



Key Largo Wastewater Treatment District
Board of Commissioner's Meeting
Tuesday, November 28, 2023
4:00 PM

AGENDA

Board of Commissioners Meeting
103355 Overseas Highway
Key Largo, FL 33037

Meeting link for computer, tablet, or
smartphone.

www.gotomeet.me/KLWTDclerkboard-meeting

(Toll Free): 1 877 309 2073
(646) 749-3129

Access Code: 587-583-005

BOARD MEMBERS:

Nicolas Rodriguez	Chairman
Timothy Maloney	Vice Chairman
Susan Heim	Secretary-Treasurer
Robert Majeska	Commissioner
Philip Schwartz	Commissioner

DISTRICT STAFF:

Peter Rosasco	General Manager
Nicholas Mulick	General Counsel
Shannon McCully	Clerk

MISSION STATEMENT:

"The Mission of the Key Largo Wastewater Treatment District is to preserve and protect the delicate ecosystem of the Florida Keys while providing exceptional customer service."

Please mute cell phones.

A. CALL TO ORDER	
B. PLEDGE OF ALLEGIANCE	
C. ROLL CALL	
D. AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS	
E. PUBLIC COMMENT	
F. APPROVAL OF MINUTES OF PREVIOUS MEETING	
1. Minutes of November 7, 2023	4
G. GENERAL MANAGER	
1. Florida Keys Day Sponsorship	11
H. CUSTOMER SERVICE	
1. Customer Service Report – October 2023	13
2. Billing EDU Review - Owner Chris Sante - 95350 Overseas Hwy- AK# 1100293	15
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I. IT	
1. IT Report – October 2023	57
J. BUDGET AND FINANCE	
K. FIELD	
1. Field Report – October 2023	60
2. Vac Station G – Vacuum Pump Rebuild	64
L. PLANT/FACILITIES	
M. CAPITAL PROJECTS	
1. Capital Projects Report – October 2023	67

N. ENGINEERING

O. LEGAL

1. Reversal of Waiver – AK# 1604577

74

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") APPROVING THE REQUEST BY EUGENIO AND LETICIA FONT ("THE OWNERS") FOR REINSTATEMENT OF ASSESSMENT ON TAX PARCEL 00489530-000000 TO THE 2009 NON-AD VALOREM WASTEWATER ASSESSMENT ROLL; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

P. COMMISSIONER'S ITEMS

Q. ROUNDTABLE

R. ADJOURNMENT

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

Meeting Date:
November 28, 2023

Agenda Item Number: F-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nick Mulick

Subject:
Minutes of November 7, 2023

Summary:
Staff to present the minutes from November 7, 2023 board meeting for approval.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$	1. Minutes
Administration: _____		
Finance: _____	Funding Source:	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By: _____  _____ Date: 11-16-23

General Manager



Key Largo Wastewater Treatment District
103355 Overseas Hwy, Key Largo, FL
Tuesday, November 7, 2023

MINUTES

CALL TO ORDER (A)

Chairman Nicolas Rodriguez called the meeting to order at 3:59 PM.

PLEDGE OF ALLEGIANCE (B)

Mr. Steve Suggs led the Pledge of Allegiance.

ROLL CALL (C)

Present were: Chairman Nicolas Rodriguez; Commissioners Sue Heim, Robert Majeska, Tim Maloney, and Philip Schwartz

Also present; General Manager Peter Rosasco; General Counsel Nicholas Mulick; District Clerk Shannon McCully; Plant/Facilities Manager Ryan Dempsey; Field Manager Mike Dempsey; Weiler Engineering Steve Suggs; Lead Plant Operator Jerry Baker; IT Consultant Dave Soper; IT Support Manny Santana

Appeared Virtually: Finance Manager Connie Fazio; Project Administration and HR Coordinator Laura Weinstock; IT Consultant Randy Redmond

ANNUAL ELECTION OF BOARD OFFICERS

Chairman

Commissioner Heim nominated Nicholas Rodriguez for the office of Chairman. Commissioner Majeska nominated Timothy Maloney for the office of Chairman. Mr. Maloney declined the nomination. Nicholas Rodriguez was elected Chairman of Key Largo Wastewater Treatment District.

Vice-Chairman

Commissioner Heim nominated Timothy Maloney for the office of Vice-Chairman. Timothy Maloney was elected Vice-Chairman of Key Largo Wastewater Treatment District.

Secretary/Treasurer

Commissioner Heim nominated herself for the office of Secretary/Treasurer. Commissioner Sue Heim was elected Secretary/Treasurer for Key Largo Wastewater Treatment District.

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)

Approval of Agenda (D-1)

Commissioner Majeska requested the addition of item Q-1 Pallets on the Admin Office
Commissioner Heim requested the addition of item P-2 FKQWIP Update and item P-3 ENS/Website Changes

Motion: Commissioner Heim made a motion to approve the agenda as amended. Commissioner Maloney seconded the motion. Motion passed without objection.

PUBLIC COMMENT (E)

No Speakers.

APPROVAL OF MINUTES (F)

Minutes of October 17, 2023 (F-1)

Commissioner Heim requested item O-2 be amended to “Commissioner Heim made a motion to adopt Resolution 16-2023”

Commissioner Heim requested item P-2 be amended to “Commissioner Heim presented the 2024 Board Meeting Schedule for discussion, noting that the attached schedule only applied to 2024 Board Meetings, not District Holidays. The January 2, 2024 Board Meeting was moved to January 9, 2024, and the January 16th Board Meeting was moved to January 23, 2024.”

Motion: Commissioner Heim made a motion to approve the minutes of October 17, 2023, as amended. Commissioner Maloney seconded the motion. Motion passed without objection.

GENERAL MANAGER (G)

No report in agenda.

CUSTOMER SERVICE (H)

No report in agenda.

IT (I)

ENS Disaster Recovery Agreement Renewal (I-1)

Mr. Soper presented the Disaster Recovery Agreement Renewal for approval.

Motion: Commissioner Maloney made a motion to approve the Disaster Recovery Agreement Renewal for 3 years. Commissioner Schwartz seconded the motion.

Vote on Motion:

**Commissioner Maloney – Aye
Commissioner Schwartz– Aye
Commissioner Majeska– Aye
Commissioner Heim– Aye
Chairman Rodriguez – Aye**

ENS Security Agreement Renewal (I-2)

Mr. Soper presented the Security Agreement Renewal for approval.

Motion: Commissioner Heim made a motion to approve item I-2. Commissioner Maloney seconded the motion.

Vote on Motion:

**Commissioner Heim– Aye
Commissioner Maloney– Aye
Commissioner Majeska– Aye
Commissioner Schwartz– Aye
Chairman Rodriguez – Aye**

BUDGET AND FINANCE (J)

No report in agenda.

FIELD (K)

Field Report - September 2023 (K-1)

Mr. Dempsey presented the Field Report for September 2023.

PLANT/FACILITIES (L)

Plant/Facilities Report - September 2023 (L-1)

Mr. Dempsey presented the Plant/Facilities Report for September 2023.

Forklift Purchase (L-2)

Mr. Dempsey requested the approval for the purchase of a forklift.

Motion: Commissioner Maloney made a motion to approve the request. Commissioner Schwartz seconded the motion.

Vote on Motion:

Commissioner Maloney– Aye
Commissioner Schwartz– Aye
Commissioner Majeska– Aye
Commissioner Heim– Aye
Chairman Rodriguez – Aye

CAPITAL PROJECTS (M)

KLWTD Keys Holding Lift Station Change Order #1 - Time Only Extension (M-1)

Mr. Suggs presented Change Order #1 for the Keys Holding Lift Station project for approval.

Motion: Commissioner Heim made a motion to approve Change Order #1. Commissioner Majeska seconded the motion.

Vote on Motion:

Commissioner Heim– Aye
Commissioner Majeska– Aye
Commissioner Schwartz– Aye
Commissioner Maloney– Aye
Chairman Rodriguez – Aye

ENGINEERING (N)

No Report in agenda.

LEGAL REPORT (O)

No report in agenda.

COMMISSIONER ITEMS (P)

Customer Letter of Recognition (P-1)

Chairman Rodriguez presented a letter of recognition from a KLWTD customer in appreciation for Commission Heim and Field Manager Mike Dempsey.

FKQWIP Update (P-2)

Commissioner Heim gave an update on the upcoming FQWIP meeting on November 29, 2023, and asked if any other Commissioners want to participate.

