

AGENDA

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING & PUBLIC HEARING

Thursday, January 19, 2023 – 09:30 a.m.

City Hall Annex & Virtually via Zoom Conferencing

<https://us02web.zoom.us/j/82910618688> - Meeting ID: 829 1061 8688

1. Call to Order, Pledge of Allegiance, Prayer, Roll Call

2. Agenda Additions, Changes & Deletions

3. Special Request

4. Citizen Comments and Correspondence

(Members of the public may speak for three minutes and may only speak once unless waived by a majority vote of the commission)

i. Correspondence regarding the 10th Street Project (1) – Pg. 1

ii. Correspondence regarding Marble Hall (1) – Pg. 2

iii. Correspondence voicing opposition to raising the building height (7) – Pgs. 3-11

iiii. Correspondence voicing support to raising the building height (19) – Pgs. 12-36

5. Approval of Minutes

a. 12-01-2022 Organizational Meeting Minutes – Pgs. 37-41

b. 12-01-2022 Public Hearing Minutes – Pgs. 42-45

c. 12-01-2022 Regular Meeting Minutes – Pgs. 46-49

d. 12-12-2022 Townhall Meeting Minutes – Pgs. 50-52

e. 01-09-2023 Townhall Meeting Minutes – Pgs. 53-55

6. Committee and Department Reports

a. Marathon Fire/EMS – Marathon Fire Chief

b. Police Department – Chief DiGiovanni

c. Building Department – Building Official Leggett

d. Public Works – Public Works Department Head Guarino

e. City Clerk – City Clerk Gransee

f. Code Enforcement Officer – Code Officer Goldman

g. Beautification Committee Report – submitted – Pgs. 56-57

h. Code Enforcement Board – none.

i. Planning & Zoning Board – none.

j. Recreation -none.

k. Utility Board Report – none.

7. Items for Discussion/Approval

a. Discussion/Approval: Appointment of Cindy Catto to the Recreation Committee as an Alternate Member

b. Discussion/Approval: Appointment of Jo Corso to the Beautification Board as an Alternate Member

“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.

- c. *Discussion/Approval of Appointment of Pedro Diez to the Code Enforcement Board as an Alternate Member – Pgs. 58-59*
- d. *Discussion/Approval of Appointment of Douglas Cuje to the Code Enforcement Board as an Alternate Member – Pg. 60*
- e. *Discussion/Approval of a 30,000 lb. Boat Lift Installation at 1 Sadowski Causeway – Pgs. 61-79*
- f. *Discussion/Approval of Static Screen Replacement Quote by Reynolds Construction*
 - i. *Review Committee Forms & Bid – Pgs. 80-134*
 - ii. *Utility Board Minutes 12-20-2022 – Pgs. 135-138*
- g. *Discussion on Travel to the ‘Florida Keys Days’ February 22, 2023, and ‘Legislative Action Days’ April 3-5, 2023, both to be held in Tallahassee.*
- h. *Discussion/Approval on the hiring of Project Managers for current and future City projects Pg. 139*

8. City Administrator Items for Discussion

- a. *City Hall Update*
- b. *Report on Pickleball Court Sharing Guidelines – Pg. 140*

9. Secretary-Treasurer’s Report

- a. *Financial update – Pgs. 141-143*
- b. *Draft New City Hall Financing Plan – Pgs. 144-146*
- c. *Discussion/Approval of Warrant No. 11-12.2022 in the amount of \$916,101.07 – Pg. 147*

10. City Attorney’s Report

11. Ordinances & Resolutions:

- a. **Resolution No. 2023-01:** *A Resolution by the City of Key Colony Beach, Florida, adopting ‘Rules Of Procedure for Volunteer/Advisory Boards’. – Pgs. 148-151*
- b. **SECOND/FINAL READING: Ordinance No. 2021-469.** *An Ordinance of the City Of Key Colony Beach Florida, amending the City of Key Colony Beach Land Development Regulations, Article III – District Regulations, repealing conflicting ordinances, providing for severability, and providing for an effective date;*
 - i. *Proof of Publication – Pg. 152*
 - ii. *Ordinance 2021-469: KCB Land Development Regulations Amendments - Pgs. 153-154*
 - iii. *Attachment A - Pgs. 155-166*

12. Commissioner’s Reports & Comments

- a. *Commissioner Raspe: Discussion on funding for homeowners on 10th Street for driveway repairs.*

13. Adjournment

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Silvia Gransee

From: Ron Teke <team_teke@yahoo.com>
Sent: Thursday, January 12, 2023 11:58 AM
To: KCB Mayor; BethKCB2022@gmail.com; KCBTomHarding@gmail.com; KCBFFoster@gmail.com; JoeyRaspe@bellsouth.com
Cc: Silvia Gransee
Subject: [External] Frustration and Displeasure with Groundwater Abatement project on 10th St.

Dear Mayor and Commissioners,

I am the owner of 290 10th St. here in Key Colony Beach. I wish to comment on my displeasure and frustration with the work that is going on.

1. Notice of this work was sent this summer to me by snail mail. It first went to my KCB PO Box, then it was forwarded to my son in Colorado Springs, CO., who then forwarded it to me at my summer home in Buena Vista, Colorado. When I finally got this notice I had but two days to review and make decisions. The city should realize that many homeowners are vacant for the summer and communications take much longer. Email should have been used.
2. I declined the installation of pipe and accepted the open swale assuming I could install a pipe, filter fabric and gravel myself at a much reduced rate. I now understand that this is not possible and have paid the reduced fee of \$1638.00.
3. My biggest complaint is why do the driveways that already have an 8" pipe under them need to be torn out and replaced. This is just insane. Government waste at the highest level. My home has an 8" pipe under my driveway as do all other "Bill Ellison" homes in KCB. We were told this would be necessary for the future. Our former building official even had other 10th street residents install this when a driveway building permit was requested.
4. I am asking that my driveway be left intact and I and others with this pipe be issued a credit, due to the fact that this expensive work does not need to be done. The credit may even exceed my current fee.
5. And since this work is totally not in our property lines, why are homeowners even being asked to pay anything.
6. The overall planning of this, in my opinion, was not well thought out. Really now, every home owner on 10th St. with their narrow fronts of only 37.5' needs their entire frontage able to be driven across. Pipe should have been included for everyone.

As a former 40+ year general building contractor, I have serious doubts about whether this project was even needed and the cost/benefit of it, not being worth it.

Sincerely,
Ron Teke

-note- I would ask that the City Clerk reads this email into the next City's meeting for the record.

Silvia Gransee

From: Sandy Bachman <sandy.bachman@gmail.com>
Sent: Monday, January 2, 2023 4:27 PM
To: Silvia Gransee; David Turner
Subject: [External] New City Hall - Marble Hall

I am excited to start building the new city hall and even more to occupy it. My focus is Marble Hall as this will be our community center. As you know MH is bursting at the seams when fishing and boating club has a meeting. Other KCB gatherings could be more people.

Looking at the drawing on the website it appears that Marble hall is smaller - smaller than originally planned. How much smaller? What size is the current MH? New? Does it still have windows that slide open to a deck that people can stand on to view the canal? What about the kitchen?

Please include a Marble Hall review in the January commissioner meeting.

When will we have a town hall meeting to review the entire city hall/post office. There appears to be many changes made since our last meeting.

Please forward to all the commissioners.

Thanks!

Silvia Gransee

From: Judi Virost <juveets@aol.com>
Sent: Thursday, January 5, 2023 12:50 PM
To: Silvia Gransee
Subject: [External] Letter to commissioners re: heights of 40 feet

Sylvia,

Can you please forward this to all the commissioners? I won't be able to attend the Monday meeting, as we will be on our way to FL then,

Thanks,
Judi Virost

January 5, 2023

Dear Commissioners,

I must address AGAIN the fact that a 40 foot height allowance on 7th Street and the Causeway is ludicrous. Lots on 7th and Causeway are simply too narrow to be able to build up so high. On other parts of the island where spacing between houses is greater, it might make sense to allow it. However on 7th St. and the Causeway, the row house look is unappealing, and potentially hazardous to the health and well being of residents on those streets.

I have heard time and time again at meetings I attend virtually and in person, that the city has pretty much carved in stone the 40 foot height. Most recently, there was an after the fact variance request from someone on 7th who put up a tiki hut on the rooftop that exceeded the current height allowance. There was no discussion of the height - as everyone simply indicated "the city will be going to 40 feet anyhow."

The main reason I have heard stated over and over. to have a 40 foot height is that the city wants the best insurance rate. I wonder, however, what the difference would be if the city had a 40 foot height for the rest of the city, and a 30 foot height for 7th and the Causeway? Would it be a significant difference? Has anyone even investigated this possibility? It has not been published that I know of, if it has.

If you represent and have the best interests of ALL residents of KCB at heart why would you even consider, much less vote to approve, such a change to the height on these two streets? Casting a favorable vote in this regard is simply bad judgement.

Judi Virost
#80 7th St
KCB

From: [Stefanie Burford](#)
To: [KCB Mayor](#); BethKCB2022@gmail.com; KCBTomHarding@gmail.com; KCBFoster@gmail.com; JoeyRaspe@bellsouth.com; Silvia.Gransee
Cc: [Stefanie Burford](#)
Subject: [External] Request for Consideration, Building Ordinance Changes Zone 2B
Date: Wednesday, January 4, 2023 11:32:12 AM

Dear Key Colony Beach Mayor and Commissioners;

I am writing to express my opinion regarding building height changes as they pertain to Zone 2B and 7th Street. I am requesting that this email become part of the record for all upcoming meetings regarding this issue. Thank you in advance for your consideration.

I have owned my home on 7th Street since 2020, and plan to become a permanent resident of Key Colony Beach in the future. I understand that change is inevitable, and FEMA regulations must be met, but also believe there is a thoughtful way to ensure compliance, progress and change while maintaining the existing quality of life for residents and homeowners.

With that said, I am asking that the commissioners consider the implications of these changes, and how they will affect 7th Street and Zone 2B in general. **Policy makers in the past saw fit to distinguish 2B for good legal reason.** The reasons for distinguishment have not changed. As such, to allow 40 feet building height with up to two levels of living, especially without safeguards, is contrary to public policy and quality of life.

Zone 2B has more narrow and smaller lots, the homes are close together, and the infrastructure would not support a sudden burst in population. Our Boardwalk on 7th Street would be affected. Traffic and parking would be affected. All of this is true, not to mention such tall skinny homes on our tiny lots would not be attractive.

- First, I ask that the height be less than 40 feet, but FEMA compliant, if possible.
- Second, IF the 40 feet height allowance **is passed**, I ask that amendments to local licensing requirements be made to restrict occupancy on duplex vacation rentals. The fear is that a two-level duplex is built, with the square footage to technically allow 10 persons per side, for a total of up to 20 people on one property. **If these changes to 40 feet height will be made,** I would ask that:
 1. On Street parking on 7th Street be eliminated consistent with other streets (if we are to be treated the same as other streets, it should be consistent for traffic and parking purposes);
 2. Occupancy in vacation rentals in zone 2 B be limited to control overcrowding, and inevitable disturbances to the very close neighbors;
 3. Limit Square footage per lot;
 4. Only allow one level of living, which is preferred and will accomplish number 2 and 3 as square feet and occupancy per 200 square feet will be controlled, but height will be FEMA compliant.

Thank you in advance for your consideration. As stated above, Zone 2B is distinguishable. As such, if we will no longer be distinguished by building height, safeguards are warranted based on precedent.

Stefanie Drake Burford
Attorney at Law | Registered Mediator



STEFANIE DRAKE BURFORD
LAW GROUP

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From: [Dave McKeehan](#)
To: [KCB Mayor](#); [Beth Ramsay-Vickrey](#); [KCBTomHarding@gmail.com](#); [KCBFoster@gmail.com](#);
[JoeyRaspe@bellsouth.com](#); [Silvia Gransee](#)
Subject: [External] Roof elevation LDR's - 7th St
Date: Tuesday, January 3, 2023 4:44:40 PM

David and Beverly McKeehan
2 Seventh St
January 3, 2023

Dear Mayor, Vice Mayor and Commissioners

The challenge posed to our City by the proposed FEMA changes is in many ways historic. As residents of KCB, my wife and I, along with our friends and neighbors along 7th street are fortunate to have dedicated Commissioners who will ensure that the decisions made regarding LDR's for Zone R2B which includes 7th street are made in the best interest of our City and its residents.

We fully understand and agree with the need for increasing the finish floor elevation based on FEMA. We are unconvinced, however, that this should lead to any roof elevation beyond 32 ft. The selection of 40 ft to enable two living floors is not a requirement of FEMA. However, it would arguably lead to a considerably expanded vacation rental market along seventh. In our view this extreme change will be irreversible and dramatic. The quality of life for the residents will be reduced materially in terms of vista, noise, traffic and the sharp and rapid shift of culture from residing to renting. Not unexpectedly, the possibility of 8 bedrooms and 4000 square feet under air in KCB as stacked duplex rental units along 7th has the attention of developers and rental agents around the State. We have been receiving repeated and unsolicited text messages from someone named Dave at Vacasa in Jacksonville.

While Zone R2B encompasses other residential areas within KCB, the arithmetic is more stark for 7th with the 40 ft wide lots. We urge our commission to adopt the 32 ft roof height limit with one living floor as the right balance between meeting FEMA and preserving the culture, stability and value of our Community along Seventh.

Thank you for your consideration on this watershed issue before us.

Respectfully David and Beverly McKeehan

Silvia Gransee

From: ☐☐☐☐Connie Foster <cdfkeycolony@comcast.net>
Sent: Monday, January 2, 2023 11:58 AM
To: KCB Mayor; BethKCB2022@gmail.com; kcbtomharding@gmail.com; KCBFoster@gmail.com; joeyraspe@bellsouth.net; Silvia Gransee
Subject: [External] Proposed zoning changes for Zone R2B which include 7th Street

January 2, 2023

To Mayor Trefry and Commissioners:

Happy New Year to All.

Prior to the meeting next week, I want to express my feelings in regard to the proposed increase in height and living level. We have owned 54 7th Street since 2004 and have lived here permanently since 2006. At one time in the past, I was in support of raising height for 7th street property to 30 feet and allowing living on two levels for single level dwellings. We all understand the need to elevate new building construction and do not argue with conforming to new FEMA regulations. However, after realizing this past year how the proposed changes could be interpreted which would drastically affect occupancy on our street, I no longer support changing the zoning regulation of single level living to two levels. Most of the dwellings in R2B were designed in a separate zone by our early representatives of KCB for a reason. The lots are narrow and the houses are turned sideways. The possible increase in occupancy to two level living would eventually make 7th Street look like many developments up and down highway 1 that look like "salt boxes" jammed up next to each other. This was never the intention for Key Colony Beach.

For quite a few years, the entire Keys was supposedly moving in a direction of slowing building construction and controlling increased occupancy, although that thinking seems to have gone astray with all the new construction. The Keys are so over crowded, infrastructure is over stressed, traffic is horrible. Why, as representatives of the citizens, would you want to continue this pattern of increasing occupancy? Key Colony Beach commissioners, not FEMA, are the ones proposing to allow this increase by approving two level living. Please keep our zoning regulations for 7th Street at one level living.

You, our city representatives, take an oath to protect the citizens of KCB. Changing the building regulations to allow increased occupancy may benefit the developers and rental businesses, but it is not protecting the quality of life of the residents in Zone R2B.

Constance Foster

Silvia Gransee

From: Silvia Gransee
Sent: Wednesday, January 11, 2023 8:26 AM
To: Silvia Gransee
Cc: David Turner
Subject: FW: [External] 40 foot height allowance on KCB Seventh Street (Commission Bcc'd)

Good Morning Commission,

Please find forwarded message from Janie Byland to Mayor Trefry.

Thank you!

Silvia Gransee

City Clerk

City of Key Colony Beach

305 289 1212 ext. 2

Fax 305 289 1767

cityclerk@keycolonybeach.net

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From: Patti Trefry <kcbtrefry@gmail.com>
Date: January 10, 2023 at 9:54:06 PM EST
To: KCB Mayor <Mayor@keycolonybeach.net>
Subject: Fwd: [External] 40 foot height allowance on KCB Seventh Street

----- Forwarded message -----

From: Jane Byland <nannybyland@me.com>
Date: Tue, Jan 10, 2023 at 9:27 PM
Subject: 40 foot height allowance on KCB Seventh Street
To: Patti Trefry <KCBTREFRY@gmail.com>

Dear Mayor Patti and Commissioner of KCB,

A forty foot height allowance on most houses would be lovely and desirable. But on Seventh Street in KCB with our little 40 foot lots 40 feet of height would really look AWFUL! The houses on Seventh Street aren't really very beautiful anyway. "They are cinder block boxes with sliding glass doors". That's how they were described to me when we first bought on Seventh Street more than twenty years ago. So if we wanna make Seventh Street uglier going up to 40 feet in height on a thirty foot piece of ground would just be the trick.

But these smallish Seventh Street houses are OUR OWN very simple houses and most of us have tried very hard to make them look comfortable and attractive on the inside and do what we can on our small spaces to make them nice on the outside, too.

Disproportionate to the size of the lots they are on, tunnel-like lanes in between them where the sun can hardly reach, dampness and unattractiveness, would be the result if Seventh Street houses were allowed to be 40 feet high. Please deny that possibility to happen, dear Commissioners.

There are a myriad other reasons why the people who love the community of 7th Street don't want the 40 foot high possibility for our homes. Even when it becomes necessary for us to "build up" because of living on the coastal flood plain we can build one story houses on stilts very nicely without trying to reach the sky.

Thank you for listening to my plea and to others of our Seventh Street community who have more elaborate explanations than I for resistance to a 40 foot high house. I rest my case.

Thank you for reading my letter and for using your best judgment for the future of 7th Street and it's citizens.

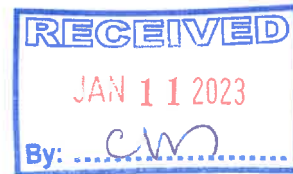
Sincerely,
Janie Byland
72 7th St.

Sent from my iPad

From: James Byland jimbyland@icloud.com
Subject: 40 foot fiasco
Date: January 11, 2023 at 8:52:16 AM
To: KCBTREFRY@gmail.com

Allowing housing forty feet tall to be built on forty-foot-wide lots makes no sense at all. Considering the height of the first floor above the street, the units built on 7th street would best be limited to a maximum of thirty feet. It appears that the community of 7th street wishes that a maximum of thirty feet be given to any future construction on our street. May logic and esthetics prevail.

Dr. James Byland [owner of # 72 7th street and full-time residence for 22 years]



Mary E. “Molly” Shaffer
73 7th Street, Key Colony Beach, FL 33051

January 11, 2023

Dear Commisioniers,

This letter is in regards to the upcoming vote the commisioniers will be taking on the height restrictions for 7th St. Although I realize KCB will need to comply with FEMA standards, there are some things I would ask the commisioniers to consider when deciding on the overall height for buildings on 7th St.

One of my main concerns is the number of people these buildings might come to accomodate. If rental units such as the one proposed for #57 7th St. should become routine, the number of people in our fair city could grow tremendously. That concerns me for many reasons. It would put an extra burden on our sewer system, it would greatly increase traffic on the street where the children’s playground is located and, most importantly, it would create a huge problem in the case of an emergency evacuation, endangering the lives of our residents.

Other concerns I have are of much less importance but would result in frustrating current area residents. If such a building were allowed to accomodate 8 people per unit, there could be as many as 36 people in one building. If each unit had to accomodate parking for 2 vehicles, I can imagine a major traffic situation as 8 cars from each building would be jockeying for access to the street. Although parking is sometimes available along 7th St., it is not a given and cannot be counted as “available parking” for home owners.

When we first purchased our property in 1999, KCB was a friendly community in which to live. In recent years it has become much less so. Although any society needs to have laws and rules by which to live, the Gestapo tactics of some of the current regime are discouraging to both long-time residents and newcomers. This is not the way to encourage repeat renters or home buyers.

Sincerely,

Molly Shaffer
#73 7th Street Home-owner

From: Ernest Perez
To: Silvia Gransee
Subject: [External] Land Development Regulations
Date: Thursday, January 5, 2023 2:20:58 PM

Dear Clerk;

Please pass this communication onward to the appropriate party if you are not that party. I wish my comments to be known and read by the appropriate entity in our city government.

My Name is Ernesto Perez and I live at 28 Sadowski Causeway in Key Colony Beach, FL. with my wife Leila. I am writing to you to express my disappointment in the way the whole matter with the LDRs in the city is being handled. Most everyone I talk to is in agreement that those folks living in the R2B designation areas should be allowed to build up their homes in the case they need to re-build, like the rest of the residents in KCB can. I further understand that this whole matter is being held up by those living on 7th Street; they want to keep the homes as low as possible. I also understand that, with the exception of the Causeway (6th Street) and 7th Street residents, who may only build up to 20 feet due to the R2B designation, the rest of the city may build up to 30 feet or more in height. This is not only unfair, but is/will affect us financially as this is devaluating our homes and their re-sale values, especially those of us that live directly on the bay, on the Causeway.

The rules should be applied equally and fairly. The decision not to allow this change to go forward for **ALL Residents** will undoubtedly create all sorts of problems for the city and its residents. We cannot be strong-armed by the wishes of a few; all rules should be applied fairly and equally to all. What is a benefit to one, should be a benefit to all. While the property values of some are going up, those that live in R2B are at risk of devaluating and losing their re-sale value, especially those that live directly on the bay. This has been going on far too long and must come to an end. I would not doubt believe that some may take legal action against the city as a result. I know there are other peripheral issues involved here, however, the premise of this dilemma is to be **fair and equitable to all.**

Please allow the LDRs to be changed and apply the rules evenly and fairly for all that live in KCB. If certain areas are allowed to build higher up, WE SHOULD ALL BE ALLOWED TO DO SO, ESPECIALLY THOSE THAT ARE MORE VULNERABLE AND HAVE A GREATER CHANCE OF HAVING TO REBUILD IN THE VERY LIKELY EVENT OF A STORM.

Ernesto & Leila Perez
28 Sadowski Causeway
Key Colony Beach, FL 33051

January 6, 2023

To: City of Key Colony Beach
City Commissioners
City Administrator
City Clerk

RE: City of KCB Height LDR changes

I own and live on the Causeway, a part of the R2B zone. I totally approve of the City changing the LDR's to change the building height to 40' for all of the private homes in the City.

With water levels rising along with insurance rates, this height seems to be a smart move. The R2B zone has been unfairly limited to a 20' building height when the rest of the City has been able to build to 30' for as long as KCB has been a city. Now is the time to correct this.

It is my understanding that some in the R2B zone do not want the building height changed to be the same throughout the City. I am not sure why they feel this way. When the time comes, and it will, and you don't want to build that high don't, but do not unfairly restrict others who may want to.

We all bought on the Causeway and 7th St. because we like the homes the way they are, unfortunately, things change. No one wants to have to build up but if we must and the city restricts R2B zone to a lower building height than the rest of the city, it is basically devaluing the property values of homes in that zone. Why would anyone want to buy my house that could only have one story (if that), after meeting the flood plain requirements, when they could purchase a house a street over and build as they choose.

Being able to build higher, if need be, will also give the city a higher rating and consequently pass the savings on insurance to the home owners.

Please Commissioners, make the building height the same 40' for every zone it pertains to in our wonderful City of Key Colony Beach. This discussion has been going on long enough.

Sincerely,

Gail Cortelyou
29/30 Sadowski Causeway

From: [Leila Perez](#)
To: [Silvia Gransee](#)
Subject: [External] LDR changes - Very Concerned.
Date: Thursday, January 5, 2023 5:25:48 PM

January 5, 2023

To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk

RE: City of KCB Height LDR changes

I own on the Causeway, a part of the R2B zone. I totally approve of the city changing the LDR's to change the building height to 40' for all of the private homes in the city.

With water levels rising along with insurance rates, this height seems to be a smart move. The R2B zone has been unfairly limited to a 20' building height when the rest of the city has been able to build to 30' for as long as KCB has been a city. Now is the time to correct this.

It is my understanding that some in the R2B zone do not want the building height changed to be the same throughout the city. I am not sure why they feel this way. When the time comes, and it will, and you don't want to build that high don't but do not unfairly restrict others who want to.

Restricting R2B zone to a lower building height than the rest of the city is basically devaluing the property values of homes in the R2B zone. Why would anyone want to buy my house that could only have one story (if that), after meeting the flood plain requirements, when they could purchase a house a street over and build what they want?

Being able to build higher, if need be, will also give the city a higher rating and consequently pass the savings on insurance to the home owners.

Please Commissioners, make the building height the same 40' for every zone it pertains to in our wonderful City of Key Colony Beach. This discussion has been going on long enough.

Equity and fairness is what I am seeking.

Sincerely,

Leila Perez
28 Sadowski Causeway

Sent from my iPhone

From: MELISSA - 34 SADOWSKI <34sadowskillc@gmail.com>
Sent: Friday, January 6, 2023 9:41 AM
To: Silvia Gransee <cityclerk@keycolonybeach.net>
Subject: [External] City of KCB Height LDR changes

January 6, 2023

To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk

RE: City of KCB Height LDR changes

I own on the Causeway, a part of the R2B zone. I totally approve of the city changing the LDR's to change the building height to 40' for all of the private homes in the city.

With water levels rising along with insurance rates, this height seems to be a smart move. The R2B zone has been unfairly limited to a 20' building height when the rest of the city has been able to build to 30' for as long as KCB has been a city. Now is the time to correct this.

It is my understanding that some in the R2B zone do not want the building height changed to be the same throughout the city. I am not sure why they feel this way. When the time comes, and it will, and you don't want to build that high don't but do not unfairly restrict others who want to.

Restricting R2B zone to a lower building height than the rest of the city is basically devaluing the property values of homes in the R2B zone. Why would anyone want to buy my house that could only have one story (if that), after meeting the flood plain requirements, when they could purchase a house a street over and build what they want?

Being able to build higher, if need be, will also give the city a higher rating and consequently pass the savings on insurance to the home owners.

Please Commissioners, make the building height the same 40' for every zone it pertains to in our wonderful City of Key Colony Beach. This discussion has been going on long enough.

Sincerely,

Melissa Brito
33 / 34 Sadowski Cswy
Key Colony Beach, FL. 33050
305-972-6208

From: Glenda Keach <glendakeach@gmail.com>
Sent: Friday, January 6, 2023 9:26 AM
To: Silvia Gransee <cityclerk@keycolonybeach.net>
Subject: [External] City of KCB LDR Changes

Please make sure the Commissioners get a copy of my letter. Thank you.

January 6, 2023

RE: City of KCB Height LDR changes

I own and live on the Causeway, a part of the R2B zone. I totally approve of the City changing the LDR's to change the building height to 40' for all of the private homes in the City. Not having the opportunity to improve one's home to the same standard as the entire rest of the city is unfair, prejudiced and possibly illegal.

Sincerely,
Glenda Keach
[29/30 Sadowski Causeway](#)

From: [NANCY FRANKLIN](#)
To: [Silvia Gransee](#)
Cc: [Ev Mitchell](#)
Subject: [External] KCB LDR height changes
Date: Friday, January 6, 2023 11:24:38 AM

January 6, 2023

**To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk**

RE: City of KCB Height LDR changes

I thought that this important issue had been resolved some time ago. This has been hashed and re-hashed for too long and in the last meeting that I attended, the KCB building department had recommended the height restriction be the same for all and the City panel agreed.

I own on the Causeway, a part of the R2B zone, and **I strongly approve of the City changing the LDR's building height to 40' for all of the private homes in the city.** With water levels rising along with the rise of insurance rates, this height seems to be a very smart solution.

The R2B zone has been unfairly limited to a 20' building height when the rest of the city has been able to build to 30' for as long as KCB has been a city. Now is the time to correct this.

It is my understanding that some home owners in the R2B zone do not want the building height changed to be the same throughout the city. This does not make any sense to me. At some time in the future most all of the properties, that have not already been raised, will have to be raised do to flood levels, and it would be unfair to have unreasonable building height restrictions on some properties when the rest of the city with similar construction design would not be constrained.

Restricting R2B zone to a lower building height than the rest of the city is basically **devaluing** the property values of homes in the R2B zone. Why would anyone want to buy my house that could only have one story (if that), after meeting the flood plain requirements, when they could purchase a house a street over and build what they want? Being able to build higher, if need be, will also possibly give the city a higher insurance rating and consequently pass this insurance savings on to the home owners.

If it comes to pass that the R2B Zone will be restricted to having a lower building height than the rest of the city, I can see the strong potential of a discriminating class action lawsuit against the city. This, I definitely would want to avoid.

I strongly encourage you to make the building height the same 40' for **every zone** it pertains to in our wonderful City of Key Colony Beach. This discussion has been going on long enough.

Sincerely,

Nancy Franklin
36 Sadowski Causeway

Sent from my iPad

From: [GARY BERGQUIST](#)
To: [Silvia Gransee](#)
Subject: [External] City of KCB height LDR changes
Date: Friday, January 6, 2023 11:22:11 AM

Commissioners:

I own 42 Sadowski Causway and I approve of the city changing the LDR'S to change the building height to 40' for ALL private homes in the city.

It seems discriminatory to say the least to have different restrictions on one part of the City and not the other.

With water levels rising this seems to be a reasonable decision.

Resale values now and in the future will be adversely affected, the time is now to make changes and finally put this issue in the past.

Gary Bergquist
#42 Sadowski Causway
KCB

From: [Ev Mitchell](#)
To: [Silvia Gransee](#)
Subject: [External] KCB LDR height restrictions
Date: Friday, January 6, 2023 11:09:38 AM

January 6, 2023

**To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk**

RE: City of KCB Height LDR changes

I thought that this important issue had been resolved some time ago. This has been hashed and re-hashed for too long and in the last meeting that I attended, the KCB building department had recommended the height restriction be the same for all and the City panel agreed.

I own on the Causeway, a part of the R2B zone, and **I strongly approve of the City changing the LDR's building height to 40' for all of the private homes in the city.** With water levels rising along with the rise of insurance rates, this height seems to be a very smart solution.

The R2B zone has been unfairly limited to a 20' building height when the rest of the city has been able to build to 30' for as long as KCB has been a city. Now is the time to correct this.

It is my understanding that some home owners in the R2B zone do not want the building height changed to be the same throughout the city. This does not make any sense to me. At some time in the future most all of the properties, that have not already been raised, will have to be raised do to flood levels, and it would be unfair to have unreasonable building height restrictions on some properties when the rest of the city with similar construction design would not be constrained.

Restricting R2B zone to a lower building height than the rest of the city is basically **devaluing** the property values of homes in the R2B zone. Why would anyone want to buy my house that could only have one story (if that), after meeting the flood plain requirements, when they could purchase a house a street over and build what they want?
Being able to build higher, if need be, will also possibly give the city a higher insurance rating and consequently pass this insurance savings on to the home owners.

If it comes to pass that the R2B Zone will be restricted to having a lower building height than the rest of the city, I can see the strong potential of a discriminating class action lawsuit against the city. This, I definitely would want to avoid.

I strongly encourage you to make the building height the same 40' for **every zone** it pertains to in our wonderful City of Key Colony Beach. This discussion has been going on long enough.

Sincerely,

Everett Mitchell
36 Sadowski Causeway

From: [Jim Devine](#)
To: [Silvia Gransee](#)
Subject: [External] KCB Building Height in R2B Zone
Date: Friday, January 6, 2023 10:35:22 AM

January 6, 2023

To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk

RE: KCB Building Height Changes

I am writing this to let you know that I am in favor of increasing the build height to 40' for the entire city, including the R2B zone. I own on the causeway, and in the past 20 years we have noticed a considerable rise in the water. At some point we will need to build up to compensate for this. I don't think we should be restricted in the height we can build just because of the street we live on.

Another consideration of the height restriction would be property values. I would think a limitation of the allowable height would reduce property values as opposed to properties a street or 2 over that do not have the 20' restriction.

I appreciate your consideration in addressing this matter.

Thank you,
Jim Devine
11 Sadowski Causeway

From: [Jeanette Devine](#)
To: [Silvia Gransee](#)
Subject: [External] KCB Building Height in R2B Zone
Date: Friday, January 6, 2023 12:47:11 PM

January 6, 2023

To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk

RE: City of KCB Height LDR changes

I have owned on the Causeway for over 20 years, in a part of the R2B zone. I most definitely approve of the city changing the LDR's to increase the building height to 40' for all of the private homes in the city.

Water levels are obviously rising, along with our insurance rates, at alarming levels. The R2B zone has been unfairly limited to a 20' building height when the rest of the city has been allowed to build to 30' for as long as I've owned here. Now is the time to make it fair for all of KCB residents.

Restricting R2B zone to a lower building height than the rest of the city is in effect devaluing our property values in the R2B zone. No one will want to purchase a home that could only have one story (if that), after meeting the flood plain requirements, when they could purchase one just a street over and build what they want, higher! Being able to build higher, if need be, will also give the city a higher rating and consequently pass the savings on insurance to the homeowners.

