets (receptacles and lighting) below the base flood elevation shall be installed at the highest permitted elevation and shall be installed on separate circuit from those in habitable areas with girt protection.
 12. All water heaters shall be mechanically grounded.
 13. All 15- and 20- ampere, single phase, 125-volt receptacles located within 20 feet (6096mm) of the inside walls of pools and outdoor spas and hot tubs shall be protected by a ground-fault circuit-interrupter. Outlets supplying pool pump motors from branch circuits with short-circuit and ground-fault protection rated 15 or 20 amperes, 125 volts through 240 volts, single phase.
 14. The equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area as prescribed.
 15. The parts of pools, spas, and hot tubs specified below shall be bonded together using insulated, covered or bare solid copper conductors not smaller than 8 awg or using rigid metal conduit of brass or other identified corrosion resistant metal. An 8 awg or larger solid copper bonding conductor provided to reduce voltage gradients in the pool, spa or hot tub area shall not be required to be extended or attached to remote panelboards, service equipment, or electrodes. Connections shall be made by exothermic welding, by listed pressure connectors or clamps that are labeled as being suitable for the purpose and that are made of stainless steel, brass, copper or copper alloy, machine screw-type fasteners that engage not less than two threads or are secured with a nut, thread-forming machine screws that engage not less than two threads, or torqued brass. Connection devices or fittings that depend solely on solder shall not be used. Short metal screws shall not be used to connect bonding conductors or connections devices.
 16. Conductive pool shells. Bonding to conductive pool shells shall be provided as specified in Item 4.1 or 4.2. Poured concrete, pneumatically applied or sprayed concrete and concrete block with painted or plastered finishes shall be considered to be conductive materials because of their water permeability and porosity. Vinyl liners and fiberglass composite shells shall be considered to be nonconductive materials.
 - A.1 structural reinforcing steel. Unencapsulated structural reinforcing steel shall be bonded together by steel tie wires or the equivalent. Where structural reinforcing steel is encapsulated in a nonconductive compound, a copper conductor grid shall be installed in accordance with Item 4.2.
 - A.2 copper conductor grid. A copper conductor grid shall be provided and shall comply with Items 4.2.1 through 4.2.4:
 - a.1.1 It shall be constructed of minimum 8 awg bare solid copper conductors bonded to each other at all points of crossing.
 - a.2.2 It shall conform to the contour of the pool and the pool deck.
 - a.2.3 It shall be arranged in a 12 inch (305mm) by 12 inch (305mm) network of conductors in a uniformly spaced perpendicular grid pattern with a tolerance of a 4 inches (102mm).
 - a.2.4 It shall be secured with ties or under the pool not more than 8 inches (192mm) from the outer contour of the pool shell.
 - B. Perimeter surfaces. The perimeter surface shall extend for 3 feet (914mm) horizontally beyond the inside walls of the pool and shall include exposed surfaces, poured concrete surfaces and other types of paving. Perimeter surfaces that are extend less than 3 feet (914mm) beyond the inside wall of the pool and that are separated from the pool by a permanent wall or building 5 feet (1524mm) or more in height shall require equipotential bonding on the pool side of the permanent wall or building. Bonding to perimeter surfaces shall be provided in Item 4.1 or 4.2 and shall be attached to the pool, spa or hot tub reinforcing steel or copper conductor grid at a minimum of four points uniformly spaced around the perimeter of the pool, spa or hot tub. For nonconductive pool shells, bonding at four points shall not be required.
- Exceptions: The equipotential bonding requirements for perimeter surfaces shall not apply to a listed self-contained spa or hot tub located indoors and installed above a finished floor.
- A.1 structural reinforcing steel. Structural reinforcing steel shall be bonded in accordance with Item 4.1.
 - A.2 alternate means. Where structural reinforcing steel is not available or is encapsulated in a nonconductive compound, a copper conductor(s) shall be used in accordance with Item 4.2.1 through 4.2.4:
 - a.2.1 at least one minimum 8 awg bare solid copper conductor shall be provided.
 - a.2.2 the conductors shall follow the contour of the perimeter surface.
 - a.2.3 splices shall be bonded.
 - a.2.4 the required conductor shall be 18 to 24 inches (457 to 610mm) from the inside walls of the pool.
 - a.2.5 the required conductor shall be secured with ties or under the perimeter surface to 4 inches (102 mm) below the subgrade.
- C. Metallic components. All metallic parts of the pool structure, including reinforcing metal not addressed in Item 4.1, shall be bonded. Where reinforcing steel is encapsulated within a nonconductive compound, the reinforcing steel shall not be required to be bonded.
- D. Underwater lighting. All metal forming shells and mounting brackets of no-niche luminaires shall be bonded.
- Exceptions: Bonded low-voltage lighting systems with non-metallic forming shells shall not require bonding.
- A. Metal fittings. All metal fittings within or attached to the pool structure shall be bonded. Isolated parts that are not over 4 inches (102mm) in any dimension and do not penetrate into the pool structure more than 1 inch (25.4mm) shall not require bonding.
 - B. Electrical equipment. Metal parts of electrical equipment associated with the pool water circulating system, including pump motors and metal parts of equipment associated with pool covers, including electric motors shall be bonded.
 - a.1. Electrical equipment shall be bonded.
 - a.2. Metal parts bonded equipment incorporating an approved system of double insulation shall not be bonded.
- Exception: Metal parts listed equipment incorporating an approved system of double insulation shall not be bonded.
- F. Double insulated water pump motor. Where double insulated water pump motor is installed under the provisions of this item, a solid 8 awg copper conductor of sufficient length to make a bonding connection to a replacement shall be extended from the bonding grid to an accessible point in the vicinity of the pool pump motor. Where there is no connection between the swimming pool bonding grid and the equipment grounding system for the premises, this bonding conductor shall be connected to the equipment grounding conductor of the motor circuit.
- F.2 pool water heaters. For pool water heaters rated at not more than 50 amperes and having specific instructions regarding bonding and grounding, only those parts designated to be bonded shall be bonded and only those parts designated to be grounded shall be grounded.
16. The existing panel shall be inspected by a licensed electrical contractor and confirmed it can handle the additional load. If not then licensed electrical contractor to update panel. The calculations were done on information provided by owner and to be confirmed of the time of construction. The engineer will not be held liable for information / assumptions made if details described in the plans are not represented of the existing structure during construction. Any information conflicting with the proposed sheet to be brought to engineers attention before proceeding.

STRUCTURAL NOTES:

1. All pool concrete shall develop a minimum 28 day compressive strength of 5000 psi.
2. All reinforcing steel shall have a minimum yield strength of 60,000 psi.
3. All deck concrete (when installed over these plans) shall have a minimum 28 day compressive strength of 2,500 psi.
4. The design of this project has incorporated a rational design approach based on accepted engineering principles.
5. All reinforcing steel splices shall be 18" in length unless otherwise indicated on these plans.
6. All reinforcing steel heads shall be by hand without the application of heat to the steel.
7. The design and applicable scope of work is intended to comply with the 2023 Florida Building Code and ASCE 7-22.
8. The structure referenced in these documents is designed to withstand the applicable forces from 100MMP wind load and a floor live load of 40PSF in accordance with ASCE 7-22.
9. The soil bearing capacity must meet or exceed 2,000PSF per sq. ft. Compaction required (Standard Practice) typical under slabs, pile caps, grade beams, and foundation or where concrete is in contact with the soils at 80%.
10. The engineer must be notified and submit a written approval for all modifications or deviations from the specified design.
11. The contractor shall provide all temporary shoring as required to resist all loads generated from dead or the construction sequence until all structural members, connectors, and fasteners are installed including shear walls and decking.
12. The contractor must submit material certifications/specifications, shop drawings and erection plans/drawings for all components & construction methods required for the structure to be constructed.
13. All major structural shop drawings must be submitted with calculations and the seal of a Florida Professional Engineer.



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

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

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61B17-23.004, F.A.C.



RAPID PERMITS AND ENGINEERING

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 CONTACT: 305-918-1400
 EMAIL: info@rapidpermitting.com

THREE GENTS LLC

James Rhyme, PE, No. 94214
 157 Sapodilla Drive
 Islamorada, FL 33061

PROJECT TITLE:	NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
INSTALLED SWIMMING POOL 620 10TH ST, KEY COLONY BEACH	01	General Notes	10/27/2025	GENERAL NOTES	C 02 06
	02	General Notes	11/07/2025		
	03	General Notes	01/05/2026		
	04	General Notes	01/21/2026		
LOCATION: 620 10TH ST, KEY COLONY BEACH Parcel ID - 00075910-00000				DATE: 1/22/26	

NOTES:
 ALL WORK TO BE DONE IN COMPLIANCE WITH THE FBC 2023 8TH EDITION. ANY DETAILS NOT SHOWN ON THESE PLANS SHEETS ARE TO BE ENGINEERED BY OTHERS. THE ENGINEER SHOULD NOT BE MADE LIABLE FOR DETAILS NOT SHOWN AS THEY ARE NOT INCLUDED IN THE SCOPE OF WORK. THE SCOPE OF WORK IS LIMITED TO THE DETAILS SPECIFIED ON THE INCLUDED SHEETS. TO VERIFY THE VALIDITY OR APPLICABILITY OF THE SEAL OR SIGNATUR, CONTACT THE ENGINEER

FLOOD CRITERIA:
 FLOOD ZONE - "AE"
 BASE FLOOD ELEVATION - 7' N.G.V.D.
 DESIGN FLOOD ELEVATION - 8' N.G.V.D.

CONSTRUCTION NOTES

ENGINEER TO PERFORM ON-SITE SEAWALL STRUCTURAL ASSESSMENT, CONCLUDING THAT THE POOL DOES NOT COMPROMISE SEAWALL INTEGRITY.

LAND OPEN SPACE CALCULATIONS:

LAND AREA
 TOTAL LOT AREA = 4,125 SF

AREA COVERAGE
 EXISTING HOME LOT COVERAGE = 2,238 SF
 EXISTING CONCRETE DRIVEWAY OUTSIDE ROOF CANOPY = 293 SF
 EXISTING CONCRETE WALKWAY OUTSIDE ROOF CANOPY = 66 SF
 EXISTING CONCRETE DOCK = 250 SF
 PROPOSED SWIMMING POOL OUTSIDE ROOF CANOPY = 132 SF (NEW IMPERVIOUS AREA)
 PROPOSED POOL PAVER DECKING OUTSIDE ROOF CANOPY = 200 SF (NEW IMPERVIOUS AREA)
 PROPOSED RETAINING WALL OUTSIDE ROOF CANOPY = 43 SF (NEW IMPERVIOUS AREA)
 PROPOSED CONCRETE SIDEWALK EXTENSION = 44 SF (NEW IMPERVIOUS AREA)

TOTAL AREA COVERAGE = 3,266 SF
 3,266 / 4,125 = 79.17% COVERAGE
 859 SF OPEN SPACE = 20.83% OPEN SPACE

TOTAL LOT NEW IMPERVIOUS AREA: 132 + 200 + 43 + 44 = 419 SF
 SWALE VOLUME REQUIRED: (419 x 0.208) = 87.15 CF
 SWALE LENGTH: 87.15 / 1.3283 = 65.61 LF

PROPOSED SCOPE OF WORK

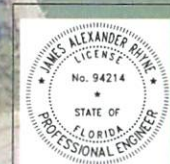
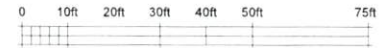
NEW CONSTRUCTION

- PROPOSED 163± SF SWIMMING POOL
- PROPOSED 241± SF POOL PAVER DECK
- PROPOSED 60.7± LF RETAINING WALL

1
C-03

620 10th St, Key Colony Beach
SITE PLAN

SCALE: 3" = 50'



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

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED STORED AND SEALED. THE STORAGE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61E05-29.004 F.A.C.



