



Community Development District

Board of Supervisors
Regular Meeting
February 16, 2022

505 Whiskey Creek Drive, Marco Island, FL 34145

Anyone wishing to listen and participate in the meeting can do so by calling
1-888-468-1195, Participant Pin 636522.

Additionally, participants are encouraged to submit questions and comments to the District Manager in advance to facilitate the Board's consideration of such questions and comments during the meeting.

The agenda is as follows:

1. Call to Order/Roll Call
2. Approval of Agenda
3. Public Comments
 - a. Request for Consideration, Mike McNees, Manager, City of Marco Island
 - i. Bike/Pedestrian Access for Marco Residents through a Blanket Fee Arrangement
4. Approval of Minutes
 - a. December 15, 2021
5. Old Business
6. New Business
7. Attorney Report
8. Engineer Report
 - a. Bridge Paint
 - b. Whiskey Creek Drive RPM's
9. Supervisors' Requests
10. District Manager Report
 - a. Acceptance of the Financial Statement; Year Ending September 30, 2021
 - b. Acceptance of Financials October 1, 2021 through December 31, 2021
11. Public Comments
12. Set Next Meeting Date:
 - a. April 20, 2022
13. Adjournment

**KEY MARCO COMMUNITY DEVELOPMENT DISTRICT
REGULAR MEETING
December 15, 2021**

Present: Mary Beth Schewitz, Chairman
Luanne Kerins, Co-Chair
Lynn Domenici, Supervisor
John Esposito, Supervisor
Terri Stanton, Supervisor

Also Present: Greg Urbancic, District Counsel (Via speakerphone)
Dave Schmidt, Hole Montes

CALL TO ORDER/ROLL CALL

The meeting was called to order at 8:30 a.m. All five Board members were in attendance. Mrs. Schewitz announced that the meeting was not properly noticed on the website, therefore no motions, or action can be taken at this time. It was noted by Mr. Urbancic that remaining notice requirements were met.

AGENDA

No changes were made to the agenda.

PUBLIC COMMENTS

A member of the public asked who was responsible for the landscaping. Mrs. Schewitz replied it is the HOA responsibility.

OLD BUSINESS

None.

NEW BUSINESS

None.

ATTORNEY'S REPORT

Mr. Urbancic reported as part of the 2021 Session, the Florida Legislature recognized the need for a long-term planning process for stormwater and wastewater with the passage of [House Bill 53](#) (Public Works). [Section 403.9302, Florida Statutes](#), requires a 20-year needs analysis be developed by local governments providing a stormwater management program or stormwater management system. [Section 403.9301, F.S.](#), requires the same from those providing wastewater services.

Local governments subject to these statutes are counties, municipalities, and independent special districts.

While the needs analyses must be updated and resubmitted every five years, the timeline for the 2022 cycle is: June 30, 2022: Needs analyses for all local governments should be complete. By June 30, municipalities and independent special districts must submit their completed needs analyses to the county.

Overtalk between several audience members.

David Schmitt, Hole Montes joined the meeting.

DISTRICT ENGINEER REPORT

Mr. Schmitt reported he has started the process for the new Statutory Requirements for Stormwater and Wastewater management analyses. The initial survey indicates twenty-eight outfalls that will need further inspection. The CDD has previously cleaned two outfalls at the corner of Blue Hill Creek and Whiskey Creek that were identified as clogged by roots during the annual catch basin cleaning. Additionally, several sand bag retention areas were cleared of debris along Blue Hill Creek Drive. There has been a proactive attitude by the CDD in the last five years to maintain the drainage within Key Marco. This agenda item will be brought back to the board at the February meeting.

The CDD requested that additional pavement markers and signage be added to the section of road from the community center to the boat trailer park. Three vehicles have left the road in the area and it needs attention. Mr. Schmitt will report back to the board with possible solutions and pricing.

Mr. Schmitt reported that he met with a painting consultant to review the bridge painting needs. A memorandum was provided to the supervisors and public attendees (*copy attached to these minutes*). The Board requested that more information and costs be presented at the next meeting.

SUPERVISORS' REQUESTS

None.

PUBLIC COMMENT

No public comment was received at this time.

NEXT MEETING DATE

The next meeting will be held on February 16, 2022 at 8:30 a.m.

ADJOURNMENT

On a voice vote by Mrs. Schewitz and a second by Mrs. Kerins the meeting was adjourned.



MEMORANDUM

To: Katie Maline, District Manager
From: David Schmitt, P.E., FL 41671
Date: December 14, 2020
Subject: Key Marco CDD Whiskey Creek Bridge Painting

As requested, we have reviewed the existing pipe railings on the Whiskey Creek Bridge. The bridge was constructed as part of the original development in approximately 1994. The bridge spans Blue Hill Creek and has thirteen spans at a 38'-6" spacing for a total length of 500'-6" (+/-). There are bridge approaches on both sides. The bridge railing extends across the bridge spans and the two approaches for an approximate length of 605 feet.

The railings on the bridge consist of three 6-inch steel pipes spanning between masonry supports. The railings originally had a powder coat finish which was subsequently painted. This subsequent paint coating has faded and is peeling off in numerous areas. The pipe railings are attached to the masonry supports by a steel plate bracket with receiving shoes for the railings. Attachment is by eight bolts into the masonry. It appears that the pipe brackets and railings were installed between the masonry supports as a single unit and bolted into place utilizing drill in type anchor bolts. Several of the steel bracket assemblies are showing deterioration along with the bolts. This deterioration could be due to moisture entering between the steel plate and masonry support. In addition to the bridge railing, there are light poles mounted on the masonry supports and additional pipe type guard railing extending at the four corners of the bridge.

To maintain the bridge and reduce further deterioration of the railing system, the existing railing and anchor plates need to be cleaned, reconditioned as needed, and coated. This should be done in conjunction with the recoating of the guard rails at the four corners and light poles. Based on the means of initial construction, it will be very difficult to remove the railing assemblies for offsite work. To prepare and recoat the railings, it will be necessary to encapsulate the work area and utilize lifts to access the outside of the bridge.

In cases where the bolts have deteriorated significantly, it may be necessary to cut the railing assembly to facilitate removal and replacement of anchor bolts. New anchor bolt placement would need to be offset and steel plate modified. Additional investigation will be needed to make determination the extent of this additional work.

In conjunction with the railing repairs, the CdD may wish to consider painting the masonry columns and the exposed superstructure on the two sides of the bridge. If desired, this work could be deferred and completed at a later date. However, there will be considerable cost savings by completing this work now while crews and equipment are on site.

During the recoating work it will be necessary for the bridge to have a moving one lane closure to permit railing and painting work.

Preliminary budget estimates are pending.



Railing at approaches.



Typical masonry support.



Double pipe support at pile bent location. Area between individual support provides for movement.



Typical pipe rail fading and peeling paint. Note previous coating underneath.



Typical pipe rail support bracket assembly.



Several pipe railing support bracket assemblies showing limited deterioration at bolting.