Please Commissioners, make the building height the same 40' for every zone it pertains to in our beautiful city of Key Colony Beach. This discussion has been going way too long.

Sincerely,

Jeanette Devine
#11 Sadowski Causeway

From: jgg3i@aol.com
To: [Silvia Gransee](#)
Subject: [External] CAUSEWAY HEIGHT ZONING
Date: Friday, January 6, 2023 2:03:59 PM

01/06/23

To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk

RE: City of KCB Height LDR changes

I own on the Causeway, a part of the R2B zone. I totally approve of the city changing the LDR's to change the building height to 40' for all of the private homes in the city.

With water levels rising along with insurance rates, this height seems to be a smart move. The R2B zone has been unfairly limited to a 20' building height when the rest of the city has been able to build to 30' for as long as KCB has been a city. Now is the time to correct this.

It is my understanding that some in the R2B zone do not want the building height changed to be the same throughout the city. I am not sure why they feel this way. When the time comes, and it will, and you don't want to build that high don't but do not unfairly restrict others who want to.

Restricting R2B zone to a lower building height than the rest of the city is basically devaluing the property values of homes in the R2B zone. Why would anyone want to buy my house that could only have one story (if that), after meeting the flood plain requirements, when they could purchase a house a street over and build what they want?

Being able to build higher, if need be, will also give the city a higher rating and consequently pass the savings on insurance to the home owners.

Please Commissioners, make the building height the same 40' for every zone it pertains to in our wonderful City of Key Colony Beach. This discussion has been going on long enough.

Sincerely,

JOHN AND CHARLENE GRIMES
13 & 14 SADOWSKI CAUSEWAY

From: [KAREN WEVER](#)
To: [Silvia Gransee](#)
Subject: [External] City of KCB Height LDR changes
Date: Friday, January 6, 2023 1:43:00 PM

January 6, 2023

To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk

RE: City of KCB Height LDR changes

I have been a co- owner on the Causeway, a part of the R2B zone since April 2001. I approve of the city changing the LDR's to change the building height to 40' for all of the private homes in the city.

As you know with water levels rising along with insurance rates, raising the height makes sense as long as it is for everyone. The R2B zone has been unfairly limited to a 20' building height when the rest of the city has been able to build to 30' for as long as KCB has been a city. Now is the perfect chance to correct this inequity and make everything the same height for every property owner in Key Colony.

Restricting R2B zone to a lower building height than the rest of the city is basically unfairly devaluing the property values of homes in the R2B zone. This change would not be a benefit for property owners in the R2B zone who have been owners for decades.

I respectfully request the building height to be the same 40' for every zone it pertains to in our little piece of paradise, our City of Key Colony Beach. I'm confident the Commissioners will make the impartial decision to be consistent with the building height for all Key Colony Beach property owners.

Respectfully,

Kathy Erwin
44 Sadowski Causeway

From: [Karen Wever](#)
To: [Silvia Gransee](#)
Subject: [External] City of KCB Height LDR changes
Date: Friday, January 6, 2023 1:17:46 PM

January 6, 2023

To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk

RE: City of KCB Height LDR changes

I have been a co- owner on the Causeway, a part of the R2B zone since April 2001. I approve of the city changing the LDR's to change the building height to 40' for all of the private homes in the city.

With water levels rising along with insurance rates, this height seems to be a smart move. The R2B zone has been unfairly limited to a 20' building height when the rest of the city has been able to build to 30' for as long as KCB has been a city. This is the perfect opportunity to correct this and make everything the same for every property owner.

Restricting R2B zone to a lower building height than the rest of the city is basically unfairly devaluing the property values of homes in the R2B zone. Being able to build higher will give the city a higher rating and consequently pass the savings on insurance to the home owners.

I respectfully request the building height to be the same 40' for every zone it pertains to in our wonderful City of Key Colony Beach. This is the fair and right thing to do.

Sincerely,

Karen Wever
44 Sadowski Causeway

From: Christopher McCormack <butchfdny@aol.com>
Sent: Friday, January 6, 2023 3:05 PM
To: Silvia Gransee <cityclerk@keycolonybeach.net>
Cc: butchfdny@aol.com
Subject: [External] KCB Height LDR changes

My wife and I have been property owners in KCB for more than thirty years .We purchased our second property ,31/32 Sadowski Causeway about six months prior to Hurricane Irma.

We can certainly agree the need to change the Height Restrictions as to avoid another costly flooding event.

We do believe that the New Code should include all property owners and not discriminate against the property owners on the Sadowski Causeway.

Sincerely,

Christopher McCormack

From: [msmoriches \(null\)](#)
To: [Silvia Gransee](#)
Subject: [External] KCB Height LDR changes
Date: Friday, January 6, 2023 3:18:24 PM

Jan. 6, 2023

To City of Key Colony Beach
Commissioner
City Administrator
City Clerk

I own a duplex on the Causeway, which is in the R2B zone. I totally agree with changing the building height to 40' for homes in Key Colony. I feel that this new change to 40' should apply to everyone in Key Colony. That is the only Fair thing to do. Not having the ability to build to 40' will have a negative effect on property value. Therefore We would like to see the height change to 40' approved for the R2B zone and all zones in KCB.

Thank You.

Sincerely,
Maryann Mc Cormack
31/32 Sadowski Causeway

From: SEAN MALINOWSKI <malinowski.cpdproject@gmail.com>
Sent: Friday, January 6, 2023 3:06 PM
To: Silvia Gransee <cityclerk@keycolonybeach.net>
Subject: [External] Proposed City of KCB Height LDR changes and equity among neighbors along the Causeway

To the City Clerk for forwarding to the City of Key Colony Beach Commissioners

January 5, 2023

To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk

RE: Proposed City of KCB Height LDR changes and equity among neighbors along the Causeway

I am a KCB resident living on Sadowski Causeway #43. My property is part of the R2B zone. I approve of the city changing the LDR's to increase the building height to 40' for all of the private homes in the city. I realize that water levels are rising and that this solution makes sense.

What troubles me as a resident living on the Causeway is that I heard that we in the R2B zone on the Causeway have been limited to a 20' building height. We pay taxes here and contribute to the community in the same way that all residents of KCB do, and I feel that not allowing us to build to the 40' height is unfair to us as residents and owners. There is a clear equity issue here that needs to be resolved. I am not sure of the legal remedy for this exclusion, but I believe that we should avoid any further issues and allow all residents to build to the new standard, which appears now to be 40', including our properties on the Causeway.

As many of my neighbors have noted, "Restricting R2B zone to a lower building height than the rest of the city is basically devaluing the property values of homes in the R2B zone. Why would anyone want to buy my house that could only have one story (if that), after meeting the flood plain requirements, when they could purchase a house a street over and build what they want?"

I ask that you consider the ramification of excluding properties on the Causeway from the same right and privileges of other residents to maintain and improve our property values by allowing us to build to the new height standard of 40 feet, should the need arise.

Being able to build higher, if needed will also give the city a higher rating and consequently pass the savings on insurance to the home owners.

I respectfully request that the KCB Commissioners, vote to raise the building height to the same 40' for every zone and not to exclude us from this important and meaningful, forward-thinking change to the building regulations.

I am planning to attend the upcoming meeting and hope to see this in exclusionary proposal resolved in a fair and transparent manner.

Thank you for your time and consideration of this emphatic request and for all you do in serving our community.

Sincerely,

-SWM

Sean W. Malinowski, PhD
43 Sadowski Causeway, KCB

From: [msmoriches \(null\)](#)
To: [Silvia Gransee](#)
Subject: [External] KCB Height LDR changes
Date: Friday, January 6, 2023 3:18:24 PM

Jan. 6, 2023

To City of Key Colony Beach
Commissioner
City Administrator
City Clerk

I own a duplex on the Causeway, which is in the R2B zone. I totally agree with changing the building height to 40' for homes in Key Colony. I feel that this new change to 40' should apply to everyone in Key Colony. That is the only Fair thing to do. Not having the ability to build to 40' will have a negative effect on property value. Therefore We would like to see the height change to 40' approved for the R2B zone and all zones in KCB.

Thank You.

Sincerely,
Maryann Mc Cormack
31/32 Sadowski Causeway

From: darrenfogel@gmail.com
To: [Silvia Gransee](#)
Cc: "Darren Gmail"
Subject: [External] Letter to be shard regarding meeting on Monday 1/9/2023
Date: Friday, January 6, 2023 6:23:32 PM

January 6, 2023

To: City of Key Colony Beach
Commissioners
City Administrator
City Clerk

RE: City of KCB Height LDR changes

I am a proud owner of a property on the Causeway. I purchased this property as a long term investment so that I can eventually retire and enjoy Key Colony Beach along with my children. We have been coming down for several years and it's like a second home to us as we have and continue to enjoy all of the people (both locals and tourists) we have met while becoming loyal patrons to all of the small local businesses throughout Key Colony Beach and the Marathon area. Furthermore, I am thankful to have such great Key Colony Beach community services personal from the building Dept. To the local police Dept.

Key Colony Beach offers such a great atmosphere including, but not limited to the: golf course, playgrounds, pickle ball, tennis courts, sunset beach, The Key Colony Inn, Cabana Club, local retail shops, etc.

These are the reasons I purchased here In Key Colony Beach and am happy to pay my taxes, insurance, trash, utilities, etc. so that I know I am re-investing in the Community I so have become a part of and desire to continue to be a part of in creating more wonderful memories for my family and I.

With that being said, I have invested a lot of my families hard earned money to buy our home here and want to do all I can to make sure I can allow future generations that same right to enjoy it as much as I have.

Without focusing on just my best interests and trying to analyze this from a logical approach I see no reason why the Causeway should not be afforded the same rights to build as those on other streets. Not only will this potentially help the individual homeowner reduce the potential loss of their home but curtail the cost of flood, wind and fire insurance for the individual and the community as a whole. It may not be feasible or justifiable for a homeowner to only be allowed to build a certain height that is less than 40 feet or more and have the same confidence and assurances that someone who can build 40 feet or higher would. Being restricted to less than 40 feet or more would likely bring into question to any homeowner if rebuilding would be a good investment and cost effective or if the risk in doing so would justify the reward financially should one desire or have to sell at a

later time. This potential lower height restriction would undoubtedly hurt the property values.

In addition, it's fair to assume that there is a huge price delta regarding the cost per square foot in comparing one versus two stories of living space once the elevated stilts and foundations are installed. I would suspect the cost to only being allowed to build one story versus two as unconscionable and potentially impossible to justify.

I was under the impression (the last time issue was on the agenda) that this issue had been all but resolved and I was pleased that the KCB building Department and the voting Members were in favor of the height restrictions being consistent throughout the City of Key Colony Beach.

I own on the Causeway, a part of the R2B zone, and I strongly approve of the City changing the LDR's building height to 40' or more for all of the private homes in the city of Key Colony Beach.

I don't see any reason why anyone would oppose that the residences on the Causeway should not be afforded the same rights as all of the other streets. It does not appear to me that the 40 foot or more height allowance would interfere with anyone's rights to quiet enjoyment of their home or business. If anything it will help on all fronts by reducing the risks of both human and property loss. Plus, it will promote the goals of the City of Key Colony Beach which has always strived to **"achieve uniformity across the city."**

Please confirm receipt.

Sincerely,

Darren Fogel
35 Sadowski Causeway

Sent from [Mail](#) for Windows 10

From: [Silvia Gransee](#)
To: ["patday3@comcast.net"](mailto:patday3@comcast.net)
Subject: RE: [External] Height Change for KCB and 7th Street
Date: Thursday, January 12, 2023 9:37:00 AM

Good Morning,

Your correspondence has been received and forwarded to the Commission.

Thank you!

Silvia Gransee

City Clerk

City of Key Colony Beach

305 289 1212 ext. 2

Fax 305 289 1767

cityclerk@keycolonybeach.net

Please Note: This communication may contain confidential information protected from disclosure by privacy laws and is intended for use of the individual named above. If the reader of this message is not the intended recipient, this is notice to you that any dissemination, distribution or copying of this communication or any attachment may be a violation of federal and state privacy laws. If you have received this email in error, please notify the sender immediately by return email and delete this message. Florida has broad public records law, and all correspondence to me via email may be subject to disclosure. Under Florida law, email addresses are public records.

----- Forwarded message -----

From: **Pat Day** <patday3@comcast.net>
Date: Wed, Jan 11, 2023 at 1:25 PM
Subject: Height Change for KCB and 7th Street
To: <KCBTREFRY@gmail.com>

Hi Patti

I recently read an email from a neighbor on 7th street regarding the change to building heights on our street. The email suggests that all residents on 7th street oppose this change.

The purpose of this email to to express my support of the proposed changes to 40'. All residents of KCB should be treated equally as it relates to the building heights.

Please vote to support the 40' height change.

Thank you

Patricia and Michael Day

69 7th Street

Sent from my iPhone

MINUTES
KEY COLONY BEACH CITY COMMISSION
ORGANIZATIONAL MEETING

Thursday, December 1, 2022 – 9:30 am
Temporary City Hall & Virtually via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance, Prayer:** The Key Colony Beach City Commission Organizational Meeting was called to order by City Attorney Dirk Smits at 9:30 a.m.

Present: Commissioner Patricia Trefry, Commissioner Tom Harding, Commissioner-Elect Beth Ramsay-Vickrey, Commissioner-Elect Freddie Foster. ***Also Present:*** City Administrator Dave Turner, City Clerk Silvia Gransee, City Attorney Dirk Smits, City Attorney Janette Smith (Virtual) Building Assistant Trish McLeod, Police Chief Kris DiGiovanni, Code Enforcement Officer Barry Goldman.

Public: 24

2. **Swearing in of Newly Elected Officials:** Sherriff Rick Ramsay swore in Beth Ramsay-Vickrey as Commissioner to the City of Key Colony Beach. Police Chief Kris DiGiovanni swore in Freddie Foster as Commissioner to the City of Key Colony Beach.

Both newly sworn in city officials took their seat at the dais.

3. **Appointment of Vacant Commission Seat**

a) **Correspondence received by the City Clerk:** City Clerk Gransee reported on correspondence received from Sandy Bachman in support of Joey Raspe.

b) **Candidate Introductions & Statements:** City Clerk Gransee introduced the candidates to the Commission. Candidates appeared before the Commission in order their applications were received. Mr. Joey Raspe, Mr. Larry Mills, and Mr. Bob Glassman addressed the Commission and gave their statement for consideration.

c) **Citizen Comments:** There were no citizen comments.

d) **Call for Nominations:** City Attorney Dirk Smits called for the nomination for the vacant Commission Seat.

Commissioner Ramsay-Vickrey nominated Joey Raspe.

Commissioner Foster nominated Larry Mills.

There were no further nominations. The Commission gave their views on the nominees and encouraged residents to be involved with committees and boards. The Commission did not ask for a debate.

e) **Vote by Commissioners:** City Attorney Dirk Smits asked for a vote on the candidates.

City Clerk Gransee asked for a vote in favor of Joey Raspe:

Commissioner Harding – yes

Commissioner Trefry – yes

Commissioner Foster – no

Commissioner Ramsay-Vickrey – yes

City Attorney Smits stated that no additional vote was necessary due to majority vote. Joey Raspe was appointed by majority vote to the vacant Commission seat.

f) **Swearing-in Ceremony:** Joey Raspe was sworn in by Sheriff Rick Ramsay as new Commissioner to the City of Key Colony Beach. Commissioner Joey Raspe took his seat at the dais.

Commissioner Raspe signed the letter of immediate resignation from both the Code Enforcement and Planning & Zoning Board.

4. **Call for Nominations for Office of Mayor and Election to That Office:** City Attorney Dirk Smits called for nomination to the office of Mayor.

Commissioner Ramsay-Vickrey nominated Patti Trefry for Mayor.
Commissioner Foster nominated Tom Harding for Mayor.

There were no further nominations.

Each Commissioner stated their views on the nominees for Mayor. City Attorney Smits asked for a vote. City Clerk Gransee asked for a vote in favor of Patricia Trefry for Mayor.

Joey Raspe – yes
Beth Ramsay-Vickrey – yes
Patricia Trefry - yes
Tom Harding – no
Freddie Foster – no

Patricia Trefry was elected by majority vote to the position of Mayor.

5. **Call for Nominations for Office of Vice-Mayor and Election to That Office:** Mayor Trefry called for nomination to the office of Vice-Mayor.

Commissioner Freddie Foster nominated Tom Harding.
Mayor Patricia Trefry nominated Beth Ramsay-Vickrey.

There were no further nominations. Both Commissioners thanked the Commission for their nominations.

Mayor Trefry called for a vote for Beth Ramsay-Vickrey.

Joey Raspe – yes
Beth Ramsay-Vickrey – yes
Tom Harding – no
Freddie Foster – no
Patricia Trefry – yes

Beth Ramsay-Vickrey was elected by majority vote to the position of Vice-Mayor.

6. Call for Nominations for Office of Secretary-Treasurer and Election to That Office: Mayor Trefry called for nomination to the office of Secretary-Treasurer.

Vice-Mayor Beth Ramsay-Vickrey nominated Tom Harding.
Commissioner Tom Harding nominated Freddie Foster.

There were no further nominations. The Commissioners expressed their views on the nominations. Commissioner Harding accepted the nomination. Commissioner Freddie Foster thanked the Commission for the nomination but expressed his support for Tom Harding. The Commission further discussed their support for Tom Harding.

Mayor Trefry asked for a rollcall vote in favor of Commissioner Harding.

Joey Raspe – yes
Beth Ramsay-Vickrey – yes
Tom Harding – no
Freddie Foster – yes
Patricia Trefry – yes

Tom Harding was elected to the office of Secretary-Treasurer.

7. Appointment by Motion to the Following Offices: Mayor Trefry asked for a motion to approve the appointments as listed below. * = First time appointee. All others are being re-appointed.

- | | |
|---------------------------|-----------------|
| 1. Chief of Police | Kris DiGiovanni |
| 2. City Attorney | Dirk Smits |
| 3. City Building Official | Gerald Leggett* |
| 4. City Clerk | Silvia Gransee |
| 5. City Administrator | Dave Turner |

MOTION: Motion made by Vice-Mayor Ramsay-Vickrey, seconded by Commissioner Foster, to approve the appointments.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

8. Appointment by Motion to Volunteer Committees: Beautification, Code Enforcement, Planning & Zoning, Recreation, Utility Board, Disaster Preparedness. * = First time appointee. All others are being re-appointed.

Mayor Trefry asked for a motion to approve the appointments to the Volunteer Committee Boards.

MOTION: Motion made by Vice-Mayor Ramsay-Vickrey.

City Administrator Turner suggested for Larry Mills and Bob Glassman to be asked to join a volunteer board. After a brief discussion on what boards have the greatest needs for appointments, Mr. Mills asked for the appointment to the Code Board. Mr. Bob Glassman asked for appointment for the Planning & Zoning Board.

City Attorney Smits asked for a motion to amend the motion to include Larry Mills and Bob Glassman to the list of appointment by Motion to the Volunteer Committees. Mayor Trefry amended the motion for appointment.

MOTION: Motion made by Vice-Mayor Ramsay-Vickrey, seconded by Commissioner Foster, to approve the appointments to the volunteer boards.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Beautification - 2-year Term	Kimmeron Lisle Sandy Bachman
Code Enforcement - 3-year Term	Tom DiFransico Larry Mills **amendment**
Recreation - 2-year Term	Barbara Tatarchuk* Tom Alferes
Planning & Zoning - 2-year Term	Joey Raspe Lin Walsh Tom DiFransico Bob Glassman **amendment**
Utility Board - 1-year Term	Toni Appell * Greg Burke* Anthony Fernandes Bill Fahs* Dan Gleason*
Disaster Preparedness - 1-year Term	Dave Turner* Gerald Leggett* Mike Guarino* Kris DiGiovanni*

9. **Designation of Signers for Bank Accounts and City Investments:** Approved signers: Mayor, Vice-Mayor, City Secretary-Treasurer, City Clerk. Two signatures needed for transactions. One signature may be City Clerk; one signature may be any other designated signer.

Mayor Trefry asked for a motion for approval for the designations of signers.

MOTION: Motion made by Vice-Mayor Ramsay-Vickrey, seconded by Commissioner Raspe, to designate signers for bank accounts and city investments.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

10. **Designation of Signers for Safe Deposit Box:** Approved signers: Mayor, Vice-Mayor, City Treasurer, City Clerk, Utility Board Clerk. One signature shall be City Clerk or Utility Board Clerk; one signature shall be any other designated signer.

Mayor Trefry asked for a motion to approve the signers for the safe deposit box.

MOTION: Motion made by Vice-Mayor Ramsay-Vickrey, seconded by Commissioner Raspe, to designate signers for safe deposit box.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

11. Authorization for City Clerk to Execute the Public Depositors Annual Report to the State of Florida.

Mayor Trefry asked for a motion for authorization.

MOTION: Motion made by Vice-Mayor Ramsay-Vickrey, seconded by Commissioner Raspe, to authorize the City Clerk to execute the Public Depositors Annual Report to the State of Florida.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

12. Adoption of Bank Resolutions: City Administrator Turner explained that this adoption presents procedures for normal banking activities.

MOTION: Motion made by Vice-Mayor Ramsay-Vickrey, seconded by Commissioner Raspe, to approve the adoption of bank resolutions.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

13. Adjournment: The meeting adjourned at 10:10 a.m.

Respectfully submitted,

Silvia Gransee

City Clerk

MINUTES

KEY COLONY BEACH CITY COMMISSION PUBLIC HEARING

Thursday, December 1, 2022 – 10:16 a.m.

Temporary City Hall & Virtually Via Zoom Conferencing

1. Call to Order, Pledge of Allegiance, Prayer, Roll Call: The Public Hearing of the City Commission of Key Colony Beach was called to order by Mayor Trefry at 10:16 a.m. followed by the Pledge of Allegiance, Prayer, and Roll Call.

Present: Mayor Patricia Trefry, Vice-Mayor Beth Ramsay-Vickrey, Commissioner Harding, Commissioner Freddie Foster, Commissioner Joey Raspe. **Also Present:** City Administrator Dave Turner, City Clerk Silvia Gransee, City Attorney Dirk Smits, City Attorney Janette Smith (virtual), Police Chief Kris DiGiovanni, Building Assistant Trish McLeod, Code Enforcement Officer Barry Goldman, Administrative Assistant Christine McLeod.

Public: 10 Marble Hall

2. Administration of Oath to Witnesses: City Clerk Gransee administered the Oath of Witness to all planning on testifying.

3. Citizen Comments and Correspondence: City Clerk Gransee reported that no additional citizen comments were received other than what was included in the agenda packet. Mr. Paul Savage addressed the Commission via zoom regarding procedures on variance applications. (For a copy of the recording please contact the City Clerk at cityclerk@keycolonybeach.net.)

There were no further citizen comments.

4. Disclosure of Ex-Parte Communications: None.

5. Proof of Publications, Affidavit of Mailing/Posting Notices: Publications were accepted as legally sufficient.

6. Variance Request:

A. 68 7th Street, Owner: Chad O'Rourke

Applicant requests a Variance After-The-Fact to Land Development Regulations Chapter III, Section 101-13, Subsection (8); requesting approval for an after-the-fact variance in height, width, and depth for the construction of a Tiki Hut on top of the roof top deck.

Commissioner Raspe announced his intent to recuse himself from voting due to a conflict. A copy of Form 8B is attached to these minutes.

a. Presentation of Variance Request – Building Department: City Administrator Turner spoke on behalf of Building Official Leggett. The City Administrator gave a brief overview on the variance request. The Commission had no further questions.

b. Statement by Applicant: Chad O'Rourke, owner of 68 7th Street, addressed the Commission and gave a brief overview on the history of the house and damages that occurred due to water intrusion. Mr. O'Rourke further recalled the prior permit and issues leading up to the after-the-fact variance application.

c. Planning & Zoning Board Recommendation: Mr. Tom DiFransico, Planning & Zoning Board Member, addressed the Commission and stated the facts that were presented to the Board in the after-the-fact variance request. The Commission discussed if the issue at hand was the structure of the tiki hut on the roof or the issue of height. Mr. DiFransico explained the Planning & Zoning Boards understanding of events leading up to the after-the-fact variance request. Code Enforcement Officer Goldman stated his understanding that the height was not properly documented originally.

The Commission and Code Enforcement Officer further discussed the original application and specifications of the tiki hut and knowledge of the Building Department. Mayor Trefry clarified that the Planning & Zoning Boards vote was not for an after-the-fact variance on the question of aesthetics but on the question of height. Additional discussion ensued on the question of aesthetics and reasoning why it was not addressed by the Planning & Zoning Board. Commissioner Raspe explained past procedures on architectural review by the Planning & Zoning Board. The Commission and Mr. DiFransico further discussed what information was available from the contractor. City Clerk Gransee referred to the Planning & Zoning Board meeting minutes from November 16th for clarification on the question of height. City Attorney Smits stated rules and regulations from the Key Colony Beach Code of Ordinances on what items fall under consideration for the Planning and Zoning Board.

d. Planning & Zoning Meeting Minutes 11-16-2022: The minutes from the meeting were received by all.

e. Commissioner Comments: Commissioner Foster asked for clarification that the Commission is asked to vote on the question of height only. Upon further discussion, City Attorney Smits stated that the Commission can refer the issue back to the Planning & Zoning Board for further architectural review. Further discussion followed on the question of knowledge of the tiki hut on the roof and what original plans were submitted.

f. Motion to Approve, Deny, or Approve with Conditions: Mayor Trefry asked for a motion to approve or deny, or approve with conditions, the variance request for 68 7th Street.

MOTION: Motion made by Commissioner Foster, seconded by Commissioner Harding, to approve the requested variance as is.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Vice-Mayor Ramsay-Vickrey – no, Commissioner Harding – yes, Commissioner Foster – yes, Mayor Trefry – yes. Commissioner Raspe abstained from voting. The variance was approved by majority vote adopting the reasoning by the Planning & Zoning Board.

B. 200 15th Circle – Owner: Thomas E. Carden

Applicant requests a Variance to Land Development Regulations Chapter 101, Section 101 – 10 (8) height variance of 6’8”. Current maximum height is 30’0”.

The Applicant further requests a Variance to Land Development Regulations Chapter 101, Section 10 (5) rear setback by 8’6”. Current rear yard minimum is 25’.

A. Variance for Height: Mayor Trefry read the variance request to the Commission and explained that the question on height and setback will be addressed in two separate votes. Mayor Trefry further stated that the question on height will be addressed first.

a. Review of Meeting Minutes: The Planning & Zoning meeting minutes were received by all.

b. Presentation of Variance Request – Building Department: City Administrator stated that he is available for any questions from the Commission. City Attorney Smits recalled the history of the variance request and explained the importance of great deference to the Special Masters opinion. Commissioner Foster said that he reviewed prior documents and is up to date on all information.

c. Statement by Applicant: Mr. Carden was unable to appear at the meeting in person, or via zoom, but had submitted a statement to the Commission. The statement was received by all Commissioners. Please contact the City Clerk at cityclerk@keycolonybeach.net for a copy.

d. Planning & Zoning Board Recommendation: Mr. Tom DiFransico, Planning & Zoning Board Member, recalled the original variance request and the decision to split the variance request in two for height and setback.

g. Motion to Approve, Deny, or Approve with Conditions – Height: Mayor Trefry asked for a motion to approve, deny, or approve with conditions, on the requested variance for height.

MOTION: Motion made by Vice-Mayor Ramsay-Vickrey, seconded by Commissioner Foster, to approve the height variance for 6’8”.

DISCUSSION: None. Mayor Trefry clarified that the agenda packet had the incorrect information on the requested height variance and that the correct height is 6’8”.

ON THE MOTION: Rollcall vote. Unanimous approval.

B. Variance for Setback: Mayor Trefry stated the next item for the Commission to consider is the question on the rear setback. City Attorney Smits emphasized the importance of great deference to the Special Masters opinion.

Mayor Trefry acknowledged that all correspondence was received by the Commission.

a. Planning & Zoning Board Recommendation: Board Member Tom DiFransico reported to the Commission, that after review of the variance request on the question on the setback, and discussion with the Building Department as well as with Mr. Carden, the Planning & Zoning Board recommended to disapprove the request.

Mayor Trefry confirmed that Mr. Carden's statement was received and reviewed by the Commission.

Mayor Trefry asked for a motion to approve, deny, or approve with conditions, the variance for the rear setback of 8'6".

MOTION: Motion made by Commissioner Harding, seconded by Vice-Mayor Ramsay-Vickrey, to deny the setback request.

DISCUSSION: Commissioner Foster asked if the setback dimensions could be changed by the Commission or if the request for 8'6" was definite. Mayor Trefry stated that the question on the setback was deferred to the Special Master and that what was ruled upon. Mayor Trefry continued saying that Mr. Carden could go before the Planning & Zoning Board again with a different setback request and start the process again. City Attorney Smits confirmed that Mr. Carden can start a new variance application. Commissioner Harding explained that for the motion at hand the Commission is following the Special Masters recommendation which Mayor Trefry confirmed. There was no further discussion.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. **Adjournment:** The meeting adjourned at 10:52 a.m.

Respectfully submitted,

Silvia Gransee

City Clerk

MINUTES

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING & PUBLIC HEARING

Thursday, December 1, 2022 – 10:53 a.m.
Temporary City Hall & Virtually Via Zoom Conferencing

1. Call to Order, Pledge of Allegiance, Prayer, Roll Call: The Regular Meeting & Public Hearing of the City Commission of Key Colony Beach was called to order by Mayor Trefry at 10:53 a.m. followed by the Pledge of Allegiance, Prayer, and Roll Call.

Present: Mayor Patricia Trefry, Vice-Mayor Beth Ramsay-Vickrey, Commissioner Tom Harding, Commissioner Freddie Foster, Commissioner Joey Raspe. **Also Present:** City Administrator Dave Turner, City Clerk Silvia Gransee, City Attorney Dirk Smits, City Attorney Janette Smith (virtual), Police Chief Kris DiGiovanni, Building Assistant Trish McLeod, Code Enforcement Officer Barry Goldman, Administrative Assistant Christine McLeod.

Public: 10 Marble Hall

2. Agenda Additions, Changes & Deletions: City Administrator Turner asked for the agenda addition of the CitizenServe Invoice. The Commission had no objection.

3. Special Request: Request from Havana Jacks for Extended Music Hours on 12/31/2022: The Havana Jacks Manager came before the Commission and asked for the approval of extended hours on New Year's Eve. After brief discussion, Mayor Trefry asked for a motion to approve the request by Havana Jacks to have music until 1:00 a.m.

MOTION: Motion made by Commissioner Raspe, seconded by Vice-Mayor Ramsay-Vickrey, to approve the request for extended music hours.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Trefry thanked Havana Jack's Manager for coming before the Commission and reminded that in case of noise complaints the music will have stop.

4. Citizen Comments and Correspondence: Tom DiFransico, 171 8th Street, spoke before the Commission regarding citizen comments for Commission meetings, the new drawings for the City Hall, as well as financing plans for the new building.

City Clerk Gransee informed that the updated conceptual drawing would be uploaded to the website after the meeting.

Mayor Trefry informed that citizen comments were moved to the beginning of the agenda upon legal recommendation some time ago. City Attorney Smits informed that citizen comments have to be made before action items by law, but additional public comments could be made at the end of the meeting at the mayor's discretion. City Attorney Smits gave further explanation on the rules of public comment.

Mayor Trefry addressed the question on financing plans and asked for a recommendation from staff to clarify questions and if a workshop is needed. City Administrator Turner stated that the upcoming Townhall Meeting will address the LDR's and that the new plans are available for review at City Hall for anyone who wishes to see them. The City Administrator continued addressing the question on cost and the difficulties estimating actual cost. City Administrator Turner said that the city has met with all banks the city has relations with and further financing options are available. Commissioner Harding asked, in his role as new Secretary-Treasurer, to work with Jen Johnson and City Administrator Turner to work on financing questions.

5. Approval of Minutes: The minutes from the 11-17-2022 Public Hearing Minutes and Regular Meeting Minutes approved as written.

6. Committee and Department Reports

a. Marathon Fire/EMS – Marathon Fire Chief Cameron Bucek

b. **Police Department – Chief DiGiovanni:** Mayor Trefry asked on an update on the accreditation process from the Chief of Police. Chief DiGiovanni gave a brief update on policy procedures and processes. Further discussion followed on the accreditation timeline, estimates for the city for completion, as well as upcoming conferences. Mayor Trefry asked for a better timeframe for completion which Chief DiGiovanni estimated to be two months. Mayor Trefry further asked for a 12-month review on trends based on the department head meeting during the summer with a breakdown on statistics. Chief DiGiovanni stated he will work on providing the requested report.

c. Building Department – Building Official Leggett

d. Public Works – Public Works Department Head Guarino

e. City Clerk – City Clerk Gransee

f. Code Enforcement Officer – Code Officer Goldman

g. **Utility Board Report – Chair Toni Appell:** Commissioner Foster had a question regarding a proposed wastewater study which City Administrator Turner explained that the company will appear at the next Utility Board meeting and details were included in the bid package. Commissioner Harding further commented on the importance of the Utility Board's capital need for the next five year which City Administrator Turner explained was discussed with the Utility Board.

h. Beautification Committee Report – Chair Greg Burke

7. Items for Discussion/Approval

a. **Discussion/Approval City Attorney's Contract:** Mayor Trefry stated that all Commissioners had a chance to review the contract. City Attorney Smits explained that the rates are the same as the other governmental entities his law firm represents. The City Attorney continued saying that effective reductions in service costs have taken place with the help of City Administrator Turner and that the attorney will not charge time for questions from the Commission. Further discussion followed on billing and cost separation, and upcoming reviews on code, charter, and staff training.