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THREE GENTS LLC

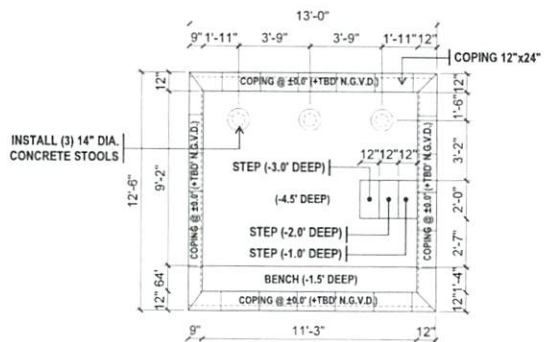
James Rhyne, PE, No. 94214
 157 Sapodilla Drive
 Islamorada, FL 33036

PROJECT TITLE:

**INSTALL SWIMMING POOL
 620 10TH ST, KEY COLONY BEACH**

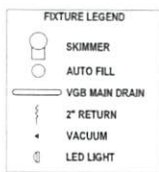
LOCATION: 620 10TH ST, KEY COLONY BEACH
 Parcel ID - 00078910-000000

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
01	Site Plan	10/27/2025	SITE PLAN	C 03 06
02	Site Plan	11/07/2025		
03	Site Plan	01/05/2026		
04	Site Plan	01/21/2026		
			DATE: 1/22/26	

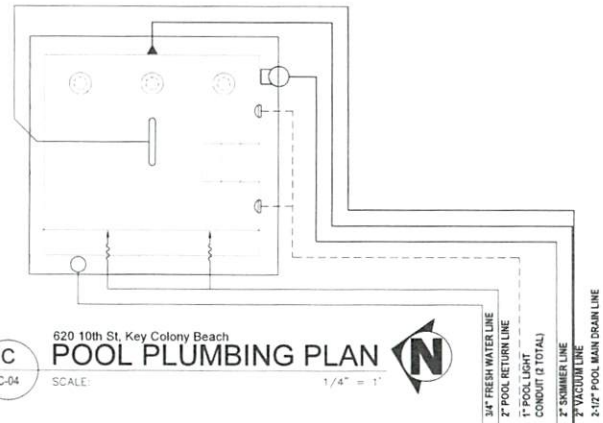


A
620 10th St. Key Colony Beach
POOL LAYOUT
SCALE: 1/4" = 1'

WORKMANSHIP AND MATERIALS TO CONFORM TO ASCE 7-22 AND 2023 FLORIDA BUILDING CODE. POOL TO HAVE COVER FREE LIQUID SOLAR BLANKET ADDED TO WATER PER MANUFACTURERS INSTRUCTIONS



- NOTES:**
- ALL METALLIC ITEMS WITHIN 5'-0" OF WATERS EDGE TO BE BONDED WITH #8 SOLID INSULATED WIRE (ut. listed) FROM POOL STEEL.
 - ALL GROUND WIRES CONNECTED TO STEEL WITH BRASS GROUND LUGS.
 - G.F.I. OUTLET 10' MIN AND 20' MAX FROM POOL.
 - STEEL OVERLAP TO BE 48 TIMES BAR DIAMETER.
 - PIPING TO BE PVC SCHEDULE 40 MINIMUM AND ALL PRESSURE PIPING AND MAIN DRAIN PIPING MUST BE PRESSURE TESTED PRIOR TO GUNITE (CONCRETE).
 - THIS NOT A DIVING POOL.
 - SWIMMING POOL FILL HOSE TO BE EQUIPPED WITH VACUUM BREAKER.
 - SWIMMING POOL WILL MEET FBC BARRIER REQUIREMENTS



C
620 10th St. Key Colony Beach
POOL PLUMBING PLAN
SCALE: 1/4" = 1'

EQUIPOTENTIAL BONDING GRID REFER TO NEC ARTICLE 680.26 (BX1) THROUGH (BX7) EQUIPOTENTIAL BONDING GRID TO RUN CONTINUOUSLY AROUND THE CONTOUR OF POOL EXTENDING 18"-24" FROM THE INSIDE WALLS OF THE POOL. THE 4" TO 6" BELOW GRADE GRID PATTERN SHALL BE SECURED WITHIN OR UNDER THE POOL DECK MEDIA. THE GRID SHALL BE CONSTRUCTED OF MINIMUM #8 AWG BARE OR SOLID COPPER CONDUCTORS. EQUIPOTENTIAL BONDING CONDUCTOR SHALL COMPLY WITH 2023 FLORIDA BUILDING CODE ALTERNATIVE & EQUIVALENT METHOD TO NEC 2020 ART. 680.26

- FOUNDATION NOTES:**
- SOIL TO BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM-157 (MODIFIED PROCTOR).
 - FOUNDATIONS ARE DESIGNED BASED ON PRESUMPTIVE SAFE MINIMUM SOIL BEARING PRESSURE OF 2000 PSF.
 - CONCRETE SHALL BE PLACED ON CLEAN COMPACTED SOIL FREE OF ORGANIC DEBRIS.

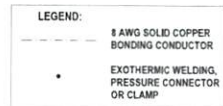
PIPE TYPE	SIZE	FLOW (GPM)	FPS
RETURN LINE	2"	60.0	6.34 @ 10 FPS MAX
MAIN DRAIN LINE	2 1/2"	80.0	6.34 @ 8 FPS MAX
SKIMMER LINE	2"	30.0 @ 50%	3.41 @ 8 FPS MAX

MAXIMUM SYSTEM FLOW RATE BASED ON MAX FLOW CAPACITY OF THE VS PUMP JANDY 1.65 HP

VGB APPROVED MAIN DRAIN SUCTION OUTLETS HAYWARD WG 1154 AV RATED @ 125 GPM EA. FLOOR INSTALLATION

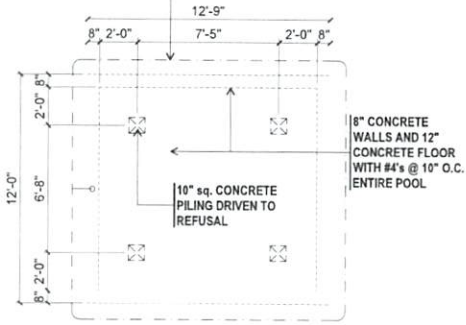
2.87 FPS 3 FPS MAX INTERCONNECTING LINE VGB COMPLIANT ANSI / APSP-7 2006 & 2023 F.B.C.

STRUCTURAL NOTE: SOIL CONDITIONS WILL BE DETERMINED ONCE EXCAVATION IS STARTED. IF SOIL IS LOOSE THEN CONCRETE DRIVEN PILING ARE TO BE USED. IF CONDITIONS ARE ROCK, CONCRETE AUGERS ARE TO BE USED.



POOL ELECTRICAL LOAD CALCULATIONS:

- POOL FILTER PUMP @ 100% = 1,865 W.
- POOL HEATER @ 100% = 2,590 W.
- POOL LIGHTS @ 100% = 42 W.
- TOTAL CONNECTED LOAD = 9,467 WATTS/240 VOLTS = 39.19 AMPS



B
620 10th St. Key Colony Beach
POOL STRUCTURAL PLAN
SCALE: 1/4" = 1'

MINIMUM POOL TURNOVER RATE

GALLONS	8 HOUR TURNOVER	8 HOUR TURNOVER	10 HOUR TURNOVER
15,000	90 GPM	31 GPM	25 GPM
20,000	61 GPM	42 GPM	34 GPM
25,000	83 GPM	52 GPM	42 GPM
30,000	100 GPM	63 GPM	50 GPM

POOL VOLUME 1,596.18 HOURS (ASSUMED) 448.51 @ 60 MIN. 7.50 GALLONS PER MINUTE MINIMUM TURNOVER RATE

MAXIMUM GPM FLOW RATES

PIPE SIZE	6 FT/SEC SUCTION	8 FT/SEC RETURN
1.5"	37 GPM	50 GPM
2"	62 GPM	85 GPM
2.5"	88 GPM	120 GPM
3"	134 GPM	184 GPM
4"	234 GPM	313 GPM

MINIMUM FLOW (TURNOVER RATE) = 7.50 GPM
MAXIMUM FLOW (WATER VELOCITY) FOR 2 1/2" PIPE @ 6 FT/SEC = 90 GPM
MAXIMUM RETURN FOR 2" PIPE = 84 GPM
OPTIMUM FLOW RATE = 7.50 GPM IS LESS THAN 84 GPM

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. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61S15-23.004, 1.A.C.

JAMES ALEXANDER RHYNE
LICENSE
No. 94214
STATE OF FLORIDA
PROFESSIONAL ENGINEER



RAPID PERMITS AND ENGINEERING

ADDRESS: PO Box 510573, Key Colony Beach, FL 33051
CONTACT: 305-816-1400
EMAIL: info@rapidpermits.com

THREE GENTS LLC

James Rhyne, PE, No. 94214
157 Sapodilla Drive
Islamorada, FL 33036

PROJECT TITLE:

**INSTALL SWIMMING POOL
620 10TH ST, KEY COLONY BEACH**

LOCATION: 620 10TH ST, KEY COLONY BEACH
Parcel ID - 00078910-00000

NO.	DESCRIPTION	REV. DATE
01	Pool Details	10/27/2025
02	Pool Details	11/07/2025
03	Pool Details	01/05/2026
04	Pool Details	01/21/2026

SHEET CONTENT:

POOL DETAILS

DATE: 1/22/26

SHEET NO.:

**C 04
06**

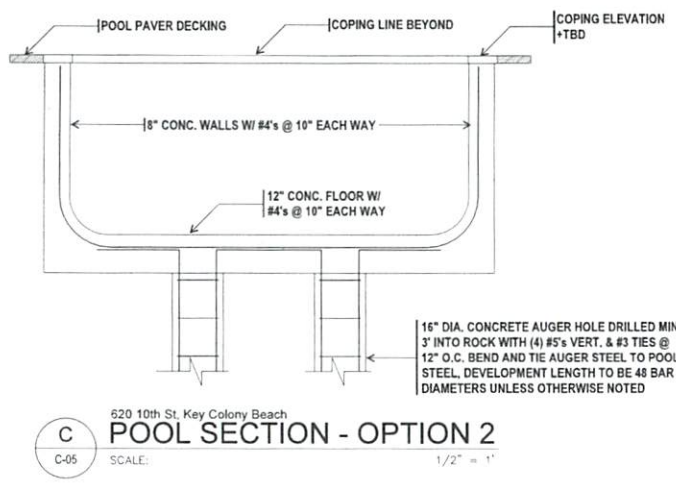
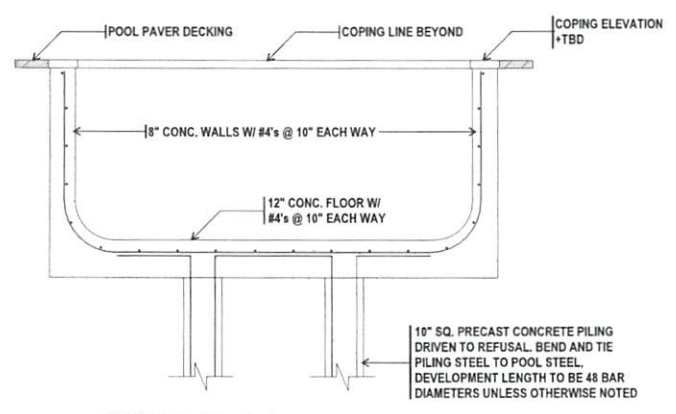
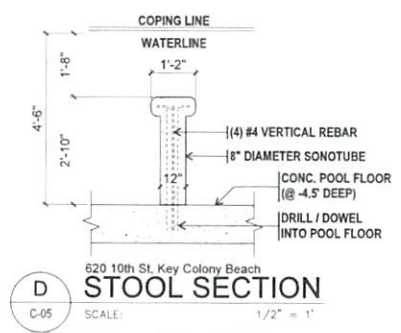
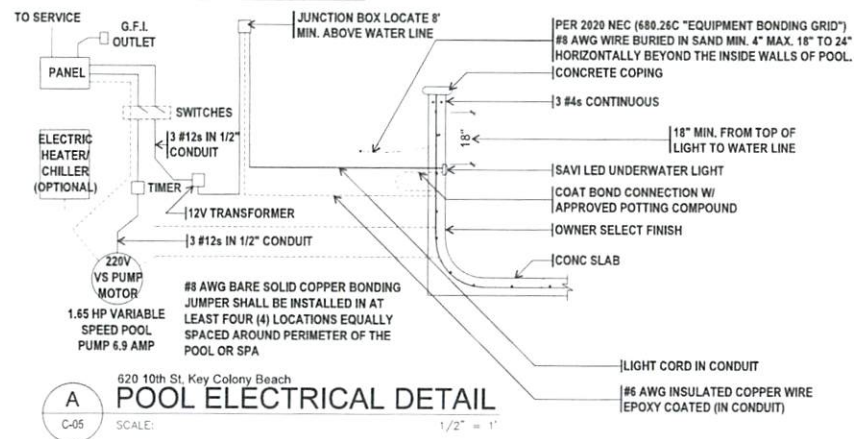
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY
JAMES ALEXANDER RHYME
 LICENSE No. 94214
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED 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.

NOTE:
 ALL ELECTRICAL TO COMPLY TO N.E.C. ALL EQUIPMENT INSTALLED PER MANUFACTURER SPECIFICATIONS. ALL METALLIC ITEMS WITHIN 5'-0" OF WATER'S EDGE OF POOL TO BE BONDED WITH #8 SOLID INSULATED WIRE UL LISTED FROM POOL STEEL. ALL GROUND WIRES CONNECTED TO STEEL WITH BRASS GROUND LUGS. GFI OUTLET 10' MIN. AND 20' MAX FROM POOL.