MEMORANDUM

To: Katie Maline, District Manager
From: David Schmitt, P.E., FL 41671
Date: December 13, 2020
Subject: Key Marco CDD Clubhouse Road Curves

Over the past 18 months (+/-), there have been at least three reported cases of vehicles exiting the roadway between the clubhouse and the boat storage area on Whiskey Creek Drive. The posted speed limit in this area is 25 MPH. The exact cause of these incidents is unknown. The incidents could be the result of lack of attention, excessive speed, roadway conditions due to weather, or a combination of these items. The reported segment of roadway of concern is approximately 1,600 feet in length with several curves.

There are several options or combinations of options that can be considered to assist in improving driver attentiveness in this segment. These include the following.

1. Use of reflective pavement markers (RPMs) on the white edge of the lane marking. These will assist in both daylight and night time driving and provide warning of the vehicle leaving its lane (rumble effect). These RPMs could be installed at five to ten foot spacing.
2. Use of warning signage to draw drivers attention to the upcoming curves. These signs would be a combination of curve arrows and chevron type signs showing the alignment of the curve. The standard curve arrow signage would be 30-inch by 30-inch and chevron type would be 18-inch by 24-inch. See the attached exhibit for the project area and general location of signage. These signs would assist in both daylight and night.
3. The third option would be the increasing of roadway lighting levels in the curve area. This would assist primarily during the night or other inclement weather.

The implementation of these options could be completed in phases as warranted. Either Option 1 or Option 2 could be employed initially with the other being utilized if needed. Lastly would be Option 3.

☐ 950 Encore Way • Naples, Florida 34110
 P: 239.254.2000 • F: 239.254.2099

☐ 6200 Whiskey Creek Dr. • Ft. Myers, FL 33919
 P: 239.985.1200 • F: 239.985.1259

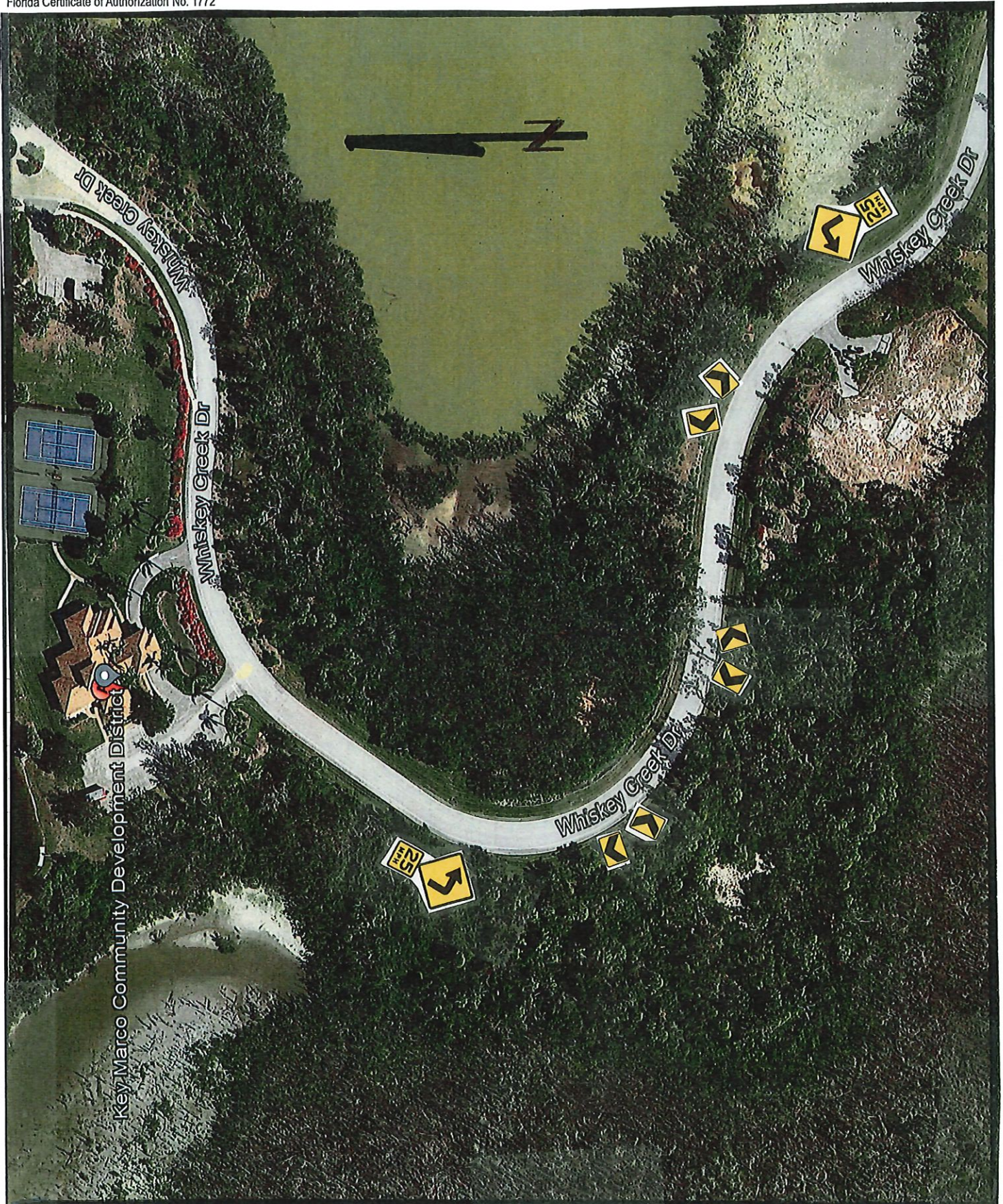
PROJECT KEY MARCO - ROADWAY CURVE

SHEET NO 1 OF 1

CALCULATED BY DHS DATE 12/10/21

CHECKED BY _____ DATE _____

SCALE _____



KEY MARCO

CDD

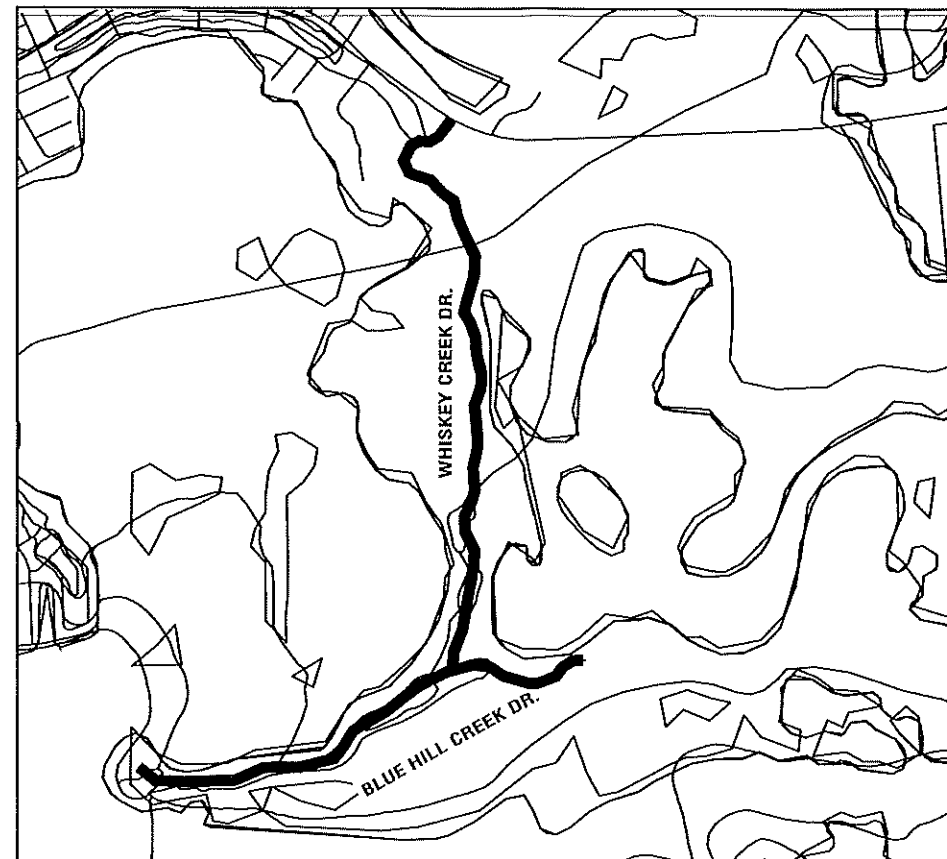
PAVEMENT MARKING AND SIGNAGE PLAN - PHASE 2