ENS/Website Changes (P-3)

Commissioner Heim asked the Board to support a request directing ENS look for alternatives for website document retention. The Board supported the request.

ROUNDTABLE DISCUSSION (Q)

Pallett Issue (Q-1)

Commissioner Majeska discussed the accumulation of construction material next to the Administration Office and requested it to be removed or obstructed from view.

Florida Keys Day (Q-2)

Mr. Rosasco informed the Board of the scheduled Florida Keys Day in Tallahassee for January 25, 2024, and invited the Commissioners to attend. This item will be discussed at the November 28, 2023 Board Meeting.

ADJOURNMENT (R)

The meeting was adjourned at 5:36 pm.

Nicolas Rodriguez, Chairman

Shannon McCully, Clerk

Seal _____

MILITARY ORDER OF THE PURPLE HEART

CHARTERED BY CONGRESS

October 22, 2023
PO Box 594
Key Largo, FL 33037



Commissioner Sue Heim
Key Largo Wastewater Treatment District
10355 Overseas Highway
Key Largo, FL 33037

Dear Commissioner Heim,

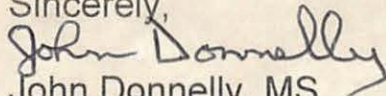
Words are insufficient in describing my sincerest appreciation for the extraordinary efforts you made on my behalf, in rapidly coordinating with your team, the need to repair a serious breach in my sewer connection, which was on the verge of collapsing.

Your knowledge, reassurance and expeditious intervention prevented more damage and devastation from occurring. The patience, compassion and kindness that you showed towards me during this stressful time will never be forgotten.

Commissioners of your caliber are few and far between. Your expert leadership, integrity and masterful skill set, reflect the dedication and commitment of an extraordinary professional .

The patience, compassion and kindness that you showed towards me during our communiqué's, will never be forgotten. The distinguished skill set demonstrated, as the required coordination necessary to complete the repair, exhibits a brilliance and concern for the citizens that you serve.

Thanks so very much, for your kind guidance and direction throughout the entire repair process. It will never be forgotten.

Sincerely,

John Donnelly, MS

Cc: Chairman Nicolas Rodriguez

MILITARY ORDER OF THE PURPLE HEART

CHARTERED BY CONGRESS

October 22, 2023
PO Box 594
Key Largo, FL 33037



Mr. Mike Dempsey
Field Operations Supervisor
Key Largo Wastewater Treatment District
10355 Overseas Highway
Key Largo, FL 33037

Dear Mr. Dempsey,

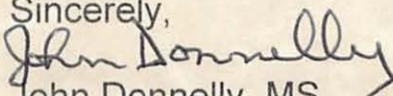
Words are insufficient in describing my sincerest appreciation for the extraordinary efforts you made on my behalf, in rapidly repairing a serious breach in my sewer connection, which was on the verge of collapsing.

The brilliant craftsmanship demonstrated throughout this re-construction project, was of an exceedingly high caliber, perfect in every way. Every member of your work detail was knowledgeable, energetic and precise during the repair and rebuilding of this vital structure.

The patience, compassion and kindness that you showed towards me during this stressful time will never be forgotten. The distinguished remodeling strategy you employed in resolving my dilemma exhibited a professional expertise, intelligence and tenacity that brings great credit upon yourself and the Key Largo Wastewater Treatment District.

Mr. Dempsey, supervisors of your caliber are few and far between. Your leadership, integrity and masterful skill set, reflect the dedication and commitment of an extraordinary professional .

Thanks so very much, for the superbly outstanding repair you performed.

Sincerely,

John Donnelly, MS

Cc: Chairman Nicolas Rodriguez

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

Meeting Date:
November 28, 2023

Agenda Item Number: G-1

Action Required:
Yes


Department:
General Manager

Sponsor:
Peter Rosasco

Subject:
Florida Keys Day Sponsorship

Summary:
Mr. Rosasco will present the Florida Keys Day Sponsorship options.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$	1. Florida Keys Day Brochure
Administration: _____		
Finance: _____	Funding Source:	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 11-16-23
General Manager

Governor - \$4,000

- Logo placement in all 2024 Florida Keys Day advertisement
- Prominent logo placement on all official Florida Keys Day printed materials, including t-shirts
- Ability to distribute gifts, promotional materials or samples at Florida Keys Day
- Banner displayed in area of high visibility at the event*
- Recognition at Florida Keys Day reception with speaking time
- Florida Keys Day t-shirts

Senator - \$3,000

- Logo placement in all 2024 Florida Keys Day advertisement
- Extra large logo placement on all official Florida Keys Day printed materials, including t-shirts
- Ability to distribute gifts, promotional materials or samples at Florida Keys Day
- Banner displayed in area of high visibility at the event*
- Florida Keys Day t-shirts

Representative - \$2,000

- Logo placement in all 2024 Florida Keys Day advertisement
- Large logo placement on all official Florida Keys Day printed materials, including t-shirts
- Ability to distribute gifts, promotional materials, or samples at Florida Keys Day
- Banner displayed in area of high visibility at the event*
- Florida Keys Day t-shirts

Sergeant at Arms - \$1,000

- Logo placement in all 2024 Florida Keys Day advertisement
- Mid-size logo placement on all official Florida Keys Day printed materials, including t-shirts
- Ability to distribute gifts, promotional materials, or samples at Florida Keys Day
- Banner displayed in area of high visibility at the event*
- Florida Keys Day t-shirts

Clerk - \$500

- Logo placement in all 2024 Florida Keys Day advertisement
- Small logo placement on all official Florida Keys Day printed materials, including t-shirts
- Florida Keys Day t-shirts

Florida Keys Day Sponsorship Package

Completed forms must be submitted no later than *Friday, December 29, 2023*, to ensure all logos are included in advertisement materials.

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Florida Keys Day
102050 Overseas Hwy
Key Largo, FL 33037-2763

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

Meeting Date:
November 28, 2023

Agenda Item Number: H-1

Action Required:
No


Department:
Customer Service

Sponsor:
Alex Irizarry

Subject:
Customer Service Report - October 2023

Summary:
Mr. Irizarry will present the Customer Service monthly report.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$	1. Monthly Report
Administration: _____		
Finance: _____	Funding Source:	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By: _____  _____ Date: 11-16-23

General Manager

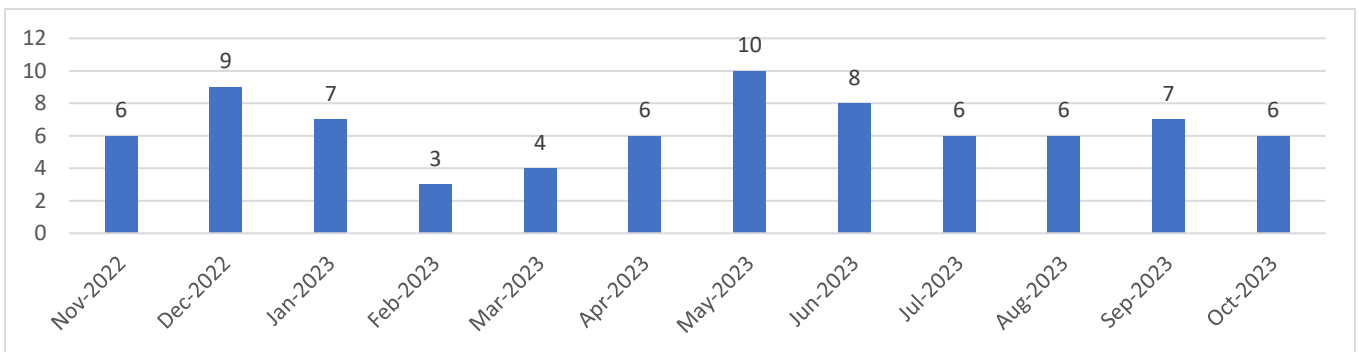
Key Largo Wastewater Treatment District Customer Service Report October 2023

The numbers provided are based on customer requests that generated a work order.