STRUCTURAL NOTE:
 SOIL CONDITIONS WILL BE DETERMINED ONCE EXCAVATION IS STARTED. IF SOIL IS LOOSE THEN CONCRETE DRIVEN PILING ARE TO BE USED. IF CONDITIONS ARE ROCK, CONCRETE AUGERS ARE TO BE USED.



	RAPID PERMITS AND ENGINEERING ADDRESS: PO Box 510573, Key Colony Beach, FL 33051 CONTACT: 305-916-1400 EMAIL: info@rapidpermitting.com	THREE GENTS LLC James Rhyne, PE, No. 94214 157 Sapodilla Drive Islamorada, FL 33036	PROJECT TITLE:	NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
			INSTALL SWIMMING POOL 620 10TH ST, KEY COLONY BEACH	01	Detailed Sections	10/27/2025	POOL DETAILED SECTIONS 	DATE: 1/22/26
LOCATION: 620 10TH ST, KEY COLONY BEACH Parcel ID - 00075919-000000	02	Detailed Sections	11/07/2025					
	03	Detailed Sections	01/05/2026					
	04	Detailed Sections	01/21/2026					

City of Key Colony Beach

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



RE: Application for Variance – Q&A Page

Address: 620 10th Street

Applicant: Kenneth & Ellen Jones

Contractor: Evolution Pool and Spa

1. What is the "good and sufficient cause" that explains why this variance should be granted?

- The inability to construct a modestly sized pool materially limits the property's reasonable and competitive use, particularly in the current market where short-term rental viability is strongly tied to the availability of a pool. The subject property is constrained by limited lot depth and proximity to the Mean High Water (MHW). Certain residential models, including Ellison layouts, have reduced setbacks between the rear wall of the home and the MHW, leaving insufficient buildable area for a reasonably sized pool that complies with current setback requirements. These conditions are inherent to the platted lots and original home placement, not the result of any action by the owner.

2. What are the unnecessary hardships that would result if the variance is not granted?

- Increasing numbers of pools are being permitted within KCB, establishing a clear pattern of neighborhood character and market expectation. Without relief, the property is placed at a competitive disadvantage compared to similarly situated properties.

3. If this variance is granted, would there be any increase to public expense that would not otherwise occur? Would it create a threat to public health and safety? Would it create a nuisance? Or cause fraud or victimization of the public?

- The proposed pool is consistent with the established residential character of Key Colony Beach; Will not negatively impact adjacent properties; Will comply with all floodplain regulations, life-safety requirements, and environmental protections; Will not encroach into navigable waters or create environmental degradation. The requested relief represents the minimum variance necessary to allow: A modestly sized, code-compliant residential pool. Adequate circulation space for safe ingress and egress. Compliance with all applicable building floodplain environmental and life-safety codes. The variance therefore upholds the spirit and intent of the Land Development Regulations while addressing unique site hardship.

4. What are the unique or peculiar physical/geographical circumstances or conditions that apply to this property, but do not apply to other properties in the same zoning district?

- Strict application of the setback requirements to this uniquely constrained parcel would effectively preclude construction of a functional pool, thereby denying the property a right commonly enjoyed by similarly situated properties within the same zoning district. This creates a disproportionate burden on this parcel due to its physical configuration and original building placement.

5. If the variance is granted, would it confer upon the applicant any special privilege that is denied to other properties in the immediate neighborhood in terms of the established development pattern?

- Approval of this request will not grant a special privilege inconsistent with other properties. Rather, it will allow the Applicant to enjoy substantially the same residential amenities that neighboring property owners currently enjoy. The variance merely restores parity within the zoning district.

City of Key Colony Beach

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



RE: Application for Variance

Address: 620 10th Street

Applicant: Kenneth & Ellen Jones

Contractor: Evolution Pool and Spa

Comments and Recommendation of the Building Official;

I have reviewed the applicant's request for a reduced rear setback to install an in-ground swimming pool. The applicant is seeking approval for a 3-foot setback from the existing seawall/Mean High Water Line (MHWL), supported by a sealed engineering report. The City's updated policy allows reduced pool setbacks when a licensed engineer certifies that the proposed location will not impact the seawall's structural integrity or interfere with future maintenance or replacement. The applicant has provided this required certification, and the engineering analysis confirms the pool can be safely constructed at the proposed location. Given the limited rear-yard depth of the property, maintaining the full 10-foot setback would place the pool too close to the residence, restricting safe access and circulation. The reduced setback provides a functional layout while maintaining seawall protection. Based on the engineering documentation, site constraints, and the City's allowance for reduced setbacks under these conditions, I find no structural or safety concerns. I recommend approval of the requested variance.

City of Key Colony Beach Planning & Zoning Board

Post Hearing Questions

1.) Has the applicant shown good and sufficient cause to grant the variance?

Skip Helme	Y / N
George Lancaster	Y / N
Lin Walsh	Y / N
Leonard Geronemus	Y / N
Lynne Conkling	Y / N

Patricia Diebold – Alt	Y / N
Larry Freels – Alt	Y / N

2.) Will denial of the variance result in unnecessary hardship to the applicant?

George Lancaster	Y / N
Lin Walsh	Y / N
Leonard Geronemus	Y / N
Lynne Conkling	Y / N
Skip Helme	Y / N

Patricia Diebold – Alt	Y / N
Larry Freels – Alt	Y / N

3.) Granting this variance will not result in public expense, a threat to public health & safety and it will not create a threat to or nuisance, or cause fraud or victimization of the public?

Lin Walsh	Y / N
Leonard Geronemus	Y / N
Lynne Conkling	Y / N
Skip Helme	Y / N
George Lancaster	Y / N

Patricia Diebold – Alt	Y / N
Larry Freels – Alt	Y / N

4.) The property has unique or peculiar conditions or circumstances to this property that do not apply to other properties in the same zoning district.

Leonard Geronemus	Y / N
Lynne Conkling	Y / N
Skip Helme	Y / N
George Lancaster	Y / N
Lin Walsh	Y / N

Patricia Diebold – Alt	Y / N
Larry Freels – Alt	Y / N

5.) Granting this variance would not confer any special privileges in terms of established development in the immediate neighborhood?

Lynne Conkling	Y / N
Skip Helme	Y / N
George Lancaster	Y / N
Lin Walsh	Y / N
Leonard Geronemus	Y / N

Patricia Diebold – Alt	Y / N
Larry Freels – Alt	Y / N

AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF MONROE

Before me, the undersigned authority personally appeared Cheryl Baker, who, having been first duly sworn according to law, deposes and says:

- 1. I am the Administrative Assistant to the City Clerk for the City of Key Colony Beach.
- 2. I hereby confirm that on the 10 day of March, 2026 (no less than 30 days prior to the Planning & Zoning Public Hearing on April 15th, 2026, and the City Commission Public Hearing on May 21st, 2026) I mailed the Notice of Hearing by first class U.S. mail to the address on file with the Monroe County Property Appraiser's Office for all property owners within 300 feet of the property at 630 10th Street, Key Colony Beach, Florida, 33051.

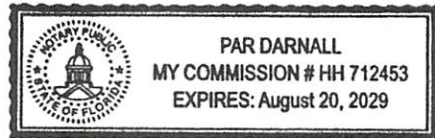


 Signature

Sworn and subscribed before me this
9 day of March, 2026.



 Notary Public, State of Florida
 My commission expires: 8-20-2029



Personally known
 _____ Produced _____ as identification

City of Key Colony Beach

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



To: Property Owners within 300 feet of 630 10th Street, Key Colony Beach, Florida 33051
From: The City of Key Colony Beach
Key Colony Beach Planning & Zoning Board **and** the Key Colony Beach City Commission

**NOTICE IS HEREBY GIVEN,
THAT THE CITY OF KEY COLONY BEACH WILL BE HOLDING
PUBLIC HEARINGS ON:**

DATE/TIME:

Planning & Zoning Hearing: Wednesday, April 15th, 2026, 3:30 P.M.
City Commission Public Hearing: Thursday, May 21st, 2026, 3:30 P.M.

LOCATION:

City of Key Colony Beach
City Hall Auditorium 'Marble Hall'
600 W. Ocean Drive, Key Colony Beach, Florida 33051,

To hear a Variance Request from Brian Vliem, Vliem Vacation Rentals LLC., owner of the property at 630 10th Street, Key Colony Beach, Florida 33051. This meeting will be available via Zoom Meetings. Members of the public who wish to attend virtually may email the City Clerk at cityclerk@keycolonybeach.net or call 305-289-1212, Ext. 2 for further instructions on attending via Zoom Meetings.

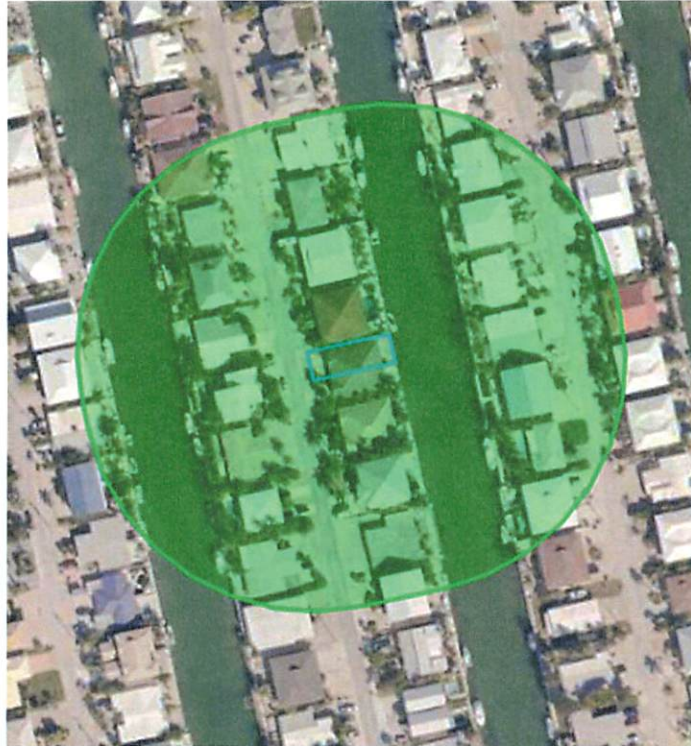
The applicants request a variance from the City of Key Colony Beach Land Development Regulations, Article IV, Sec. 101-26, for relief from the 10-foot setback from the MHW (mean-high water) line or the landward edge of the seawall, as applicable, to accommodate the proposed pool. The proposed pool would encroach into the setback by 3 feet.

Interested parties may attend the Hearing and be heard with respect to the requested variance.

If any person decides to appeal any decision made by the City Commission of the City of Key Colony Beach with respect to any matter considered at the Variance Hearing, 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.

If you are unable to attend the Hearings on Wednesday, April 15th, or Thursday, May 21st, 2026, but wish to comment, please direct correspondence to the City Clerk at P.O. Box 510141, Key Colony Beach, FL 33051, or via email at cityclerk@keycolonybeach.net, and your comments will be entered into the record.

Mailed: On or before March 16th, 2026
City Clerk, City of Key Colony Beach



Parcel ID 00075910-000100
Account# 9010585
Property ID 9010585
Millage Group 50KC
Location 630 10TH St, KEY COLONY BEACH
Address
Legal BK 10 N'LY 1/2 LOT 46 KEY COLONY BEACH 1ST ADDN PB4-11 SHELTER KEY OR1760-160
Description OR2097-1905 OR2160-1363 OR2222-1468 OR2872-2051 OR3252-1857 OR3345-1882
(Note: Not to be used on legal documents.)
Neighborhood 5040
Property Class SINGLE FAMILY RESID (0100)
Subdivision KEY COLONY BEACH 1ST ADD
Sec/Twp/Rng 05/66/33
Affordable
Housing

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF MONROE

Before me, the undersigned authority personally appeared, Cheryl Baker, who, having been first duly sworn according to law, deposes and says:

1. I am the Administrative Assistant to the City Clerk for the City of Key Colony Beach.
2. I hereby confirm that on the 26 day of March, 2026 (no less than 14 days prior to the Planning & Zoning Public Hearing on April 15th, 2026, and the City Commission Public Hearing on May 21st, 2026) I posted the Notice of Hearing for the property located at 630 10th Street, Key Colony Beach, Florida, 33051, at the United States Postal Office and City Hall.



Signature

Sworn and subscribed before me this
26 day of March, 2026.



