

AGENDA

KEY COLONY BEACH CITY COMMISSION

PUBLIC HEARING

Thursday, May 21st, 2026, 3:30 PM

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

[Zoom login information at the end of this agenda](#)

- 1. Call to Order, Pledge of Allegiance, Prayer & Roll Call**
- 2. Approval of Agenda** (Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)
- 3. Citizen Comments & Correspondence – Pgs. 1-8**
- 4. Administration of the Oath of Witness**
- 5. Disclosure of Ex-Parte Communication - Pg. 9**
- 6. Discussion/Approval of a 40,000-Pound Cradle-Style Boat Lift for the property at 841 W. Ocean Drive, per the Recommendation of the Planning & Zoning Board**
 - a. Engineering Plans – **Pgs. 10-16**
 - b. FDEP Qualification Letter – **Pg. 17**
 - c. Owner Letter – **Pg. 18-20**
 - d. Neighbor Letter of Approval – **Pg. 21**
 - e. Neighbor Letter of Opposition – **Pgs. 22-23**
 - f. Recommendation by the Planning & Zoning Board – **Pgs. – 24-25**
- 7. Discussion/Approval of 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, per the Recommendation of the Planning & Zoning Board**
 - a. Proof of Legal Publications & Affidavits of Mailing/Posting – **Pgs. 26-30**
 - b. Variance Application – **Pgs. 31-41**
 - c. Applicant Questions & Responses – **Pgs. 42-43**
 - d. Recommendation by the Building Official – **Pg. 44**
 - e. Recommendation by the Planning & Zoning Board – **Pgs. 45-46**
- 8. 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.**
 - a. Proof of Legal Publications & Affidavits of Mailing/Posting – **Pgs. 47-51**
 - b. Variance Application – **Pgs. 52-62**
 - c. Applicant Questions & Responses – **Pgs. 63-64**
 - d. Recommendation by the Building Official – **Pg. 65**
 - e. Recommendation by the Planning & Zoning Board – **Pgs. 66-67**
- 9. Other Business**
- 10. Adjourn**

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

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

**This meeting will be held in person at Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida, 33051,
and via Zoom.**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89760348899?pwd=ct1le451Q4x2mWYcfaNTQggimNVaBQ.1>

Passcode:300898

Phone one-tap:

+13052241968,,89760348899#,,,,*300898# US

+13092053325,,89760348899#,,,,*300898# US

Join via audio:

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+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

Webinar ID: 897 6034 8899

Passcode: 300898

International numbers available: <https://us02web.zoom.us/j/89760348899?pwd=ct1le451Q4x2mWYcfaNTQggimNVaBQ.1>

Owners at Castillo del Sol Condominiums

799 West Ocean Drive

Key Colony Beach, Florida 33051

May 2, 2026

City Commissioners

Key Colony Beach, Florida

Dear Commissioners:

We, the Owners at Castillo del Sol, have recently been in contact with the Planning and Zoning Board of our city regarding the proposed placement of a 40K, 8 post cradle boat lift located at 841 West Ocean Drive.

Pursuant to the April 15th Zoning Board meeting, it is our understanding that there may be a tentative approval for this project pending some further review. We are currently following up our initial letter of opposition with additional concerns regarding the impact of this proposal.

Since this process appears to be moving rather swiftly, we are taking the liberty of attaching a copy of our letters for your review. This is not intended to supersede the authority of the Zoning Board, but to ensure that the City Commissioners are at least made aware of our concerns before a final decision is rendered.

We appreciate your thoughtful attention to our situation.

Respectfully,

Owners at Castillo del Sol

Owners at Castillo del Sol Condominiums

799 West Ocean Drive

Key Colony Beach, Florida 33051

April 28, 2026

City Hall Auditorium

City of Key Colony Beach

600 West Ocean Drive

Key Colony Beach, Florida 33051

ATTN: Planning and Zoning Board

Dear Members of the Planning and Zoning Board:

This letter is a follow-up to a previous correspondence to the Planning and Zoning Board dated April 10, 2026 regarding a proposed placement of a 40K, 8 post cradle boat lift to be located at 841 West Ocean Drive.

It is our understanding that despite what appears to be tentative approval, that there remains open discussion regarding this proposal. Accordingly, we would like to put forth additional justifications to support our opposition to this plan.

1. Noted in the application is a letter from the Florida Department of Environmental Protection dated February 29, 2024 approving this project based on information submitted to the department. There is no indication that anyone from that agency made an "on-site" visit to evaluate first-hand the actual impact of this project on our fragile marine environment. Also, this approval was granted 2 years ago when the original proposal was for a much smaller structure.
2. The petitioner states that it is his intention to only use this boat lift on a "part-time basis." However, when given the convenience of having his boat immediately available, it's hard to believe that this will not in fact, become a "full-time" indulgence.

Furthermore, it has come to our attention that the petitioner owns 2 large boats raising the real possibility that both vessels may at some point be moored at the same location.

3. "Safety." It is well known that we have local residents, ourselves included, who regularly swim, paddle boat, wind surf and snorkel in the immediate area of this proposed dock and boat lift. Visibility of these participants when in the water is extremely poor. A large boat navigating this area raises serious safety issues and/or may discourage people from even going into the water to avoid this risk.
4. "Liability." Some of us at Castillo del Sol have been owners or residents for 35+ years. We have experienced first-hand the unimaginable destruction generated by severe weather, especially hurricane wind and ocean surges. And in spite of every reassurance and precaution there is risk that all, or parts of this dock/boat lift may become separated and cause catastrophic damage to structures on land. As adjacent property owners we have concerns as to who bears responsibility for any damages that may impact our land or buildings should this occur. Is it the petitioner who is liable, or is it the City of Key Colony Beach who approved the placement of this structure?
5. Lastly, we're back again to the fundamental concept of "established precedent." We are aware that the city of Key Colony Beach, like most of Marathon, is centered around boating and fishing. However, the ocean front is the only real beach area that Key Colony Beach can take pride in. Once there is formal approval for placing a boat lift along ocean front property there becomes an established precedent for additional lifts. This has the very real potential to dramatically disfigure the beautiful coastline that is ocean front to the City of Key Colony Beach. We urge you, our city leaders to give this ruling very serious consideration as it will have profound impact for future generations.

These, as well as the previously cited concerns in our letter from April 10 are why we respectfully, but strongly oppose placement of a boat lift at 841 West Ocean Drive. We believe there are other potential options short of building this structure, and once again encourage the applicant to consider pursuing alternative plans.

Since it appears that the proposal for this boat lift is proceeding, we would like the Zoning Board to know that we will be sending a copy of our letters to the City Commissioners of Key Colony Beach so that they are equally aware of our position in opposing this application.

Respectfully,

Gail and Dr. Robert Zimmerman (Unit 4)

Dr. and Mrs. Robert Zimmerman

John Rudolph (Unit 4)

*Gail Zimmerman
on behalf of
John Rudolph*

Betsy Egan (Unit 3)

*Teresa Hughes
on behalf of
Betsy Egan*

Dr. Jeff and Julie Kesler (Unit 103)

Dr. & Mrs. Jeff Kesler

Stephen and Phyllis Pastore (Unit 104)

Mr. & Mrs. S. Pastore

Richard and Terry Hughes (Unit 105)

*Mr. & Mrs. Richard
Hughes*

Alex and JoAnn Lieblong (Unit 2)

*Alex Lieblong
JoAnn Lieblong*

Owners at Castillo del Sol Condominiums

799 West Ocean Drive

Key Colony Beach, Florida 33051

April 10, 2026

City Hall Auditorium

City of Key Colony Beach

600 West Ocean Drive

Key Colony Beach, Florida 33051

ATTN: Planning and Zoning Board

Dear Sirs:

It has recently come to our attention that there is a pending proposal for placement of a 40K 8 post cradle boat lift to be located at 841 West Ocean Drive in our city of Key Colony Beach.

We currently reside in an adjacent property at 799 West Ocean Drive and while we understand and can fully empathize with the rationale for this proposal, we wish to respectfully voice our strong opposition to this plan.

For one, we understand that this to be a sizeable installation designed to accommodate a 46-foot boat.

Secondly, we are in full concurrence with the concerns cited by our neighbors located at The Residences at West Ocean Drive (see attached letter) who have expressed justified apprehension with regard to recreational safety factors, electrical safety concerns, environmental impact, substantial view obstruction, and increased storm and hurricane risk.

Finally, there is the all-important issue of "established precedent." The City of Key Colony Beach has prided itself in promoting a community of matchless beauty that includes an oceanfront that is uncluttered and as close to pristine as to be found anywhere in the Keys. By allowing this

installation, the city will be opening the door to future boat lifts being constructed resulting in irreparable disfigurement to our beautiful coastline.

For the above reasons, we request the Planning and Zoning Board deny the request to install the proposed boat lift, and recommend instead, that the applicant pursue other available options.

Respectfully,

Robert and Gail Zimmerman

John Rudolph

Unit 4D, Castillo del Sol Condominiums

Betsy Egan

Unit 3D, Castillo del Sol Condominiums

Stephen and Phyllis Pastore

Unit 104, Castillo del Sol Condominiums

Richard and Theresa Hughes

Unit 105, Castillo del Sol Condominiums

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 (Brunns 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 fall 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

5800 Overseas Highway, Ste 17 – Marathon, Florida 33050 – 305.743.4599

THE RESIDENCES AT WEST OCEAN DRIVE

FEBRUARY 26, 2026

files.constantcontact.com

Sent from my iPhone

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 PBS-109 SHELTER KEY OR247-170 OR246-151 OR576-652 OR576-657 OR678-750 OR769-1908 OR769-1909 OR800-227 OR802-355/356 OR802-1307 OR823-2130 OR827-2021 OR1060-1188 OR1060-1187 OR1060-1200 OR1060-1201 OR1060-1202 OR1060-1319 OR1381-71 OR1664-30 OR1664-28 OR1664-32 OR1987-1317 OR2005-849 OR3232-1804
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

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

DESIGN DATA:

DESIGN LOADS (MINIMUM):

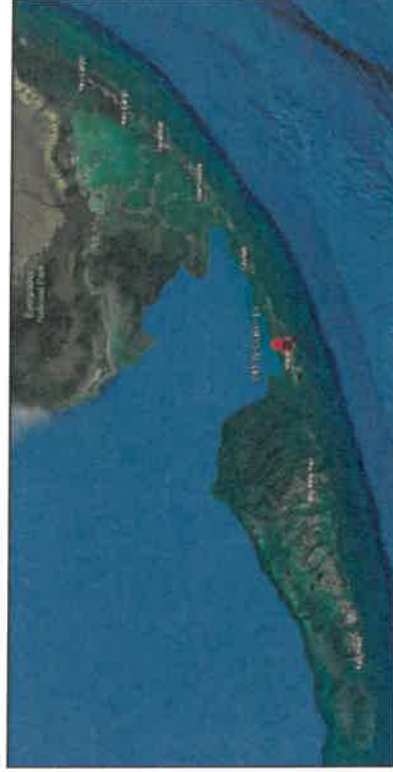
- A. DEAD LOAD FOR UPLIFT CALCULATION 7PSF
- B. FLOOR DEAD LOAD (WOOD FRAMING) 20 PSF
- C. GUARD RAILS / HANDRAILS 200 LBS

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



A LOCATION MAP
C-01 SCALE: NTS.



B VICINITY MAP
C-01 SCALE: NTS.



