

File #: 2026-022

Owner's Name: Bret Niedens

Applicant/Contact: Eric Parker

Type of Application: Administrative Variance

Key: Key Largo

RE #: 00464900-000000

Additional Information added to File 2026-022

End of Additional File 2026-022

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



RECEIVED
2026-022
JAN 23 2026
MONROE COUNTY
PLANNING DEPT.

Administrative Variance

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Administrative Variance Application Fee: \$1,250.00

In addition to the application fee, the following fees also apply:

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed
A signed Affidavit is required with this application

Date of Application: _____ / _____ / _____
Month Day Year

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

Eric Parker

Eric Parker

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

p.o. box 9505 Tavernier Fl 33070

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

_____	_____	_____	_____
Work Phone	Home Phone	Cell Phone	Email Address

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

Bret Niedens

Bret Niedens

(Name/Entity)

Contact Person

60 Marina Ave Key Largo FL 33037

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

_____	_____	_____	_____
Work Phone	Home Phone	Cell Phone	Email Address

Legal Description of Property:

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

_____	_____	_____	_____
Block	Lot	Subdivision	Key

00464900-000000

Real Estate (RE) Number

Alternate Key Number

318 MAHOGANY DRIVE KEY LARGO FL 33037

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

Land Use District Designation(s): _____

Present Land Use of the Property: _____

Proposed Land Use of the Property: _____

Total Land Area: _____

Pursuant to Section 102-186(b) of the Monroe County Land Development Code (LDC), the Director of Planning & Environmental Resources is authorized to grant the following variances:

- (1) Reduction of front or rear yard non-shoreline setback requirements, as provided in LDC Chapter 131, by up to ten (10) feet; and reduction of non-shoreline side yard setback requirements, as provided in LDC Chapter 131, by up to five (5) feet;
- (2) Reduction in the off-street parking requirements in LDC Chapter 114, Article III, by no more than 20%;
- (3) Reduction in the bufferyard width requirements for Class C, D, E, and F district boundaries, major streets, and scenic corridors in LDC Chapter 114, Article III, by no more than 10%;
- (4) Reduction in the total area of landscaping required for off-street parking and loading in LDC Chapter 114, Article III, by no more than 10%; and
- (5) Reduction in the loading/unloading space dimensional requirements in LDC Chapter 114, Article III.

Provide the standards required by the land development regulations: front yard setback of 25 feet
(i.e., front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Provide requested variance: Reduction of 13'
(i.e., reduction of 5ft for a front yard setback of 20 feet; reduction to 90 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard will be met (as it relates to the property):

1. The applicant shall demonstrate a showing of good and sufficient cause for granting the variance:
The pool was built in the front yard set back

2. Failure to grant the variance would result in exceptional hardship to the applicant:
Yes failure would result in exceptional financial hardship to the owner due to the fact the pool would have to be removed and relocated.

Exceptional hardship means a burden on a property owner that substantially differs in kind or magnitude from the burden imposed on other similarly situated property owners. Financial difficulty/hardship does not qualify as exceptional hardship.

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:

Correct 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:

Property has does not have unique circumstances

5. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of the code or established development patterns:

The variance will not give the applicant any special privilege denied other properties

6. Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:

The variance is not based on disabilities, handicaps or health of the applicant or members of family

7. Granting the variance is not based on the domestic difficulties of the applicant or his family:

The variance is not based on the domestic difficulties of the applicant or family

8. The variance is the minimum necessary to provide relief to the applicant:

The variance will provide the minimum relief to allow the pool to remain

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Complete administrative variance application (unaltered and unbound)
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current Property Record Card(s) from the Monroe County Property Appraiser
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Boundary Survey, prepared by a Florida registered surveyor-three (3) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- Site Plan, prepared by a Florida registered architect, engineer or landscape architect- three (3) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water line
 - Land use district of site and any adjacent land use districts
 - Locations and dimensions of all existing and proposed structures and drives
 - Type of ground cover (i.e. concrete, asphalt, grass, rock)
 - Adjacent roadways
 - Setbacks as required by the land development regulations
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones
- A list of names and mailing addresses of real property owners within a 600-foot radius of the subject property(ies). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600-foot radius, each unit owner must be included.

If applicable, the following items must be included in order to have a complete application submission:

- Notarized Agent Authorization Letter

Is there a pending code enforcement proceeding involving all or a portion of this property?

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: NA

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the administrative variance application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

* * * * *

Pursuant to LDC Section 102-186 (i), the applicant shall post the property of the proposed variance with a waterproof sign at least four (4) square feet in front surface area, which is so lettered as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. For your convenience, the Department will provide you with a sample of the sign.

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Bret Niedens Date: 12-19-25

STATE OF Florida

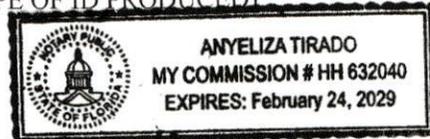
COUNTY OF Monroe

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 19 day of December, 2025, by Bret Niedens
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced FL DL as
(TYPE OF ID PRODUCED)
identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

AGENT AUTHORIZATION FORM

Date of Authorization: 12 / 19 / 25
Month Day Year

I hereby authorize Eric Parker be listed as authorized agent
(Print Name of Agent)

representing Bret Niedens for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Admin Variance
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

00464900-000000 Lot Block Subdivision Key Largo Key (Island)

Real Estate (RE) / Parcel ID Number Alternate Key Number

318 Mahogany Dr., Key Largo Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

P.O. Box 9505, Tavernier, FL 33070
Mailing Address (Street, City, State and Zip Code)

305-619-0423 KeysPermitting.ep@gmail.com
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: Bret Niedens Date: 12-19-25

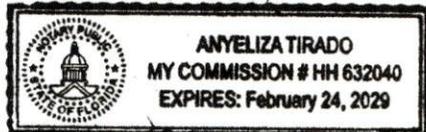
STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,

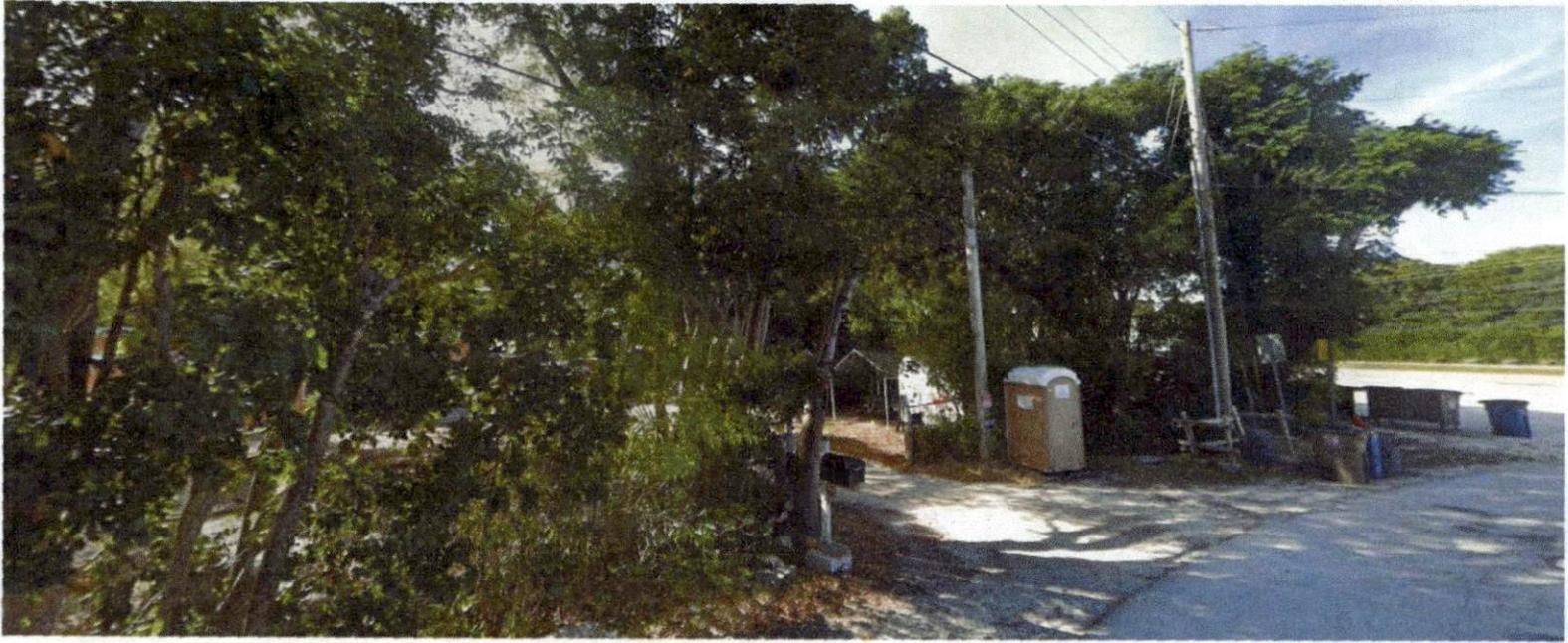
on 19 day of December, 2025, by Bret Niedens
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is [] personally known to me OR [] produced FL DL as
(TYPE OF ID PROVIDED)
identification.

SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Virginia Pennell

Sunshine Title of the Keys, Inc.

102900 Overseas Highway #6

Key Largo, Florida 33037

Our File No.: **21112696**

Property Appraisers Parcel Identification (Folio) Number: **1568317,1568325, and 1568333**

Florida Documentary Stamps in the amount of **\$4,375.00** have been paid hereon.

Space above this Line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 23rd day of December, 2021 by **Dane Pabotoy and Heather Pabotoy, husband and wife**, whose post office address is 402 Coconut Drive, Key Largo, FL 33037 herein called the Grantors, to **Bret L. Niedens, a married man** whose post office address is 60 Marina Ave, Key Largo, FL 33037, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens; remises, releases; conveys and confirms unto the Grantee all that certain land situate in MONROE County, State of Florida, viz.:

Lots 13, 14 and 15, Block 6, and part of the adjacent alleyway closed by County Resolution, PAMELA VILLA, according to the Plat thereof, as recorded in Plat Book 3, Page 125, of the Public Records of Monroe County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.



IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Christine Aleman
Witness #1 Signature

Christine Aleman
Witness #1 Printed Name

Virginia Pennell
Witness #2 Signature

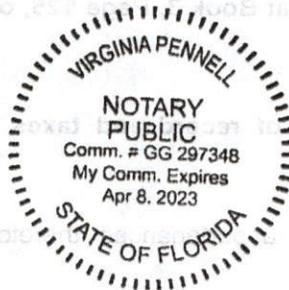
Virginia Pennell
Witness #2 Printed Name

Dane Pabotoy
Heather Pabotoy

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of December, 2021, by Dane Pabotoy and Heather Pabotoy who are personally known to me or have produced FLDL as identification and did did not take an oath.

SEAL



Virginia Pennell
Notary Public
Virginia Pennell
Printed Notary Name

My commission expires:

Monroe County, FL

PROPERTY RECORD CARD

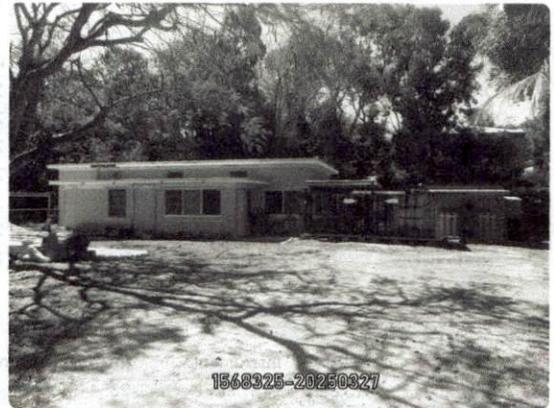
Disclaimer

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

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

Summary

Parcel ID 00464900-000000
Account# 1568325
Property ID 1568325
Millage Group 500K
Location Address 318 MAHOGANY Dr, KEY LARGO
Legal Description BK 6 LT 14 PAMELA VILLA KEY LARGO PB3-125 OR382-651 OR508-322 OR3027-1497 OR3065-2327 OR3145-1493
(Note: Not to be used on legal documents.)
Neighborhood 1933
Property Class SINGLE FAMILY RESID (0100)
Subdivision PAMELA VILLA
Sec/Twp/Rng 22/61/39
Affordable Housing No



Owner

NIEDENS BRET L
 60 Marina Ave
 Key Largo FL 33037

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$183,322	\$179,913	\$158,479	\$147,159
+ Market Misc Value	\$17,504	\$16,259	\$16,583	\$16,906
+ Market Land Value	\$278,200	\$299,600	\$262,150	\$203,300
= Just Market Value	\$479,026	\$495,772	\$437,212	\$367,365
= Total Assessed Value	\$479,026	\$444,512	\$404,102	\$367,365
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$479,026	\$495,772	\$437,212	\$367,365

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$299,600	\$179,913	\$16,259	\$495,772	\$444,512	\$0	\$495,772	\$0
2023	\$262,150	\$158,479	\$16,583	\$437,212	\$404,102	\$0	\$437,212	\$0
2022	\$203,300	\$147,159	\$16,906	\$367,365	\$367,365	\$0	\$367,365	\$0
2021	\$113,688	\$128,916	\$17,230	\$259,834	\$259,834	\$0	\$259,834	\$0
2020	\$102,988	\$116,115	\$18,466	\$237,569	\$62,244	\$25,000	\$37,244	\$175,325
2019	\$117,700	\$116,115	\$18,790	\$252,605	\$60,845	\$25,000	\$35,845	\$191,760
2018	\$117,700	\$116,115	\$19,114	\$252,929	\$59,711	\$25,000	\$34,711	\$193,218