Notary Public, State of Florida
My commission expires: 8-20-2029

Personally known

Produced _____ as identification





Published Weekly
Marathon, Monroe County, Florida

PROOF OF PUBLICATION

**STATE OF FLORIDA
COUNTY OF MONROE**

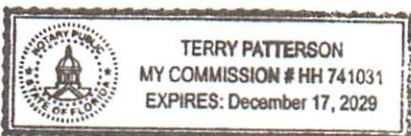
Before the undersigned authority personally appeared **JASON KOLER** who on oath, says that he is **PUBLISHER** of the **WEEKLY NEWSPAPERS**, a weekly newspaper published in Marathon, in Monroe County, Florida: that the attached copy of advertisement was published in said newspaper in the issues of: (date(s) of publication)

April 2, 2026

Affiant further says that the said **WEEKLY NEWSPAPERS** is a newspaper published at Marathon, in said Monroe County, Florida, and that the said newspaper has heretofore been continuously published in said Monroe County, Florida, once each week (on Thursday) and has been qualified as a second class mail matter at the post office in Marathon, in Monroe County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement. The affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s) and that The Weekly Newspapers is in full compliance with Chapter 50 of the Florida State Statutes on Legal and Official Advertisements.

Sworn to and subscribed before me this 2 day of APR, 2026.
(SEAL)

Terry Patterson
Notary



NOTICE IS HEREBY GIVEN, THAT THE CITY OF KEY COLONY BEACH WILL BE HOLDING PUBLIC HEARINGS ON:
DATE/TIME:
Planning & Zoning Hearing: Wednesday, April 15th, 2026, 3:30 P.M.
City Commission Public Hearing: Thursday, May 21st, 2026, 3:30 P.M.
LOCATION:
City of Key Colony Beach
City Hall Auditorium 'Marble Hall'
600 W. Ocean Drive, Key Colony Beach, Florida 33051.
To hear a Variance Request from Brian Vliem, Vliem Vacation Rentals LLC, owner of the property at 630 10th Street, Key Colony Beach, Florida 33051. This meeting will be available via Zoom Meetings. Members of the public who wish to attend virtually may email the City Clerk at cityclerk@keycolonybeach.net or call 305-289-1212, Ext. 2 for further instructions on attending via Zoom Meetings.
The applicants request a variance from the City of Key Colony Beach Land Development Regulations, Article IV, Sec. 101-26, for relief from the 10-foot setback from the MHW (mean-high water) line or the landward edge of the seawall, as applicable, to accommodate the proposed pool. The proposed pool would encroach into the setback by 3 feet.
Interested parties may attend the Hearing and be heard with respect to the requested variance. If any person decides to appeal any decision made by the City Commission of the City of Key Colony Beach with respect to any matter considered at the Variance Hearing, 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.
If you are unable to attend the Hearings on Wednesday, April 15th, or Thursday, May 21st, 2026, but wish to comment, please direct correspondence to the City Clerk at P.O. Box 510141, Key Colony Beach, FL 33051, or via email at cityclerk@keycolonybeach.net, and your comments will be entered into the record.
Published: On or before April 5th, 2026
City Clerk
City of Key Colony Beach
Publish:
April 2, 2026
The Weekly Newspapers

CITY OF KEY COLONY BEACH
P.O. BOX 510141
KEY COLONY BEACH, FL 33051-0141
305-289-1212 FAX: 305-289-1767

APPLICATION FOR VARIANCE

APPLICANT: Vliem Vaction Rentals- Brian Vliem (616)638-4756
Property Owner Name Phone Number

630 10th St., Key Colony Beach, FL N'y 1/2 Lot 46 BK 10 Key Colony Beach 1st Add
Street Address of Variance Lot Block Subdivision

9763 168th AVE. West Olive MI. 49460
Mailing Address of Property Owner

Owners may have an agent complete this application and represent them at the hearings. In this case, owners must attach to this application a written, signed statement stating the name of the individual or business that may represent them in this matter.

Agent Name Agent Phone Number

VARIANCE REQUESTED to: Land Development Regulations Chapter IV, Section 101-26 (11)
Code of Ordinances Chapter _____, Section _____

DESCRIPTION OF VARIANCE: Please describe the variance request in regard to type of structure, location on lot, distance from side, rear or front lot lines, or details of the variance, including the current rule in effect and the reason for the variance (for example, building would encroach into the setback by _____ feet). Also state if this is for future construction or existing conditions.

The requested variance is for relief from the 10'foot setback from the
MHW line (or the landward edge of the seawall, as applicable) in order to
accommodate the placement of the proposed pool.
The proposed pool would encroach into the setback by 3'

Please attach the following to this application:

- A sketch or site plan of the property showing the variance requested.
- Written responses to the five criteria (questions attached).
- Fee of \$700.00

Signature of Applicant Brian Vliem

Office Use Only

Date Filed 3-2-2026

Date Paid 3-2-26 Check # 1341

Variance granted / denied on (date) _____

Silvia Rossu
Signature of City Official

Applicant Questions and Responses- For larger font, please see attached Q&A page

Summarizing Land Development Code 101-171 (5)(a): Variances shall be approved only if the applicant can demonstrate a good and sufficient cause, that denial would result in unnecessary hardship, it will not be contrary to the public interest, that special conditions exist, and that it will not confer any special privilege on the applicant. Please see the attached pages for the entire city codes relating to Variances.

To assist the Planning & Zoning Committee and City Commission in evaluating this variance request, please answer the following questions:

1. What is the "good and sufficient cause" that explains why this variance should be granted?

The inability to construct a modestly sized pool materially limits the property's reasonable and competitive use, particularly in the current market where short-term rental viability is strongly tied to the availability of a pool. The subject property is constrained by limited lot depth and proximity to the Mean High Water (MHW). Certain residential models, including Ellison layouts, have reduced setbacks between the rear wall of the home and the MHW, leaving insufficient buildable area for a reasonably sized pool that complies with current setback requirements. These conditions are inherent to the platted lots and original home placement, not the result of any action by the owner.

2. What are the unnecessary hardships that would result if the variance is not granted?

Increasing numbers of pools are being permitted within KCB, establishing a clear pattern of neighborhood character and market expectation. Without relief, the property is placed at a competitive disadvantage compared to similarly situated properties.

3. If this variance is granted, would there be any increase to public expense that would not otherwise occur? Would it create a threat to public health and safety? Would it create a nuisance? Or cause fraud or victimization of the public?

The proposed pool is consistent with the established residential character of Key Colony Beach; Will not negatively impact adjacent properties; Will comply with all floodplain regulations, life-safety requirements, and environmental protections; Will not encroach into navigable waters or create environmental degradation. The requested relief represents the minimum variance necessary to allow: A modestly sized, code-compliant residential pool. Adequate circulation space for safe ingress and egress. Compliance with all applicable building, floodplain, environmental, and life-safety codes. The variance therefore upholds the spirit and intent of the Land Development Regulations while addressing unique site hardship.

4. What are the unique or peculiar physical/geographical circumstances or conditions that apply to this property, but do not apply to other properties in the same zoning district?

Strict application of the setback requirements to this uniquely constrained parcel would effectively preclude construction of a functional pool, thereby denying the property a right commonly enjoyed by similarly situated properties within the same zoning district. This creates a disproportionate burden on this parcel due to its physical configuration and original building placement.

5. If the variance is granted, would it confer upon the applicant any special privilege that is denied to other properties in the immediate neighborhood in terms of the established development pattern?

Approval of this request will not grant a special privilege inconsistent with other properties. Rather, it will allow the Applicant to enjoy substantially the same residential amenities that neighboring property owners currently enjoy. The variance merely restores parity within the zoning district.

Office Use Only

Comments and Recommendation of the Building Official

See additional memo for Building Official comments and recommendation

Applicant Questions and Responses-
LAND DEVELOPMENT REGULATIONS - Section 101-171. Variances.

(1) **Initiation.** Any owner, agent, lessee or occupant of land or a structure may apply in writing to the city clerk for a variance, on that land, from the requirements of this chapter, except that no request for a use variance will be considered. Details must be included with the request and be filed with the city clerk together with the established fee for a variance. If the applicant is other than the owner of the property, the written consent of the owner for the variance requested must be submitted with the application. When the petitioner is a public agency, the city commission may authorize the waiver or reduction of the fee.

(2) **Planning and zoning committee procedure.**

(a) Upon receipt of a written request, the city clerk will deliver the request to the planning and zoning committee.

(b) The planning and zoning committee shall make an investigation of the conditions pertaining to the requested variance in advance of the public hearing by the city commission. This investigation shall be at a duly noticed meeting. Mailing of notice of the meeting shall be made by the city to all property owners within three hundred (300) feet of the boundaries of the property which is the subject of the variance request.

(c) The planning and zoning committee, shall make their recommendation to the city commission in writing, based upon the standards in (5) below. They may recommend approval or disapproval of the variance or may recommend approval of the same subject to such specified conditions as it may deem to be necessary or advisable in furtherance of the provisions of this chapter. Reasons for the recommendation shall be stated.

(3) **City commission procedure.**

(a) After receipt of the planning and zoning committee report, the city commission shall give notice in a newspaper stating the date, time and place of a city commission public hearing as provided for in section 101-173.

(b) After their public hearing the city commission may approve or disapprove the requested variance or may approve the same subject to specified conditions as it may deem to be necessary or advisable in furtherance of the provisions of the zoning ordinance. If the applicant desires to present evidence not presented to the planning and zoning committee, the matter shall be returned to the planning and zoning committee for further deliberation and recommendation unless the city commission finds by majority vote that the new evidence is insignificant or unsubstantial.

(c) The commission shall state reasons for their decision, based on the standards detailed in (5) below.

(d) The decision of the city commission shall be final. No new request for similar action concerning the same property may be made to the city commission or planning and zoning committee for a period of not less than six (6) months after the date of said decision by the city commission.

(4) **Effective period.**

A building permit application must be submitted within twelve (12) months of variance approval otherwise the approval expires. Any extension of up to twelve (12) months may be granted by the city commission for good cause.

Applicant Questions and Responses-

(5) Standards for granting variances.

(a) Specific criteria:

- (1) The applicant shall demonstrate a showing of good and sufficient cause;**
- (2) Failure to grant the variance would result in unnecessary hardship to the applicant;**
- (3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public;**
- (4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district;**
- (5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of established development patterns.**

(b) Recommendations to the city commission.

- (1) If all 5 specific criteria are met, then the planning & zoning committee shall recommend approval to the city commission. Approval by the city commission would be by majority vote of the city commission.
If the planning & zoning committee finds the five (5) specific criteria are not met, they shall recommend disapproval of the variance unless they specifically find that the granting of the variance will have minimal adverse effect on other citizens of the city or on the city. Approval of a variance where all five (5) specific criteria are not met shall require a favorable vote of four-fifths (4/5) of the city commission.**
- (2) Conditions: The planning and zoning committee may recommend, and the city commission may prescribe, appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.**
- (3) Use Variance: Under no circumstances shall the city commission grant a variance to permit a use not generally permitted in the zoning district. No nonconforming use of neighboring lands, structures or buildings in the zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the authorization of a variance.**

INSTALL SWIMMING POOL

630 10TH ST, KEY COLONY BEACH



SITE DATA / PROJECT LOCATION:

SITE ADDRESS: 630 10TH ST, KEY COLONY BEACH
PARCEL NO.: 00075910-000100
LEGAL DESC.: BK 10 N'LY 1/2 LOT 46 KEY COLONY BEACH 1ST ADDN PB4-11 SHELTER KEY OR1760-160 OR2097-1905 OR2160-1363 OR2222-1468 OR2872-2051 OR3252-1857 OR3345-1882
OWNER / S: VLIEM VACATION RENTALS LLC
ZONING: SINGLE FAMILY RESID (0100)

DRAWING INDEX:

- C - 01 COVER SHEET
- C - 02 GENERAL NOTES
- C - 03 SITE PLAN
- C - 04 POOL DETAILS
- C - 05 POOL DETAILED SECTIONS
- C - 06 POOL TYPICAL DETAILS

SCOPE OF WORK:

NEW CONSTRUCTION

- PROPOSED 163± SF SWIMMING POOL
- PROPOSED 246± SF POOL PAVER DECK
- PROPOSED 44± SF SIDEWALK EXTENSION
- PROPOSED 59± LF RETAINING WALL

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
- 2020 NATIONAL ELECTRICAL CODE, NEC 2020
- AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE 7-22

DESIGN DATA :

DESIGN LOADS (MINIMUM):

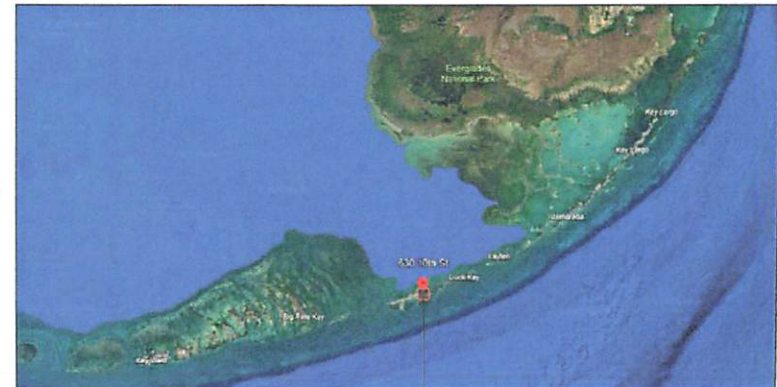
- A. DEAD LOAD FOR UPLIFT CALCULATION 7PSF
- B. GUARD RAILS / HANDRAILS 200 LBS

WIND DESIGN SPECIFICATIONS:

- A. BUILDING OCCUPANCY CATEGORY II
- B. CONSTRUCTION TYPE V-B
- C. OCCUPANCY CLASSIFICATION RESIDENTIAL
- D. WIND SPEED
 - a.) ULTIMATE = 180 MPH
- E. WIND EXPOSURE CATEGORY D
- F. INTERNAL PRESSURE COEFFICIENT +/-0.18
- G. WIND-BORNE DEBRIS AREA YES
- H. REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA
- I. 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.