RAPID PERMITS AND ENGINEERING

ADDRESS: PO Box 510573, Key Colony Beach, FL 33454-1540
 CONTACT: 304-418-1400
 EMAIL: info@rapidpermits.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.	01	DESCRIPTION	Cover Sheet	REV. DATE	02/06/24	SHEET CONTENT:	PROJECT INFORMATION	SHEET NO.:	01 C 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. The Contractor shall be responsible for coordination of the project location. For additional construction information, contact the Engineer of Record directly.
3. The Contractor is not allowed to scale drawings and must use any additional construction information from the Engineer of Record.
4. The Contractor is responsible for contacting Southern Bell Utility Services before beginning any construction in areas where underground utilities might be present.
5. The Engineer of Record will not provide utility locations.
6. The Contractor is responsible for all construction methods and practices, ensuring adherence to the 2023 Florida Building Code, manufacturer recommendations, local codes and city codes, and the specifications within these plans.
7. The Contractor shall comply with the following Florida Energy Requirements of the Florida World Energy Code.
 - a. The Contractor shall ensure that all construction is in accordance with the Florida Energy Code.
 - b. Any deviations from these plans require review and approval by the Engineer of Record.
8. Shoring must be included as needed to support all structural members of the existing structure.
9. 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 bracing, and diligent performance of work. The contractor is also responsible for the safety of all personnel in the work area.
10. The Contractor must coordinate their work with other trades to avoid scheduling conflicts.
11. The Engineer of Record certifying this document is not liable for any structural or time-related damages, including attempts to the structure, personnel, time-related delays, and other damages that may occur as a result of the Contractor's non-compliance with the specifications of the certified document. The Contractor must notify the Engineer of Record of any conditions or issues that do not adhere to the specifications of the certified document.
12. All permits to be obtained and approved prior to the commencement of any work following the installation of plans.
13. Engineer of Record to review and approve project plans prior to the commencement of any work following the installation of plans.



RAPID PERMITS AND ENGINEERING

ADDRESS: PO Box 510573, Key Colony Beach, FL 33851
 CONTACT: 305-476-1400
 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 - 00078790-00000

NO. DESCRIPTION

01 General Notes

REV. DATE

02/06/24

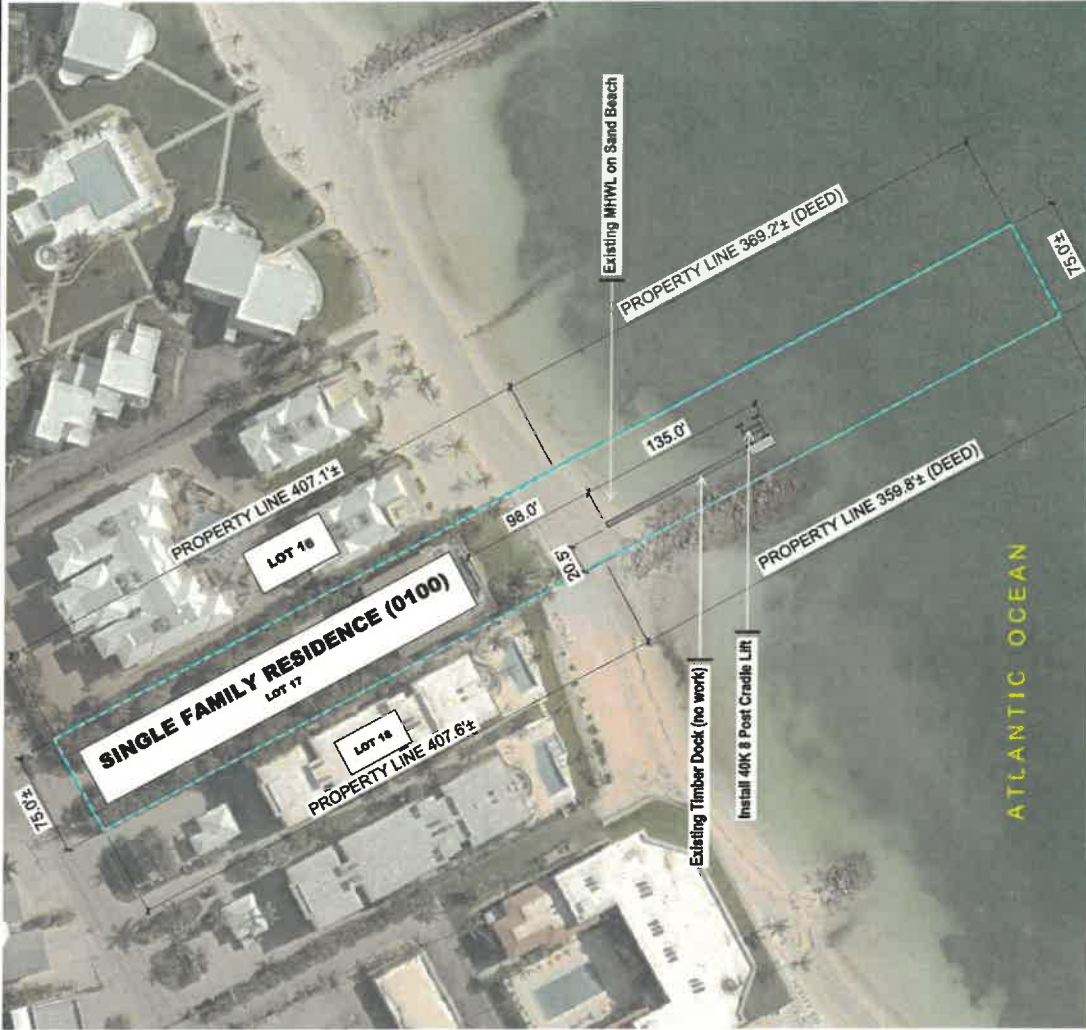
SHEET NO.:

C 02 / 05

SHEET CONTENT:

GENERAL NOTES

DATE: 2/7/24



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

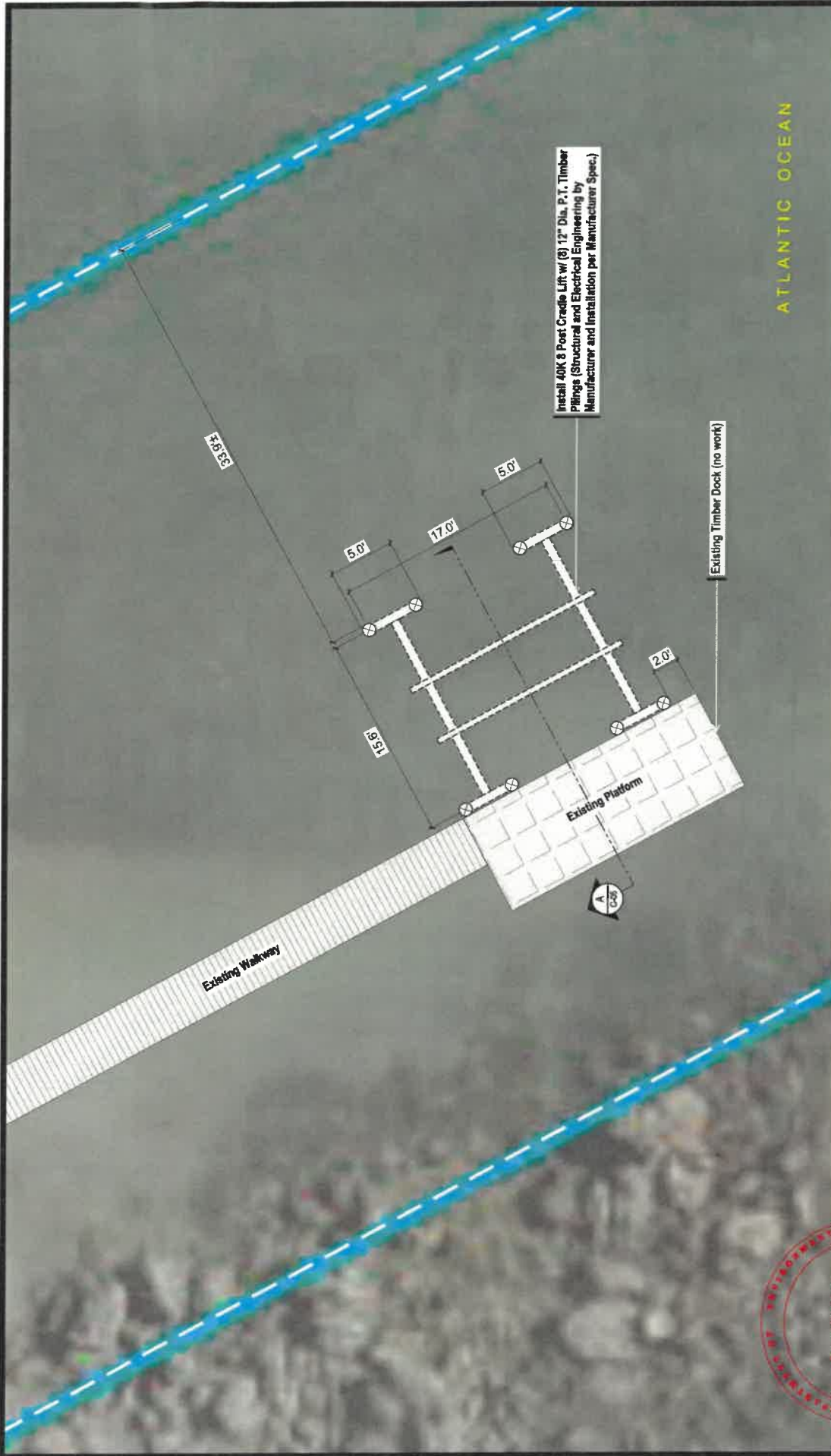
1
 C-03

PROPOSED SCOPE OF WORK
 NEW CONSTRUCTION
 · INSTALLATION OF 40K 8-POST CRADLE LIFT
 · SUBJECT PROPERTY CONTAINS 0± SF OF ACOE /JD AREA

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

RAPID PERMITS AND ENGINEERING
 ADDRESS: PO Box 510573, Key Colony Beach, FL 33051
 CONTACT: 305-476-1400
 EMAIL: info@rapidpermits.com





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

Existing Timber Dock (no work)

