

CHARLEY TOPPINO & SONS, INC.

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Karen Olsen
Special Projects Designer
City of Key West
August 19, 2011

SW ENHANCEMENT PROJECT
PHASE IV: EN-0907, EN0908
LAP FM#: 426517, 426518-1
VIRGINIA ST / APPLEROUTH LANE

SUBJECT: TIME EXTENSION REQUEST: ARRA 2009 SIDEWALK ENHANCEMENT PROJECT
PHASE IV- VIRGINIA ST / APPLEROUTH LANE

Karen,

The purpose of this letter is to request a time extension for Phase IV of the Sidewalk Enhancement Project. The following is a summary of events and conditions pertaining to Virginia St and Applerouth Lane.

Determination of the ROW line along Virginia has been very difficult due to numerous discrepancies between City/County tax maps/plats and property boundary surveys as well as a lack of property monumentation along the road corridor in this older section of Key West. Our initial survey indicated that there appeared to be homeowners improvements within the Virginia Street right of way. Along with the lack of property monuments, this required a much larger effort in the area to locate enough property corners to approximate the location of the right of way based upon the information found in the field to show the extent of the apparent encroachments. In order to provide sufficient information to create the specific purpose survey for Virginia Street, a search of the surrounding blocks was necessary. We have been working closely with the City of Key West staff in order to determine the best course of action on how to address these survey and possible encroachment issues. A survey for Virginia has been completed and is in the process of being reviewed by the area residents and the design is moving forward. However, the difficulty and the amount of time it took to create the survey could not have been foreseen.

The Applerouth Lane plans are currently under review with FDOT. Contrary to previous submittals, the plans have been forwarded to **new reviewers** in different departments. Because of these new reviewers, added comments have been generated that required additional time to address. We have recently learned that the FDOT LAP coordinator for our projects has been reassigned. Hopefully this will not affect the reviews and approval of the Phase 4 projects but does place some uncertainty to the process. The FDOT reviews for all the sidewalk enhancement projects have been lengthy and were not expected by any of the project team members.

Based on the issues that have been outlined above, we would like to extend the Phase 4 Virginia Street and Applerouth Lane Sidewalk enhancements due date to the end of December, 2011.

If you have any questions please call.

Sincerely;
CHARLEY TOPPINO & SONS, INC.



Ronald J. Armstrong
Project Manager

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