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. 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.



RAPID PERMITS AND ENGINEERING

ADDRESS: PO Box 510573, Key Colony Beach, FL 33051
 CONTACT: 305-918-1400
 EMAIL: info@rapidpermitting.com

THREE GENTS LLC

James Rhyne, PE, No 94214
 157 Sapodilla Drive
 Islamorada, FL 33036

PROJECT TITLE:

**INSTALL SWIMMING POOL
 630 10TH ST, KEY COLONY BEACH**

LOCATION: 630 10TH ST, KEY COLONY BEACH
 Parcel ID - 00075910-000100

NO.	DESCRIPTION	REV. DATE
01	Cover Sheet	10/16/2025
02	Cover Sheet	10/24/2025
03	Cover Sheet	01/05/2026
04	Cover Sheet	01/21/2026

SHEET CONTENT:

PROJECT INFORMATION

DATE: 1/22/26

SHEET NO.:

C

01
06

GENERAL NOTES

GENERAL REQUIREMENTS

- Prior to commencing work, the Contractor must review the plans and site conditions, reporting any discrepancies or conflicts with these plans that could impact construction or safety to the Engineer.
- These plans are intended solely for construction at the specified location. For additional construction information, contact the Engineer of Record directly.
- The Contractor is not allowed to modify or amend any additional constructive information from the Engineer of Record.
- The Contractor is responsible for contacting Sunshine Utility Locate Service before beginning any construction in areas where underground utilities might be present. The Engineer of Record will not provide utility locations.
- The Engineer of Record does not supervise the Contractor or their employees during construction.
- 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 within these plans.
- Construction should comply with the Building Envelope Energy Requirements of the Florida Model Energy Code.
- The work quality must meet or exceed standard industry practices.
- Any deviations from these plans require review and approval by the Engineer of Record.
- Shering must be installed as needed to support all structural members of the existing structure.
- The Contractor is responsible for all means and methods necessary to improve or maintain the structural integrity and safety of the structure, including the design and installation of structural shoring or tie-downs, and diligent performance of work. The contractor is also responsible for the safety of all personnel in the work area.
- The Contractor must coordinate their work with other trades to avoid scheduling conflicts.
- 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 issues that do not adhere to the specified details.
- All pilings to be driven to refusal with 9' min. embedment into firm cap rock in a pre-drilled or pre-punched hole unless specifically specified otherwise.
- Engineer of Record to review and approve project pile log prior to the commencement of any work following the installation of piles.
- All water depths are considered to be approximate and may not reflect the actual water depth. Contractors and owner/s are responsible for verifying water depths prior starting project and notifying EOR of any discrepancies immediately.
- Contractor is responsible for determining the structural integrity of all surrounding foundations, structures, seawalls, stabilization materials, etc. This pertains to the project site as well as all surrounding properties. Contractor to notify EOR of any potential concerns prior to construction and not perform any demolition or construction until all concerns are rectified. Contractor takes full responsibility for the safety and integrity of all surrounding items aforementioned.

POOL BARRIER NOTES:

- Outdoor swimming pool barrier shall comply with the 8th edition 2023 sections #501.17.1.1 through #501.17.1.14.
- The top of the barrier shall be 48 inches (1216 mm) above grade measured on the side of the barrier which faces away from the swimming pool.
- The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (52mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the structure is above grade, the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102mm).
- The barrier may not have any gaps, openings, indentations, protrusions or structural components that could allow a young child to crawl under, squeeze through or climb over the barrier as herein described below. One end of a removable section without the aid of tools. Openings in any barrier shall not allow the passage of a 4 inch diameter (102 mm) sphere.
- Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tumbled masonry joints.
- Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143mm) the horizontal members shall be located on the swimming pool part of the fence. Spacing between vertical members shall not exceed 1-3/4 inches (44mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3/8" (44mm) in width.
- Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within the vertical members, spacing within the cutouts shall not exceed 1-3/4 inches (44 mm).
- Maximum mesh size for chain link fences shall be 2-1/4 inch square (57 mm) unless the fence is provided with slats fastened at top or bottom which reduce openings to no more than 1-3/4 inches (44 mm).
- Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall not be more than 1-3/4 inches (44 mm).
- Access gates, when provided shall be self closing and shall comply with the requirements of sections #501.17.1.7 and shall be equipped with a self latching locking device on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate. The device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any openings or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gate and barrier greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
- Where a 1/2 inch (12.7 mm) of a dwelling serves as a barrier, one of the following shall apply:
- All doors and windows providing direct access from the house to the pool shall be equipped with an exit alarm complying with 2017 that has a minimum sound pressure of 95 db at 10 feet (3048 mm) above the threshold of the access. Separate alarms are not required for each door or window if 8 sensors wired to central alarm sound when contact is broken at any opening. Exceptions:
 - Screen or protected windows having a bottom sill height of 48 inches (1216 mm) or more measured from the interior finished floor at the pool access level.
 - Windows facing the pool on the floor above the first story.
 - Screened or protected pass-through windows 42 inches (1067 mm) or higher with a counter beneath.
 - All doors providing direct access from the home to the pool may be equipped with a self closing, self latching device with the positive mechanical latching/locking device installed a minimum of 54 inches (1372 mm) above the threshold, which is approved by the authority having jurisdiction.

PLUMBING NOTES:

- All pool and equipment piping shall be schedule 40, pre-weld, non-threaded, not approved substituted continuously on ground or on maximum 4" centers with clevis hangers.
- All suction shall be 2" diameter and all pressure piping 1-1/2" diameter unless otherwise noted.
- Pool water disposal shall be in accordance with local building department requirements.
- All water main drains shall have its plate securely fastened with temporary screw.
- Pool vacuum shall have spring loaded cap in accordance with the Florida building code.
- All piping shall be installed in accordance with the Florida building code-plumbing section 309 as it pertains to buoyancy.
- The water velocity through all suction piping shall be less than 8 feet per second.
- The water velocity through all pressure piping shall be less than 10 feet per second.
- All piping shall be suitable for exposure to ultra violet radiation and normal operating temperatures.

CONCRETE NOTES:

- Engineer of record must be notified within 48 hours of placing concrete.
- Concrete work shall be in accordance with the latest edition of ACI 301 "Specification for Structural Concrete for Buildings" and ACI 318 building code requirements for structural concrete.
- Structural concrete shall conform to the requirements of ACI 301 and shall attain a minimum compressive strength in 28 days of 4,000 PSF. Unless noted otherwise.
- Provide a minimum of 6 mil vapor barrier at all air conditioned spaces & garage holes in vapor barrier are not permitted. Tape around all seams and cut-outs.
- All reinforcing shall conform to ASTM A615 for grade 60 steel/welded wire mesh to conform to ASTM A-185.
1. Provide chairs & bolsters; 2.1.1 bolsters to have plastic coated legs 5 feet (if exposed to exterior elements).
6. The minimum concrete coverage over all reinforcing bar shall be as follows: 6.1.1 3" for all applications.
- Construction joints design and location shall conform strictly to the requirements of the plans and specifications, any construction or control desired or preferred by the contractor shall be approved by the engineer prior to construction of those areas involved.
- Check all drawings and applicable manufacturer's shop drawings for location of all embedded items, such as pipe sleeves, anchor bolts, etc. prior to placing concrete.
- Reinforcement for continuous footings shall be continuous and spliced with a full 48" diameter splice length.

ELECTRICAL NOTES

- All electrical work shall conform to the latest edition of the N.E.C. And local building codes having jurisdiction. All materials shall bear underwriters laboratory label or be UL Listed.
- Workmanship shall be in accordance with good trade practices.
- All excavating and backfilling required for electrical work shall be the responsibility of the electrical subcontractor.
- Connections to equipment, electrical subcontractor shall verify nongas data of a/c equipment, water heaters and other equipment to obtain correct wire sizes and over-current protection prior to installation of rough electric wiring. The electrical subcontractor shall make the electrical connection to all equipment requiring current, all control wiring shall be carried out by the electrical contractor as directed by the mechanical subcontractor.
- Overhead electric conductor clearances, horizontal or vertical shall be maintained.
- All receptacles and equipment shall be gfi protected.
- Verify exact location of electrical outlets and lights prior to execution of rough-work.
- All raceways and non-current carry metal enclosures shall be mechanically and electrically grounded.
- All raceway and outlets in finished areas shall be mounted and supported.
- All work shall be rigidly mounted and supported.
- Electrical outlets (receptacles and lighting) below the base flood elevation shall be installed at the highest permitted elevation and shall be installed on separate circuit from those in habitable areas with gfi protection.
- All water heaters shall be mechanically grounded.
- All 15- and 20- ampere, single phase, 125-volt receptacles located within 20 feet (6096mm) of the inside walls of pools and outdoor spas and hot tubs shall be protected by a ground-fault circuit-interrupter. Outlets supplying pool pump motors from branch circuits with short-circuit and ground-fault protection rated 15 or 20 amperes, 125 volts through 240 volts, single phase, whether by receptacle or direct connection, shall be provided with ground-fault circuit-interrupter protection for personnel.
- The equipotential bonding required by this section shall be installed to reduce voltage gradients in the pool area as prescribed.
- The parts of pool, spa, and hot tubs specified below shall be bonded together using insulators, covered or bare solid copper conductors not smaller than 8 awg or using rigid metal conduit of brass or other identified corrosion resistant metal. An 8 awg or larger solid copper bonding conductor provided to reduce voltage gradients in the pool, spa or hot tub area shall not be required to be extended or attached to remote panelboards, service equipment, or electrodes. Connections shall be made by exothermic welding, by listed pressure connectors or clamps that are labeled as being suitable for the purpose and that are made of stainless steel, brass, copper or copper alloy, machine screw-type fasteners that engage not less than two threads or are secured with a nut, thread-forming machine screws that engage not less than two threads, or terminal bar. Connection devices or fittings that depend solely on solder shall not be used. Sheet metal screws shall not be used to connect bonding conductors or connection devices.
 - Conductive pool shells. Bonding to conductive pool shells shall be provided as specified in Item a.1 or a.2. Poured concrete, pneumatically applied or sprayed concrete and concrete block with painted or plastered coatings shall be considered to be conductive materials because of their water permeability and porosity. Vinyl liners and fiberglass composite shells shall be considered to be nonconductive materials.
 - Structural reinforcing steel. Unencapsulated structural reinforcing steel shall be bonded together by steel wire or the equivalent. Where structural reinforcing steel is encapsulated in a nonconductive compound, a copper conductor grid shall be installed in accordance with Item a.2.
 - Copper conductor grid. A copper conductor grid shall be provided and shall comply with Items a.2.1 through a.2.4:
 - It shall be constructed of minimum 8 awg bare solid copper conductors bonded to each other at all points of crossing.
 - It shall conform to the contour of the pool and the pool deck.
 - It shall be arranged in a 12 inch (305mm) by 12 inch (305mm) network of conductors in a uniformly spaced perpendicular grid pattern with a tolerance of a 4 inches (102mm).
 - It shall be secured withing or under the pool not more than 6 inches (152mm) from the outer contour of the pool shell.
 - Perimeter surfaces. The perimeter surface shall extend for 3 feet (914mm) horizontally beyond the inside walls of the pool and shall include unpaired surfaces, poured concrete surfaces and other types of paving. Perimeter surfaces that extend less than 3 feet (914mm) beyond the inside wall of the pool and that are separated from the pool by a permanent wall or building 5 feet (1524mm) or more in height shall require equipotential bonding on the pool side of the permanent wall or building. Bonding to perimeter surfaces shall be provided in Item b.1 or b.2 and shall be attached to the pool, spa or hot tub reinforcing steel or copper conductor grid at a minimum of four points uniformly spaced around the perimeter of the pool, spa or hot tub. For nonconductive pool shells, bonding at four points shall not be required.