Existing Platform

Existing Walkway

ATLANTIC OCEAN

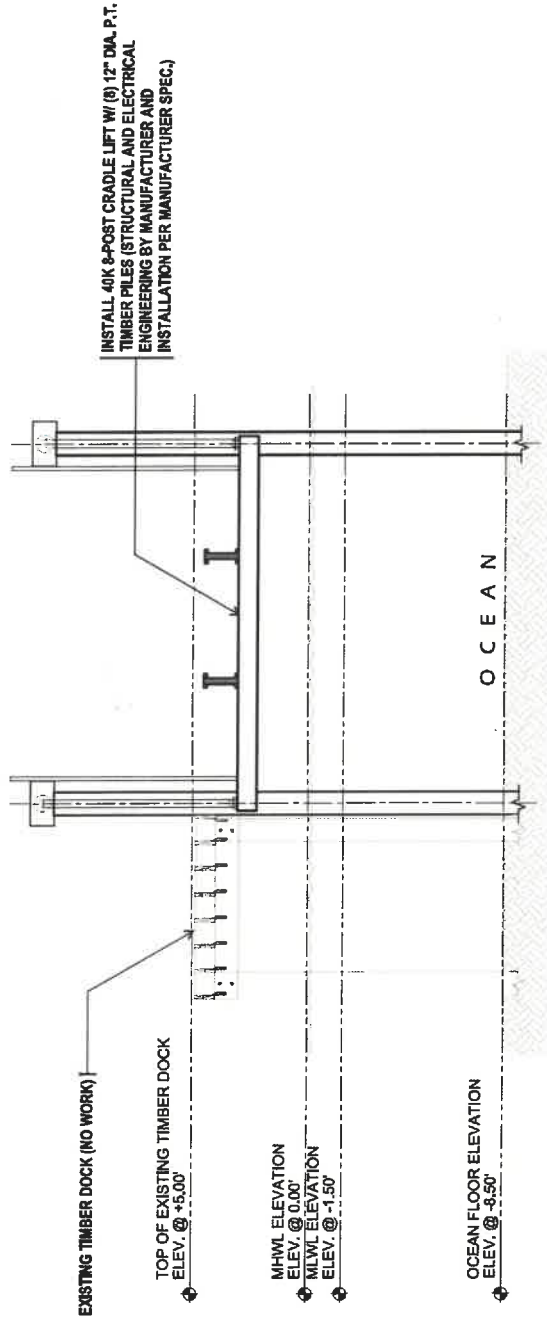


841 W Ocean Dr., Key Colony Beach
BLOW UP SITE PLAN
 SCALE: 3/16" = 1'

1
C-04

PROJECT TITLE:		SHEET CONTENT:		SHEET NO.:	
INSTALL 40K 8 POST CRADLE LIFT 841 W OCEAN DR, KEY COLONY BEACH LOCATION: 841 W OCEAN DR, KEY COLONY BEACH Parcel ID: 0607190-00000		BLOW UP SITE PLAN		C 04 05	
NO.	DESCRIPTION	REV. DATE	DATE: 2/7/24		
01	Blow Up Site Plan	02/06/24			
02	Blow Up Site Plan	02/07/24			
RAPID PERMITS AND ENGINEERING ADDRESS: PO Box 510573, Key Colony Beach, CONTACT: 561-315-1400 EMAIL: info@rapidpermits.com		03/30/2026			





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



RAPID PERMITS AND ENGINEERING ADDRESS: PO Box 510673, Key Colony Beach, CONTACT: 304-316-1400 EMAIL: info@rapidpermitseng.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 - 0607796-00000	NO. 01 02	DESCRIPTION Detailed Sections Detailed Sections	REV. DATE 02/06/24 02/07/24	SHEET CONTENT: DETAILED SECTIONS	SHEET NO.: C 05 / 05
	DATE: 2/7/24						



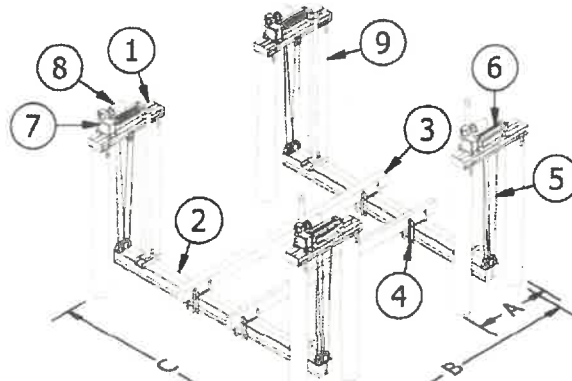
HURRICANE BOAT LIFTS

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 PILING



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: $Vasd = v \cdot 0.6 \cdot Vult$. 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 initial '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 initial 'K' and 'P'.

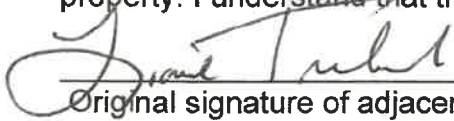
Kallie Platt, MSN, CPNP-AC
Nurse Practitioner, Sub-Investigator

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

City of Key Colony Beach

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



April 15, 2026

To: The City of Key Colony Beach Board of Commissioners

From: The Key Colony Beach Planning & Zoning Board

Re: Discussion/Recommendation for Approval for the installation of a 40,000 lb. Cradle-Style Boat Lift for the property at 841 W. Ocean Drive

The Planning & Zoning Board reviewed the applicant's request to install a 40,000 Elevator-Style Boatlift on the property at 841 W. Ocean Drive on April 15th, 2025. The Board discussed the proximity of the boat lift to a swimming area and potential liability, the adequacy of the Army Corps of Engineers Site Review, and the need for further evaluation of the site-specific issues. After discussion, the Board voted on the request as follows:

MOTION: Motion made by Lynne Conkling to accept the application for a boatlift at 841 W. Ocean Drive, based on the following findings: The Subject property is located on the open-ocean side of Key Colony Beach, where nearshore waters are shallow and commonly used for wading and swimming. The applicant will provide site-specific evidence demonstrating that the proposal will not create unsafe interactions between vessels and swimmers, and the City Attorney will review and make a recommendation on compliance with legal provisions for permitting. Chair Lancaster seconded the motion.

FURTHER DISCUSSION: Building Official Loreno commented on the DEP verbiage of an existing mooring area and his understanding that the proposed lift meets environmental standards that minimize impact on seagrass, mangroves, and navigation. Lenny Geronemus asked for a possible grandfathering clause of the original permit. Building Official Loreno stated that he had not been present at the time of the original permit approval, but that the original permit had expired and was no longer relevant, and commented on not being able to grandfather in potential hazardous conditions once known. Skip Helme commented that if the boatlift were installed, there would be less activity with boats coming in and out of the ocean to the dock area, where the lift would pose less risk than coming to the dock. Lenny Geronemus agreed with the statement. Lynne Conkling stated that she had to base her decision on perceived rules, opposition's stated potential swimming issues, and considerations of responsibility. Vice-Chair Walsh commented on existing boat traffic, boatlifts along the water's edge, and beaches. Lynne Conkling stated to have specifically

City of Key Colony Beach

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



looked at beachfront properties, and it was reasonable to approve the request after legal review for the city not subjecting itself to liability, knowing there is a swimming area adjacent. Lynne Conkling repeated her motion to conditionally approve the application once legal review determined that no hazard was being approved.

ON THE MOTION: Rollcall vote. Unanimous approval.

Final Recommendation: The Planning & Zoning Board recommends that the City of Key Colony Beach Board of Commissioners approve the request for the installation of the lift for the property located at 841 W. Ocean, with conditions as stated in the motion.

A handwritten signature in blue ink, which appears to read "George Lancaster". The signature is written in a cursive style and is positioned above a horizontal line.

George Lancaster, Planning & Zoning Board Chair

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.

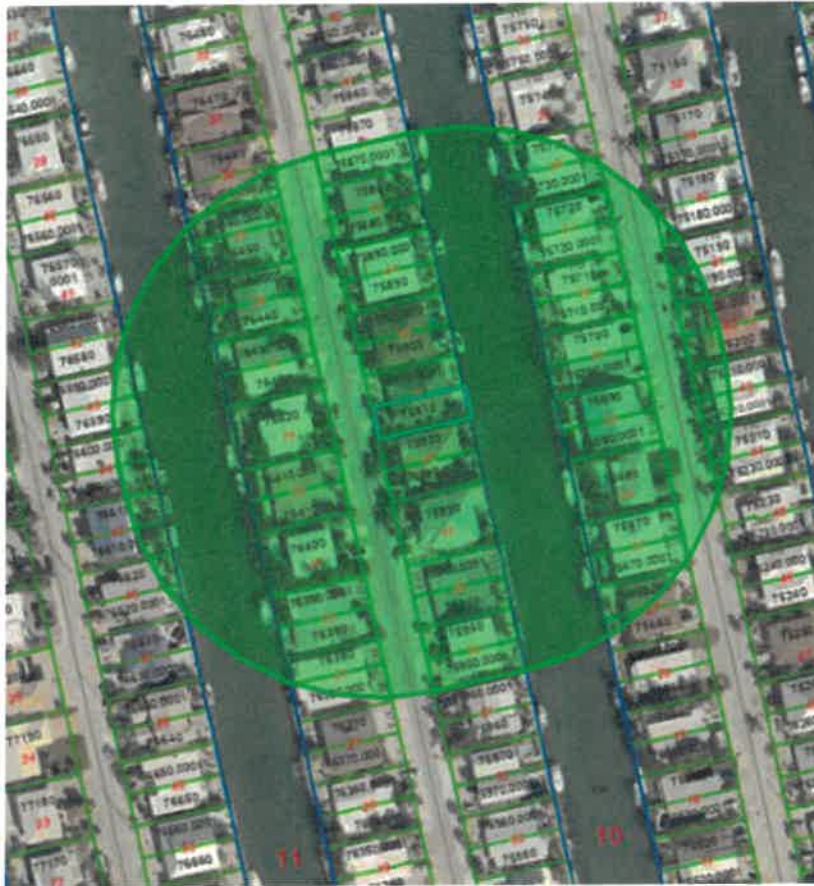
The applicants request a variance from the City of Key Colony Beach Land Development Regulations, Article IV, Sec. 101-26, for relief from the 10-foot setback from the MHW (mean-high water) line or the landward edge of the seawall, as applicable, to accommodate the proposed pool. The proposed pool would 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 Description 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
 (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 No

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)

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, 2:30 PM.
City Commission Public Hearing: Thursday, May 21st, 2026, 3:30 PM.
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 3-2-2016 Date Paid 3-2-26 Check # 1340

Variance granted / denied on (date) _____
Sara Rossini
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 concerns. 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



A LOCATION MAP
SCALE: NTS



B VICINITY MAP
SCALE: NTS

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 OR1684-1207DIC OR1703-9537IC OR1785-2312 OR1983-694 OR2160-136369AGREE OR2170-768
OWNER / S: JONES JR KENNETH F., JONES ELLEN M
ZONING: SINGLE FAMILY RESID (0100)

DESIGN DATA :

DESIGN LOADS (MINIMUM):
 A. DEAD LOAD FOR UPLIFT CALCULATION: 7PSF
 B. GUARD RAILS / HANDRAILS: 200 LBS
WIND DESIGN SPECIFICATIONS:
 A. BUILDING OCCUPANCY CATEGORY II
 B. CONSTRUCTION TYPE
 C. OCCUPANCY CLASSIFICATION: RESIDENTIAL
 D. WIND SPEED
 E. WIND EXPOSURE CATEGORY: 180 MPH
 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

DRAWING INDEX:

- C - 01 COVER SHEET
- C - 02 GENERAL NOTES
- C - 03 SITE PLAN
- C - 04 POOL DETAILS
- C - 05 POOL TYPICAL 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
- 2023 FLORIDA ELECTRICAL CODE, NEC 2023
- AMERICAN SOCIETY OF CIVIL ENGINEERS, PAGE 1-22



RAPID PERMITS AND ENGINEERING
 ADDRESS: 90 Box E10573, Key Colony Beach, FL 33051
 CONTACT: 305-918-1400
 EMAIL: info@rapidpermits.com

THREE GENTS LLC
 James Rhyne, PE, No. 94214
 137 Sappola Drive
 Miramar, FL 33055

PROJECT TITLE:
 INSTALL SWIMMING POOL
 620 10TH ST, KEY COLONY BEACH
 LOCATION: 620 10TH ST, KEY COLONY BEACH
 Parcel ID: 00075910-000000

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
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		

DATE: 1/22/26

CONSTRUCTION NOTES

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

NOTES:
 ALL WORK TO BE DONE IN COMPLIANCE WITH THE FBC 2023 8TH EDITION. ALL DETAILS NOT SHOWN ON THESE PLANS SHEETS ARE TO BE ENGINEERED AND NOT SHOWN ON THESE SHEETS. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURE OR MATERIALS NOT SPECIFIED IN THE CONTRACT. THE SCOPE OF WORK IS LIMITED TO THE DETAILS SPECIFIED ON THE INCLUDED SHEETS. TO VERIFY THE VALIDITY OR APPLICABILITY OF THE SEAL OR SIGNATURE, CONTACT THE ENGINEER.