Customer Service Requests

	Total
Billing	11
Demo	2
Field Department	11
Locate	1
MOD	7
NOA	11
Tie In Non Res	1
Tie In Res	6
Total	50

Number of Completed Wastewater Connections



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

Meeting Date:
November 28, 2023

Agenda Item Number: H-2


Action Required:
Yes

Department: Customer Service
Sponsor: Nicholas Mulick

Subject:
Billing EDU Review - Owner Chris Sante - 95350 Overseas Hwy- AK# 1100293

Summary:
Customer has requested to review the EDU assignment for the wastewater monthly base facility charge on the FCAA account.
Based on recent consumption study, staff recommends the following change
003230-500874 - Decrease EDUs from 15.2 to 14.9 - \$8.15 Decrease

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ (8.15)	1. Water Usage Calculations 2. Staff Recommendation 3. Customer Request for Review 4. Map
Administration: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Billing	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 11-16-23
General Manager

Water Usage Calculations

Alternate Key #	1100293
Owner	CSTP RENTALS LLC
Current Tenant	Chris Sante
FCAA Meter #	10068629
FCAA Location ID	003230
Tenant FCAA Acct #	500874
Property Type Code	RV Park (2802)
Service Address	95350 Overseas Hwy
Service City	Key Largo
NAV Year	2007
RES or Non-RES	RV PARK (2802)
Most Current Year; n.s. study	2022
AK EDU Assigned Per NAV	15.2
AK Current EDU	15.2
KLWTD to FCAA EDU	15.2
# Months Studied	36
Calculation Date	10/20/2023



RAW	MAX3MO	223,558
	AVG3MO	74,519
3 STD	RAW EDU	14.9
	MAX3MO	223,558
	AVG3MO	74,519
2 STD	EDU	14.9
	MAX3MO	223,558
	AVG3MO	74,519
	EDU	14.9

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 10	
X 15 / 167	
EDU	0.0

Notes/Comments:		Exemption <i>(Place a 1 next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV
Year	Month										
2022	DEC		90356	90356	90356	90356	90356	DEC-NOV-OCT	219,439	219,439	219,439
	NOV		55730	55730	55730	55730	55730	NOV-OCT-SEPT	197,993	197,993	197,993
	OCT		73353	73353	73353	73353	73353	OCT-SEPT-AUG	197,437	197,437	197,437
	SEPT		68910	68910	68910	68910	68910	SEPT-AUG-JULY	217,334	217,334	184,665
	AUG		55174	55174	55174	55174	55174	AUG-JULY-JUNE	213,025	213,025	180,356
	JULY		93250	93250	93250	93250	93250	JULY-JUNE-MAY	219,340	219,340	186,671
	JUNE		64601	64601	64601	64601	64601	JUNE-MAY-APR	187,579	187,579	187,579
	MAY		61489	61489	61489	61489	61489	MAY-APR-MAR	201,485	201,485	201,485
	APR		61489	61489	61489	61489	61489	APR-MAR-FEB	204,016	204,016	204,016
	MAR		78507	78507	78507	78507	78507	MAR-FEB-JAN	188,709	188,709	188,709
	FEB		64020	64020	64020	64020	64020	FEB-JAN-DEC	154,720	154,720	154,720
	JAN		46182	46182	46182	46182	46182	JAN-DEC-NOV	133,327	133,327	133,327
2021	DEC		44518	44518	44518	44518	44518	DEC-NOV-OCT	126,802	126,802	126,802
	NOV		42627	42627	42627	42627	42627	NOV-OCT-SEPT	169,221	169,221	169,221
	OCT		39657	39657	39657	39657	39657	OCT-SEPT-AUG	178,267	178,267	178,267
	SEPT		86937	86937	86937	86937	86937	SEPT-AUG-JULY	220,716	220,716	220,716
	AUG		51673	51673	51673	51673	51673	AUG-JULY-JUNE	183,862	183,862	183,862
	JULY		82106	82106	82106	82106	82106	JULY-JUNE-MAY	180,381	180,381	180,381
	JUNE		50083	50083	50083	50083	50083	JUNE-MAY-APR	164,521	164,521	164,521
	MAY		48192	48192	48192	48192	48192	MAY-APR-MAR	176,174	176,174	176,174
	APR		66246	66246	66246	66246	66246	APR-MAR-FEB	208,216	208,216	208,216
	MAR		61736	61736	61736	61736	61736	MAR-FEB-JAN	211,912	211,912	211,912
	FEB		80234	80234	80234	80234	80234	FEB-JAN-DEC	223,558	223,558	223,558
	JAN		69942	69942	69942	69942	69942	JAN-DEC-NOV	188,252	188,252	188,252
2020	DEC		73382	73382	73382	73382	73382	DEC-NOV-OCT	175,439	175,439	175,439
	NOV		44928	44928	44928	44928	44928	NOV-OCT-SEPT	142,633	142,633	142,633
	OCT		57129	57129	57129	57129	57129	OCT-SEPT-AUG	134,552	134,552	134,552
	SEPT		40576	40576	40576	40576	40576	SEPT-AUG-JULY	130,643	130,643	130,643
	AUG		36847	36847	36847	36847	36847	AUG-JULY-JUNE	130,218	130,218	130,218
	JULY		53220	53220	53220	53220	53220	JULY-JUNE-MAY	136,726	136,726	136,726
	JUNE		40151	40151	40151	40151	40151	JUNE-MAY-APR	150,087	150,087	150,087
	MAY		43355	43355	43355	43355	43355	MAY-APR-MAR	171,425	171,425	171,425
	APR		66581	66581	66581	66581	66581	APR-MAR-FEB	189,672	189,672	189,672
	MAR		61489	61489	61489	61489	61489	MAR-FEB-JAN	187,718	187,718	187,718
	FEB		61602	61602	61602	61602	61602				
	JAN		64627	64627	64627	64627	64627				

Average	60581	60580.52778	60580.52778	60581	59673
Std Dev	15147.57537	15147.57537	15147.57537	15147.57537	14075.07919



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037
Post Office Box 491, Key Largo, FL 33037
Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 1100293 / FCAA Acct: 003230-500874
CSTP RENTALS LLC
PO Box 373006
Key Largo FL 33037

For property located at: 95350 Overseas Hwy Key Largo, FL 33037

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit (“EDU”) assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District’s (“KLWTD”) Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	15.2	14.9
Monthly Wastewater Base Charge		
<i>(On FCAA Bill: EDU Assignment X \$27.13)</i>	\$412.38	\$404.23

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

EDU for each Real Estate address

santechris via customerservice <customerservice@klwtd.com>

Wed, Oct 4, 2023 at 12:50 PM

Reply-To: santechris@yahoo.com

To: customerservice@klwtd.com

I would like to know how many EDU I am being billed for on each of these.