Exception: the equipotential bonding requirements for perimeter surfaces shall not apply to a listed self-contained spa or hot tub located indoors and installed above a finished floor.

 - Structural reinforcing steel, structural reinforcing steel shall be bonded in accordance with Item a.1.
 - Alternate means. Where structural reinforcing steel is not available or is encapsulated in a nonconductive compound, a copper conductor(s) shall be used in accordance with Items b.2.1 through b.2.5:
 - At least one minimum 8 awg bare solid copper conductor shall be provided.
 - The conductors shall follow the contour of the perimeter surface.
 - Splices shall be listed.
 - The required conductor shall be 18 to 24 inches (457 to 610mm) from the inside walls of the pool.
 - The required conductor shall be secured withing or under the perimeter surface 4 to 6 inches (102 to 152mm) below the subgrade.
 - Metallic components. All metallic parts of the pool structure, including reinforcing metal net addressed in Item a.1, shall be bonded. Where reinforcing steel is encapsulated with a nonconductive compound, the reinforcing steel shall not be required to be bonded.
 - Underwater lighting. All metal forming shells and mounting brackets of no-niche luminaires shall be bonded.
 - Exception: listed low-voltage lighting systems with non-metallic forming shells shall not require bonding.
 - Metal fittings. All metal fittings within or attached to the pool structure shall be bonded. Isolated parts that are not over 4 inches (102mm) in any dimension and do not penetrate into the pool structure more than 1 inch (25.4mm) shall not require bonding.
 - Electrical equipment. Metal parts of electrical equipment associated with the pool water circulating system, including pump motors and metal parts of equipment associated with pool covers, including electric motors shall be bonded.

Exception: motor parts listed equipment incorporating an approved system of double insulation shall not be bonded.

 - Double insulated water pump motors. Where double insulated water pump motor is installed under the provisions of this Item, a solid 8 awg copper conductor of sufficient length to make a bonding connection to a replacement motor shall be extended from the bonding grid to an accessible point in the vicinity of the pool pump motor. Where there is no connection between the swimming pool bonding grid and the equipment grounding system for the premises, this bonding conductor shall be connected to the equipment grounding conductor of the motor circuit.
 - Pool water heaters. For pool water heaters rated at more than 50 amperes and having specific instructions regarding bonding and grounding, only those parts designated to be bonded shall be bonded and only those parts designated to be grounded shall be grounded.
- The existing panel shall be inspected by a Licensed electrical contractor and certified it can handle the additional load. If not then Licensed electrical contractor to update panel. The calculations were done on information provided by owner and to be confirmed at the time of construction. The engineer will not be held liable for information / assumptions made if details described in the plans are not experienced at the existing structure during construction. Any information conflicting with the proposed sheet to be brought to engineers attention before proceeding.

STRUCTURAL NOTES:

- All pool concrete shall develop a minimum 28 day compressive strength of 5000 psi.
- All reinforcing steel shall have a minimum yield strength of 60,000 psi.
- All cast concrete (when installed under these plans) shall have a minimum 28 day compressive strength of 2,500 psi.
- The design of this project has incorporated a rational design approach based on accepted engineering principles.
- All reinforcing steel splices shall be 18" in length unless otherwise indicated on these plans.
- All reinforcing steel bends shall be by hand without the application of heat to the steel.
- The design and applicable scope of work is intended to comply with the 2023 Florida Building Code and ASCE 7-22.
- The structure referenced in these documents is designed to withstand the applicable forces from 180MPH wind load and a force live load of 40PSF in accordance with ASCE 7-22.
- The soil bearing capacity must not exceed 2,000LBS per SQ. FT. Compaction required (Standard Proctor) typical under slabs, pile caps, grade beams, and foundation and where concrete is in contact with the soils at 95%.
- The engineer must be notified and submit a written approval for all modifications or deviations from the specified design.
- 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 diaphragms.
- The contractor must submit material certifications/specifications, shop drawings and section plans/drawings for all components & construction methods required for the structure to be constructed.
- All major structural shop drawings must be submitted with calculations and the seal of a Florida Professional Engineer.



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

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. 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.

	RAPID PERMITS AND ENGINEERING ADDRESS: PO Box 510573, Key Colony Beach, FL 33051 CONTACT: 305-916-1400 EMAIL: info@rapidpermitting.com	THREE GENTS LLC James Ryhe, PE, No 94214 157 Sapodilla Drive Islamorada, FL 33036	PROJECT TITLE:	NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
			INSTALL SWIMMING POOL 630 10TH ST, KEY COLONY BEACH	01	General Notes	10/16/2025	GENERAL NOTES	02 06
				02	General Notes	10/24/2025		
				03	General Notes	01/05/2026		
				04	General Notes	01/21/2026		
	LOCATION: 630 10TH ST, KEY COLONY BEACH Parcel ID - 00075916-00010						DATE: 1/22/26	

NOTES:
 ALL WORK TO BE DONE IN COMPLIANCE WITH THE FBC 2023 8TH EDITION, ANY DETAILS NOT SHOWN ON THESE PLANS SHEETS ARE TO BE ENGINEERED BY OTHERS. THE ENGINEER SHOULD NOT BE MADE LIABLE FOR DETAILS NOT SHOWN AS THEY ARE NOT INCLUDED IN THE SCOPE OF WORK. THE SCOPE OF WORK IS LIMITED TO THE DETAILS SPECIFIED ON THE INCLUDED SHEETS. TO VERIFY THE VALIDITY OR APPLICABILITY OF THE SEAL OR SIGNATUR, CONTACT THE ENGINEER

FLOOD CRITERIA:
 FLOOD ZONE - "AE"
 BASE FLOOD ELEVATION - 8' N.G.V.D.
 DESIGN FLOOD ELEVATION - 9' N.G.V.D.

CONSTRUCTION NOTES

· ENGINEER TO PERFORM ON-SITE SEAWALL STRUCTURAL ASSESSMENT, CONCLUDING THAT THE POOL DOES NOT COMPROMISE SEAWALL INTEGRITY.

- Install Temporary Silt Fence
- Install Stair (1) Step, (2) Rises
- Proposed 44± SF Concrete Sidewalk Extension
- Proposed Pool Equipment Pad
- Existing 2,264± SF Home Lot Coverage
- Existing 70± SF Concrete Walkway Outside Roof Canopy
- Proposed 295± SF Swale, 6.9" Deep, 85.07 CF
- Dewatering Location

- Proposed 246± SF Pool Paver Decking with Stairs (Match Elev. of Step off Rear Door)
- Future Permit 10'x8' Tiki
- Riparian Line
- Install Stair (2) Steps, (3) Rises
- Existing 236± SF Concrete Dock (no work)
- Proposed 59± LF Retaining Wall 8" to 24" Max Height
- Existing MHWL
- Install (4) 10" Sq. Concrete Pilings Driven to Refusal
- Proposed 163± SF Swimming Pool
- Riparian Line
- Existing Gravel to Remain

LAND OPEN SPACE CALCULATIONS:

LAND AREA
 TOTAL LOT AREA = 4,125 SF

AREA COVERAGE
 EXISTING HOME LOT COVERAGE = 2,264 SF
 EXISTING CONCRETE DRIVEWAY = 288 SF
 EXISTING CONCRETE WALKWAY OUTSIDE ROOF CANOPY = 70 SF
 EXISTING CONCRETE DOCK = 236 SF
 PROPOSED SWIMMING POOL OUTSIDE ROOF CANOPY = 128 SF (NEW IMPERVIOUS AREA)
 PROPOSED POOL PAVER DECKING OUTSIDE ROOF CANOPY = 200 SF (NEW IMPERVIOUS AREA)
 PROPOSED RETAINING WALL OUTSIDE ROOF CANOPY = 37 SF (NEW IMPERVIOUS AREA)
 PROPOSED CONCRETE SIDEWALK EXTENSION = 44 SF (NEW IMPERVIOUS AREA)

TOTAL AREA COVERAGE = 3,267 SF
 3,267 / 4,125 = 79.20% COVERAGE
 858 SF OPEN SPACE = 20.80% OPEN SPACE

TOTAL LOT NEW IMPERVIOUS AREA: 128 + 200 + 37 + 44 = 409 SF
 SWALE VOLUME REQUIRED: (409 x 0.208) = 85.07 CF
 SWALE LENGTH: 85.07 / 1.3283 = 64.04 LF

PROPOSED SCOPE OF WORK

NEW CONSTRUCTION

- PROPOSED 163± SF SWIMMING POOL
- PROPOSED 246± SF POOL PAVER DECK
- PROPOSED 44± SF SIDEWALK EXTENSION
- PROPOSED 59± LF RETAINING WALL

630 10th St, Key Colony Beach

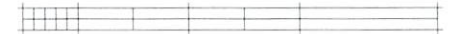
SITE PLAN

1
C-03

SCALE: 3" = 50'



0 10ft 20ft 30ft 40ft 50ft 75ft



RAPID PERMITS AND ENGINEERING

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

THREE GENTS LLC


James Rhyne, PE, No. 94214
 157 Sapodilla Drive
 Islamorada, FL 33036

PROJECT TITLE:

**INSTALL SWIMMING POOL
 630 10TH ST, KEY COLONY BEACH**

LOCATION: 630 10TH ST, KEY COLONY BEACH
 Parcel ID - 00075910-000100

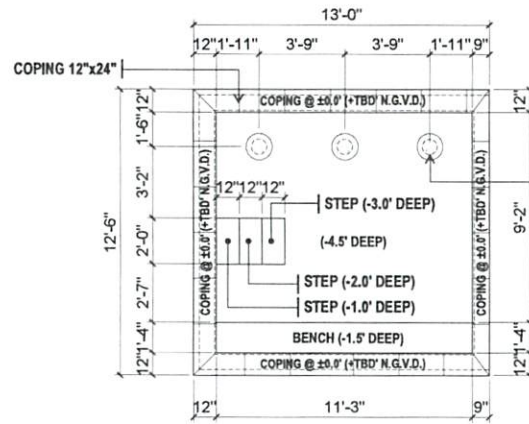
NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
01	Site Plan	10/16/2025	SITE PLAN	C 03 06
02	Site Plan	10/24/2025		
03	Site Plan	01/05/2026		
04	Site Plan	01/21/2026		
			DATE: 1/22/26	



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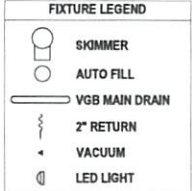
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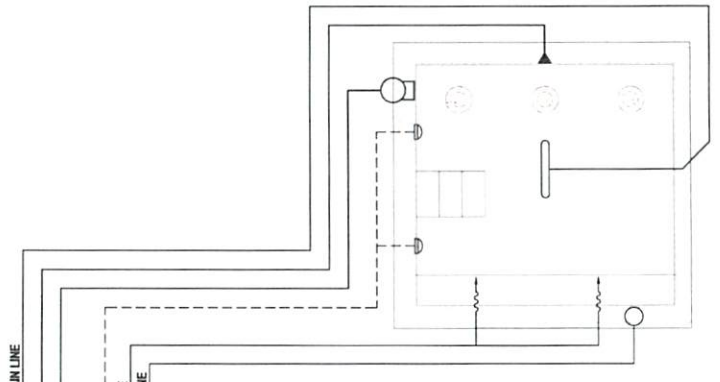
A 630 10th St, Key Colony Beach
POOL LAYOUT
 C-04 SCALE: 1/4" = 1'

WORKMANSHIP AND MATERIALS TO CONFORM TO ASCE 7-22 AND 2023 FLORIDA BUILDING CODE.
 POOL TO HAVE COVER FREE LIQUID SOLAR BLANKET ADDED TO WATER PER MANUFACTURERS INSTRUCTIONS



- NOTES:**
- ALL METALLIC ITEMS WITHIN 5'-0" OF WATERS EDGE TO BE BONDED WITH #8 SOLID INSULATED WIRE (UL Listed) FROM POOL STEEL.
 - ALL GROUND WIRES CONNECTED TO STEEL WITH BRASS GROUND LUGS.
 - G.F.I. OUTLET 10' MIN AND 20' MAX FROM POOL.
 - STEEL OVERLAP TO BE 48 TIMES BAR DIAMETER.
 - PIPING TO BE PVC SCHEDULE 40 MINIMUM AND ALL PRESSURE PIPING AND MAIN DRAIN PIPING MUST BE PRESSURE TESTED PRIOR TO GUNITE (CONCRETE).
 - THIS NOT A DIVING POOL.
 - SWIMMING POOL FILL HOSE TO BE EQUIPPED WITH VACUUM BREAKER.
 - SWIMMING POOL WILL MEET FBC BARRIER REQUIREMENTS

INSTALL (3) 14" DIA. CONCRETE STOOLS

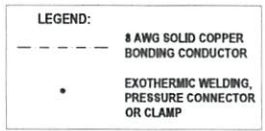


C 630 10th St, Key Colony Beach
POOL PLUMBING PLAN
 C-04 SCALE: 1/4" = 1'

EQUIPOTENTIAL BONDING GRID REFER TO NEC ARTICLE 680.26 (BX1) THROUGH (BX7) EQUIPOTENTIAL BONDING GRID TO RUN CONTINUOUSLY AROUND THE CONTOUR OF POOL EXTENDING 18"-24" FROM THE INSIDE WALLS OF THE POOL. THE 4" TO 6" BELOW GRADE GRID PATTERN SHALL BE SECURED WITHIN OR UNDER THE POOL DECK MEDIA. THE GRID SHALL BE CONSTRUCTED OF MINIMUM #8 AWG BARE OR SOLID COPPER CONDUCTORS. EQUIPOTENTIAL BONDING CONDUCTOR SHALL COMPLY WITH 2023 FLORIDA BUILDING CODE ALTERNATIVE & EQUIVALENT METHOD TO NEC 2020 ART. 680.26

- FOUNDATION NOTES:**
- SOIL TO BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM-1557 (MODIFIED PROCTOR).
 - FOUNDATIONS ARE DESIGNED BASED ON PRESUMPTIVE SAFE MINIMUM SOIL BEARING PRESSURE OF 2000 PSF.
 - CONCRETE SHALL BE PLACED ON CLEAN COMPACTED SOIL FREE OF ORGANIC DEBRIS.