A DETAILED INDEX APPEARS ON THE
KEY SHEET OF EACH COMPONENT

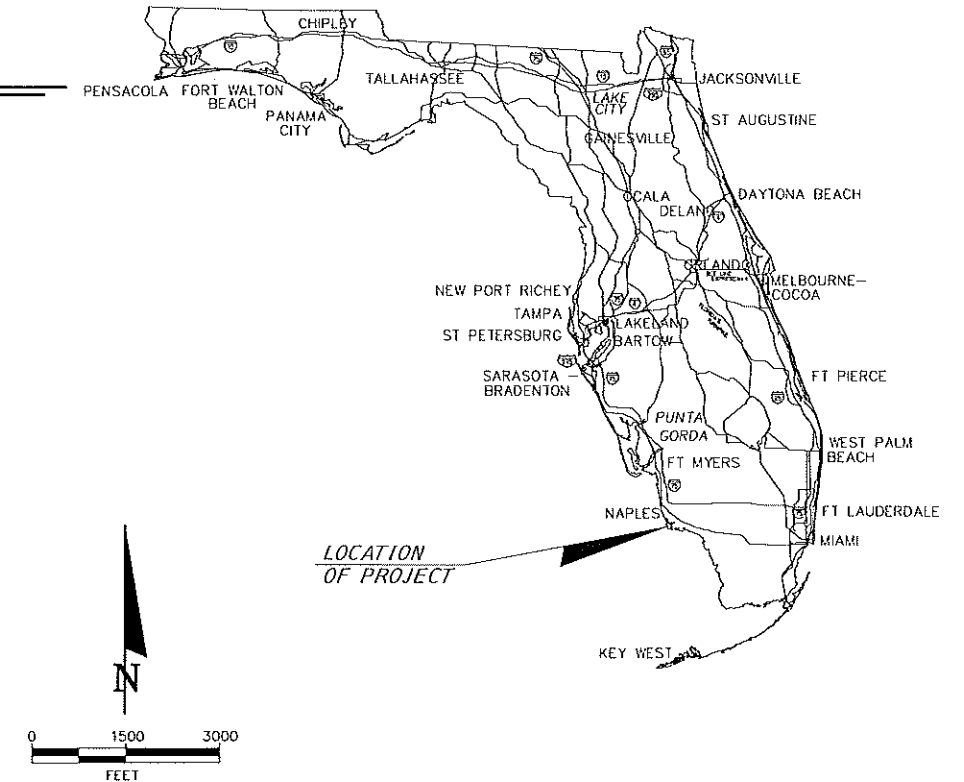
INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	KEY SHEET
4 & 5	PAVEMENT MARKING & SIGNAGE PLANS
6	MAINTENANCE OF TRAFFIC

WHISKEY CREEK DRIVE



REVISIONS:



PLANS PREPARED
BY:



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

BASE PLAN FROM WILSON, MILLER, BARTON,
SOLL & PEEK, INC.
PLANS DATED MAY, 1990.
AERIAL TAKEN FROM COLLIER COUNTY
DATE: 2020

DATE OF PLANS
01/03/2022

FISCAL YEAR	SHEET NO.
2022	1

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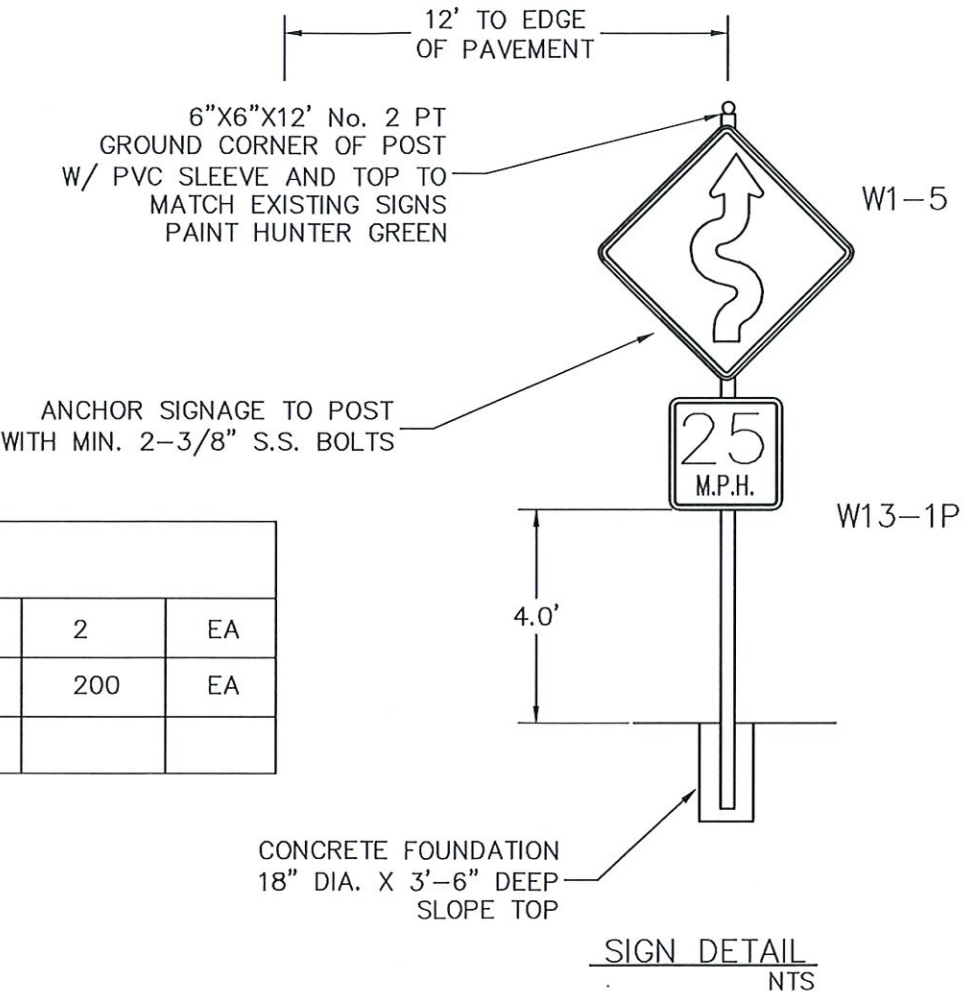
GENERAL NOTES