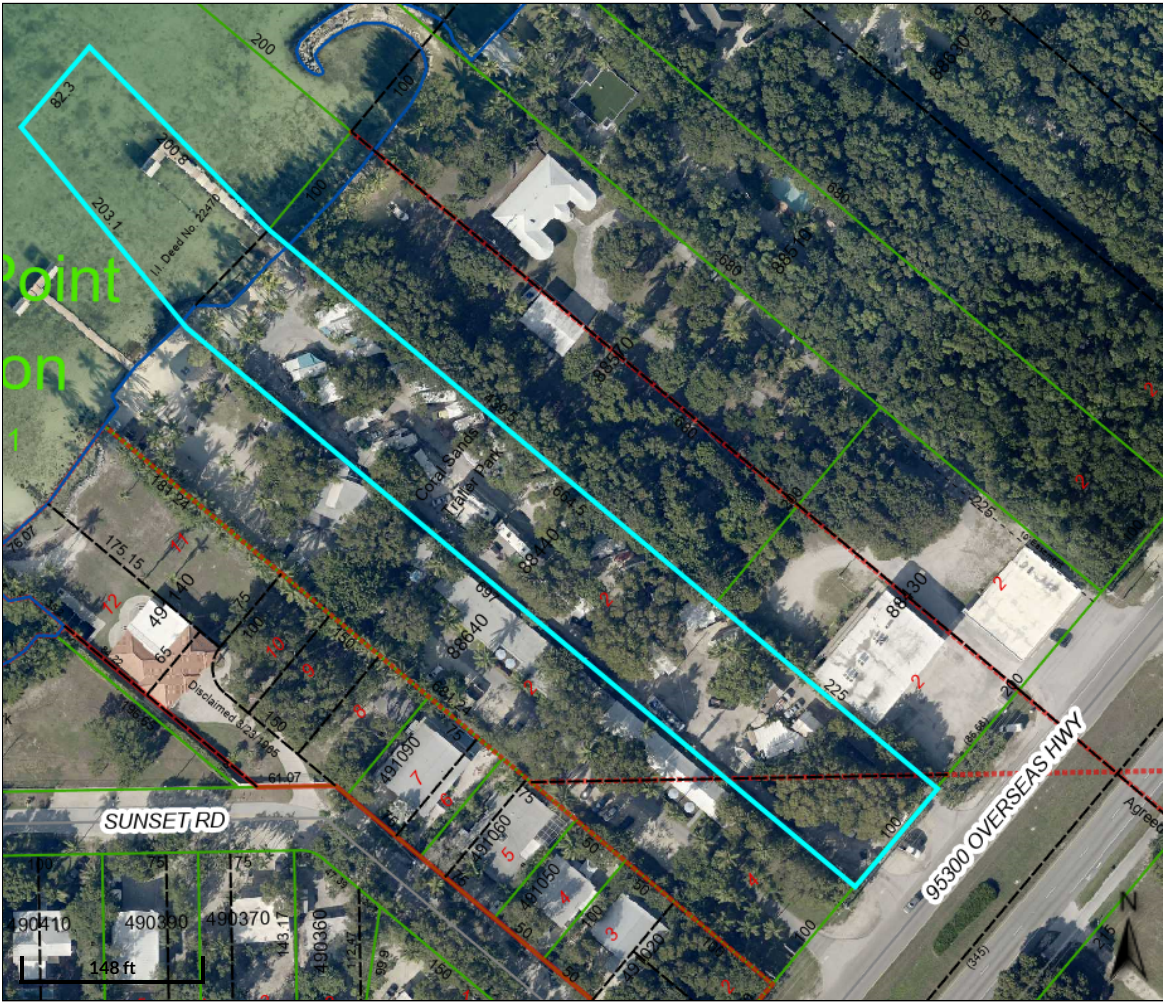
Chris Sante

305-522-6598

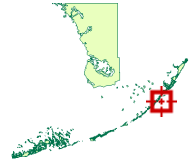


Real Estate address, keys only.docx

14K



Overview



Legend

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

Parcel ID 00088440-000000 **Alternate ID** 1100293 **Owner Address** CSTP RENTALS LLC
Sec/Twp/Rng 13/62/38 **Class** RV PARK **PO Box** 373006
Property Address 95350 OVERSEAS Hwy **Key Largo, FL** 33037
 KEY LARGO

District 500K
Brief Tax 13 62 38 ISLAND OF KEY LARGO PB2-67 PT GOV LOT 2 AND SOUTHCLIFF ESTS PB2-45 PT TR 4 (1.56AC) AND BAY BTM NLY AND
Description ADJ PT GOV LOT 2 OR24-11/12 OR189-138(II DEED 22470) OR450-860 OR534-757/58 OR534-759/60 OR893-2496/97 OR1337-
 684/85 OR1524-118/20 OR2794-225

(Note: Not to be used on legal documents)

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

Meeting Date:
November 28, 2023

Agenda Item Number: H-3

Action Required:
Yes

Department: Customer Service
Sponsor: Nicholas Mulick


Subject:
Billing EDU Review - Owner Chris Sante - 131 Hood Ave - AK# 8968235

Summary:
Customer requested review of EDU assignment for the wastewater monthly base facility charge on 3 FCAA accounts assigned to 131 Hood Ave.

Based on recent consumption studies, staff recommends the following changes.

- 049647-500874 - Decrease EDUs from 2.2 to 1.7 - \$13.57 Decrease
- 049648-500874 - Increase EDUs from 1.0 to 2.0 + \$27.13 Increase
- 002905-500874 - Decrease EDUs from 1.8 to 1.6 - \$5.43 Decrease

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 8.13	1. Water Usage Calculations 2. Staff Recommendation 3. Customer Request for Review 4. Map
Administration: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Billing	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 11-16-23
General Manager

Water Usage Calculations

Alternate Key #	8968235
Owner	HOOD RENTALS INC
Current Tenant	Chris Sante
FKAA Meter #	A4128796
FKAA Location ID	049647
Tenant FKAA Acct #	500874
Property Type Code	STORE COMBO (1200)
Service Address	131 HOOD Ave
Service City	Key Largo
NAV Year	2009
RES or Non-RES	Non-Res
Most Current Year; n.s. study	2022
AK EDU Assigned Per NAV	8.9
AK Current EDU	8.9
KLWTD to FKAA EDU	2.2
# Months Studied	36
Calculation Date	10/20/2023



RAW	MAX3MO	25,267
	AVG3MO	8,422
3 STD	RAW EDU	1.7
	MAX3MO	25,267
	AVG3MO	8,422
2 STD	EDU	1.7
	MAX3MO	20,245
	AVG3MO	6,748
	EDU	1.3

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 110	
X 15 / 167	
EDU	0.0

Notes/Comments:		Building # 2										
Year	Month	Exemption <i>(Place n X next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV	
2022	DEC		2055	2055	2055	2055	2055	DEC-NOV-OCT	6,805	6,805	6,805	
	NOV		2500	2500	2500	2500	2500	NOV-OCT-SEPT	10,200	10,200	10,200	
	OCT		2250	2250	2250	2250	2250	OCT-SEPT-AUG	15,312	15,312	15,312	
	SEPT		5450	5450	5450	5450	5450	SEPT-AUG-JULY	22,274	22,274	17,420	
	AUG		7612	7612	7612	7612	7612	AUG-JULY-JUNE	25,267	25,267	16,329	
	JULY		9212	9212	9212	9212	4358.361111	JULY-JUNE-MAY	24,499	24,499	15,561	
	JUNE		8443	8443	8443	8443	4358.361111	JUNE-MAY-APR	21,682	21,682	17,597	
	MAY		6844	6844	6844	6844	6844	MAY-APR-MAR	20,245	20,245	20,245	
	APR		6395	6395	6395	6395	6395	APR-MAR-FEB	19,371	19,371	19,371	
	MAR		7006	7006	7006	7006	7006	MAR-FEB-JAN	19,703	19,703	19,703	
	FEB		5970	5970	5970	5970	5970	FEB-JAN-DEC	18,250	18,250	18,250	
	JAN		6727	6727	6727	6727	6727	JAN-DEC-NOV	14,841	14,841	14,841	
2021	DEC		5553	5553	5553	5553	5553	DEC-NOV-OCT	11,301	11,301	11,301	
	NOV		2561	2561	2561	2561	2561	NOV-OCT-SEPT	10,157	10,157	10,157	
	OCT		3187	3187	3187	3187	3187	OCT-SEPT-AUG	10,856	10,856	10,856	
	SEPT		4409	4409	4409	4409	4409	SEPT-AUG-JULY	11,597	11,597	11,597	
	AUG		3260	3260	3260	3260	3260	AUG-JULY-JUNE	10,589	10,589	10,589	
	JULY		3928	3928	3928	3928	3928	JULY-JUNE-MAY	11,214	11,214	11,214	
	JUNE		3401	3401	3401	3401	3401	JUNE-MAY-APR	11,820	11,820	11,820	
	MAY		3885	3885	3885	3885	3885	MAY-APR-MAR	11,908	11,908	11,908	
	APR		4534	4534	4534	4534	4534	APR-MAR-FEB	9,958	9,958	9,958	
	MAR		3489	3489	3489	3489	3489	MAR-FEB-JAN	9,160	9,160	9,160	
	FEB		1935	1935	1935	1935	1935	FEB-JAN-DEC	10,095	10,095	10,095	
	JAN		3736	3736	3736	3736	3736	JAN-DEC-NOV	11,178	11,178	11,178	
2020	DEC		4424	4424	4424	4424	4424	DEC-NOV-OCT	11,125	11,125	11,125	
	NOV		3018	3018	3018	3018	3018	NOV-OCT-SEPT	9,521	9,521	9,521	
	OCT		3683	3683	3683	3683	3683	OCT-SEPT-AUG	8,450	8,450	8,450	
	SEPT		2820	2820	2820	2820	2820	SEPT-AUG-JULY	9,259	9,259	9,259	
	AUG		1947	1947	1947	1947	1947	AUG-JULY-JUNE	9,437	9,437	9,437	
	JULY		4492	4492	4492	4492	4492	JULY-JUNE-MAY	11,029	11,029	11,029	
	JUNE		2998	2998	2998	2998	2998	JUNE-MAY-APR	10,003	10,003	10,003	
	MAY		3539	3539	3539	3539	3539	MAY-APR-MAR	8,874	8,874	8,874	
	APR		3466	3466	3466	3466	3466	APR-MAR-FEB	7,703	7,703	7,703	
	MAR		1869	1869	1869	1869	1869	MAR-FEB-JAN	12,172	12,172	12,172	
	FEB		2368	2368	2368	2368	2368					
	JAN		7935	7935	7935	7935	7935					