Mayor Trefry asked for a motion to approve the City Attorney's contract.

MOTION: Motion made by Vice-Mayor Ramsay-Vickrey, seconded by Commissioner Foster, to approve the City Attorney's contract.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

b. Discussion/Approval of DRAFT Resolution 2022-15 Rules and Procedures for Volunteer Boards & Committees: City Attorney Smith addressed scribes' errors in the draft resolution to the Commission and asked for questions and comments of review.

Mayor Trefry asked for comments from the Commissioners.

Mayor Trefry stated that Commissioner Raspe did not have a chance to review the draft resolution which precludes the ability for any decision making today.

Vice-Mayor Ramsay-Vickrey agreed with Mayor Trefry to bring the resolution back at the next Commission meeting for approval.

Commissioner Harding gave his feedback including comments on emergency meetings, attendance, extended absences, and purchasing procedures.

Commissioner Foster gave his feedback including comments on multiple boards, verbiage on meetings and workshops. Discussion followed between the Commissioners and City Attorney.

Mayor Trefry stated that protocols are needed for emergency meetings, workshops, and stated the importance of training.

Commissioner Raspe gave his thoughts on emergency meetings for the Code and Planning & Zoning Meetings. Mayor Trefry stated the importance of the clerk taking minutes for workshops and meetings. Vice-Mayor Ramsay-Vickey further suggested changes in verbiage to include approval by the City Administrator. City Attorney Smith explained the purpose and meaning of emergency meetings and workshops. Mayor Trefry asked for legal definitions to be included. Commissioner Foster stated his thoughts on the verbiage on emergency meetings and suggested to include flexibility to have additional meetings if needed. Mayor Trefry stated agreement with Commissioner Harding on a better definition on attendance and alternate members. Commissioner Foster stated he will give additional comments to City Attorney Smith. City Attorney Smith gave further suggested changes to purchasing requirements. Commissioner Foster asked on clarification for sole source purchasing requirements. The Commission had no further discussion.

8. City Administrator Items for Discussion

a. City Hall Update: The City Hall update was addressed during citizen comments.

b. CitizenServe Invoice in the amount of \$14,700.00 (Agenda add-on): City Administrator Turner explained the services provided CitizenServe and added that future training classes will be provided for residents use. The City Administrator stated that the city has a new representative and the staff is doing good with the program. City Administrator Turner further stated that a software upgrade is included with the invoice.

Mayor Trefry asked for a motion to approve Invoice #4899 in the amount of \$14,700.00.

MOTION: Motion made by Commissioner Raspe, seconded by Commissioner Harding, to approve the CitizenServe invoice.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Commissioner Foster asked if City Administrator Turner had any additional updates on FEMA funding which the City Administrator had not.

9. City Attorney's Report: City Attorney Dirk Smits no additional report.

10. Ordinances & Resolutions: None.

11. Commissioner's Reports & Comments:

Commissioner Raspe commented on the prior Commission request on the setback requirements for the R2B zone. After brief discussion, it was agreed that the subject will be addressed at the next Planning & Zoning meeting.

Vice-Mayor Ramsay-Vickrey reporting attending the Marathon City Council meeting, the Utility Board Meeting, joining the BPW, attending a VFW Christmas fundraiser, and working with an organization to help out less fortunate children.

Commissioner Harding updated on FDOT recommendations for the traffic study, and a free hurricane inspection that is being offered by the State of Florida for single family residential homes with eligible grants for single family homeowners. Commissioner Harding further reported on reinspection fee requests for smoke detector locations for rental licenses and stated that the City Administrator and staff are looking into the issue. Commissioner Harding continued saying meeting with staff on short and long-term rental licenses and informed that staff is doing a great job. City Administrator Turner informed that the new report will be provided monthly.

Commissioner Foster congratulated all elected and appointed officials and stated he is looking forward to working with all.

Mayor Trefry stated that the Commission has a great group of people on the dais and good government is diverse opinion and she is looking forward to the next year.

Mayor Trefry asked for a brief recess to wait for the arrival of Captain David Dupree from the FWC.

City Administrator Turner introduced David Dupree from the FWC to speak on questions on migrant vessels.

Captain Dupree addressed the Commission and explained the process the FWC has to follow prior to removing migrant vessels. Captain Dupree continued explaining property owner's rights and the fact that derelict vessels will not be removed from private property. Captain Dupree described the importance of 'at or below mean high tide' in the removal of a vessel. Captain Dupree continued explaining the process of cost reimbursement and the nature of the boating community in the Keys. Captain Dupree continued answering questions from the Commission, City Administrator, and residents. Mayor Trefry and the Commission thanked Captain Dupree for his time.

12. Adjournment: The meeting adjourned at 12:16 p.m.

Respectfully submitted,
Silvia Gransee
City Clerk

City of Key Colony Beach
Townhall Meeting Minutes
December 12, 2022 – 09:37 AM
City Hall Annex and virtually via Zoom conferencing

1. Welcome and Introduction: City Administrator Turner welcomed all attending to the Townhall meeting.

City Administrator Turner reminded all attendees that Commissioners cannot be asked questions and all questions must be directed to himself or the Building Official.

2. Map Changes and Flood Insurance: City Administrator Dave Turner explained the purpose behind the meeting for an explanation on upcoming flood map changes and direct correlation to map changes in Key Colony Beach. The City Administrator continued explaining the Community Rating System (CRS) and the connection to flood insurance rates. City Administrator Dave Turner described rules for substantial damaged homes and how homes in the R2B zone are affected. The City Administrator explained that the areas in the R2B zone include Clara Boulevard, Coral Lane, Sadowski Causeway, and 7th Street. City Administrator Turner continued describing the meaning of the LiMWA line and where it is located in Key Colony Beach. The City Administrator talked about how the proposed changes can affect obtaining mortgages, insurance costs, and developers and builders.

City Administrator Turner further talked about how to reduce flood insurance rates through mitigation which effects the Community Rating System (CRS).

The City Administrator reported on who is part of the CRS committee for the city and what goal the committee is trying to accomplish.

City Administrator Turner explained the location of the existing City Hall in the new flood zones.

3. The Benefits on Flood Insurance: Building Official Leggett reported on the Benefits of Flood Insurance.

City Administrator Turner further explained coverages and reimbursement of flood insurance in case of disaster.

A resident recalled his experience on flood insurance, repetitive loss and how it affected his insurance rates. The Resident continued recalling his personal experience with FEMA and his insurance company. Further conversation followed.

Building Official Leggett continued his report on the benefits of flood insurance and federal disaster assistance.

4.-6 Community Rating System (CRS): City Administrator Turner continued talking about the Community Rating System, the purpose, and how the discount is achieved on flood insurance. The City Administrator further described what information is shared to the purpose of lowering the CRS rating.

City Administrator Turner explained Stormwater management in the city and the monies that were appropriated for the 10th Street Stormwater project. The City Administrator continued explaining achievable points for stormwater in the CRS rating scale.

City Administrator Dave Turner reported that an updated CRS rating will be given after the audit in the Spring.

7. Repetitive Loss NFIP: Building Official Leggett reported on Repetitive Loss Properties and important information given by the National Flood Insurance Program.

8. Substantial Damage Determination (50% Rule): City Administrator Dave Turner asked the attending residents to read up on the information provided in the agenda packet and keep it for their record.

Building Official Leggett further informed on Substantial Damage Determination and the 50% Rule.

9. Future Flood Zone Designations for R2B Zones: City Administrator Turner reported on the proposed changes in flood maps. The City Administrator explained the different zone designations and where the major changes are proposed to occur. City Administrator Turner further talked about building heights and why higher elevations are trying to be achieved. City Administrator Turner further talked about building code requirements for Key Colony Beach and why uniform requirements for the city are being sought. The City Administrator further explained how the proposed 40-foot building height was calculated and the comparison of best value of a property in different zones.

City Administrator Turner shared a short video of a storm surge from FEMA which explained the different zones and designations.

10. Residents Questions & Comments:

A resident asked on when the proposed flood maps would be implemented which City Administrator Turner and Building Official Leggett anticipated to be late spring. Resident Tom DiFransico asked on clarification on language in the LDR's as well as the number of stories on buildings related to height. City Administrator Turner clarified the meaning on livable space and explained the zoning requirements for the city.

A resident (virtual) asked how the market value is established for the 50% rule. Building Official Leggett explained how the value is established via the Property Appraisers office and encouraged private appraisals instead.

There were no further questions online or in the audience.

The Townhall meeting adjourned at 10:49 a.m.

Respectfully submitted,

Silvia Gransee

City Clerk

TOWNHALL MEETING MINUTES

Monday, January 9th, 2023 – 9:30 A.M.
City Hall Annex Trailer & Virtually via Zoom Conferencing

1. Welcome & Introduction: *City Administrator Dave Turner welcomed everyone to the Townhall meeting. Present: City Administrator Dave Turner, City Clerk Silvia Gransee, Building Official Gerald Leggett, Building Assistant Trish McLeod, City Attorney Dirk Smits, City Attorney Ryan Benninger, City Attorney Janette Smith (virtual), Administrative Assistant Christine McLeod.*

Public Attendance: 19

Virtual Attendance: 15

2. Map Changes & Flood Insurance: *City Administrator Dave Turner addressed the changes to insurance requirements and explained the new law of purchasing flood insurance to obtain wind insurance.*

City Administrator Turner explained the purpose behind the proposed flood map changes, differences in flood zones, and changes in designations and heights. City Administrator Turner continued explaining building codes and requirements on building height. A brief discussion followed on locations on flood lines and flood zones in Key Colony Beach. Building Official Leggett explained that these changes in flood maps are made at a higher level and not a local change.

3. The Benefits of Flood Insurance: *Building Official Leggett reported on the benefits on Flood Insurance and explained the corresponding heights to flood zone designations.*

4. Community Rating System (CRS): *City Administrator Dave Turner and Building Official Lenny Leggett explained the CRS system. The City Administrator explained the points system and how points are accumulated for deductions in insurance rates. A discussion followed on possible future developments on flood insurance increases and rebuilding requirements. City Administrator Turner gave an additional hand-out on Draft FEMA flood hazard information map changes. Further discussion followed on the 50% rule on rebuilding damaged homes. Building Official Leggett detailed how improvements effect the 50% rule on a substantially damaged structure. Discussion followed on what qualifies for improvements on structures.*

5. Flood Insurance Requirements for Recipients of Federal Disaster Assistance: *Building Official Lenny Leggett explained the flood insurance requirements.*

6. Residential Condominium Buildings: *Summary of Coverage.*

7. Repetitive Loss: *City Administrator Turner referred to the FEMA fact sheet to help understand repetitive loss.*

8. Substantial Damage Determination (50% Rule): Building Official Leggett explained the substantial damage determination rule including state specific rules and Key Colony Beach Ordinances.

9. Future Flood Zone Designations for R2B Zone (Clara, Coral, Sadowski, 7th Street) & Basic Intro to understanding Flood Zones and Building Heights: Building Official Leggett reported on the proposed changes in flood zone designations, flood maps, and the importance of the LiMWA zone. City Administrator Turner explained the meaning of specific flood zones. A brief discussion followed on the proposed changes and whether they are adopted at this point. Building Official Leggett explained that the adoption will take some time in Spring or Summer on the federal level. Further discussion followed on increases in flood insurance. A resident recalled his experiences with insurance deductibles and reimbursements.

City Administrator Turner continued explaining the building code and how it applies to Key Colony Beach.

City Administrator Turner addressed questions that arose on occupancy with the proposed building height changes. City Administrator Turner explained square footage, setbacks, and current occupancy limitations in an example, and addressed the question of parking under the house.

City Administrator Turner explained property owner's rights which are mandated by the State and how it effects the right to build. The City Administrator further talked on hopefully not having to rebuilt but stated that the Keys are an area of critical concern federally regulated.

A brief discussion followed on the Storm Water Project including, benefits, costs, and confirmation of no additional taxes due to the project.

Additional discussion followed on flooding on 7th Street and the possible cause.

A resident asked the question on how improvements are being tracked regarding the 50% rule. The Building Official and City Administrator explained that improvements are tracked through building permits.

City Administrator Turner stated he will follow up with the street flooding on 7th Street.

City Administrator Dave Turner confirmed that the vote on the building heights will be at the next Commission meeting on January 19th, 2023. The City Administrator confirmed that this will be the second and final reading, and that comments for the vote should be addressed to the Commission at the Commission meeting. City Clerk Gransee confirmed that residents will have an opportunity to address the Commission prior to the vote, and that all correspondence sent is being shared with the Commission.

City Attorney Smits answered questions on property owner rights and clarified that he does not give advice to the Commission.

City Clerk Gransee confirmed that the minutes from the first reading are available online.

10. Update on Legislative Changes for Flood Insurance: addressed in the beginning of the meeting.

11. Residents Questions & Comments: Residents questions and comments were addressed throughout the Townhall meeting.

The meeting adjourned at 10:28 a.m.

*Respectfully submitted,
Sílvia Gransee
City Clerk*

Beautification Committee Status Report

January 2023

1. We recommended the appointment of Jo Corso to the Beautification Committee after Rob Dumas resigned. Jo is a vibrant member of the KCB community and a member of the KCB book club and Marathon garden club. Welcome Jo!
2. Another successful Holiday decoration event. Beauts worked in the barn to add bows, ribbons and ornaments to our wreaths and other decorations. A huge thanks to public works who does an amazing job hanging and lighting up our city. This year they had to go above and beyond to get some of our end-of-life Christmas trees to have one last year! Thanks guys!
3. December's Beaut Award winner was Joe Hernandez from 9th St and Coral Springs who owns a ½ duplex. Joe loves the Keys and his home in KCB. Since buying the house a year ago he has worked hard to landscape the outside and remodel the inside. Joe is encouraging his neighbors to take more interest in improving their front yards. Thanks Joe!
4. January Beaut Award was given to Tedd and Mary McKenney on Courey Drive. They purchased their home a few years ago and it has been a labor of love as they also remodeled both the inside and outside of their home.
5. We noted that many of the plants in the entrance gardens died and therefore need replacement. We voted to have Brightview, our landscaping service, purchase and install 30 Trinets this month. We are also looking at enhancing the entrance gardens by finding solutions that do not require any additional irrigation.
6. We continue to work with the Florida Friendly folks who are designing the landscaping for the new City Hall.
7. We are excited to approve custom patriotic banners to be on display for Memorial Day, Flag Day and 4th of July. The 12 banners will be placed only on City owned poles along Sadowski so that no additional insurance costs are incurred to indemnify KFEC poles. The banners will be the same size and material as the Holiday ones and therefore use the same brackets. Funding will be from the Beauts Holiday budget monies already allocated by the city along with the balance paid by Giving Tree,

From: [Sandy Bachman](#)
To: [Silvia Gransee](#)
Subject: [External] Beaut Memorial Day / 4th of July banners
Date: Wednesday, January 11, 2023 10:10:41 PM

Community beautification should be high on the agenda as our city undertakes this lengthy construction project. Everything does not have to be perfect to maintain our neighborhood character – just a critical mass of pleasant elements that show we care. By advocating for high standards of community attractiveness, we can elevate our city's image, promote community pride and increase the quality of life for our citizens and visitors.



Sent from my iPhone

Pedro Diez, Architect, LEED-AP

Regional Vice President, The Falcon Group
Engineering, Architecture & Energy Consulting



Pedro Diez, Architect, LEED-AP

Profile

Mr. Diez is the Lead Architect of the firm's Florida Architectural division. The Florida Office develops working drawings and construction documents for the firm's residential, commercial and retail projects, throughout South Florida and the Caribbean. Mr. Diez prepares site assessments and zoning analyses for the firm's projects. He communicates routinely with local construction officials, building contractors and representatives of the Miami-Dade and Broward County Building Departments, as well as state officials to obtain clarifications for the Florida Building Code. As a State of Florida Independent Adjuster, Mr. Diez brings to the firm a unique perspective in catastrophe reconstruction which is an asset to our South Florida clients.

Mr. Diez, a Florida Registered Architect and LEED AP, has 30 years of experience in the Architecture and construction industry. Mr. Diez' experience in the private sector, have provided an opportunity to deal with a diverse section of Architectural work, of a commercial and institutional nature. The ability to communicate with all levels of clients and construction personnel keeps the firm in touch with the different phases of the project. Mr. Diez is specifically charged with maintaining a high level of performance in design, construction documents and project management. Mr. Diez' extensive on site experience throughout his career provides a valuable background for decisions which affect the projects in the areas of time and cost effectiveness. The firm provides a full scope of services from site selection to construction administration.

With experience at award-winning architecture firms in Miami, Florida, and as a former Principal of his own firm for 25 years, he brings a broad scope of expertise to Falcon Group projects. Mr. Diez has been involved as a Principal and Project Architect in the planning, design, and project management of many successful building design projects including, renovations and the adaptive re-use of existing buildings, as well as site design and new construction. Commercial building types include hospitality, University classrooms and offices, apartments, medical office buildings, and warehouse projects. His retail design portfolio includes stores in numerous malls in the South Florida area. He has provided strategic direction on complex projects by carefully weighing site considerations, budgets, and construction techniques for a wide range of clients.



Education

Bachelor of Architecture,
University of Miami

Licenses/Certificates/Memberships

Licensed Architect
Florida
USGBC-LEED-AP

Florida Independent Adjuster

Pedro Diez, Architect, LEED-AP
Regional Vice President, The Falcon Group
Engineering, Architecture & Energy Consulting



Present

Regional Vice President
The Falcon Group
Architectural Design and Consulting Services

Primary Responsibilities:

- Architectural design and project management
- Managing daily operations of the South Florida Office
- Site inspections, and zoning analysis
- Project design and Project Management

1988-2014

Principal
Diez Architecture, Inc.

Primary Responsibilities:

- Managing daily operations of company
- Architectural Design and Project Management
- Construction document production and coordination
- Project design and budget review.

Douglas Cuje

732-539-4997

330 4th Street, Key Colony Beach, FL 33051

Construction - Residential and Commercial

1984 – 1994 Harborview Construction, Sea Bright NJ

1995 – 2000 Kuehl Construction, Shrewsbury NJ

2000 – 2003 Self Employed Construction, Rumson NJ

2003 – 2009 Green Tree Const., Hoboken/Jersey City (Mid Rise's)

2009 – 2019 Self Employed

Oceanic Hook & Ladder Fire Company

1974 – To Present - Volunteer Fireman, went Exempt in 1982

1999 – 2023 Life time member 49 years

2yrs – Second Lieutenant

2yrs – First Lieutenant

2yrs – Senior Captain

Borough of Rumson

1979 – 2003 Rumson Police Department

Retired Police Lieutenant

Head Firearm Instructor & Crisis Entry Team (SWAT)

Department Training Officer

Domestic Violence Officer

Private Security Officer

1985 – 2019 Security for Bruce Springsteen

1985 Started security protection for Bruce Springsteen, which became Thrill Hill Productions in 1989 and provided protection for 33 years till 2019.

Peninsula Recycling

1987 – 2017 Residential Private Recycling Pick Up

S

APPLICATION FOR BUILDING PERMIT
CITY OF KEY COLONY BEACH
P.O. BOX 510141 - KEY COLONY BEACH, FL 33051-0141
PHONE 305-289-1212 FAX 305-289-1767

DATE FILED DATE GRANTED PERMIT
NOTE: THIS PERMIT IS VALID FOR A ONE YEAR PERIOD MAXIMUM FROM DATE GRANTED.

PROPERTY OWNER James Figuerado PHONE (239) 707-4667
ADDRESS OF RECORD (MAIL) 489 Madison Court
CITY, STATE, ZIP Fort Myers Beach, FL 33931

Property Description:
LOT 24 BLOCK SUBD Marina No2 ZONING DISTRICT TAX FOLIO# 00079680-000000
STREET ADDRESS: 1 Sadowski Causeway, KCB FL 33051
ST STREET FLOOD ZONE & ELEVATION

PROPOSED CONSTRUCTION: (Specify, alteration, seawall, etc.)
Installation of a 30,000# capacity vertical boat lift. Wood structural piles by Others. No electric on this permit. A licensed electrician is to apply for a separate electrical permit if needed on this project

Check applicable line for roofing permit: New Roof [] Re-Roof [] Re-Cover [] Project Cost: \$ 26,735.50

CONTRACTOR Lifetime Dock & Lumber, Inc. - Douglas Scheele LICENSE SCC131151403
BUSINESS ADDRESS 24536 Overseas Hwy, Summerland FL 33042 PHONE 305-745-2840
BONDING COMPANY NAME/ADDRESS PHONE
ARCHITECT/ ENGINEER NAME/ADDRESS PHONE
MORTGAGE LENDER NAME/ADDRESS PHONE

LIST ALL SUBCONTRACTORS, COUNTY & STATE LICENSE NUMBER AND COST: NO SUBCONTRACTORS!!

Table with 4 columns: Trade (ELECTRICAL, PLUMBING, MECHANICAL, CONCRETE/MASONRY, CARPENTRY, ROOFING), License #, and Cost. All entries are marked 'NA'.

In consideration of the granting of the above requested permit, you do hereby agree that you will in all respects construct the work in accordance with the above description and any plans and specifications herewith submitted and filed in the office of the Building Official in compliance with all laws and ordinances of the City of Key Colony Beach, Florida.

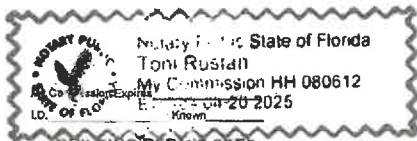
"Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of Monroe County, and there may be additional permits required from other governmental entities such as state agencies or federal agencies."

OWNER'S AFFIDAVIT:

I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature/Print Owner Agent (Including Contractor) Date Signed
Signature of Contractor (printed name) Date Signed
Signature of NOTARY as to Owner
Signature of NOTARY as to Contractor



Notary Public
State of Florida
Comm# HH118545
Expires 4/18/2025

My Commission Expires 4-18-25
L.D. Known X

BUILDING PERMIT FEES:

Costs up to \$2000.00 Flat Fee \$100.00
Costs greater than \$2000.00 \$40.00 per \$1000.00 or any part of Surcharge
Other

Fire Safety
Clean-Up Bond
FINAL INSPECTION FEE: (separate check) (REFUNDABLE UP TO 1 YEAR AFTER PERMIT IS ISSUED)

DATE PAID PAID CHECK #

Signature of Building Official Date Issued
bldg1 rev.06-18-06

Surcharge

PROJECT LOCATION

RE: 00079680-000000
LOT 24, MARINA SUB. NO. 2
P.B. 4, PG. 53
SEC. 5, TWP. 66S, RGE. 33E
LAT.: 24.725945' N LONG.: 81.018535' W

DIRECTIONS:

U.S. HIGHWAY NO. 1 NORTH TO MM 54±.
RIGHT ● KEY COLONY BEACH CAUSEWAY.
PROJECT SITE: 1 SADOWSKI CAUSEWAY

ADJOINING OWNERS:

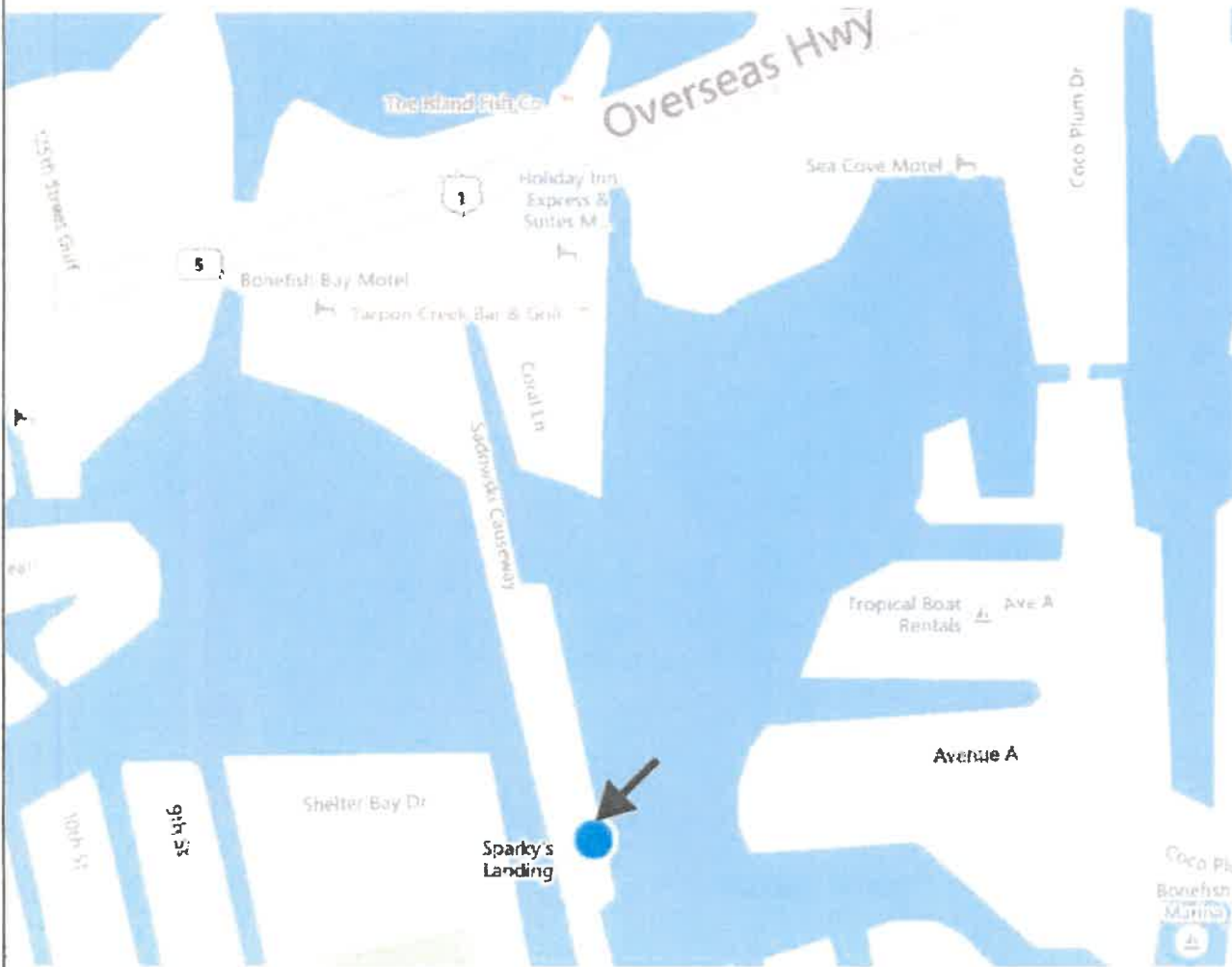
BARBARA J. RODGERS
P.O. BOX 510578
KEY COLONY BEACH, FL 33051

GARRISON BIGHT MARINA INC
711 EISENHOWER DR
KEY WEST FL 33040



REVISIONS:

LOCATION & VICINITY MAP
SCALE: AS SHOWN



BOAT LIFT FOR JAMES & DEBORAH FIGUEROA
1 SADOWSKI CAUSEWAY
KEY COLONY BEACH, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
6800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
Telephone (888) 743-9121 Fax (888) 743-9187

DATE: 09/20/22

Sean P. Kirwan, State of Florida, Professional Engineer, License No. 57506.
This item has been digitally signed and sealed by Sean P. Kirwan on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

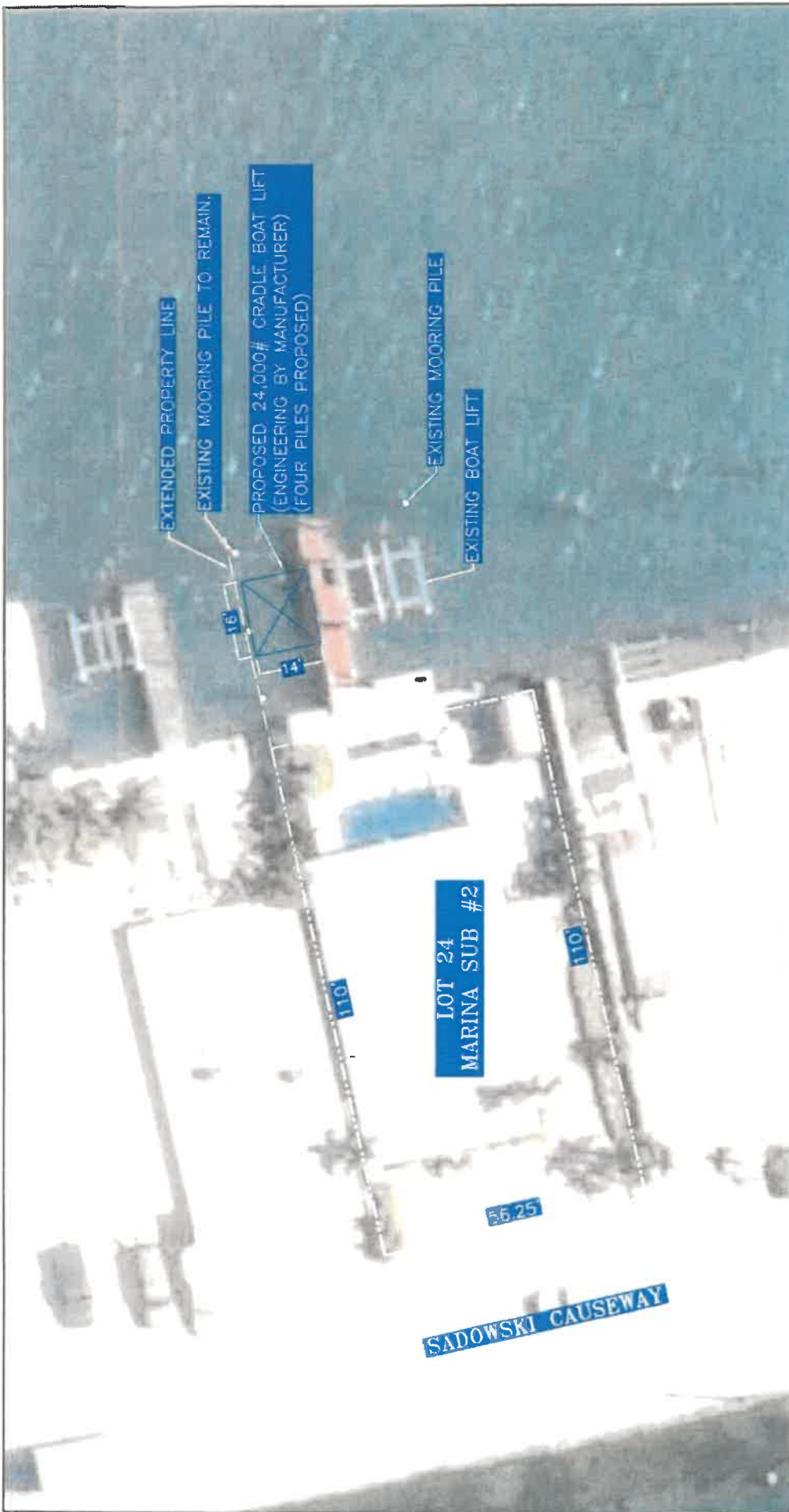
Sean Kirwan

Digitally signed
by Sean Kirwan
Date: 2022.10.24
08:37:39 -04'00'

1

Sean Kirwan

Digitally signed by Sean Kirwan
Date: 2022.10.24 08:37:54 -04'00'



SITE PLAN
SCALE: 1" = 30'

REVISIONS:

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

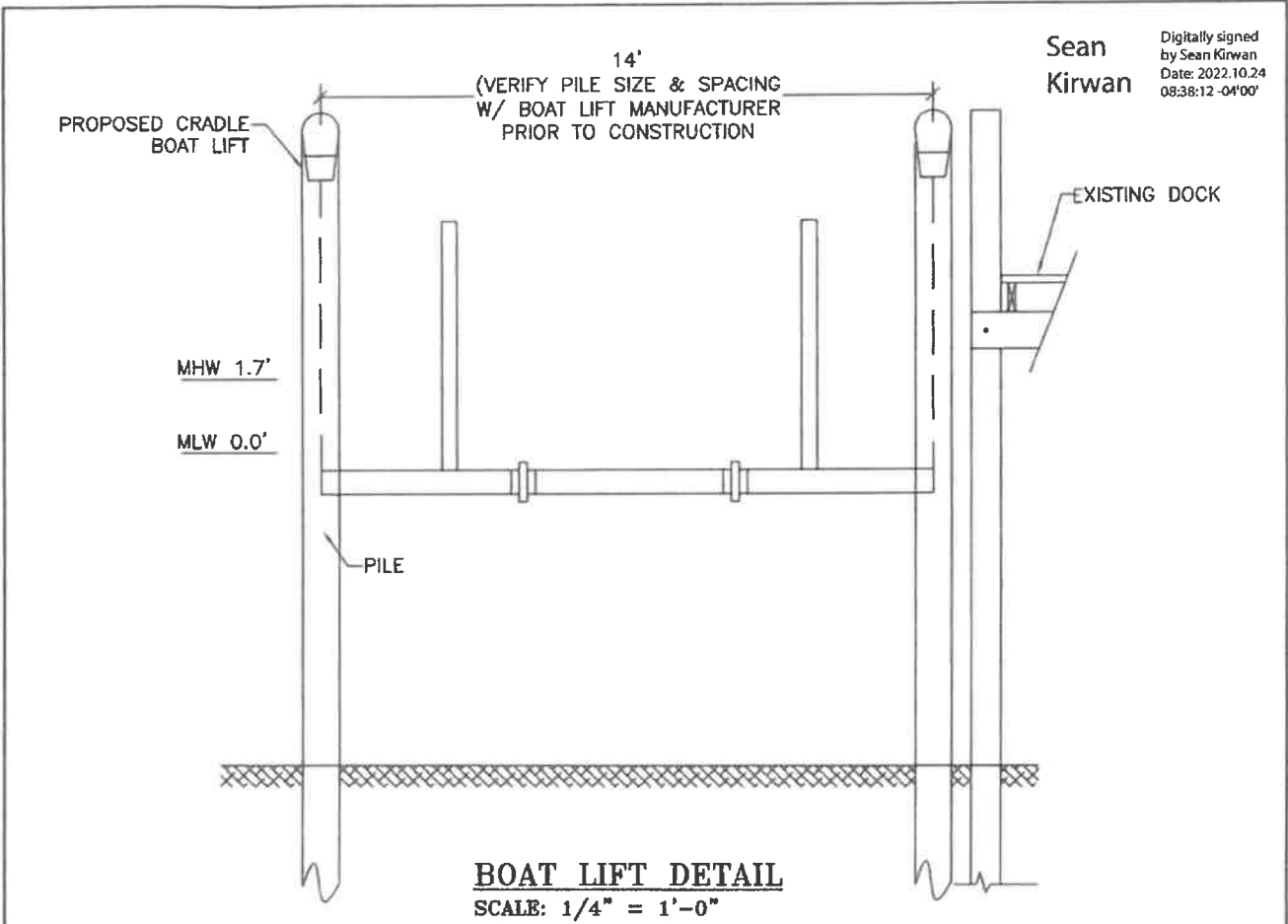
CERTIFIED BY:
SEAN KIRWAN, P.E. #57506

BOAT LIFT FOR JAMES & DEBORAH FIGUERADO
1 SADOWSKI CAUSEWAY
KEY COLONY BEACH, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5900 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33060
Telephone (305) 743-9121 Fax (305) 743-9187

DATE: 08/20/22

2



REVISIONS:	

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CERTIFIED BY:
SEAN KIRWAN, P.E. #57505

BOAT LIFT FOR JAMES & DEBORAH FIGUERADO
1 SADOWSKI CAUSEWAY
KEY COLONY BEACH, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5900 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
Telephone (800) 743-9121 Fax (305) 743-9197

DATE: 08/20/22

3

SHEET 3 OF 3

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A MINIMUM LIVE LOAD OF 120 PSF/DEAD LOAD 10 PSF, 180 MPH (3 SECOND GUST), EXPOSURE D, RISK CATEGORY 1, ASCE 7-16.
3. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST EDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
4. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
5. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS) SHALL BE PROVIDED AS DIRECTED BY OWNER. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
7. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
8. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK.
10. FOR OPEN WATER DOCKS PROVIDE REFLECTORS ON EACH SIDE OF WALKWAY EVERY 50' AND ON EACH END OF THE TERMINAL PLATFORM.