STRUCTURAL NOTE:
 SOIL CONDITIONS WILL BE DETERMINED ONCE EXCAVATION IS STARTED. IF SOIL IS LOOSE THEN CONCRETE DRIVEN PILING ARE TO BE USED. IF CONDITIONS ARE ROCK, CONCRETE AUGERS ARE TO BE USED.



PIPING AND HYDRAULICS WATER VELOCITY

LINE TYPE	SIZE	FLOW (GPM)	FPS
RETURN LINE	2"	60.0	6.34
MAIN DRAIN LINE	2 1/2"	80.0	6.34
SKIMMER LINE	2"	30.0 @ 50%	3.41

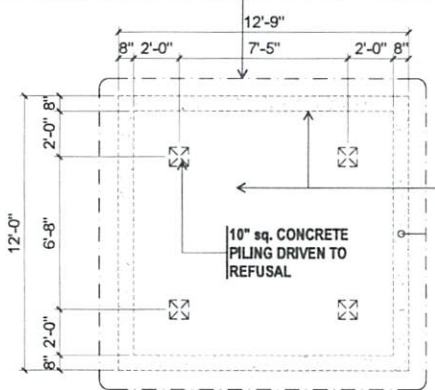
10 FPS MAX
8 FPS MAX
8 FBS MAX

MAXIMUM SYSTEM FLOW RATE BASED ON MAX FLOW CAPACITY OF THE VS PUMP JANDY 1.65 HP

VGB APPROVED MAIN DRAIN SUCTION OUTLETS: HAYWARD WG 1154 AV RATED @ 125 GPM EA. FLOOR INSTALLATION

2.87 FPS 3 FPS MAX INTERCONNECTING LINE VGB COMPLIANT ANSI / APSP-7 2006 & 2023 F.B.C.

POOL ELECTRICAL LOAD CALCULATIONS:
 POOL FILTER PUMP @ 100% = 1,865 W.
 POOL HEATER @ 100% = 7,500 W.
 POOL LIGHTS @ 100% = 42 W.
 TOTAL CONNECTED LOAD = 9,407 WATTS/240 VOLTS = 39.19 AMPS



B 630 10th St, Key Colony Beach
POOL STRUCTURAL PLAN
 C-04 SCALE: 1/4" = 1'

MINIMUM POOL TURNOVER RATE

GALLONS	4 HOUR TURNOVER	8 HOUR TURNOVER	10 HOUR TURNOVER
15,000	50 GPM	31 GPM	25 GPM
20,000	61 GPM	42 GPM	34 GPM
25,000	83 GPM	52 GPM	42 GPM
30,000	100 GPM	63 GPM	50 GPM

POOL VOLUME 3,596 / 8 HOURS (ASSUMED) 449.5 / 60 MIN. 7.50 GALLONS PER MINUTE MINIMUM TURNOVER RATE

MAXIMUM GPM FLOW RATES

PIPE SIZE	6 FT/SEC SUCTION	8 FT/SEC RETURN
1.5"	37 GPM	50 GPM
2"	62 GPM	85 GPM
2.5"	88 GPM	120 GPM
3"	136 GPM	184 GPM
4"	234 GPM	313 GPM

MINIMUM FLOW (TURNOVER RATE) = 7.50 GPM
 MAXIMUM FLOW (WATER VELOCITY) FOR 2 1/2" PIPE @ 6 FT/SEC = 90 GPM
 MAXIMUM RETURN FOR 2" PIPE = 84 GPM
 OPTIMUM FLOW RATE = 7.50 GPM IS LESS THAN 84 GPM

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

JAMES RHYNE PE. No 94214

ON THE DATE ADJACENT TO THE SEAL

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JAMES ALEXANDER RHYNE
 LICENSE
 No. 94214
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER



RAPID PERMITS AND ENGINEERING

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

THREE GENTS LLC

James Rhyne, PE. No 94214
 157 Sapodilla Drive
 Islamorada, FL 33036

PROJECT TITLE:
 INSTALL SWIMMING POOL
 630 10TH ST, KEY COLONY BEACH

LOCATION: 630 10TH ST, KEY COLONY BEACH
 Parcel ID - 00975910-000100

NO.	DESCRIPTION	REV. DATE
01	Pool Details	10/16/2025
02	Pool Details	10/24/2025
03	Pool Details	01/05/2026
04	Pool Details	01/21/2026

SHEET CONTENT:
POOL DETAILS

DATE: 1/22/26

SHEET NO.:
 C 04
 06



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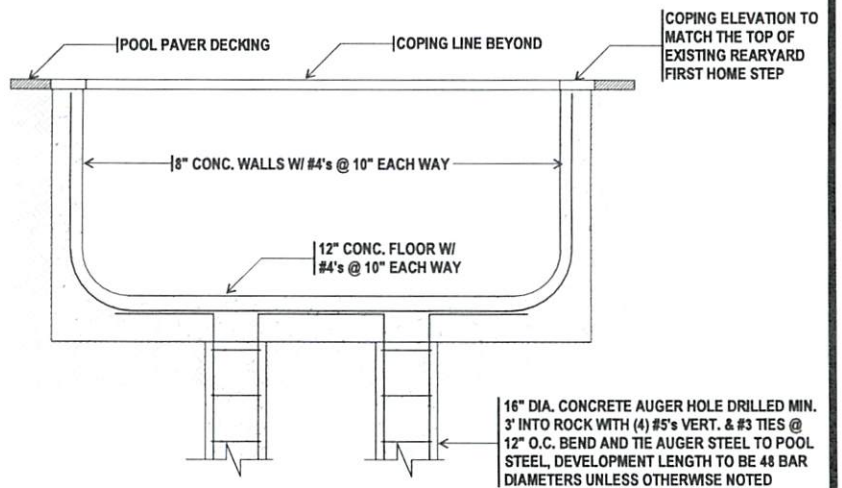
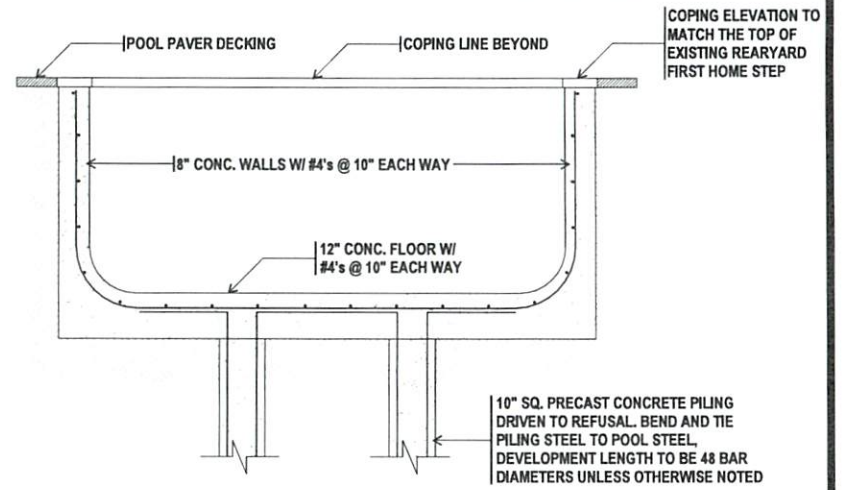
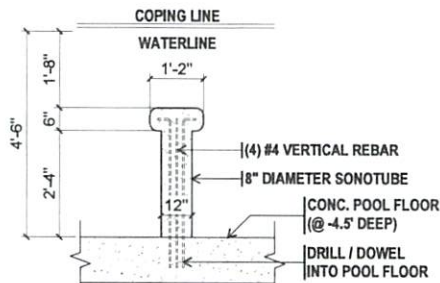
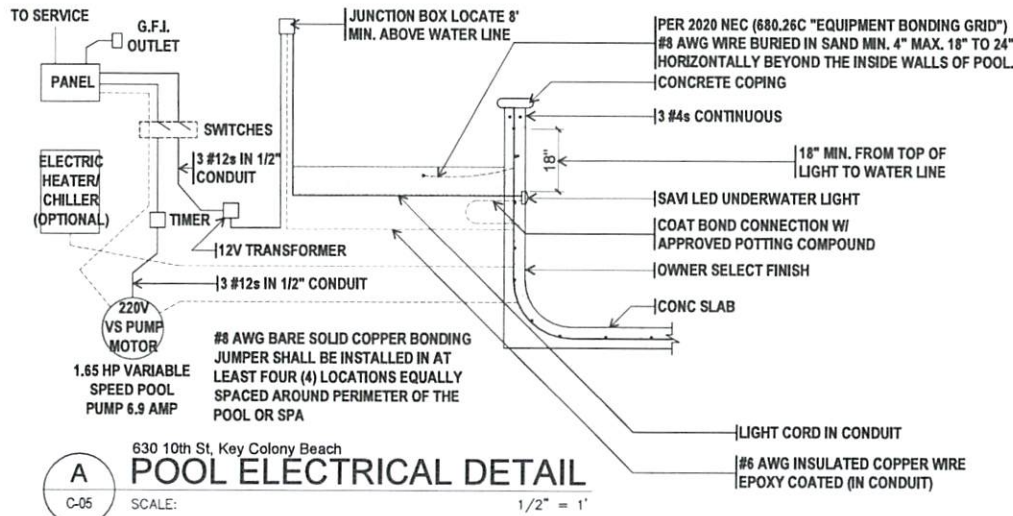
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NOTE:
ALL ELECTRICAL TO COMPLY TO N.E.C. ALL EQUIPMENT INSTALLED PER MANUFACTURER SPECIFICATIONS. ALL METALLIC ITEMS WITHIN 5'-0" OF WATER'S EDGE OF POOL TO BE BONDED WITH #8 SOLID INSULATED WIRE UL LISTED FROM POOL STEEL. ALL GROUND WIRES CONNECTED TO STEEL WITH BRASS GROUND LUGS. GFI OUTLET 10' MIN. AND 20' MAX FROM POOL.

STRUCTURAL NOTE:
SOIL CONDITIONS WILL BE DETERMINED ONCE EXCAVATION IS STARTED. IF SOIL IS LOOSE THEN CONCRETE DRIVEN PILING IS TO BE USED. IF CONDITIONS ARE ROCK, CONCRETE AUGERS ARE TO BE USED.