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,350.00	Square Foot	50	107

Buildings

Building ID	25466	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	1957	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	1468	Roof Type	FLAT OR SHED	
Finished Sq Ft	1091	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	CERM/CLAY TILE	
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED	
Perimeter	184	Bedrooms	2	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	28	Grade	500	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,091	1,091	0
PTO	PATIO	152	0	0
SBF	UTIL FIN BLK	225	0	0
TOTAL		1,468	1,091	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0 x 0	1	320 SF	4
FENCES	1980	2005	6 x 18	1	108 SF	2
CH LINK FENCE	2000	2005	5 x 300	1	1500 SF	1
UTILITY BLDG	1986	2005	12 x 16	1	192 SF	3
CONC PATIO	2000	2005	16 x 20	1	320 SF	2
UTILITY BLDG	2000	2005	32 x 16	1	512 SF	3
UTILITY BLDG	1985	2005	8 x 12	1	96 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/23/2021	\$625,000	Warranty Deed	2354489	3145	1493	05 - Qualified	Improved		
12/22/2020	\$390,000	Warranty Deed	2297093	3065	2327	19 - Unqualified	Improved		

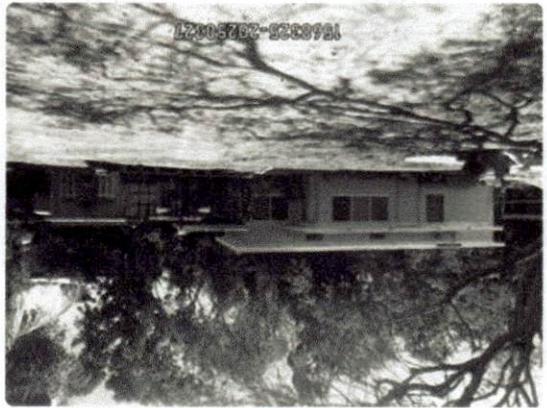
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
R-POOL-2024-0266	01/13/2025	Active	\$230,000	Residential	NEW 1,000 S.F. RAISED SWIMMING POOL, NEW 773 S.F. RAISED POOL DECK/STAIRS, NEW 75 S.F. AMERIGLIDE WHEELCHAIR LIFT PAD, NEW 32 S.F. EQUIPMENT PAD
R-RMDL-2023-0794	10/05/2023	Completed	\$11,360	Residential	INSTALL 3 WINDOW AND 1 DOOR LIKE FOR LIKE - IMPACT
22300508	08/19/2022	Completed	\$2,350	Residential	APPROVAL TO RELOCATE SERVICE FROM OVERHEAD TO UNDERGROUND.
20301198	08/24/2020	Completed	\$12,488	Residential	R/R 1561 SQ FT METAL ROOF

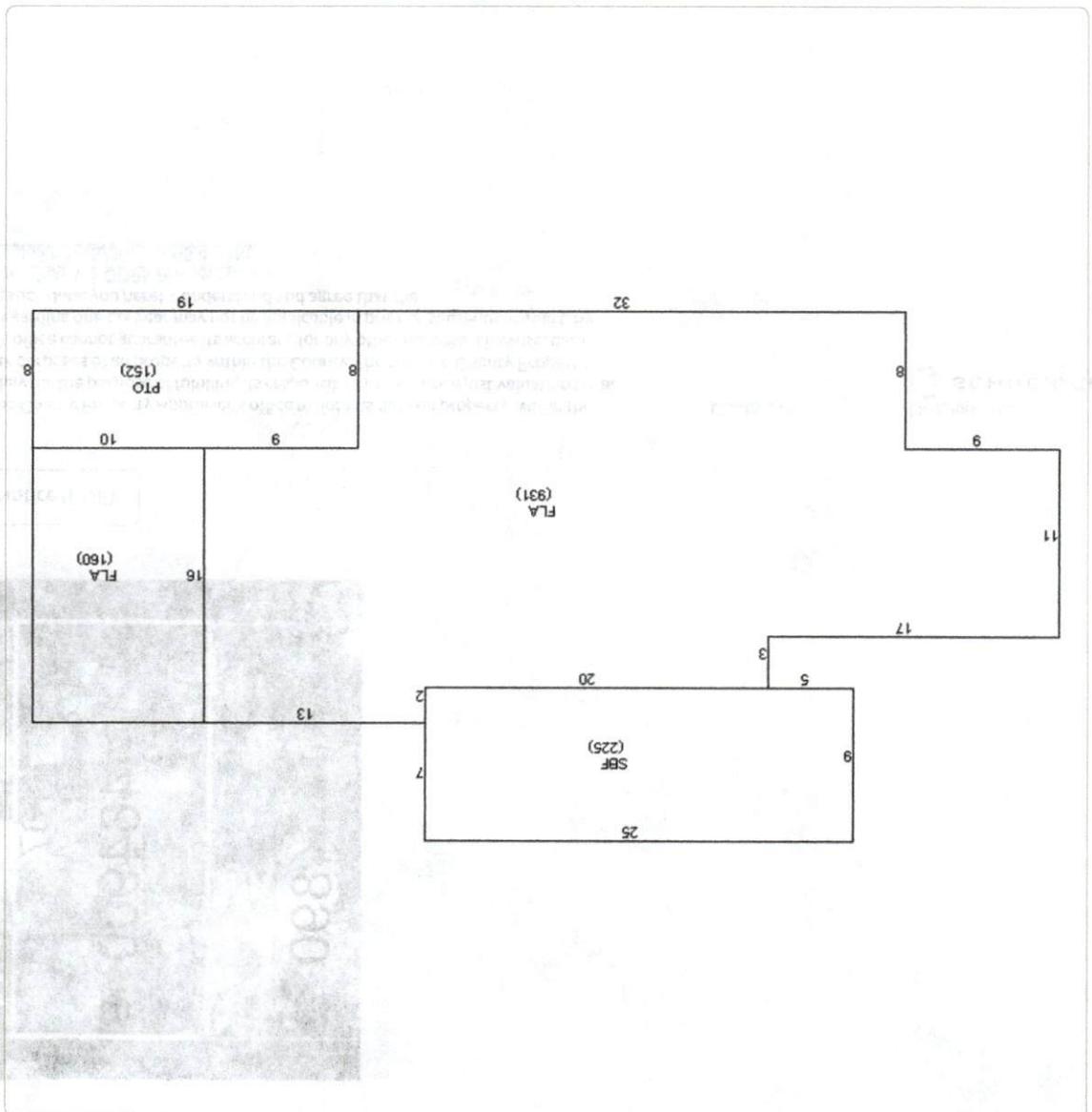
View Tax Info

[View Taxes for this Parcel](#)

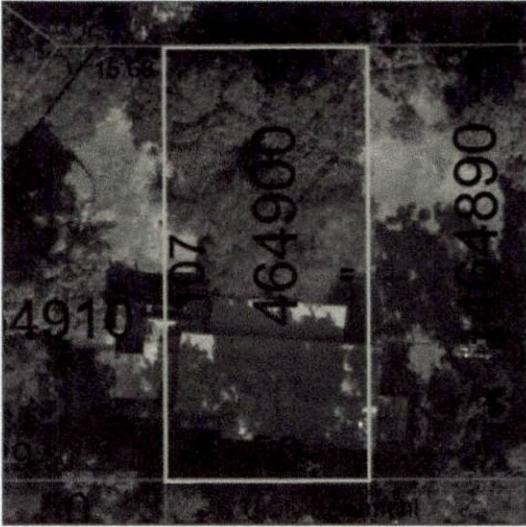
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/23/2026, 3:05:47 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL



Results

[Click to Show Photos](#)

Parcel ID ↕	Alternate ID ↕	Owner ↕	Property Address ↕	City ↕
00456170-000000	1559741	APPLGATE ALAN APPLGATE GA LA	50 JUDY PI	KEY LARGO
00456390-000000	1559962	MILLER WILLIAM MICHAEL	545 TINA PI	KEY LARGO
00456400-000000	1559971	FRERE RICHARD	47 TINA PI	KEY LARGO
00456420-000000	1559997	ORESURY LAND TRUST 03/26/2018	56 TINA PI	KEY LARGO
00456420-000100	9103035	MORRIS ANJANA MORRIS PETER H	54 TINA PI	KEY LARGO
00456630-000000	1560201	DAVIS T M FAMILY REVOCABLE LIVING TRUST	29 ROSE PI	KEY LARGO
00456640-000000	1560219	LA FE GIL ROBERTO HERNANDEZ SACHELIS GONZALEZ	35 ROSE PI	KEY LARGO
00456650-000000	1560227	ORDNER THOMAS R ORDNER PETER J	30 ROSE PI	KEY LARGO
00456880-000000	1560456	BOILINI CHRISTINA GIANNA GONZALEZ RUDY GONZALEZ RUDY	723 SHARON PI	KEY LARGO
00463850-000000	1567264	BLASS BEVERLY JO	534 PALM Dr	KEY LARGO
00463870-000000	1567281	QUEZADA JUAN	532 PALM Dr	KEY LARGO
00463880-000000	1567299	102181 OVERSEAS HWY LLC	102181 OVERSEAS Hwy	KEY LARGO
00463890-000000	1567302	CUMMINGS BRENDA	102131 OVERSEAS Hwy	KEY LARGO
00463920-000000	1567337	WHEATON MARDELLA A	102125 OVERSEAS Hwy	KEY LARGO
00463940-000000	1567353	SAENZ AIMEE TEJADA DIEGO	427 LIME Dr	KEY LARGO
00463950-000000	1567361	TSE FRANKLIN TSE NORMA	VACANT LAN LIME Dr	KEY LARGO
00463960-000000	1567370	TSE FRANKLIN TSE NORMA	VACANT LAN LIME Dr	KEY LARGO
00463970-000000	1567388	SIKIRICA PATRICIA A	431 LIME Dr	KEY LARGO
00463980-000000	1567396	GRIFFETH JAMES D	437 LIME Dr	KEY LARGO
00464500-000000	1567922	CUMMINGS PATRICIA L REV LIVING TRUST 10/29/2019	440 LIME Dr	KEY LARGO
00464510-000000	1567931	MIKALSON TRAVIS	438 LIME Dr	KEY LARGO
00464520-000000	1567949	RUTTEN LEANNE M RUTTEN OTTO C	436 LIME Dr	KEY LARGO
00464540-000000	1567965	MCCORMICK MARCIA R MCCORMICK RANDAL W REAGAN	432 LIME Dr	KEY LARGO
00464550-000000	1567973	MARTIN MARIA G ESTATE	430 LIME Dr	KEY LARGO
00464560-000000	1567981	TSE NORMA TSE GRACE W TSE DAVID T TSE KEVIN JAMES	VACANT LAND	KEY LARGO
00464570-000000	1567990	RUTLEDGE JASON	426 LIME Dr	KEY LARGO
00464580-000000	1568007	SLCMMC RENTALS LLC	424 LIME Dr	KEY LARGO
00464590-000000	1568015	CAPUTO MARNI CAPUTO STEVEN L W/H	422 LIME Dr	KEY LARGO
00464600-000000	1568023	NVJ MULTISERVICES INC	102101 OVERSEAS Hwy	KEY LARGO
00464610-000000	1568031	JAVIER TRUCKING INC	102091 OVERSEAS Hwy	KEY LARGO
00464630-000000	1568058	10271 LLC	102071 OVERSEAS Hwy	KEY LARGO
00464640-000000	1568066	WALKABOUT CONSULTING LLC	311 MAHOGANY Dr	KEY LARGO
00464650-000000	1568074	10271 LLC	VACANT LAND	KEY LARGO
00464660-000000	1568082	RODRIGUEZ ELSIE RODRIGUEZ GUSTAVO	321 MAHOGANY Dr	KEY LARGO
00464670-000000	1568091	BAXTER ANDREW M BAXTER LISA A	MAHOGANY Dr	KEY LARGO
00464680-000000	1568104	BAXTER ANDREW M BAXTER LISA A	325 MAHOGANY Dr	KEY LARGO
00464690-000000	1568112	BOSWORTH DEAN A BOSWORTH LINDA	VACANT LAND	KEY LARGO
00464700-000000	1568121	BOSWORTH DEAN A BOSWORTH LINDA A	329 MAHOGANY Dr	KEY LARGO
00464710-000000	1568139	BANASHEK KYLE STEPHEN	331 MAHOGANY Dr	KEY LARGO
00464710-000100	9104215	HENDERSON ANNE C LIVING TRUST	333 MAHOGANY Dr	KEY LARGO

