

# **AGENDA**

## KEY COLONY BEACH CITY COMMISSION EMERGENCY MEETING

Tuesday, May 5<sup>th</sup>, 2026 – 3:30 PM  
Marble Hall, 600 W. Ocean Drive, Key Colony Beach  
& via Zoom Conferencing

[Zoom Login Information at the end of this Agenda](#)

1. **Call to Order, Pledge of Allegiance, Prayer, and Roll Call**
  2. **Approval of the Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote*)
  3. **Citizen Comments and Correspondence**
  4. **Review/Approval of Pin Pile Load Testing**
    - a. CPH Correspondence 05-04-2026 – **Pg. 1**
    - b. Pedro Falcon Correspondence 05-04-2026 – **Pgs. 2-3**
  5. **Adjournment**
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*This meeting will be held at the City Hall Auditorium ‘Marble Hall’,  
600 W. Ocean Drive, Key Colony Beach, Florida 33051,  
and via Zoom*

*Join from PC, Mac, iPad, or Android:*

<https://us02web.zoom.us/j/83266542636?pwd=BUdO5p3lO24sdyps1cMBTkKa2YS1sU.1>  
Passcode: 785492

*Phone one-tap:*

+13052241968,,83266542636#,,, \*785492# US  
+19292056099,,83266542636#,,, \*785492# US (New York)

*Join via audio:*

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+1 929 205 6099 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 309 205 3325 US  
+1 312 626 6799 US (Chicago)  
+1 646 931 3860 US  
+1 689 278 1000 US  
+1 719 359 4580 US  
+1 253 205 0468 US  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 360 209 5623 US  
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Members of the public may speak for three minutes and may only speak once...unless waived by a majority vote of the commission. 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.

**Silvia Roussin**

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**Subject:**

**From:** Kyle Bechtelheimer <[kbechtelheimer@cphcorp.com](mailto:kbechtelheimer@cphcorp.com)>  
**Date:** May 4, 2026 at 10:33:06 AM EDT  
**To:** Doug Colonell <[doug.colonell@keycolonybeach.net](mailto:doug.colonell@keycolonybeach.net)>  
**Cc:** Brandan DeCaro <[bdecaro@cphcorp.com](mailto:bdecaro@cphcorp.com)>, James Tirado <[jtirado@cphcorp.com](mailto:jtirado@cphcorp.com)>  
**Subject: RE: Load testing**

Good morning, Doug.

Deep foundation design is based on geotechnical analysis prior to construction. The City of Key Colony Beach provided geotechnical report with relevant information relating to the specifications of deep foundations needed.

CPH used those specifications, which took into account the geology of the area, to create deep foundation design plans. Those plans conform with Monroe County, FBC, and KCB codes. In addition, they correspond with the City-provided geotechnical analysis indicating the required depth, strength, and diameter of piles.

Load testing on new piles is not specifically required by code nor is standard practice. The final report from the Contractor's sub will include the relevant information we need to confirm the construction meets the design and Geotech report.

We recently completed a project over at Cocoplum with 84 piles, and we did not perform any load tests.

We rely on the log reports which indicate the design was met, in regards to: depth, size, rebar cage, PSI of concrete, and amount of concrete.

Our design incorporated all the data from the geotechnical report, as well as our own structural calculations regarding the existing building, new renovations, and proposed expansion.

The design also includes multiple levels of safety factors.

I personally called several geotechnical and testing companies, and they all indicated it would be hard to test new pin pile inside an existing building, and it is not something that is required.

CPH believes performing load testing on the piles would not be practical, or would add unnecessary cost, and time, to the project.

Please let me know if you have any additional questions or would like any further clarification.

Thank you,

**Kyle Bechtelheimer, P.E.**

MUNICIPAL MARKET DIRECTOR – SOUTH FLORIDA

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**From:** Ken Bygler <[kenb@pedrofalcon.com](mailto:kenb@pedrofalcon.com)>  
**Date:** May 4, 2026 at 1:03:25 PM EDT  
**To:** Doug Colonell <[doug.colonell@keycolonybeach.net](mailto:doug.colonell@keycolonybeach.net)>  
**Cc:** Silvia Roussin <[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)>, Jimmy Mosomillo <[jimmy@pedrofalcon.com](mailto:jimmy@pedrofalcon.com)>, Brandan DeCaro <[bdecaro@cphcorp.com](mailto:bdecaro@cphcorp.com)>, James Tirado <[jtirado@cphcorp.com](mailto:jtirado@cphcorp.com)>  
**Subject: RE: LOAD TEST**

Doug,

I reached out to Nutting Engineering to see if they could do load testing for the pin piles and received the following response.

Good afternoon Ken,

We oversee the load test, but the actual testing and all of the apparatus to test would be by the piling contractor.

Kind regards,

*Connie Mosley-Gworek*  
Business Development Manager

**Nutting Engineers of Florida, Inc.**

1310 Neptune Drive

Boynton Beach, FL 33426

**Office:** 561.736.4900/ 954.941.8700/ 305.557.3083/ 772.408.1050/ 1.877.NUTTING


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Email Address: [connieg@nefmail.com](mailto:connieg@nefmail.com)

Website Address: [www.nuttingengineers.com](http://www.nuttingengineers.com)



 *Print this message only if it is necessary. Nature will thank*

I had also contacted our pile subcontractor last week and just got off the phone with them for a follow-up.

They advised:

1. It is not common to load test pin piles (they spoke with their testing/monitoring company and they would actually have to purchase additional equipment to do so). Our pile subcontractor has never had pin piles load tested before.
2. The proposed method would entail installing two pin piles and two helical piles right next to each other for testing – prior to the installation of the remaining piles
3. The process to get testing on the the two test piles is estimated to take a minimum period of six weeks.
4. The cost is not fully developed yet but is understood that it would exceed \$50k + direct cost to PFC.

Please provide direction as to whether you wish for us to keep working on this.

FYI: Our proposal was based on approval at last weekd Commissioners meeting. Adding scope snd getting it to a point where we can institute progress could be delayed without a quick decision.

Thanks,

Ken Bygler  
Project Manager  
Pedro Falcon Contractors, Inc.  
31160 Ave C  
Big Pine Key, Florida 33043  
Tel: 305-872-2200 Ext. 28  
Cell: 305-731-6978  
kenb@pedrofalcon.com

**From:** Doug Colonell <doug.colonell@keycolonybeach.net>  
**Sent:** Thursday, April 30, 2026 1:49 PM  
**To:** Ken Bygler <kenb@pedrofalcon.com>  
**Cc:** Silvia Roussin <cityclerk@keycolonybeach.net>; Jimmy Mosomillo <jimmy@pedrofalcon.com>  
**Subject:** LOAD TEST

Ken,

Please provide the cost to provide the load tests. Below is excerpt from Barndon per his conversation with Eduardo (Structural Designer PE)

***“As of right now, the piles need to be embedded certain depth to achieve the required capacity. The load testing on site is to make sure that the piles have enough capacity without going to failure. Basically, validation of the design provided. I would recommend to load test 5% -10% of the piles to a 1.25 to 1.5 times the design load on the piles.***

***This is the Florida Keys and we are dealing with limestone, voids, cavities, salt exposure, so there is a lot of variables playing a part in the final performance of the piles. Skipping testing will be very difficult to justify.”***

Thank you,

Doug