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

LAND OPEN SPACE CALCULATIONS:
 LAND AREA = 4,125 SF
 AREA COVERAGE:
 EXISTING HOME LOT COVERAGE = 2,218 SF
 EXISTING CONCRETE DRIVEWAY OUTSIDE ROOF CANOPY = 283 SF
 EXISTING CONCRETE WALKWAY OUTSIDE ROOF CANOPY = 66 SF
 EXISTING CONCRETE DOCK = 29 SF
 PROPOSED SWIMMING POOL OUTSIDE ROOF CANOPY = 132 SF (NEW IMPERVIOUS AREA)
 PROPOSED POOL PAVEMENT 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

Canopy Roof
 Existing 2,238± SF Home Lot Coverage
 Existing 278± SF Concrete Driveway
 Existing 64± SF Concrete Walkway Outside Roof Canopy
 Dewatering Location

Proposed 44± SF Concrete Sidewalk Extension
 Proposed 241± SF Pool Paver Decking with Stairs (Elev. +180)
 Proposed Pool Equipment Pad
 Proposed 44± SF Concrete Sidewalk Extension
 Install Temporary Silt Fence
 Proposed 302± SF Swale, 6.5" Deep, 87.15 CF

Future Permit 10'x8' TIK
 Proposed 69.7± LF Retaining Wall 8" to 24" Max Height
 Riparian Line
 Proposed 259± SF Concrete Dock (no work)
 Existing BHWL
 Install Stair (2) Steps, (3) Risers
 Riparian Line
 Existing Gravel to Remain
 Install (4) 10" Sq. Concrete Pilings Driven to Refusal
 Proposed 163± SF Swimming Pool

Install Stair (1) Step, (2) Risers
 Proposed Pool Equipment Pad
 Proposed 44± SF Concrete Sidewalk Extension
 Install Temporary Silt Fence
 Proposed 302± SF Swale, 6.5" Deep, 87.15 CF

Proposed 241± SF Pool Paver Decking with Stairs (Elev. +180)
 Proposed Pool Equipment Pad
 Proposed 44± SF Concrete Sidewalk Extension
 Install Temporary Silt Fence
 Proposed 302± SF Swale, 6.5" Deep, 87.15 CF

Proposed 241± SF Pool Paver Decking with Stairs (Elev. +180)
 Proposed Pool Equipment Pad
 Proposed 44± SF Concrete Sidewalk Extension
 Install Temporary Silt Fence
 Proposed 302± SF Swale, 6.5" Deep, 87.15 CF

Proposed 241± SF Pool Paver Decking with Stairs (Elev. +180)
 Proposed Pool Equipment Pad
 Proposed 44± SF Concrete Sidewalk Extension
 Install Temporary Silt Fence
 Proposed 302± SF Swale, 6.5" Deep, 87.15 CF

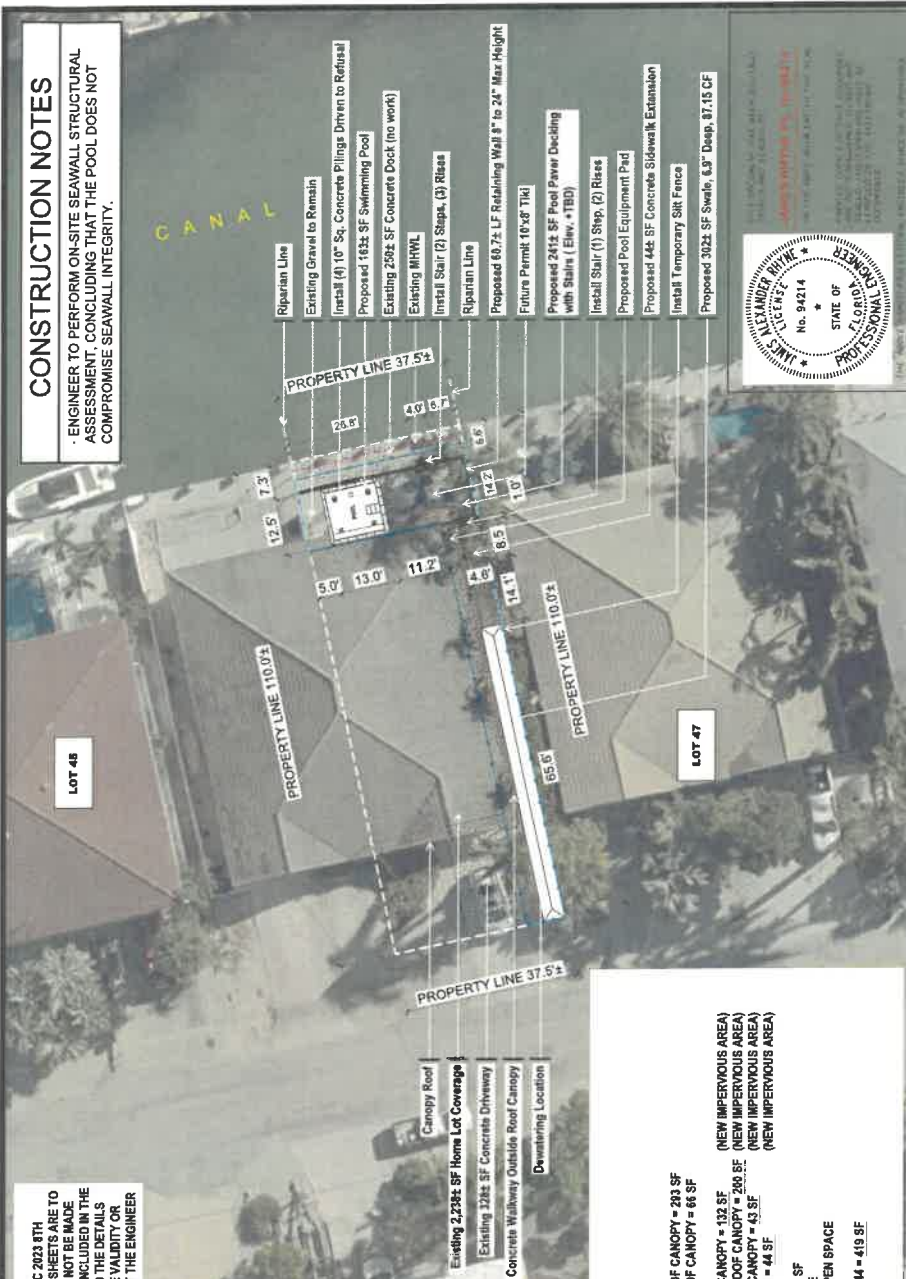
Proposed 241± SF Pool Paver Decking with Stairs (Elev. +180)
 Proposed Pool Equipment Pad
 Proposed 44± SF Concrete Sidewalk Extension
 Install Temporary Silt Fence
 Proposed 302± SF Swale, 6.5" Deep, 87.15 CF

Proposed 241± SF Pool Paver Decking with Stairs (Elev. +180)
 Proposed Pool Equipment Pad
 Proposed 44± SF Concrete Sidewalk Extension
 Install Temporary Silt Fence
 Proposed 302± SF Swale, 6.5" Deep, 87.15 CF

Proposed 241± SF Pool Paver Decking with Stairs (Elev. +180)
 Proposed Pool Equipment Pad
 Proposed 44± SF Concrete Sidewalk Extension
 Install Temporary Silt Fence
 Proposed 302± SF Swale, 6.5" Deep, 87.15 CF

Proposed 241± SF Pool Paver Decking with Stairs (Elev. +180)
 Proposed Pool Equipment Pad
 Proposed 44± SF Concrete Sidewalk Extension
 Install Temporary Silt Fence
 Proposed 302± SF Swale, 6.5" Deep, 87.15 CF

Proposed 241± SF Pool Paver Decking with Stairs (Elev. +180)
 Proposed Pool Equipment Pad
 Proposed 44± SF Concrete Sidewalk Extension
 Install Temporary Silt Fence
 Proposed 302± SF Swale, 6.5" Deep, 87.15 CF



620 10th St, Key Colony Beach
SITE PLAN
 SCALE: 3" = 50'

1
 C-03

PROPOSED SCOPE OF WORK
 NEW CONSTRUCTION
 - PROPOSED 163± SF SWIMMING POOL
 - PROPOSED 241± SF POOL PAVEMENT DECK
 - PROPOSED 60.7± LF RETAINING WALL

PROPOSED SCOPE OF WORK
 NEW CONSTRUCTION
 - PROPOSED 163± SF SWIMMING POOL
 - PROPOSED 241± SF POOL PAVEMENT DECK
 - PROPOSED 60.7± LF RETAINING WALL

PROPOSED SCOPE OF WORK
 NEW CONSTRUCTION
 - PROPOSED 163± SF SWIMMING POOL
 - PROPOSED 241± SF POOL PAVEMENT DECK
 - PROPOSED 60.7± LF RETAINING WALL

PROPOSED SCOPE OF WORK
 NEW CONSTRUCTION
 - PROPOSED 163± SF SWIMMING POOL
 - PROPOSED 241± SF POOL PAVEMENT DECK
 - PROPOSED 60.7± LF RETAINING WALL

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

THREE GENTS
 LLC
 James Rhyne, P.E. No. 84214
 157 Sapodilla Drive
 Maitland, FL 32756

RAPID PERMITS AND
 ENGINEERING
 ADDRESS: PO Box 510673, Key Colony Beach,
 FL 33051
 CONTACT: 305-916-1400
 EMAIL: info@rapidpermits.com

NO. DESCRIPTION REV. DATE SHEET CONTENT: SHEET NO.:

01 Site Plan 10/27/2025
 02 Site Plan 11/07/2025
 03 Site Plan 01/05/2026
 04 Site Plan 01/21/2026

DATE: 1/22/26

03
 C
 06

DATE: 1/22/26

DATE: 1/22/26

DATE: 1/22/26

DATE: 1/22/26

DATE: 1/22/26

DATE: 1/22/26

DATE: 1/22/26

DATE: 1/22/26

DATE: 1/22/26

DATE: 1/22/26

DATE: 1/22/26

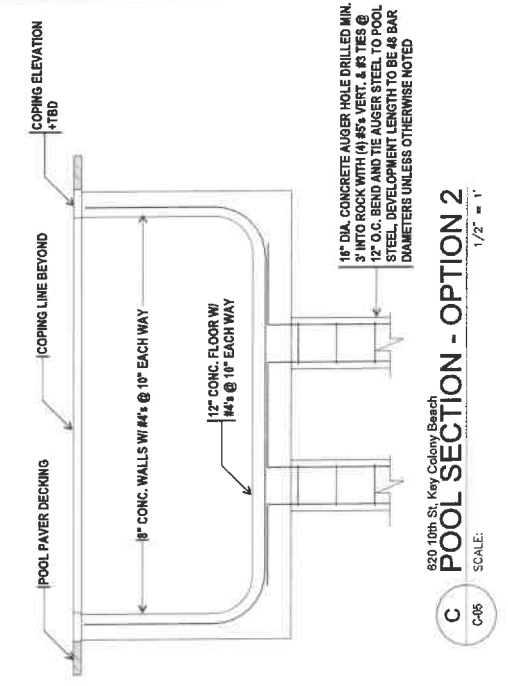
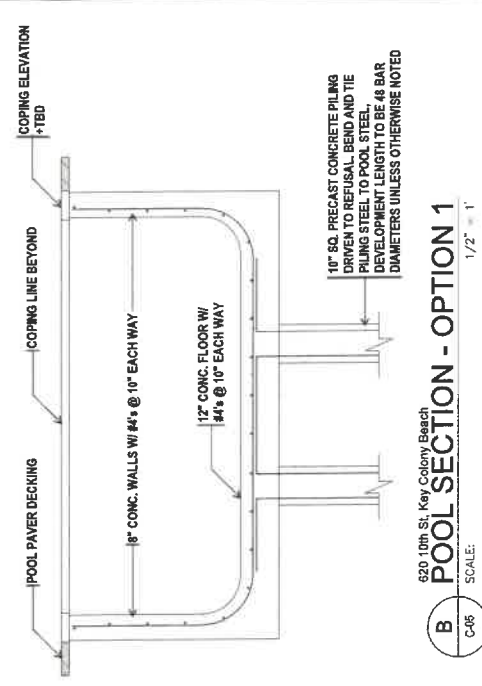
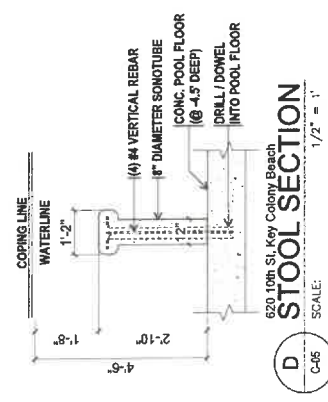
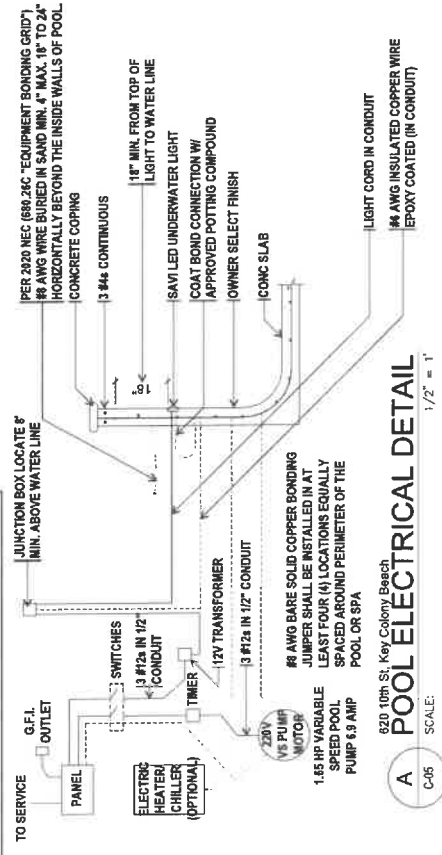
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY: **JAMES RHYNE PE, No. 94214** ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT SHOULD BE SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

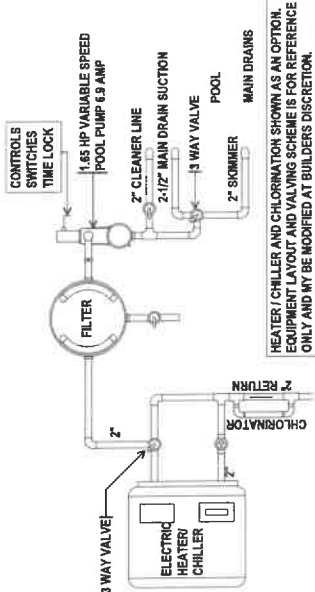
THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-13.004, F.A.C.

NOTE:
 ALL ELECTRICAL TO COMPLY TO PER MANUFACTURER SPECIFICATIONS. ALL METALLIC ITEMS WITHIN 5'-0" OF WATER'S EDGE OF POOL TO BE BONDED WITH #8 SOLID INSULATED WIRE (I.L. LISTED FROM POOL STEEL ALL GROUND WIRES CONNECTED TO STEEL WITH BRASS GROUND LUGS, GFI OUTLET 1'0" MIN. AND 2'0" 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.

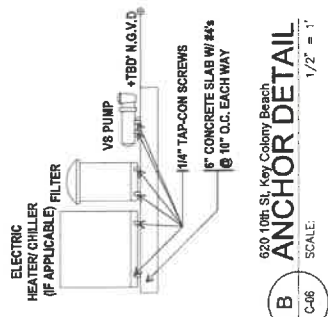


RAPID PERMITS AND ENGINEERING		THREE GENTS LLC		PROJECT TITLE:		NO.		DESCRIPTION		REV. DATE		SHEET CONTENT:		SHEET NO.:	
ADDRESS: PO Box 510573, Key Colony Beach, FL 33051 CONTACT: 306-918-1400 EMAIL: info@rapidpermits.com		James Rhyne, PE, No. 94214 7, Shalabi, PE, No. 10000 Hialeah, FL 33008		INSTALL SWIMMING POOL 620 10TH ST, KEY COLONY BEACH		01		Detailed Sections		10/27/2025		POOL DETAILED SECTIONS		05 06	
						02		Detailed Sections		11/07/2025					
						03		Detailed Sections		01/05/2026					
						04		Detailed Sections		01/21/2026				DATE: 1/22/26	

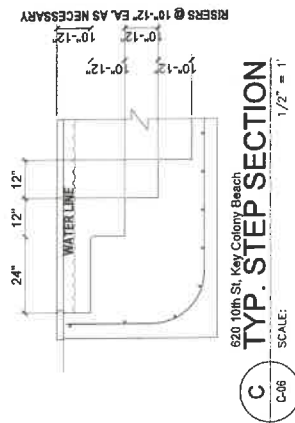


A PLUMBING DIAGRAM
620 10th St, Key Colony Beach
SCALE: 1/2" = 1'

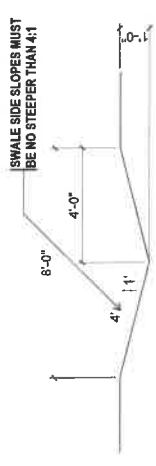
HEATER / CHILLER AND CHLORINATION SHOWN AS AN OPTION. EQUIPMENT LAYOUT AND VALVING SCHEME IS FOR REFERENCE ONLY AND MAY BE MODIFIED AT BUILDERS DISCRETION.



B ANCHOR DETAIL
620 10th St, Key Colony Beach
SCALE: 1/2" = 1'

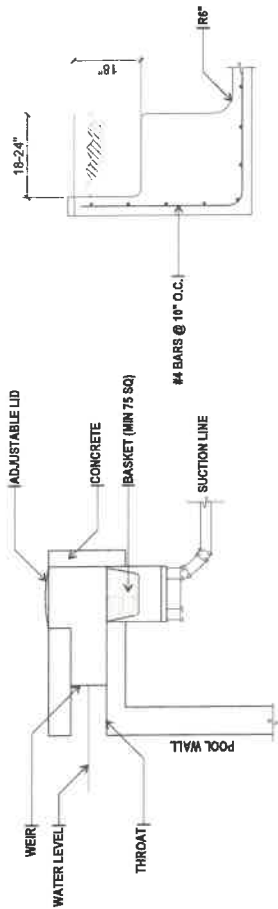


C TYP. STEP SECTION
620 10th St, Key Colony Beach
SCALE: 1/2" = 1'



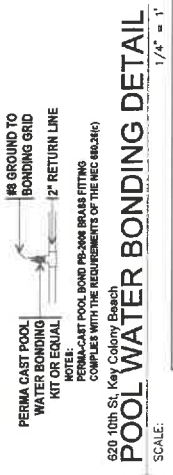
F TYPICAL SWALE DETAILS
620 10th St, Key Colony Beach
SCALE: 3/8" = 1'

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



D SKIMMER DETAIL
620 10th St, Key Colony Beach
SCALE: 1/2" = 1'

E TYPICAL SWIMOUT DETAILS
620 10th St, Key Colony Beach
SCALE: 1/2" = 1'



G POOL WATER BONDING DETAIL
620 10th St, Key Colony Beach
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.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED UNLESS THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.
THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G13-23.004, F.A.C.

RAPID PERMITS AND ENGINEERING ADDRESS: PO Box 519673, Key Colony Beach, FL 33951 CONTACT: 305-818-1400 EMAIL: info@rapidpermits.com	THREE GENTS LLC James Rhyme, PE, No. 94214 157 Sapwood Drive Jacksonville, FL 32206	PROJECT TITLE:	INSTALL SWIMMING POOL 620 10TH ST, KEY COLONY BEACH	NO.:	01	DESCRIPTION	Typical Details	REV. DATE	10/27/2025	SHEET NO.:		
		LOCATION:	620 10TH ST, KEY COLONY BEACH	NO.:	02	DESCRIPTION	Typical Details	REV. DATE	11/07/2025	POOL TYPICAL DETAILS		
		PARCEL ID:	00078910-00000	NO.:	03	DESCRIPTION	Typical Details	REV. DATE	01/05/2026	DATE:		1/22/26
				NO.:	04	DESCRIPTION	Typical Details	REV. DATE	01/21/2026			

02/13/2026

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

Re: 620 10th St Pool Installation
620 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:

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.

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: 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

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



April 15, 2026

To: The City of Key Colony Beach Board of Commissioners

From: The Key Colony Beach Planning & Zoning Board

Re.: 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.

On April 15th, 2026, the Planning & Zoning Board reviewed the applicant's variance request to install a swimming pool and discussed seawall stability and safety, engineering requirements, and additional inspection needs.

Post-Hearing Questions

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

Skip Helme	Yes
George Lancaster	Yes
Lin Walsh	Yes
Leonard Geronemus	Yes
Lynne Conkling	No

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

George Lancaster	Yes
Lin Walsh	Yes
Leonard Geronemus	Yes
Lynne Conkling	No
Skip Helme	Yes

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	Yes
Leonard Geronemus	Yes
Lynne Conkling	No
Skip Helme	Yes
George Lancaster	Yes

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.

City of Key Colony Beach

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



Leonard Geronemus	Yes
Lynne Conkling	No
Skip Helme	Yes
George Lancaster	Yes
Lin Walsh	Yes

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

Lynne Conkling	No
Skip Helme	Yes
George Lancaster	Yes
Lin Walsh	Yes
Leonard Geronemus	Yes

Chair Lancaster asked for a motion to approve or deny, or approve with conditions.

MOTION: Motion made by Lynne Conkling to approve the variance request for 620 10th Street with conditions, contingent upon receipt and review of satisfactory documentation addressing the engineering and seawall stability items as discussed. Skip Helme seconded the motion.