00464730-000000	1568155	LEWANSKI JAMES M	335 MAHOGANY Dr	KEY LARGO
00464750-000000	1568171	LEONARD STEPHEN EUGENE LEONARD VICTORIA O	337 MAHOGANY Dr	KEY LARGO
00464780-000000	1568201	GAMBLE III SAMUEL H GAMBLE MARY A	339 MAHOGANY Dr	KEY LARGO
00464790-000000	1568210	ORNELAS JOSE ADRIAN	338 MAHOGANY Dr	KEY LARGO
00464800-000000	1568228	COFFIN CHRISTINE A	336 MAHOGANY Dr	KEY LARGO
00464810-000000	1568236	DIPERNA NICO	334 MAHOGANY Dr	KEY LARGO
00464820-000000	1568244	DE LOURDES MARIA ORNELAS JOSE A	332 MAHOGANY Dr	KEY LARGO
00464830-000000	1568252	WILLIAMS DANA E	330 MAHOGANY Dr	KEY LARGO
00464840-000000	1568261	MARQUEZ SANDRA	328 MAHOGANY Dr	KEY LARGO
00464850-000000	1568279	SZABO ROBERT S SZABO RONETTE Y	326 MAHOGANY Dr	KEY LARGO
00464860-000000	1568287	CAPUTO MARNI CAPUTO STEVE	324 MAHOGANY Dr	KEY LARGO
00464870-000000	1568295	JOINER MARIBETH C	322 MAHOGANY Dr	KEY LARGO
00464880-000000	1568309	MARESMA JORGE	320 MAHOGANY Dr	KEY LARGO
00464890-000000	1568317	NIEDENS BRET L	VACANT MAHOGANY Dr	KEY LARGO
00464900-000000	1568325	NIEDENS BRET L	318 MAHOGANY Dr	KEY LARGO
00464910-000000	1568333	NIEDENS BRET L	VACANT MAHOGANY Dr	KEY LARGO
00464920-000000	1568341	SHALLOW WATER HOLDINGS LLC	VACANT LAND	KEY LARGO
00464930-000000	1568350	SHALLOW WATER HOLDINGS LLC	102041 OVERSEAS Hwy	KEY LARGO
00464940-000000	1568368	PACHO ENTERPRISES INC	102025 OVERSEAS Hwy	KEY LARGO
00464960-000000	1568384	CHD INVESTMENTS LLC	102001 OVERSEAS Hwy	KEY LARGO
00464970-000000	1568392	ELLIS JOCELT L ELLIS RONNIE JAMES	211 LIGNUMVITAE Dr	KEY LARGO
00464980-000000	1568406	G & E 99 PROPERTIES LLC	213 LIGNUMVITAE Dr	KEY LARGO
00464990-000000	1568414	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	215 LIGNUMVITAE Dr	KEY LARGO
00465000-000000	1568422	LAZCOS ALEXANDER P	217 LIGNUMVITAE Dr	KEY LARGO
00465010-000000	1568431	CASARIEOGO FAMILY TRUST 11/04/2022	219 LIGNUMVITAE Dr	KEY LARGO
00465020-000000	1568449	BURDICK EILEEN	VACANT LAND	KEY LARGO
00465040-000000	1568465	RAMOS YENEY	225 LIGNUMVITAE Dr	KEY LARGO
00465050-000000	1568473	BELLO MARC BELLO RETTA SUE	227 LIGNUMVITAE Dr	KEY LARGO
00465060-000000	1568481	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	VACANT LAND	KEY LARGO
00465070-000000	1568490	LIGNUMVITAE FLOWER LLC	231 LIGNUMVITAE Dr	KEY LARGO
00465080-000000	1568503	NOLAN NANCY L NOLAN SCOTT II	233 LIGNUMVITAE Dr	KEY LARGO
00465080-000100	9104335	TYNDALE DIANE TYNDALE NORMAN	235 LIGNUMVITAE Dr	KEY LARGO
00465080-000200	9104336	PARDO ANN MARY PARDO JOE LOUIS	237 LIGNUMVITAE Dr	KEY LARGO
00465110-000000	1568538	NEGRET LAWRENCE MAXIMUS VELAZQUEZ JESSICA	239 LIGNUMVITAE Dr	KEY LARGO
00465620-000000	1569046	MORA GERARDO SANDOVAL RUIZ ONELLI M	240 LIGNUMVITAE Dr	KEY LARGO
00465630-000000	1569054	BULKLEY JOSEPH DAVID	238 LIGNUMVITAE Dr	KEY LARGO
00465630-000100	9105157	G AND E 99 PROPERTIES LLC	236 LIGNUMVITAE Dr	KEY LARGO
00465650-000000	1569071	GORMAN DAWN E GORMAN GARY E	234 LIGNUMVITAE Dr	KEY LARGO
00465670-000000	1569097	GROARK DAMIAN K	228 LIGNUMVITAE Dr	KEY LARGO
00465690-000000	1569119	SEARS SHERRY L HERLTH GARY C	226 LIGNUMVITAE Dr	KEY LARGO
00465710-000000	1569135	SCOBLE LISA J SCOBLE RICHARD E	222 LIGNUMVITAE Dr	KEY LARGO
00465720-000000	1569143	BOBICK JACQUELINE BOBICK ZOLTAN	220 LIGNUMVITAE Dr	KEY LARGO
00465730-000000	1569151	TLV PROPERTY V LLC	218 LIGNUMVITAE Dr	KEY LARGO
00465750-000000	1569178	ROY MARTHA LYNN	119 GUMBO LIMBO Dr	KEY LARGO
00465760-000000	1569186	IVES WENDY L WASMUND GERALD C WASMUND JANE A	121 GUMBO LIMBO Dr	KEY LARGO
00465770-000000	1569194	MARRA BONNIE L	123 GUMBO LIMBO Dr	KEY LARGO
00465780-000000	1569208	WYSE MARY ALICE	125 GUMBO LIMBO Dr	KEY LARGO
00465790-000000	1569216	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	VACANT LAN GUMBO LIMBO Dr	KEY LARGO

	00465800-000000	1569224	 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	VACANT LAN GUMBO LIMBO Dr	KEY LARGO
	00465820-000000	1569241	 KEY LARGO LODGING LLC	133 GUMBO LIMBO Dr	KEY LARGO
	00465870-000000	1569291	 216 LIGNUMVITAE PROPERTY LLC	216 LIGNUMVITAE Dr	KEY LARGO
	00465880-000000	1569305	 GREEN JESSE R	214 LIGNUMVITAE Dr	KEY LARGO
	00465890-000000	1569313	 KACZKA III CHESTER	212 LIGNUMVITAE Dr	KEY LARGO
	00465940-000000	1569364	 NINEHOUSER III JAMES MOSHER MARY LOU	101961 OVERSEAS Hwy	KEY LARGO
	00465970-000000	1569399	 ENGLISH CONGREGATION OF K L JEHOVAH WITNESS	102 GUMBO LIMBO	KEY LARGO
	00466010-000000	1569437	 EADS BARBARA T	113 GUMBO LIMBO Dr	KEY LARGO
	00466020-000000	1569445	 STACK MARK HIRE DAWN	115 GUMBO LIMBO Dr	KEY LARGO
	00466030-000000	1569453	 GERCHAR KIM MARLENE	116 GUMBO LIMBO Dr	KEY LARGO
	00466040-000000	1569461	 PULFER JESSICA R	114 GUMBO LIMBO Dr	KEY LARGO
	00466050-000000	1569470	 APPLGATE ALAN R APPLGATE GA LA L	112 GUMBO LIMBO Dr	KEY LARGO
	00466070-000000	1569496	 APPLGATE ALAN ROY APPLGATE GALA LOUISE	108 GUMBO LIMBO Dr	KEY LARGO
	00466100-000000	1569526	 AVNER GLORIA L	106 GUMBO LIMBO Dr	KEY LARGO
	00466120-000000	1569542	 REY RAY REY YAMILE	101925 OVERSEAS Hwy	KEY LARGO
	00466180-000000	1569607	 RODRIGUEZ CARLINA	134 GUMBO LIMBO Dr	KEY LARGO
	00466190-000000	1569615	 ALANA KANAHO ALANA TIFFANY J	136 GUMBO LIMBO Dr	KEY LARGO
	00466200-000000	1569623	 O'SULLIVAN NICOLE A RICHTER KORDELL L	130 GUMBO LIMBO Dr	KEY LARGO
	00466210-000000	1569631	 SHAFER JESSICA J	128 GUMBO LIMBO Dr	KEY LARGO
	00466230-000000	1569658	 CRAWFORD JR ALBERT	124 GUMBO LIMBO Dr	KEY LARGO
	00466240-000000	1569666	 LANGHORNE SUSAN ELLEN ORDNER PETER J	122 GUMBO LIMBO Dr	KEY LARGO
	00466260-000000	1569674	 PIMENTEL MARIANELA VLADIOIU EUGENE	118 GUMBO LIMBO Dr	KEY LARGO
	00543020-000000	1666548	 MAHOGANY BAY COMMUNITY ASSOCIATION INC	101960 OVERSEAS Hwy	KEY LARGO
	00543040-000000	1666564	 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	VACANT LAND	KEY LARGO
	00543050-000000	1666572	 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	VACANT LAND	KEY LARGO
	00543060-000000	1666599	 MONROE COUNTY BOARD OF COUNTY COMMISSIONERS	102050 OVERSEAS Hwy	KEY LARGO
	00543080-000000	1666611	 PACIFICA KEY LARGO LP	102400 OVERSEAS Hwy	KEY LARGO

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

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Last Data Upload: 1/23/2026, 3:05:47 AM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL

PROPERTY OWNER / ADDRESS:
BRET NIEDENS
60 MARINA AVENUE
KEY LARGO, FL. 33037

PROJECT LOCATION:
318 MAHOGANY DRIVE
KEY LARGO, FL. 33037

RE# -00464900-000000
ALTERNATE KEY -1568325

LEGAL DESCRIPTION:
LOTS 13 & 14, BLOCK 6, PAMELA VILLA, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 125,
OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

FLOOD CRITERIA:
FLOOD ZONE - 'X'

STANDARD DESIGN CRITERIA:
WIND SPEED: 180 MPH PER A.S.C.E. - 7-22
EXPOSURE CATEGORY: - 'D'
IMPORTANCE FACTOR: - 1.0
INTERNAL PRESSURE COEFFICIENT - 0.18
BUILDING CODE: FLORIDA BUILDING CODE 2023
NEC 2020

SCOPE OF WORK:

NEW 1,000 S.F. RAISED SWIMMING POOL
NEW 773 S.F. RAISED POOL DECK/STAIRS
NEW 75 S.F. AMERIGLIDE WHEELCHAIR LIFT PAD
NEW 32 S.F. EQUIPMENT PAD

LAND OPEN SPACE CALCULATIONS:

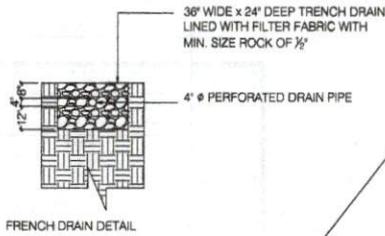
LAND AREA
TOTAL LOT AREA = 10,700 S.F.
AREA COVERAGE

EXISTING RESIDENCE, ROOF LINE = 1,478 S.F.
EXISTING CONCRETE = 385 S.F.
PROPOSED RAISED SWIMMING POOL/DECK = 1,773 S.F.
PROPOSED LIFT = 75 S.F.
PROPOSED EQUIPMENT PAD = 25 S.F.

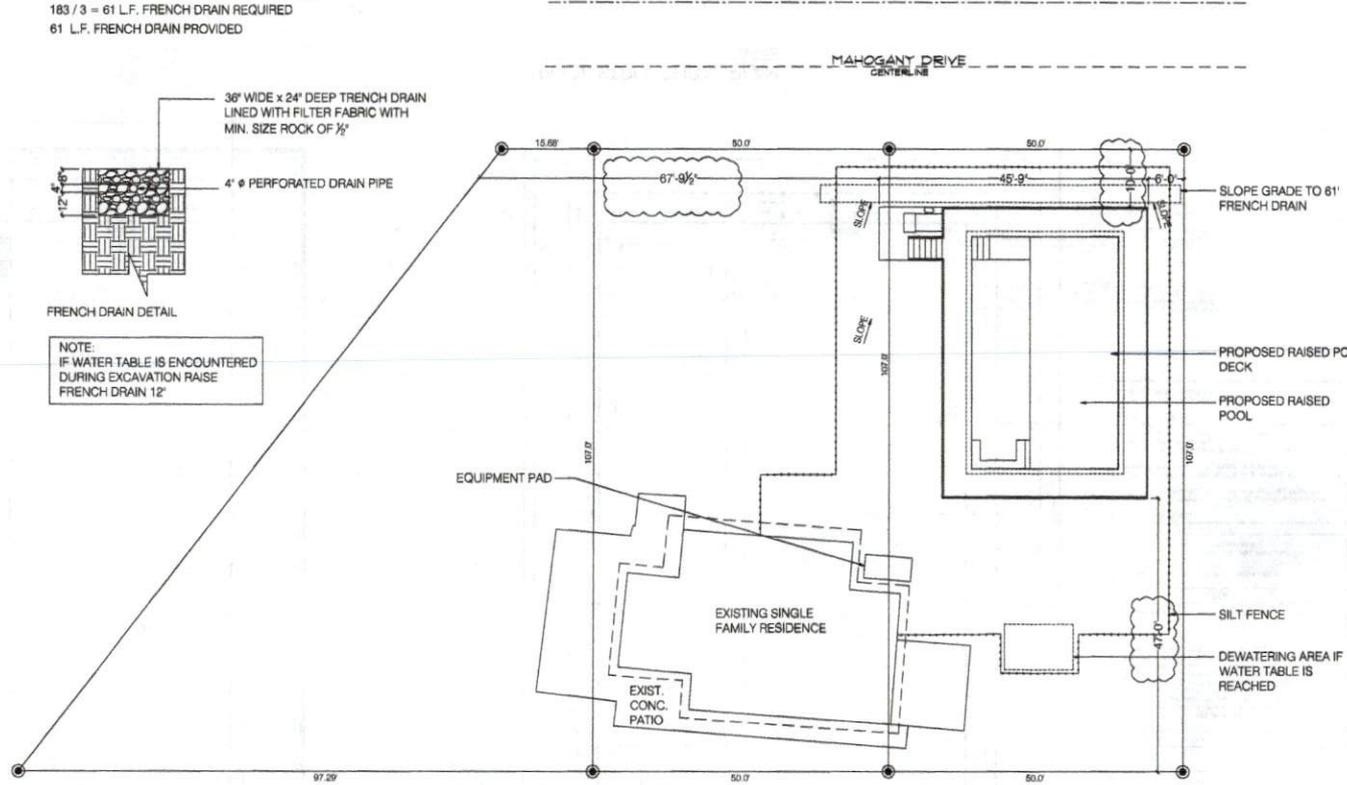
TOTAL AREA COVERAGE = 3,736 S.F.
3,736 / 10,700 = 34.91% COVERAGE
6,964 S.F. OPEN SPACE = 65.09% OPEN SPACE

IMPERVIOUS AREA:

NEW IMPERVIOUS AREA
NEW RAISED POOL DECK/STEPS = 773 S.F.
NEW LIFT/SLAB = 75 S.F.
NEW EQUIPMENT PAD = 32 S.F.
TOTAL = 880 S.F.
880 x .208 = 183 C.F. STORMWATER RETENTION REQUIRED
3x2" FRENCH DRAIN PROVIDES 3 C.F. PER 1 L.F.
183 / 3 = 61 L.F. FRENCH DRAIN REQUIRED
61 L.F. FRENCH DRAIN PROVIDED



NOTE:
IF WATER TABLE IS ENCOUNTERED
DURING EXCAVATION RAISE
FRENCH DRAIN 12"



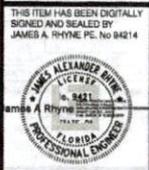
SITE PLAN

1" = 10'-0"

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PLANNING DEPT.

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

THREE GENTS LLC
JAMES RHYNE - P.E. No. FL 94214
157 SAPOUILLA DRIVE - ISLAMORADA, FL. 33088 - PH. (904) 383-2185



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TITLE: SWIMMING POOL PLANS
PROJECT NAME: NIEDENS RESIDENCE
318 MAHOGANY DRIVE
KEY LARGO, FL.

Evian J. Cackwell
Designer
88101 Overseas Highway
Islamorada, FL 33036
Phone: (305) 508-7954
e-mail: evian@evianphoto.com

ISSUE DATE:	08/12/24
REVISIONS	DESCRIPTION
No. / DATE	
1 / 10/28	add lot 15 to site plan

SCALE: AS SHOWN
DRAWN BY: EC CHKO BY: JR

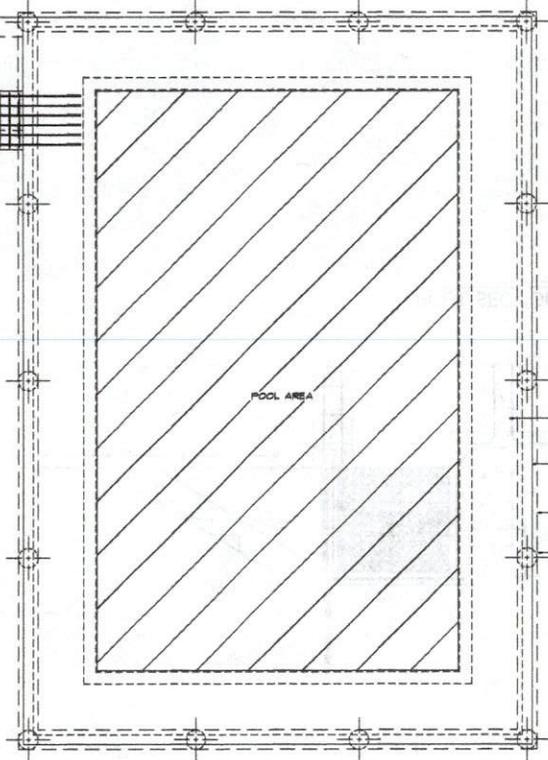
SHEET: SP-1

8" CONCRETE SLAB WITH #8 @ 12" O.C.
EACH WAY ON WELL COMPACTED FILL

18" WIDE CONCRETE FOOTER WITH 3
#8 CONTINUOUS

18" WIDE CONCRETE FOOTER WITH 3
#8 CONTINUOUS

8" CONCRETE SLAB WITH #8 @ 12" O.C.
EACH WAY, EXTENDING STEEL INTO
SLAB AS SHOWN



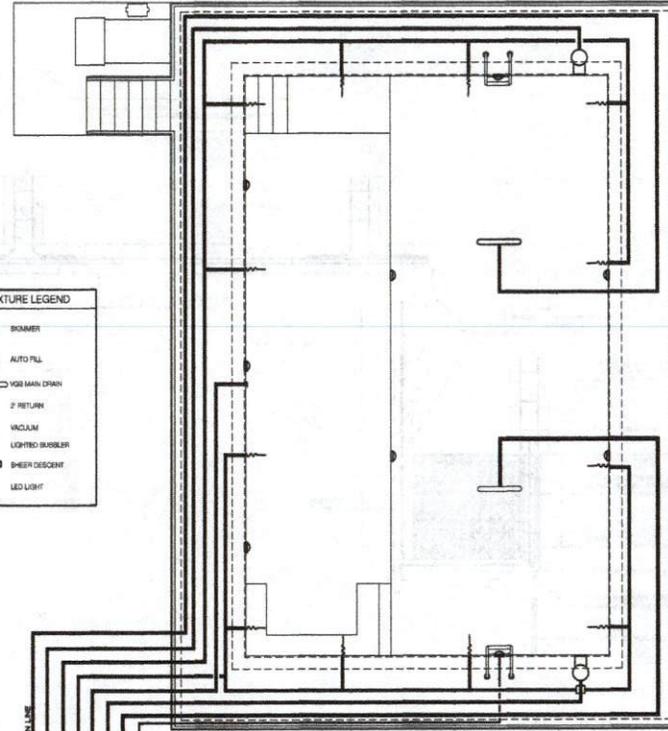
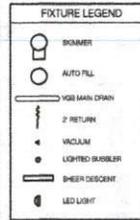
DECK/RETAINING WALL PLAN
1/4"=1'-0"

8" CONCRETE SLAB WITH #8 @ 12" O.C.
EACH WAY ON WELL COMPACTED FILL

8" CMU RETAINING WALL WITH #8
REINFORCEMENT @ 24" O.C. IN
CONCRETE FILLED CELL

18" WIDE CONCRETE FOOTER WITH 3
#8 CONTINUOUS

18" CONCRETE AUGER HOLE WITH #8
VERT. & #3 TIES @ 12" O.C.



POOL PLUMBING PLAN
1/4"=1'-0"

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THREE GENTS LLC
JAMES RYHNE - P.E. No. FL 94214
157 SPODOLLA DRIVE - ISLAMORADA, FL 33068 - PH. (850) 985-2185

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
JAMES A. RYHNE PE No. 94214



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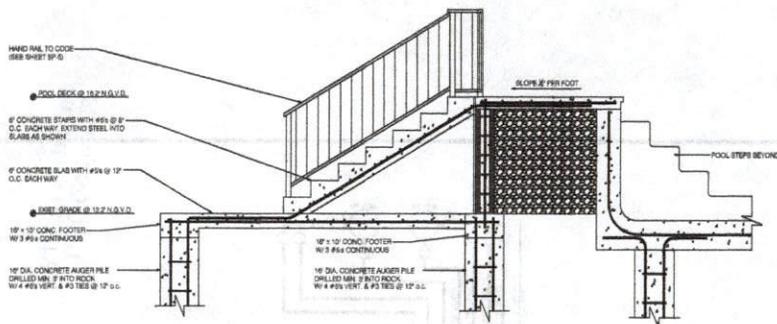
SWIMMING POOL PLANS
NEIDENS RESIDENCE
318 MAHOGANY DRIVE
KEY LARGO, FL.

Evan J. Cadwell
Designer
88101 Overseas Highway
Islamorada, FL 33066
Phone: (305) 506-7954
e-mail: evanecad@yahoo.com

ISSUE DATE:	08/12/24
REVISIONS	DESCRIPTION
No.	DATE

SCALE: AS SHOWN
DRAWN BY: EC CHKD. BY: JR

SP-3



POOL STEP SECTION
1/2" = 1'-0"

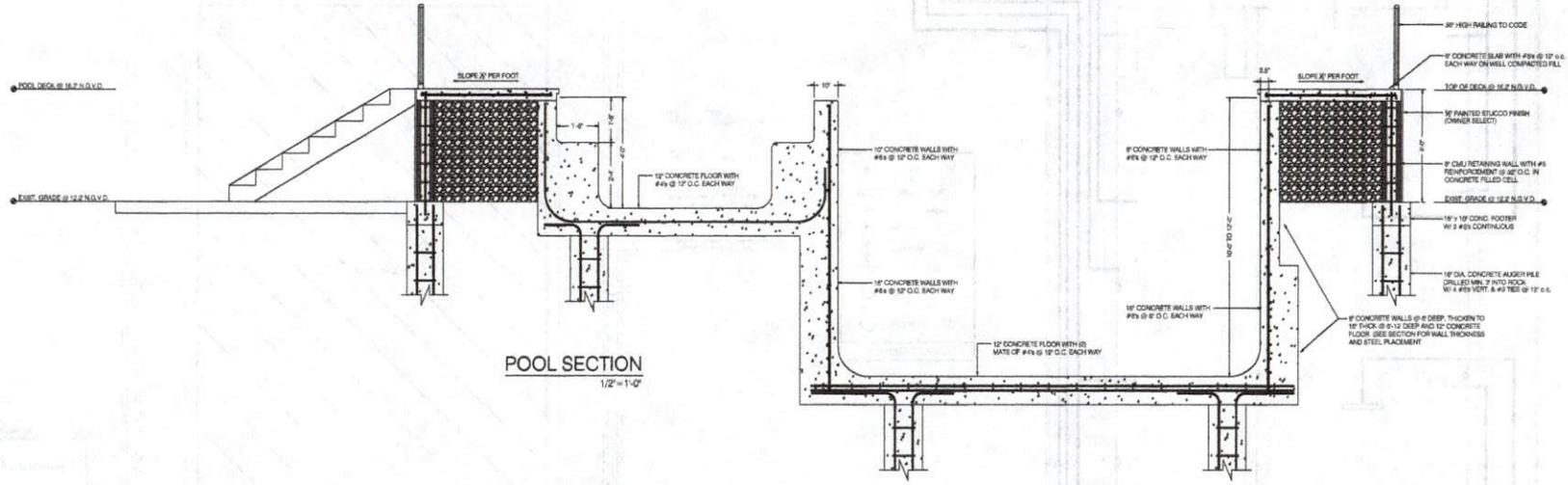
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THREE GENTS LLC
JAMES RHYNE - P.E. No. FL 94214
157 SAPOULLA DRIVE - ISLAMORADA, FL 33036 - PH: (904) 383-2185

THIS ITEM HAS BEEN DIGITALLY
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JAMES A. RHYNE PE. No. 94214



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POOL SECTION
1/2" = 1'-0"

STRUCTURAL NOTE
THE ENGINEER OF RECORD MUST BE NOTIFIED WITHIN 48 HOURS
OF CONCRETE PLACEMENT.

TITLE: SWIMMING POOL PLANS
PROJECT NAME: NEIDENS RESIDENCE
318 MAHOGANY DRIVE
KEY LARGO, FL.

Even J. Cadwell
Designer
88101 Overseas Highway
Islamorada, FL 33036
Phone: (305) 609-7954
e-mail: evanecd@yahoo.com

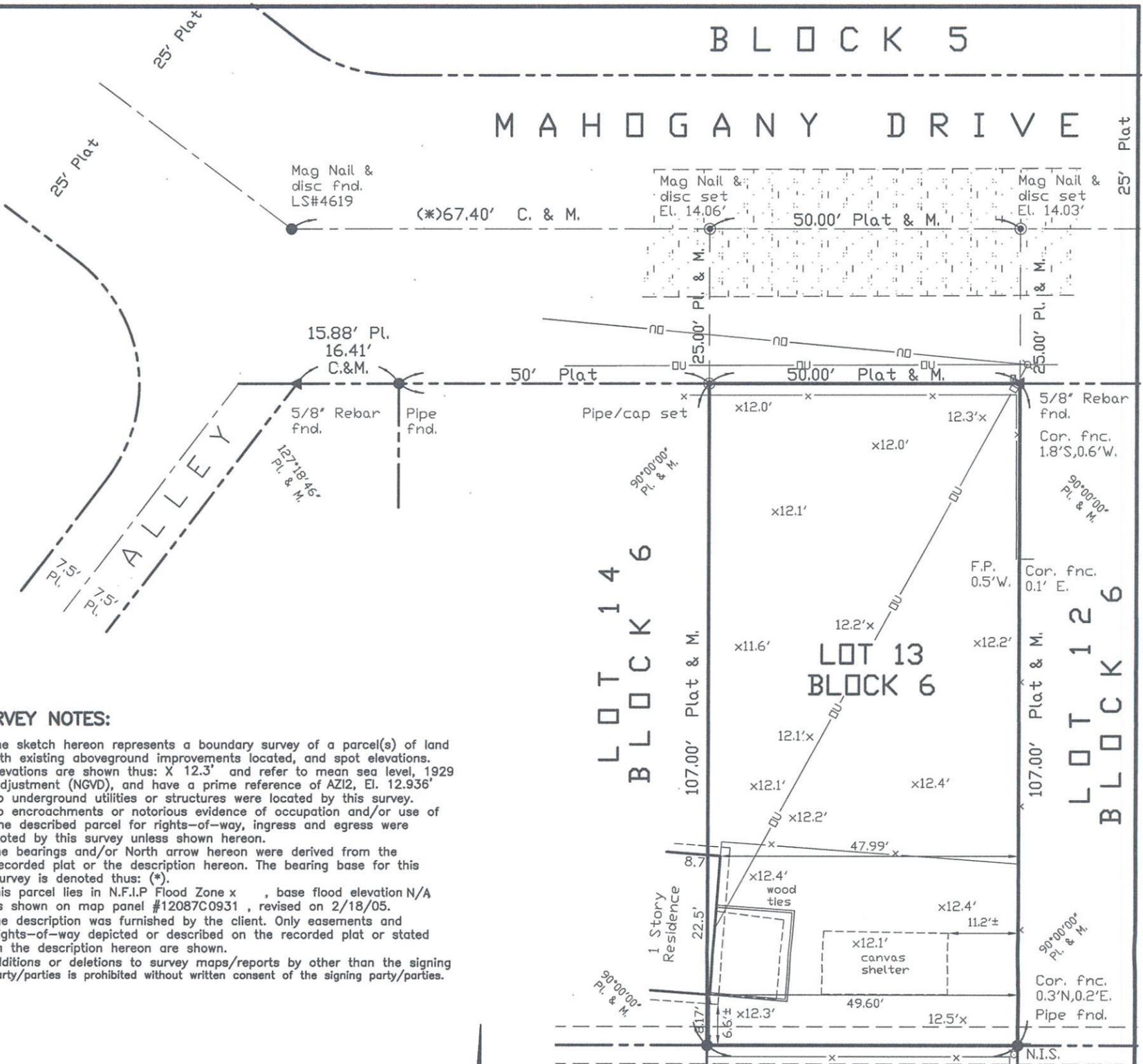
ISSUE DATE	DESCRIPTION
06/12/24	
No. / DATE	

SCALE: AS SHOWN
DRAWN BY: EC CHKD. BY: JR

SHEET:
SP-4

BLOCK 5

MAHOGANY DRIVE



SURVEY NOTES:

1. The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
2. Elevations are shown thus: X 12.3' and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of AZ12, El. 12.936'
3. No underground utilities or structures were located by this survey.
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*).
6. This parcel lies in N.F.I.P Flood Zone x , base flood elevation N/A as shown on map panel #12087C0931 , revised on 2/18/05.
7. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
8. Additions or deletions to survey maps/reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.

