Williams, Molly

From: Julie M. Anderson <jmanderson@longboatkey.org>
Sent: Friday, August 22, 2025 9:02 AM
To: Williams, Molly; Nichols, Brandon
Cc: Cook, Kaleigh
Subject: RE: Norton Street FPL Coordination

Categories: External

Perfect, thank you Molly!

Julie Anderson
Office Manager
Public Works Department
Town of Longboat Key
600 General Harris Street
Longboat Key, FL 34228
(941)316-1988

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From: Williams, Molly <Molly.Williams@kimley-horn.com>
Sent: Friday, August 22, 2025 8:58 AM
To: Julie M. Anderson <jmanderson@longboatkey.org>; Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Cc: Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Hi Julie –

Yes – we can meet at 2:15 – I can send the invite out.

Thank you!

Respectfully,

coordination meeting scheduled with Town staff for 2:15 pm on August 25, 2025

Molly C. Williams, P.E. (FL and OH)
Kimley-Horn | 1800 2nd Street, Suite 900 Sarasota, FL 34236
Direct: 941 379 7611 Mobile: 941 993 2174

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From: Julie M. Anderson <jmanderson@longboatkey.org>
Sent: Friday, August 22, 2025 7:14 AM
To: Williams, Molly <Molly.Williams@kimley-horn.com>; Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Cc: Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Good morning Molly,

We ended up having another meeting booked from 1:30-2. Could we do 2:15?

Thank you,

Julie Anderson
Office Manager
Public Works Department
Town of Longboat Key
600 General Harris Street
Longboat Key, FL 34228
(941)316-1988

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From: Williams, Molly <Molly.Williams@kimley-horn.com>
Sent: Thursday, August 21, 2025 4:32 PM
To: Julie M. Anderson <jmanderson@longboatkey.org>; Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Cc: Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Hi Julie –

Can we set the meeting for 1:30 on August 25?

Respectfully,

Molly C. Williams, P.E. (FL and OH)
Kimley-Horn | 1800 2nd Street, Suite 900 Sarasota, FL 34236
Direct: 941 379 7611 Mobile: 941 993 2174
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From: Julie M. Anderson <jmanderson@longboatkey.org>
Sent: Tuesday, August 19, 2025 10:58 AM
To: Nichols, Brandon <Brandon.Nichols@kimley-horn.com>; Williams, Molly <Molly.Williams@kimley-horn.com>
Cc: Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Good morning Brandon,

The team has availability the afternoon of the 25th or 29th between 1:30-3pm, or the morning of September 4th between 9am-noon. Would any of these dates work for you?

Thank you,

Julie Anderson
Office Manager
Public Works Department
Town of Longboat Key
600 General Harris Street
Longboat Key, FL 34228
(941)316-1988

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From: Charlie Mopps <cmopps@longboatkey.org>
Sent: Sunday, August 17, 2025 8:25 AM
To: Nichols, Brandon <Brandon.Nichols@kimley-horn.com>; Jennifer Fehrs <jfehrs@longboatkey.org>; Williams, Molly <Molly.Williams@kimley-horn.com>
Cc: Isaac Brownman <IBrownman@longboatkey.org>; Julie M. Anderson <jmanderson@longboatkey.org>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Brandon, Jenn is not back until the 25th. We should target sometime the week of the 25th. Julie will work with you to schedule something.

Very respectfully,

Charles Mopps, PMP
Public Works Director | Town of Longboat Key Public Works

From: Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Sent: Friday, August 15, 2025 10:13 AM
To: Charlie Mopps <cmopps@longboatkey.org>; Jennifer Fehrs <jfehrs@longboatkey.org>; Williams, Molly <Molly.Williams@kimley-horn.com>
Cc: Isaac Brownman <IBrownman@longboatkey.org>; Julie M. Anderson <jmanderson@longboatkey.org>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

I see now that both Charlie and Jennifer are out of office till next week. Hopefully we can get a call on the schedule once they are back. Thanks everybody, have a great weekend.