Average	4358	4358.361111	4358.361111	4358	4110
Std Dev	2022.053499	2022.053499	2022.053499	2022.053499	1695.735679



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037
Post Office Box 491, Key Largo, FL 33037
Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 8968235/ FCAA Acct: 049647-500874
HOOD RENTALS INC
PO Box 373006
Key Largo FL 33037

For property located at: 131 Hood Ave Building 2 Key Largo, FL 33037

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit (“EDU”) assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District’s (“KLWTD”) Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	2.2	1.7
Monthly Wastewater Base Charge		
(On FCAA Bill: EDU Assignment X \$27.13)	\$59.69	\$46.12

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

Water Usage Calculations

Alternate Key #	8968235
Owner	HOOD RENTALS INC
Current Tenant	Chris Sante
FKAA Meter #	A4132036
FKAA Location ID	049648
Tenant FKAA Acct #	500874
Property Type Code	STORE COMBO (1200)
Service Address	131 Hood Ave
Service City	Key Largo
NAV Year	2009
RES or Non-RES	Non-Res
Most Current Year; n.s. study	2022
AK EDU Assigned Per NAV	8.9
AK Current EDU	8.9
KLWTD to FKAA EDU	1.0
# Months Studied	36
Calculation Date	10/20/2023



RAW	MAX3MO	29,334
	AVG3MO	9,778
3 STD	RAW EDU	2.0
	MAX3MO	29,334
	AVG3MO	9,778
2 STD	EDU	2.0
	MAX3MO	25,901
	AVG3MO	8,634
	EDU	1.7

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 100	
X 15 / 167	
EDU	0.0

Notes/Comments:		Building #3										
Year	Month	Exemption <i>(Place n X next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV	
2022	DEC		5770	5770	5770	5770	5770	DEC-NOV-OCT	13,366	13,366	13,366	
	NOV		3993	3993	3993	3993	3993	NOV-OCT-SEPT	12,057	12,057	12,057	
	OCT		3603	3603	3603	3603	3603	OCT-SEPT-AUG	11,396	11,396	11,396	
	SEPT		4461	4461	4461	4461	4461	SEPT-AUG-JULY	11,767	11,767	11,767	
	AUG		3332	3332	3332	3332	3332	AUG-JULY-JUNE	10,798	10,798	10,798	
	JULY		3974	3974	3974	3974	3974	JULY-JUNE-MAY	11,474	11,474	11,474	
	JUNE		3492	3492	3492	3492	3492	JUNE-MAY-APR	12,298	12,298	12,298	
	MAY		4008	4008	4008	4008	4008	MAY-APR-MAR	13,054	13,054	13,054	
	APR		4798	4798	4798	4798	4798	APR-MAR-FEB	12,401	12,401	12,401	
	MAR		4248	4248	4248	4248	4248	MAR-FEB-JAN	14,320	14,320	14,320	
	FEB		3355	3355	3355	3355	3355	FEB-JAN-DEC	18,076	18,076	18,076	
	JAN		6717	6717	6717	6717	6717	JAN-DEC-NOV	20,985	20,985	20,985	
2021	DEC		8004	8004	8004	8004	8004	DEC-NOV-OCT	20,180	20,180	20,180	
	NOV		6264	6264	6264	6264	6264	NOV-OCT-SEPT	20,863	20,863	20,863	
	OCT		5912	5912	5912	5912	5912	OCT-SEPT-AUG	21,354	21,354	21,354	
	SEPT		8687	8687	8687	8687	8687	SEPT-AUG-JULY	23,728	23,728	23,728	
	AUG		6755	6755	6755	6755	6755	AUG-JULY-JUNE	22,190	22,190	22,190	
	JULY		8286	8286	8286	8286	8286	JULY-JUNE-MAY	21,930	21,930	21,930	
	JUNE		7149	7149	7149	7149	7149	JUNE-MAY-APR	21,134	21,134	21,134	
	MAY		6495	6495	6495	6495	6495	MAY-APR-MAR	19,785	19,785	19,785	
	APR		7490	7490	7490	7490	7490	APR-MAR-FEB	18,429	18,429	18,429	
	MAR		5800	5800	5800	5800	5800	MAR-FEB-JAN	16,225	16,225	16,225	
	FEB		5139	5139	5139	5139	5139	FEB-JAN-DEC	17,824	17,824	17,824	
	JAN		5286	5286	5286	5286	5286	JAN-DEC-NOV	18,282	18,282	18,282	
2020	DEC		7399	7399	7399	7399	7399	DEC-NOV-OCT	20,367	20,367	20,367	
	NOV		5597	5597	5597	5597	5597	NOV-OCT-SEPT	21,058	21,058	21,058	
	OCT		7371	7371	7371	7371	7371	OCT-SEPT-AUG	22,094	22,094	22,094	
	SEPT		8090	8090	8090	8090	8090	SEPT-AUG-JULY	23,774	23,774	23,774	
	AUG		6633	6633	6633	6633	6633	AUG-JULY-JUNE	22,738	22,738	22,738	
	JULY		9051	9051	9051	9051	9051	JULY-JUNE-MAY	25,901	25,901	25,901	
	JUNE		7054	7054	7054	7054	7054	JUNE-MAY-APR	28,426	28,426	28,426	
	MAY		9796	9796	9796	9796	9796	MAY-APR-MAR	29,334	29,334	24,098	
	APR		11576	11576	11576	11576	6340.111111	APR-MAR-FEB	27,097	27,097	21,861	
	MAR		7962	7962	7962	7962	7962	MAR-FEB-JAN	22,659	22,659	22,659	
	FEB		7559	7559	7559	7559	7559					
	JAN		7138	7138	7138	7138	7138					

Average	6340	6340.111111	6340.111111	6340	6195
Std Dev	1971.118722	1971.118722	1971.118722	1971.118722	1755.07239



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037
Post Office Box 491, Key Largo, FL 33037
Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 8968235/ FCAA Acct: 049648-500874
HOOD RENTALS INC
PO Box 373006
Key Largo FL 33037

For property located at: 131 Hood Ave Building 3 Key Largo, FL 33037

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit ("EDU") assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District's ("KLWTD") Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	1.0	2.0
Monthly Wastewater Base Charge		
<i>(On FCAA Bill: EDU Assignment X</i>	\$27.13	\$54.26
<i>\$27.13)</i>		

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

Water Usage Calculations

Alternate Key #	8968235
Owner	HOOD RENTALS INC
Current Tenant	Chris Sante
FCAA Meter #	A3226026
FCAA Location ID	002905
Tenant FCAA Acct #	500874
Property Type Code	STORE COMBO (1200)
Service Address	131 HOOD AVE
Service City	Key Largo
NAV Year	2009
RES or Non-RES	Non-Res
Most Current Year in Study	2022
AK EDU Assigned Per NAV	8.9
AK Current EDU	8.9
KLWTD to FCAA EDU	1.8
# Months Studied	36
Calculation Date	10/20/2023



RAW	MAX3MO	24,516
	AVG3MO	8,172
	RAW EDU	1.6
3 STD	MAX3MO	24,516
	AVG3MO	8,172
	EDU	1.6
2 STD	MAX3MO	24,516
	AVG3MO	8,172
	EDU	1.6