ABBREVIATIONS/LEGEND

P.S.M. - Professional Surveyor & Mapper	R. - Record
P.L.S. - Professional Land Surveyor	Fnd. - Found
LS - Land Surveyor	Pl. - Plat
LB - Licensed Business	M. - Measured
C. - Calculated	conc. - Concrete
D. - Deed	cor. - corner
Fin.Flr. - finished floor	FP - fence post
El. - Elevation	A/C - air conditioner
F.T. - fish table	Cond. - Conduit
PK - PARKER KALON FASTENERS	F.S. - frame shed
MAG. - Magnetic Nail	M.S. - metal shed
U.G.E. - Underground Electric	P.S. - plastic shed
P.B. - Plat Book, P. - Page	Add. - addition
WL - Buried waterline	Plt. - planter
N.I.S. - not in service	R.O.W. - right of way
C.B.S. - concrete block shed	T.R. - telephone riser
LPGT - liquid petroleum gas tank	L.P. - light/lamp pole
P.O.B. - Point of Beginning	Balc. - Balcony
Rad./N.R. - Radial/Non-Radial	Fnc. - fence
P.O.C. - Point of Commencement	Bldg. - building
N.S.E.W. - North, South, East, West	Res. - residence
P.C.P. - permanent control point	G.A. - guy anchor
P.R.C. - Point of reverse Curvature	M.H.W.L. - mean
P.C./P.T. - Point of Curvature/Tangency	high water line
P.R.M. - permanent reference monument	
NGVD - National Geodetic Vertical Datum	
NAVD - North American Vertical Datum	
S.U.L. - safe upland line	
F.D.O.T. - Florida Department of Transportation	

○ - Nail / PK Nail Found
⊙ - Nail/PK nail & disc stamped LB#7882 set
⊖ - Pipe Found
⊕ - Pipe/Cap stamped LB #7882 set
▲ - Rebar Found
⊗ - Wood Utility Pole
□ - Concrete Utility Pole
OU - Overhead Utility
X - Chainlink fence
+ - Wood/plastic fence
⊙ - Water Meter/sewer valve
⊗ - Rock
⊗ - Manhole
⊗ - Concrete Davit Base

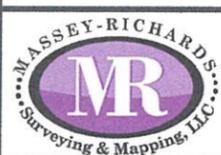
Note: All pipes set are 7/8" (outside diameter) with cap stamped LB #7882 registration number. All PK nail/Mag or 60d spikes set are with discs stamped with LB#7882. Unless otherwise indicated, all pipes found are 7/8" (outside diameter). Unless indicated, points have No identification.



DESCRIPTION:

Lot 13, Block 6, PAMELA VILLA, according to the Plat thereof, as recorded in Plat Book 3, at Page 125, of the Public Records of Monroe County, Florida.

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MASSEY-RICHARDS
SURVEYING & MAPPING, LLC

Phone: (305)853-0066 / Fax: (305)853-0233
88888 Overseas Highway / P.O. Box 619, Tavernier, FL 33070

Client: Niedens
Section 22 Township 61 South, Range 39 East
Key Largo Monroe County, Florida
Surveyed: 1/16/23 Fieldbook No. 215
Drawing No. 19067 Drawn By: AMR Scale: 1" = 20'

Florida Certificate of Authorization No. LB #7882
I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.
Digitally signed by David S. Massey
Date: 2024.05.01 16:23:07 -04'00'
David S. Massey, P.S.M. # 5125



PROPERTY OWNER / ADDRESS:
 BRET NIEDENS
 60 MARINA AVENUE
 KEY LARGO, FL. 33037

PROJECT LOCATION:
 318 MAHOGANY DRIVE
 KEY LARGO, FL. 33037

RE# -00464900-000000
 ALTERNATE KEY -1568325

LEGAL DESCRIPTION:
 LOTS 13 & 14, BLOCK 6, PAMELA VILLA, ACCORDING TO THE
 PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 125,
 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

FLOOD CRITERIA:
 FLOOD ZONE - "X"

STANDARD DESIGN CRITERIA:
 WIND SPEED: 180 MPH PER A.S.C.E. - 7-22
 EXPOSURE CATEGORY: - "D"
 IMPORTANCE FACTOR: - 1.0
 INTERNAL PRESSURE COEFFICIENT - 0.18
 BUILDING CODE: FLORIDA BUILDING CODE 2023
 NEC 2020

SCOPE OF WORK:

NEW 1,000 S.F. RAISED SWIMMING POOL
 NEW 773 S.F. RAISED POOL DECK/STAIRS
 NEW 75 S.F. AMERIGLIDE WHEELCHAIR LIFT PAD
 NEW 32 S.F. EQUIPMENT PAD

LAND OPEN SPACE CALCULATIONS:

LAND AREA

TOTAL LOT AREA = 10,700 S.F.

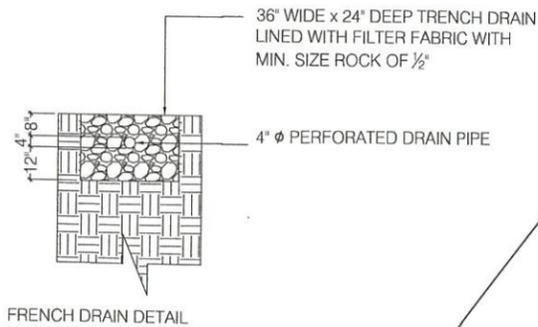
AREA COVERAGE

EXISTING RESIDENCE, ROOF LINE = 1,478 S.F.
 EXISTING CONCRETE = 385 S.F.
 PROPOSED RAISED SWIMMING POOL/DECK = 1,773 S.F.
 PROPOSED LIFT = 75 S.F.
 PROPOSED EQUIPMENT PAD = 25 S.F.

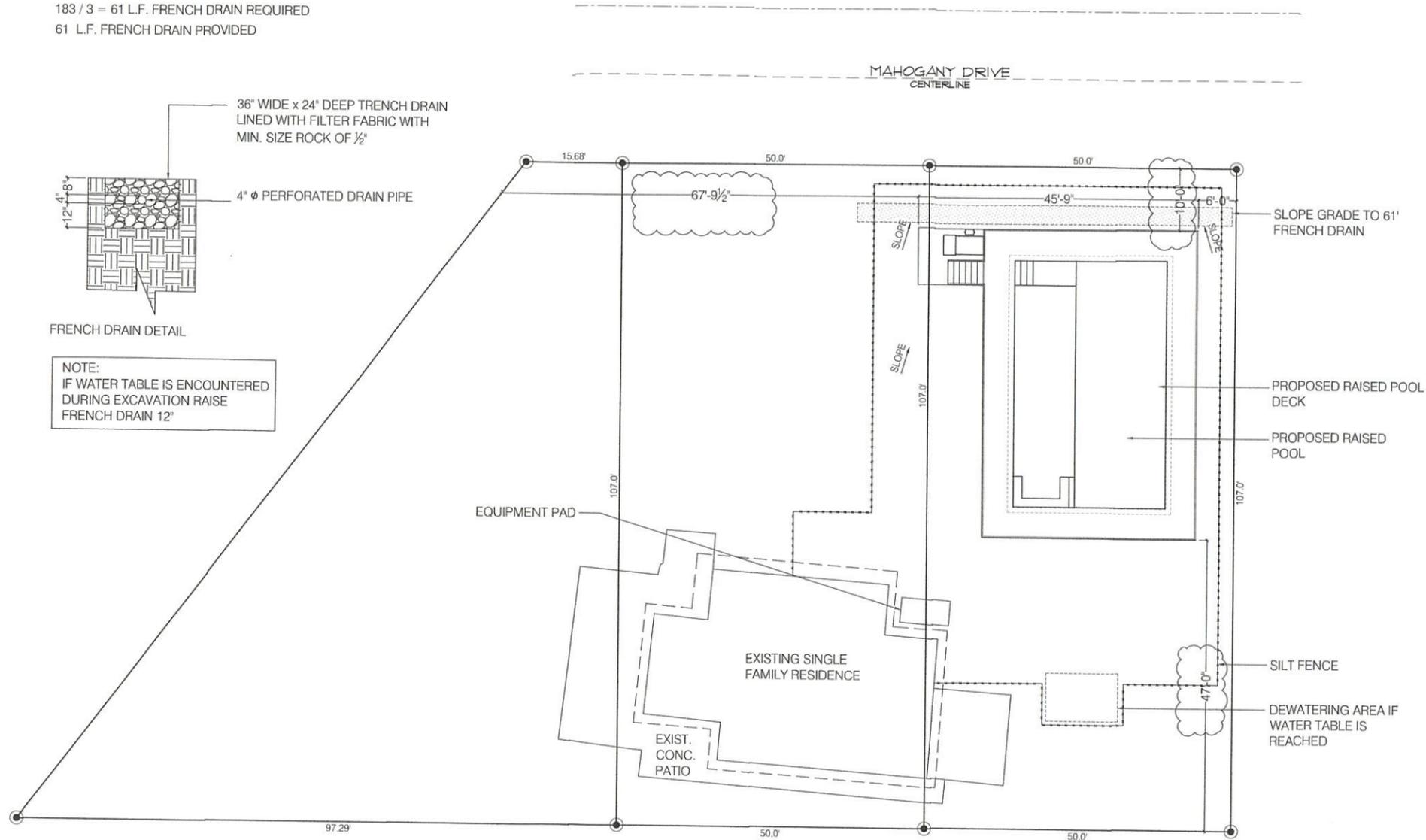
TOTAL AREA COVERAGE = 3,736 S.F.
 $3,736 / 10,700 = 34.91\%$ COVERAGE
 6,964 S.F. OPEN SPACE = 65.09% OPEN SPACE

IMPERVIOUS AREA:

NEW IMPERVIOUS AREA
 NEW RAISED POOL DECK/STEPS = 773 S.F.
 NEW LIFT/SLAB = 75 S.F.
 NEW EQUIPMENT PAD = 32 S.F.
 TOTAL = 880 S.F.
 880 x .208 = 183 C.F. STORMWATER RETENTION REQUIRED
 3'x2' FRENCH DRAIN PROVIDES 3 C.F. PER 1 L.F.
 183 / 3 = 61 L.F. FRENCH DRAIN REQUIRED
 61 L.F. FRENCH DRAIN PROVIDED



NOTE:
 IF WATER TABLE IS ENCOUNTERED
 DURING EXCAVATION RAISE
 FRENCH DRAIN 12"



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 JAN 23 2024
 MONROE COUNTY
 PLANNING DEPT.

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

SITE PLAN



1" = 10'-0"

THREE GENTS LLC
 JAMES RHYNE - P.E. No. FL 94214
 157 SAPODILLA DRIVE - ISLAMORADA, FL. 33036 - PH. (805) 969-2185

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TITLE: SWIMMING POOL PLANS

PROJECT NAME:
 NIEDENS RESIDENCE
 318 MAHOGANY DRIVE
 KEY LARGO, FL.

Evan J. Cadwell
 Designer
 88101 Overseas Highway
 Islamorada, Fl. 33036
 Phone: (305) 509-7954
 e-mail: evancad@yahoo.com

ISSUE DATE	08/12/24
REVISIONS	DESCRIPTION
No.	DATE
1	10/28
	add lot 15 to site plan

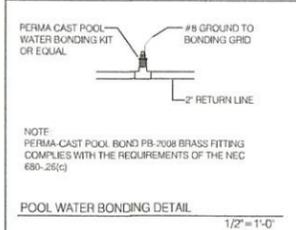
SCALE: AS SHOWN

DRWN BY: EC CHKD. BY: JR

SHEET:

SP-1

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



PIPING AND HYDRAULICS WATER VELOCITY

LINE TYPE	SIZE	FLOW (GPM)	FPS
RETURN LINE	2"	60.0	6.34 10 FPS MAX
MAIN DRAIN LINE	2 1/2"	90.0	6.34 8 FPS MAX
SKIMMER LINE	2"	90.0 @ 50%	3.41 8 FPS MAX

MAXIMUM SYSTEM FLOW RATE BASED ON MAX FLOW CAPACITY OF THE PUMP JANDY 2 H.P.