- 1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) - 1929. FOR NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) - 1988 CONVERSION, SUBTRACT 1.31' FROM (N.G.V.D.) ELEVATION. THE RECORD DRAWINGS SHALL REFERENCE THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) - 1988.
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (I.E. SOD, BUSHES, TREES, ETC.) AND SPRINKLER PIPE, SPRINKLER HEADS, FENCING AND ALL IDENTIFIED IMPROVEMENTS THAT MAY HAVE TO BE REMOVED OR HAVE BEEN DAMAGED OR INJURED DURING CONSTRUCTION, NOT IDENTIFIED TO BE REMOVED BY UTILITY OR SIDEWALK IMPROVEMENT. CONTRACTOR TO REPLACE OR REPAIR ANY DAMAGED PROPERTY OR IMPROVEMENTS TO A CONDITION EQUAL TO OR BETTER THAN EXISTED PRIOR TO CONSTRUCTION. CONTRACTOR MUST COMPLY WITH ALL PROVISIONS OF FLORIDA STATUTE 556, THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE, VERIFY AND PROTECT ANY EXISTING UTILITIES.
- 4. DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT CONTRACTORS EXPENSE.
- 5. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AND WITH THE CITY OF MARCO ISLAND DOT STANDARDS. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF, AND COMPLIANCE WITH, MAINTENANCE OF TRAFFIC PLANS FOR ALL WORK.
- 6. DRIVEWAYS, SIDEWALKS, AND OTHER RIGHT-OF-WAY OR EASEMENT ENCROACHMENTS SHALL BE RESTORED EQUAL TO PRE-CONSTRUCTION CONDITIONS OR BETTER AND TO THE SATISFACTION OF THE ENGINEER, EXCEPT AS NOTED ON THE ROADWAY PLANS.
- 7. THE CONTRACTOR MUST COMPLY WITH ALL PROVISIONS OF FLORIDA STATUTE 556, THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, AND THE CITY OF MARCO ISLAND UTILITY DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN THE COUNTY UTILITIES STANDARDS MANUAL AND THIS ACT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- 8. THE CONTRACTOR SHALL PROTECT ALL TREES AND IRRIGATION SYSTEM DURING CONSTRUCTION.
- 9. CONTRACTOR SHALL PERFORM ALL HIS WORK WITHIN THE EASEMENTS OR RIGHT-OF-WAYS.
- 10. ALL DISTURBED AREAS WITH GROUND COVER SHALL RECEIVE SOLID SOD EQUAL TO PRE-EXISTING COVER OR AT A MINIMUM BAHIA SOD, EXCEPT AS NOTED ON THE ROADWAY PLANS. CONTRACTOR IS RESPONSIBLE FOR MOWING AND MAINTENANCE OF THE RESTORED GROUND COVER UNTIL SUBSTANTIAL COMPLETION.

TABULATION OF QUANTITIES			
700-1-11	SINGLE POST SIGN, W1-5 W/ W13-P1	2	EA
706-1-3	RAISED PAVEMENT MARKERS	200	EA

TRAFFIC CONTROL NOTES:

- 1. THE IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD PART VI, TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION, AS REVISED TO DATE). FOR GENERAL TRAFFIC CONTROL ZONE REQUIREMENTS AND ADDITIONAL INFORMATION, REFER TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BOOKLET "DESIGN STANDARDS" DATED JULY 2020 INDEX 102.
- 2. WHERE "FLAGGER" AND "WORKER" SIGNS ARE USED, THE SIGNS SHALL BE COVERED OR REMOVED DURING PERIODS WHEN CONSTRUCTION OPERATIONS ARE SUSPENDED SUCH AS NIGHTS, WEEKENDS OR HOLIDAYS.
- 3. PLACEMENT OF ALL CONSTRUCTION SIGNS SHALL BE FIELD LOCATED IN SUCH A WAY THAT WILL AVOID OBSTRUCTION OF OR CONFLICT WITH EXISTING SIGNS.
- 4. ONE TRAVEL LANE SHALL BE KEPT OPEN FOR EACH DIRECTION WITHIN THE WORK AREA THROUGHOUT THE DURATION OF CONSTRUCTION, EXCEPT WHEN A LANE CLOSURE OR DETOUR IS PERMITTED. WHEN DETOURS ARE ESTABLISHED, ROADWAY SHALL BE MADE AVAILABLE FOR LOCAL TRAFFIC AS NEEDED.
- 5. THE MINIMUM WIDTH OF ANY TRAVEL LANE AT ANY TIME SHALL BE 10 FEET.
- 6. THE CONTRACTOR SHALL PHASE HIS CONSTRUCTION OPERATIONS IN SUCH A WAY THAT WILL MAINTAIN EXISTING ACCESS TO ALL SIDE STREET AND DRIVEWAYS AT ALL TIMES. A FLAGGER SHALL BE USED AT TIMES WHEN 2 - WAY ACCESS (I.E. LANE CLOSURES) TO A SIDE STREET IS NOT PROVIDED. TO DIRECT VEHICLES ENTERING OR EXISTING THE SIDE STREET. ADDITIONAL FLAGGERS MAY BE NECESSARY WHEN WORK ZONE INCLUDES A SIDE STREET.



LEGEND

FIRE HYDRANT ASSEMBLY

WATER VALVE

WATER METER

BLOW OFF

AIR RELEASE VALVE

REDUCER

22 1/2' BEND

45' BEND

90' BEND

TEE

CROSS

PLUG

MITERED END SECTION

CASING PIPE

WATER MAIN

FORCE MAIN

STORM DRAIN

BURIED TELEPHONE CABLE

BURIED ELECTRIC CABLE

BURIED TELEVISION CABLE

FENCE

EDGE OF PAVEMENT

FACE OF/BACK OF CURB

RIGHT OF WAY

EASEMENT

SIDEWALK

SILT FENCE

EXISTING WATER MAIN

EXISTING FORCE MAIN

EXISTING STORM DRAIN

EXISTING TELEPHONE CABLE

EXISTING ELECTRIC CABLE

EXISTING TELEVISION CABLE

ABBREVIATIONS:

AI	AERATED INFLUENT	INV	INVERT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	IQ	IRRIGATION QUALITY
APT	APARTMENT	L	LEFT OF CENTERLINE
ARY	AIR RELEASE VALVE	LBE	LANDSCAPE BUFFER EASEMENT
ASFT	AERATED SLUDGE FEED TANK	LF	LINEAR FEET
ASHT	AERATED SLUDGE HOLDING TANK	LN	LANE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL	MAX	MAXIMUM
AVE	AVENUE	MH	MANHOLE
AWWA	AMERICAN WATER WORKS ASSOCIATION	MIN	MINIMUM
BE	BURIED ELECTRIC	MJ	MECHANICAL JOINT
BLVD	BOULEVARD	MLP	METAL LIGHT POLE
B/L	BASE LINE	NO.	NUMBER
BM	BENCH MARK	NTS	NOT TO SCALE
BT	BURIED TELEPHONE	ODG	OPTIONAL BASE GROUP
BV	BUTTERFLY VALVE	OC/EW	ON CENTER EACH WAY
CA	CEMENT	PGL	PROFILE GRADE LINE
CC	CENTER TO CENTER	PL	PLACE
CI	CAST IRON	PPW	POWER POLE WOOD
CL	CLASS/CENTERLINE	PPC	POWER POLE CONCRETE
CLY	CLAY	PSI	PER SQUARE INCH
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	PVMT	PAVEMENT
CORP.	CORPORATION	R	RIGHT OF CENTERLINE
CP	CONTROL PANEL	RAS	RETURN ACTIVATED SLUDGE
CT	COURT	RCP	REINFORCED CONCRETE PIPE
CTS	COPPER TUBE SIZE	RD	ROAD
CUE	COLLIER UTILITY EASEMENT	RED.	REDUCER
DFM	DRAINAGE FORCE MAIN	REQD	REQUIRED
D.I.P.	DUCTILE IRON PIPE	RWJ	RESTRAINED MECHANICAL JOINT
DIA	DIAMETER	RW/R.O.W.	RIGHT OF WAY
DR	DRIVE/DIMENSION RATIO	SAN	SANITARY
DRN	DRAIN	SCD	SCRUBBER DUCT
ESMT	EASEMENT	SCH	SCHEDULE
ELEV	ELEVATION	SCO	SEWER CLEANOUT
EOP	EDGE OF PAVEMENT	SDR	STANDARD DIMENSION RATIO
EQ	EQUALIZATION	SHC	SODIUM HYPOCHLORITE
EX	EXISTING	SMH	SANITARY MANHOLE
FFE	FINISH FLOOR ELEVATION	SS	SANITARY SEWER/STAINLESS STEEL
FM	FORCE MAIN	ST	STREET
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	STA	STATION
FT	FEET	SW	SOLVENT WELD
FLG	FLANGED PIPE FITTING	SW	SIDEWALK
FO	FIBER OPTIC	TCE	TEMPORARY CONSTRUCTION EASEMENT
GALV	GALVANIZED	TYP	TYPICAL
GD	GRAVITY DRAIN	UE	UNDERGROUND ELECTRIC
GV	GATE VALVE	VCP	VITRIFIED CLAY PIPE
HDPE	HIGH-DENSITY POLYETHYLENE	WAS	WASTE ACTIVATED SLUDGE
		WM	WATER METER/WATER MAIN

LETTER	REVISIONS	DATE

KEY MARCO
CDD

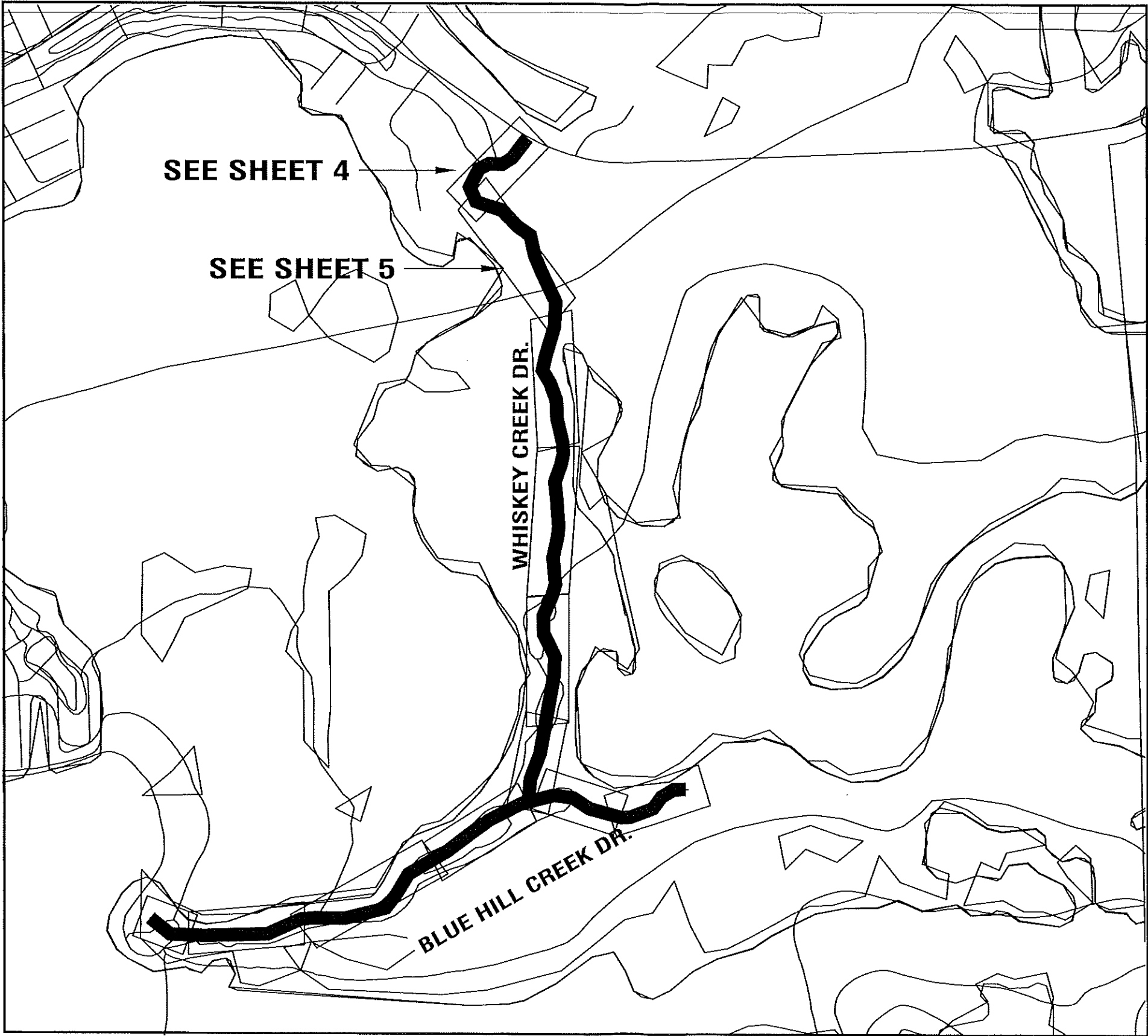


DAVID SCHMITT, P.E.
P.E. NO.: 41671
HOLE MONTES, INC.
950 ENCORE WAY
NAPLES, FL. 34110
CERTIFICATE OF AUTHORIZATION No.1772