64 E Calculation	
Total Sq Ft	
Div By # In Its	
Sq Ft Per Unit	
Div By In 0	
X 15 / 167	
EDU	0.0

Notes/Comments:	Building #1	Exemption <small>(Place in X next to the consumption value to be thrown out)</small>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV
Year	Month										
2022	DEC		6376	6376	6376	6376	6376	DEC-NOV-OCT	17,165	17,165	17,165
	NOV		5763	5763	5763	5763	5763	NOV-OCT-SEPT	18,025	18,025	18,025
	OCT		5026	5026	5026	5026	5026	OCT-SEPT-AUG	16,731	16,731	16,731
	SEPT		7236	7236	7236	7236	7236	SEPT-AUG-JULY	18,477	18,477	18,477
	AUG		4469	4469	4469	4469	4469	AUG-JULY-JUNE	19,885	19,885	19,885
	JULY		6772	6772	6772	6772	6772	JULY-JUNE-MAY	22,696	22,696	22,696
	JUNE		8644	8644	8644	8644	8644	JUNE-MAY-APR	24,516	24,516	24,516
	MAY		7280	7280	7280	7280	7280	MAY-APR-MAR	23,779	23,779	23,779
	APR		8592	8592	8592	8592	8592	APR-MAR-FEB	23,485	23,485	23,485
	MAR		7907	7907	7907	7907	7907	MAR-FEB-JAN	22,123	22,123	22,123
	FEB		6986	6986	6986	6986	6986	FEB-JAN-DEC	22,163	22,163	22,163
	JAN		7230	7230	7230	7230	7230	JAN-DEC-NOV	21,048	21,048	21,048
2021	DEC		7947	7947	7947	7947	7947	DEC-NOV-OCT	20,505	20,505	20,505
	NOV		5871	5871	5871	5871	5871	NOV-OCT-SEPT	20,747	20,747	20,747
	OCT		6687	6687	6687	6687	6687	OCT-SEPT-AUG	20,480	20,480	20,480
	SEPT		8189	8189	8189	8189	8189	SEPT-AUG-JULY	21,484	21,484	21,484
	AUG		5604	5604	5604	5604	5604	AUG-JULY-JUNE	19,350	19,350	19,350
	JULY		7691	7691	7691	7691	7691	JULY-JUNE-MAY	18,893	18,893	18,893
	JUNE		6055	6055	6055	6055	6055	JUNE-MAY-APR	16,202	16,202	16,202
	MAY		5147	5147	5147	5147	5147	MAY-APR-MAR	15,147	15,147	15,147
	APR		5000	5000	5000	5000	5000	APR-MAR-FEB	19,824	19,824	16,640
	MAR		5000	5000	5000	5000	5000	MAR-FEB-JAN	24,221	24,221	21,037
	FEB		9824	9824	9824	9824	9824	FEB-JAN-DEC	24,221	24,221	21,037
	JAN		9397	9397	9397	9397	9397	JAN-DEC-NOV	19,397	19,397	19,397
2020	DEC		5000	5000	5000	5000	5000	DEC-NOV-OCT	15,000	15,000	15,000
	NOV		5000	5000	5000	5000	5000	NOV-OCT-SEPT	17,079	17,079	17,079
	OCT		5000	5000	5000	5000	5000	OCT-SEPT-AUG	18,009	18,009	18,009
	SEPT		7079	7079	7079	7079	7079	SEPT-AUG-JULY	18,820	18,820	18,820
	AUG		5930	5930	5930	5930	5930	AUG-JULY-JUNE	16,866	16,866	16,866
	JULY		5811	5811	5811	5811	5811	JULY-JUNE-MAY	18,196	18,196	18,196
	JUNE		5125	5125	5125	5125	5125	JUNE-MAY-APR	20,817	20,817	20,817
	MAY		7260	7260	7260	7260	7260	MAY-APR-MAR	21,848	21,848	21,848
	APR		8432	8432	8432	8432	8432	APR-MAR-FEB	20,507	20,507	20,507
	MAR		6156	6156	6156	6156	6156	MAR-FEB-JAN	19,692	19,692	19,692
	FEB		5919	5919	5919	5919	5919				
	JAN		7617	7617	7617	7617	7617				

Average	6640	6639.5	6639.5	6640	6551
Std Dev	1398.566521	1398.566521	1398.566521	1398.566521	1287.709541



Key Largo Wastewater Treatment District

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RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 8968235/ FCAA Acct: 002905-500874
HOOD RENTALS INC
PO Box 373006
Key Largo FL 33037

For property located at: 131 Hood Ave Building 1 Key Largo, FL 33037

Dear Customer,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit (“EDU”) assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District’s (“KLWTD”) Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	1.8	1.6
Monthly Wastewater Base Charge		
(On FCAA Bill: EDU Assignment X \$27.13)	\$48.83	\$43.40

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

EDU for each Real Estate address

santechris via customerservice <customerservice@klwtd.com>

Wed, Oct 4, 2023 at 12:50 PM

Reply-To: santechris@yahoo.com

To: customerservice@klwtd.com

I would like to know how many EDU I am being billed for on each of these.

Chris Sante

305-522-6598

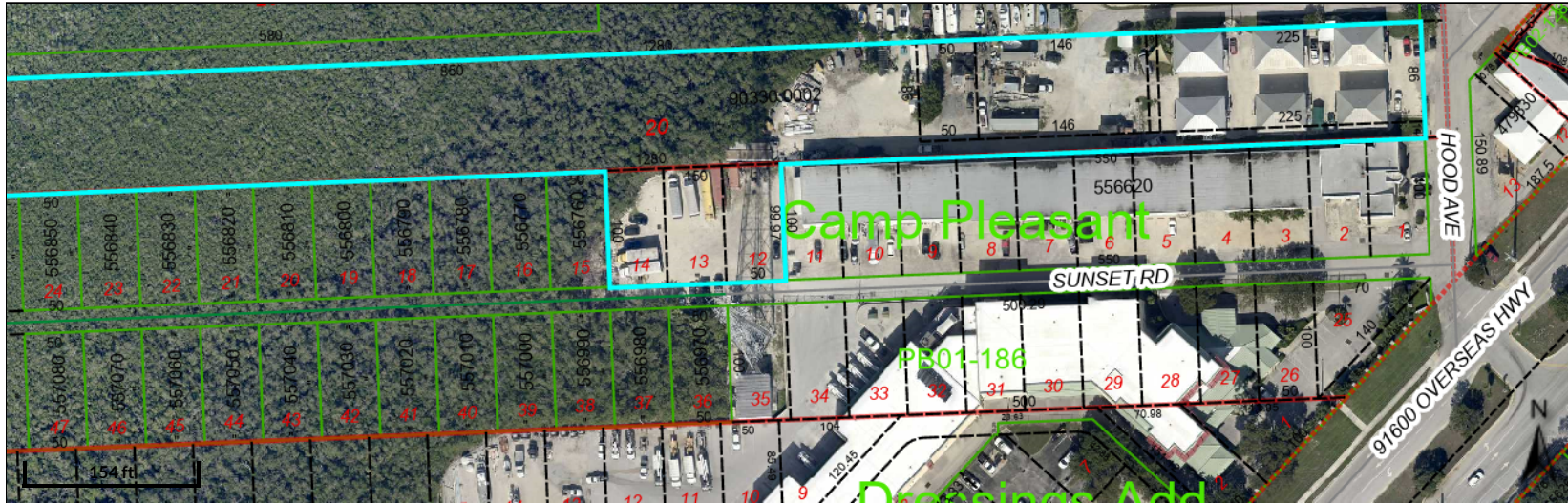


Real Estate address, keys only.docx

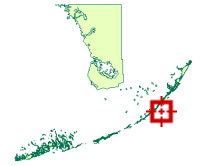
14K



Monroe County, FL



Overview



Legend

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

Parcel ID 00090330-000200
 Sec/Twp/Rng 34/62/38
 Property Address 131 HOOD Ave
 KEY LARGO

Alternate ID 8968235
 Class STORE COMBO

Owner Address HOOD RENTALS INC
 PO Box 373006
 Key Largo, FL 33037

District 500P

Brief Tax 34 62 38 ISLAND OF KEY LARGO PT LT 20 GEO L MACDONALD PLAT OF AMOS LOWE HOMESTEAD PB1-80 (A/K/A THE SOUTH 100 FT LESS THE EAST 20 FT LT 20) AND LOT 12-14
 Description CAMP PLEASANT PB1-186 (3.05 AC) E2-66 G18-465 OR130-9 OR611-262 OR620-846 OR790-64 OR793-192 OR803-620 OR838-1835 OR862-633 OR1021-1290 OR1021-1293
 OR1021-2106 OR1143-767 OR1159-1541 OR1161-792 OR1161-793 OR1183-2425 OR1212-2034 OR1242-364 OR1251-419 OR1264-950 OR1281-943 OR1301-1023 OR1413-856
 OR1576-2097 OR1648-1655 OR1648-1656/58 OR1655-1557 OR1671-2170 OR1799-1623 OR1816-825 OR1872-787 OR1872-789 OR1967-514 OR2041-622 OR2043-766 OR2143-
 2292 OR2220-2220 OR2337-1719 OR2371-985 OR2564-1875 OR3095-931 OR3102-740 OR3117-1

(Note: Not to be used on legal documents)

Date created: 10/19/2023

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Developed by Schneider
 GEOSPATIAL

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

Meeting Date:
November 28, 2023

Agenda Item Number: H-4

Action Required:
Yes

Department: Customer Service
Sponsor: Nicholas Mulick


Subject:
Billing EDU Review - Owner Chris Sante - 300 Atlantic DR - AK# 1558052

Summary:
Customer has requested to review the EDU assignment for the wastewater monthly base facility charge on 2 FCAA accounts assigned to 300 Atlantic Dr.