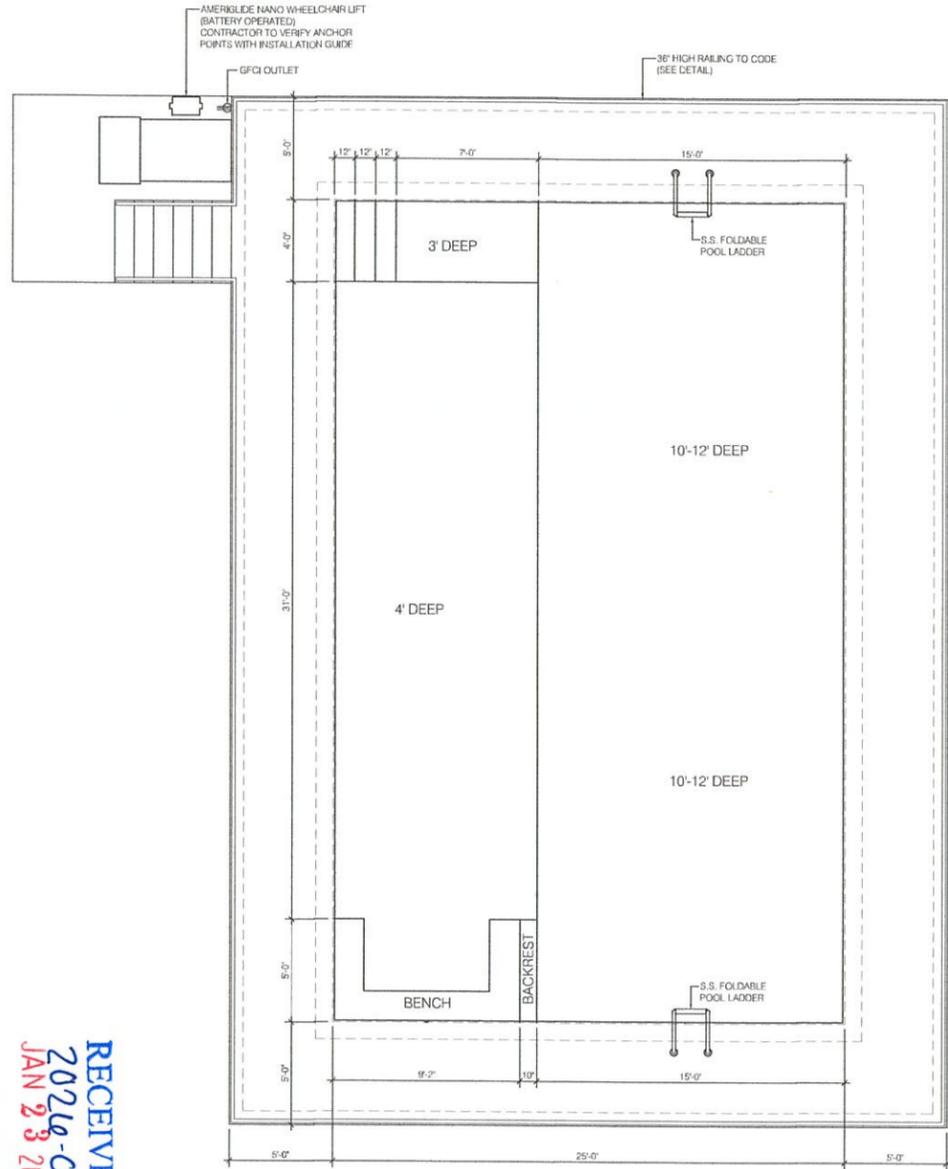
VGB APPROVED MAIN DRAIN SUCTION OUTLETS HAYWARD WG 1154 AV RATED @ 125 GPM I.A. FLOOR INSTALLATION.

2.87 FPS 3 FPS MAX INTERCONNECTING LINE VGB COMPLIANT ANSIPSP-7 2005 & 2023 F.B.C.

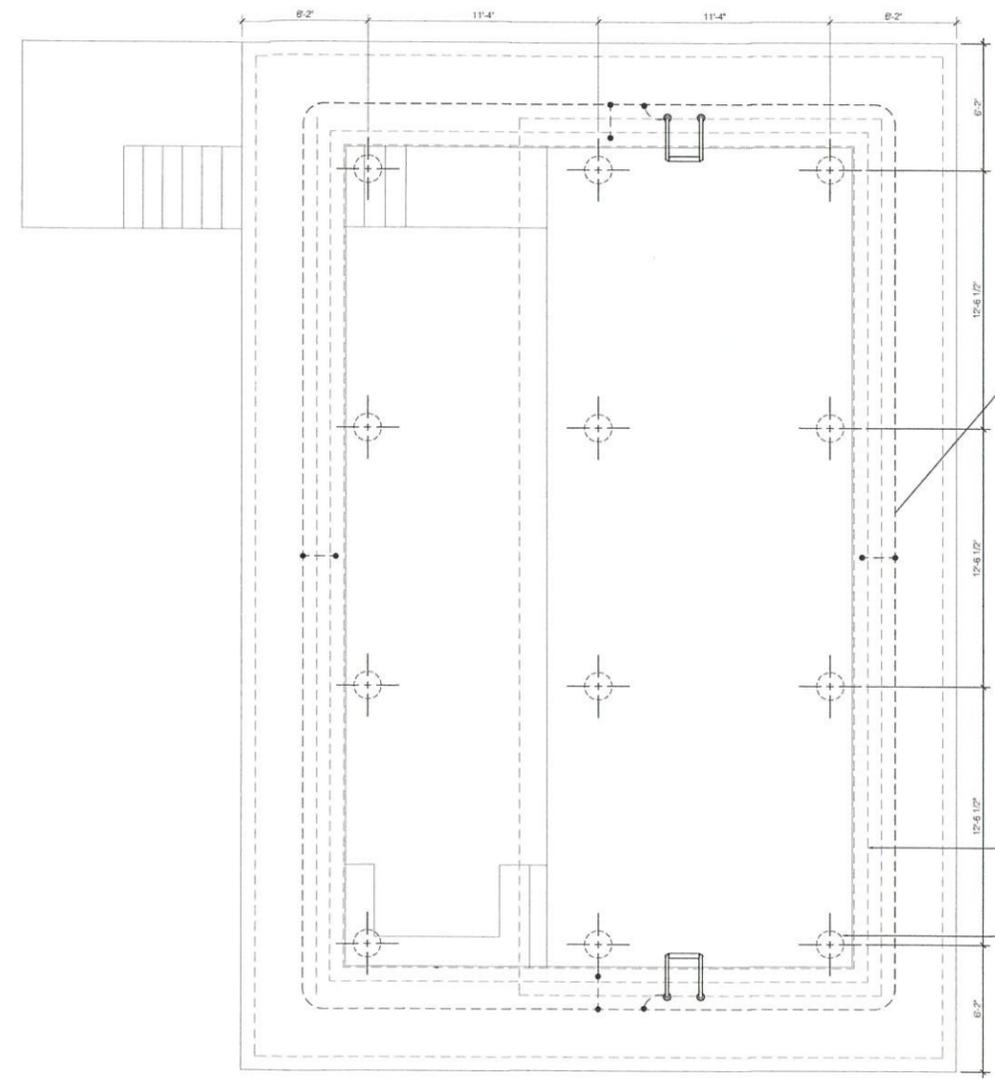
POOL ELECTRICAL LOAD CALCULATIONS
 POOL FILTER PUMP @ 100% = 1,865 W.
 POOL FILTER PUMP @ 100% = 1,865 W.
 POOL LIGHTS @ 100% = 42 W.
 TOTAL CONNECTED LOAD = 9,407 WATTS/240 VOLTS = 39.19 AMPS

ELECTRICAL NOTE:
 THE EXISTING PANEL SHALL BE INSPECTED BY A LICENSED ELECTRICAL CONTRACTOR AND CONFIRMED BY THE LICENSED ELECTRICAL CONTRACTOR IT CAN HANDLE THE ADDITIONAL LOAD. IF NOT THEN LICENSED ELECTRICAL CONTRACTOR TO UPDATE PANEL. THE CALCULATIONS WERE DONE ON INFORMATION PROVIDED BY OWNER AND TO BE CONFIRMED AT THE TIME OF CONSTRUCTION. THE ENGINEER WILL NOT BE HELD LIABLE FOR INFORMATION ASSUMPTIONS MADE IF DETAILS DESCRIBED IN THE PLANS ARE NOT EXPERIENCED AT THE EXISTING STRUCTURE DURING CONSTRUCTION. ANY INFORMATION CONFLICTING WITH THE PROPOSED SHEET TO BE BROUGHT TO ENGINEER'S ATTENTION BEFORE PROCEEDING.

ELECTRICAL NOTE:
 PER 2020 NEC 681.10, TABLE 300.5, ALL ELECTRICAL CONDUIT FOR POOL AND GFI TO BE BURIED MINIMUM 18" UNDER GROUND.



POOL/DECK PLAN
 1/4" = 1'-0"



POOL STRUCTURAL PLAN
 1/4" = 1'-0"

WORKMANSHIP AND MATERIALS TO CONFORM TO ASCE 7-22 AND 2023 FLORIDA BUILDING CODE.

EQUIPOTENTIAL BONDING GRID REFER TO NEC ARTICLE 680.26 (B)(1) THROUGH (B)(7)
 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 2020 FLORIDA BUILDING CODE ALTERNATIVE & EQUIVALENT METHOD TO NEC 2017 ART. 680.26

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

FOUNDATION NOTES
 1. SOIL TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM-1557 (MODIFIED PROCTOR).
 2. FOUNDATIONS ARE DESIGNED BASED ON PRESUMPTIVE SAFE MINIMUM SOIL BEARING PRESSURE OF 2000 PSF.
 3. CONCRETE SHALL BE PLACED ON CLEAN COMPACTED SOIL FREE OF ORGANIC DEBRIS.

STRUCTURAL NOTE
 THE ENGINEER OF RECORD MUST BE NOTIFIED WITHIN 48 HOURS OF CONCRETE PLACEMENT.

8" CONCRETE WALLS @ 6' DEEP THICKEN TO 16" THICK @ 6'-12" DEEP AND 12" CONCRETE FLOOR. (SEE SECTION FOR WALL THICKNESS AND STEEL PLACEMENT)

16" DIA. CONCRETE AUGER HOLE DRILLED MIN. 3" INTO ROCK WITH (4) #5S VERT. & #3 TIES @ 12" O.C. BEND AND TIE AUGER STEEL TO POOL STEEL. DEVELOPMENT LENGTH TO BE 48 BAR DIAMETERS UNLESS OTHERWISE NOTED

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TITLE: **SWIMMING POOL PLANS**
 PROJECT NAME: **NEIDENS RESIDENCE 318 MAHOAGANY DRIVE KEY LARGO, FL.**

Evan J. Cadwell
 Designer
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ISSUE DATE: 08/12/24

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SHEET: **SP-2**

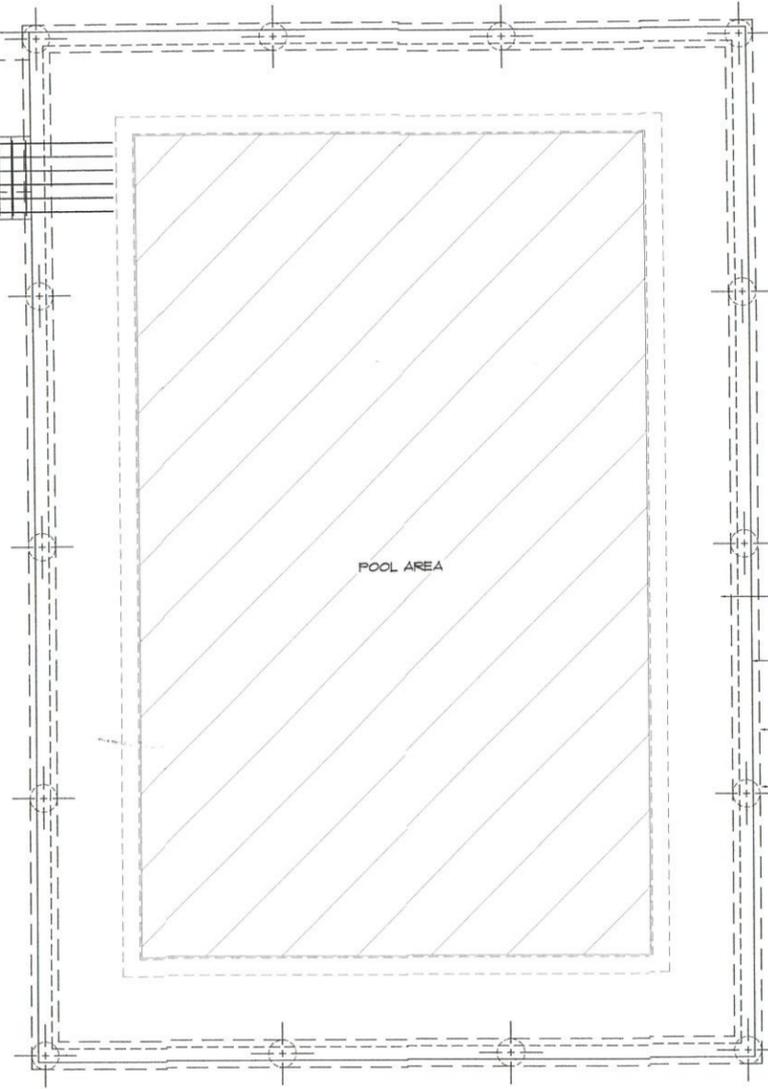
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 JAN 23 2026
 MONROE COUNTY PLANNING DEPT.