GENERAL NOTES

DRAWING CURRENT AS OF: 12/31/21	
CAD FILE NAME:	DRAWING NO.:
	BASE
HM PROJECT NO.:	SHEET NO.:
2020.021C	2

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LETTER	REVISIONS	DATE

KEY MARCO
CDD

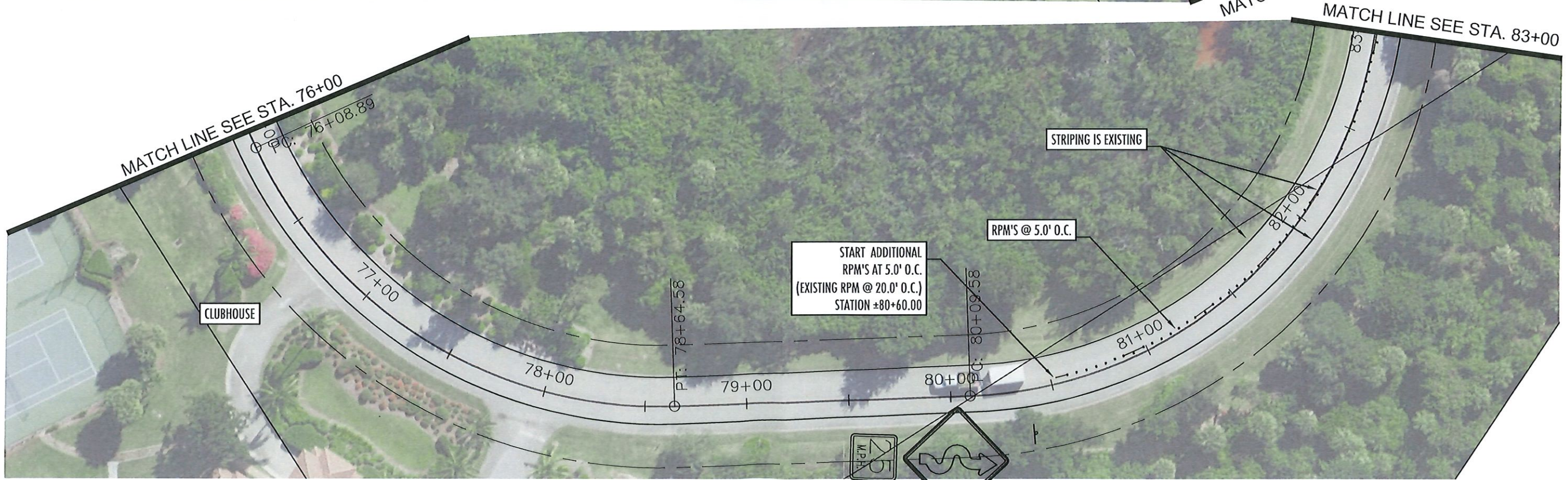
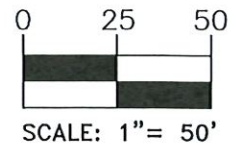


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KEY SHEET

DRAWING CURRENT AS OF: 12/31/21

CAD FILE NAME:	DRAWING NO.:
	BASE
HM PROJECT NO.:	SHEET NO.:
2020.021C	3



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LETTER	REVISIONS	DATE

KEY MARCO
CDD

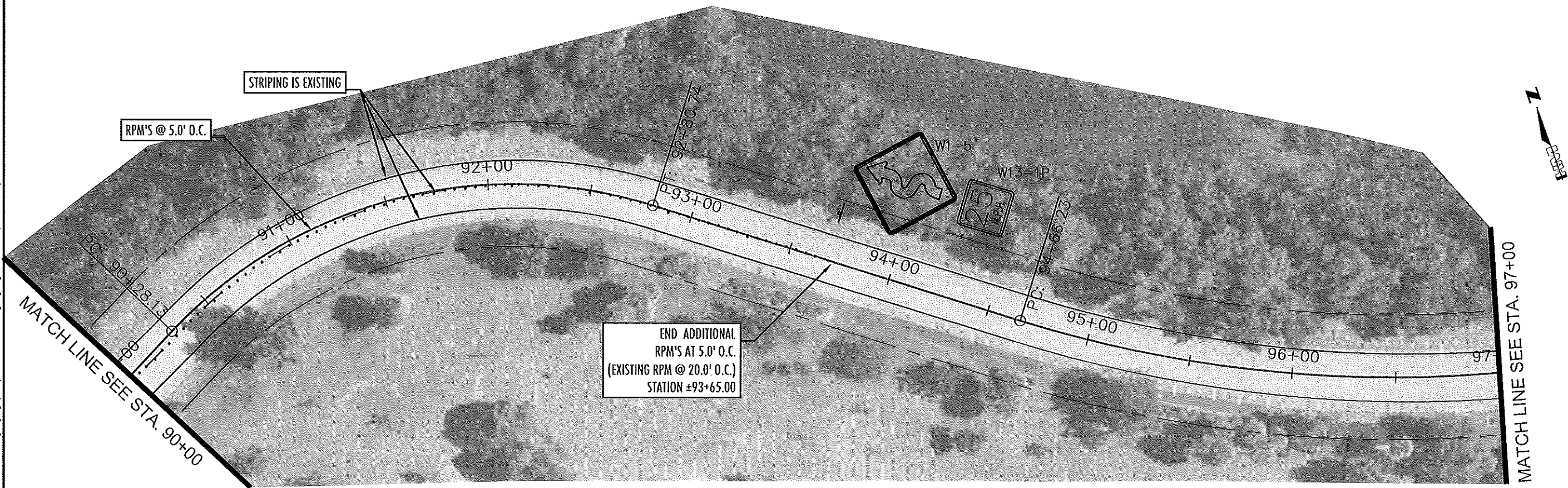
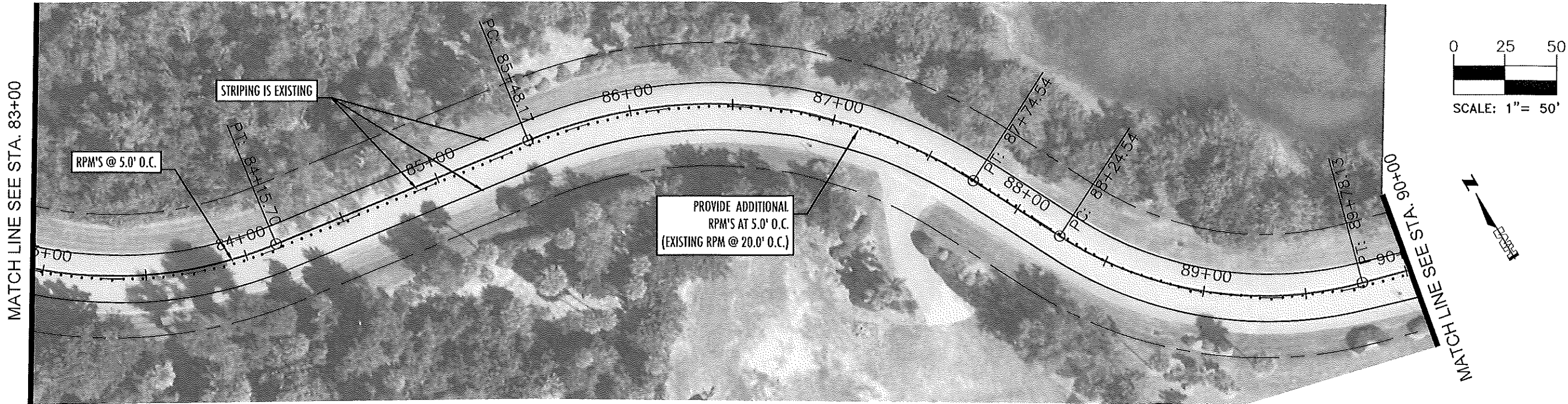