TIMBER PILES:

PILES SHALL BE ROUND SOUTHERN PINE AND SHALL CONFORM TO ASTM D 25, UNUSED, CLEAN PEELED, UNIFORMLY TAPERED, ONE PIECE FROM BUTT TO TIP. PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA C3 AND C18 FOR MARINE PILES. THE MINIMUM BUTT DIAMETER SHALL BE 12 INCHES, MEASURED AT A SECTION 3 FEET FROM THE END. FOR PILES UP TO 50 FEET IN LENGTH THE MINIMUM TIP DIAMETER SHALL BE 9 INCHES.

A STRAIGHT LINE DRAWN FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP SHALL NOT, AT ANY POINT, FALL FURTHER AWAY FROM THE CENTER OF THE PILE THAN A DISTANCE EQUAL TO 1% OF THE LENGTH OF THE PILE.

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE FIRM ROCK 7' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

CONTRACTOR SHALL INVESTIGATE ANY SUDDEN DECREASE IN DRIVING RESISTANCE FOR POSSIBLE BREAKAGE OF THE PILE. IF SUDDEN DECREASE IN DRIVING RESISTANCE CANNOT BE CORRELATED TO BORING DATA OR SOME INCIDENT IN THE DRIVING, AND IF THE PILE CANNOT BE INSPECTED, SUCH DECREASE IN DRIVING RESISTANCE MAY BE CAUSE FOR REJECTION OF THE PILE.

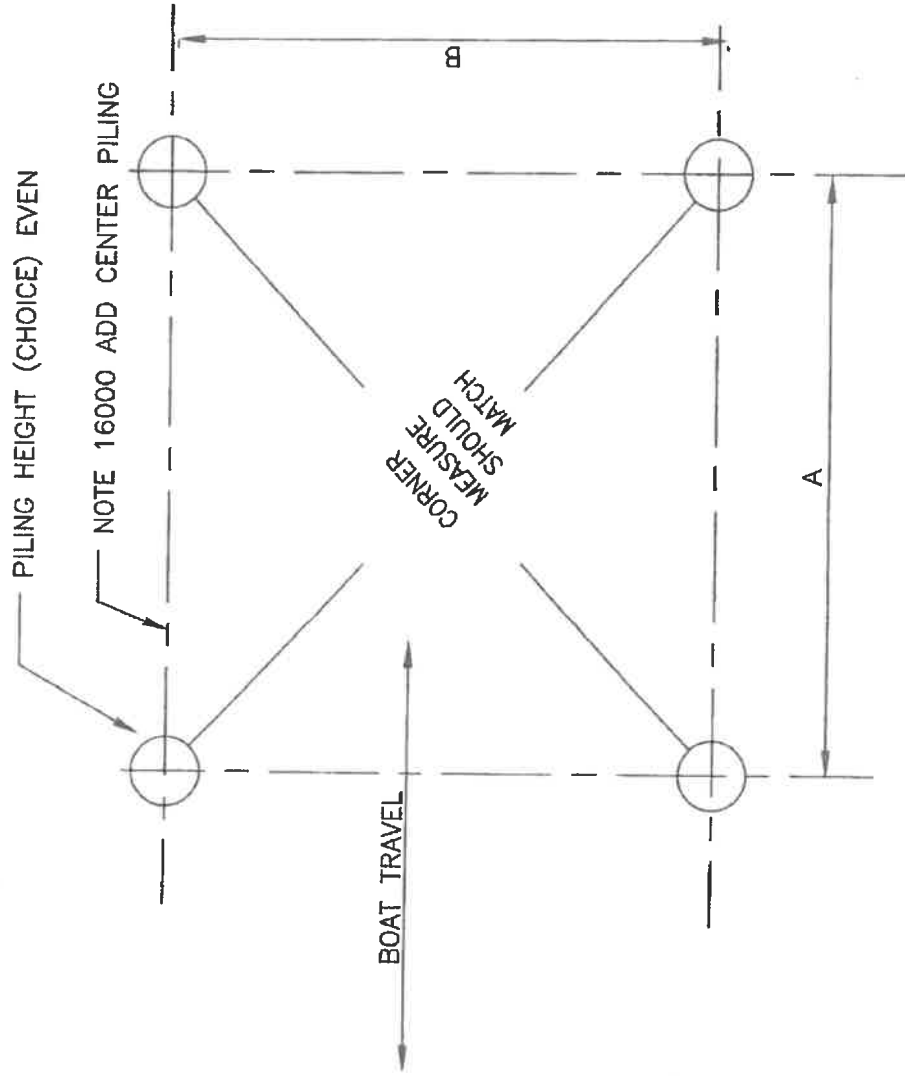
RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

HEIGHT OF PILES SHALL BE FIELD DETERMINED BY OWNER. CUT OFF PILES AT TOP ELEVATION DIRECTED BY THE OWNER. REPLACE OR REPAIR PILES WHICH ARE DAMAGED WHEN CUT OFF.

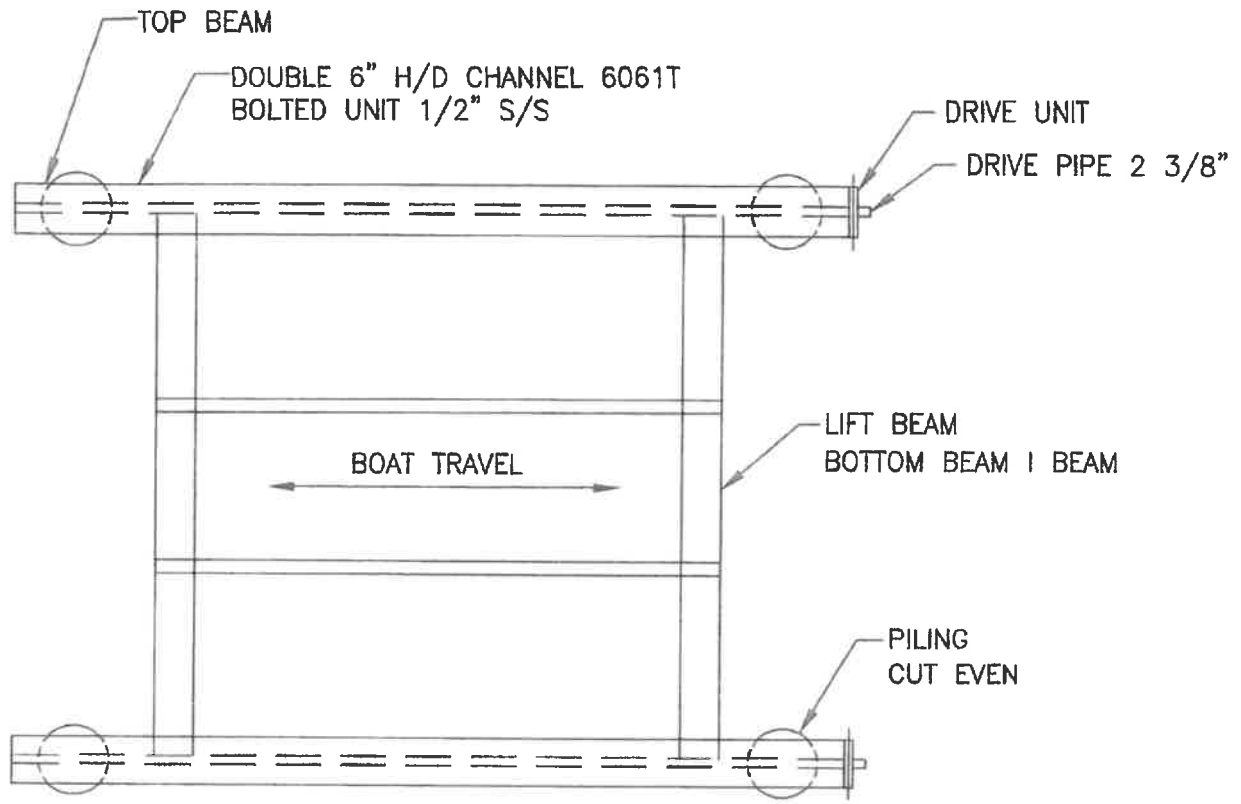
PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN ¼ INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

PILES NOT MEETING ASTM D25 REQUIREMENTS WILL BE REJECTED. REMOVE SUCH PILES FROM THE SITE AND REPLACE WITH SOUND PILES. PILES BROKEN UNDER DRIVING STRESSES MAY BE CUT OFF AND LEFT IN PLACE IF APPROVED BY THE DESIGN ENGINEER FOR THE LOCATION. OTHERWISE THEY SHALL BE EXTRACTED AND REMOVED FROM THE SITE.

MODELS 4500, 7000, 10,000, 13,000, 16,000



PILING PLACEMENT FOR
4 POST BOAT LIFT (PLAN VIEW)

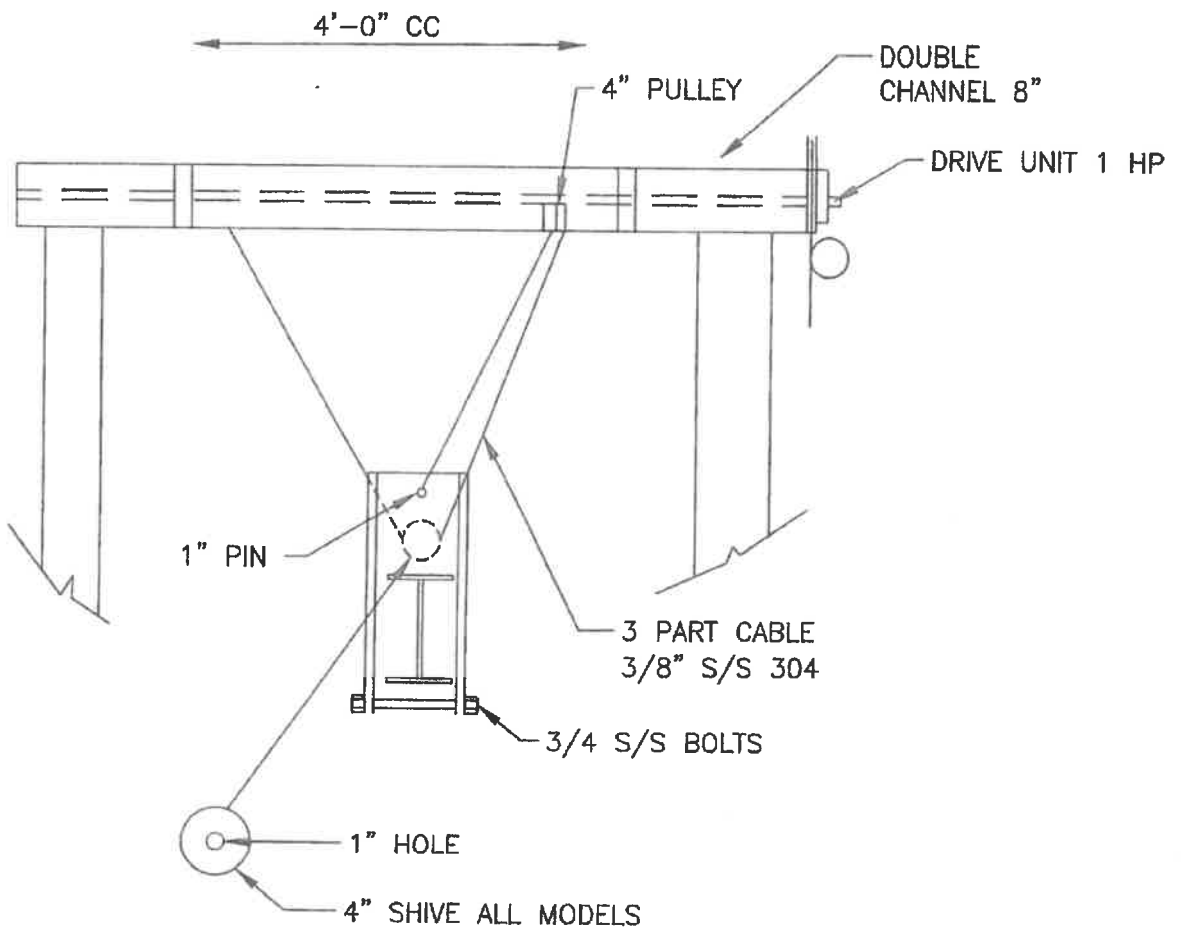


4 POST BOATLIFT FRAME

* ALL MODELS 4500 TO 13000

NO SCALE

NO 6

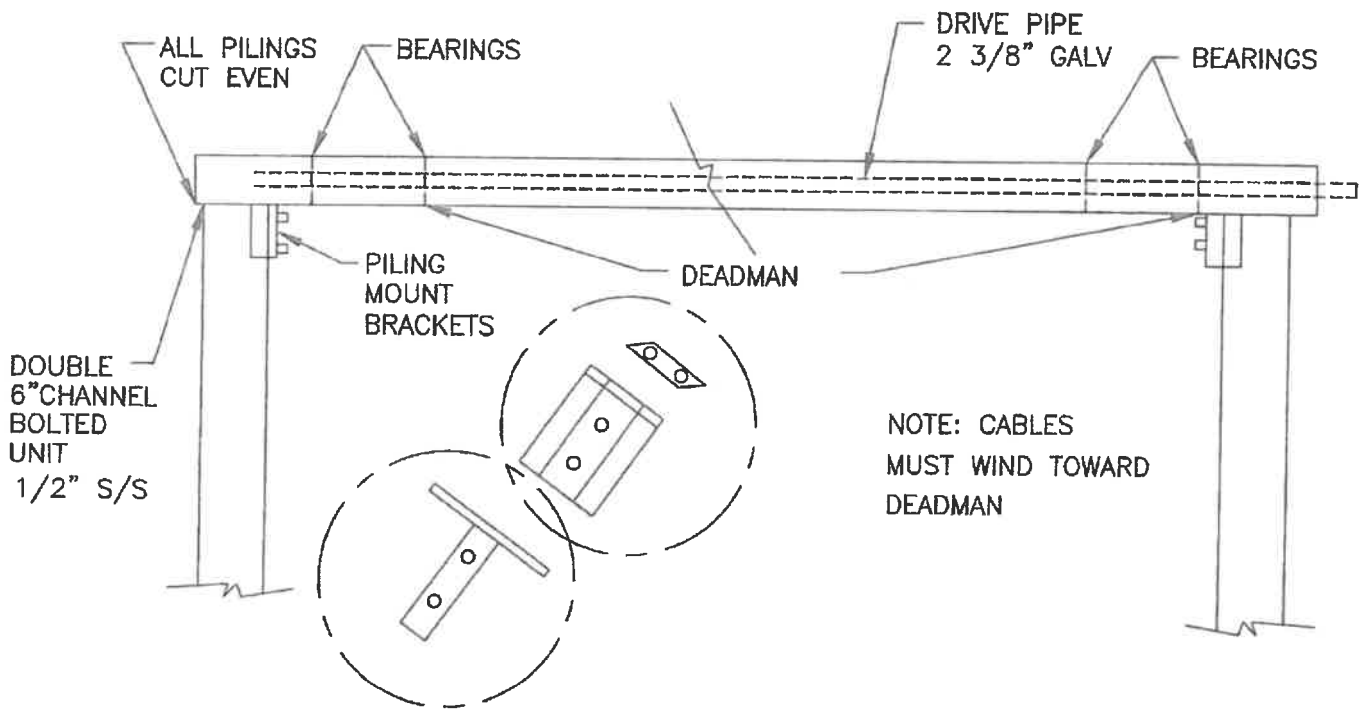


MODEL 24000, 32000

NO SCALE

LOWER BEAM ATTACHMENT

NO 9



4 POST BOATLIFT (ELEVATION VIEW)
 MODELS 4500, 7000, 10000, 13000

NO

Prepared by and return to:

Wolfe Stevens PLLC
6807 Overseas Highway
Marathon, FL 33050
305-743-9858
File Number: 22-311
Will Call No.:

Parcel Identification No. 00079680-000000

[Space Above This Line For Recording Data]

\$1,825,000.00

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 26th day of July, 2022 between **Kevin Scott Munden and Jennifer Jean Munden, husband and wife, Individually and as Trustees of the Munden Family Trust dated November 8, 2007** whose post office address is **620 Sunnyside Ct, Fort Myers, FL 33919** of the County of **Lee, State of Florida**, grantor*, and **Deborah A. Figuerado and James Figuerado, wife and husband** whose post office address is **489 Madison Ct, Fort Myers Beach, FL 33931** of the County of **Lee, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

Lot 24, Marina Subdivision Plat No. 2, according to the map or plat thereof as recorded in Plat Book 4, Page 53, Public Records of Monroe County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Alysa M Perry
Witness Name: Alysa M Perry

Lisa Ziels
Witness Name: Lisa Ziels

Kevin Scott Munden
Kevin Scott Munden, Individually and as Trustee

Jennifer Jean Munden
Jennifer Jean Munden, Individually and as Trustee

State of Florida
County of Monroe

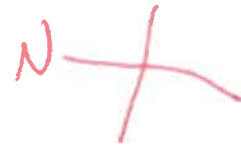
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th 26th day of July, 2022 by Kevin Scott Munden and Jennifer Jean Munden, husband and wife, Individually and as Trustees of the Munden Family Trust dated November 8, 2007, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Lisa Ziels
Notary Public
Printed Name: Lisa Ziels
My Commission Expires: 10-19-2023



24 43 32
81 01 09



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 00079680-000000
 Account# 1086827
 Property ID 1086827
 Millage Group 50KC
 Location 1 SADOWSKI Cswy, KEY COLONY BEACH
 Address
 Legal LOT 24 MARINA SUBD PLAT NO 2 SHELTER KEY PB4-53 & 3.45' GAP OR142-536
 Description OR143-391 OR321-142 OR362-572Q/C OR371-820 OR384-45 OR2087-1093D/C OR2087-1092D/C OR2076-105/106 OR2332-2002ORD OR2357-734/35 OR2456-1212/13 OR3173-275 OR3190-0083 OR3187-0994
 (Note: Not to be used on legal documents.)
 Neighborhood 5002
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision MARINA SUBD NO 2
 Sec/Twp/Rng 05/66/33
 Affordable No
 Housing



Owner

MUNDEN FAMILY TRUST 11/08/2007
 620 Sunnyside Ct
 Fort Myers FL 33919

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$263,480	\$211,093	\$208,690	\$213,328
+ Market Misc Value	\$138,868	\$92,900	\$91,620	\$91,042
+ Market Land Value	\$584,147	\$345,925	\$327,670	\$327,670
= Just Market Value	\$986,495	\$649,918	\$627,980	\$632,040
= Total Assessed Value	\$714,910	\$649,918	\$627,980	\$536,078
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$986,495	\$649,918	\$627,980	\$632,040

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	6,568.00	Square Foot	0	110

Buildings

Building ID 6479
 Style GROUND LEVEL
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2250
 Finished Sq Ft 1763
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 178
 Functional Obs 0
 Economic Obs 0
 Depreciation % 12
 Interior Walls DRYWALL

Exterior Walls CONC BLOCK
 Year Built 1964
 EffectiveYearBuilt 2011
 Foundation CONCRETE SLAB
 Roof Type GABLE/HIP
 Roof Coverage ASPHALT SHINGL
 Flooring Type CONC ABOVE GRD
 Heating Type FCD/AIR DUCTED
 Bedrooms 4
 Full Bathrooms 2
 Half Bathrooms 1
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	28	0	22
FLA	FLOOR LIV AREA	1,763	1,763	254
PTX	PATIO CUSTOM	396	0	204
SPF	SC PRCH FIN LL	63	0	32
TOTAL		2,250	1,763	512

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WOOD DOCKS	2011	2012	1	100 SF	3
TIKI	2012	2013	1	1 SF	5
BRICK PATIO	2011	2012	1	1439 SF	3
BRICK PATIO	2018	2019	1	1153 SF	3
WOOD DOCKS	2011	2012	1	640 SF	3
FENCES	2011	2012	1	580 SF	2
SEAWALL	1975	1976	1	200 SF	5
RES POOL	2018	2019	1	359 SF	5
BOAT LIFT	2016	2017	1	1 UT	5

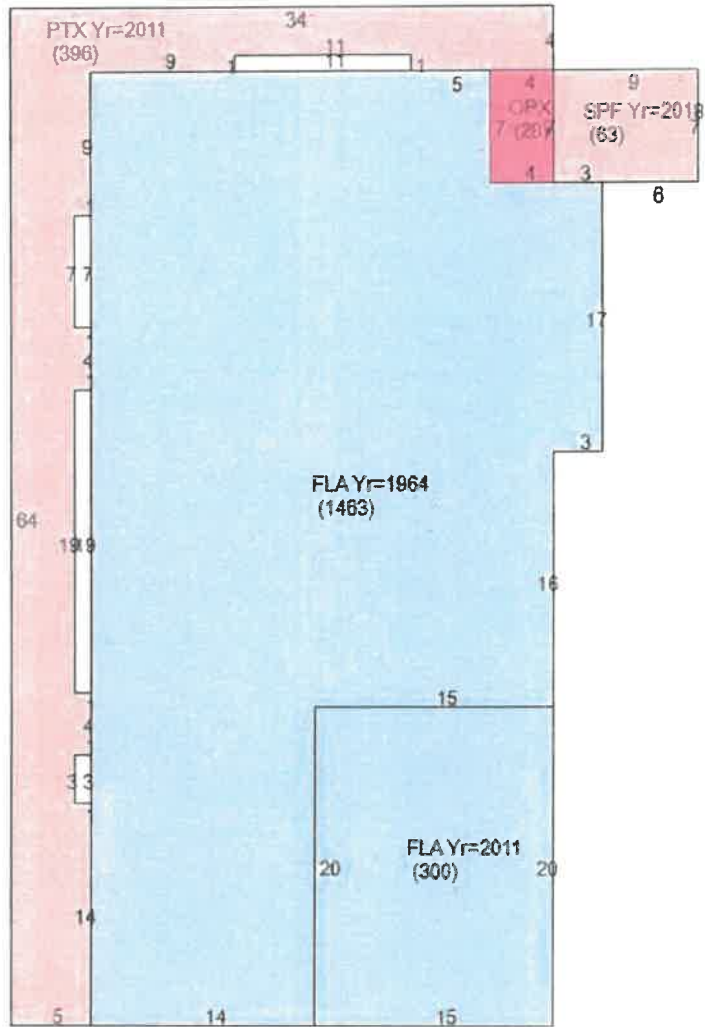
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10451	3/23/2018	11/14/2018	\$40,000	Residential	NEW FIBERGLASS POOL & DECK
9273	6/27/2016	12/30/2016	\$20,000	Residential	INSTALL NEW 20,000 LB 4 POST BOAT LIFT
7827	8/7/2012	12/30/2012	\$1,800	Residential	TIKE HUT
7150	9/1/2010	10/4/2011	\$32,000	Residential	FIBERGLASS POOL AND DECKING AROUND POOL
7145	8/23/2010	10/4/2011	\$16,800	Residential	NEW WOOD DOCK
7130	8/11/2010	10/4/2011	\$8,000	Residential	RE-ROOF
6993	4/26/2010	10/4/2011	\$30,000	Residential	INTERIOR/EXTERIOR RENOVATIONS IMPACT WINDOWS/ DOORS A/C NEW KITCHEN/ BATH/ FLOORS
6629	1/8/2009	12/15/2009	\$50,000	Residential	INTERIOR/ EXTERIOR ALTERATIONS
6067	2/16/2007	2/28/2007	\$4,000	Residential	INTERIOR DEMOLITION
5371	3/22/2005	3/30/2005	\$4,000	Residential	REPLACE ELECTRIC SERVICE
2934	12/1/1995	7/1/1996	\$3,742	Residential	RE-ROOF

View Tax Info

[View Taxes for this Parcel](#)

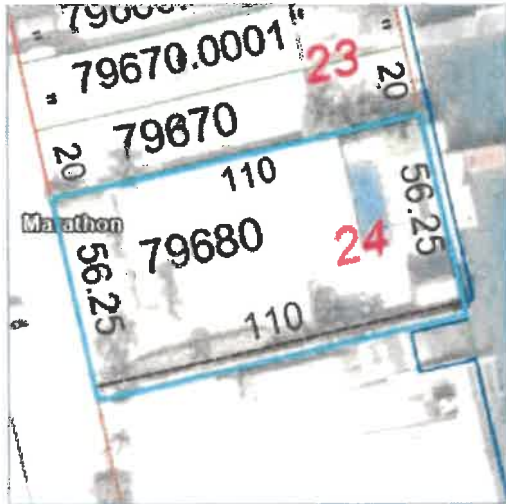
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Developed by
 Schneider
GEO SPATIAL

Last Data Upload: 11/16/2022, 5:04:28 AM

Version 2.3.231

PROJECT LOCATION

RE: 00079680-000000
 LOT 24, MARINA SUB. NO. 2
 P.B. 4, PG. 53
 SEC. 5, TWP. 66S, RGE. 33E
 LAT.: 24.725945° N LONG.: 81.018535° W

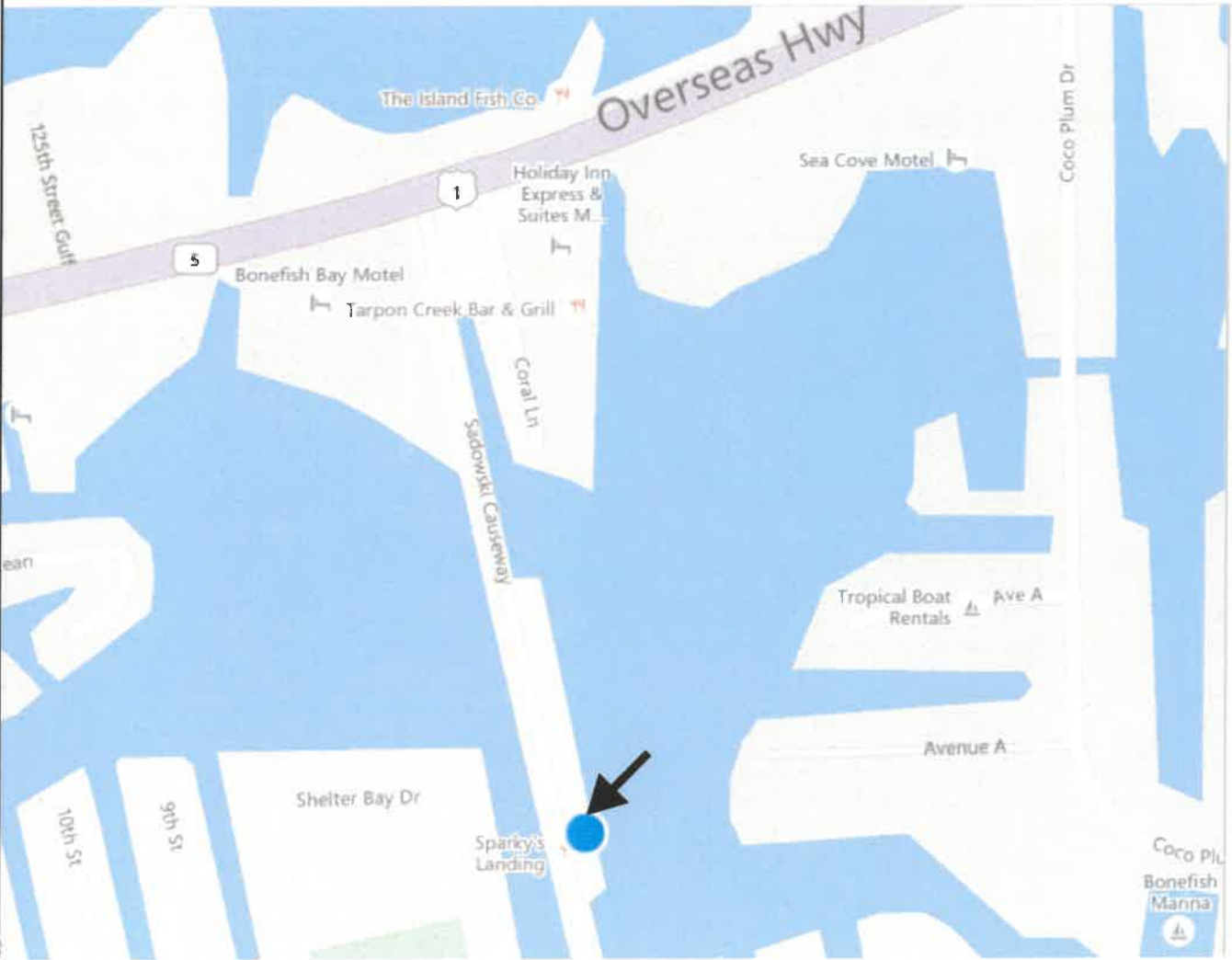
DIRECTIONS:

U.S. HIGHWAY NO. 1 NORTH TO MM 54±.
 RIGHT ● KEY COLONY BEACH CAUSEWAY.
 PROJECT SITE: 1 SADOWSKI CAUSEWAY

ADJOINING OWNERS:

BARBARA J. RODGERS
 P.O. BOX 510578
 KEY COLONY BEACH, FL 33051

GARRISON BIGHT MARINA INC
 711 EISENHOWER DR
 KEY WEST FL 33040



Sean P. Kirwan, State of Florida, Professional Engineer, License No. 57506.
 This item has been digitally signed and sealed by Sean P. Kirwan on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS:	

LOCATION & VICINITY MAP
 SCALE: AS SHOWN

BOAT LIFT FOR JAMES & DEBORAH FIGUERADO
 1 SADOWSKI CAUSEWAY
 KEY COLONY BEACH, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
 5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33050
 Telephone (305) 743-9121 Fax (305) 743-9197

DATE: 09/20/22

1
 SHEET 1 OF 3

Sean Kirwan
 Digitally signed by Sean Kirwan
 Date: 2022.10.24 08:37:39 -04'00'



Sean Kirwan

Digitally signed
by Sean Kirwan
Date: 2022.10.24
08:37:54 -04'00'

SITE PLAN
SCALE: 1" = 30'

REVISIONS:

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CERTIFIED BY:
SEAN KIRWAN, P.E. #57506

BOAT LIFT FOR JAMES & DEBORAH FIGUERADO
1 SADOWSKI CAUSEWAY
KEY COLONY BEACH, MONROE COUNTY, FL

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Telephone (305) 743-9121 Fax (305) 743-9197

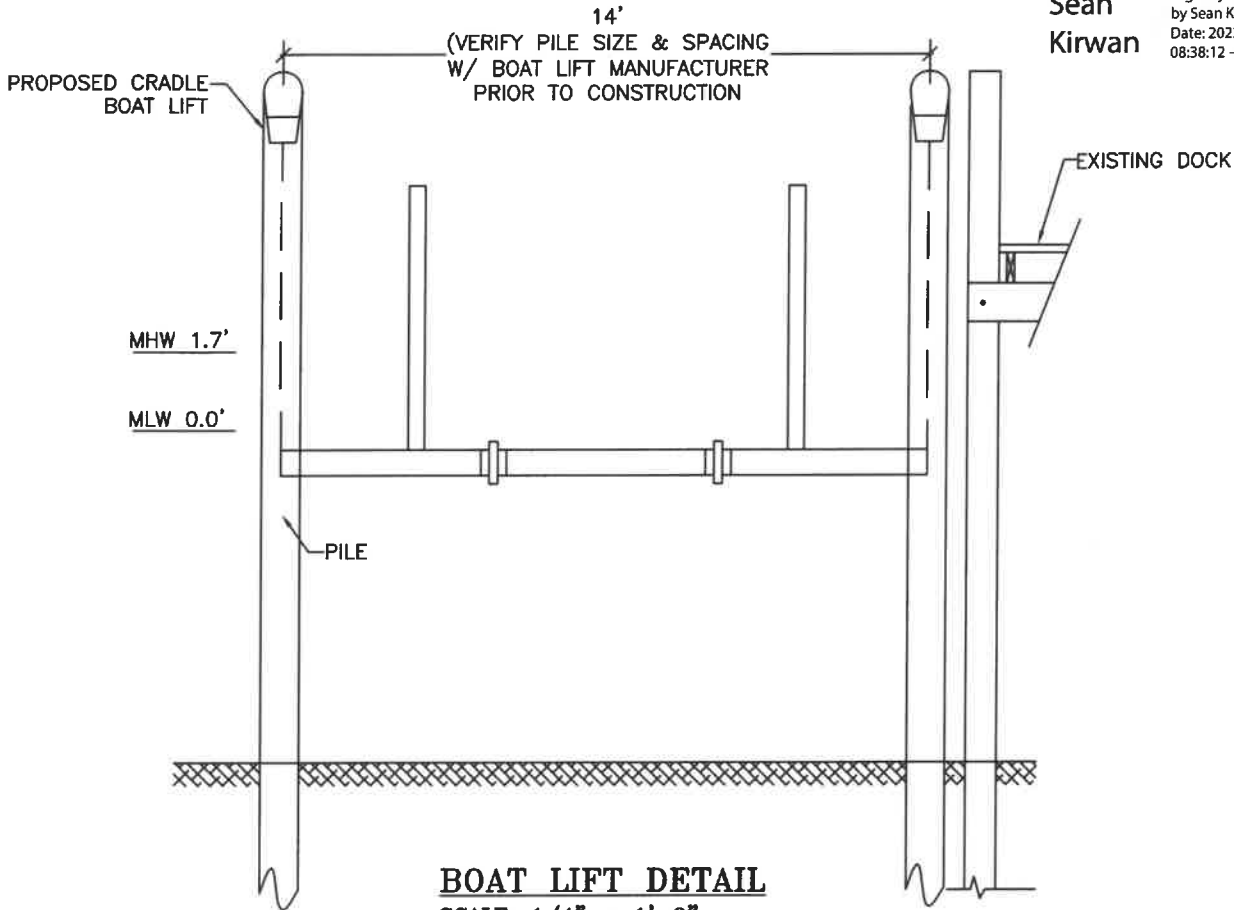
DATE: 09/20/22

2
76

SHEET 2 OF 3

Sean Kirwan

Digitally signed
by Sean Kirwan
Date: 2022.10.24
08:38:12 -04'00'



BOAT LIFT DETAIL
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A MINIMUM LIVE LOAD OF 120 PSF/DEAD LOAD 10 PSF, 180 MPH (3 SECOND GUST), EXPOSURE D, RISK CATEGORY 1, ASCE 7-16.
3. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST EDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
4. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
5. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS) SHALL BE PROVIDED AS DIRECTED BY OWNER. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
7. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
8. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK.
10. FOR OPEN WATER DOCKS PROVIDE REFLECTORS ON EACH SIDE OF WALKWAY EVERY 50' AND ON EACH END OF THE TERMINAL PLATFORM.

TIMBER PILES:

PILES SHALL BE ROUND SOUTHERN PINE AND SHALL CONFORM TO ASTM D 25, UNUSED, CLEAN PEELED, UNIFORMLY TAPERED, ONE PIECE FROM BUTT TO TIP. PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA C3 AND C18 FOR MARINE PILES. THE MINIMUM BUTT DIAMETER SHALL BE 12 INCHES, MEASURED AT A SECTION 3 FEET FROM THE END. FOR PILES UP TO 50 FEET IN LENGTH THE MINIMUM TIP DIAMETER SHALL BE 9 INCHES.

A STRAIGHT LINE DRAWN FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP SHALL NOT, AT ANY POINT, FALL FURTHER AWAY FROM THE CENTER OF THE PILE THAN A DISTANCE EQUAL TO 1% OF THE LENGTH OF THE PILE.

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE FIRM ROCK 7' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

CONTRACTOR SHALL INVESTIGATE ANY SUDDEN DECREASE IN DRIVING RESISTANCE FOR POSSIBLE BREAKAGE OF THE PILE. IF SUDDEN DECREASE IN DRIVING RESISTANCE CANNOT BE CORRELATED TO BORING DATA OR SOME INCIDENT IN THE DRIVING, AND IF THE PILE CANNOT BE INSPECTED, SUCH DECREASE IN DRIVING RESISTANCE MAY BE CAUSE FOR REJECTION OF THE PILE.

RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

HEIGHT OF PILES SHALL BE FIELD DETERMINED BY OWNER. CUT OFF PILES AT TOP ELEVATION DIRECTED BY THE OWNER. REPLACE OR REPAIR PILES WHICH ARE DAMAGED WHEN CUT OFF.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN 1/4 INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

PILES NOT MEETING ASTM D25 REQUIREMENTS WILL BE REJECTED. REMOVE SUCH PILES FROM THE SITE AND REPLACE WITH SOUND PILES. PILES BROKEN UNDER DRIVING STRESSES MAY BE CUT OFF AND LEFT IN PLACE IF APPROVED BY THE DESIGN ENGINEER FOR THE LOCATION. OTHERWISE THEY SHALL BE EXTRACTED AND REMOVED FROM THE SITE.

REVISIONS:

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CERTIFIED BY:
SEAN KIRWAN, P.E. #57506

BOAT LIFT FOR JAMES & DEBORAH FIGUERADO
1 SADOWSKI CAUSEWAY
KEY COLONY BEACH, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33905
Telephone (305) 745-9121 Fax (305) 745-9197

DATE: 09/20/22

3

SHEET 3 OF 3

Lifetime Dock & Lumber, Inc.

24536 Overseas Highway · P. O. Box 420794 · Summerland Key, FL 33042
Phone: 305-745-2840 Fax: 305-745-9111
www.lifetimeboatlifts.com Nick@LifetimeBoatLifts.com

LETTER OF CONSENT

To:
GARRISON BIGHT MARINA INC
711 Eisenhower Dr
Key West, FL 33040

From:
Lifetime Dock & Lumber, Inc.
24536 Overseas Hwy
Summerland Key, FL 33042

RE: Section 5-43 – Elevator lifts, Key Colony Beach Administrative Code:

Salutations,

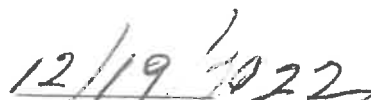
A Neighbor Consent Letter has been requested by the City of Key Colony Beach for our applicant at address (1 Sadowski Causeway) who is wishing to submit a Boat Lift application that is over 20,000 Lbs.

We are writing you to request consent to build this boat lift as required under Section 5-43 in the Key Colony Beach Building Code for both adjacent property owners.

We respectfully request your consent to move forward with our project.

I hereby state that I am the owner of the adjacent property located next to the activity proposed to be constructed. I understand that the subject project will be located entirely within the applicant's property, and I do not object to the proposed structure.


(Signature of Adjacent Owner)


(Date Signed)


(Printed Name of Adjacent Owner)

Cordially,

Nicholas Agrusa
Lifetime Dock & Lumber, Inc.
24536 Overseas Hwy
Summerland Key, FL 33042



Lifetime Dock & Lumber, Inc.

24536 Overseas Highway · P. O. Box 420794 · Summerland Key, FL 33042
Phone: 305-745-2840 Fax: 305-745-9111
www.lifetimeboatlifts.com Nick@LifetimeBoatLifts.com

LETTER OF CONSENT

To:
RODGERS BARBARA J
PO Box 510578
Key Colony Beach, FL 33051

From:
Lifetime Dock & Lumber, Inc.
24536 Overseas Hwy
Summerland Key, FL 33042

RE: Section 5-43 – Elevator lifts, Key Colony Beach Administrative Code:


Salutations,

A Neighbor Consent Letter has been requested by the City of Key Colony Beach for our applicant at address (1 Sadowski Causeway) who is wishing to submit a Boat Lift application that is over 20,000 Lbs.

We are writing you to request consent to build this boat lift as required under Section 5-43 in the Key Colony Beach Building Code for both adjacent property owners.

We respectfully request your consent to move forward with our project.

I hereby state that I am the owner of the adjacent property located next to the activity proposed to be constructed. I understand that the subject project will be located entirely within the applicant's property, and I do not object to the proposed structure.


(Signature of Adjacent Owner)

Barbara Rodgers
(Printed Name of Adjacent Owner)

12/19/22
(Date Signed)

Cordially,

Nicholas Agrusa
Lifetime Dock & Lumber, Inc.
24536 Overseas Hwy
Summerland Key, FL 33042



Bid Opening Form

Bid Title: Static Screen Purchase & Installation

Bid Date: 11/21/22

Bid Time: 11:00am

Opened By: DAVID TURNER

Witnessed By:

SYLVIA GRADSEE
PAT HYLAND

Public in Attendance:

[Signature]

Name of Bidder

Amount of Bid

REYNOLDS CONSTRUCTION LLC

\$ 126,950.00

PLUS 15,000-

\$ 141,950.00 TOTAL

Total # of Bids Collected:

1

CITY OF KEY COLONY BEACH CITY

November 21 2022

Static Screen Purchase & Installation

Attendance Record

Please Print Your Name & Contact Info

Name/Company

Email/Phone #

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Selection Criteria
(Bid Review Committee Use Only)

Proposer: Reynolds Construction

Date: 11-21-2022

Selection Criteria	Point Value Max.	Point Value Awarded
1. Cost of Services	30	<u>30</u>
2. Suitability of Proposal to Meet City Needs	25	<u>25</u>
3. Prior Experience with Similar Scope of Work	15	<u>15</u>
4. Company Background, Experience and Location.	10	<u>10</u>
5. Professional Credentials, References and Qualifications	10	<u>10</u>
6. Aspects of Proposal Exceeding Specifications Adding Quality	10	<u>10</u>

Total: 100

Selection Criteria
(Bid Review Committee Use Only)

Proposer: Reynolds

Date: 11/21/22

Selection Criteria	Point Value Max.	Point Value Awarded
1. Cost of Services	30	<u>28</u>
2. Suitability of Proposal to Meet City Needs	25	<u>24</u>
3. Prior Experience with Similar Scope of Work	15	<u>15</u>
4. Company Background, Experience and Location.	10	<u>10</u>
5. Professional Credentials, References and Qualifications	10	<u>10</u>
6. Aspects of Proposal Exceeding Specifications Adding Quality	10	<u>10</u>

Total: 87

Selection Criteria
(Bid Review Committee Use Only)

Proposer: REYNOLDS CONSTRUCTION Date: 11/21/22

Selection Criteria	Point Value Max.	Point Value Awarded
1. Cost of Services	30	<u>30</u>
2. Suitability of Proposal to Meet City Needs	25	<u>25</u>
3. Prior Experience with Similar Scope of Work	15	<u>15</u>
4. Company Background, Experience and Location.	10	<u>10</u>
5. Professional Credentials, References and Qualifications	10	<u>10</u>
6. Aspects of Proposal Exceeding Specifications Adding Quality	10	<u>10</u>
Total:		<u>100</u>

RFP-0604-10-1-0-2022 Static Screen Replacement

City of Key Colony Beach, Florida

PROPOSAL FORM

BID DUE /BID OPENING DATE/TIME: November 21st at 11:00am @City Hall Annex

PROPOSALS MUST BE SUBMITTED ELECTRONICALLY TO WWW.DEMANDSTAR.COM. HARD COPY OR EMAIL PROPOSALS WILL NOT BE ACCEPTED.

PLEASE BE SURE THAT THE NAME OF YOUR COMPANY APPEARS ON EACH PAGE OF THIS PROPOSAL FORM.

IF SIGNED BY AN AGENT OF NAMED COMPANY WRITTEN EVIDENCE FROM THE OWNER OF RECORD OF HIS/HER AUTHORITY MUST ACCOMPANY THIS PROPOSAL.

Reynolds Construction, LLC dba
Reynolds Construction of Florida, LLC

NAME OF COMPANY

300 East Broad Street, Fairburn, GA 30213

ADDRESS OF COMPANY

Kevin Shemwell

PRINT NAME OF AUTHORIZED SIGNATURE

kevin.shemwell@reynolds con.com

EMAIL ADDRESS

(770)969-4040

(770)969-4363

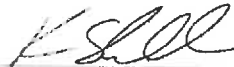
TELEPHONE No.

FAX

Proposal Certification

I hereby certify that: I am submitting the following information as my firm's (proposer) proposal and am authorized by proposer to do so; proposer agrees to complete and unconditional acceptance of the contents of Pages 1 through 29 inclusive of this Request for Proposal, and all appendices and the contents of any Addenda released hereto; proposer agrees to be bound to any and all specifications, terms and conditions contained in the Request for Proposal, and any released Addenda and understand that the following are requirements of this RFP and failure to comply will result in disqualification of proposal submitted; proposer has not divulged, discussed, or compared the proposal with other proposers and has not colluded with any other proposer or party to any other proposal; proposer acknowledges that all information contained herein is part of the public domain as defined by the State of Florida Sunshine and Public Records Laws; all responses, data and information contained in this proposal are true and accurate.

Signature of
Proposer's Authorized Representative (blue ink preferred on original)



Date 11/21/2022

Name of Proposer's Authorized Representative Kevin Shemwell

Title of Proposer's Authorized Representative Executive Vice President

PROPOSAL
FOR



CITY OF KEY COLONY
BEACH, FLORIDA

REQUEST FOR PROPOSAL
RFP-0604-10-1-0-2022
Static Screen Replacement

November 21, 2022



November 21, 2022

City of Key Colony Beach
Attn: David Turner
P.O. Box 510141
600 W. Ocean Dr.
Key Colony Beach, FL 33051-0141.

**Re: Request for Proposal for the City of Key Colony Beach, Florida
Static Screen Replacement Project
RFP-0604-10-1-0-2022**

Dear Mr. Turner,

Reynolds Construction, LLC, is pleased to submit our Proposal for the Static Screen Replacement Project. We have included one original hard copy set, and one electronic flash drive copy.

We have structured these documents to be fully responsive to your RFP and the following Addenda/Updates: Addendum 1, dated 11/07/2022 and Addendum 2 dated 11/17/2022.

Strong History & Capabilities

Reynolds is recognized as one of the nation's leading water resource contractors, offering innovative project design and construction. Our response includes the previous experience, from former operating groups under previous ownership, in combination with those of our current company. As such, with over 85 years of experience, we are extensively qualified to provide the City of Key Colony Beach with an experienced team you can count on for results. Over the last 30 years, operations groups of the company have constructed new or completed modifications to over 150 pump stations and 270 treatment plants. Today, Reynolds grosses over \$150 million in annual revenue, employs approximately 300 people, and owns an equipment fleet valued in excess of \$15 million (FMV). We employ a strong project management team and have the unique ability to self-perform major work components. Reynolds also has more than sufficient insurance and bonding capacity.

Well-Experienced Team

The Reynolds key staff members are well-experienced with constructing similar projects. We are available to begin the work immediately upon award and commit to performing the work in a timely and professional manner. Reynolds is well experienced in South FL and all team members are known for their collaborative nature and track record of success. This project requires a team that understands the local environment, brings strong leadership, and innovative ideas based on sound technical solutions.

The knowledge and efficiencies gained from our previous experience on similar projects nationwide, will be utilized to provide the successful delivery of this project.

Strong Safety Record

Reynolds is committed to the highest standards of safety performance consistent with sound construction practices. Project safety will be a priority during all project phases, starting with site investigations and continuing

through construction. Reynolds is committed to providing a safe working environment for our personnel, subcontractors, owner personnel, residents and visitors to the construction area.

Local Knowledge and Vendor Relationships

Reynolds has recently and successfully completed over \$212M in contracts in the Florida Keys. With this established local presence and knowledge, we maintain trusted relationships with local vendors, subcontractors and regulatory agencies that will benefit the City.

Summarized Not-to-Exceed Proposed Costs

Our Sub-Total for the project is one hundred twenty-six thousand nine hundred fifty dollars (\$126,950.00) adding the fifteen-thousand-dollar (\$15,000.00) allowance for odor control, our lump-sum base bid total is one hundred forty-one thousand nine hundred fifty dollars (\$141,950.00).

Our Main Contact and Representative

Thank you in advance for your consideration of our response. During your review of our submittal, please feel free to contact **Josh Vondersaar** via, phone (317) 832-5987, or email: joshua.vondersaar@reynoldscon.com should you have any questions. We look forward to working with you on this project.

Sincerely,
Reynolds Construction, LLC



Kevin Shemwell
Executive Vice President



FIRM OVERVIEW & STAFF

Key Colony Beach Static Screen Replacement

REYNOLDS – OVERVIEW AND HISTORY

Reynolds Construction, LLC, is an employee owned, customer focused, performance driven, service company providing sustainable solutions to the water, wastewater, and renewable energy sectors.

The **Reynolds** name has long been recognized as an industry leader in water/wastewater infrastructure. The Reynolds' legacy began in the mid 1930's under the name John L. Reynolds & Sons. After continued growth, the company first incorporated in Indiana in 1965 as John Reynolds & Sons, Inc., then later as Reynolds, Inc. in 1987. The company merged with Layne Christensen Company in 2005 as two separate operating divisions, Reynolds Inc., and Reynolds Inliner. In 2012, Reynolds, Inc. assumed the name Layne Heavy Civil, Inc and continued operations as such until April 30th, 2017. On May 1st, 2017, a privately held group, including former owner Jeff Reynolds, and members of senior management, acquired the assets of the Heavy Civil business and began operations as Reynolds Construction, LLC.

Our knowledge and capabilities include experience from former operating groups under the previous ownership listed above, in combination with those of our current company. As such, with over 85 years of experience, we are uniquely qualified to provide an experienced team you can count on for results.

SPECIALITES

Reynolds offers the following areas of specialty:

- Collaborative Delivery (Alternative Delivery)
- Guaranteed Energy Savings (GESCC Certified)
- Build-Operate-Transfer (BOT)
- Pumping Stations
- Renewable Energy
- Sewer Systems
- Treatment Plants
- Water Supply: Collector Wells, Intakes, Reservoirs
- Water Transmission & Distribution
- Industrial/ Power Markets Facilities

From humble beginnings,



to extensive infrastructure construction projects.



“Generations of Quality Solutions”

Reynolds has experience spanning **over 85 years**, and still holds true to essential values and views.



FIRM OVERVIEW & STAFF

Key Colony Beach Static Screen Replacement

OPERATIONS STATISTICS

In the last 30 years, the former and current operating groups of the above mentioned companies:

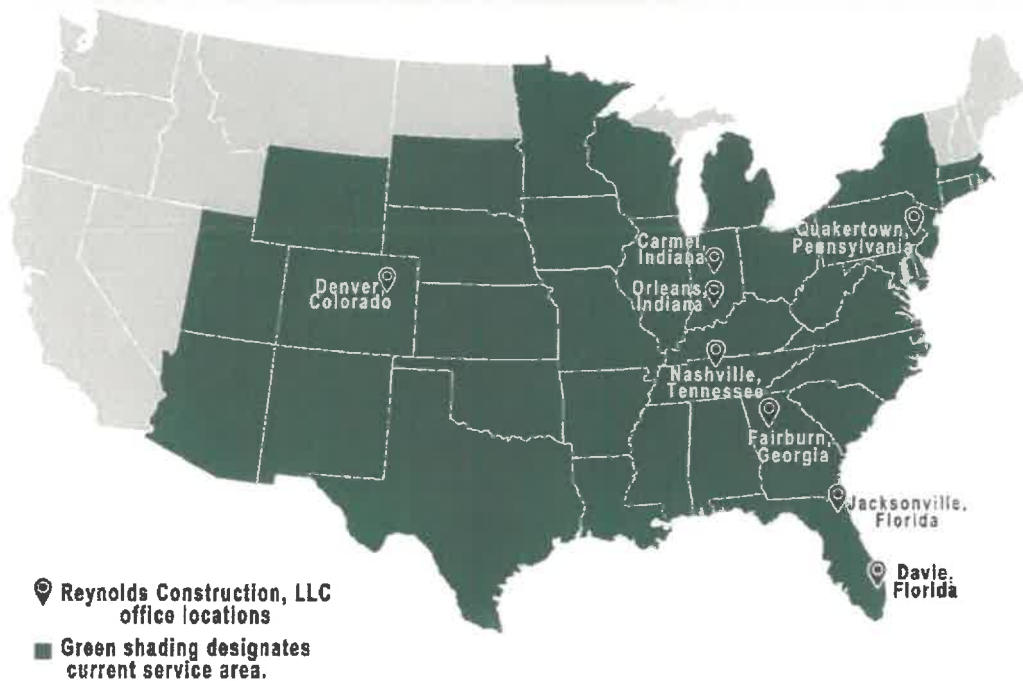
- + constructed or modified more than **270 treatment plants**
- + installed more than **19.1 million feet of pipeline.**
- + contracted 92 projects totaling over **\$1.17 billion in Collaborative Delivery contracts** including:
 - o Design-Build, Progressive-Design-Build, Design-Build-Operate, and Construction Management at Risk

2022 ENGINEERING NEWS & RECORD RANKINGS For Reynolds Construction, LLC	
88 th	Top 200 Environmental Firms
25 th	Top 50 Water Supply Contractors
15 th	Top 25 Water Treatment & Desalination Plants Contractors

Reynolds currently:

- + employs approximately **250 people**
- + owns an **equipment fleet valued at nearly \$15 million (FMV).**
- + has **8 nationwide offices:**
 - o Orleans, Indiana (headquarters), Colorado, Florida (2 offices Jacksonville, and Davie), Georgia, Indiana (Carmel), Pennsylvania, and Tennessee.

REYNOLDS IS POSITIONED TO SERVE MUNICIPALITIES AND INDUSTRIES THROUGHOUT THE UNITED STATES.



FIRM OVERVIEW & STAFF

Key Colony Beach Static Screen Replacement

OUR BELIEFS

WATER is our most precious natural resource. We must utilize it responsibly.

PEOPLE are our greatest asset. We will foster an environment to promote their growth and advancement.

COMMUNITIES are vital to our success. We will engage locally to improve the quality of life for all.

With experience spanning over 85 years, Reynolds still holds true to essential values and views

OUR VALUES

Be Safe

Work Hard

Work Together

Have Integrity

Respect People & Our Environment

Listen

Get Better

Create Value

Do What We Say

Have Fun

Reynolds focuses on the safety of our employees, the public, and the environment, as we continue to contribute to the sustainability of our nation's water supply and management systems. Many of our projects are contracted with the same owners due to proven performance on previous projects. These results can only be achieved due to the fact:

We employ high-quality, skilled, individuals at all levels of the company.

NUMBER OF YEARS IN BUSINESS

While Reynolds Construction, LLC began operations May 1, 2017, the current leadership, and many key staff, have been involved in similar capacities for former legacy operations which have a business history of over 85 years. In the Table below, we show the unique and strong continuity of leadership we have sustained over the years.



FIRM OVERVIEW & STAFF

Key Colony Beach Static Screen Replacement

CONTINUITY OF LEADERSHIP			
First Name MI Last	Company	Title	Dates of Employment
Jeff J. Reynolds	Reynolds Construction, LLC Layne Christensen Co. Layne Christensen Co. Reynolds, Inc. Reynolds, Inc.	Director COO Executive Vice President President Vice President	May 2017- Present Feb 2011- Jan 2013 Feb 2010- Jan 2011 2001-Jan 2010* 1982-2001
Leslie F. Archer, PE, DBIA	Reynolds Construction, LLC Layne Heavy Civil, Inc. Layne Heavy Civil, Inc. Reynolds, Inc.	President President Vice President Vice President	May 2017- Present May 2014- April 2017* May 2012- April 2014* 2000- April 2012*
Kevin F. Strott	Reynolds Construction, LLC Reynolds Construction, LLC Layne Heavy Civil, Inc. Layne Heavy Civil, Inc. Reynolds, Inc. Reynolds, Inc.	Executive Vice President Vice President Vice President District Manager District Manager Project Manager	Oct 2018- Present May 2017-Sept 2018 July 2015- April 2017* May 2012-June 2015* 2010- April 2012* 2000-2010*
Kevin D. Shemwell	Reynolds Construction, LLC Reynolds Construction, LLC Layne Heavy Civil, Inc. Layne Heavy Civil, Inc. Reynolds, Inc.	Executive Vice President Vice President Vice President District Manager Project Manager	Oct 2018- Present May 2017- Sept 2018 Oct 2014- April 2017* May 2012- Sept 2014* Oct 2008-April 2012*
M. Paul Burton, DBIA	Reynolds Construction, LLC Reynolds Construction, LLC Layne Heavy Civil, Inc. Layne Heavy Civil, Inc. Reynolds, Inc. Reynolds, Inc. Reynolds, Inc. Reynolds, Inc.	Executive Vice President Vice President Vice President Division Manager Project Manager Estimator Foreman Laborer /Operator	Oct 2018- Present May 2017- Sept 2018 Oct 2014- April 2017* May 2012- Sept 2014* 2000-April 2012* 1998-2000 1994-1998 1984-1994
Elizabeth L. Smith	Reynolds Construction, LLC Reynolds Construction, LLC Layne Heavy Civil, Inc. Reynolds, Inc. Reynolds, Inc. Reynolds, Inc.	Executive Vice President Vice Pres. & Secretary Controller Controller Assistant Controller Accountant	Oct 2018- Present May 2017- Sept 2018 May 2012- April 2017* 1997- April 2012* 1995-1997 1993-1995

*Reynolds, Inc merged with Layne Christensen Company in 2005, but continued operating as Reynolds, Inc. until May 2012 and then assumed the name Layne Heavy Civil, Inc.



FIRM OVERVIEW & STAFF

Key Colony Beach Static Screen Replacement

REYNOLDS' SERVICES

The types of work Reynolds seeks is as follows:

- **Treatment Plant Construction**
 - Water Treatment Plant Construction
 - Wastewater Treatment Plant Construction
- **Water Supply**
 - Collector Wells
 - Intake Structures
 - Reservoir and Dam Construction
 - Tunnel and Deep Shaft Construction
- **Water Transmission and Distribution**
 - Pipeline Construction
 - Pump Station Construction
- **Sewer Systems**
 - Collection Systems
 - Force Mains
 - Lift Stations
- **Renewable Energy**
 - Anaerobic Digestion System
- **Collaborative Delivery Methods**
 - Design-Build (DB)
 - Progressive Design-Build (PDB)
 - Design-Build-Operate (DBO)
 - Design-Build Operate-Finance (DBOF)
 - Construction Management at Risk (CMAR)
 - Engineer Procure Construct (EPC)
- **Additional Specialty Project Delivery Methods**
 - Guaranteed Savings (GSC)
 - Build-Operate-Transfer (BOT)
- **Geotechnical Construction**
 - Tunnel and Deep Shaft Construction
 - Marine Construction
- **Industrial Facilities**
 - Site Civil Construction
 - Buried Pipe and Utilities
 - Concrete Foundations and Shallow Caissons



COLLABORATIVE PROJECT DELIVERY SOLUTIONS:

Reynolds offers a broad range of construction services involving both traditional and Collaborative Delivery methods. In the last 30 years, the current and former operations groups under former ownership combined, have contracted over \$1.17 billion in Collaborative Delivery contracts including Design-Build, Design-Build-Operate, and Construction Management at Risk.

Incorporating the benefits of single source responsibility, improved schedule control, and the potential for cost savings, this sector of our business has steadily increased. Reynolds offers the Collaborative Project Delivery methods listed above.

Over \$1.17 billion in Collaborative Delivery Projects over the last 30 years.

JOSH VONDERSAAR | Project Executive



Education:

BS, Building Construction Management, Purdue University
BS, Business Administration
University of Indianapolis

Training and Certifications:

OSHA 40
AIC Constructor
Purdue Site Supervision Training

Professional Affiliations:

American Waterworks Assoc.
Metro Indianapolis Coalition for Construction Safety (MICCS)
Purdue University - School of Technology - BCM - Capstone Mentor
Purdue University - School of Technology - CAC Member

Total Years Experience:

27

Joined Reynolds Construction:

2013*

References:

John Phillips
Diehl & Phillips, P.A.
(919) 467-3347, (919) 880-3640

Michael L. Convery, PE

Aqua America
(610) 520-6347

Steve Suggs P.E.

Weiler Engineering Corporation
(941) 323-1787

Language:

English

*Date provided is indicative of the year the employee either joined Reynolds Construction, or one of the former company's in the Reynolds history (Reynolds, Inc. or Layne Heavy Civil, Inc.)

Summary of Qualifications

With over 27 years of experience in the industry, Mr. Vondersaar specializes in the construction implementation of complex and challenging projects often associated with wastewater and water applications. His experiences include design, alternative applications and construction management with multifaceted construction projects.

Mr. Vondersaar is a goal driven leader with the ability to direct a multi-tasking team with positive results. He manages construction projects with a focus on overall project success seeking the most cost effective and efficient manner.

Mr. Vondersaar carries a broad range of experience from Superintendent to Construction Manager providing him the necessary and extensive insight needed to successfully manage new projects.

Project Experience

- **Area 3, 4, & 5 WWTP Upgrades: – City of Marathon, Marathon, FL –** Construction Manager. This project upgrades the city's wastewater treating capacity. Area 3: Reynolds replaced an existing membrane disc filter, modified existing screenings equipment, installed a new equalization basin, and replaced existing blowers. Area 4: Reynolds installed a new membrane disc filter and rehabilitated the existing sand filters. Area 5: upgraded the MBR system, installed a new screening system with free standing elevated steel platform, along with multiple pump and piping upgrades Contract Amount \$9M. Completion January 21, 2022.
- **Big Coppitt Wastewater Treatment Plant Tertiary Filtration Improvements: Florida Keys Aqueduct Authority – Key Wes, FL –** Project Manager. This project included installation of 2 additional disk filters at the Big Coppitt Wastewater Treatment Plant that were furnished by FCAA. Two (2) membrane disk filters were installed which involved a coordinated shutdown that included the installation of 10" PVC pipe, flowmeters and chemical injection relocation. All electrical and instrumentation and controls upgraded. Contract amount \$784,764. Completed June 11, 2021
- **Key Largo WWTP: Key Largo Wastewater District, Key Largo, FL –** Construction Manager. Capital upgrades on three of the WWTP systems. Contract Amount \$1.1M. Completion Date May 2019.
- **Orchard Knob Pump Station Improvements: City of Chattanooga, Chattanooga, TN –** District Manager. This \$3.5M project began May 2016 and reached Substantial Completion June 2017 with Final Completion April 2019. Project consisted of a new wet 31' diameter wet well to replace the existing structure and to install new influent and effluent lines made up of 42" DIP and manholes.