6" CONCRETE SLAB WITH #5 @ 12" o.c.
EACH WAY ON WELL COMPACTED FILL

16"x10" CONCRETE FOOTER WITH 3
#5 CONTINUOUS

16"x10" CONCRETE FOOTER WITH 3
#5 CONTINUOUS

6" CONCRETE STAIRS WITH #5 @ 8"
O.C. EACH WAY. EXTEND STEEL INTO
SLABS AS SHOWN

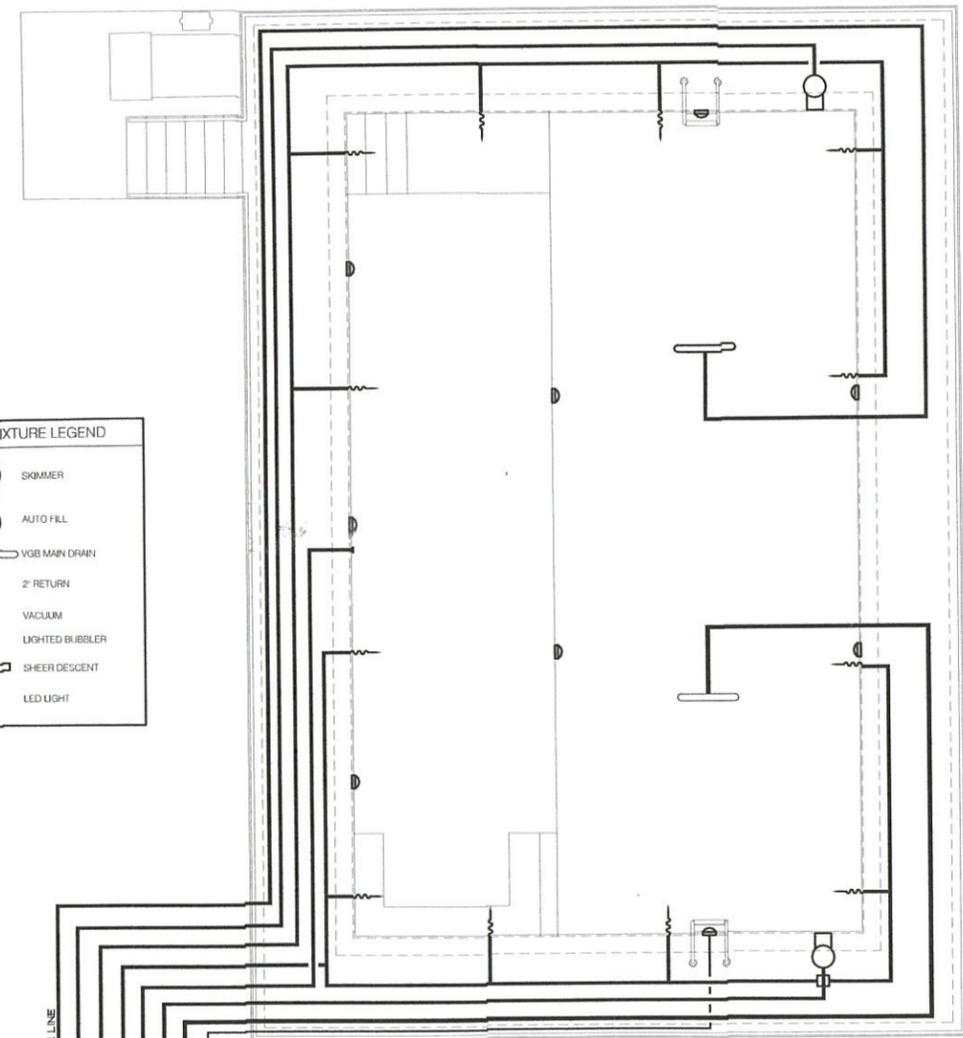
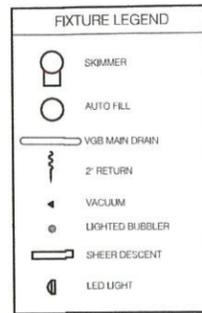


6" CONCRETE SLAB WITH #5 @ 12" o.c.
EACH WAY ON WELL COMPACTED FILL

8" CMU RETAINING WALL WITH #5
REINFORCEMENT @ 32" O.C. IN
CONCRETE FILLED CELL

16"x10" CONCRETE FOOTER WITH 3
#5 CONTINUOUS

16" CONCRETE AUGER HOLE W/ 4 #5
VERT. & #3 TIES @ 12" o.c.



POOL PLUMBING PLAN
1/4" = 1'-0"

DECK/RETAINING WALL PLAN
1/4" = 1'-0"

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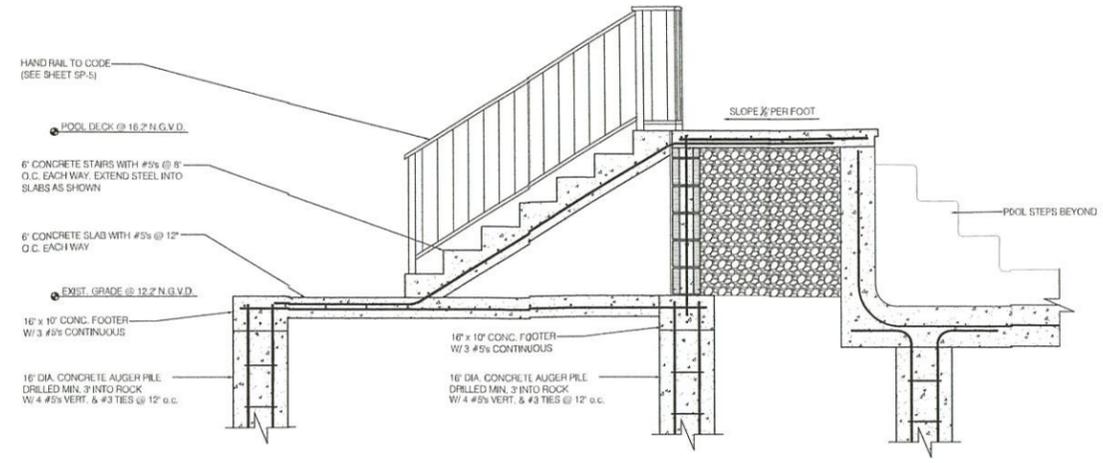
TITLE: **SWIMMING POOL PLANS**
PROJECT NAME: **NEIDENS RESIDENCE
318 MAHOAGANY DRIVE
KEY LARGO, FL.**

Designer: **Evan J. Cadwell**
88101 Overseas Highway
Islamorada, FL 33036
Phone: (305) 509-7954
e-mail: evanCad@yahoo.com

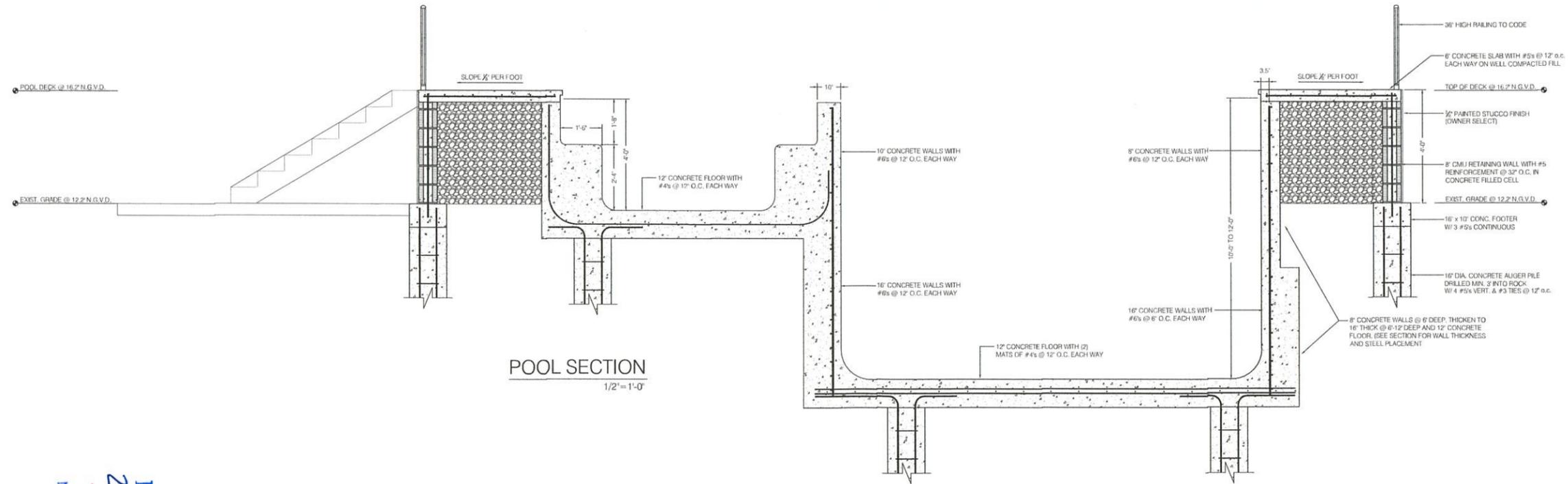
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SHEET: **SP-3**



POOL STEP SECTION
1/2" = 1'-0"



POOL SECTION
1/2" = 1'-0"

STRUCTURAL NOTE
THE ENGINEER OF RECORD MUST BE NOTIFIED WITHIN 48 HOURS
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SHEET:
SP-4

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE N.E.C. AND LOCAL BUILDING CODES HAVING JURISDICTION. ALL MATERIALS SHALL BEAR UNDERWRITERS LABORATORY LABEL OR BE U.L. LISTED.
- WORKMANSHIP SHALL BE IN ACCORDANCE WITH GOOD TRADE PRACTICES.
- ALL EXCAVATING AND BACKFILLING REQUIRED FOR ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR.
- CONNECTIONS TO EQUIPMENT: ELECTRICAL SUBCONTRACTOR SHALL VERIFY NAMEPLATE DATA OF ALL EQUIPMENT, WATER HEATERS AND OTHER EQUIPMENT TO OBTAIN CORRECT WIRE SIZES AND OVER-CURRENT PROTECTION PRIOR TO INSTALLATION OF ROUGH ELECTRIC WIRING. THE ELECTRICAL SUBCONTRACTOR SHALL MAKE THE ELECTRICAL CONNECTION TO ALL EQUIPMENT REQUIRING CURRENT. ALL CONTROL WIRING SHALL BE CARRIED OUT BY THE ELECTRICAL CONTRACTOR AS DIRECTED BY THE MECHANICAL SUBCONTRACTORS.
- OVERHEAD ELECTRIC CONDUCTOR CLEARANCES, HORIZONTAL OR VERTICAL, SHALL BE MAINTAINED.
- ALL RECEPTACLES AND EQUIPMENT SHALL BE GFI PROTECTED.
- VERIFY EXACT LOCATION OF ELECTRICAL OUTLETS AND LIGHTS PRIOR TO EXECUTION OF ROUGH-IN WORK.
- ALL RACEWAYS AND NON-CURRENT CARRY METAL ENCLOSURES SHALL BE MECHANICALLY AND ELECTRICALLY GROUNDING.
- ALL RACEWAYS AND OUTLETS IN FINISHED AREAS SHALL BE MOUNTED AND SUPPORTED.
- ALL WORK SHALL BE PROPERLY MOUNTED AND SUPPORTED.
- ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW THE BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON SEPARATE CIRCUIT FROM THOSE IN HABITABLE AREAS WITH GFI PROTECTION.
- ALL WATER HEATERS SHALL BE MECHANICALLY GROUNDING.
- ALL 15- AND 20-AMPERE, SINGLE PHASE, 125-VOLT RECEPTACLES LOCATED WITHIN 20 FEET (6096MM) OF THE INSIDE WALLS OF POOLS AND OUTDOOR SPAS AND HOT TUBS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER. OUTLETS SUPPLYING POOL PUMP MOTORS FROM BRANCH CIRCUITS WITH SHORT-CIRCUIT AND GROUND-FAULT PROTECTION RATED 15 OR 20 AMPERES, 125 VOLTS THROUGH 240 VOLTS, SINGLE PHASE, WHETHER BY RECEPTACLE OR DIRECT CONNECTION, SHALL BE PROVIDED WITH GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
- THE EQUIPOTENTIAL BONDING REQUIRED BY THIS SECTION SHALL BE INSTALLED TO REDUCE VOLTAGE GRADIENTS IN THE POOL AREA AS PRESCRIBED.
- THE PARTS OF POOLS, SPAS, AND HOT TUBS SPECIFIED BELOW SHALL BE BONDED TOGETHER USING INSULATED, COVERED OR BARE SOLID COPPER CONDUCTORS NOT SMALLER THAN 8 AWG OR USING PROOF METAL CONDUIT OF BRASS OR OTHER IDENTIFIED CORROSION RESISTANT METAL. AN 8 AWG OR LARGER SOLID COPPER CONDUCTOR OR PROVIDED TO REDUCE VOLTAGE GRADIENTS IN THE POOL. SPA OR HOT TUB AREA SHALL NOT BE REQUIRED TO BE EXTENDED OR ATTACHED TO REMOTE PANEL BOARDS, SERVICE EQUIPMENT, OR ELECTRODES. CONNECTIONS SHALL BE MADE BY EXOTHERMIC WELDING, BY LISTED PRESSURE CONNECTORS OR CLAMPS THAT ARE LABELED AS BEING SUITABLE FOR THE PURPOSE AND THAT ARE MADE OF STAINLESS STEEL, BRASS, COPPER OR COPPER ALLOY, MACHINE SCREW-TYPE FASTENERS THAT ENGAGE NOT LESS THAN TWO THREADS OR SECURED WITH A NUT, THREADED FORMING MACHINE SCREWS THAT ENGAGE NOT LESS THAN TWO THREADS, OR TERMINAL BARS. CONNECTION DEVICES OR FITTINGS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. SHEET METAL SCREWS SHALL NOT BE USED TO CONNECT BONDING CONDUCTORS OR CONNECTION DEVICES.
 - CONDUCTIVE POOL SHELLS: BONDING TO CONDUCTIVE POOL SHELLS SHALL BE PROVIDED AS SPECIFIED IN ITEM A.1 OR A.2. POURED CONCRETE, PNEUMATICALLY APPLIED OR SPRAYED CONCRETE AND CONCRETE BLOCK WITH PAINTED OR PLASTERED COATINGS SHALL BE CONSIDERED TO BE CONDUCTIVE MATERIALS BECAUSE OF THEIR WATER PERMEABILITY AND POROSITY. VINYL LINERS AND FIBERGLASS COMPOSITE SHELLS SHALL BE CONSIDERED TO BE NONCONDUCTIVE MATERIALS.
 - STRUCTURAL REINFORCING STEEL: NO ENCAPSULATED STRUCTURAL REINFORCING STEEL SHALL BE BONDED TOGETHER BY STEEL TIE WIRES OR THE EQUIVALENT. WHERE STRUCTURAL REINFORCING STEEL IS ENCAPSULATED IN A NONCONDUCTIVE COMPOUND, A COPPER CONDUCTOR GRID SHALL BE INSTALLED IN ACCORDANCE WITH ITEM A.2.
 - COPPER CONDUCTOR GRID: A COPPER CONDUCTOR GRID SHALL BE PROVIDED AND SHALL COMPLY WITH ITEMS A.2.1 THROUGH A.2.4.
 - A 2.1 IT SHALL BE CONSTRUCTED OF MINIMUM 8 AWG BARE SOLID COPPER CONDUCTORS BONDED TO EACH OTHER AT ALL POINTS OF CROSSING.
 - A 2.2 IT SHALL CONFORM TO THE CONTOUR OF THE POOL AND THE POOL DECK.
 - A 2.3 IT SHALL BE ARRANGED IN A 12 INCH (305MM) BY 12 INCH (305MM) NETWORK OF CONDUCTORS IN AN UNIFORM SPACED PERPENDICULAR GRID PATTERN WITH A TOLERANCE OF 4 INCHES (103MM).
 - A 2.4 IT SHALL BE SECURED WITHIN OR UNDER THE POOL NOT MORE THAN 6 INCHES (152MM) FROM THE OUTER CONTOUR OF THE POOL SHELL.
- PERIMETER SURFACES: THE PERIMETER SURFACE SHALL EXTEND FOR 3 FEET (914MM) HORIZONTALLY BEYOND THE INSIDE WALLS OF THE POOL AND SHALL INCLUDE UNPAVED SURFACES, POURED CONCRETE SURFACES AND OTHER TYPES OF PAVING. PERIMETER SURFACES THAT EXTEND LESS THAN 3 FEET (914MM) BEYOND THE INSIDE WALL OF THE POOL AND THAT ARE SEPARATED FROM THE POOL BY A PERMANENT WALL OR BUILDING 5 FEET (1524MM) OR MORE IN HEIGHT SHALL REQUIRE EQUIPOTENTIAL BONDING ON THE POOL SIDE OF THE PERMANENT WALL OR BUILDING. BONDING TO PERIMETER SURFACES SHALL BE PROVIDED IN ITEM B.1 OR B.2 AND SHALL BE ATTACHED TO THE POOL, SPA OR HOT TUB REINFORCING STEEL OR COPPER CONDUCTOR GRID AT A MINIMUM OF FOUR POINTS UNIFORMLY SPACED AROUND THE PERIMETER OF THE POOL, SPA OR HOT TUB. FOR NONCONDUCTIVE POOL SHELLS, BONDING AT FOUR POINTS SHALL NOT BE REQUIRED.