FURTHER DISCUSSION: Vice-Chair Walsh asked what additional information could be requested from the engineer. Building Official Loreno stated that the engineer can be given the opportunity to address some of the questions to satisfy the Board. Lynne Conkling commented on the pool's location relative to the seawall, and on engineering requirements and variables affecting seawall stability. Lynne Conkling noted that the engineer letter (p. 33) certified that "when appropriate methods of construction are used ..." Since this is the first time a variance is being sought to locate a swimming pool closer than 10 feet from a seawall, Lynne Conkling suggested the City require the engineer to detail the "appropriate methods of construction" to address the 10 items previously suggested. Building Official Loreno offered to meet with Lynne Conkling and the engineer, and to develop a process for this type of variance request. Lynne Conkling expressed support for the suggestion.

ON THE MOTION: Rollcall vote. Unanimous approval.

Final Recommendation: The Planning & Zoning Board recommends that the City of Key Colony Beach Board of Commissioners approve the request for the installation of a swimming pool at the property located at 620 10th Street, with conditions as stated in the motion.


George Lancaster, Planning & Zoning Board Chair

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.

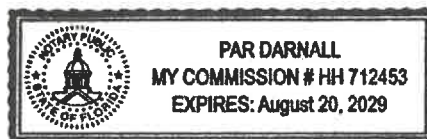


Signature

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**

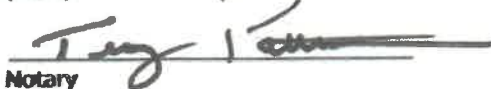
Before the undersigned authority personally appeared **JASON KOLER** who on oath, says that he is **PUBLISHER** of the **WEEKLY NEWSPAPERS**, a weekly newspaper published in Marathon, in Monroe County, Florida: that the attached copy of advertisement was published in said newspaper in the issues of: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


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 PM.
City Commission Public Hearing:
Thursday, May 21st, 2026, 3:30 PM.
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 Vilem, Vilem 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'ty 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 Passu
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 Elexon 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.

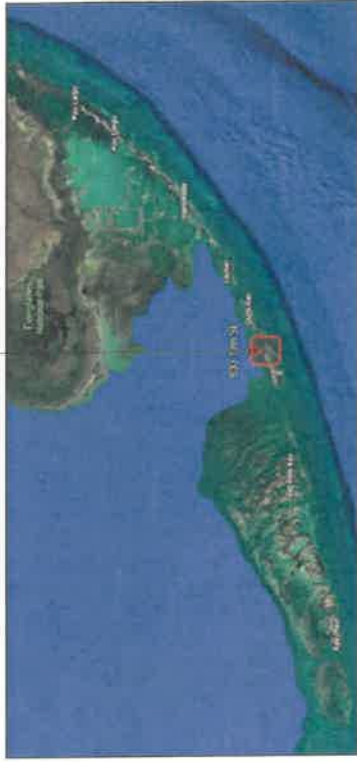
- (1) If all 5 specific criteria are met, then the planning & zoning committee shall recommend approval to the city commission. Approval by the city commission would be by majority vote of the city commission.**
If the planning & zoning committee finds the five (5) specific criteria are not met, they 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



PROJECT LOCATION



A LOCATION MAP
C-01 SCALE: NTS.



B VICINITY MAP
C-01 SCALE: NTS.

SITE DATA / PROJECT LOCATION:

SITE ADDRESS: 630 10TH ST, KEY COLONY BEACH
PARCEL NO.: 00075810-000100
LEGAL DESC.: BK 10 NLY 1/2 LOT 48 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)

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

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 PAYER 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

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 IN THE ELECTRONIC DOCUMENTS.

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61G15-33.004, F.A.C.

RAPID PERMITS AND ENGINEERING <small>ADDRESS: PO Box 610673, Key Colony Beach, FL 33456 CONTACT: 305-816-1100 EMAIL: info@rapidpermitsbg.com</small>	THREE GENTS LLC <small>James Rhyme, PE, No 94214 157 Sapodilla Drive Islamorada, FL 33036</small>	PROJECT TITLE: INSTALL SWIMMING POOL 630 10TH ST, KEY COLONY BEACH <small>LOCATION: 630 10TH ST, KEY COLONY BEACH Parcel ID - 00075810-000100</small>	SHEET CONTENT: PROJECT INFORMATION DATE: 1/22/26	SHEET NO.: <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> C 01 06 </div>	
	NO. 01 02 03 04	DESCRIPTION Cover Sheet Cover Sheet Cover Sheet Cover Sheet	REV. DATE 10/16/2025 10/24/2025 01/05/2026 01/21/2026		
					PROJECT LOCATION
					PROJECT LOCATION

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 locations. For additional construction information, contact the Engineer of Record directly.
3. The contractor is not allowed to make changes and must seek any additional construction information from the Engineer of Record.
4. The Engineer of Record shall be responsible for all construction information that is shown on these drawings unless otherwise noted.
5. The Engineer of Record does not warrant the Contractor or their employees during construction.
6. The Contractor is responsible for all construction methods and procedures, covering adherence to the 2023 Florida Building Code, manufacturer recommendations, local county and city codes, and the specifications applicable to these plans.
7. Construction shall comply with the Building Energy Requirements of the Florida Building Code.
8. The work shall be done in accordance with the specifications and approved by the Engineer of Record.
9. Any deviations from these plans require written approval from the Engineer of Record.
10. 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 bracing, and other performance of work. The contractor is also responsible for the safety of all personnel in the work zone.
11. The contractor shall ensure that work with other trades is coordinated to avoid conflicting activities.
12. The Engineer of Record warrants that work with any foundation or form-related elements, including drawings, including drawings, form-related design, and structural forms resulting from construction in accordance with the specifications of this verified drawing. The Contractor must verify the Engineer of Record's work conditions or structural forms resulting from construction in accordance with the specifications of this verified drawing.
13. Any plans that are shown to be in conflict with the specifications shall be resolved by the Contractor.
14. All main details are considered to be as indicated and may not reflect the actual work details. Contractors and owners are responsible for verifying work details prior starting project and verifying EIR of any discrepancies immediately.
15. Contractor is responsible for determining the structural integrity of all retaining walls, structures, seawalls, stabilization materials, etc. This pertains to the project site as well as all surrounding properties. Contractor to verify EIR of any potential concerns prior to construction and not perform any excavation or construction until all concerns are verified. Contractor shall retain responsibility for the safety and integrity of all surrounding areas shown.

POOL BARRIER NOTES:

1. Outdoor swimming pool barrier shall comply with the 2023 Florida Building Code (FBC) through 171.14.
2. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
3. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (23mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure and the bottom of the barrier shall be 2 inches (23mm) measured on the top of the pool structure. Where the barrier is mounted on top of the pool structure the maximum vertical clearance between the barrier and the pool structure shall be 2 inches (23mm).
4. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
5. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
6. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
7. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
8. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
9. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
10. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
11. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
12. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
13. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
14. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
15. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
16. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
17. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
18. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
19. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.
20. The barrier shall be constructed of a minimum 1 1/2" thick material (171.14) through 171.14.

PLUMBING NOTES:

1. All pipe and equipment shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
2. All piping shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
3. All piping shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
4. All piping shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
5. All piping shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
6. All piping shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
7. All piping shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
8. All piping shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
9. All piping shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
10. All piping shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.

CONCRETE NOTES:

1. Concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
2. Concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
3. Concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
4. Concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
5. Concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
6. Concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
7. Concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
8. Concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
9. Concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
10. Concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.


ELECTRICAL NOTES

1. All electrical work shall conform to the latest edition of the U.S.C. and local building codes having jurisdiction. All materials shall bear manufacturers laboratory label or be U.L. listed.
2. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
3. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
4. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
5. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
6. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
7. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
8. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
9. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
10. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
11. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
12. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
13. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
14. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
15. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
16. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
17. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
18. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
19. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
20. All electrical work shall be installed in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.

STRUCTURAL NOTES:

1. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
2. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
3. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
4. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
5. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
6. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
7. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
8. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
9. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
10. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
11. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
12. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
13. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
14. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
15. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
16. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
17. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
18. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
19. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.
20. All concrete shall be placed and finished in accordance with the specifications and approved supporting continuously on ground or on non-combustible "P" supports with extra hangers.

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 FOR THE ELECTRONIC DOCUMENTS.



PROJECT TITLE: INSTALL SWIMMING POOL 630 10TH ST, KEY COLONY BEACH		NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
LOCATION: 630 10TH ST, KEY COLONY BEACH Parcel ID: 00075181-00810		01	General Notes	10/16/2025	GENERAL NOTES	02 C 06
		02	General Notes	10/24/2025		
		03	General Notes	01/05/2026		
		04	General Notes	01/21/2026		
						DATE: 1/22/26

RAPID PERMITS AND ENGINEERING
THREE GENTS LLC
ADDRESS: PO Box 610673, Key Colony Beach,
CONTACT: 305-618-1400
EMAIL: info@rapidpermits.com
James Rhyme, PE, No. 94214
167 Sapodilla Drive
Islamorada, FL 33096



NOTES:
 ALL WORK TO BE DONE IN COMPLIANCE WITH THE FBC 2023 WITH 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 SIGNATURE, CONTACT THE ENGINEER

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

- Install Temporary Site Fence
- Install Stair (1) Step, (2) Rises
- Proposed 44± SF Concrete Sidewalk Extension
- Proposed Pool Equipment Pad
- Existing 2,244± SF Home Lot Coverage
- Existing 70± SF Concrete Walkway Outside Roof Canopy
- Proposed 28± SF Swale, 8" Deep, 85.07 CF Dewatering Location

LAND OPEN SPACE CALCULATIONS:

LAND AREA
 TOTAL LOT AREA = 4,12± SF
 EXISTING HOME LOT COVERAGE = 2,244 SF
 EXISTING CONCRETE DRIVEWAY = 288 SF
 EXISTING CONCRETE WALKWAY OUTSIDE ROOF CANOPY = 70 SF
 EXISTING CONCRETE DOCK = 28 SF
 PROPOSED SWIMMING POOL OUTSIDE ROOF CANOPY = 128 SF (NEW IMPERVIOUS AREA)
 PROPOSED POOL PAVEMENT 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 = 3,287 SF
 3,287 / 4,12± = 79.20% COVERAGE
 85± SF OPEN SPACE = 20.80% OPEN SPACE

TOTAL LOT NEW IMPERVIOUS AREA: 128 + 200 + 37 + 44 = 409 SF
SWALE VOLUME REQUIRED: (409 x 0.200) = 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 PAVEMENT DECK
- PROPOSED 44± SF SIDEWALK EXTENSION
- PROPOSED 59± LF RETAINING WALL



RAPID PERMITS AND ENGINEERING
 ADDRESS: PO Box 610673, Key Colony Beach,
 CONTACT: 305-618-1400
 EMAIL: info@rapidpermits.com

THREE GENTS LLC
 James Rhyne, PE, No. 94214
 157 Sapodilla Drive
 Jacksonville, FL 32006

PROJECT TITLE:

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

LOCATION: 630 10TH ST, KEY COLONY BEACH
 Parcel ID - 0807818-08610

NO.

DESCRIPTION

REV. DATE

SHEET CONTENT:

01	Site Plan	10/16/2025	SITE PLAN
02	Site Plan	10/24/2025	
03	Site Plan	01/05/2026	
04	Site Plan	01/21/2026	

SHEET NO.:

03
C 06

DATE: 1/22/26

CONSTRUCTION NOTES

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

- Proposed 246± SF Pool Paver Decking with Stairs (Match Elev. of Step off Rear Door)
- Future Permit 10"x8" TIRL
- 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 Pillings Driven to Refusal
- Proposed 163± SF Swimming Pool
- Riparian Line
- Existing Gravel to Remain

CANAL



THIS DOCUMENT HAS BEEN ELECTRONICALLY SEALED AND SIGNED BY: JAMES RHYNE, PE, No. 94214 ON THE DATE ABOVE TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND VALID UNLESS THEY ARE VERIFIED IN THE ELECTRONIC DOCUMENT.