Based on recent consumption studies, staff recommends the following changes.

027236-500874 - Decrease EDUs from 2.6 to 1.6 - \$27.14 Decrease
047152-500874 - Decrease EDUs from 5.3 to 1.5 - \$103.10 Decrease

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ (130.24)	1. Water Usage Calculations 2. Staff Recommendation 3. Customer Request for Review 4. Map
Administration: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Billing	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 11-16-23
General Manager

Water Usage Calculations



Alternate Key #	1558052
Owner	Chris Sante
Current Tenant	Chris Sante
FKAA Meter #	12021804
FKAA Location ID	027236
Tenant FKAA Acct #	500874
Property Type Code	ONE STORY OFFICE (1700)
Service Address	300 Atlantic Dr
Service City	Key Largo
NAV Year	2008
RES or Non-RES	Non-Res
Most current year; n.s. study	2022
AK EDU Assigned Per NAV	2.6
AK Current EDU	2.6
KLWTD to FKAA EDU	2.6
# Months Studied	36
Calculation Date	10/23/2023

RAW	MAX3MO	23,815
	AVG3MO	7,938
3 STD	RAW EDU	1.6
	MAX3MO	23,815
	AVG3MO	7,938
2 STD	EDU	1.6
	MAX3MO	18,224
	AVG3MO	6,075
	EDU	1.2

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 100	
X 15 / 167	
EDU	0.0

Notes/Comments:		Exemption <i>(Place n X next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV
2022	DEC		1531	1531	1531	1531	1531	DEC-NOV-OCT	7,776	7,776	7,776
	NOV		1245	1245	1245	1245	1245	NOV-OCT-SEPT	7,820	7,820	7,820
	OCT		5000	5000	5000	5000	5000	OCT-SEPT-AUG	7,743	7,743	7,743
	SEPT		1575	1575	1575	1575	1575	SEPT-AUG-JULY	4,157	4,157	4,157
	AUG		1168	1168	1168	1168	1168	AUG-JULY-JUNE	3,819	3,819	3,819
	JULY		1414	1414	1414	1414	1414	JULY-JUNE-MAY	3,751	3,751	3,751
	JUNE		1237	1237	1237	1237	1237	JUNE-MAY-APR	3,995	3,995	3,995
	MAY		1100	1100	1100	1100	1100	MAY-APR-MAR	7,758	7,758	7,758
	APR		1658	1658	1658	1658	1658	APR-MAR-FEB	11,658	11,658	11,658
	MAR		5000	5000	5000	5000	5000	MAR-FEB-JAN	19,721	19,721	13,702
	FEB		5000	5000	5000	5000	5000	FEB-JAN-DEC	23,815	23,815	12,405
	JAN		9721	9721	9721	9721	9721	JAN-DEC-NOV	23,815	23,815	12,405
2021	DEC		9094	9094	9094	9094	9094	DEC-NOV-OCT	16,410	16,410	11,018
	NOV		5000	5000	5000	5000	5000	NOV-OCT-SEPT	9,494	9,494	9,494
	OCT		2316	2316	2316	2316	2316	OCT-SEPT-AUG	5,946	5,946	5,946
	SEPT		2178	2178	2178	2178	2178	SEPT-AUG-JULY	5,555	5,555	5,555
	AUG		1452	1452	1452	1452	1452	AUG-JULY-JUNE	5,620	5,620	5,620
	JULY		1925	1925	1925	1925	1925	JULY-JUNE-MAY	6,125	6,125	6,125
	JUNE		2243	2243	2243	2243	2243	JUNE-MAY-APR	11,260	11,260	11,260
	MAY		1957	1957	1957	1957	1957	MAY-APR-MAR	11,233	11,233	11,233
	APR		7060	7060	7060	7060	7060	APR-MAR-FEB	11,308	11,308	11,308
	MAR		2216	2216	2216	2216	2216	MAR-FEB-JAN	6,820	6,820	6,820
	FEB		2032	2032	2032	2032	2032	FEB-JAN-DEC	9,513	9,513	9,513
	JAN		2572	2572	2572	2572	2572	JAN-DEC-NOV	10,441	10,441	10,441
2020	DEC		4909	4909	4909	4909	4909	DEC-NOV-OCT	12,012	12,012	12,012
	NOV		2960	2960	2960	2960	2960	NOV-OCT-SEPT	9,811	9,811	9,811
	OCT		4143	4143	4143	4143	4143	OCT-SEPT-AUG	11,725	11,725	11,725
	SEPT		2708	2708	2708	2708	2708	SEPT-AUG-JULY	13,030	13,030	13,030
	AUG		4874	4874	4874	4874	4874	AUG-JULY-JUNE	15,381	15,381	15,381
	JULY		5448	5448	5448	5448	5448	JULY-JUNE-MAY	15,143	15,143	15,143
	JUNE		5059	5059	5059	5059	5059	JUNE-MAY-APR	17,173	17,173	17,173
	MAY		4636	4636	4636	4636	4636	MAY-APR-MAR	18,214	18,214	18,214
	APR		7478	7478	7478	7478	7478	APR-MAR-FEB	18,224	18,224	18,224
	MAR		6100	6100	6100	6100	6100	MAR-FEB-JAN	15,376	15,376	15,376
	FEB		4646	4646	4646	4646	4646				
	JAN		4630	4630	4630	4630	4630				

Average	3702	3702.361111	3702.361111	3702	3385
Std Dev	2288.296449	2288.296449	2288.296449	2288.296449	1807.604778



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 1558052 / FCAA Acct: 027236-500874

SANTE CHRISTOPHER D

PO Box 373006

Key Largo FL 33037

For property located at: 300 Atlantic Dr Key Largo, FL 33037

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit ("EDU") assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District's ("KLWTD") Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	2.6	1.6
Monthly Wastewater Base Charge		
<i>(On FCAA Bill: EDU Assignment X \$27.13)</i>	\$70.54	\$43.40

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

Water Usage Calculations



Alternate Key #	1558052
Owner	Chris Sante
Current Tenant	Chris Sante
FKAA Meter #	A4034280
FKAA Location ID	047152
Tenant FKAA Acct #	500874
Property Type Code	ONE STORY OFFICE (1700)
Service Address	300 Atlantic Dr
Service City	Key Largo
NAV Year	2008
RES or Non-RES	Non-Res
Most current year; n.s. study	2022
AK EDU Assigned Per NAV	2.6
AK Current EDU	2.6
KLWTD to FKAA EDU	5.3
# Months Studied	36
Calculation Date	10/23/20234491

RAW	MAX3MO	21,912
	AVG3MO	7,304
3 STD	RAW EDU	1.5
	MAX3MO	21,912
	AVG3MO	7,304
2 STD	EDU	1.5
	MAX3MO	21,912
	AVG3MO	7,304
	EDU	1.5