Joshua Vondersaar | Vice President

- **Lump Sum & Unit Price Bid: Beau Rivage Plantation WWTP: Aqua America-North Carolina, Wilmington, NC** – Project Manager. Work included the installation and construction of a Huber combination fine screen and grit removal system in manufactured stainless-steel tanks on a cast in place concrete platform Integrated Fixed Film and Activated Sludge (IFAS) treatment process, and cloth media filtration. Contract Amount \$2.3M. Completion April 2018.
- **Lump Sum & Unit Price Bid: New Heritage Pump Station and Force Main: York County, SC** – District Manager. Approximately 1,900 LF of 8" to 24" PVC Gravity Sewer; 15,000 LF 20" DIP Force Main was installed with a 6 MGD submersible wastewater pump station, cast-in place wet well, concrete block control building, odor control unit and generator. Contract Amount \$7.95M. Completion January 2017.
- **Roswell Water Treatment Plant: City of Roswell GA** – District Manager/ Contract Manager, 3.2 MGD Traditional Water Treatment Plant. Contract Amount \$14M. Complete April 2016.

Previous Experience

- **Belmont Wet Weather Secondary Treatment: City of Indianapolis, IN** – Construction and Project Director. Conversion and upgrades to the treatment process of an existing 80 MGD plant to 100 MGD with installation of equipment, 80 MGD bypassing operation, in ground piping up to 120" and exposed piping up to 60". Contract Amount \$21M (subcontract). Completion 2013.
- **Broad Ripple / White River Dam Rehabilitation: Citizens Energy Group, Indianapolis, IN.** – Sr. Project Manager. Conversion of an existing low head dam in the White River while sections of the river were displaced to install CIP concrete roller breakers and sheeting across the river. Contract Amount \$2M. Completion 2013.
- **Belmont North Relief Interceptor: Citizens Energy Group, Indianapolis, IN.** – Construction and Project Manager. Installation of an earth retention and dewatering system that allowed for a 40' deep CIP concrete lift station to be installed in active public park. Mechanical and piping build out post concrete installation. Contract Amount \$8M – (subcontract) – Wilhelm (Prime). Completion 2012.
- **Belmont AWT Primary Screening Modifications: City of Indianapolis, IN.** – Sr. Project Manager. Diversion of primary influent flows while completing demolition and installation process of primary screening equipment and grit management systems. Contract Amount \$2M. Completion 2012
- **Fall Creek Dam Rehabilitation: Citizens Energy Group, Indianapolis, IN.** – Role: Sr. Project Manager. Converted low head dam in Fall Creek utilizing sheeting and displaced the wide mouth creek to install CIP concrete roller breakers while controlling a live water intake for a WTP. Contract Amount \$2M. Completion 2012.
- **Belmont Primary Effluent Pump Station: City of Indianapolis, IN.** – Sr. Project Manager. Installation of a CIP secondary diversion structure and pump station. Contract Amount \$4M. Completion 2010.
- **Highway 41 Water, Phase II: Water Authority Cobb County, GA** –Foreman. This \$10M project consisted of installation of 18,200 LF of 36" and 15,000 LF of 16" ductile iron water main. Project was located on U.S. Highway 41 between Dobbins Air Force Base and the North Marietta Loop in highly congested area. Completed April 2004.

JASON BROWNLEE | Project Manager



Education:

Bachelor of Science in Civil Engineering from Mississippi State University

Training and Certifications:

OSHA 10
Purdue Site Supervision Training
First Aid & CPR Certified

Total Years Experience:

3

Joined Reynolds Construction:

2020

References:

Robert Archer
Project Manager,
Garney Construction
370 E Crown Point Rd,
Winter Garden, FL 34787
(970-631-2533
Rarcher@Garney.com

Christina Lopez, Recruiting
Coordinator

Garney Construction
370 E Crown Point Rd,
Winter Garden, FL 34787
(407) 947-5001
Clopez@Garney.com

Summary of Qualifications

Mr. Brownlee is a dedicated Project Engineer motivated to maintain safety and contribute to the project's success. He is experienced in pipework both below grade and mechanical. Experienced in site layout and concrete work.

Project Experience

- **Area 4 Upgrades: City of Marathon, Marathon, FL** – Project Engineer. Project included installation of a concrete slab, concrete stairs, and a new monorail system at Marathon Area 4 WWTP. Contract Amount: \$105,592. Estimated Completion: November 5, 2021.
- **Area 4 Upgrades: City of Marathon, Marathon, FL** – Project Manager. Project included installation of a concrete slab, concrete stairs, and a new monorail system at Marathon Area 4 WWTP. Contract Amount: \$1,627,553. Estimated Completion: November 30, 2021.
- **Florida Keys Aqueduct Authority: Big Coppitt WWTP Tertiary Filtration Improvements, Key West, FL** – Project Engineer. Project included installation of 2 membrane disk filters at the Big Coppitt Wastewater Treatment Plant. Contract Amount: \$784,764. Completion June 11, 2021.
- **Marathon WWTP Chemical System Upgrades: City of Marathon, Marathon, FL** – Project Manager. Project included capital upgrades on chemical feed systems for the 5 wastewater treatment facilities located in the city. Systems include pumps and controls for feed of sodium hydroxide, alum, sodium hypochlorite. Contract amount: \$2,773,292. Estimated Completion January 2023.

Previous Relevant Work Experience

- **MPWW Plant Expansion: MPWW, Mt. Pleasant, SC** – Field Engineer with Garney Construction. Robotic Total Station surveying for wall form layout. As-builds using total station. Worked with crew on forming and pouring walls with reinforcing, box-outs and water stop. Inspecting Gang Forms and rebar prior to concrete placement for quality control. Contract Amount \$70M. Completion April 2021.

JERMEY GIROD | Senior Superintendent



Training and Certifications:

Carpenter Journeyman
Millwright Accreditations
OSHA 40-Hour
HazMat Training
Scaffold Erection & Inspection
Erosion Control
First Aid, CPR and AED

Total Years Experience:

30

Joined Reynolds Construction:

2015*

References:

Don Hubbule
Inspector, Carollo
(970) 412-2937

Scott Koons
Thienman Construction
(765) 730-4093

Steve Suggs, PE
Weiler Engineering
(941) 323-1787

Language:
English

*Date provided is indicative of the year the employee either joined Reynolds Construction, or one of the former company's in the Reynolds history (Reynolds, Inc. or Layne Heavy Civil, Inc.)

Summary of Qualifications

Mr. Girod joined Reynolds Construction in 2015 and has over 30 years experience in the construction industry. He has served as superintendent for the last 13 years, acting as foreman previously. His extensive experience includes concrete, underground piping and mechanical work, welding, and sheet metal.

Project Experience

- **Cobb James E Quarles Dewater Liquid Lime System Improvements: Cobb County Marietta Water Authority, Marietta, Georgia** – Superintendent. This project consisted of, Demolition of existing slaked lime system, installation of new liquid lime system in outside concrete containment including tanks, pumps, piping, and valves. New liquid lime feed pump skid inside existing building. New sludge condition tank inside existing building. Integration of all new systems into existing SCADA system. Installation of a temporary Liquid lime storage and feed system maintaining continuous operation until new system is online. This project reached substantial completion October 2021. All work was performed with continuous plant operations of the lime system with no incidents. Contract Amount \$2.3M. Completion Date: January 31, 2022
- **Clayton County Water Authority: – WJ Hooper Clayton County, Stockbridge, GA** – Project Superintendent. The project consists of the following major items: Construction of a new sludge thickener and pump vault, Demolition, modifications and installation of new sludge collection equipment and pumps, Modifications to existing sludge loading facility including new conveyor system and truck scale, Replacement of equipment in two existing sludge thickeners, New underground electrical network with modifications to the SCADA system, Installation of new underground piping and valves and modifications to existing valves. Contract Amount \$6.2M. Estimated Completion June 2022.
- **Walnut Creek Lift Station: Clayton County Water Authority, Hampton, GA** – Superintendent. Project included installation of new lift station, wetwell, screening structure, valve vault, electrical building, generator, piping, and mechanical equipment. Installation of concrete driveway, crush stoned areas, and demolition of existing station once new station was on-line. Contract Amount: \$2,719,400. Estimated Completion November 2022.
- **Area 3, 4, & 5 WWTP Upgrades: – City of Marathon, Marathon, FL** – Superintendent. This project upgrades the city's wastewater treating capacity. Area 3: Reynolds replaced an existing membrane disc filter, modified existing screenings equipment, installed a new equalization basin, and replaced existing blowers. Area 4: Reynolds installed a new membrane disc filter and rehabilitated the existing sand filters. Area 5:

JERMEY GIROD | Superintendent

upgraded the MBR system, installed a new screening system with free standing elevated steel platform, along with multiple pump and piping upgrades Contract Amount \$9M. Completion January 21, 2022.

- **Key Largo WWTP: Key Largo Wastewater District, Key Largo, FL – Superintendent.** Capital upgrades on three of the WWTP systems. Contract Amount \$1.1M. Completion Date May 2019.
- **Orchard Knob Pump Station Improvements: City of Chattanooga, Chattanooga, TN – Superintendent.** This \$3M project began May 2016 and completed April 2019. Project consisted of new wet 31' diameter wet well to replace the existing structure and to install new influent and effluent lines made up of 42" DIP and manholes.
- **Metro Par 1085: Metro Wastewater Reclamation District, Denver, CO- Superintendent.** In order to obtain access to the transmission water main, the project was designed with a combination of Horizontal Directional Drill (HDD) and Open Cut pipeline. The HDD consisted of installing 635 LF of 16" Steel Casing in which a 10" Fusible PVC potable Waterline was installed. The remainder of the project included installation of 1,300 LF of Restrained Joint Ductile Iron Pipe that was constructed through a portion of Denver Water Reclamation facility and public roadways. The Project included a Pressure Reducing Valve Vault, Metering Vault, Backflow Prevention Facility, Electrical and SCADA Communication lines. Contract Amount \$1.9M. Completed May 2016.
- **Roswell Water Treatment Plant: City of Roswell GA. – Assistant Superintendent,** 3.2 MGD Traditional Water Treatment Plant, \$14M, Complete April 2016.

JACOB LONG | Superintendent



Education:

AA, Liberal Arts, Itawamba
Community College

Presently Pursuing BS in
Construction Management,
University of Southern Mississippi

Training and Certifications:

Purdue Site Supervision Training
OSHA 30 Certified
First Aid & CPR Certified
Erosion Control Blue card holder

Total Years Experience:

6

Joined Reynolds Construction:

2019

References:

Sam Aultman, Inspector
Mt. Pleasant Waterworks
1619 Rifle Range Rd. Mt.
Pleasant, SC 29464
(843) 884-9626
saultman@mpwonline.com

Christina Lopez, Recruiting
Coordinator
Garney Construction
370 E Crown Point Rd,
Winter Garden, FL 34787
(407) 947-5001
Clopez@Garney.com

Summary of Qualifications

Dedicated Field Engineer motivated to maintain safety and contribute to company success. Experience laying Ductile Iron and PVC pipe from 4" to 42", and leading crews rehabbing pump stations. Proven ability to communicate work to workers and exceed job completion deadlines.

Project Experience

- **Florida Keys Aqueduct Authority: Big Coppitt WWTP Tertiary Filtration Improvements, Key West, FL** – Superintendent. Project included installation of 2 membrane disk filters at the Big Coppitt Wastewater Treatment Plant. Contract Amount: \$784,764. Estimated Completion: June 11, 2021
- **Marathon WWTP Chemical System Upgrades: City of Marathon, Marathon, FL** – Superintendent. Project included capital upgrades on chemical feed systems for the 5 wastewater treatment facilities located in the city. Systems include pumps and controls for feed of sodium hydroxide, alum, sodium hypochlorite. Contract amount: \$2,773,292. Estimated Completion January 2023.
- **City of Marathon: Marathon Air WWTP, Marathon, FL** – Assistant Superintendent. Assisted in a collaborative design effort with City staff for retrofitting UG air piping to an above grade systems at 3 remote areas. Performed design duties, layout, installation, tie-in and demolition. Contract Amount: \$360,299. Completion Date: April 2020
- **Key Largo Steel Storage Building: KLWWTD, Key Largo, FL** – Field Engineer. Monitored subcontractor for quality of work. Project included installation of a steel storage building at the City's WWTP. Contract Amt \$219,833. Completion April 2020.
- **Key Colony Beach: City of Key Colony Beach, FL** – Field/Project Engineer. Project consisted of demolition of the existing pre-engineered metal building, furnishing and installing a UV replacement system. Contract Amount \$348,967. Completion: February 2020.

Previous Relevant Work Experience

- **MPWW Plant Expansion: MPWW, Mt. Pleasant, SC** – Field Engineer with Garney Construction. Robotic Total Station surveying for building layout and control points. As-builds using total station. Worked with crew on forming and pouring slabs with reinforcing, embeds, box-outs and water stop. Inspecting Rebar placement for quality control. Contract Amount \$70M. Completion April 2021.
- **MPWW Pump Station Rehabilitation: MPWW, Mt. Pleasant, SC** – Field Engineer with Garney Construction. Lead crew in rehabbing and installing new pump stations. Layout and grade for new asphalt

JACOB LONG | Superintendent

driveways to pump stations. Handled renting equipment needed for task.
Contract Amount \$3.5M. Completion May 2019.

WORK PLAN

Key Colony Beach Static Screen Replacement

KEY COLONY BEACH – STATIC SCREEN REPLACEMENT

WORK PLAN:

- Write Purchase Orders and Subcontracts
 - o Vulcan Screen
 - o Electrical
 - o Crane
- Review Submittals and Confirm Field Measurements
- Develop Safety Plan
- Develop Work Plans
- Develop Crane Picking Plan
- Await Equipment Delivery
- Procure Miscellaneous Materials (Gaskets, etc.)
- Preparation for Vulcan Screen & Bolt Removal
- Mobilization
- Arrange Crane & Vulcan Screen Placement Day
- Removal of Vulcan Screen
- Placement of Vulcan Screen
- Piping and Connections
- Operations and Testing
- Electrical Connection and Placement for Exhaust Fan
- Project Cleanup
- Painting and Touchup of Existing Bolts
- Demobilization

SCOPE EXCLUSIONS

Key Colony Beach Static Screen Replacement

SCOPE EXCLUSIONS / ADDENDA:

- No exceptions to the scope.
- All addenda acknowledged.
- No scope exclusions for the identified work.

FEE PROPOSAL

Key Colony Beach Static Screen Replacement

We have included the Bid Forms and Bond for you here.

**SECTION 00410
 BID FORM
 WRF STATIC SCREEN REPLACEMENT
 CITY OF KEY COLONY BEACH, FLORIDA**

SUBMITTED BY: Reynolds Construction, LLC dba Reynolds
 Construction of Florida, LLC **DATE:** 11/21/2022

300 East Broad Street **TELE:** (770)969-4040

Fairburn, GA 30213 **FAX:** (770)969-4363

EMAIL ADDRESS: josh.vondersaar@reynoldscon.com

CONTRACTOR'S LICENSE NO.: CGC152401

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ARTICLE 1 - BID RECIPIENT

1.01 This Bid is submitted to:

City of Key Colony Beach
600 W. Ocean Drive
Key Colony Beach, Florida 33051

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 90 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum Date</u>
<u>1</u>	<u>11/07/2022</u>
<u>2</u>	<u>11/17/2022</u>

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

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- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

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3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following lump sum price(s):

LUMP SUM BASE BID

Item	Description	Amount
1	Furnish and install replacement 10' wide 316 SS static screen with interior coating and ventilation connection as specified ¹	\$ 126,950.00
2	Odor Control System Allowance ²	\$ 15,000
TOTAL BASE BID (1 + 2)		\$ 141,950.00

1. *The above pricing is a complete price to furnish and install the specified screen and associated components. All freight, sales tax, disposal fees, etc. are part of the contractor's price.*
2. *The allowance will be utilized during the shop drawing review process to select a fan, PVC piping, and activated carbon system to address venting and odor control aspects of the static screen system. The allowance will be utilized for material acquisition and installation of the system.*

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete within 21 days of replacement screen's delivery and will be completed and ready for final payment within 35 days of replacement screen's delivery.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The Bidder shall include a copy of their contractor license and certificate of insurance.

ARTICLE 8 – DEFINED TERMS

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 - BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

Reynolds Construction, LLC dba Reynolds Construction of Florida, LLC

By:

[Signature]



[Printed name]

Kevin Shemwell

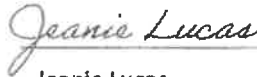
[Title]

Executive Vice President

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

[Signature]



[Printed name]

Jeanie Lucas

[Title]

Assistant Secretary

Bidder's Business License No.:

NA

(where applicable)

Affix corporate seal, if applicable.

END OF SECTION



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0604-08-1 WRF Static Screen Replacement

00410-5
Addendum No. 2

Bid Form

RFP-0604-10-1-0-2022 Static Screen Replacement

CONTRACTOR RULES

The following is a list of rules that contractors/vendors and their personnel must adhere to while working on City of Key Colony Beach, Florida ("City") projects. Failure of the contractor/vendor to abide by the rules will result in the violators being removed from the job site. All costs resulting from this will be the responsibility of the contractor/vendor. Please sign these rules and indicate the contractor/vendor's agreement to follow them.

- Casual communications by contract/vendor personnel with staff is prohibited.
- Convicted felons and employees with a past history of child abuse or molestation shall not be used on City projects.
- The use or possession of illegal substances and alcohol in any form are prohibited while working on City projects.
- Vulgar language or gestures discernible to City staff is prohibited.
- Fighting or physically abusive actions of a similar nature are prohibited.
- Appropriate and modest attire is required while working on the City grounds. Revealing clothing will not be permitted.
- Clean up of work area is required on a daily basis. Hazardous materials shall not be put in City trash receptacles.
- Work that may be disruptive to the City shall be scheduled with the City administration.
- Pets are not allowed while working on the City grounds.



Signature

11/21/2022

Date

Kevin Shemwell, Executive Vice President

Printed Name

RFP-0604-10-1-0-2022 Static Screen Replacement
DEBARMENT CERTIFICATION

"The bidder certifies that, neither the firm nor any person associated therewith in the capacity of owner, partner, director, officer, principal, investigator, project director, manager, auditor, and/or position involving the administration of federal funds:

(a) Is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions, as defined in 2 CFR Chapter 180, by any federal department or agency;

(b) Has within a three-year period preceding this certification been convicted of or had a civil judgment rendered against it for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state, or local government transaction or public contract; violation of federal or state antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Is presently indicted for or otherwise criminally or civilly charged by a federal, state, or local Governmental entity with commission of any of the offenses enumerated in paragraph (b) of this certification; and

(d) Has within a three-year period preceding this certification had one or more federal, state, or local government public transactions terminated for cause or default.

The bidder certifies that it shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this project by any federal agency.

Dated this 21 day of November, 2022.

By



Authorized Signature/Contractor

Kevin Shemwell, Executive Vice President

Typed Name/Title

Reynolds Construction, LLC dba Reynolds Construction of Florida, LLC

Contractor's Firm Name

300 East Broad Street

Street Address

Fairburn, GA 30213

City/State/Zip Code

(770)969-4040

Area Code/Telephone Number

RFP-0604-10-1-0-2022 Static Screen Replacement

IDENTICAL TIE PROPOSALS

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more of a proposal, which are equal with respect to price, quality, and service, are received by the State or by any political subdivision for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie proposals will be followed if none of the tie vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employees will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements



Vendor's Signature Kevin Shemwell,
Executive Vice President

RFP-0604-10-1-0-2022 Static Screen Replacement

NON-COLLUSION AFFIDAVIT

I, Kevin Shemwell Reynolds Construction, LLC dba
of the Reynolds Construction of Florida, LLC
according to law on my oath, and under penalty of perjury, depose and say that;

1) I am Executive Vice President the bidder making the proposal for the
project RFP-0604-10-1-0-2022 Static Screen Replacement described as follows:

2) The prices in this proposal have been arrived at independently without collusion, consultation, communication or agreement for the purpose of restricting competition, as to any matter relating to such prices with any other bidder with any competitor;

3) Unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to proposal opening, directly or indirectly, to any other bidder to any competitor; and

4) No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit, or not to submit, an proposal for the purpose of restricting competition;

5) The statements contained in this affidavit are true and correct, and made with full knowledge that City of Key Colony Beach, Florida relies upon the truth of the statements contained in this affidavit in awarding contracts for said project.

KSL

Signature of Authorized Representative

11/21/2022

Date

STATE OF Georgia

COUNTY OF Clayton

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Kevin Shemwell
who, being personally known, ___ or having produced NA
as identification, and after first being sworn by me, affixed his/her signature in the space provided above on
this 21 day of November, 2022.

Dalonya Shontaye Leaks
NOTARY PUBLIC Dalonya Leaks

7/12/2026

My Commission Expires:

23



RFP-0604-10-1-0-2022 Static Screen Replacement

PUBLIC ENTITY CRIME STATEMENT

"A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list."

**RFP-0604-10-1-0-2022 Static Screen Replacement
DRUG FREE WORKPLACE FORM**

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that:

Reynolds Construction, LLC dba Reynolds Construction of Florida, LLC

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in section (1).
4. In the statement specified in section (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 (Florida Statutes) or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, or any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Applicant's Signature Kevin Shemwell, Executive
Vice President

11/21/2022

Date

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Reycon Partners LLC

2 Business name/disregarded entity name, if different from above
Reynolds Construction, LLC

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
6225 N County Road 75 E

6 City, state, and ZIP code
Orleans, IN 47452

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

OR

Employer identification number

8	1		5	3	1	4	9	9	6
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ *[Signature]* Date ▶ *1/4/22*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (Interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

RFP 2022-0604-10-1-0-2022 Static Screen Replacement

**City of Key Colony Beach, Florida
Vendor Information Sheet**

Vendor Name: Reynolds Construction, LLC dba Reynolds Construction of Florida, LLC

Federal EIN/SSN: 81-5314996

Primary Address: 300 East Broad Street, Fairburn, GA 30213

Payment Address: 300 East Broad Street, Fairburn, GA 30213

Contact Name: Kevin Shemwell

Phone: (770)969-4040 _____ **ext.** _____

Fax: (770)969-4363 _____

E-Mail: kevin.shemwell@reynoldscon.com _____

RFP 2022-0604-10-1-0-2022 Static Screen Replacement

THE CITY OF KEY COLONY BEACH, FLORIDA

E-VERIFY AFFIDAVIT

Beginning January 1, 2021, Florida law requires all contractors doing business with the City of Key Colony Beach, Florida ("City") to register with and use the E-Verify System in order to verify the work authorization status of all newly hired employees. The City requires all vendors who are awarded contracts with the City to verify employee eligibility using the E-Verify System. As before, vendors are also required to maintain all I-9 Forms of their employees for the duration of the contract term. To enroll in the E-Verify System, vendors should visit the E-Verify Website located at www.e-verify.gov.

In accordance with Florida Statute § 448.095, IT IS THE RESPONSIBILITY OF THE AWARDED VENDOR TO ENSURE COMPLIANCE WITH ALL APPLICABLE E-VERIFY REQUIREMENTS.

By affixing your signature below, you hereby acknowledge that Florida Law requires you to register with and use the E-Verify System to verify the work authorization status of all newly hired employees. Furthermore, by signing this affidavit you affirm, under penalty of perjury, that you have complied with all applicable E-Verify requirements as of the effective date below.

11/21/2022

Date

(Signature of Authorized Representative)
Kevin Shemwell, Executive Vice President

STATE OF Georgia
COUNTY OF Clayton

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Kevin Shemwell who,
 being personally known or having produced NA as identification,
and after first being sworn by me, affixed his/her signature in the space provided above on this 21 day of November
20 22.

Signature, NOTARY PUBLIC Dalonya Leaks

7/12/2026
Commission expires:

STAMP/SEAL



BID BOND

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA Hartford, Connecticut 06183

CONTRACTOR:

(Name, legal status and address)
Reynolds Construction, LLC
dba Reynolds Construction of Florida, LLC
300 East Broad Street
Fairburn, GA 30213

SURETY:

(Name, legal status and principal place of business)
Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

OWNER:

(Name, legal status and address)
City of Key Colony Beach
600 W Ocean Drive
Key Colony Beach, FL 33051

BOND AMOUNT: Ten Percent (10%) of the Amount Bid

PROJECT:


(Name, location or address, and Project number, if any)
Water Reclamation Facility Static Screen Replacement

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

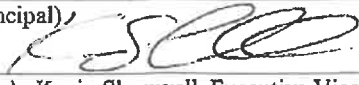
When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 21st day of November, 2022


(Witness) Dalonya Leaks


(Witness) Elizabeth Dawson

Reynolds Construction, LLC
dba Reynolds Construction of Florida, LLC

(Principal)  (Seal)

(Title) Kevin Shenwell, Executive Vice President

Travelers Casualty and Surety Company of America

(Surety)  (Seal)

(Title) William A. Kantlehner, III, Attorney-in-Fact





**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY


KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Andrea Cortes, Elizabeth Dawson, William A. Kantlehner III, William A. Kantlehner IV, Ryan P. Mitchell, Thomas J. Mitchell, S. Annette Mullet, Diane L. Phelps, Christopher E. von Almen, and Andrew G. Windhorst Jr. of Louisville, Kentucky** their true and lawful Attorney (s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies, business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

City of Hartford ss.

By: 
Robert L. Raney, Senior Vice President

On this the 21st day of April, 2021, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 21st day of November, 2022




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

BONDING AND INSURANCE

Key Colony Beach Static Screen Replacement



Bond & Financial Products
 7405 W. 130th Street
 Overland Park, KS
 Phone: (913)402-5436
 Fax: (913)402-5457

January 19, 2022

RE: **REYNOLDS CONSTRUCTION, LLC**

To Whom It May Concern:

This letter will serve to confirm Reynolds Construction, LLC has the ability to provide single project bonding in excess of \$30 million with an aggregate limit of \$175 million.

Travelers Casualty and Surety Company's commitment to write any final bond is conditioned upon several factors being reviewed and accepted by us as satisfying our underwriting criteria at the time the final bonds are required. Those factors include, but are not limited to, the final contract documents and all related contracts, the bid results, financing arrangements for the project, the financial condition of Reynolds Construction, LLC based on the most recent information available to us at the time of the final bonds are required and the terms of the requested final bonds.

This letter is issued only as a bonding reference as requested from our client and is not an assumption of liability or a bond. We assume no liability to third parties or to you if, for any reason, we do not execute said bonds.

Travelers Casualty and Surety Company of America, a member of the Travelers Group, is rated as A++(Superior), Financial Classification XV by A.M. Best Company and appears on the U.S. Treasury Department List of approved sureties and is licensed to conduct business in all 50 states. Should you require additional information regarding our relationship with Reynolds Construction, LLC, please contact us at the Louisville, KY address below.

It is with pride we recommend Reynolds Construction, LLC.

Sincerely,

William A. Kantlehner, III
 William A. Kantlehner, III
 Authorized Surety Representative

Arthur J. Gallagher Risk Management Services, Inc.
 1601 Alliant Avenue
 Louisville, KY 40299-6338
 (502)415-7000

*Our standard bond limit is \$30M per project. However, projects above \$30M are reviewed on a case by case basis prior to bond issuance.

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE REWROTTEN 4/27/2022																																																
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed, if SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements.</p>																																																				
<p>PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 1601 Alliant Avenue Louisville KY 40298</p>		<p>NAME: Ben Lewson PHONE: 502-415-7000 FAX: 502-415-7001 ADDRESS: Ben Lewson INSURER A: Travelers Property, Casualty, Co of America 22574 INSURER B: Indian Harbor Insurance Company 38940 INSURER C: Phoenix Insurance Company 25023 INSURER D: Charter Oak Fire Insurance Company 25015 INSURER E: Standard Fire Insurance Company 19070 INSURER F: ACCO Marine Insurance Company 22837</p>																																																		
<p>COVERAGES CERTIFICATE NUMBER: 528178000 REVISION NUMBER:</p> <p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>LINE</th> <th>TYPE OF INSURANCE</th> <th>CLASSIFICATION</th> <th>DESCRIPTION</th> <th>POLICY NUMBER</th> <th>POLICY EFF. DATE</th> <th>POLICY EXPI. DATE</th> <th>LIMITS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>COMMERCIAL GENERAL LIABILITY</td> <td>CCO001</td> <td>GENERAL LIABILITY</td> <td>VTH000000000000000000</td> <td>4/28/2022</td> <td>4/28/2023</td> <td>\$1,000,000 \$1,000,000 \$50,000 \$1,000,000 \$2,000,000 \$1,000,000</td> </tr> <tr> <td>2</td> <td>AUTOMOBILE LIABILITY</td> <td>CCO002</td> <td>COMBINED AUTOMOBILE LIABILITY</td> <td>VTDCAP0000000000000000</td> <td>4/28/2022</td> <td>4/28/2023</td> <td>\$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000</td> </tr> <tr> <td>3</td> <td>EXCESS LIABILITY</td> <td>CCO003</td> <td>EXCESS LIABILITY</td> <td>24010000000000000000</td> <td>4/28/2022</td> <td>4/28/2023</td> <td>\$10,000,000 \$10,000,000</td> </tr> <tr> <td>4</td> <td>EMPLOYERS COMPENSATION AND EMPLOYERS LIABILITY</td> <td>CCO004</td> <td>EMPLOYERS COMPENSATION AND EMPLOYERS LIABILITY</td> <td>UB07BA00000000000000</td> <td>4/28/2022</td> <td>4/28/2023</td> <td>\$1,000,000 \$1,000,000 \$1,000,000</td> </tr> <tr> <td>5</td> <td>PERSONAL AUTO</td> <td>CCO005</td> <td>PERSONAL AUTO</td> <td>CC07A000000000000000</td> <td>4/28/2022</td> <td>4/28/2023</td> <td>\$100,000 \$100,000 \$100,000</td> </tr> </tbody> </table>					LINE	TYPE OF INSURANCE	CLASSIFICATION	DESCRIPTION	POLICY NUMBER	POLICY EFF. DATE	POLICY EXPI. DATE	LIMITS	1	COMMERCIAL GENERAL LIABILITY	CCO001	GENERAL LIABILITY	VTH000000000000000000	4/28/2022	4/28/2023	\$1,000,000 \$1,000,000 \$50,000 \$1,000,000 \$2,000,000 \$1,000,000	2	AUTOMOBILE LIABILITY	CCO002	COMBINED AUTOMOBILE LIABILITY	VTDCAP0000000000000000	4/28/2022	4/28/2023	\$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000	3	EXCESS LIABILITY	CCO003	EXCESS LIABILITY	24010000000000000000	4/28/2022	4/28/2023	\$10,000,000 \$10,000,000	4	EMPLOYERS COMPENSATION AND EMPLOYERS LIABILITY	CCO004	EMPLOYERS COMPENSATION AND EMPLOYERS LIABILITY	UB07BA00000000000000	4/28/2022	4/28/2023	\$1,000,000 \$1,000,000 \$1,000,000	5	PERSONAL AUTO	CCO005	PERSONAL AUTO	CC07A000000000000000	4/28/2022	4/28/2023	\$100,000 \$100,000 \$100,000
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<p>CERTIFICATE HOLDER: USA</p> <p>CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>FOR INFORMATIONAL PURPOSES ONLY: <i>Ben Lewson</i></p> <p style="text-align: right;">AUTHORIZED REPRESENTATIVE</p>																																																				
<p>ACORD 25 (201603) The ACORD name and logo are registered marks of ACORD. © 1999-2016 ACORD CORPORATION. All rights reserved.</p>																																																				





REYNOLDS CONSTRUCTION, LLC.

Representative Project Experience & References

REFERENCES

Key Colony Beach Static Screen Replacement

City of Marathon
Dan Saus, Utilities Director
(305) 289-5009

Florida Keys Aqueduct Authority
1050 Kennedy Drive, Suite 307
Key West, FL 33040
David Hackworth
(305) 295-2152

Key Largo Wastewater District
Laura Weinstock (305) 451-4019

CITY OF KEY COLONY BEACH
KEY COLONY BEACH
KEY COLONY BEACH, FLORIDA



Project Description

The Project consisted of demolition of the existing pre-engineered metal building, furnishing and installing a UV replacement system to be sequentially installed to maintain the water reclamation facility operations; existing electrical, demolition, removal, and replacement; sequenced demolition and temporary services to maintain UV disinfection system during construction of improvements and construction of maintenance I-Beam trolley in existing ISAM Control Room.

At a Glance

Contract Amount:
\$348,967
Completion Date:
Substantial Completion Date: January 30,
2020
Owner Contact Info:
City of Key Colony beach
Pat Hyland
(305) 289-1212

KEY LARGO WASTEWATER DISTRICT DISENFECTION BASIN KEY LARGO, FLORIDA



Project Description

The scope of the project was to remove the existing coatings, make spot repairs in any locations where the concrete was in need of repairs by injecting a corrosion inhibitor along the full length of the cold joint, resurface the concrete and apply a high-performance protective coating system. Additionally, Reynolds installed effluent DI piping and valves for emergency removal. This work consisted of coring through the disinfection basin wall in one location, and installing piping, valves and other fittings as necessary to construct the emergency disposal piping.