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950 ENCORE WAY
NAPLES, FL. 34110
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PAVEMENT MARKING PLANS

DRAWING CURRENT AS OF: 12/31/21

CAD FILE NAME:	DRAWING NO.:
	BASE
HM PROJECT NO.:	SHEET NO.:
2020.021C	4



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LETTER	REVISIONS	DATE

KEY MARCO
CDD

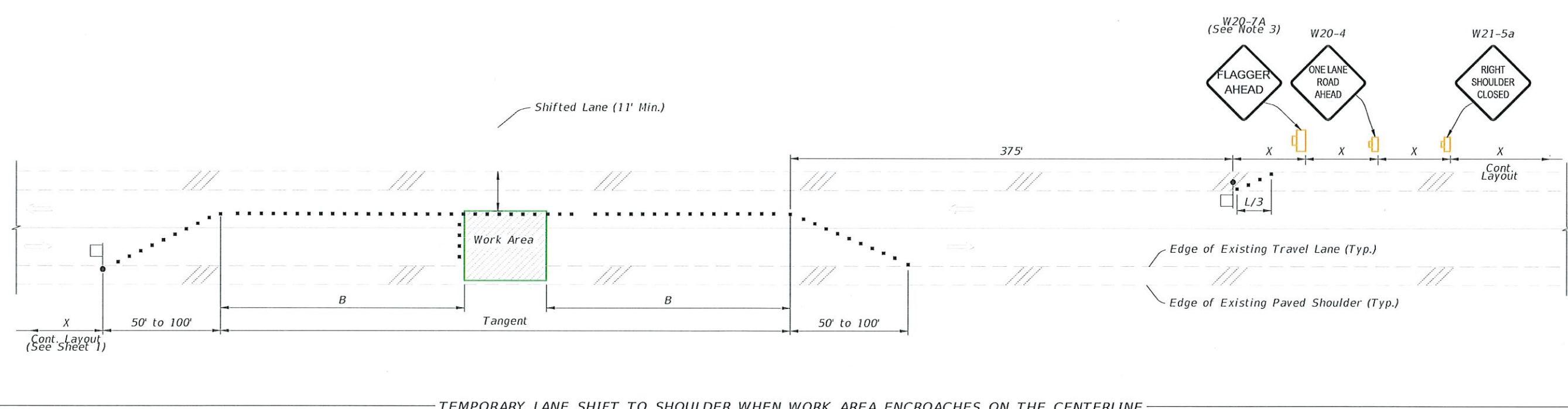
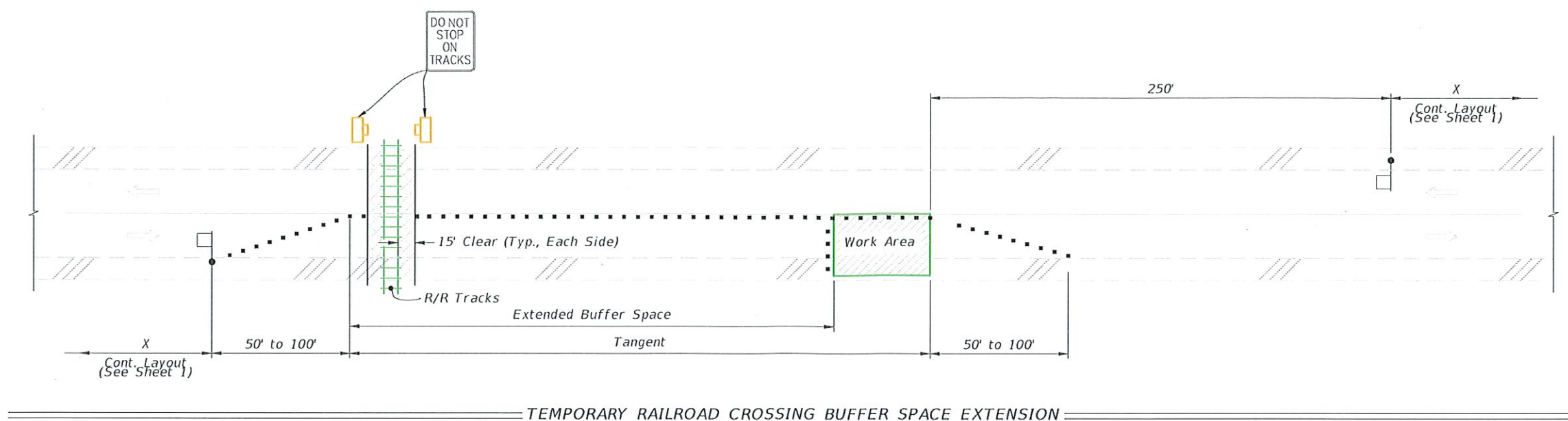


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PAVEMENT MARKING PLANS

DRAWING CURRENT AS OF: 12/31/21	
CAD FILE NAME:	DRAWING NO.:
HM PROJECT NO.:	SHEET NO.:
2020.021C	5

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- SYMBOLS:**
- Work Area
 - Channelizing Device (See Index 102-600)
 - Work Zone Sign
 - Lane Identification and Direction of Traffic
 - Flagger

ALL MAINTENANCE OF TRAFFIC SHALL BE
IN ACCORDANCE WITH GENERAL INFORMATION
FOR TRAFFIC CONTROL THROUGH WORK ZONES
FY 2021-22 STANDARD PLANS
INDEX 102-600E
SHEETS 1 THRU 11

**TWO-LANE, TWO WAY
WORK WITHIN THE TRAVEL WAY
FY 2021-22 STANDARD PLANS
INDEX 102-603
SHEET 2 OF 2**

SPECIAL CONDITIONS

DRAWING CURRENT AS OF: 12/31/21

LETTER	REVISIONS	DATE

KEY MARCO
CDD



DAVID SCHMITT, P.E.
P.E. NO.: 41671
HOLE MONTES, INC.
950 ENCORE WAY
NAPLES, FL. 34110
CERTIFICATE OF AUTHORIZATION No.1772

MAINTENANCE OF TRAFFIC

CAD FILE NAME:	DRAWING NO.:
.	BASE
HM PROJECT NO.:	SHEET NO.:
2020.021C	6

Key Marco Community Development District

Balance Sheet

As of September 30, 2021

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Fifth Third Money Market	460,025.94
Fifth Third Public Fund	330,000.28
Total Checking/Savings	790,026.22
Other Current Assets	
Prepaid Expenses	3,705.95
Total Other Current Assets	3,705.95
Total Current Assets	793,732.17
TOTAL ASSETS	793,732.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits and Prepaid Items	3,705.95
Total Other Current Liabilities	3,705.95
Total Current Liabilities	3,705.95
Total Liabilities	3,705.95
Equity	
Opening Balance Equity	813,660.58
Retained Earnings	3,781.44
Supspense Account	-4,425.48
Unassigned Fund Balance	-899.11
Net Income	-22,091.21
Total Equity	790,026.22
TOTAL LIABILITIES & EQUITY	793,732.17