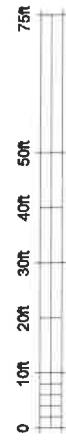


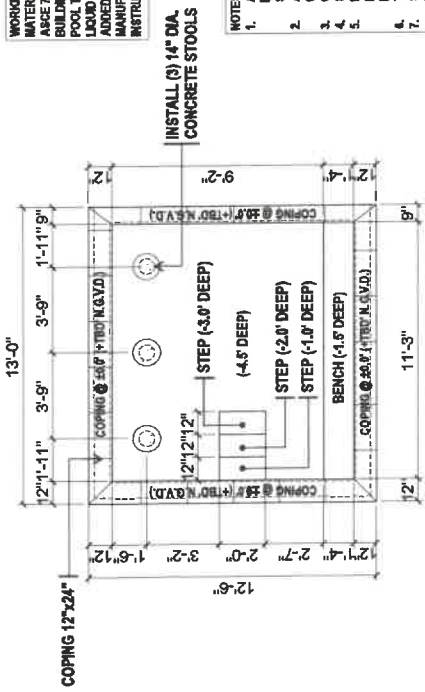
630 10th St, Key Colony Beach

SITE PLAN

SCALE: 3" = 50'

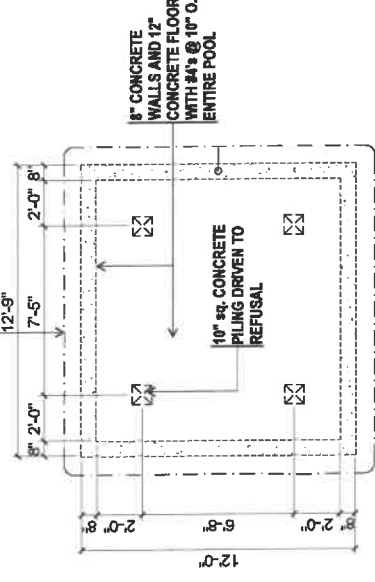
1
C-03





A
C-04

EQUIPOTENTIAL BONDING GRID REFER TO NEC ARTICLE 680.24 (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. 840.28



B
C-04

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

FIXTURE LEGEND

- SKIMMER
- AUTO FILL
- VSB MAIN DRAIN
- 2" RETURN
- VACUUM
- LED LIGHT

NOTES:

- ALL METALLIC ITEMS WITHIN 5' OF WATER EDGE TO BE BONDED WITH #4 SOLID INSULATED WIRE (UL listed) FROM POOL STEEL.
- GROUNDING WIRES CONNECTED TO STEEL WITH BRASS GROUND LUGS.
- G.E. OUTLET 1" MIN AND 2" MAX FROM POOL.
- STEEL OVERLAP TO BE AT 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 FRC BARRIER REQUIREMENTS

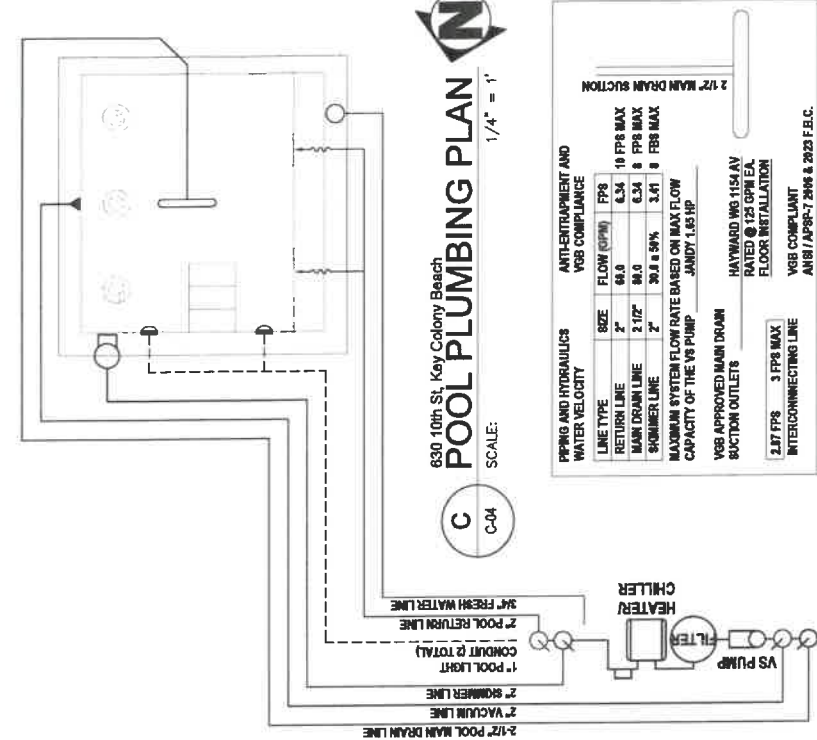
FOUNDATION NOTES:

- SOIL TO BE COMPACTED TO AT LEAST 80% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM-157 (MODIFIED PROCTOR).
- FOUNDATIONS ARE DERIGNED BASED ON PRESUMPTIVE SAFE MINIMUM SOIL BEARING CAPACITY 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.

LEGEND:

- 8 AWG SOLID COPPER BONDING CONDUCTOR
- EXOTHERMIC WELDING, PRESSURE CONNECTOR OR CLAMP



MINIMUM POOL TURNOVER RATE

GALLONS	1 HOUR TURNOVER	8 HOUR TURNOVER	16 HOUR TURNOVER
15,000	50 GPM	31 GPM	25 GPM
20,000	61 GPM	42 GPM	34 GPM
25,000	63 GPM	52 GPM	42 GPM
30,000	104 GPM	63 GPM	50 GPM

POOL VOLUME 3,591.8 HOURS (ASSUMED) 448.51 MIN
7.56 GALLONS PER MINUTE MINIMUM TURNOVER RATE

MAXIMUM GPM FLOW RATES

PIPE SIZE	FT/FREC SUCTION	FT/FREC RETURN
1.5"	37 GPM	56 GPM
2"	63 GPM	85 GPM
2.5"	89 GPM	120 GPM
3"	136 GPM	194 GPM
4"	224 GPM	313 GPM

MINIMUM FLOW (TURNOVER RATE) = 7.56 GPM
MAXIMUM FLOW (WATER VELOCITY) FOR 2 1/2" PPE @ 6 FT/FREC = 96 GPM
MAXIMUM RETURN FOR 2" PPE = 64 GPM
OPTIMUM FLOW RATE = 7.56 GPM IS LESS THAN 94 GPM

PIPE AND HYDRAULICS WATER VELOCITY

LINE TYPE	SIZE	FLOW (GPM)	FPS
RETURN LINE	2"	64.0	6.34
MAIN DRAIN LINE	2 1/2"	96.0	6.34
SHOWER LINE	2"	30.8 @ 5%	3.41

MAXIMUM SYSTEM FLOW RATE BASED ON MAX FLOW CAPACITY OF THE V8 PUMP: JANJOY L85 HP

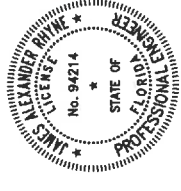
ART-ENTRAPMENT AND VSB COMPLIANCE

LINE TYPE	SIZE	FLOW (GPM)	FPS
RETURN LINE	2"	64.0	10 FPS MAX
MAIN DRAIN LINE	2 1/2"	96.0	8 FPS MAX
SHOWER LINE	2"	30.8 @ 5%	3.41

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

2.87 FPS - 3 FPS MAX INTERCONNECTING LINE
VSB COMPLIANT ANSI/APSP-7, 2006 & 2023 F.E.C.

POOL ELECTRICAL LOAD CALCULATIONS:
POOL FILTER PUMP @ 100% = 1,865 W.
POOL HEATER @ 100% = 7,560 W.
POOL LIGHTS @ 100% = 42 W.
TOTAL CONNECTED LOAD = 9,467 WATT/8240 VOLTS = 36.19 AMP/8



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 UNRELIABLE UNLESS THEY ARE 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 510073, Key Colony Beach, FL 33061
CONTACT: 305-918-1400
EMAIL: info@rapidpermits.com

THREE GENTS LLC
James Rhynie, PE, No. 94214
157 Sapodilla Drive
Islamorada, FL 33056

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

LOCATION: 630 10TH ST, KEY COLONY BEACH
Parcel ID - 0401818-000100

NO.	DESCRIPTION	REV. DATE	SHEET CONTENT:	SHEET NO.:
01	Pool Details	10/16/2025	POOL DETAILS	04 C 06
02	Pool Details	10/24/2025		
03	Pool Details	01/05/2026		
04	Pool Details	01/21/2026		