At a Glance

Contract Amount:
\$343,104
Completion Date:
January 22, 2020
Owner Contact Info:
Key Largo Wastewater District
Laura Weinstock
(305) 451-4019

KEY LARGO WASTEWATER DISTRICT
KEY LARGO WASTEWATER
TREATMENT PLANT
KEY LARGO, FLORIDIA



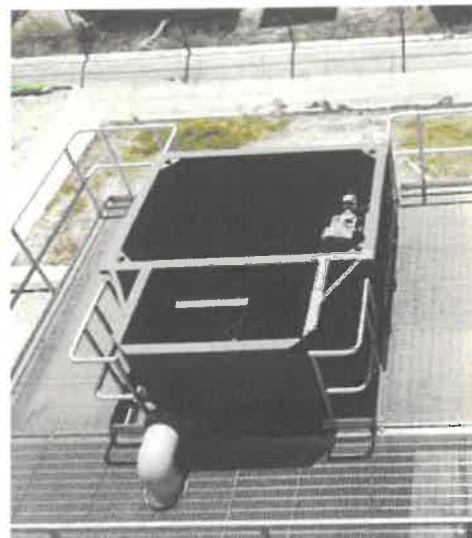
Project Description

The Key Largo Water Treatment District is performing capital upgrades on three of the WWTP's systems. These include the headworks, the process water pumping system and the walkway bridge between SBR #3 and the third floor balcony of the Operations Building. Headworks Bypass Piping and Repairs: This portion of the project includes installation of 18" bypass piping and associated fittings. Plant Process Water Pumping System Upgrade: This portion of the project induces replacement of the existing pump and hydro-pneumatic tanks with a variable speed pumping system and replacement of approximately 250' of existing 2" non-potable PVC underground water piping with 4" PVC. Walkway Bridge: includes providing and installing an aluminum walkway bridge with grating, handrails and kickplate between SBR #3 and the 3rd floor balcony of the operations building.

At a Glance

Contract Amount:
\$1,115,956
Notice to Proceed:
July 16, 2018
Completion Date:
May 31, 2019
Owner Contact Info:
Key Largo Wastewater District
Laura Weinstock (305) 451-4019
laura.weinstock@klwtd.com
Engineer Contact Info:
Weiler Engineering Corporation
Ed Castle
(305) 289-4163
edrcastle@me.com

FLORIDA KEYS AQUEDUCT AUTHORITY
BIG COPPITT WWTP
TERTIARY FILTRATION IMPROVEMENTS
KEY WEST, FL



Project Description

Reynolds installed 2 additional disk filters at the Big Coppitt Wastewater Treatment Plant that are being furnished by FKA. Two (2) membrane disk filters were installed which involved a coordinated shutdown that included the installation of 10" PVC pipe, flowmeters and chemical injection relocation. All electrical and instrumentation and controls upgrades were performed under the supervision of Reynolds.

At a Glance

Contract Amount:
\$784,764

Notice to Proceed:
September, 15, 2020

Completion Date:
June 11, 2021

Owner Contact Info:
Florida Keys Aqueduct Authority
1050 Kennedy Drive, Suite 307
Key West, FL 33040

David Hackworth
(305) 295-2152

Engineer Contact Info:
CPH Engineers
Kyle Bechtelheimer
(305) 274-4805

CITY OF MARATHON
MARATHON AREA 3, 4, & 5 WWTP UPGRADES
MARATHON, FLORIDA



Project Description

This project upgraded the city's wastewater treating capacity.

For Marathon Area 3, Reynolds replaced an existing membrane disc filter with a new membrane disc filter, modified existing screenings equipment, installed a new 125,000 gallon field welded steel equalization basin, and replaced existing blowers with new blowers.

For Marathon Area 4, Reynolds installed a new membrane disc filter and rehabilitated the existing sand filters.

For Marathon Area 5, Reynolds upgraded the MBR system, installed a new screening system with free standing elevated steel platform, along with multiple pump and piping upgrades. The pumps were dry pit installation.

At a Glance

Contract Amount:
\$9,000,617

Notice to Proceed:
January 3, 2017

Completion Date:
January 21, 2022

MGD:
0.9

Owner Contact Info:
City of Marathon
Dan Saus, Utilities Director
(305) 289-5009

sausd@ci.marathon.fl.us

Engineer Contact Info:
Weiler Engineering Corporation
Steve Suggs, Project Manager
(941) 505-1700

ssuggs@weilerengineering.org



"Excellence in Engineering"

6805 Overseas Highway
Marathon, Florida 33050
(305) 289-4161 ph
(305) 289-4162 fax

To: Mr. Kevin Shemwell, Vice President
From: Steve Suggs, P.E.
Date: September 21st 2018
Re: Area 3 & 4 WWTP Upgrades & Area 5 Rehab, Marathon Florida

Mr. Shemwell,

I would like to take this opportunity to thank Reynolds Construction LLC, on their outstanding performance with the Area 3 & 4 WWTP Upgrades project and continued performance with the Area 5 WWTP Rehab project in Marathon FL. I would particularly like to thank Josh Vondersaar for managing the projects and Jermei Gilrod, Project Superintendent, for his phenomenal work.

The Area 3 & 4 WWTP Upgrades had an aggressive timeframe to get new equipment operational in order to satisfy FDEP requirements. I am pleased to say that the Reynolds Construction team was not only able to meet this deadline but did so even with the immense challenges posed by Hurricane Irma and its aftermath. This would not have been possible if not for Josh and Jermei's hard work.

Due to the success of the Area 3 & 4 WWTP Upgrades project and the hard work of the Reynold's team, the City of Marathon felt comfortable awarding the Area 5 WWTP Rehab Project to Reynolds Construction as an emergency change order. Not only did this project not have a completed plan set at the time of the change order (plans were at 30%), but it also posed significant challenges in the phasing of work. The Reynolds team was up for the challenge and I am happy to report that the project is on schedule and under budget for the original scope of work. I credit this largely to Jermei's skill and Josh's involvement with the project and his handling of sub-contractors which is an especially difficult task in the FL Keys.

On behalf of WEC I would like to thank Reynolds Construction for their excellent work on these projects. We appreciate the quality, attention to detail, and overall performance, that Reynolds has shown throughout these project. I look forward to working with Josh and Jermei as well as the whole team at Reynolds Construction LLC on future projects.

Sincerely,

Steve Suggs P.E.



CITY OF
MARATHON, FLORIDA

9805 Overseas Highway, Marathon, FL 33050
Phone (305) 743-0033 | www.ci.marathon.fl.us

March 19, 2019

Mr. Kevin Shemwell, Vice President
Reynolds Construction, LLC
300 East Broad Street
Fairburn, GA 30213

RE: City of Marathon Utilities Projects

Dear Mr. Shemwell,

Regarding the projects listed below, The City of Marathon Utilities Team would like to acknowledge the focus, knowledge, professionalism, dedication, quality of work, and “can do” attitude provided by the Reynolds Operations Team.

The Reynolds Team of Josh Vondersaar, Kevin Conkey, and Jeremy Girod have been dedicated to the job, extremely responsive to change requests and have stayed on schedule and work extremely well with City staff and our engineers. Kevin and Jeremy stay in constant contact with the City’s operations staff to make sure all of the work is coordinated with required plant operations. Nighttime work has been used as have other very creative ideas presented successfully by the Reynolds team. Jeremy and Kevin are a wonder of constant planning and execution. The work seems to flow seamlessly toward completion regardless of the issues of the day.

Reynolds Construction has successfully performed and continues to perform admirably on a number of contracts for the City of Marathon. The following projects have been successfully completed, on time and with-in budget:

- Service Area 6 Force Main Extension (2016-2017)
- Service Area 3 & 4 WWTP Upgrades (2017-2018)
- Service Area 3 Force Main Extension (2017)
- Service Area 5 Membrane Upgrade Project (2018)

Currently we are in progress of a project with the Reynolds Team in Service Area 5 which was awarded on March 13th, 2018 and includes steel tank and glass lined tank repairs, headworks replacement, piping, valves, pumps, control systems, and lots of other miscellaneous work. This project has been a big challenge because it is an upgrade to an existing wastewater treatment plant that is running at 100% capacity during the entire construction project. Currently it is on-time and on budget and we have maintained full compliance with advanced wastewater treatment standards throughout the project.

This operations team has been a pleasure to work with these last several years. Kevin and Jeremy would offer ideas and suggestions about anything that would be beneficial to the project. This gave us an opportunity to draw on their expertise and experience and we took advantage of it regularly. We hope to continue working with them on future projects and appreciate their professionalism and dedication to our projects.

Sincerely,

Daniel Saus

Utilities Director



Water and Wastewater Utility Operations, Maintenance, Engineering, Management, Construction

**Mr. Kevin Shemwell, Vice President
Reynolds Construction, LLC
300 East Broad Street
Fairburn, GA 30213**

RE: City of Key Colony Beach

Dear Mr. Shemwell,

Regarding the city of Key Colony Beach UV replacement project completed February 2020 I would like to acknowledge the focus, knowledge, professionalism, dedication, quality of work, and "can do" attitude provided by the Reynolds Operations Team.

The Reynolds Team of Josh Vondersaar and Jeremy Girod have been dedicated to the job and extremely responsive to change requests and have stayed on schedule and work extremely well with City staff and our engineers.

Josh and Jeremy stay in constant contact with the City's operations staff to make sure all of the work is coordinated with required plant operations.

The Reynolds team attention to detail and planning is obvious in the performance of the installation of our equipment the UV reactors were able to be removed and replaced without any interruption to the facility operation. I was particularly impressed by their attention to safety.

I look forward to working with them again on future projects.

**David L Evans
US Water Service Corporation
Senior Project Manager**

98310 Overseas Highway * Key Largo * Florida 33037
Telephone: 305-853-5122 * Toll Free: 866-756-8292 * Fax: 305-853-5124

4939 Cross Bayou Boulevard * New Port Richey, Florida 34652
Telephone: 727-848-8292 * Toll Free: 866-756-8292 * Fax: 727-848-7701



MITTAUER
& ASSOCIATES, INC.
CONSULTING ENGINEERS &
PROJECT FUNDING SPECIALISTS

580-1 WELLS ROAD
ORANGE PARK, FL 32073
PHONE: (904) 278-0030
FAX: (904) 278-0840
WWW.MITTAUER.COM

February 21, 2020

Mr. Kevin Shemwell
Executive Vice President - Southeast Division
Reynolds Construction, LLC
300 E. Broad Street
Fairburn, GA 30213

RE: WRF Improvements, Phase 2 (UV Replacement)
City of Key Colony Beach, Florida
Mittauer & Associates, Inc. Project No. 0604-12-1

Dear Mr. Shemwell:

I would like to express my appreciation for your team's fine work on the subject Key Colony Beach, Florida project designed by our office. The Reynolds team, lead by Project Manager Josh Vondersaar, were instrumental in the successful completion of this project.

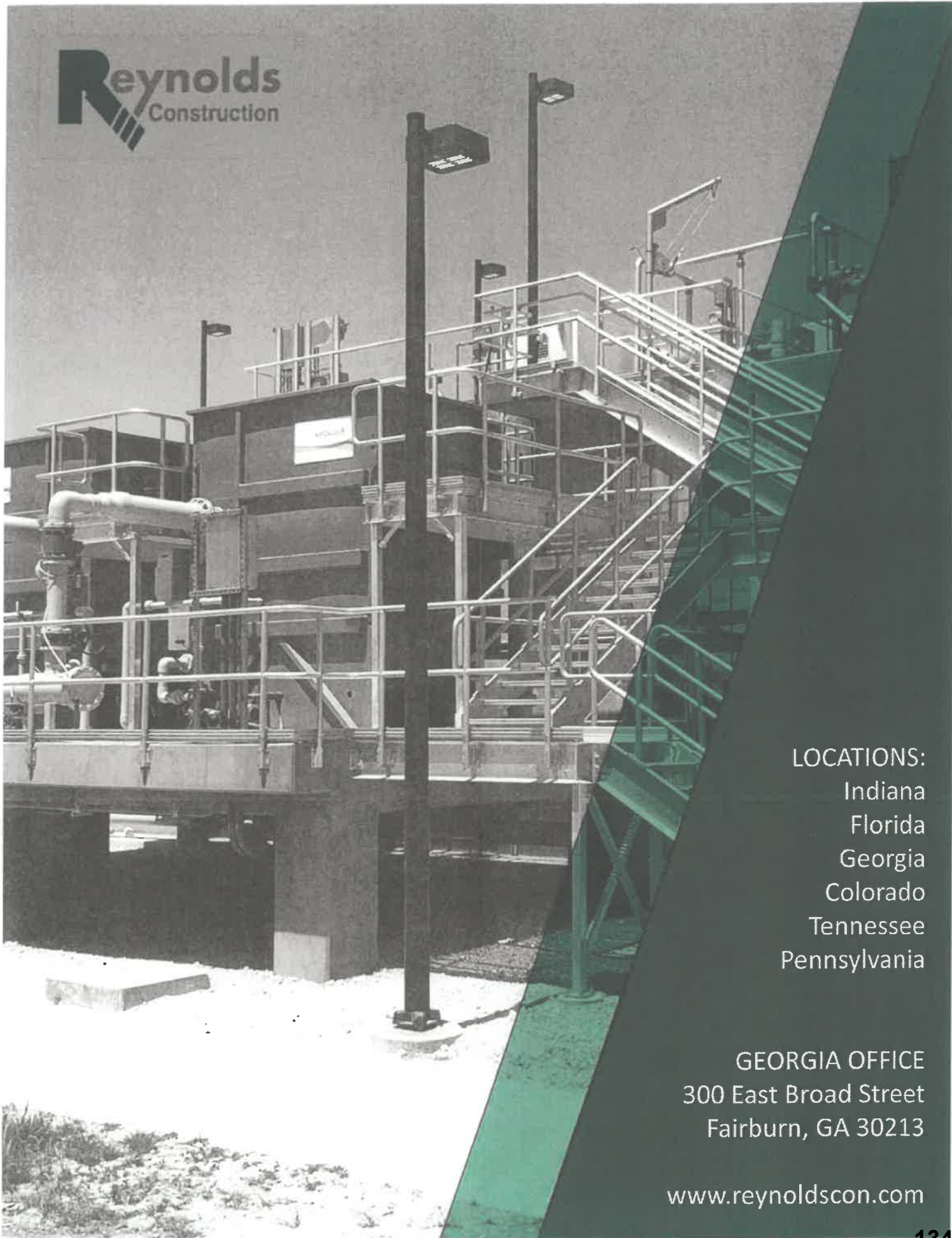
Over the course of construction, we found Reynolds' staff to be very knowledgeable and responsive regarding the completion of the work. They consistently performed in a professional manner, communicated in a clear and timely fashion, and addressed unforeseen issues in the field effectively. The result was a high-quality work product, delivered on time, that the Owner appreciated.

Again, thanks to the Reynolds operations team for their dedicated efforts on our project. We look forward to working with Reynolds Construction on future projects.

Sincerely yours,
Mittauer & Associates, Inc.

Jason R. Shepler, P.E.
Vice President of Environmental Services

JRS/pj



LOCATIONS:
Indiana
Florida
Georgia
Colorado
Tennessee
Pennsylvania

GEORGIA OFFICE
300 East Broad Street
Fairburn, GA 30213

www.reynoldscon.com

**CITY OF KEY COLONY BEACH UTILITY BOARD
REGULAR MEETING
MINUTES**

**Tuesday, December 20, 2022 – 9:30a.m.
City Hall Annex**

Call to Order, Roll Call:

The regular meeting of the Utility Board was called to order at 9:30 a.m.

Answering to roll call were Bud Fernandes, Toni Appell, Bill Fahs, and Dan Gleason

Excused: Greg Burke

Also Present: City Administrator Dave Turner, Utility Clerk Pat Hyland, Public Works Supervisor Mike Guarino and Plant Operator Dave Evans. Public – 4

Oath of Office – Administered to all Board members present.

Selection of Officers – Toni Appell was nominated for Chairperson. There being no other nominations for Chairperson, Ms. Appell was selected by unanimous acclamation. Dan Gleason was nominated for Vice Chairperson. There being no other nominations for that position, Mr. Gleason was selected by unanimous acclamation. Anthony Fernandes was nominated for Treasurer, with no other nominations made he was selected by unanimous acclamation.

Next Meeting Discussion – the next Utility Board Meeting is scheduled for Tuesday, January 17, 2023 at 9:30am.

Approval of the Minutes: Regular Meeting Minutes November 16, 2022

Motion – Moved by Bill Fahs and seconded by Bud Fernandes to approve the Minutes of November 16, 2022.

On the Motion: Roll Call Vote. Unanimous Approval.

Vulcan Screen Replacement Bid opening Results

Chairperson Appell recused herself from discussion and vote. Mr. Turner informed the Board the bid opening was held on November 21st. Reynolds Construction was the sole bidder with a total bid of \$141,950.00. Included in the bid is the Odor Control System Allowance amount of \$15,000.00. Board members asked questions and discussed particulars of the work to be done and contract. Plant Operator Dave Evans stated this contractor has been used before and has a very good work history and reputation for quality work. Mr. Turner reminded the Board members their motion to recommend approval would be brought to the City Commission for final approval.

Motion – Moved by Dan Gleason and seconded by Bud Fernandes to recommend approval of Reynolds Construction bid in the amount of \$141,950.00.

On the Motion: Roll Call Vote. Bud Fernandes: yes, Dan Gleason: yes, Bill Fahs: yes

Mr. Turner will bring the recommendation to the next City Commission meeting scheduled for January 26, 2023.

Change Order for Haack Excavating to Include Next Stormwater Phase – Mr. Turner updated the Board members on the progress of the 10th Street Stormwater work thus far. The first injection well will be installed by the end of the day. Swale work is about completed on the west side of 10th Street. The east side swale work will begin after the Holidays. Chairperson Appell stated the project is looking great. The contractor cleans the street at the end of each day, as he has a water truck on site. Board members agreed the work is going along very well. Mr. Turner stated the next phase will be starting soon, which will cover the remainder of the properties between 320 through 551 10th Street. A second injection well will be installed in that section as well. Mr. Turner will speak with Mr. Haack regarding continuing the work on 10th Street at the same rates. Mr. Fernandes asked if a resident workshop would be held for the property owners who will be affected by the next phase of the project. Mr. Turner said a date will be scheduled and property owners would receive notification ahead of time.

Utility Clerk Report –

The Stewardship funding for the Stormwater project will cover the installation of the first injection well. Confirmation was received from the DEP for unused funds to be carried over and applied to the second injection well and other work outside of swale work. In addition to the Stewardship funding, the SWAG grant for \$212,000.00 will be applied to the swale work. The Stormwater grant for \$2.6M will be applied to the completion of Phase B, which covers the remainder of 10th Street southern portion, southern portion of 9th street, all of 11th Street and swale work on 12th Street.

Notification of stormwater work for the 2nd portion of 10th Street (320 through 551 10th Street) will be sent to property owners

this week.

For the month of November there were 4 property transfers completed with a total of \$600.00 collected in transfer fees. There were no sewer connection fees collected. A total of 6 property inquiries were processed resulting in \$90.00 collected in inquiry fees. The October quarterly billing is 96% collected as of November 30th.

Operator's Report: Included as part of the Minutes.

Mr. Evans provided his monthly update on the plant, RO system and collection system.

Mr. Evans reported the stand and ladder access to the mixer is corroding. He recommended adding this item on the capital project list as a high priority. Replacement cost may be approximately \$30,000.00. It was discussed and decided this is a safety issue and should be considered an emergency, therefore specs would be needed.

Motion – Moved by Bud Fernandes and seconded by Bill Fahs to request Mittauer Engineering to prepare the engineering specs for this work.

On the Motion: Roll Call Vote. Unanimous Approval

Mr. Evans was asked if he had been able to obtain a quote from Haack Excavating for the repair work of manhole #53 on 10th Street. Mr. Evans has not heard back from that contractor, but submitted a quote received from 3rd Generation Plumbing in the amount of \$4,750.00 to do the work. Mr. Evans was instructed to contact 3rd Generation to schedule the work if the other contractor failed to respond by the end of the week.

Treasurer's Report:

Mr. Fernandes presented the Treasurer's report for the month of November.

Financial Reports: The November Financial Reports for the Utilities are ready and available.

Wastewater/Sewer Warrant #1122: was approved in the amount of \$78,394.45

Stormwater Warrant: #1122: was approved in the amount of \$26,700.00

The meeting adjourned at 10:15 a.m.

The next meeting will be on Tuesday, January 17, 2023 at 9:30 a.m..

Respectfully Submitted by:

Pat Hyland

Pat Hyland, Utility Clerk

*** Note: A mechanical recording has been made of the meeting of which these minutes are a part, and a copy is on file in the office of the Utility Clerk, as a public record. ***

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Appell, Antoinette "Toni" Marie</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Utility Board
MAILING ADDRESS <i>P.O. Box 510826</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Key Colony Beach</i>	COUNTY <i>Monroe</i>
DATE ON WHICH VOTE OCCURRED	NAME OF POLITICAL SUBDIVISION
	MY POSITION IS <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Antoinette "Toni" Appell, hereby disclose that on Tues. December 20, 2022

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate. _____
- inured to the special gain or loss of my relative. _____
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I am a sitting Board Member on Florida Keys Aqueduct Authority that has done business or will do business in the future with Reynolds Construction that has submitted bid to perform a project for the City of Key Colony Beach, where I now sit on this Utility Board as Chairperson.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

12/20/22
Date Filed

Antoinette "Toni" Appell
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Silvia Gransee

From: David Turner <cityadministrator@keycolonybeach.net>
Sent: Friday, January 13, 2023 6:12 AM
To: Silvia Gransee; KCB Mayor; J S; Dirk Smits; Joseph Raspe; Tom Harding; Freddie Foster; Beth Ramsay-Vickrey
Subject: Hiring a project manager

Mayor,

After our legal meeting I thought about my work load and the future of the city.

I am requesting the Commission hire a project manager to handle everything outside of the scope of a City Administrator's defined job.

I stepped up to save the city what would have been 400,000.00 over the next 3 years using my certifications in project management, Fire and an owner of a large construction company for over 34 years.

I stepped up to manage these projects which in fact are outside the scope of a City Administrator. Rather than this being a positive the result has been to blame everything about the projects very existence on the City Administrator (me).

Being the "face" of these efforts will negatively impact my ability to run the City and maintain positive relationships with the community. Having a third party project manager will allow me to be a bridge and mediator instead.

Let's not forget the Commission made the decision to engage in these projects then hired an engineering firm to do the stormwater project ,an architect to do the City Hall project. I am just overseeing the construction as of now to save the city money.

I did not design the system or the installation method of stormwater project nor design City Hall and the rules put in place by federal and State agencies on how projects must be built.

No other City Administrator that I contacted do such work and advised me I should not be involved and reminded me my job is to run the City and it's daily operations not be a project manager. As one told me "you are the conductor of the orchestra you can't play the drums too"

We have K2M on board as our engineering team they charge 140.00 to 165.00 an hour to supply a Product Manager. They can oversee projects ,write RFPs, post bids, award contracts, manage itemized reports for grant remittances etc.all jobs a city planning department would handle which I do now myself as we do not have such a department.

We are a small city and all staff step up and do more than one job and I'm grateful for that but we are to a point we need to do this for the betterment of the city.

I'm going to add this to the Agenda so we can discuss and hopefully approve this move as it will give me more time to concentrate on daily operations, grants, and positioning the city for advancement in the County and State.

Thank you
Dave Turner
City Administrator
City of Key Colony Beach
305.849.0273

KCB Pickleball Court Rotation Guidelines

Objective

To establish guidelines for court rotation during high traffic times (7am-11am) in a way that welcomes all players regardless of skill and provides a satisfying playing experience

Guidelines

- All players must use the paddle line system when all courts are full and other players are waiting
 - 4 paddles to a slot which designates the next group to get a court
 - ALL 4 players who have just completed a game must come off
 - Upon leaving a court after a game, players must place their paddle at end of paddle line
 - All paddles must display the player's name
 - Players may only place one paddle at a time in paddle line
 - No player may touch any paddle in the paddle line other than their own
 - Players may group their paddles to play together but must play in paddle line slot order
 - If there are less than 4 paddles in the next slot to play, paddles must be added and that group play BEFORE the next group can get a court
- Special Courtesy
 - When less than 4 players are waiting for a court and there is a group playing, when that group is done with a game, they must invite the waiting player(s) to play in their next game
 - Following this round, the group that was first playing may play another game and then repeat the invitation to the waiting players, if less than 4 players are still waiting
- One court may be designated as a "challenge court"
 - Challengers must place their 2 paddles next to net posts to challenge
 - Winners must not split up
 - Winners may stay for a maximum of 2 consecutive games if all courts are full and others are waiting
- There will be no formal skill level segregation

Governance

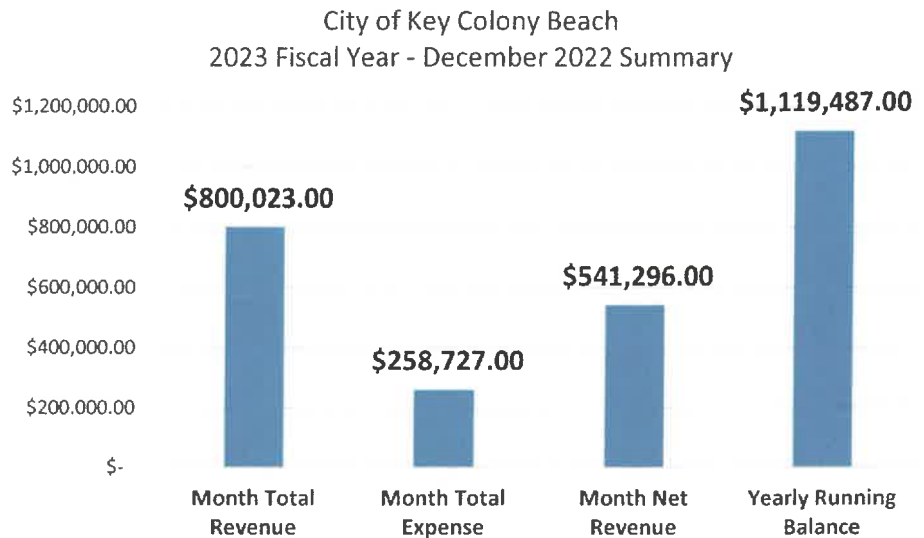
- These guidelines must be posted at the entrance to the courts from the parking lot and under Tiki
- Volunteers will serve as court monitors and wear identifying wrist bands to do the following:
 - Greet newcomers
 - Direct newcomers to the posted Guidelines
 - Answer questions and/or Resolve any disputes regarding these Guidelines
- Court Monitors will be volunteers from Pickleball players who routinely play on KCB courts and have demonstrated a good knowledge of these guidelines to the Chairman of the KCB Recreation Committee or his/her designee

City of Key Colony Beach

Treasurer's Report – January 19, 2023

- ✓ December 2022 financial summary
 - 3rd month of 2023 fiscal year budget
 - Ad Valorem Tax starting to come in
 - General cash accounts in excellent condition, at \$3,582,714.00
 - Restricted cash accounts in excellent condition, at \$3,263,522.00
 - Infrastructure at \$2,190,034.00
 - Capital projects for review this year
 - Sadowski Bridge repair
 - New City Hall demolition and start of construction
 - Gazebo park - building repair
 - Implementation of children's play structure
 - Completion of 10th street Stormwater improvements – Utility Board
 - For awareness past budget rollover amounts from previous years:
 - 2022
 - City finances \$609,470.00
 - Wastewater finances \$110,873.04
 - Stormwater finances \$116,216.00
 - 2021
 - City finances \$147,978.00
 - Wastewater finances \$230,224.74
 - Stormwater finances \$25,054.00

- Monthly tracking file has been updated with December 2022 with actual results, with summary plot below.



- Wastewater funds

- Electricity expenses tracking higher than budgeted amount for year to-date (\$11,000 over year to-date budget)
- Note last year rollover funds were lower, will need to watch for FY 2023 related to overall income vs. expenses to help fund long term capital project needs with rollover funds

- Debt summary

- Total Debt \$5,351,047.87
 - Horizon Bank Loan (Sunset Park/Sadowski lighting) \$1,232,651.00
 - 2.42 % interest
 - \$13,446.25 monthly payment
 - Payoff - March 09, 2031
 - City finances revenue path
 - Florida State Revolving Loan (Wastewater 30De22) \$4,118,396.87
 - 0.71 % interest rate
 - Payoff scheduled for 2038
 - Yearly payment of \$272,753.40, average monthly of \$22,729.45
 - Wastewater fee revenue path
 - Thus, average current monthly debt \$36,175.70
 - Yearly debt (2 different revenue paths) \$434,108.40

- Summary file has been organized for the New City Hall income funds and expected expenses as a Draft. Plan to add additional detail and depth each month and maintain based on estimates being updated and the cost of potential financing options are understood for interest rates and fees.
 - Funding estimated to-date \$6,022,893.28
 - Expected expenses \$9,130,495.00
 - Expected financing needs \$3,107,601.72
 - Sensitivity analysis completed using 5% commercial financing interest rate
 - We can afford a loan amount from \$3M to \$5M based on length of loan from 15–20-year payback period
 - Assumed criteria of affordability - \$400,000 per year for payments
 - Expected loan approval would need to be completed in CY 2023 for expected costs, with timeframe for approval needed of 3 months
 - Expected loan would need to be available late CY2023 to assure cash flow for construction costs

**City of Key Colony Beach
New City Hall construction financing plan - DRAFT**

Revenue Status

Item	Description	Amount	Comments
1	Infrastructure cash	\$ 2,190,034.00	
2	Infrastructure 2023 funding	\$ 400,000.00	Estimated as of Dec 2022
3	Potential 2023 FY rollover amount from budget to be available in 2024 FY	\$ 400,000.00	Potential for Oct 2023 CY funds
4	State of Florida Grants - Public Safety Facility Hardening	\$ 2,282,859.28	Review deadline for start of use of funds
5	FEMA Irma funding potential	\$ -	
6	Potential use of General Cash Iberia Bank Account	\$ 750,000.00	
7	Total potential revenue	\$6,022,893.28	

Expenses

Item	Description	Amount	Comments
1	Current City Hall asbestos removal	\$ 3,495.00	Formal estimate received
2	Current City Hall demolition	\$ 100,000.00	No formal estimate yet
3	New Building	\$8,000,000.00	Budgeted amount, based on 11,500 square feet, and cost per square foot. Comparison buildings from last 1-2 years, \$500-\$600 per square foot
4	Parking lot, landscape, lighting	\$ -	Plan to include in building quote
5	Inside office furnishings	\$ 142,000.00	Initial estimate complete
6	Continued trailer rentals through construction period	\$ -	Expenses covered in yearly FY budget
7	Building communication electronics	\$ 50,000.00	No formal estimate yet
8	Outside seating and park furnishings	\$ 10,000.00	No formal estimate yet
9	Engineering support services	\$ -	Review contractor contract
10	Architect support services	\$ -	Review and verify in current contract
11	Accounting support services	\$ 25,000.00	
12	Legal support services	\$ -	
13	Change orders	\$ 400,000.00	Assume 5% of total costs
14	Inflation costs as project is executed	\$ 400,000.00	Assume 5% of total costs
	Total Expenses	\$9,130,495.00	

**City of Key Colony Beach
New City Hall construction financing plan - DRAFT**

Financing Needs Conservative Option		
Total Revenue		\$6,022,893.28
Total Expenses		\$9,130,495.00
Financing needs		\$3,107,601.72
10 Year Loan		
Bank qualified commercial financing rate, 10 year rate		5.00%
10 year monthly payment		\$ 39,324.00
Yearly payment planning for budget		\$ 471,888.00
15 Year Loan		
Bank qualified commercial financing rate, 15 year rate		5.00%
15 year monthly payment		\$ 30,865.00
Yearly payment planning for budget		\$ 370,380.00
20 Year Loan		
Bank qualified commercial financing rate, 20 year rate		5.00%
20 year monthly payment		\$ 20,687.00
Yearly payment planning for budget		\$ 248,244.00

Dec 15, 2022 First Horizon 4.61 % 10 year fixed rate

Financing worst case - limit of capability		
Financing need		\$6,000,000.00
Rate		5.00%
10 year monthly payment		\$ 71,602.00
10 year yearly payment		\$ 859,224.00
15 year monthly payment		\$ 55,410.00
15 year yearly payment		\$ 664,920.00
20 year monthly payment		\$ 39,587.00
20 year yearly payment		\$ 475,044.00
Financing worst case - limit of capability		
Financing need		\$5,000,000.00
Rate		5.00%
10 year monthly payment		\$ 60,337.00
10 year yearly payment		\$ 724,044.00
15 year monthly payment		\$ 46,844.00
15 year yearly payment		\$ 562,128.00
20 year monthly payment		\$ 32,998.00
20 year yearly payment		\$ 395,976.00

**City of Key Colony Beach
 New City Hall construction financing plan - DRAFT**

Financing Needs Optimistic Option		
	Total Revenue	\$6,022,893.28
	Total Expenses	\$9,130,495.00
	Financing needs	\$3,107,601.72
	Bank qualified standard commercial financing rate	5.00%
	State of Florida Grant requested - NOT APPROVED at this time	\$4,000,000.00
	Net Financing Need after approval of potential State Grant	\$ -

Financial data provided by Jen Johnson

Treasurer’s Report compiled by Tom Harding

CITY OF KEY COLONY BEACH

Warrant Number	11-12.2022	
Items paid from to	November 1, 2022 December 31, 2022	
General Fund Checking Account - 6871	\$559,106.90	
Escrow Account - 5537	-	
Payroll Account - 2942	\$156,428.59	
Infrastructure Account - 8644	-	
Road Reserve Account - 8677	-	
Impact Fees Account - 8669	\$2,600.00	
First State Bank - 3703	-	
Sewer Money Mkt - 0301	-	
Stormwater Account - 0128	\$46,700.00	
Sewer Account - 6006	<u>\$151,265.58</u>	
TOTAL DISBURSEMENTS		<u><u>\$916,101.07</u></u>

RESOLUTION NO. 2023-01

A RESOLUTION BY THE CITY OF KEY COLONY BEACH, FLORIDA, ADOPTING RULES OF PROCEDURE FOR VOLUNTEER/ADVISORY BOARDS.