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CONTACT: 305-916-1400
EMAIL: info@rapidpermitting.com

THREE GENTS LLC

James Rhyne, PE, No. 94214
157 Sapodilla Drive
Islamorada, FL 33036

PROJECT TITLE:

**INSTALL SWIMMING POOL
630 10TH ST, KEY COLONY BEACH**

LOCATION: 630 10TH ST, KEY COLONY BEACH
Parcel ID - 00075910-000100

NO.	DESCRIPTION	REV. DATE
01	Detailed Sections	10/16/2025
02	Detailed Sections	10/24/2025
03	Detailed Sections	01/05/2026
04	Detailed Sections	01/21/2026

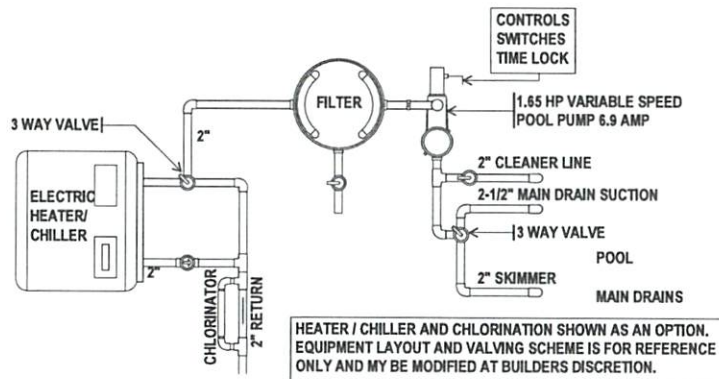
SHEET CONTENT:

POOL DETAILED SECTIONS

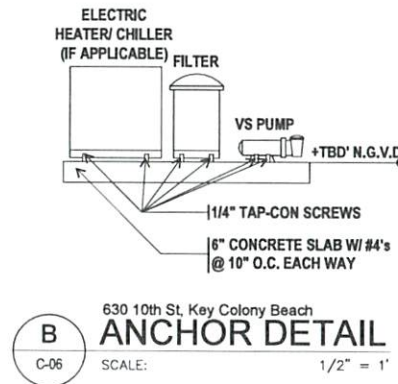
DATE: 1/22/26

SHEET NO.:

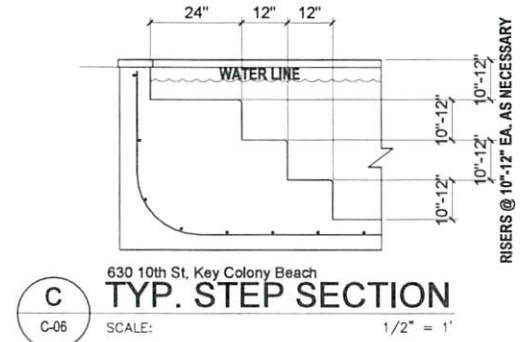
**05
06**



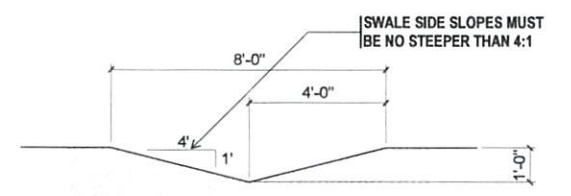
A 630 10th St, Key Colony Beach
PLUMBING DIAGRAM
C-06 SCALE: 1/2" = 1'



630 10th St, Key Colony Beach
B ANCHOR DETAIL
C-06 SCALE: 1/2" = 1'

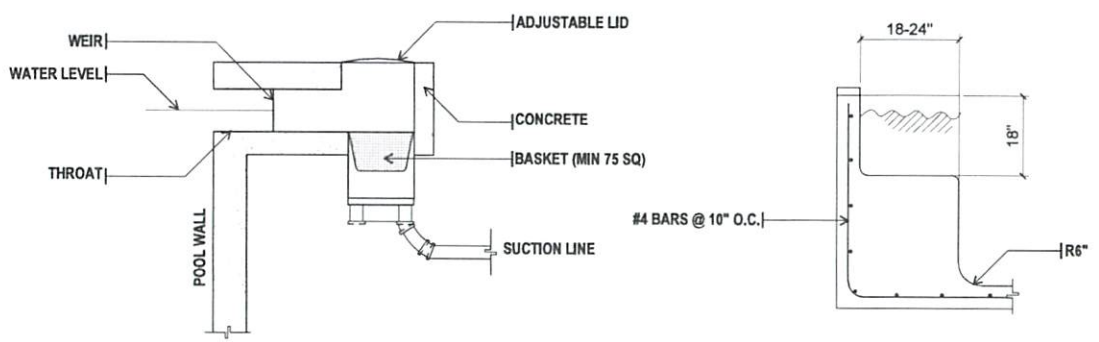


630 10th St, Key Colony Beach
C TYP. STEP SECTION
C-06 SCALE: 1/2" = 1'

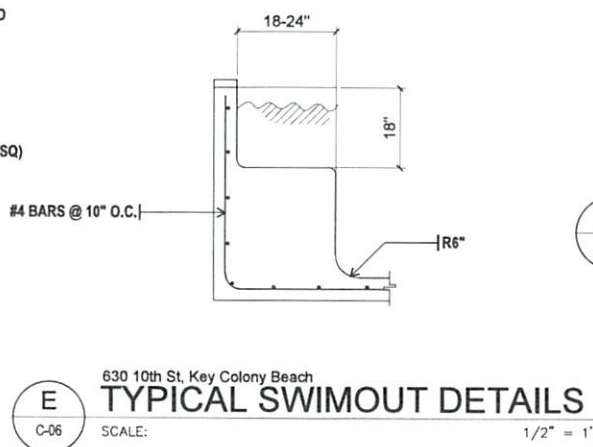


* SWALE SLOPES & FLOOR TO BE STABILIZED WITH VEGETATION OR GRAVEL

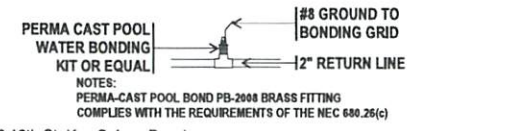
630 10th St, Key Colony Beach
F TYPICAL SWALE DETAILS
C-06 SCALE: 3/8" = 1'



630 10th St, Key Colony Beach
D SKIMMER DETAIL
C-06 SCALE: 1/2" = 1'



630 10th St, Key Colony Beach
E TYPICAL SWIMOUT DETAILS
C-06 SCALE: 1/2" = 1'



630 10th St, Key Colony Beach
G POOL WATER BONDING DETAIL
C-06 SCALE: 1/4" = 1'

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

JAMES RHYNE PE, No. 94214

ON THE DATE ADJACENT TO THE SEAL.

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RAPID PERMITS AND ENGINEERING

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

THREE GENTS LLC

James Rhyme, PE, No. 94214
157 Sapodilla Drive
Islamorada, FL 33036

PROJECT TITLE:	NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
INSTALL SWIMMING POOL 630 10TH ST, KEY COLONY BEACH	01	Typical Details	10/16/2025	POOL TYPICAL DETAILS	C 06 / 06
	02	Typical Details	10/24/2025		
	03	Typical Details	01/05/2026		
	04	Typical Details	01/21/2026		
LOCATION: 630 10TH ST, KEY COLONY BEACH Parcel ID - 00075910-000100				DATE: 1/22/26	

02/13/2026

City of Key Colony Beach Building Department
600 E Ocean Dr
Key Colony Beach, FL 33051

Re: 630 10th St Pool Installation
630 10th St
Key Colony Beach, FL 33051

I, James Rhyne, P.E., certify that I have developed and reviewed the structural design, plans, and specifications for the proposed design and when appropriate methods of construction are used in accordance with accepted standards of practice the following provision remains true.

The pool and its elements, designed specifically for this property, have been designed as a standalone structure that will not impact, impose loads upon, or rely on the existing seawall for structural support or stability. Furthermore, based on visual observation and available information, the existing seawall and its foreseen structural components are presently in sufficient condition to accommodate the installation of the proposed pool.

If you have any questions, please contact me at (305) 393-2185.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

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Three Gents LLC
James Rhyne
Professional Engineer #94214

City of Key Colony Beach

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



RE: Application for Variance – Q&A Page

Address: 630 10th Street

Applicant: Vliem Vacation Rentals – Brian Vliem

Contractor: Evolution Pool and Spa

1. What is the "good and sufficient cause" that explains why this variance should be granted?

- The inability to construct a modestly sized pool materially limits the property's reasonable and competitive use, particularly in the current market where short-term rental viability is strongly tied to the availability of a pool. The subject property is constrained by limited lot depth and proximity to the Mean High Water (MHW). Certain residential models, including Ellison layouts, have reduced setbacks between the rear wall of the home and the MHW, leaving insufficient buildable area for a reasonably sized pool that complies with current setback requirements. These conditions are inherent to the platted lots and original home placement, not the result of any action by the owner.

2. What are the unnecessary hardships that would result if the variance is not granted?

- Increasing numbers of pools are being permitted within KCB, establishing a clear pattern of neighborhood character and market expectation. Without relief, the property is placed at a competitive disadvantage compared to similarly situated properties.

3. If this variance is granted, would there be any increase to public expense that would not otherwise occur? Would it create a threat to public health and safety? Would it create a nuisance? Or cause fraud or victimization of the public?

- The proposed pool is consistent with the established residential character of Key Colony Beach; Will not negatively impact adjacent properties; Will comply with all floodplain regulations, life-safety requirements, and environmental protections; Will not encroach into navigable waters or create environmental degradation. The requested relief represents the minimum variance necessary to allow: A modestly sized, code-compliant residential pool. Adequate circulation space for safe ingress and egress. Compliance with all applicable building floodplain environmental and life-safety codes. The variance therefore upholds the spirit and intent of the Land Development Regulations while addressing unique site hardship.

4. What are the unique or peculiar physical/geographical circumstances or conditions that apply to this property, but do not apply to other properties in the same zoning district?

- Strict application of the setback requirements to this uniquely constrained parcel would effectively preclude construction of a functional pool, thereby denying the property a right commonly enjoyed by similarly situated properties within the same zoning district. This creates a disproportionate burden on this parcel due to its physical configuration and original building placement.

5. If the variance is granted, would it confer upon the applicant any special privilege that is denied to other properties in the immediate neighborhood in terms of the established development pattern?

- Approval of this request will not grant a special privilege inconsistent with other properties. Rather, it will allow the Applicant to enjoy substantially the same residential amenities that neighboring property owners currently enjoy. The variance merely restores parity within the zoning district.

City of Key Colony Beach

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



RE: Application for Variance

Address: 630 10th Street

Applicant: Vliem Vacation Rentals – Brian/Corey Vliem

Contractor: Evolution Pool and Spa

Comments and Recommendation of the Building Official;

I have reviewed the applicant's request for a reduced rear setback to install an in-ground swimming pool. The applicant is seeking approval for a 3-foot setback from the existing seawall/Mean High Water Line (MHWL), supported by a sealed engineering report. The City's updated policy allows reduced pool setbacks when a licensed engineer certifies that the proposed location will not impact the seawall's structural integrity or interfere with future maintenance or replacement. The applicant has provided this required certification, and the engineering analysis confirms the pool can be safely constructed at the proposed location. Given the limited rear-yard depth of the property, maintaining the full 10-foot setback would place the pool too close to the residence, restricting safe access and circulation. The reduced setback provides a functional layout while maintaining seawall protection. Based on the engineering documentation, site constraints, and the City's allowance for reduced setbacks under these conditions, I find no structural or safety concerns. I recommend approval of the requested variance.

**City of Key Colony Beach
Planning & Zoning Board**

Post Hearing Questions

1.) Has the applicant shown good and sufficient cause to grant the variance?

Skip Helme	Y / N
George Lancaster	Y / N
Lin Walsh	Y / N
Leonard Geronemus	Y / N
Lynne Conkling	Y / N

Patricia Diebold – Alt	Y / N
Larry Freels – Alt	Y / N

2.) Will denial of the variance result in unnecessary hardship to the applicant?

George Lancaster	Y / N
Lin Walsh	Y / N
Leonard Geronemus	Y / N
Lynne Conkling	Y / N
Skip Helme	Y / N

Patricia Diebold – Alt	Y / N
Larry Freels – Alt	Y / N

3.) Granting this variance will not result in public expense, a threat to public health & safety and it will not create a threat to or nuisance, or cause fraud or victimization of the public?

Lin Walsh	Y / N
Leonard Geronemus	Y / N
Lynne Conkling	Y / N
Skip Helme	Y / N
George Lancaster	Y / N

Patricia Diebold – Alt	Y / N
Larry Freels – Alt	Y / N

4.) The property has unique or peculiar conditions or circumstances to this property that do not apply to other properties in the same zoning district.

Leonard Geronemus	Y / N
Lynne Conkling	Y / N
Skip Helme	Y / N
George Lancaster	Y / N
Lin Walsh	Y / N

Patricia Diebold – Alt	Y / N
Larry Freels – Alt	Y / N

5.) Granting this variance would not confer any special privileges in terms of established development in the immediate neighborhood?

Lynne Conkling	Y / N
Skip Helme	Y / N
George Lancaster	Y / N
Lin Walsh	Y / N
Leonard Geronemus	Y / N

Patricia Diebold – Alt	Y / N
Larry Freels – Alt	Y / N