

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

Meeting Date:  
May 20, 2025

Agenda Item Number: O-1

Action Required:  
Yes

Department: Legal  
Sponsor: Alexis Irizarry

Subject:  
**91941 Tavernier LLC - 91941 Overseas Hwy , AK No. 1101851;  
Reso No. 08-2025**



Summary:

Consideration of adopting Resolution No. 08-2025 imposing a System Impact Charge in the amount of \$42,412.20 and increasing EDU assignment for 91941 Tavernier LLC, AK No. 1101851.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 42,512.20	1. Reso No. 08-2025 2. Notice of System Impact Charge 3. Map
Administration: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Property Owner	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By: \_\_\_\_\_

General Manager

Date: \_\_\_\_\_

## RESOLUTION NO. 08-2025

**A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM IMPACT CHARGE (“SIC”) FOR THE PROPERTY LOCATED AT 91941 OVERSEAS HWY, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 1101851; AND PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, 91941 Overseas Hwy LLC, is the owner of real property located at 91941 Overseas Hwy, Tavernier, Florida, with Alternate Key Number 1101851: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

**WHEREAS**, upon review of 91941 Overseas Hwy LLC’s proposed development of five dwelling units on the Subject Tax Parcel, District staff has determined that it will increase the demand on the District’s wastewater facilities; and

**WHEREAS**, the District’s Rules and Regulations, Article X, Section 10.01(c), provide that an SIC shall be imposed on new customers and existing customers who modify, add or construct facilities that impose a potential increased demand on the District’s wastewater facilities; and

**WHEREAS**, staff has recommended that the District’s Board of Commissioners (“the Board”) adopt a Resolution imposing an SIC on the Subject Tax Parcel; and

**WHEREAS**, the Board has considered the staff’s recommendation at a regularly scheduled meeting of the Board held on May 20, 2025

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT THAT:**

- Section 1.     *Recitals.* The above recitals are true and correct and incorporated into this Resolution by reference.
- Section 2.     *System Impact Charge.* The Board finds that there is good and sufficient cause to impose an SIC in the amount of \$42,512.20
- Section 3.     *EDU Increase.* The wastewater base charge will be calculated based on 5.0 EDUs.

Section 4. *Effective Date.* This Resolution shall be effective upon adoption by the Board.

Section 5. *Implementation.* The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved for its approval. The motion was seconded by Commissioner \_\_\_\_\_, and being put to a vote, the result was as follows:

	AYE	NAY
Chairman Rodriguez	_____	_____
Commissioner Heim	_____	_____
Commissioner Maloney	_____	_____
Commissioner Majeska	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted on the 20<sup>th</sup> day of May, 2025

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: \_\_\_\_\_  
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: \_\_\_\_\_  
Nicholas W. Mulick,  
General Counsel

By: \_\_\_\_\_  
Shannon McCully, Clerk

SEAL

# Exhibit “A”

## Legal Description

**Parcel Address:** 91941 OVERSEAS Hwy, TAVERNIER

**Parcel ID:** 00089950-000000

**Ak#** 1101851

**Legal Description:** PARCEL 1 COMMENCING AT A POINT ON SHORE LINE OF ATLANTIC OCEAN 88 FT DISTANT IN A NLY DIRECTION FROM DIVIDING LINE OF LOTS 15 & 16 & RUNNING THENCE ALONG SHORE LINE OF ATLANTIC OCEAN IN A NELY DIRECTION 50 FT ETC



## Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • [www.klwtd.com](http://www.klwtd.com)

May 1, 2025

To: 91941 TAVERNIER LLC  
C/O IAN MOUNT  
91 Falmouth St  
Short Hills NJ 07078

RE: System Impact Charge: 91941 Tavernier, LLC, 91941 Overseas Hwy.

Please be advised that the Key Largo Wastewater Treatment District's ("District") Board of Commissioners ("Board") will consider imposing a System Impact Charge ("SIC") for the above-referenced parcel at its regularly scheduled meeting on May 20, 2025.

The SIC is a charge to customers who construct facilities that impose a potential increased demand on the District's wastewater facilities. The SIC is the sum of the System Development Charge ("SDC") plus any additional direct or indirect fees incurred by the District to extend service to your parcel.

Your proposed construction of five dwelling units on the above referenced tax parcel will result in an increased demand on the District's wastewater facilities.

If approved by the Board, the following changes will be made to your account:

EDU Assignment: The District General Rules and Regulations provide that each dwelling unit located on a tax parcel shall be assessed 1 EDU. Each EDU equates to one SDC. The District's General Rules and Regulations also specify that a vacant lot is assigned 1 SDC. Your vacant lot was assessed 1 SDC in 2016. Because your proposed development of five dwelling units on the above-referenced tax parcel will result in an increased demand on the District's wastewater facilities, the number of EDUs assigned to your tax parcel will increase from 1 EDU to 5 EDUs. (\$17,764.00)

Construction Cost: The District General Rules and Regulations provide that the SIC includes any additional direct or indirect fees incurred by the District to extend service to the Tax Parcel. The cost of purchase and installation of the 10-foot deep vacuum pit to accept flow by gravity from the proposed development, along with an associated air intake pedestal, cleanout, and piping, is \$25,038.20.

Total SIC Charge: \$42,512.20. Payment is due in full at the time of imposition (Board approval).

Wastewater Base Charge: The wastewater base charge, billed monthly by the Florida Keys Aqueduct Authority ("FKAA"), will be \$144.05. This charge does not include the monthly volumetric charge (\$4.52 per 1,000 gallons of water consumed), which will contribute to the overall wastewater bill.





## Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • [www.klwtd.com](http://www.klwtd.com)

You have a right to appear at the meeting, present evidence, and have witnesses testify on your behalf. If you choose to appear or present evidence, please notify the District Clerk (at 305-451-4019 ext. 210 or [Shannon.McCully@klwtd.com](mailto:Shannon.McCully@klwtd.com)). You may submit any documents you would like the Board to consider no later than 15 calendar days from the date of this notice.

Sincerely,

By:   
Peter Rosasco, General Manager



## Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • www.klwtd.com

### SIC Calculation Attachment

EDU Increase (5.0 EDUs – 1.0 EDU)	4.0 EDUs
Total EDU Increase Charge (\$4,441.00 capacity fee per EDU x 4 EDUs)	\$17,764.00
Construction Costs	\$25,038.20
<b>Plan Review Credit</b>	<b>- \$290.00</b>
<b>Total SIC Charge Due</b>	<b>\$42,512.20</b>



## Overview



## Legend

- Centerline
- Easements
- Hooks
- - - Lot Lines
- Road Center
- - - Rights of Way
- Shoreline
- [ ] Condo Building
- Key Names
- [ ] Subdivisions
- [ ] Parcels

<b>Parcel ID</b>	00089950-000000	<b>Alternate ID</b>	1101851	<b>Owner Address</b>	91941 TAVERNIER LLC
<b>Sec/Twp/Rng</b>	34/62/38	<b>Class</b>	VACANT RES		C/O IAN MOUNT
<b>Property Address</b>	91941 OVERSEAS Hwy			91 Falmouth St	
	TAVERNIER			Short Hills, NJ 07078	
<b>District</b>	500P				
<b>Brief Tax</b>	34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 15 (PT LT 6 PB2-9) G53-109 OR830-1223/25 OR930-1675/78 OR955-174/75				
<b>Description</b>	OR972-1531 OR1001-2308 OR2592-2254/57				
	(Note: Not to be used on legal documents)				

Date created: 5/14/2025

Last Data Uploaded: 5/14/2025 1:40:53 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL