Key Largo Wastewater Treatment District
Board of Commissioner's Meeting
Tuesday, February 1, 2022
4:00 PM

AGENDA

Board of Commissioners Meeting
103355 Overseas Highway
Key Largo, FL 33037

Meeting link for computer, tablet or smartphone.
www.gotomeet.me/KLWTDClerk/board-meeting

(Toll Free): 1 866 899 4679
(571) 317-3117

Access Code: 605-219-813

BOARD MEMBERS:

Nicolas Rodriguez	Chairman
Susan Heim	Vice Chairman
Kay Cullen	Secretary-Treasurer
Timothy Maloney	Commissioner
Andrew Tobin	Commissioner

DISTRICT STAFF:

Peter Rosasco	General Manager
Nicholas Mulick	General Counsel
Shannon McCully	Clerk

MISSION STATEMENT:

"The Mission of the Key Largo Wastewater Treatment District is to preserve and protect the delicate ecosystem of the Florida Keys while providing exceptional customer service."

Please mute cell phones.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. AGENDA ADDITIONS, CORRECTIONS OR DELETIONS

E. PUBLIC COMMENT

F. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

1. Minutes of February 1, 2022
2. Minutes of February 15, 2022

G. GENERAL MANAGER

H. ADMIN AND CUSTOMER SERVICE

I. IT

J. BUDGET AND FINANCE

K. FIELD

L. PLANT

1. Vac I House and Vac I Office Electrical upgrades

M. CAPITAL PROJECTS

1. Solar Phases 2&3 and Fire Safety Construction Updates

N. ENGINEERING

1. Keys Holding LLC Pump Station Replacement

O. LEGAL

P. COMMISIONER'S ITEMS

Q. ROUNDTABLE

R. ADJOURNMENT

Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Agenda Item Summary

Meeting Date: March 1, 2022

Agenda Item Number: F-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nicholas Mulick

Subject:
Minutes of February 1, 2022

Summary of Discussion:
Staff to present the minutes from the February 1, 2022 board meeting for approval.

Reviewed / Approved		Financial Impact	Attachments
Operations:	_____	$	Minutes
Administration:	_____		
Finance:	_____	Funding Source:	
District Counsel:	_____	N/A	
District Clerk:	_____	Budgeted:	
Engineering:	_____	N/A	

Approved By: _____ **Date:** 2-24-22
General Manager

Key Largo Wastewater Treatment District
103355 Overseas Hwy, Key Largo, FL
Tuesday, February 1, 2022

MINUTES

CALL TO ORDER (A)
Chairman Rodriguez called the meeting to order at 4:00 PM.

PLEDGE OF ALLEGIANCE (B)
Mr. Manuel Santana led the Pledge of Allegiance.

ROLL CALL (C)
Present were: Chairman Nicolas Rodriguez; Commissioners, Kay Cullen, Tim Maloney and Susan Heim; General Manager, Peter Rosasco; General Counsel, Nicholas Mulick; District Clerk, Shannon McCully; Department Managers, Connie Fazio and Ryan Dempsey; and IT Support, Manny Santana.

Appeared virtually: Commissioner Andrew Tobin (logged in at 4:10 PM); Project Administration & HR Coordinator, Laura Weinstock; Department Manager, Mike Dempsey; District Engineer, Ed Castle.

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)
Approval of Agenda (D-1)
Commissioner Heim requested the addition of an update of South Florida Regional Planning Council January 2022 meeting. (*O-1*)

The motion passed without objection.

PUBLIC COMMENT (E)
No speakers.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS (F)
Minutes of January 4, 2022 (F-1)

Motion: **Commissioner Heim made a motion to approve the minutes of the January 4, 2022 meeting. Commissioner Maloney seconded the motion. The motion passed without objection (Commissioner Tobin was absent).**

Minutes of January 18, 2022 (F-2)
Item L-1 corrected; the word, “documentation” replaces “documenting.”

Motion: **Commissioner Cullen made a motion to approve the minutes of the January 18, 2022 meeting, as amended. Commissioner Heim seconded the motion. The motion passed without objection (Commissioner Tobin was absent).**

GENERAL MANAGER'S REPORT (G)
ERSI Agreement (G-1)
Mr. Rosasco recommended approval of a 3-year renewal of the ERSI Agreement.

Motion: **Commissioner Cullen made a motion to approve renewal of the ERSI Agreement. Commissioner Maloney seconded the motion.**

Vote on Motion:

Commissioner Cullen – Aye
Commissioner Maloney – Aye
Commissioner Heim – Aye
Commissioner Tobin – Aye
Chairman Rodriguez – Aye

Update on Florida Keys Stewardship Act Funding (G-2)
Mr. Rosasco discussed the status of the Florida Keys Stewardship Act Funding.

BUDGET AND FINANCE REPORT (H)
No Report.

IT Report (I)
No Report.

ADMIN AND CUSTOMER SERVICE REPORT (J)
No Report.

OPERATIONS REPORT (K)
Hach Plant Lab Supplies Renewal (K-1)
Ryan Dempsey recommended that the Board approve renewal of the Hach Plant Lab Supplies Agreement.

Motion: **Commissioner Heim made a motion to approve renewal of the Hach Plant Lab Supplies Agreement. Commissioner Maloney seconded the motion.**

Vote on Motion:

Commissioner Heim – Aye
Commissioner Maloney – Aye
Commissioner Cullen – Aye
Commissioner Tobin – Aye
Chairman Rodriguez – Aye

CONSTRUCTION REPORT (L)
Solar Project and Fire Safety Project Updates (L-1)
Mr. Castle updated the Board on the status of the Solar Project and Fire Safety project.

ENGINEER'S REPORT (M)

No Report.

LEGAL REPORT (N)
No Report.

COMMISSIONERS' ITEMS (O)
SFRPC Update (O-1)
Commissioner Heim updated the Board on the South Florida Regional Planning Council January 2022 meeting.

ROUNDTABLE DISCUSSION (P)
Chairman Rodriguez thanked Administrative Staff and congratulated Alex Irizarry on his new position.

ADJOURNMENT (Q)
The meeting was adjourned at 4:46 p.m.

_____ _____

Nicolas Rodriquez, Chairman Shannon McCully, Clerk

Seal

Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Agenda Item Summary

Meeting Date: March 1, 2022

Agenda Item Number: F-2

Action Required:
Yes

Department:
Legal

Sponsor:
Nicholas Mulick

Subject:
Minutes of February 15, 2022

Summary of Discussion:
Staff to present the minutes from the February 15, 2022 board meeting for approval.

Reviewed / Approved		Financial Impact	Attachments
Operations:	_____	$	Minutes
Administration:	_____		
Finance:	_____	Funding Source:	
District Counsel:	_____	N/A	
District Clerk:	_____	Budgeted:	
Engineering:	_____	N/A	

Approved By: _____ **Date:** 2-24-22
General Manager

Key Largo Wastewater Treatment
District 103355 Overseas Hwy,
Key Largo, FL
Tuesday. February 15, 2022

MINUTES

CALL TO ORDER (A)
Chairman Rodriguez called the meeting to order at 4:00 PM.

PLEDGE OF ALLEGIANCE (B)
Mr. Ryan Dempsey led the Pledge of Allegiance.

ROLL CALL (C)
Present were: Chairman Nicolas Rodriguez; Commissioners Kay Cullen, Tim Maloney, Susan Heim, Andrew Tobin; General Manager Peter Rosasco; General Counsel Nicholas Mulick; Clerk Shannon McCully; Department Managers Connie Fazio, and Ryan Dempsey; IT Support, Manny Santana.

Appeared virtually: Project Administration & HR-Coordinator, Laura Weinstock; Department Manager, Mike Dempsey; District Engineer, Ed Castle. Customer Account Specialist, Alex Irizarry; IT Support Management David Soper.

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)
Approval of Agenda (D-1)

> **Motion: Commissioner Cullen made a motion to approve the agenda. Commissioner Maloney seconded the motion. Motion passed without objection.**

PUBLIC COMMENT I
No speakers.

APPROVAL OF MINUTES OF PREVIOUS MEETING (F)
Deleted.

GENERAL MANAGER'S REPORT (G)
State and Federal Funding Update: Florida Keys Days
Mr Rosasco updated the board on State and Federal Funding and his participation in Florida Keys Day event.

BUDGET AND FINANCE REPORT (H)
H-1 January 2022 Budget and Finance Report
Ms. Fazio, Senior Finance Manager, presented the January 2022 budget and finance report.

H-2 Budget and Finance Quarterly Report
Ms. Fazio, Senior Finance Manager, presented the Quarterly budget and finance report.

IT Report (I)
I-1 January 2022 IT Report
Mr. David Soper, IT Support Management, presented the January 2022 IT report.

ADMIN AND CUSTOMER SERVICE REPORT (J)
J-1 January 2022 Admin and Customer Service Report
Mr. Alex Irizarry presented the January 2022 Admin and Customer Service report.

FIELD REPORT (K)
K-1 January 2022 Field Report
Mr. Mike Dempsey presented the January 2022 Field Report.

PLANT REPORT (L)
L-1 January 2022 Plant Report
Mr. Ryan Dempsey presented the January 2022 Plant Report.

CAPITAL PROJECTS (M)
M-1 January 2022 Capital Project Report
Mr. Ed Castle presented the January 2022 Capital Project Report.

ENGINEERING REPORT (N)
N-1 Keys Holding LLC Pump Station Replacement
Mr. Ed Castle requested board approval to design and permit a new pump station at the 101620 Overseas Highway.

The matter was tabled until the next Board Meeting on March 1, 2022.

N-2 Purchase of Emergency Vacuum Trailer Equipment
Mr. Ed Castle requested that the board accept the bid from Aqseptence Group, LLC. for the new Emergency Vacuum Trailer Equipment.

> **Motion**: **Commissioner Cullen made a motion to accept the Aqseptence Group, LLC bid the for new Emergency Vacuum Trailer Equipment Commissioner Maloney seconded the motion**.

Vote on Motion:

Commissioner Cullen – Aye
Commissioner Maloney – Aye
Commissioner Heim – Aye
Commissioner Tobin – Aye
Chairman Rodriguez – Aye

LEGAL REPORT (O)
No Report.

COMMISSIONER'S ITEMS (P)
No Report.

ROUNDTABLE DISCUSSION (O)
Commissioner Cullen recognized Administrative Staff for all of their hard work and continued efforts to work together and overcome new changes and challenges in the office.

ADJOURNMENT (P)
The Meeting was adjourned at 5:59pm.

_____ _____

Nicolas Rodriquez, Chairman Shannon McCully, Clerk

Seal_____

Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Agenda Item Summary

Meeting Date: March 1, 2022

Agenda Item Number: L-1

Action Required:
Yes

Department:
Plant Operations

Sponsor:
Ryan Dempsey

Subject:
Vac I House and Vac I Office Electrical Upgrades

Summary of Discussion:
See Weiler Engineering Corporation's attached memo.

Reviewed / Approved		Financial Impact	Attachments
Operations:	_____	$ 21,959.00	1 Memo 3 Proposals
Administration:	_____		
Finance:	_____	Funding Source:	
District Counsel:	_____	N/A	
District Clerk:	_____	Budgeted:	
Engineering:	_____	N/A	

Approved By: _____ **Date:** 2.24.22
General Manager

WEILER ENGINEERING CORPORATION
WEC xcellence in engineering
201 WEST MARION AVENUE - SUITE 1306 | PUNTA GORDA | FL 33950
TEL 941·505·1700 | FAX 941·505·1702 | WWW.WEILERENGINEERING.ORG

6805 OVERSEAS HIGHWAY | MARATHON | FL 33050
TEL (305) 289-4161 | FAX(305) 289-4162

MEMORANDUM

To: Peter Rosasco, General Manager

From: Ed Castle, PE

Date: February 24, 2022

Re: Recommendation of Award for Vacuum Station I Electrical Service Replacement

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The installation of the solar shade structure array at Vacuum Station I had created limited access to the existing power poles for the Office and House buildings at Vacuum Station A. FKEC visited the project site and requested that the power feed be changed from overhead services to underground services for these two buildings.

WEC inspected the existing electrical services and determined that a single feed to the Office building would be needed, with a distribution panel installed there to feed both buildings. It was also determined that the electrical panel for the House building was corroded and undersized per current standards.

WEC developed a scope of work and a plan set for installation of the underground power feed, the distribution panel and the replacement panel for the House. After acceptance of the plans by FKEC, the District requested bids for the work from local electricians. Three bids were received. The table below summarizes the bids received.

Bidder	Bid Amount
Wire Nuts	$21,959.00
All Around Keys Electric	$26,000.00
Wright's Electric	$28,830.00

Staff recommends award of the Vacuum Station I electrical feed upgrades to Wire Nuts in the amount of $21,959.00 as the lowest cost responsive and responsible bid.

Key Largo Wastewater Treatment District
103355 Overseas Highway, Key Largo, FL 33037
Post Office Box 491, Key Largo, FL 33037
Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

Job No: 22-500579

◉ This Contract is a "Small Project" Contract as defined in the KLWTD Procurement Policy and does not exceed $10,000.

○ This Contract exceeds $10,000 and requires final acceptance of the District's Board of Commissioners.

○ This Contract qualifies as an Emergency Contract as defined in the KLWTD Procurement Policy and exceeds $10,000. A memorandum of explanation must be attached.

AGREEMENT

THIS AGREEMENT is made this 10 day of February, 2022, by and between the following parties:

PARTIES:

The **Key Largo Wastewater Treatment District** (the **"District**), whose address is: PO Box 491, Key Largo, FL 33037, and

Wire Nuts Electric of South Fla
(Contractor"), whose address is:

98310 Overseas Highway, Key Largo, FL 33037

STATEMENT OF WORK TO BE PERFORMED:

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Contractor agrees to perform the following work:

95100 & 95098 Overseas Highway (Vac I house & office): See Exhibit A attached.

All work shall be completed within 60 calendar days of this Agreement or the District may be entitled to damages as provided by the terms of this Agreement.

CONSIDERATION:

For and in consideration of the work to be performed by Contractor, the District agrees to pay Contractor the following sums at the following times or under the following conditions:

Total Amount to be paid to Contractor: $ 21,959.00

When payment is to be made (date and/or conditions of payment):

◉ Payment shall be made upon satisfactory completion of work due under this Agreement.

○ Payment is to be made under the following schedule and conditions:

INDEPENDENT CONTRACTOR:

Contractor shall perform any and all work due under this Agreement as an independent entity. It is explicitly understood and agreed that Contractor, its employees, agents, and representatives are not employees of the District. No part of this Agreement shall be construed to establish an employer/employee relationship between the District and Contractor.

AUTHORITY TO CONTRACT AND SUBCONTRACT:

Contractor shall have no authority to incur any obligations or liabilities on behalf of the District. Contractor shall not enter into any subcontracts, other than those described herein, without obtaining prior written approval from the District. Should Contractor obtain prior written approval to enter into a subcontract with a qualified provider of services or materials, the Subcontractor shall acknowledge the binding nature of this Agreement and incorporate this Agreement, with attachments, into the subcontract.

RESPONSIBILITY FOR NEGLIGENCE OF EMPLOYEES AND SUBCONTRACTORS:

Contractor agrees to assume full responsibility for the acts or omissions of its employees on the project, for those of its Subcontractors and their employees, and for all other persons doing work under a contract with Contractor.

TERMINATION:

This Agreement may be terminated by mutual consent of the parties in writing and delivered by certified mail or in person. Upon delivery of written notice to Contractor, the District may immediately terminate the whole or any part of this Agreement if:

a. The Contractor fails to provide services called for by this Agreement within the time specified herein, or any extension thereof;

b. Contractor fails to comply with any provision of this Agreement, and after receipt of written notice from the District, fails to correct such deficiencies in performance within ten (10) days or such longer period as the District may authorize. Should the District terminate this Agreement due to Contractor's breach, at the District's option, Contractor shall immediately refund to the District, as liquidated damages, payments made by the District to Contractor to cover the District's costs to complete performance under this Agreement. The rights and remedies of the District provided herein shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

COMPLIANCE WITH LAWS AND REGULATIONS:

Contractor shall comply with all laws and ordinances, and the rules, regulations, or orders of all governmental authorities relating to the performance of the work. If any of the Agreement documents are at variance with any such requirements, the Contractor shall notify the District promptly on discovery of the variance.

E-VERIFY SYSTEM PARTICIPATION:

The District participates in the E-Verify System operated by the United States Department of Homeland Security. The Contractor shall certify to the District that it has registered with and utilizes the E-Verify System to confirm the work authorization of all newly hired employees and agrees to use the E-Verify System throughout the duration of this contract. The Contractor shall deliver to the District a copy of each affidavit required to be provided to Contractor by each Subcontractor stating that the Subcontractor does not employ, contract or subcontract with any unauthorized alien. In the event the District notifies the Contractor it has reason to believe that any Subcontractor providing services or materials in connection with Contractor's performance of its obligations under this contract is not using the E-Verify System, the Contractor shall immediately dismiss the Subcontractor.

INDEMNITY AND HOLD HARMLESS AGREEMENT:

Contractor agrees to indemnify and hold harmless the District, its agents and its employees, from and against all claims, damages, losses, and expenses, arising out of Contractor's performance of the work, for bodily injury, illness, or death, or for property damage, including loss of use, caused in whole or in part by Contractor's negligent act or omission, or that of a Subcontractor, or that of anyone employed by them or for whose acts Contractor or the Subcontractor may be liable.

NOTICES:

All notices, certificates or other communications shall be deemed to have been given when delivered or mailed by ordinary mail, postage prepaid, to the parties at their respective places of business as previously set forth herein, or any other place designated in writing by the parties.

WAIVER:

The failure of the District to require performance of any provision shall not affect the District's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Agreement constitute a waiver of any subsequent breach or default.

ENTIRE UNDERSTANDING:

This Agreement, along with any exhibits attached hereto, represents the entire understanding between the parties; and any representations, inducements, promises, or agreements, oral or otherwise, entered into prior to the execution of this Agreement are null and void. In the event of any inconsistency between the provisions of this Agreement and any provision of the Statement of Work or any other documents attached hereto, the provisions of this Agreement shall control. The terms of this Agreement shall not be waived, altered, modified, supplemented, or amended, in any manner whatsoever, except by written instrument signed by the parties.

APPLICABLE LAW AND FORUM SELECTION:

This Agreement shall be governed by and construed according to the laws of the State of Florida and venue shall be proper exclusively in Monroe County, Florida. EACH OF THE PARTIES HERETO IRREVOCABLY WAIVES ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT.

ATTORNEYS' FEES

If suit is brought by either party to enforce this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorneys' fees and costs of suit.

IN WITNESS WHEREOF, the parties have executed this Agreement in duplicate on the day and year first above written.

KEY LARGO WASTEWATER TREATMENT DISTRICT	WIRE NUTS ELECTRIC OF SOUTH FLA.
By: _____	By: _____
Peter Rosasco, General Manager	
	Print Name: _____
Dated: _____	Dated: _____

Exhibit A to Job No 22-500579

Wire Nuts Electric of South Fla.
98310 Overseas Hwy
Key Largo, FL 33037
305-451-0939 (Office)
slcmmc@aol.com

February 7, 2022

KLWTD
Beau Sponseller

PHONE: 786-283-1048
EMAIL: beau.sponsseller@klwtd.com

RE: 95100 & 95098

Dear Beau,

We are pleased to quote the following …

AT 95100 …

1. We will install a new 200 AMP meter can & 200 AMP stainless disconnect on the left side.
2. We will trench & run 1 – new 3" PVC conduit with a pull strap from the new meter to the FKEC pole (FKEC to supply and pull conductor feeders).
3. We will run 2 – 1" conduits with pull strings in the trench.
4. We will run 1 – 200 AMP feed from the new main disconnect to the existing interior panel.
5. We will remove the old service.

AT 95098 …

1. We will install a new 200 AMP meter can and 200 AMP stainless steel disconnect on the right side.
2. We will trench & run 1 – new 3" PVC conduit with a pull strap from the new meter to the FKEC pole (FKEC to supply and pull conductor feeders).
3. We will run 2 – 1" conduits with pull strings in the trench.
4. We will replace the interior 200 AMP breaker panel with new.
5. We will tie in the 200 AMP feed from the new panel to the new service which is located directly behind it.
6. We will remove the old service.

PRICE: $21,959.00

NOTES:

A. If a permit is required, permit fees are not included.
B. Any work not included in the above scope will be additional.

Please feel free to call to discuss any questions you may have. Thank you.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All arrangements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned due to the rising cost and constant changing pricing of materials.

Sincerely,

Steven L. Caputo
Owner/Operator1J

LICENSED & INSURED – EC13005805

Wire Nuts Electric of South Fla.
98310 Overseas Hwy
Key Largo, FL 33037
305-451-0939 (Office)
slcmmc@aol.com

February 7, 2022

KLWTD
Beau Sponseller

PHONE: 786-283-1048
EMAIL: beau.sponsseller@klwtd.com

RE: 95100 & 95098

Dear Beau,

We are pleased to quote the following …

AT 95100 …

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3. We will run 2 – 1" conduits with pull strings in the trench.
4. We will run 1 – 200 AMP feed from the new main disconnect to the existing interior panel.
5. We will remove the old service.

AT 95098 …

1. We will install a new 200 AMP meter can and 200 AMP stainless steel disconnect on the right side.
2. We will trench & run 1 – new 3" PVC conduit with a pull strap from the new meter to the FKEC pole (FKEC to supply and pull conductor feeders).
3. We will run 2 – 1" conduits with pull strings in the trench.
4. We will replace the interior 200 AMP breaker panel with new.
5. We will tie in the 200 AMP feed from the new panel to the new service which is located directly behind it.
6. We will remove the old service.

PRICE: $21,959.00

NOTES:

A. If a permit is required, permit fees are not included.
B. Any work not included in the above scope will be additional.

Please feel free to call to discuss any questions you may have. Thank you.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All arrangements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned due to the rising cost and constant changing pricing of materials.

Sincerely,

Steven L. Caputo
Owner/Operator1J

All Around Keys Electric, Inc
PO Box 1198
Tavernier, FL 33070
305-741-7445
AAKELECTRIC@YAHOO.COM

Estimate

ADDRESS
Key Largo Wastewater
Treatment District
95100 O/S Highway
95098 O/S Highway

ESTIMATE # 1613
DATE 01/26/2022

DESCRIPTION	AMOUNT
-95100 Underground electrical system (approximately 50’ of 3" electrical conduit installed) Service drop and jbox install. (Done by All Southern Trucking and Bobcat) **All Southern Trucking and Bobcat and/or All Around Keys Electric not responsible for any unmarked utilities and subject to repairs at additional cost. -95098 Underground electrical system (approximately 80’ of 3" electrical conduit installed) Service drop and jbox install. (Done by All Southern Trucking and Bobcat) **All Southern Trucking and Bobcat and/or All Around Keys Electric not responsible for any unmarked utilities and subject to repairs at additional cost.	
Supply and install (01) 200AMP meter main combo on 95100 building as per plan location. Connect main feeder line to existing 200AMP panel on 95100 building as per plans. Supply and install (01) 200AMP meter main combo on 95098 building as per plan location Supply and install (01) new 200AMP panel for 95098 building as per plan location Lay (02) 1" PVC pipes in trench for 95100 building (for future low voltage) Lay (02) 1" PVC pipes in trench for 95098 building (for future low voltage)	
Labor and materials	26,000.00
50% deposit and signed estimate required	

PRICES SUBJECT TO CHANGE AT ANY TIME DUE TO RISING PRICES OF MATERIALS SUCH AS WIRE, BREAKERS, PVC PIPE, SHORTAGES ETC.
If for any reason, beyond All Around Keys Electrics control, there is additional material or labor required to complete this job due to any unforeseen circumstance, the additional work will be completed for an additional charge consistent with the actual material and labor costs incurred by the company.
The customer and All Around Keys Electric must both

TOTAL **$26,000.00**

DEPOSIT AND SIGNED ESTIMATE REQUIRED. DOES NOT INCLUDE PERMIT FEES
Payable by Zelle: aakelectric@yahoo.com

Payable by check

approve, in writing, to a change order that will cover any and all additional costs before any work continues.

If the change order is not agreed upon by the customer, All Around Keys Electric reserves the right to be released from this contract in its entirety. The customer is responsible for ALL material and labor costs that have already been incurred by the company.

Accepted By

Accepted Date

DEPOSIT AND SIGNED ESTIMATE REQUIRED. DOES NOT INCLUDE PERMIT FEES

Payable by Zelle: aakelectric@yahoo.com

Payable by check

Wright's Electric
www.mywrightselectric.com
Licensed & Insured EC13009290
(305)562-0995

Estimate

Date	Estimate #
1/20/2022	6286

Name / Address

Key Largo Wastewater Treatment District
Beau Sponseller

Description	Qty	Total
Estimate based on plan set dated 12-6-21 for building 95098 and 95100. Trench from pole to side of building, install conduit and back fill with Pearock, marking tape, @ raceways for low voltage as per plan. Install new 200 amp 240 volt meter cans and stainless steel fused disconnect on each building. Install ground box as per plan for power company. Install new grounding system as per code. Install new 42 circuit indoor panel on building 95098 and refeed existing panel in building 95100 Install copper wire from ground box to new meter and from meter to disconnects and panels. Trenching, material, rock and Labor		28,830.00
	Total	$28,830.00

Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Agenda Item Summary

Meeting Date: March 1, 2022

Agenda Item Number: M-1

Action Required:
No

Department:
Capital Projects

Sponsor:
Ed Castle

Subject:
Solar Phases 2&3 and Fire Safety Construction Updates

Summary of Discussion:
Interim Solar Phases 2&3 and the interim Fire Safety Construction progress

Reviewed / Approved		Financial Impact	Attachments
Operations:	_____	$	1. Solar Phases 2&3, Fires Safety & Coatings Capital Projects Update report.
Administration:	_____	Expense	
Finance:	_____	Funding Source:	
District Counsel:	_____	Grant(s)	
District Clerk:	_____	Budgeted:	
Engineering:	_____	N/A	

Approved By: _____ **Date:** 2-24-22
General Manager

WEILER ENGINEERING CORPORATION
WEC xcellence in engineering
201 WEST MARION AVENUE - SUITE 1306 | PUNTA GORDA | FL 33950
TEL 941·505·1700 | FAX 941·505·1702 | WWW.WEILERENGINEERING.ORG

6805 OVERSEAS HIGHWAY | MARATHON | FL 33050
TEL (305) 289-4161 | FAX(305) 289-4162

MEMORANDUM

To: Peter Rosasco, General Manager

From: Ed Castle, PE

Date: February 23, 2022

Re: Capital Projects Interim Update for March 1st, 2022 Board Meeting

---

In the period from January 25th through February 23rd, the following items were completed or in progress:

Solar Phases 2 & 3

Vacuum Station A

- Previously completed and commissioned. Approximately 20% of punch list work remains to be completed. Generator output frequency adjustment to eliminate faults remains to be completed.

Vacuum Station D

- Previously completed and commissioned. Approximately 20% of punch list work remains to be completed. Generator output frequency adjustment to eliminate faults remains to be completed.

Vacuum Station G

- Previously completed and commissioned. Approximately 20% of punch list work remains to be completed. Generator output frequency adjustment to eliminate faults remains to be completed.

Vacuum Station I

- Previously completed and commissioned. Approximately 20% of punch list work remains to be completed. The generator output frequency at Vac I was adjusted to eliminate faults. The procedure corrected the issue and will be performed at all other locations.

Vacuum Station J/K

- Previously completed and commissioned. Approximately 20% of punch list work remains to be completed. Generator output frequency adjustment to eliminate faults remains to be completed.

WWTP and Vacuum Station E

- Approximately 80% of the items on the Final Punch List have been completed.

Administration Building

- WEC requested proposals for four options for the Admin Building roof. As of February 23rd, three of the four proposals have been provided. We are awaiting the last proposal. The options will be brought to the Board at the March 15th, 2022 meeting.

Fire Safety

Vacuum Station A

- Previously completed and commissioned. Clean agent systems are holding pressure, with monitoring to continue for 30 days. The Final Punch list has been issued. Approximately 75% of the punch list items have been completed, with remaining items to be completed when materials arrive.

Vacuum Station D

- Previously completed and commissioned. Clean agent systems are holding pressure, with monitoring to continue for 30 days. The Final Punch list has been issued. Approximately 75% of the punch list items have been completed, with remaining items to be completed when materials arrive.

Vacuum Station G

- Previously completed and commissioned. Clean agent systems are holding pressure, with monitoring to continue for 30 days. The Final Punch list has been issued. Approximately 75% of the punch list items have been completed, with remaining items to be completed when materials arrive.

Vacuum Station I

- Previously completed and commissioned. Clean agent systems are holding pressure, with monitoring to continue for 30 days. The Final Punch list has been issued. Approximately 75% of the punch list items have been completed, with remaining items to be completed when materials arrive.
- The fire alarm control panel was replaced and tested and is operational
- The clean agent cylinder that was accidentally discharged has been replaced.

Vacuum Station J/K

- Previously completed and commissioned. Clean agent systems are holding pressure, with monitoring to continue for 30 days. The Final Punch list has been issued. Approximately 75% of the punch list items have been completed, with remaining items to be completed when materials arrive.
- The fire alarm control panel was replaced and tested and is operational

WWTP and Vacuum Station E

- Clean agent sensor tubing leaks have been repaired. Pressure gages are being monitored to ensure that leaks are corrected.
- Programming and testing of the voice notification system is scheduled for the week of February 28th.
- Final testing of the alarm systems and the peripheral devices will be conducted during the week of February 28th.
- Substantial Completion and Final Punch List have been generated. Final punch list work is underway with approximately 25% remaining to be completed.

Administration Building

- Previously completed and commissioned.
- The faulty pressure gauge on the Server Room clean agent cylinder has been replaced and is reading correctly. It will be monitored for 30 days.

Coatings of Concrete Structures

- Work continues on completion of SBR coatings.
- Coating of the north end of the Operations Building is underway
- The added work of coating the Vacuum Station E control building and Vacuum Vault Building has not yet begun.

Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Agenda Item Summary

Meeting Date: March 1, 2022

Agenda Item Number: N-1

Action Required:

Yes

Department:

Engineering

Sponsor:

Ed Castle

Subject:

Keys Holdings LLC Pump Station Replacement

Summary of Discussion:

The pump station at Keys Holdings, LLC. at 101600 Overseas Highway is in poor condition. It needs to be replaced. The District has an easement granted by Keys Holdings, LLC. that requires the District to operate, maintain and replace the pump station as necessary. Staff requests approval to proceed with design and permitting of the proposed new pump station.

Reviewed / Approved

Operations: _____

Administration: _____

Finance: _____

District Counsel: _____

District Clerk: _____

Engineering: _____

Financial Impact

$ 225,000.00

Funding Source:

Assessment Revenue

Budgeted:

Yes

Attachments

1. Memo from WEC
2. Photo of interior of pump station
3. Keys Holdings LLC easement

Approved By: _____ **Date:** _____

General Manager

WEILER ENGINEERING CORPORATION
WEC xcellence in engineering
201 WEST MARION AVENUE - SUITE 1306 | PUNTA GORDA | FL 33950
TEL 941·505·1700 | FAX 941·505·1702 | WWW.WEILERENGINEERING.ORG

6805 OVERSEAS HIGHWAY | MARATHON | FL 33050
TEL (305) 289-4161 | FAX(305) 289-4162

MEMORANDUM

To: Peter Rosasco, General Manager

From: Ed Castle, PE

Date: February 18, 2022

Re: Keys Holdings LLC Pump Station Replacement

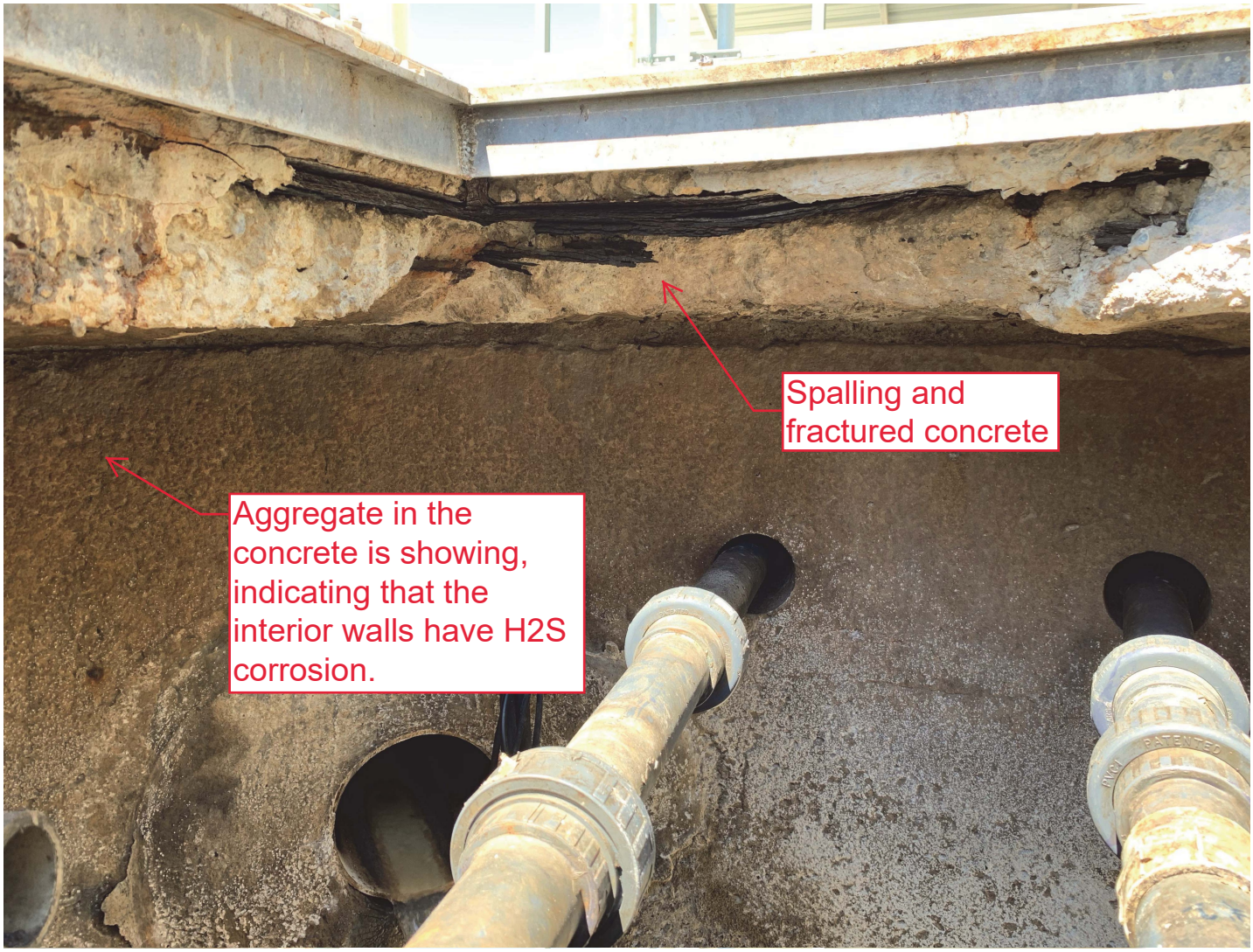
The replacement of the pump station at Keys Holdings LLC was discussed at the February 15, 2022 Board meeting. The Board asked staff to bring back documentation that specifies what the District's obligations are regarding the pump station.

The District was granted a permanent easement deed for the area around the pump station. The deed was executed on July 18, 2011 and recorded with Monroe County on January 20, 2012. The deed states, in part (emphasis added):

"for the following purposes: to excavate, install, construct, reconstruct, lay, operate, maintain, repair, improve, inspect, replace, and use one or more pump stations, together with associated pipelines, utilities, and access roads, for wastewater collection, transmission, and treatment"

The pump station is old and in poor condition. An inspection showed that the concrete upper section and lid of the pump station were in very poor shape, with spalling and cracks occurring. The site has been temporarily protected with a metal plate placed by District staff to prevent potential collapse should a vehicle drive across the pump station.

Staff proposes that the District will install a new duplex fiberglass pump station adjacent to the existing pump station. The old pump station will either be abandoned or may be converted into a manhole to combine flows entering the new pump station. Staff requests direction from the Board to proceed with design and permitting of the new pump station. When design is completed, staff will bring forward the design drawings, technical specifications, and Invitation to Bid along with a final construction cost estimate for approval by the Board to publish.


Spalling and fractured concrete
Aggregate in the concrete is showing, indicating that the interior walls have H2S corrosion.

Doc# 1867015 01/20/2012 11:27AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1867015
Bk# 2551 Pg# 2146

This document prepared by (and after recording return to):

Name:	Key Largo Wastewater Treatment District
Address:	P.O. Box 491
City, State, Zip:	Key Largo, FL 33037-0491
Phone:	305-451-4019

--------Above This Line Reserved For Official Use Only----------

Property Appraiser Parcel Identification Numbers = 00492802-000100

KEY LARGO WASTEWATER TREATMENT DISTRICT

COASTAL WATERWAY CONDOMINIUM

PERMANENT EASEMENT DEED

The undersigned Grantor, Coastal Waterway Condominium, Inc. ("the Grantor"), whose mailing address is 790 20th Street, c/o Fourpoints Property Management, Inc., Hialeah, FL 33010, is a Florida non-profit corporation having a principal place of business at 720 West 20th Street, Hialeah, Florida. The Grantor is the condominium association designated under Chapter 718, Florida Statutes, to manage the affairs of Coastal Waterway, a Condominium, located on the Island of Key Largo, Monroe County, Florida, pursuant to that certain Declaration of Condominium recorded as Document 1646166, at Book 2298, Pages 2015 through 2112 of the Official Records of Monroe County, Florida. The Grantor is the fee simple owner of that certain parcel of land situate in Monroe County, Florida, and more particularly described as follows:

See Attachment 1 hereto, entitled Schedule A.

In consideration of $10.00 and other good and valuable consideration including restoration of all areas disturbed by construction, receipt of which are acknowledged, and Grantor does hereby grant, bargain, sell, and convey to the Key Largo Wastewater Treatment District, an independent special district of the State of Florida whose address is set forth above, as Grantee, the following utility easement, within the property owned by the undersigned Grantors. The description of said land being conveyed to the Grantee is as follows:

See Attachment 2 hereto, entitled Exhibit B.

The Grantee shall use said easement only for the following purposes: to excavate, install, construct, reconstruct, lay, operate, maintain, repair, improve, inspect, replace, and use one or more pipelines for wastewater collection, transmission, and treatment, and the Grantee shall have full right of ingress and egress thereto and therefrom over and across the easement area. To the extent practicable, all improvements shall be underground, and the above-ground portions of all improvements shall be finished, decorated, landscaped, fenced, and maintained consistent with the surrounding improvements. With regard to architectural finishing, fencing, and landscaping, the Grantee shall consider the desires of the Grantor, but the Grantee shall have the exclusive right to determine the appearance of the improvements. The Grantee may place a sign on the improvements identifying its ownership of them.

The Grantor shall furnish and maintain the easement area free of and clear from any obstruction and shall not construct, place, or allow the placing or construction of any obstruction which would interfere with the Grantee's safe or proper installation, operation, maintenance, inspection, or removal of the wastewater collection and transmission facilities, and all the appurtenances thereto located in the easement area. The Grantor shall have the right to make any other use of the easement area which does not interfere with the Grantee's rights.

Any obstruction to the safe or proper operation, maintenance, inspection, or removal of the Grantee's wastewater collection and transmissions facilities, and all appurtenances thereto may by removed by the Grantee at Grantor's expense.

The Grantor shall bear the cost of any relocation or modification of said facilities when the change is necessitated by the Grantor's requirements or those of any utility other than the Grantee.

The Grantee shall hold Grantor harmless for the acts and omissions of its officers, employees, agents and contractors, and upon the representation that Grantee is a local governmental agency as defined by Florida Statutes and shall maintain suitable Public Liability insurance or be self-insured, in amounts adequate to respond to any and all claims within the limitations of Florida Statute 768.28 arising out of the activities authorized in this easement, as reflected by the Grantee's acceptance of the conditions below.

All covenants, stipulations, terms, conditions, and provisions of this agreement shall extend to and be made binding upon respective successors and assigns of the Grantee and the Grantor. It is intended that this agreement shall be recorded and be binding upon future owners of the above described property and the Grantee, and all successors thereto.

The Grantor does hereby warrant it has full power of authority to grant this easement.

IN WITNESS WHEREOF, the undersigned hereto set their hands and seals this 20 day of July, 2011

Signed in the presence of two witnesses:

GRANTOR;
[Name]

By Mark G Carpenter
Its: President

WITNESSES:

Signed Scott Carpenter

Printed SCOTT CARPENTER

Signed Brian Douglas

Printed: BRIAN DOUGLAS

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th July 2011 (date), by MARK G. CARPENTER, the Grantor or its authorized representative, who is personally known to me or who has produced _____ (type of identification) as identification.

KELLI ANN WALTERS
MY COMMISSION # DD935364
EXPIRES: November 05, 2013
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Kelli Walters
Notary Public, State of Florida

Printed Name: KELLI A WALTERS

My Commission Expires: 11/5/2013

Doc# 1867015
Bk# 2551 Pg# 2148

ATTACHMENT 1

Doc# 1646166
Bk# 2298 Pg# 2055

SCHEDULE A

DESCRIPTION

COASTAL WATERWAY CONDOMINIUM

A Portion Of Lot 11, Tarpon Acres, On Key Largo, According To The Plat Thereof As Recorded In Plat Book 2 At Page 109, Of The Public Records Of Monroe County, Florida, And Being More Particularly Described As Follows:

Beginning On The Northwesterly Right-Of-Way Line Of State Road No.5 (U.S. Hwy. No.1) At The Dividing Line Between Lots 10 And 11, Of Said Tarpon Acres And Run Northwesterly On The Said Dividing Line Between Lots 10 And 11, A Distance Of 725 Feet, More Or Less, To The Mean High Tide Line On The Shore Of Tarpon Basin; Then Southwesterly And Crossing An Existing Channel, A Distance Of 110 Feet To A Point Of The Said Mean High Tide Line; Then Southeasterly On A Straight Line To A Point On The Northwesterly Right -Of-Way Line Of State Road No.5, Which Said Point Is 200 Feet Southwesterly From The Point Of Beginning; Thence Northeasterly Along Said Right-Of-Way Line A Distance Of 200 Feet To The Point Of Beginning.

Together with the filled lands abutting said uplands described as follows:

T.I.I.F.Trustees No. 40658(5690-44)

Upon application of Coastal Waterway Mobile Home Park Homeowners' Association, Inc., a Florida non profit corporation, whose address is 101620 Overseas Highway, Key Largo, Florida 33037, and pursuant to Section 92.16 and sub-section 253.12(9), Florida Statutes, the undersigned, on behalf of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, pursuant to Rule 18-21.019, Florida Administrative Code, hereby certifies that the boundary separating the lands of private ownership from the adjacent state owned sovereignty lands on July 1, 1975, is described as follows:

(Filled Parcel #F1A)

The waterward boundary line of a parcel of filled, sovereign, submerged land in Tarpon Basin, Section 22, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, more particularly described as follows:

Commence at the intersection of the dividing line between Lots 10 and 11, and the northwesterly right of way line of State Road No. 5 (US Highway No. I), all as shown on the plat of Tarpon Acres, recorded in Plat Book 2 at Page 109 of the public records of Monroe County, Florida; thence run N 52°30'00"W along said dividing line between said Lots 10 and 11 for a distance of 725 feet, more or less, to a point on the mean high tide line on the shoreline of Tarpon Basin, according to legal description of a part of Lot II, recorded in Official Records Book 449 at Page 394 of said public records,

thence run S 37°16'22"W along said shoreline for a distance of 32.0 feet, more or less, to the shoreline of a boat basin and the Point of Beginning of the herein described line; From said Point of Beginning, thence meander said shoreline for the following courses, numbered 1 through 4., inclusive: 1) N 47°56'00"W. 116.49 feet: 2) N 20°43'54"W, 11.11 feet; 3) N 31°57' 18"E, 8.65 feet; 4) N 71°44'07"E, 10.00 feet, more or less, to an intersection with the prolonged dividing line between said Lots 10 and 1 I, and the Terminus of the herein described line.

ALSO

(Filled Parcel #F2A)

The waterward boundary line of a parcel of filled, sovereign, submerged land in Tarpon Basin, Section 22, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, more particularly described as follows:

Commence at the intersection of the dividing line between Lots 10 and 11, and the northwesterly right of way line of State Road No. 5 (US Highway No. 1), all as shown on the plat of Tarpon Acres, recorded in Plat Book 2 at Page 109 of the public records of Monroe County, Florida; thence run N 52°30'00"W along said dividing line between said Lots 10 and 11 for a distance of 725 feet, more or less, to a point on the mean high tide line on the shoreline of Tarpon Basin, according to legal description of that part of said Lot 11, recorded in Official Records Book 449 at Page 394 of said public records; thence S 37°16'22"W along said described shoreline for a distance of 57.36 feet, more or less, to the shoreline of a boat basin and the Point of Beginning of the herein described line. From said Point of Beginning, thence meander said shoreline for the following courses, numbered 1 through 10 inclusive:
1) N33°16'20"W, 3.86 feet; 2) S 64°5916'5224"W, 24.38 feet; 3) N52°10'49"W, 15.61 feet; 4) S 81°59'52"W, 11.34 feet; 5) N 52°10'49"W, 80.48 feet; 6) N 30°03'38"E, 29.43 feet; 7) N 51°57' 19"W, 9.32 feet; 8) S 36°58'51"W, 27.96 feet; 9) S 71°34'08"W, 12.15 feet; 10) S45°58'15"W, 15.90 feet, more or less, to an intersection with an assumed riparian line and the Terminus of the herein described line.

The above legal description was prepared by David H. Barrow, Florida Professional Surveyor and Mapper No. 5263.

EXHIBIT "A"
SKETCH AND DESCRIPTION

Doc# 1867015
Bk# 2551 Pg# 2150

LAND DESCRIPTION:

A portion of Lot's 10 and 11, TARPON ACRES, according to the plat thereof as recorded in Plat Book 2, Page 109 of the Public Records of Monroe County, Florida also being a portion of the common area roadways of the Coastal Waterway Condominium as recorded in Official Records Book 2298, page 2015–2112, of the Public Records of Monroe County, Florida, described as follows:

COMMENCE at the Southeast corner of Lot 10 of said TARPON ACRES, said corner being on the Northwesterly right–of–way line of the Overseas Highway (State Road No. 5); thence S 37°19'38" W along said Northwesterly right–of–way line, 23.12 feet to the POINT OF BEGINNING; thence S 37°19'38" W along said Northwesterly right–of–way line, 24.48 feet; thence N 41°17'16" W, 118.44 feet to a tangent curve; thence Northwesterly along the arc of said curve being concave to the Southwest, having a radius of 88.00 feet, a central angle of 03°33'28", and an arc distance of 5.46 feet; thence N 49°06'51" W, 86.57 feet to a tangent curve; thence Northwesterly along the arc of said curve being concave to the Southwest, having a radius of 88.00 feet, a central angle of 07°49'36", and an arc distance of 12.02 feet; thence N 52°40'19" W, 48.63 feet to a tangent curve; thence Northwesterly along the arc of said curve being concave to the Southwest, having a radius of 88.00 feet, a central angle of 05°00'00", and an arc distance of 7.68 feet; thence N 57°40'19" W, 34.89 feet to a tangent curve; thence Northwesterly along the arc of said curve being concave to the Northeast, having a radius of 112.00 feet, a central angle of 11°03'43", and an arc distance of 21.62 feet; thence N 46°36'36" W, 142.95 feet to a tangent curve; thence Northwesterly along the arc of said curve being concave to the Southwest, having a radius of 88.00 feet, a central angle of 02°30'15", and an arc distance of 3.85 feet; N 49°06'51" W, 30.00 feet to a tangent curve; thence Northwesterly along the arc of said curve being concave to the Southwest, having a radius of 88.00 feet, a central angle of 12°50'19", and an arc distance of 19.72 feet to a point of reverse curve of a tangent curve; thence Northwesterly along the arc of said curve being concave to the Northeast, having a radius of 112.00 feet, a central angle of 12°50'19", and an arc distance of 25.10 feet; thence N 49°06'51" W, 22.11 feet; thence S 44°25'06" W, 46.82 feet; thence N 45°34'54" W, 21.00 feet; thence N 44°25'06" E, 57.55 feet; thence N 49°06'51" W, 34.18 feet; thence N 06°21'21" E, 34.77 feet; thence S 83°38'39" E, 9.92 feet; thence S 06°21'21" W, 27.02 feet; thence S 49°06'51" E, 72.81 feet to a tangent curve; thence Southwesterly along the arc of said curve being concave to the Northeast, having a radius of 88.00 feet, a central angle of 12°50'19", and an arc distance of 19.72 feet to a point of reverse curve of a tangent curve; thence Southwesterly along the arc of said curve being concave to the Southwest, having a radius of 112.00 feet, a central angle of 12°50'19", and an arc distance of 25.10 feet; thence S 49°06'51" E, 30.00 feet to a tangent curve; thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 112.00 feet, a central angle of 02°30'15", and an arc distance of 4.90 feet; thence S 46°36'36" E, 142.95 feet to a tangent curve; thence Southwesterly along the arc of said curve being concave to the Northeast, having a radius of 88.00 feet, a central angle of 11°03'43", and an arc distance of 16.99 feet; thence S 57°40'19" E, 34.89 feet to a tangent curve; thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 112.00 feet, a central angle of 05°00'00", and an arc distance of 9.77 feet; thence S 52°40'19" E, 48.63 feet to a tangent curve; thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 112.00 feet, a central angle of 03°33'28", and an arc distance of 6.95 feet; thence S 49°06'51" E, 86.57 feet to a tangent curve; thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 112.00 feet, a central angle of 07°49'36", and an arc distance of 15.30 feet; thence S 41°17'16" E, 113.61 feet to the POINT OF BEGINNING.

Said lands situate in Monroe County, Florida and containing 16,034 square feet, 0.370 acres more or less.

CITY OF KEY LARGO Sanitary Easement Site: Coastal Waterway Condominium, Inc. 101620 Overseas Highway, Key Largo, FL County: Monroe	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 402 APPELROUTH LANE, SUITE 2-E KEY WEST, FLORIDA 33045 TEL. (305) 294-7770, FAX (561) 394-7125 www.AVIROM-SURVEY.com ©2011 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.	JOB #: 8850-b SCALE: 1" = 50' DATE: 05-17-2011 BY: A.M.R. CHECKED: M.D.A. F.B. N/A PG. N/A SHEET 1 OF 4

EXHIBIT "A"
SKETCH AND DESCRIPTION

Doc# 1867015
Bk# 2551 Pg# 2151

LINE	DIRECTION	DISTANCE
L-1	S 37°19'38" W	23.12'
L-2	S 37°19'38" W	24.48'
L-3	N 41°17'16" W	118.44'
L-4	N 49°06'51" W	86.57'
L-5	N 52°40'19" W	48.63'
L-6	N 57°40'19" W	34.89'
L-7	N 46°36'36" W	142.95'
L-8	N 49°06'51" W	30.00'
L-9	N 49°06'51" W	22.11'
L-10	S 44°25'06" W	46.82'
L-11	N 45°34'54" W	21.00'
L-12	N 44°25'06" E	57.55'
L-13	N 49°06'51" W	34.18'
L-14	N 06°21'21" E	34.77'
L-15	S 83°38'39" E	9.92'
L-16	S 06°21'21" W	27.02'
L-17	S 49°06'51" E	72.81'
L-18	S 49°06'51" E	30.00'
L-19	S 46°36'36" E	142.95'
L-20	S 57°40'19" E	34.89'
L-21	S 52°40'19" E	48.63'
L-22	S 49°06'51" E	86.57'
L-23	S 41°17'16" E	113.61'

CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C-1	88.00'	3°33'28"	5.46'
C-2	88.00'	7°49'36"	12.02'
C-3	88.00'	5°00'00"	7.68'
C-4	112.00'	11°03'43"	21.62'
C-5	88.00'	2°30'15"	3.85'
C-6	88.00'	12°50'19"	19.72'
C-7	112.00'	12°50'19"	25.10'
C-8	88.00'	12°50'19"	19.72'
C-9	112.00'	12°50'19"	25.10'
C-10	112.00'	2°30'15"	4.90'
C-11	88.00'	11°03'43"	16.99'
C-12	112.00'	5°00'00"	9.77'
C-13	112.00'	3°33'28"	6.95'
C-14	112.00'	7°49'36"	15.30'

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvements were located.
5. Bearings and Coordinates shown hereon are based on the Plat with the North right-of-way line of the Overseas Highway having a bearing of N 37°19'38" E.
6. Abbreviation Legend: ℄ = Centerline; L.B. = Licensed Business; M.C.R.= Monroe County Records; P.S.M.= Professional Surveyor and Mapper; POB=Point of Beginning; POC= Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Minimum Technical Standards set forth in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 05/18/2011

ALAN M. REYNOLDS, P.S.M.
Florida Registration No. 6346
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

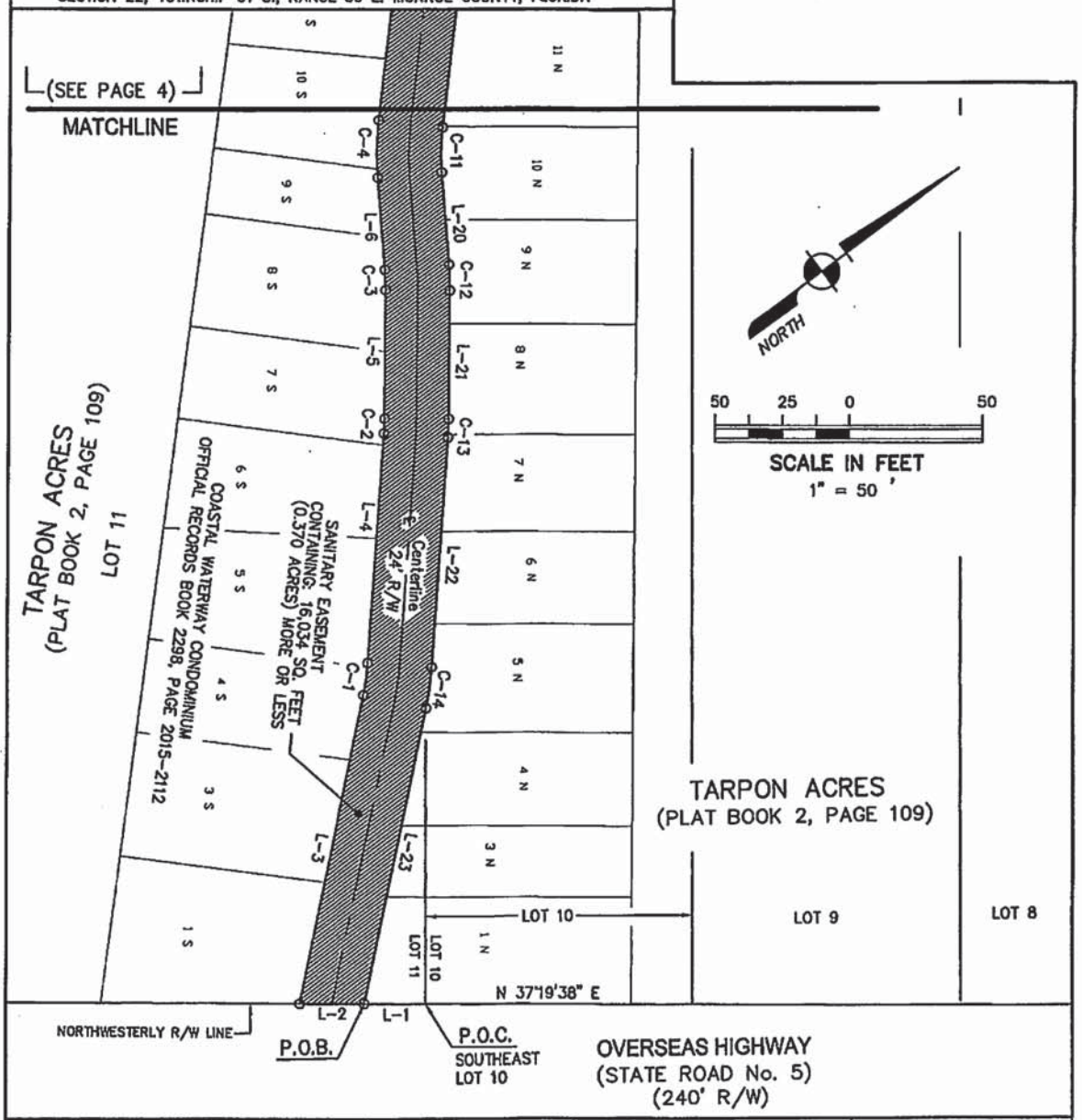
CITY OF KEY LARGO Sanitary Easement Site: Coastal Waterway Condominium, Inc. 101620 Overseas Highway, Key Largo, FL County: Monroe	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 402 APPELROUTH LANE, SUITE 2-E KEY WEST, FLORIDA 33045 TEL. (305) 294-7770, FAX (561) 394-7125 www.AVIROM-SURVEY.com ©2011 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.	JOB #: 8850-b SCALE: 1" = 50' DATE: 05-17-2011 BY: A.M.R. CHECKED: M.D.A. F.B. N/A PG. N/A SHEET 2 OF 4

Doc# 1867015
Bk# 2551 Pg# 2152

EXHIBIT "A"

SKETCH AND DESCRIPTION

SECTION 22, TOWNSHIP 61 S., RANGE 39 E. MONROE COUNTY, FLORIDA



CITY OF KEY LARGO Sanitary Easement	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 402 APPELROUTH LANE, SUITE 2-E KEY WEST, FLORIDA 33045 TEL. (305) 294-7770, FAX (561) 394-7125 www.AVIROM-SURVEY.com
Site: Coastal Waterway Condominium, Inc. 101620 Overseas Highway, Key Largo, FL County: Monroe	©2011 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

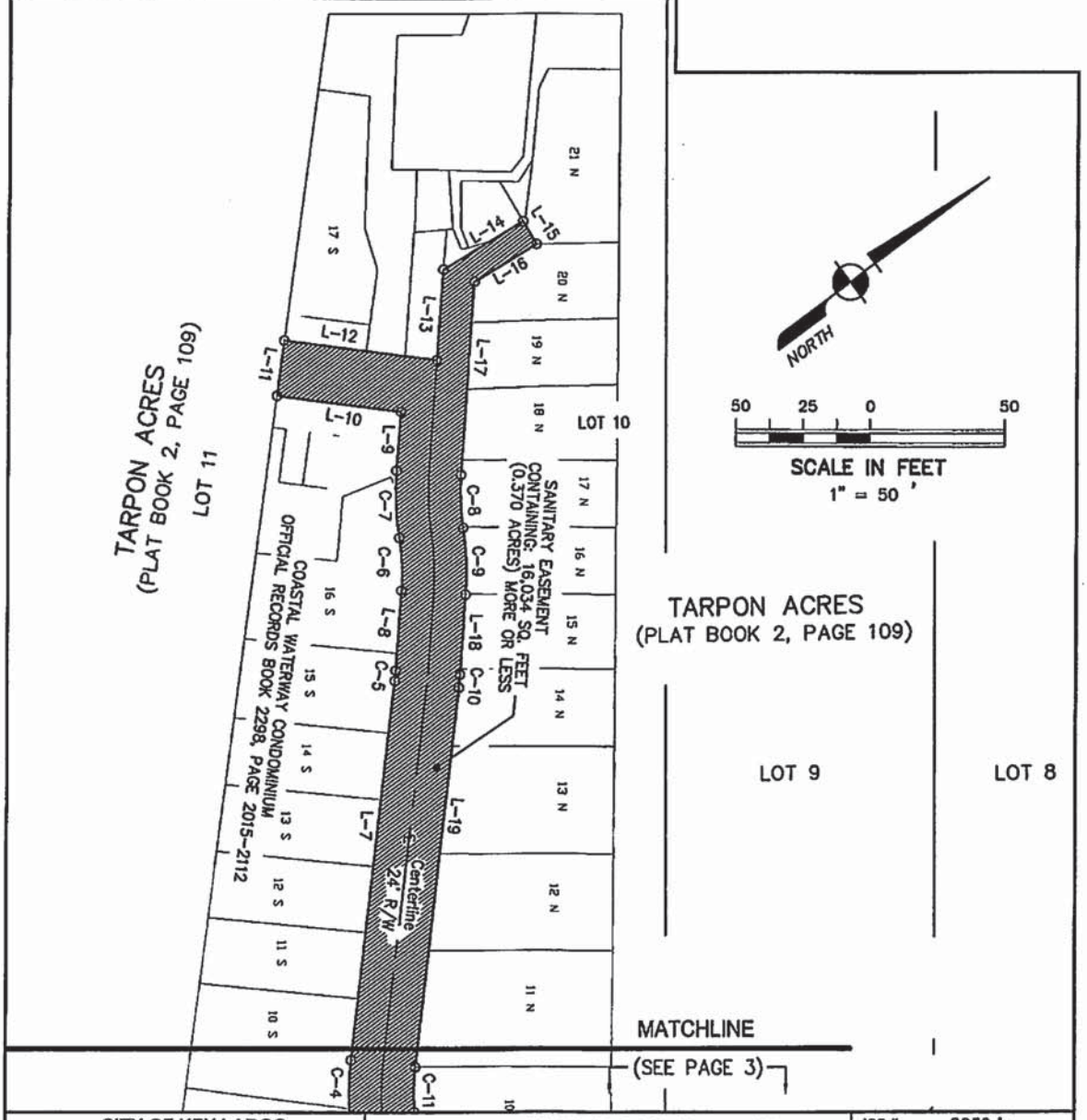
JOB #:	8850-b
SCALE:	1" = 50'
DATE:	05-17-2011
BY:	A.M.R.
CHECKED:	M.O.A.
F.B. N/A	PG. N/A
SHEET	3 OF 4

Doc# 1867015
Bk# 2551 Pg# 2153

EXHIBIT "A"

SKETCH AND DESCRIPTION

SECTION 22, TOWNSHIP 61 S., RANGE 39 E. MONROE COUNTY, FLORIDA



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Site: Coastal Waterway Condominium, Inc. 101620 Overseas Highway, Key Largo, FL County: Monroe	©2011 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission

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F.B. N/A	PG. N/A
SHEET	4 OF 4

MONROE COUNTY
OFFICIAL RECORDS