12:30 PM

02/07/22

Accrual Basis

Key Marco Community Development District

Profit & Loss

September 2021

	Sep 21
Income	
Interest Income	33.10
Road Use Fee Revenue	283.83
Total Income	316.93
Gross Profit	316.93
Expense	
ADMINISTRATION	
Attorney Fees	600.50
Insurances	620.00
Legal Advertising	700.00
Management Fees	4,583.00
Rentals & Leases	50.00
Total ADMINISTRATION	6,553.50
CAPITAL EXPENDITURES & PROJECTS	
Roads	2,300.00
Total CAPITAL EXPENDITURES & PROJECTS	2,300.00
Total Expense	8,853.50
Net Income	-8,536.57

Key Marco Community Development District

Balance Sheet

As of December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Fifth Third Money Market	460,037.52
Fifth Third Public Fund	432,214.34
Total Checking/Savings	892,251.86
Other Current Assets	
Prepaid Expenses	3,705.95
Total Other Current Assets	3,705.95
Total Current Assets	895,957.81
TOTAL ASSETS	895,957.81
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits and Prepaid Items	3,705.95
Total Other Current Liabilities	3,705.95
Total Current Liabilities	3,705.95
Total Liabilities	3,705.95
Equity	
Opening Balance Equity	813,660.58
Retained Earnings	-18,309.77
Supspense Account	-4,425.48
Unassigned Fund Balance	-899.11
Net Income	102,225.64
Total Equity	892,251.86
TOTAL LIABILITIES & EQUITY	895,957.81

12:08 PM

02/07/22

Accrual Basis

Key Marco Community Development District

Profit & Loss

December 2021

	Dec 21
Income	
Interest Income	38.44
Maintenance Assessments (4%)	-4,370.00
Maintenance Assessments - Levy	112,100.00
Road Use Fee Revenue	746.55
Total Income	108,514.99
Gross Profit	108,514.99
Expense	
ADMINISTRATION	
Assessment Rolls	1,000.00
Management Fees	4,583.00
Property Tax Collector (2%)	2,154.60
Supervisor Expenses	122.79
Total ADMINISTRATION	7,860.39
Total Expense	7,860.39
Net Income	100,654.60



950 Encore Way · Naples, Florida 34110 · Phone 239.254.2000 · Fax: 239.254.2099

February 7, 2022

Key Marco Community Development District
c/o Katie Maline
505 Whiskey Creek Drive
Marco Island FL 34145

RE: ENGINEERING SERVICES – WHISKEY CREEK BRIDGE
COATING EVALUATION & RECOMMENDATIONS
KEY MARCO COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION No. 4
HM File No. 2020.021

Dear Ms. Maline:

We are pleased to submit this proposal for the Whiskey Creek Bridge Coating Evaluation & Recommendations. The Whiskey Creek Bridge was constructed in approximately 1994 and spans the Blue Hill Creek. The bridge has 13 spans with a total length of 500 feet (+/-). It has approaches on both ends with railings for a total length of 605 feet. The railings on the bridge consist of three 6-inch pipes spanning between masonry supports. The railings originally had a powder coat finish and have been subsequently painted. The paint coating has faded and is peeling off in numerous locations. The railings are now in need of recoating.

We have met with Brad Ervans (Service Contracting Solutions) onsite to examine the railings. Service Contracting Solutions specializes in heavy industrial and commercial coating systems. Brad indicated that the multiple coatings previously applied need to be reviewed in regards to surface preparation along with potential coating systems. These could range from new paint type coatings to the use of wraps on the railings.

We propose the following Scope of Service.

1. Site Railing Evaluation: The railings will be tested with various coating removal products to determine their ability to remove the deteriorated coating. Various primers and coating systems will then be field test applied to determine which system may be most appropriate for application at the site.
2. Prepare brief memorandum of the evaluation with budget costs and recommendations.
3. Based on review by the Board, a coating specification will be developed to assist in bidding the proposed work.

We will utilize Brad Ervans and Service Contracting Solutions for the evaluation and preparation of a coating specification. We will prepare the memorandum and present it to the Board.

We propose a not to exceed budget of \$7,000.00. We will provide our services on a time and material basis and will not exceed the total estimated budget without CDD approval.

Katie Maline
Key Marco CDD
February 7, 2022
Page 2

We anticipate a 90-day schedule to complete the evaluation and the report and to complete the coating specification.

If you have any questions or need additional information, please contact me.

Sincerely,

HOLE MONTES, INC.



David W. Schmitt, P.E.
Vice President

DWS:dlh

HOLE MONTES PROPOSAL FOR
ENGINEERING SERVICES WHISKEY CREEK BRIDGE
COATING EVALUATION & RECOMMENDATION
KEY MARCO COMMUNITY DEVELOPMENT DISTRICT

Refer to Hole Montes Proposal dated February 7, 2022

Activity Description	Engineer VIII \$195	Engineer VII \$185	Engineer VI \$160	Tech IV \$75	Total Hours	Subconsultan Other	TOTAL COST
1 Onsite Evaluation		2	2		4	\$5,000	\$5,690
2 Memorandum		2	2	2	6		\$840
3 Specification Preparation		2		1	3		\$445
	0	4	2	3	9		\$6,975

WORK AUTHORIZATION NO. 4
KEY MARCO COMMUNITY DEVELOPMENT DISTRICT
AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES
Dated February 7, 2022

This Work Authorization is for professional services for work known as:

Project Name: Whiskey Creek Bridge Coating Evaluation & Recommendations

Engineer Code: 2020.021

The work is specified in the proposal dated February 7, 2022 which is attached hereto and made a part of this Work Authorization. In accordance with Terms and Conditions of the Agreement referenced above, this Work Authorization is assigned to: **Hole Montes, Inc.**

Scope of Work: As detailed in the attached proposal and the following:

See attached proposal.

Schedule of Work: Complete work within 90 days from the date of authorization. The Engineer agrees that any Work Authorization that extends beyond the expiration date of Master Agreement will survive and remain subject to the terms and conditions of that Agreement until the completion or termination of this Work Authorization.

Compensation: In accordance with the Agreement referenced above, the District will compensate the Firm in accordance with following method(s): ☐ Negotiated Lump Sum (NLS) ☐ Lump Sum Plus Reimbursable Costs (LS+RC) ☒ Time & Material (T&M) ☒ Cost Plus Fixed Fee (CPFF), as provided in the attached proposal.

TOTAL FEE \$7,000.00

Authorization

Key Marco Community Development District

Attest:

By:

Assistant Secretary/Treasurer

Chair

Date

Hole Montes, Inc.
A Florida Corporation

By:  _____

Name: DAVID W. SCHMITT

Title: VICE PRESIDENT

Date: 2/7/2022

Exhibit A: Proposal dated February 7, 2022