Best,
Brandon Nichols

Brandon Nichols | Surface Water Analyst
Kimley-Horn | 1800 2nd Street, Suite 900, Sarasota, Florida 34236
Direct: 941 529 8192 **|** Mobile: 330 317 8669 **|** Main: 941 379 7600
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From: Nichols, Brandon
Sent: Friday, August 15, 2025 10:03 AM
To: Charlie Mopps <cmopps@longboatkey.org>; Jennifer Fehrs <jfehrs@longboatkey.org>; Williams, Molly <Molly.Williams@kimley-horn.com>
Cc: Isaac Brownman <IBrownman@longboatkey.org>; Julie M. Anderson <jmanderson@longboatkey.org>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: FW: Norton Street FPL Coordination

Good Morning All,

For the Norton Street project, we have been working diligently with FPL to come to an agreement on what was permissible for construction on Norton Street. After getting passed between a few FPL folks, we finally got an answer on minimum clearance (see email below).

FPL is requiring a minimum of 12" of separation between all FPL lines and proposed stormwater structures, even if we were to incase them in concrete. Given this, Molly and I have a few ideas that we want to quickly run by you before proceeding with the plan updates.

Would you all be available for a quick call either today or early next week to discuss the matter and come to a final agreement? Let me know and I am happy to forward over a Teams Meeting invite.

Best,
Brandon Nichols

Brandon Nichols | Surface Water Analyst
Kimley-Horn | 1800 2nd Street, Suite 900, Sarasota, Florida 34236
Direct: 941 529 8192 **|** Mobile: 330 317 8669 **|** Main: 941 379 7600
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From: Garver, Brian <Brian.Garver@fpl.com>
Sent: Wednesday, August 13, 2025 3:26 PM
To: Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Cc: Williams, Molly <Molly.Williams@kimley-horn.com>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

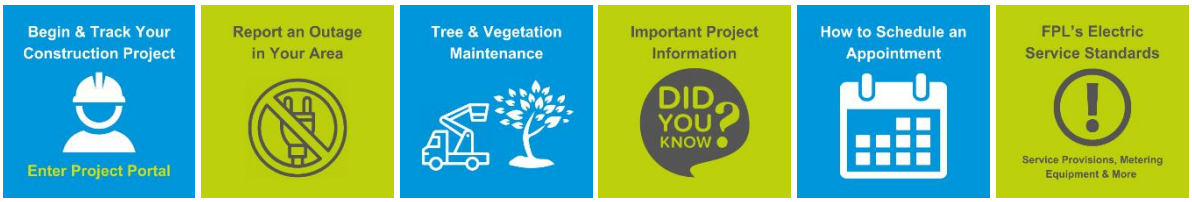
Brandon,

The conflict boxes are acceptable. In speaking with the lead for my group, we are going to have to be a hard-fast 12" of earth separation between our existing facilities and your proposed facilities. If this spacing is not able to be maintained, we will have to proceed with relocation.

Thank you,

Brian Garver
Relocation Engineer - Manasota
Whitfield Service Center – FPL
1253 12th Ave E, Palmetto, FL 34221
Phone: 941-723-4442
Email: Brian.Garver@FPL.COM

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From: Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Sent: Tuesday, August 12, 2025 4:04 PM
To: Garver, Brian <Brian.Garver@fpl.com>
Cc: Williams, Molly <Molly.Williams@kimley-horn.com>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Hi Brian,

Hope you are doing well since we last spoke.

On our end we are still working on updating the plans with avoiding the FPL lines the best we can. I will send that whenever I can.

Just to confirm, we would like to still usable flowable fill (concrete) to protect FPL lines where only 6" of horizontal separation is possible, is that still permissible with FPL?

Additionally, were you able to confirm approval of using conflict boxes in the most extreme cases where the buried electric line would go through the structure with a protective sleeve?