WHEREAS, the City of Key Colony Beach, Florida (hereinafter “City”) desires uniform procedures to provide guidance and structure to City volunteer/advisory boards (hereinafter “Boards”); and

WHEREAS, the City Commission of the City of Key Colony Beach (the "City Commission") finds rules of procedure promotes efficiency with regard to conducting official business of the City; and

WHEREAS, the City Commission of the City of Key Colony Beach finds and declares that the adoption of this Resolution is appropriate, and in the public interest of this community.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above recitations are hereby adopted and incorporated herein.

Section 2. This Resolution creates new Rules of Procedure to provide as follows:

- A. **Meetings:** All meetings of the Boards shall be held in accordance with the provisions of Florida Statutes. The public shall at all times be afforded access to all meetings. All business of the Boards shall take place at noticed Board meetings. Board meeting dates for the following year shall be placed on the agenda at the next scheduled meeting immediately following the City Commission organizational meeting (or the following meeting if said meeting is cancelled). Board meeting schedule may only be modified by a majority vote of the Board. Workshops, and special meetings, are not available to Boards unless required by law or approved by the City Commission. If considered urgent and necessitates immediate action, a special meeting requested by a Board may be approved by the Mayor and the notice and Board minutes shall reflect the reason for the special meeting. For purposes of this section, meetings shall be defined as a formal meeting at which official acts are to be taken; workshops shall be defined as an informal meeting with no formal action taken; special meetings shall be defined as a meeting that is urgent and demands immediate action to protect the community, residents, or property.
- B. **Notice:** Except in the case of special meetings, the City Clerk shall provide notice of meetings, hearings, and workshops no less than seven (7) days before the event. Notice for special meetings shall be given at least 24 hours before the meeting. Notice shall include a statement of the general subject matter to be considered.
- C. **Commencement of Board Meetings:** Meetings of the Boards shall commence as noticed by the city clerk pursuant to the schedule submitted by each Board, except if a meeting date shall fall on a legal holiday or during a state of emergency, then the meeting date shall be canceled.

- D. Attendance: Pursuant to City Code, as may be amended from time to time, if any member fails to attend two (2) of three (3) successive meetings without cause and without prior approval of the chairman, the board shall declare the member's office vacant, and the city commission shall promptly fill such vacancy. In the event of a vacancy created other than by the expiration of a term, the city commission shall appoint a person to serve for the remainder of the unexpired term.
- E. Agenda Item Submission and Deadline: The City Clerk, with the advice of the Chair, shall prepare an agenda of subjects to be discussed for each meeting. Agenda items must be submitted at least seven (7) business days prior to publication date. Agenda items may also be added to the agenda by majority vote of the Board during a public meeting.
- F. Preparation and Approval of Minutes: Minutes shall be taken at all meetings. Minutes must be approved before they can be considered as an official record of the City. A copy of the minutes from the previous meeting shall be distributed to the board members at least one (1) business day before the following meeting. The minutes of the previous meeting shall be corrected and approved by the board members at the beginning of each meeting. A majority vote is required for approval. Conflicts regarding the content of the minutes shall be decided by majority vote.
- G. Quorum: A quorum must be present for conducting Board meetings. A quorum is a majority of the board members. It is the duty of the Chair to enforce this rule. If, during the course of a meeting, a board member leaves and a quorum no longer exists, the meeting cannot continue.
- H. Voting (Majority): Passage of a motion shall require the affirmative vote of a majority of board members present and voting at a meeting at which a quorum is present. Board members attending virtually may participate in discussion but shall not vote.
- I. Abstentions: A board member shall vote on all motions unless there exists a conflict of interest which would prevent that board member from making a decision in a fair and legal manner in accordance with applicable law. If a conflict of interest does exist, the board member shall explain for the record the decision to abstain on any vote and file a statement with the City Clerk per Florida Statutes.
- J. Board Members: Individual Board members can apply and serve on one (1) Board. In the application process, applicants shall advise the City Commission of their preference by selecting their preferred Board in ranking order (i.e., 1, 2, and 3). Board members currently serving on multiple Boards shall advise the City Clerk of his or her Board preference to be considered by the City Commission for reappointment at the next available City Commission meeting.
- K. Board Member Training: Appointed Board members are required to annually take a 4-hour training course related to Florida Statutes and the Chair is required to take an additional 1-hour training related to Chair duties.
- L. Chair: The Chair is responsible for the orderly conduct of the meeting. To fulfill this duty, the Chair must enforce the rules of procedure that are adopted by the City Commission. The Chair shall be impartial and conduct the meetings in a fair manner. The chair may introduce motions and second any motion.
- M. Vice-Chair: The Vice-Chair shall fulfill the duties of the Chair if the chair is not in attendance.
- N. Decorum: All board members must conduct themselves in a professional and respectful manner. All remarks should be directed to the chair and not to individual board members, staff, or citizens in attendance. Personal remarks are inappropriate. A board member is not allowed to speak at a meeting until being recognized by the chair. All comments made by a chair shall address the agenda item that is being discussed. The Chair shall enforce these rules of decorum. If a board member believes that a rule has been broken, a point of order can be raised. A second is not required. The chair can rule on the question or allow the board members to debate the issue and decide the issue by a majority vote.

- O. Reports to the City Commission: Boards may submit reports to the city clerk for inclusion on the City Commission agenda. Reports shall be submitted at least seven (7) business days prior to the City Commission meeting. All reports to be submitted to the City Commission shall be approved by a majority vote of the board members prior to submission.
- P. Budget: Boards provided with a budget by the City shall submit their budget, including backup information and material, to the City Administrator by June 1st each year.
- Q. Purchasing: Boards, provided with a budget, shall discuss required items during the organizational meeting and provide the City Administrator with a list of items requested for purchase. In accordance with City Code, purchasing items in the amount of \$500.00 - \$5,000 requires three (3) quotes, unless reviewed and approved by City Attorney to determine if less than three (3) quotes are legally sufficient, to be submitted to the City Administrator for review and approval determination. Purchasing items under \$500.00 are to be submitted to the City Administrator for review and approval determination. For purchasing items over \$5,000, City Commission approval is required.
- R. Rules of Procedure: This Rules of Procedure for Voluntary/Advisory Boards Resolution shall supersede Robert' s Rules of Order on any subject specifically addressed herein; however, on any matters not specifically addressed by this Resolution, Robert' s Rules of Order shall prevail to the extent possible.

Section 3. The City Clerk is authorized to record this Resolution in the appropriate record book upon its adoption.

Section 4. If any clause, section, or other part of this Resolution shall be held by any Court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and shall in no way affect the validity of the remaining portions of this Resolution.

Section 5. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This Resolution shall become effective immediately upon adoption.

[THE REMAINDER OF THIS PAGE IS INTENIONLLY LEFT BLANK]

PASSED AND ADOPTED by the Key Colony Beach City Commission, at its regular meeting of the City held on _____, 2023.

AYES:

NOES:

ABSENT:

ABSTAIN:

Patricia Trefry, Mayor

Silvia Gransee, City Clerk

(City Seal)

Approved as to form and legal sufficiency:

Dirk Smits, City Attorney



Published Weekly
Marathon, Monroe County, Florida

PROOF OF PUBLICATION

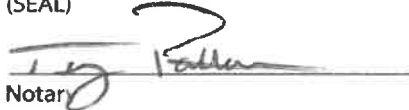
**STATE OF FLORIDA
COUNTY OF MONROE**

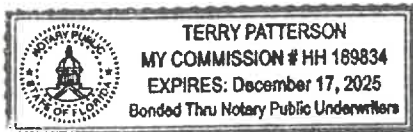
Before the undersigned authority personally appeared **JASON KOLER** who on oath, says that he is **PUBLISHER** of the **WEEKLY NEWSPAPERS**, a weekly newspaper published in Marathon, in Monroe County, Florida; that the attached copy of advertisement was published in said newspaper in the issues of: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

January 5, 2023

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 day of Jan 7, 2023
(SEAL)


Notary



**PUBLIC HEARING NOTICE
CITY OF KEY COLONY BEACH
NOTICE OF SECOND/FINAL CODE
AMENDMENT HEARING**

NOTICE IS HEREBY GIVEN that the City Commission of the City of Key Colony Beach, Florida will hold a Second and Final Public Hearing on Thursday, January 19, 2023, at 9:30 a.m., Key Colony Beach City Hall Annex Trailer, 600 W. Ocean Drive, Key Colony Beach, Florida 33051, to hear amendments to the City's Code of Ordinances.

The proposed Ordinance to be heard by the City Commission is Ordinance 2021-469,

entitled "AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING THE CITY OF KEY COLONY BEACH LAND DEVELOPMENT REGULATIONS, ARTICLE III - DISTRICT REGULATIONS, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE."

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. This meeting will be available virtually via ZOOM Meetings. Members of the public who wish to attend

may contact the City Clerk for a Zoom Meeting ID. Copies of the proposed Ordinance are available for inspection at the City Hall of Key Colony Beach.

The City Commission requests an amendment to the City's Land Development Regulations in order to guide and control the future development of the City to preserve, promote, and protect the public's health, safety, and welfare in order to comply with the changes in flood maps being proposed by the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP). This proposed amendment is required by Florida law to aid in the harmonious, orderly, and aesthetically pleasing and socially beneficial development taking place within the City.

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

If any person decides to appeal any decision made by the Commission with respect to any matter considered at the Code Amendment Hearing, that person will need a record of the proceeding 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 SECOND/FINAL Public Hearing on Thursday, January 19, 2023, but wish to comment, please direct correspondence to: City Clerk, P.O. Box 510141, Key Colony Beach, FL 33051, or cityclerk@keycolonybeach.net and your comments will be entered into the record. City Clerk, City of Key Colony Beach

Published:
January 5, 2023
The Weekly Newspapers

ORDINANCE NO. 2021-469

AN ORDINANCE OF THE CITY OF KEY COLONY BEACH FLORIDA, AMENDING THE CITY OF KEY COLONY BEACH LAND DEVELOPMENT REGULATIONS, ARTICLE III – DISTRICT REGULATIONS, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Key Colony Beach is charged with the administration of a wide variety of municipal issues, such as the establishment and amendment of regulations, procedures, and standards of review of all proposed development in the City in order to comply with changes in flood maps being proposed by the Federal Emergency Management Agency (“FEMA”) and the National Flood Insurance Program (“NFIP”); and

WHEREAS, the City of Key Colony Beach is authorized by Florida law to foster and preserve the public health, safety, comfort, and welfare, along with aiding in the harmonious, orderly, and aesthetically pleasing and socially beneficial development of the City; and

WHEREAS, the City of Key Colony Beach Commission wishes to amend various sections of the City’s Land Development Regulations governing maximum height permitted for development within the City to accommodate and to conform to specific categories of the district regulations as set forth under Article III and also in the City’s Comprehensive Plan;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1: Recitals

The above recitals are true and correct.

Section 2: Effective Date

This Ordinance shall become effective upon approval by the City Commission.

Section 3: Amendment

This Ordinance amends the City of Key Colony Beach Land Development Regulations, Article III, Sections 101-10; 101-11; 101-12; 101-13; 101-14; 101-15; 101-16; 101-17; 101-18; 101-19 and 101-20, as set forth in **Exhibit A** attached hereto. All underlined text constitutes additions to the existing code, with all strikethrough text constituting deletions from the existing code.

Section 4: Severability and Conflict

If any portion of this ordinance is declared by a Court of competent jurisdiction to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining portions of this ordinance. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: Inclusion in the Code of Ordinances

The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the City of Key Colony Beach, Florida, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the code:

FIRST READING by the City of Key Colony Beach City Commission this 8th day of November 2021.

Mayor Ron Sutton	NO _____	YES ___ X ___
Vice-Mayor Patricia Trefry	NO _____	YES ___ X ___
Commissioner Kathryn McCullough	NO _____	YES ___ X ___
Commissioner John DeNeale	NO _____	YES _____ (excused)
Commissioner Tom Harding	NO _____	YES ___ X ___

SECOND READING AND DULY ADOPTED by the City of Key Colony Beach City Commission on this 19th day of January 2023.

Mayor Patricia Trefry	NO _____	YES _____
Vice-Mayor Beth Ramsay-Vickrey	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Joey Raspe	NO _____	YES _____
Commissioner Freddie Foster	NO _____	YES _____

Patricia Trefry, Mayor

Silvia Gransee, City Clerk

City Seal

Approved as to form and legal sufficiency.

Dirk Smits, City Attorney

Sec. 101-10. - R-1A One dwelling unit residence district.

- (1) *Intent.* This district is intended to accommodate one unit detached dwellings. It conforms with the single-family residential category of the comprehensive plan.
 - (2) *Permitted uses.* One unit detached dwelling.
 - (3) *Accessory structures and uses.* See section 101-26 for detailed regulations.
 - Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34.
 - Family day care home as defined in article II.
 - Utility use, minor.
 - Yard adornments.
 - (4) *Lot area and width.*
 - Minimum lot area of 7,500 square feet.
 - Minimum lot width of 75 feet.
 - (5) *Setbacks (see also section 101-26).*
 - Front yard minimum of 25 feet.
 - Side yard minimum of 8.5 feet on each side, except on a corner lot or a combined lot.
 - Rear yard minimum of 25 feet except a 50 foot minimum setback from mean high tide along Vaca Cut.
 - Corner lot minimum side yard of 25 feet on the street frontage and rear yard of 8.5 feet.
 - For combined lots, each side yard minimum shall be 10 per cent of total width.
 - (6) *Floor area.* Minimum habitable building area of 1,200 square feet per dwelling unit.
 - (7) *Pervious area.* Minimum of 45 25 per cent. Stormwater shall be retained onsite.
 - (8) *Height.* Maximum of 30 feet or 2 stories, whichever is less, for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 40 feet and 2 stories and a minimum of 2' additional freeboard over that mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. No mechanical equipment shall be allowed on roof.
 - (9) *Special regulations.* See sections governing floodplain management [article VIII], parking [article VI], landscaping [article VI], and signs [article XI].
- (Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98)

Sec. 101-11. - R-1B One dwelling unit residence district.

- (1) *Intent.* This district is intended to accommodate one unit detached dwellings. It conforms with the single-family residential category of the comprehensive plan.
- (2) *Permitted uses.* One unit detached dwelling.
- (3) *Accessory structures and uses.* See section 101-26 for detailed regulations.
 - Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34.
 - Family day care home as defined in article II.
 - Utility use, minor.
 - Yard adornments.
- (4) *Lot area and width.*
 - Minimum lot area of 6,000 square feet.
 - Minimum lot width of 60 feet.
- (5) *Setbacks (see also section 101-26).*
 - Front yard minimum of 25 feet.
 - Side yard minimum of 7.5 feet on each side, except on a corner lot or a combined lot.
 - Rear yard minimum of 25 feet.
 - Corner lot minimum side yard of 25 feet on the street frontage and rear yard of 7.5 feet.
 - For combined lots, each side yard minimum shall be 10 per cent of total width.
- (6) *Floor area.* Minimum habitable building area of 1,000 square feet per dwelling unit.
- (7) *Pervious area.* Minimum of 45-25 per cent. Stormwater shall be retained onsite.
- (8) *Height.* Maximum of 30 feet or 2 stories, whichever is less for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 40 feet and 2 stories and a minimum of 2' additional freeboard over that mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. No mechanical equipment shall be allowed on roof.
- (9) *Special regulations.* See sections governing floodplain management [article VIII], parking [article VI], landscaping [article VII], and signs [article X].

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98)

Sec. 101-12. - R-2A Two dwelling unit residence district.

- (1) *Intent.* This district is intended to accommodate single unit detached and two unit dwellings. It conforms with the two-family residential category of the comprehensive plan.
- (2) *Permitted uses.*
 - One unit detached dwelling.
 - Two unit dwelling.
- (3) *Accessory structures and uses.* See section 101-26 for detailed regulations.
 - Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34.
 - Family day care home as defined in article II.
 - Utility use, minor.
 - Yard adornments.
- (4) *Lot area and width.*
 - Minimum lot area of 6,000 square feet.
 - Minimum lot width of 60 feet.
- (5) *Setbacks* (see also section 101-26).
 - Front yard minimum of 25 feet.
 - Side yard minimum of 7.5 feet on each side, except on 75 foot wide lots where the minimum shall be 8.5 feet, corner lots or on combined lots. In the case of attached two unit dwellings, one side setback shall be required for each dwelling.
 - Rear yard minimum of 20 feet.
 - Corner lots shall have minimum side yards of 25 feet on the street frontage and rear yards measuring the same distance as the required side yard.
 - For combined lots, the side yard minimum shall be 10 per cent of total width.
- (6) *Floor area.* Minimum habitable building area of 800 square feet per dwelling unit.
- (7) *Pervious area.* Minimum of 45-25 per cent. Stormwater shall be retained onsite.
- (8) *Height.* Maximum of 30 feet or 2 stories, whichever is less, for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 40 feet and two stories and a minimum 2' additional freeboard over that mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. In the event the application is made to elevate one-half of an existing duplex the architectural review procedures of section 101-167 (2)(1)

shall be applicable with particular emphasis on the resulting harmoniousness with the adjoining half-duplex. Notification of the architectural review hearing shall be made in writing to all property owners within three hundred (300) feet of the proposed construction and notice of the hearing shall be published in a newspaper of general circulation in Key Colony Beach no less than seven (7) days prior to the date of the hearing. No mechanical equipment shall be allowed on roof.

- (9) *Special regulations.* See sections governing floodplain management [article VIII], parking [article VI], landscaping [article VII], and signs [article XI].

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98)

Sec. 101-13. - R-2B Two dwelling unit residence district.

- (1) *Intent.* This district is intended to accommodate one unit detached and two unit dwellings. It conforms with the two-family residential category of the comprehensive plan.
- (2) *Permitted uses.*
- One unit detached dwelling.
 - Two unit dwelling.
- (3) *Accessory structures and uses.* See section 101-26 for detailed regulations.
- Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34.
 - Family day care home as defined in article II.
 - Utility use, minor.
 - Yard adornments.
- (4) *Lot area and width.*
- Minimum lot area of 5,500 square feet.
 - Minimum lot width of 40 feet.
 - See also section 101-192, nonconforming lots.
- (5) *Setbacks* (see also section 101-26).
- Front yard minimum of 20 feet, except 5 feet on Clara Boulevard and Coral Lane.
 - Side yard minimum of 5 feet on each side, except on corner lots or on combined lots. In the case of attached two unit dwellings, one side setback shall be required for each dwelling.
 - Rear yard minimum of 15 feet, except 5 feet on Clara Boulevard and Coral Lane.
 - Corner lot minimum side yard of 15 feet on the street frontage and rear yard of 5 feet.

For combined lots, the side yard minimum shall be 10 per cent of total width.

- (6) *Floor area.* Minimum habitable building area of 450 square feet per one story dwelling unit and minimum 800 square feet per two story dwelling unit.
- (7) *Pervious area.* Minimum of 46-25 per cent. Stormwater shall be retained onsite.
- (8) *Height.* Maximum of 20 feet or 1 story, whichever is less, for structures with habitable dwelling space below the applicable base flood elevation Maximum of 40 feet and 2 stories and a minimum of 2' additional freeboard over that mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. In the event that application is made to elevate only one-half of an existing duplex, the architectural review procedures of section 101-167 (2)(l) shall be applicable, with a particular emphasis on the resulting harmoniousness with the adjoining half-duplex. Notification of the architectural review hearing shall be made in writing to all property owners within three hundred (300) feet of the proposed construction and notice of the hearing shall be published in a newspaper of general circulation in Key Colony Beach no less than seven (7) days prior to the date of the hearing. No mechanical equipment shall be allowed on roof.
- (9) New construction or renovation of an existing structure to a higher elevation shall require a minimum of 2 parking spaces for standard automobiles with one being an under structure parking space.
- ~~(9)~~ (10) Special regulations. See sections governing floodplain management [article VIII], parking [article V], landscaping [article VI], and signs [article XI].

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98)

Sec. 101-14. - R-2C Two dwelling unit residence district.

- (1) *Intent.* This district is intended to accommodate single unit detached and two unit dwellings located on Lots 4-10, Marina Subdivision, and any platted re-subdivision of the said lots. It conforms with the two-family residential category of the comprehensive plan.
- (2) *Permitted uses.*
 - One unit detached dwelling.
 - Two unit dwelling.
- (3) *Accessory structures and uses.* See section 101-26 for detailed regulations.
 - Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34.
 - Family day care home as defined in article II.
 - Utility use, minor.

Yard adornments.

(4) *Lot area and width.*

Minimum lot area of 6,500 square feet.

Minimum lot width of 65 feet.

(5) *Setbacks. (See also section 101-26.)*

Front yard minimum of 25 feet.

Side yard minimum of 8.5 feet. In the case of attached two unit dwellings, one side setback shall be required for each dwelling.

Rear yard minimum of 20 feet.

For combined lots, the side yard minimum shall be 10 per cent of total width.

Commercial uses adjacent to the southerly boundary of Lot 10 would be 9 feet (see also B-1 regulations, section 101-17).

(6) *Floor area.* Minimum habitable building area of 800 square feet per dwelling unit.

(7) *Pervious area.* Minimum of ~~45~~ 25 per cent. Stormwater shall be retained onsite.

(8) *Height.* Maximum of 30 feet or 2 stories, whichever is less, for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 40 feet and two and a minimum of 2' additional freeboard over that mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. In the event the application is made to elevate one-half of an existing duplex the architectural review procedures of section 101-167 (2)(f) shall be applicable with particular emphasis on the resulting harmoniousness with the adjoining half-duplex. Notification of the architectural review hearing shall be made in writing to all property owners within three hundred (300) feet of the proposed construction and notice of the hearing shall be published to the date of the hearing. No mechanical equipment shall be allowed on roof.

(9) *Special regulations.*

Type of construction: Ground floor structures which comply with federal flood elevation requirements shall be permitted, provided there is a two-car garage per dwelling unit and such garage may not thereafter be converted to any other use other than parking, and the lot is no less than 79 feet wide. Lots less than 79 feet in width must be stilt construction elevated 8 feet and provide for parking underneath the structure. The parking underneath the structure may not subsequently be converted to any other use.

Parking: No boat trailers, utility trailers, recreational vehicles, campers or other than private passenger vehicles shall be parked outside of the footprint of the house. No parking of any vehicles shall be permitted on the right-of-way.

Landscaping: A landscape buffer shall be maintained at a height no less than 6 feet along the northerly side of Lot 4 and the road adjoining said lot.

See sections governing flood plain management [article VIII], parking [article VI], landscaping [article VII], and signs [article XI].

(Ord. No. 346-2002, 11-4-02)

Sec. 101-15. - R-3 Multiunit residence district.

- (1) **Intent.** This district is intended to accommodate the full range of residential uses and related amenities. It conforms with the multifamily residential category of the comprehensive plan and therefore the density shall not exceed 8 units per acre.
- (2) **Permitted uses.**
 - One unit detached dwelling.
 - Two unit dwelling.
 - Multunit dwelling.
 - Beach club. (See definition of beach club for restrictions.)
 - Community residential home as defined in article II.
- (3) **Accessory structures and uses.** See section 101-26 for detailed regulations.
 - Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34;
 - Family day care home as defined in article II;
 - Utility use, minor.
 - Yard adornments.
- (4) **Lot area and width.**
 - Minimum lot area of 20,000 square feet.
 - Minimum lot width of 75 feet.
- (5) **Density.** Not more than 8 units per acre.
- (6) **Setbacks.**
 - Front yard minimum of 50 feet, except tennis courts and swimming pools which may be set back 25 feet.
 - Side yard minimum of 15 feet on each side, except 25 feet from street line on corner lots, and at least 10 per cent of total width for combined lots, up to a maximum of 30 feet on each side; no fence, gate, wall or hedge over 4 feet in height, or any accessory structure is permitted within the minimum required side yard.
 - Rear yard minimum of 20 feet.
 - Ocean: 100 feet from mean high water line.
- (7) **Floor area.** Minimum habitable building area of 900 square feet per dwelling unit.
- (8) **Building coverage.** Maximum of 33 per cent of lot area.

- (9) *Pervious area.* Minimum of 20 per cent.
- (10) *Height.* Maximum of 3 stories, but in no case more than 35 feet, whichever is less, for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 48 feet and three stories and a minimum of 2' additional freeboard over that mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. No mechanical equipment shall be allowed on roof.
- (11) *Site plan.* A site plan is required for all development other than one or two family dwellings; see article XII.
- (12) *Special regulations.* See sections governing floodplain management [article VIII], parking [article VI], landscaping [article VII], and signs [article X].
- (Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 346-2002, 11-4-02)

Sec. 101-16. - RH Resort hotel district.

- (1) *Intent.* This district is intended to accommodate hotels, multiunit dwellings, beach clubs and restaurants with a waterfront, ocean resort orientation. The site plan review process shall further this goal. It conforms with the resort category of the comprehensive plan.
- (2) *Permitted uses.*
- Multiunit dwelling.
 - Hotel.
 - Beach club. (See definition of beach club for restrictions.)
 - Private membership club.
 - Restaurants and bars. (See article IV, supplemental regulations, section 101-42, for requirements for restaurants and bars.)
- (3) *Accessory structures and uses.* See section 101-26 for additional regulations.
- Club or bath house.
 - Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Utility shed.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34.
 - Utility use, minor.
 - Yard adornments.
- (4) *Lot area and width.*

Minimum lot area of 20,000 square feet.

Minimum lot width of 75 feet.

- (5) *Density.* Not more than 8 dwelling units per acre. In the case of a mixed-use project, this density shall be calculated by considering each hotel unit (suite or room) and each 1,200 square feet of business floor area as a dwelling unit.
- (6) *Setbacks.*
 - Front yard minimum of 50 feet, except tennis courts and swimming pools which may be set back 25 feet.
 - Side yard minimum of 15 feet on each side, except 25 feet from street line on corner lots, and at least 10 per cent of total width for combined lots, up to a maximum of 30 feet on each side; no fence, gate, wall or hedge over 4 feet in height, or any accessory structure is permitted within the minimum required side yard.
 - Rear yard minimum of 20 feet.
 - Ocean: 100 feet from mean high water line.
- (7) *Floor area.* Minimum habitable building area of 600 square feet per dwelling unit but not hotel units.
- (8) *Building coverage.* Maximum of 33 per cent of lot area.
- (9) *Open space.* A hotel project shall provide 1,000 square feet of recreational open space per hotel unit. The location, design and facilities shall be reviewed and approved as part of the site plan.
- (10) *Pervious area.* Minimum of 20 per cent.
- (11) *Height.* Maximum of 3 stories, but in no case more than 35 48 feet in height. No mechanical equipment shall be allowed on roof.
- (12) *Site plan.* A site plan is required for all development; see article XII.
- (13) *Special regulations.* See sections governing floodplain management [article VIII], parking [article VI], landscaping [article VI], and signs [article XI]. See also section 101-35 relative to any resort dwelling units to be sold as time shares.

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 346-2002, 11-4-02)

Sec. 101-17. - B-1 Neighborhood business district.

- (1) *Intent.* This district is intended to provide those retail, personal service and office uses needed to serve the city's residential neighborhoods plus marinas. This conforms with the commercial category of the comprehensive plan. The site plan review process shall further the goal of water-related uses and design in B-1 districts south of the bridge.
- (2) *Permitted uses.* Convenience retail sales including groceries, hardware, variety, gift, florist, video, newspaper, jewelry, wearing apparel, fabrics, ~~drugs~~, books, bakery goods, and similar retail uses.
 - Self-service laundry, dry cleaning and laundry pick-up, and similar service establishments.
 - Personal service shops such as barber, beauty parlor, shoe repair and tailor.
 - Offices.
 - Restaurants and bars. (See article IV, supplemental regulations, section 101-42, for requirements for restaurants and bars.)

Marina, to include boats for rent or hire carrying no more than 35 passengers except as expressly approved in advance by the city commission for special occasions, but not boat repair uses. (See section 101-51 for parking requirements.)

Live-aboard boats in conformance with chapter 5, article II and the densities in (6) below.

Medical marijuana treatment facilities and dispensing facilities are prohibited.

(3) *Conditional uses.*

Gasoline station: Conditioned on frontage along an arterial roadway (as so classified in the comprehensive plan).

(4) *Accessory structures and uses.* All customary accessory structures and uses.

(5) *Lot area and width.*

Minimum lot area of 10,000 square feet.

Minimum lot width of 90 feet.

(6) *Density.* Live-aboard boats tied up to docks located within the B-1 district shall not exceed a density of 8 dwelling units per net acre with each such boat considered a dwelling unit.

(7) *Setbacks.*

Sadowski Causeway: Minimum of 40 feet.

Other front yard: Minimum of 25 feet.

Other side yard: Minimum of 5 feet, except 25 feet on a corner lot or from a residentially zoned parcel and at least 10 per cent of total width for a combined lot, up to a maximum of 30 feet on each side.

Rear yard: Minimum of 15 feet.

(8) *Lot coverage.* Maximum of 45 per cent.

(9) *Pervious area.* Minimum of 20 per cent.

(10) *Height.* Maximum of 2 stories, but in no case more than ~~30~~ 48 feet in height and a minimum of 2' additional freeboard over that mandated by Florida Building Code. No mechanical equipment shall be allowed on roof.

(11) *Site plan.* A site plan is required in accordance with article XII.

(12) *Special regulations.* See sections governing floodplain management [article VIII], parking [article VI], landscaping [article VII], and signs [article X].

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 346-2002, 11-4-02)

Sec. 101-18. - PB Public buildings and grounds districts.

(1) *Intent.* This district is intended to accommodate city administrative or maintenance buildings, city wastewater treatment plant and other governmental uses. It conforms with the Public category of the comprehensive plan.

(2) *Permitted uses.*

Governmental administrative offices, including police station.

Governmental maintenance facilities.

Libraries.

Post offices.

Public parking including boat trailers.

Public parks.

Public restrooms.

Utility use, major.

(3) *Site design standards.*

Building setbacks:

Side setback: 20 feet, except on a combined lot where the side yard minimum shall be 10 per cent of total width, up to a maximum of 30 feet on each side.

Front setback: 25 feet.

Rear setback: 25 feet.

Pervious area minimum of 20 per cent.

Height maximum of 2 stories but in no case more than ~~30~~ 48 feet in height and a minimum of 2' additional freeboard over that mandated by Florida Building Code.. No mechanical equipment shall be allowed on roof.

(4) *Special regulations.* See sections on floodplain management [article VIII], parking [article VI], and landscaping [article VI].

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 346-2002, 11-4-02)

Sec. 101-19. - PR Public recreation district.

(1) *Intent.* This district is intended to accommodate the city's park, recreation and public golf course facilities. It conforms to the recreational category of the comprehensive plan.

(2) *Permitted uses.*

Public parks and related recreational facilities.

Public golf courses and related building facilities.

(3) *Site design standards.*

Building setback minimum of 25 feet.

Height maximum of ~~30~~ 40 feet.

(Ord. No. 299-1995, 12-28-95; Ord. No. 346-2002, 11-4-02)

Sec. 101-20. - C Conservation district.

(1) *Intent.* This district is intended to preserve unique natural features, particularly wetlands, in their natural state. This conforms to the conservation category in the comprehensive plan.

(2) *Permitted uses.* Open space, including wetlands.

(3) *Accessory uses.* Environmentally sensitive walkways.

(Ord. No. 299-1995, 12-28-95; Ord. No. 346-2002, 11-4-02)