EXCEPTION: THE EQUIPOTENTIAL BONDING REQUIREMENTS FOR PERIMETER SURFACES SHALL NOT APPLY TO A LISTED SELF-CONTAINED SPA OR HOT TUB LOCATED INDOORS AND INSTALLED ABOVE A FINISHED FLOOR.

 - STRUCTURAL REINFORCING STEEL: STRUCTURAL REINFORCING STEEL SHALL BE BONDED IN ACCORDANCE WITH ITEM A.1.
 - ALTERNATE MEANS: WHERE STRUCTURAL REINFORCING STEEL IS NOT AVAILABLE OR IS ENCAPSULATED IN A NONCONDUCTIVE COMPOUND, A COPPER CONDUCTOR(S) SHALL BE USED IN ACCORDANCE WITH ITEMS B.2.1 THROUGH B.2.5.
 - B.2.1 AT LEAST ONE MINIMUM 8 AWG BARE SOLID COPPER CONDUCTOR SHALL BE PROVIDED.
 - B.2.2 THE CONDUCTORS SHALL FOLLOW THE CONTOUR OF THE PERIMETER SURFACE.
 - B.2.3 SPLICES SHALL BE LISTED.
 - B.2.4 THE REQUIRED CONDUCTOR SHALL BE 18 TO 24 INCHES (457 TO 610MM) FROM THE INSIDE WALLS OF THE POOL.
 - B.2.5 THE REQUIRED CONDUCTOR SHALL BE SECURED WITHIN OR UNDER THE PERIMETER SURFACE 4 TO 6 INCHES (102 TO 152MM) BELOW THE SUB GRADE.
- METALLIC COMPONENTS: ALL METALLIC PARTS OF THE POOL STRUCTURE, INCLUDING REINFORCING METAL NOT ADDRESSED IN ITEM A.1, SHALL BE BONDED. WHERE REINFORCING STEEL IS ENCAPSULATED WITH A NONCONDUCTIVE COMPOUND, THE REINFORCING STEEL SHALL NOT BE REQUIRED TO BE BONDED.
- UNDERWATER LIGHTING: ALL METAL FORMING SHELLS AND MOUNTING BRACKETS OF NO-NICHE LUMINAIRES SHALL BE BONDED.

EXCEPTION: LISTED LOW-VOLTAGE LIGHTING SYSTEMS WITH NONMETALLIC FORMING SHELLS SHALL NOT REQUIRE BONDING.
- METAL FITTINGS: ALL METAL FITTINGS WITHIN OR ATTACHED TO THE POOL STRUCTURE SHALL BE BONDED. ISOLATED PARTS THAT ARE NOT OVER 1/4 INCHES (102MM) IN ANY DIMENSION AND DO NOT PENETRATE INTO THE POOL STRUCTURE MORE THAN 1 INCH (25.4MM) SHALL NOT REQUIRE BONDING.
- ELECTRICAL EQUIPMENT: METAL PARTS OF ELECTRICAL EQUIPMENT ASSOCIATED WITH THE POOL WATER CIRCULATING SYSTEM, INCLUDING PUMP MOTORS AND METAL PARTS OF EQUIPMENT ASSOCIATED WITH POOL COVERS, INCLUDING ELECTRIC MOTORS SHALL BE BONDED.

EXCEPTION: METAL PARTS LISTED EQUIPMENT INCORPORATING AN APPROVED SYSTEM OF DOUBLE INSULATION SHALL NOT BE BONDED.

 - F.1 DOUBLE INSULATED WATER PUMP MOTORS: WHERE DOUBLE INSULATED WATER PUMP MOTORS IS INSTALLED UNDER THE PROVISIONS OF THIS ITEM, A SOLID 8 AWG COPPER CONDUCTOR OF SUFFICIENT LENGTH TO MAKE A BONDING CONNECTION TO A REPLACEMENT MOTOR SHALL BE EXTENDED FROM THE BONDING GRID TO AN ACCESSIBLE POINT IN THE VICINITY OF THE POOL PUMP MOTOR. WHERE THERE IS NO CONNECTION BETWEEN THE SWIMMING POOL BONDING GRID AND THE EQUIPMENT GROUNDING SYSTEM FOR THE FREEMAINS, THIS BONDING CONDUCTOR SHALL BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR OF THE MOTOR CIRCUIT.
 - F.2 POOL WATER HEATERS: FOR POOL WATER HEATERS RATED AT MORE THAN 50 AMPERES AND HAVING SPECIFIC INSTRUCTIONS REGARDING BONDING AND GROUNDING, ONLY THOSE PARTS DESIGNATED TO BE BONDED SHALL BE BONDED AND ONLY THOSE PARTS DESIGNATED TO BE GROUNDING SHALL BE GROUNDING.

POOL BARRIER NOTES

OUTDOOR SWIMMING POOL BARRIER SHALL COMPLY WITH IBC 8TH EDITION 2003 SECTIONS R4501.17.1.1 THROUGH R4501.17.1.14.

THE TOP OF THE BARRIER SHALL BE 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (50MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102MM).

THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE SECTION WITHOUT THE AID OF TOOLS, OPENINGS IN ANY BARRIER SHALL NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE.

SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM) THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL PART OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES OR MORE (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM), WHERE THERE ARE DECORATIVE CUTOUTS WITHIN THE VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM).

MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE 2-1/4 INCH SQUARE (57MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT TOP OR BOTTOM WHICH REDUCE OPENINGS TO NO MORE THAN 1-3/4 INCHES (44 MM).

WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL NOT BE MORE THAN 1-3/4 INCHES (44MM).

ACCESS GATES, WHEN PROVIDED SHALL BE SELF CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF LATCHING LOCKING DEVICE ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENINGS OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER CANNOT BE MORE THAN 12 INCH (305 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

WHERE A WALL OF A DWELLING SERVES AS A BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOUSE TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE OF 85 DB AT 10 FEET (3048 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRE TO CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING, EXCEPTIONS:
 - A. OR SCREEN OR PROTECTED WINDOWS HAVING A BOTTOM FINISH HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.
 - WINDOWS FACING THE POOL ON THE FLOOR ABOVE THE FIRST STORY.
 - SCREENED OR PROTECTED PASS-THROUGH WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.
- ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MAY BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE WITH THE POSITIVE MECHANICAL LATCHING LOCKING DEVICE INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

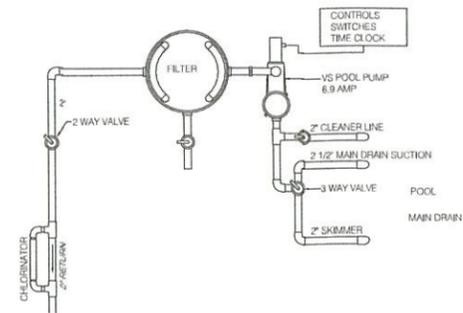
STRUCTURAL NOTES

- ALL POOL CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.
- ALL DECK CONCRETE (WHEN INSTALLED UNDER THESE PLANS) SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
- THE DESIGN OF THIS PROJECT HAS INCORPORATED A RATIONAL DESIGN APPROACH BASED ON ACCEPTED ENGINEERING PRINCIPLES.
- ALL REINFORCING STEEL SPLICES SHALL BE 18" IN LENGTH UNLESS OTHERWISE INDICATED ON THESE PLANS.
- ALL REINFORCING STEEL BENDS SHALL BE BY HAND WITHOUT THE APPLICATION OF HEAT TO THE STEEL.

PLUMBING NOTES

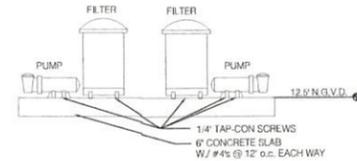
- ALL POOL AND EQUIPMENT PIPING SHALL BE SCHEDULE 40, 1/2" NPS, NON-THREADED, NSF APPROVED SUPPORTED CONTINUOUSLY ON GROUND OR ON MAXIMUM 4'0" CENTERS WITH CLEVIS HANGERS.
- ALL SUCTION SHALL BE 2" DIAMETER AND ALL PRESSURE PIPING 1 1/2" DIAMETER UNLESS OTHERWISE NOTED.
- POOL WATER DISPOSAL SHALL BE IN ACCORDANCE WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS.
- ANTI VORTEX MAINDRAINS SHALL HAVE ITS PLATE SECURELY FASTENED WITH TAMPERPROOF SCREWS.
- POOL VACUUM SHALL HAVE SPRING LOADED CAP IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
- ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-PLUMBING SECTION 309 AS IT PERTAINS TO BUOYANCY.
- THE WATER VELOCITY THROUGH ALL SUCTION PIPING SHALL BE LESS THAN 8 FEET PER SECOND.
- THE WATER VELOCITY THROUGH ALL PRESSURE PIPING SHALL BE LESS THAN 10 FEET PER SECOND.
- ALL PIPING SHALL BE SUITABLE FOR EXPOSURE TO ULTRA VIOLET RADIATION AND NORMAL OPERATING TEMPERATURES.

PLUMBING DIAGRAM



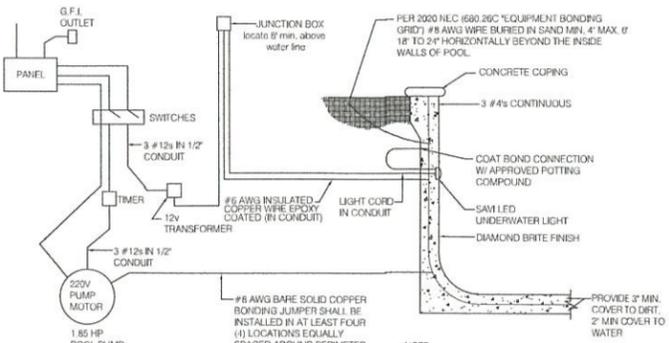
N.T.S.

ANCHOR DETAIL



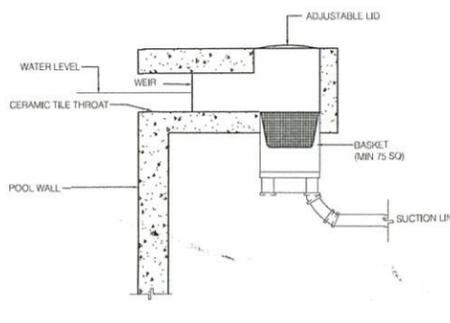
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POOL ELECTRICAL DETAIL



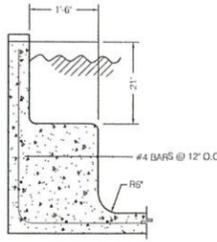
N.T.S.

SKIMMER DETAIL



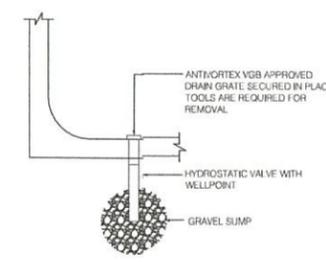
N.T.S.

TYPICAL SWIMOUT SECTION



N.T.S.

POOL DRAIN DETAIL



N.T.S.

THREE GENTS LLC
 JAMES RHYNE - P.E. No. FL 94214
 157 SAPODILLA DRIVE - ISLAMORADA, FL 33036 - PH. (305) 393-2185

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES A. RHYNE P.E. No. 94214



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SWIMMING POOL PLANS
 PROJECT NAME: NEIDENS RESIDENCE
 318 MAHOAGANY DRIVE
 KEY LARGO, FL.

DESIGNER: Evan J. Cadwell
 88101 Overseas Highway
 Islamorada, FL 33036
 Phone: (305) 509-7954
 e-mail: evanecad@yahoo.com

ISSUE DATE:	08/12/24
REVISIONS	DESCRIPTION
No.	DATE

SCALE: AS SHOWN
 DRWN BY: EC CHKD BY: JR

SHEET: **SP-5**