Best,
Brandon Nichols

Brandon Nichols | Surface Water Analyst
Kimley-Horn | 1800 2nd Street, Suite 900, Sarasota, Florida 34236
Direct: 941 529 8192 **|** Mobile: 330 317 8669 **|** Main: 941 379 7600
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From: Garver, Brian <Brian.Garver@fpl.com>
Sent: Friday, August 1, 2025 3:57 PM
To: Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Cc: Williams, Molly <Molly.Williams@kimley-horn.com>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Brandon,

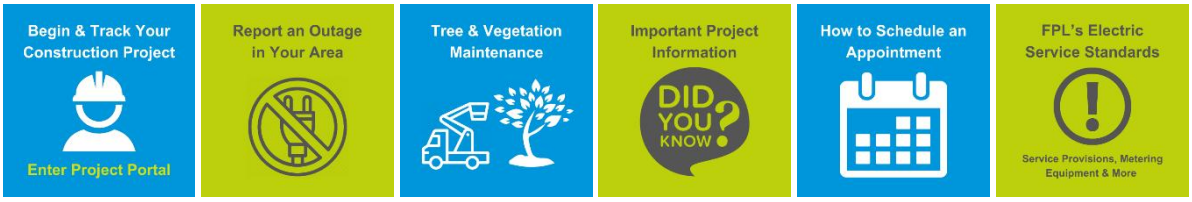
In reviewing the area, there have been changes completed since the last set of greenlines were sent out. Attached is a revised set of greenlines.

I have availability on Monday after 10:00 am if you would like to jump on a call regarding this project. If that works for you, please send out a Teams invite.

Thank you,

Brian Garver
Relocation Engineer - Manasota
Whitfield Service Center – FPL
1253 12th Ave E, Palmetto, FL 34221
Phone: 941-723-4442
Email: Brian.Garver@FPL.COM

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From: Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Sent: Thursday, July 31, 2025 8:59 AM
To: Garver, Brian <Brian.Garver@fpl.com>
Cc: Williams, Molly <Molly.Williams@kimley-horn.com>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Brian,

Yes, this is the same project that you are referring to and where the greenlines are from. I believe that after receiving the greenlines at the 30% plans level, we requested from FPL an updated greenline since the original depicted overhead electric that did not exist on the street. However, I don't think we received them. We also re-sent plans at 60%, 100%, and final plans in hopes of completing our coordination efforts without gaining much traction. We do have a good amount of SUE data on the buried electric lines so we have enough data to go off for design and coordination.

Coordination with FPL has proved to be difficult on the project as we went long durations without response, despite the project having large impacts on FPL facilities. We were directed by our Client, The Town of Longboat Key, to contact other people from FPL whom where affiliated with the original under grounding project since FPL coordination was the critical path of our project and there was a lack of responsiveness from FPL on the matter. The folks we reached out to put us in contact with Langston who has been immensely helpful and responsive.

As the project sits now, we are at final plans and FPL coordination is the only item preventing the project from going out to bid, so the matter is urgent.

Brian, if we are to work together to resolve this matter in a timely fashion, I think it is imperative to hop on a call so that we can fill you in on the matter and attempt to come to a resolution. Please let me know your availability so I can set up a meeting as quick as possible.

In response to your questions, the project is solely run by The Town of Longboat Key. Could you please provide more information on what the UAM is?

Best,
Brandon Nichols

Brandon Nichols | Surface Water Analyst
Kimley-Horn | 1800 2nd Street, Suite 900, Sarasota, Florida 34236
Direct: 941 529 8192 **|** Mobile: 330 317 8669 **|** Main: 941 379 7600
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From: Garver, Brian <Brian.Garver@fpl.com>
Sent: Wednesday, July 30, 2025 5:02 PM
To: Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Cc: Williams, Molly <Molly.Williams@kimley-horn.com>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Goo evening, Brandon,

Is this project being run through the FDOT or the City of Longboat Key? The plans have it listed to Town of Longboat Key Public Works. If it's not under the FDOT, we won't be able to provide a signed UWS unless Town of Longboat Key has fully adopted the UAM.