DATE: 1/22/25

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

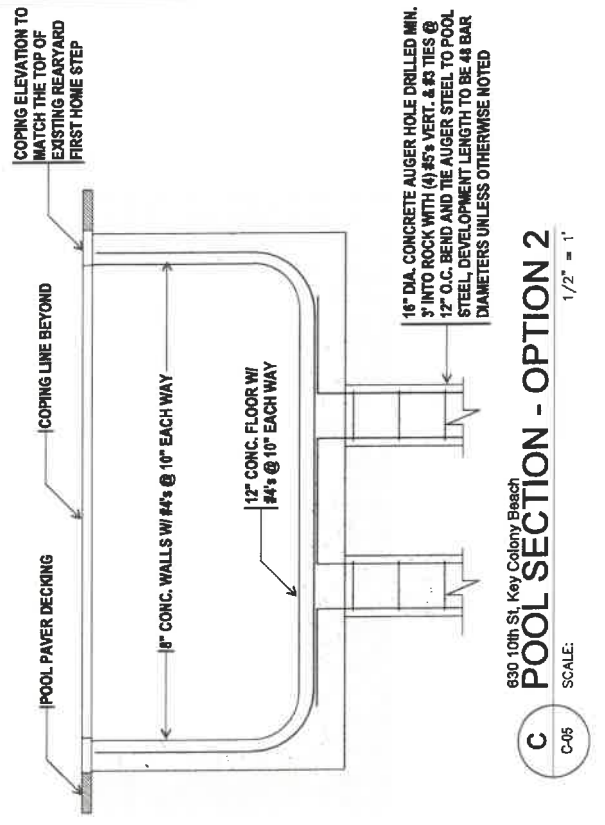
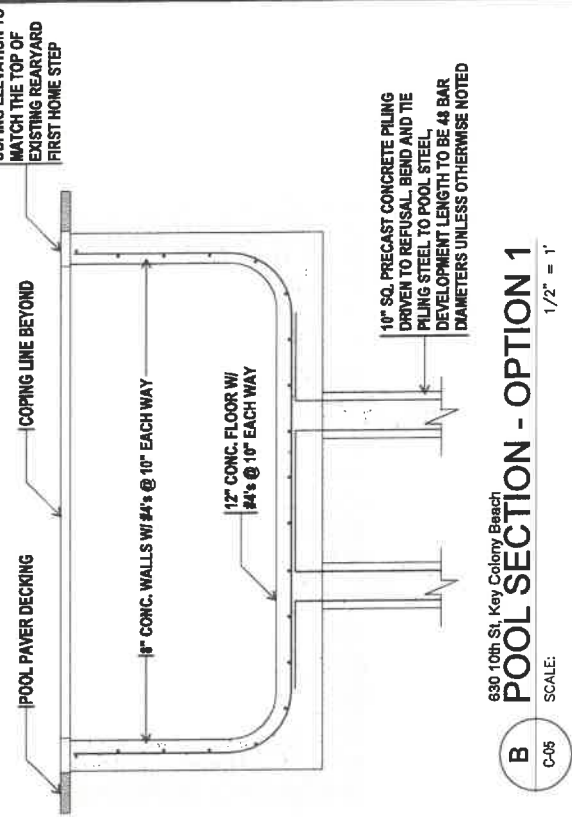
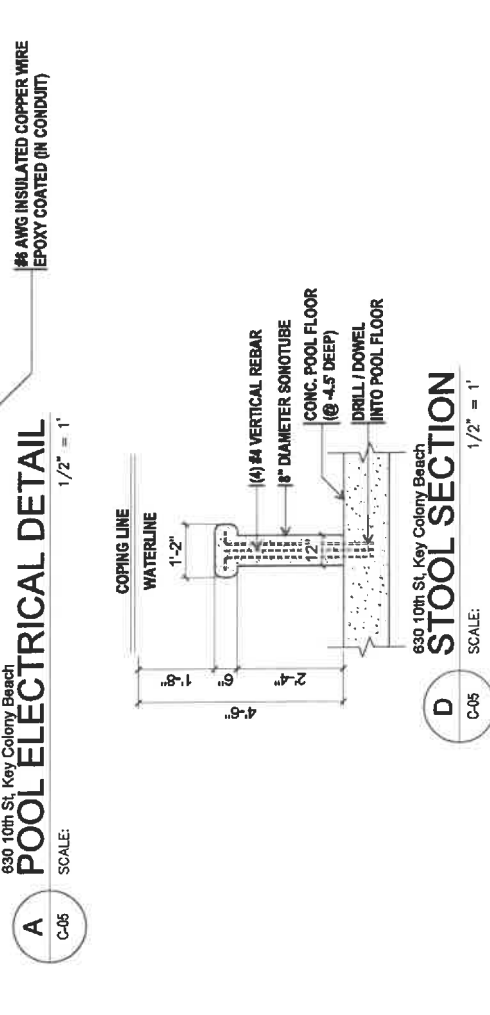
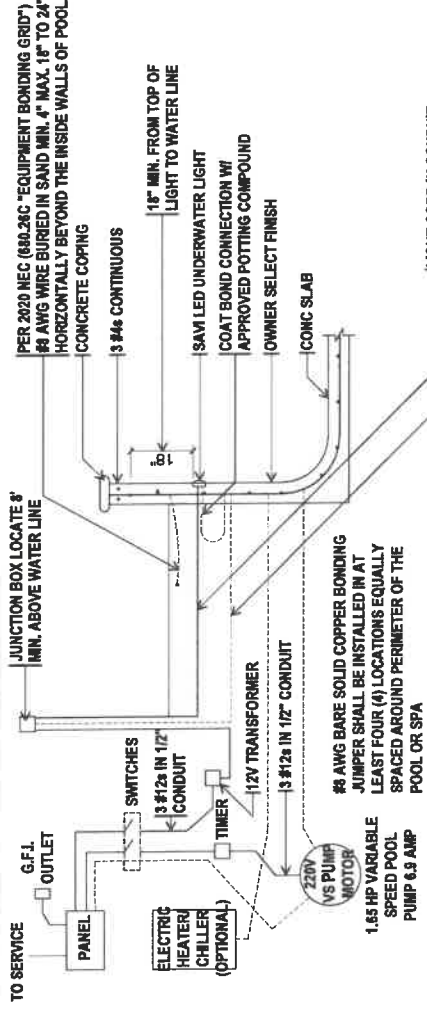
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE ON THE ORIGINAL DOCUMENT.

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN ACCORDANCE WITH RULE 61B15-23.004, F.A.C.

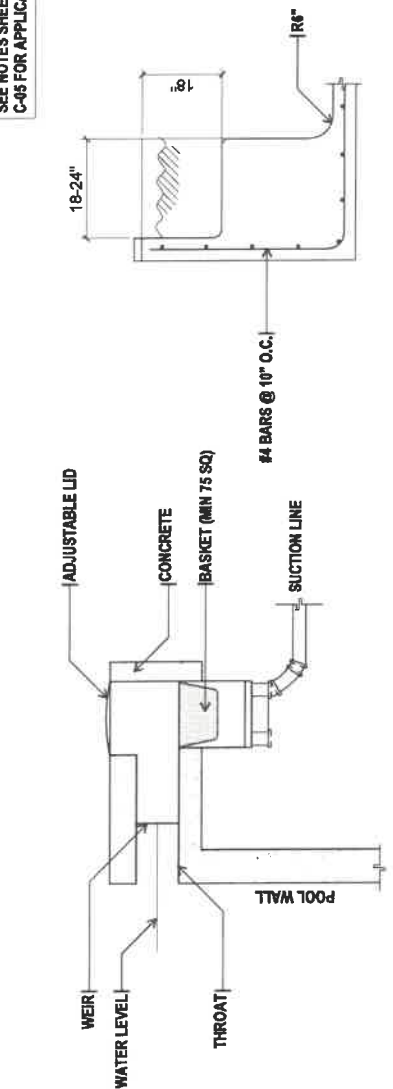
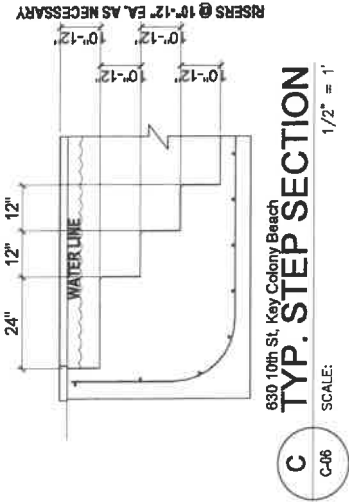
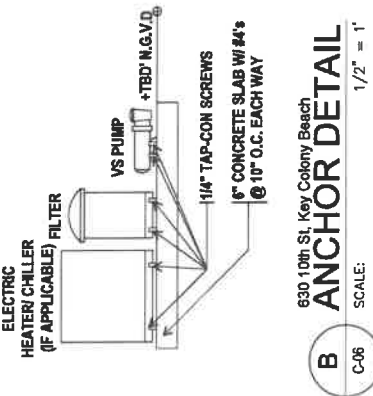
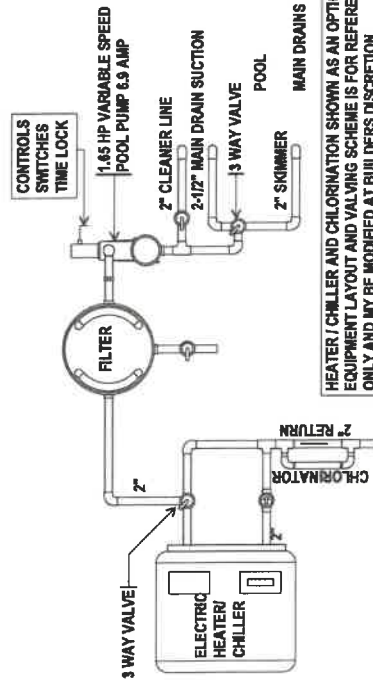


NOTE:
 ALL ELECTRICAL TO COMPLY TO N.E.C. ALL EQUIPMENT INSTALLED PER MANUFACTURER SPECIFICATIONS. ALL METALLIC ITEMS WITHIN 5'-0" OF WATER'S EDGE OF POOL TO BE BONDED WITH #8 SOLID INSULATED WIRE UL LISTED FROM POOL STEEL ALL GROUND WIRES CONNECTED TO STEEL WITH BRASS GROUND LUGS. GFI OUTLET 10' MIN. 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		THREE GENTS LLC		PROJECT TITLE: INSTALL SWIMMING POOL 630 10TH ST, KEY COLONY BEACH		SHEET CONTENT: POOL DETAILED SECTIONS		SHEET NO.: C 05 / 06	
ADDRESS: PO Box 510573, Key Colony Beach, FL 33051 CONTACT: 305-515-1400 EMAIL: info@rapidpermits.com		James Rhyme, P.E. No. 94214 157 Sapodilla Drive Islamorada, FL 33066		LOCATION: 630 10TH ST, KEY COLONY BEACH Parcel ID - 06078919-009106		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		DATE: 1/22/26	



SEE NOTES SHEET C-02 TO C-05 FOR APPLICABLE NOTES



	RAPID PERMITS AND ENGINEERING ADDRESS: PO Box 510675, Key Colony Beach, FL 33051 CONTACT: 305-918-1400 EMAIL: info@rapidpermits.com	THREE GENTS LLC James Rhyne, PE, No. 94214 157 Sapodilla Drive Melbourne, FL 32956	PROJECT TITLE: INSTALL SWIMMING POOL 630 10TH ST, KEY COLONY BEACH LOCATION: 630 10TH ST, KEY COLONY BEACH Parcel ID: 20078110-00108	NO. 01 02 03 04	DESCRIPTION Typical Details Typical Details Typical Details Typical Details	REV. DATE 10/16/2025 10/24/2025 01/05/2026 01/21/2026	SHEET CONTENT: POOL TYPICAL DETAILS	SHEET NO.: C 06 / 06
				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:

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.

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

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



April 15, 2026

To: The City of Key Colony Beach Board of Commissioners
From: The Key Colony Beach Planning & Zoning Board

Re: 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.

The Planning & Zoning Board met on April 15, 2026, to consider a variance request for the property located at 630 10th Street. The Board agreed to accept all discussion and evidence and provided notes on the variance request for 620 10th Street for 630 10th Street, as they are identical in nature.

MOTION: Motion made by Skip Helme to approve. Vice-Chair Walsh seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Post-Hearing Questions

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

Skip Helme	Yes
George Lancaster	Yes
Lin Walsh	Yes
Leonard Geronemus	Yes
Lynne Conkling	No

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

George Lancaster	Yes
Lin Walsh	Yes
Leonard Geronemus	Yes
Lynne Conkling	No
Skip Helme	Yes

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	Yes
Leonard Geronemus	Yes
Lynne Conkling	No
Skip Helme	Yes
George Lancaster	Yes

City of Key Colony Beach

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



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	Yes
Lynne Conkling	No
Skip Helme	Yes
George Lancaster	Yes
Lin Walsh	Yes

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

Lynne Conkling	No
Skip Helme	Yes
George Lancaster	Yes
Lin Walsh	Yes
Leonard Geronemus	Yes

After the reading of the Post-Hearing Questions, Chair Lancaster asked for a motion. City Clerk Roussin stated the motion to approve the variance request with conditions, contingent upon receipt and review of satisfactory documentation addressing the engineering and seawall stability issues discussed.

MOTION: Motion made by Lynne Conkling to approve. Chair Lancaster seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval

Final Recommendation: The Planning & Zoning Board recommends that the City of Key Colony Beach Board of Commissioners approve the request for the installation of a swimming pool for the property at 630 10th Street, with conditions as stated in the motion.

A handwritten signature in blue ink, appearing to read "George Lancaster", written over a horizontal line.

George Lancaster, Planning & Zoning Board Chair