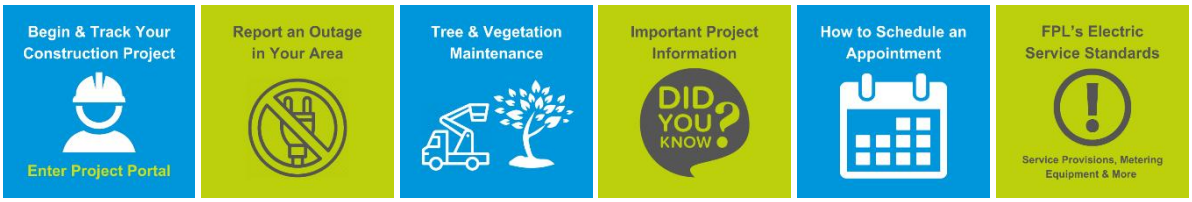
The project plans that were sent appear to be identical to the existing project I had under the same name. Please see attached greenlines that were previously provided.

Could you confirm?

Thank you,

Brian Garver
Relocation Engineer - Manasota
Whitfield Service Center – FPL
1253 12th Ave E, Palmetto, FL 34221
Phone: 941-723-4442
Email: Brian.Garver@FPL.COM

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From: Miller, Langston <Langston.Miller@fpl.com>
Sent: Wednesday, July 30, 2025 3:53 PM
To: Garver, Brian <Brian.Garver@fpl.com>; Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Cc: Williams, Molly <Molly.Williams@kimley-horn.com>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Brandon,

Brian Garver will be handling this project moving forward, I have added him into the email. I have forwarded him the ShareFile link with the 100% plans, utility conflict matrix, and the utility work schedule; and any additional attachments you have sent via email.

Thank you sending the follow up email covering what was discussed in the meeting and providing the files for clarity.

For Question #2, it will not be permissible to have a 6" clearance from the FPL lines, even if encased in concrete. The minimum separation must still be 12". Only communication lines may be less than 12" separation. I have attached the file for concrete encasement clearances.

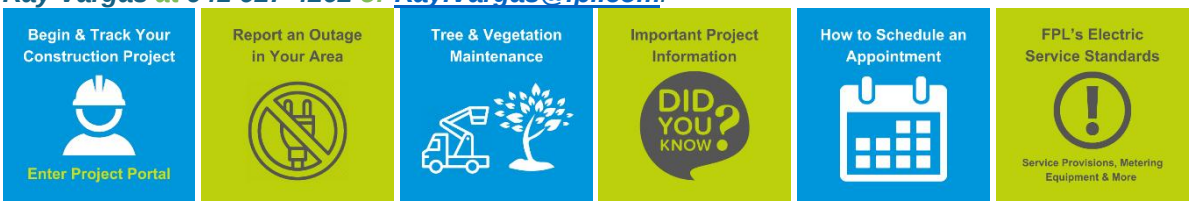
Brian,

Please see the email below about the proposed work scope of the project.

Thank you,

Langston Miller
Associate Engineer
Whitfield Service Center – FPL
1253 12th Ave E, Palmetto, FL 34221
Phone: 941-914-2565
Email: Langston.Miller@fpl.com

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*Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my **Engineering Leader: Ray Vargas at 941-927-4262 or Ray.Vargas@fpl.com**.*



From: Nichols, Brandon <Brandon.Nichols@kimley-horn.com>
Sent: Wednesday, July 30, 2025 1:37 PM
To: Miller, Langston <Langston.Miller@fpl.com>
Cc: Williams, Molly <Molly.Williams@kimley-horn.com>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: RE: Norton Street FPL Coordination

Good Afternoon Langston,

In regard to question #1 in the previous email I have attached the FDOT standard for utility conflict boxes, which will be very similar to the methods used for our project if we decide to proceed with that option.

Hopefully the detail provides a little more clarity and you can use it to verify if we can use the method with your colleagues.

Thank you!

Brandon Nichols | Surface Water Analyst
Kimley-Horn | 1800 2nd Street, Suite 900, Sarasota, Florida 34236
Direct: 941 529 8192 **|** Mobile: 330 317 8669 **|** Main: 941 379 7600
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From: Nichols, Brandon
Sent: Monday, July 28, 2025 6:47 PM
To: Miller, Langston <langston.miller@fpl.com>
Cc: Williams, Molly <Molly.Williams@kimley-horn.com>; Cook, Kaleigh <Kaleigh.Cook@kimley-horn.com>
Subject: Norton Street FPL Coordination

Langston,

Please find below a recap of todays call. In addition, I have attached both the utility work schedule for this project as well as a fully executed copy of a utility work schedule from another project. Let me know if you have any questions.

Question #1: Could we use a cast in place utility conflict structure in locations where the buried electric goes directly through our proposed structure? The FPL lines would have a sleeve (likely steel) around it to seal it from the structure.

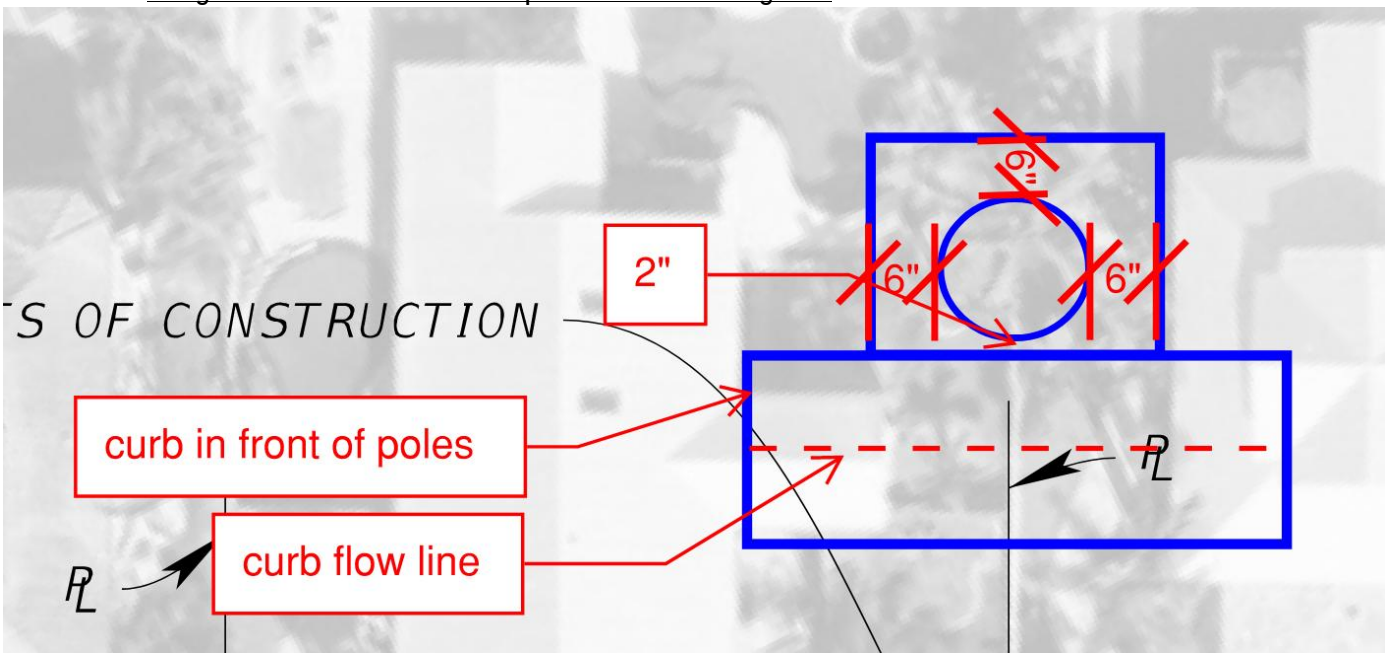
- Langston to coordinate a response with colleagues

Question #2: Is a 6" clearance from FPL facilities considered permissible so long as the line is encased in concrete? We would like to use the FDOT flowable fill for this situation (detail attached)

- Yes it is. Langston to find details on what the specifications of the concrete need to be

Question #3: Is it permissible by FPL for a 6" by 6" concrete pad to be poured around the light poles to avoid relocation when they are near the proposed gutter? Please see image below for further detail.

- Langston to coordinate a response with colleagues.



Question #4: Can FPL supply Utility Work Schedules for all alterations to FPL facilities similar to the attached documents?

- Yes, Langston to review documentation and familiarize himself with the formatting.

Thank you!

Brandon Nichols | Surface Water Analyst
Kimley-Horn | 1800 2nd Street, Suite 900, Sarasota, Florida 34236
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