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 10	
X 15 / 167	
EDU	0.0

Notes/Comments:		Exemption <i>(Place n X next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV
Year	Month										
2022	DEC		4491	4491	4491	4491	4491	DEC-NOV-OCT	9,581	9,581	9,581
	NOV		2732	2732	2732	2732	2732	NOV-OCT-SEPT	11,546	11,546	11,546
	OCT		2358	2358	2358	2358	2358	OCT-SEPT-AUG	11,282	11,282	11,282
	SEPT		6456	6456	6456	6456	6456	SEPT-AUG-JULY	15,222	15,222	15,222
	AUG		2468	2468	2468	2468	2468	AUG-JULY-JUNE	14,309	14,309	14,309
	JULY		6298	6298	6298	6298	6298	JULY-JUNE-MAY	14,336	14,336	14,336
	JUNE		5543	5543	5543	5543	5543	JUNE-MAY-APR	14,185	14,185	14,185
	MAY		2495	2495	2495	2495	2495	MAY-APR-MAR	12,476	12,476	12,476
	APR		6147	6147	6147	6147	6147	APR-MAR-FEB	13,457	13,457	13,457
	MAR		3834	3834	3834	3834	3834	MAR-FEB-JAN	9,754	9,754	9,754
	FEB		3476	3476	3476	3476	3476	FEB-JAN-DEC	15,506	15,506	15,506
	JAN		2444	2444	2444	2444	2444	JAN-DEC-NOV	20,775	20,775	20,775
2021	DEC		9586	9586	9586	9586	9586	DEC-NOV-OCT	21,912	21,912	21,912
	NOV		8745	8745	8745	8745	8745	NOV-OCT-SEPT	21,461	21,461	21,461
	OCT		3581	3581	3581	3581	3581	OCT-SEPT-AUG	17,716	17,716	17,716
	SEPT		9135	9135	9135	9135	9135	SEPT-AUG-JULY	17,595	17,595	17,595
	AUG		5000	5000	5000	5000	5000	AUG-JULY-JUNE	10,650	10,650	10,650
	JULY		3460	3460	3460	3460	3460	JULY-JUNE-MAY	8,291	8,291	8,291
	JUNE		2190	2190	2190	2190	2190	JUNE-MAY-APR	10,487	10,487	10,487
	MAY		2641	2641	2641	2641	2641	MAY-APR-MAR	15,335	15,335	15,335
	APR		5656	5656	5656	5656	5656	APR-MAR-FEB	15,015	15,015	15,015
	MAR		7038	7038	7038	7038	7038	MAR-FEB-JAN	15,914	15,914	15,914
	FEB		2321	2321	2321	2321	2321	FEB-JAN-DEC	12,156	12,156	12,156
	JAN		6555	6555	6555	6555	6555	JAN-DEC-NOV	12,526	12,526	12,526
2020	DEC		3280	3280	3280	3280	3280	DEC-NOV-OCT	18,622	18,622	10,729
	NOV		2691	2691	2691	2691	2691	NOV-OCT-SEPT	17,663	17,663	9,770
	OCT		12651	12651	12651	12651	4758.222222	OCT-SEPT-AUG	17,364	17,364	9,471
	SEPT		2321	2321	2321	2321	2321	SEPT-AUG-JULY	6,913	6,913	6,913
	AUG		2392	2392	2392	2392	2392	AUG-JULY-JUNE	7,015	7,015	7,015
	JULY		2200	2200	2200	2200	2200	JULY-JUNE-MAY	17,244	17,244	9,381
	JUNE		2423	2423	2423	2423	2423	JUNE-MAY-APR	18,736	18,736	10,873
	MAY		12621	12621	12621	12621	4758.222222	MAY-APR-MAR	19,220	19,220	11,357
	APR		3692	3692	3692	3692	3692	APR-MAR-FEB	13,979	13,979	13,979
	MAR		2907	2907	2907	2907	2907	MAR-FEB-JAN	12,375	12,375	12,375
	FEB		7380	7380	7380	7380	7380				
	JAN		2088	2088	2088	2088	2088				

Average	4758	4758.222222	4758.222222	4758	4321
Std Dev	2909.970045	2909.970045	2909.970045	2909.970045	2173.625647



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037
Post Office Box 491, Key Largo, FL 33037
Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 1558052 / FCAA Acct: 047152-500874
SANTE CHRISTOPHER D
PO Box 373006
Key Largo FL 33037

For property located at: 300 Atlantic Dr Key Largo, FL 33037

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit (“EDU”) assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District’s (“KLWTD”) Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	5.3	1.5
Monthly Wastewater Base Charge (On FCAA Bill: EDU Assignment X \$27.13)	\$143.79	\$40.69

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

EDU for each Real Estate address

santechris via customerservice <customerservice@klwtd.com>

Wed, Oct 4, 2023 at 12:50 PM

Reply-To: santechris@yahoo.com

To: customerservice@klwtd.com

I would like to know how many EDU I am being billed for on each of these.

Chris Sante

305-522-6598

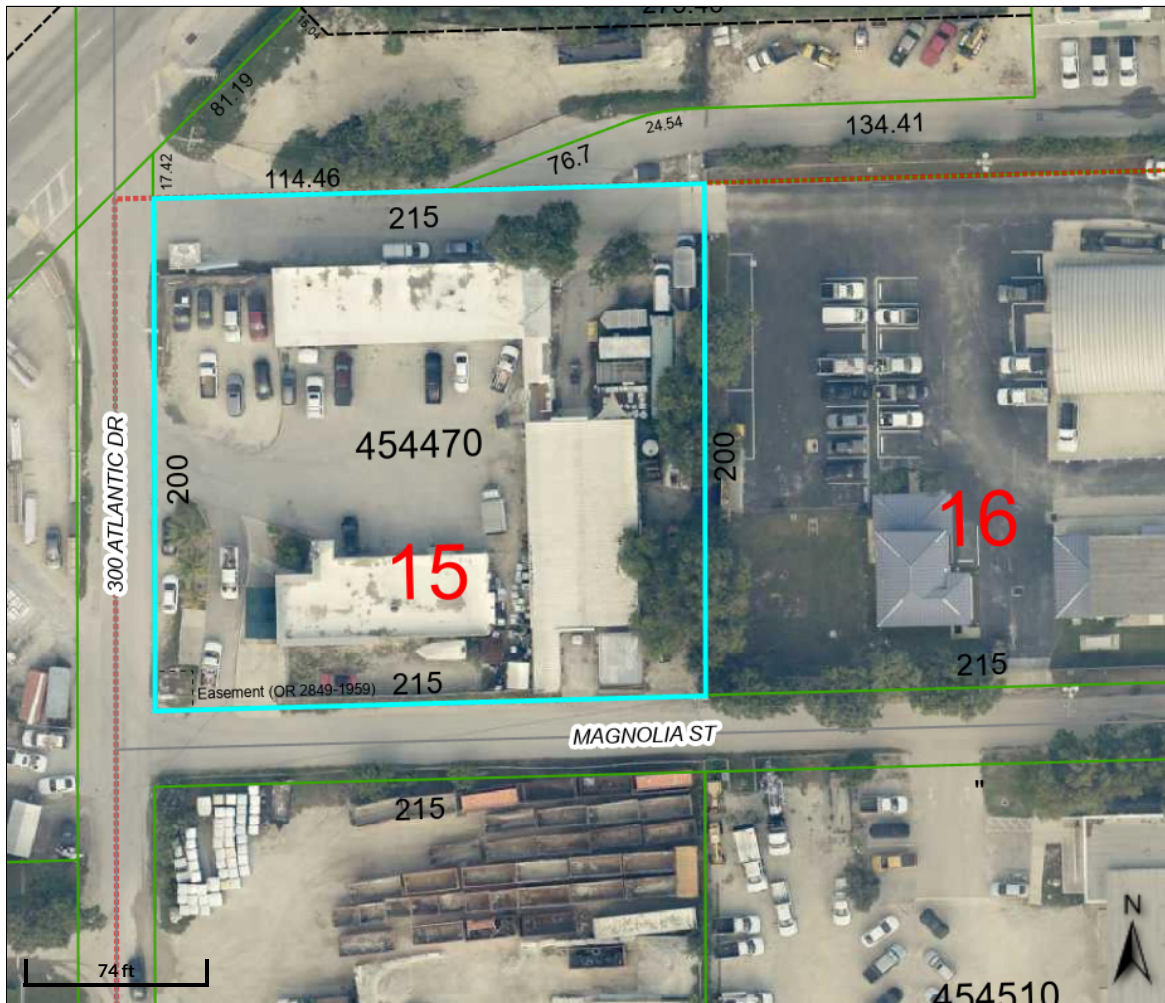


Real Estate address, keys only.docx

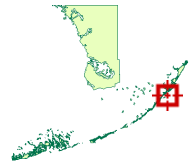
14K



Monroe County, FL



Overview



Legend

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

Parcel ID	00454470-000000	Alternate ID	1558052	Owner Address	SANTE CHRISTOPHER D
Sec/Twp/Rng	28/61/39	Class	ONE STORY OFFICE		PO Box 373006
Property Address	300 ATLANTIC Dr				Key Largo, FL 33037
	KEY LARGO				
District	500K				
Brief Tax	BLK 15 OCEAN ACRES PB1-188 KEY LARGO OR647-251 OR705-716 OR776-1496 OR925-12/13E OR963-2450 OR1029-1834				
Description	OR1335-262 OR1335-263 OR1397-1542 OR1397-1543 OR2340-2303/2304E				
	<i>(Note: Not to be used on legal documents)</i>				

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

Meeting Date:
November 28, 2023

Agenda Item Number: H-5

Action Required:
Yes

Department: Customer Service
Sponsor: Nicholas Mulick

Subject:
Billing EDU Review - Owner Chris Sante - 99336 Overseas Hwy- AK# 1621935

Summary:
Customer has requested to review the EDU assignment for wastewater monthly base facility charge on 2 FCAA accounts assigned to 99336 Overseas Hwy.

Based on recent consumption studies, staff recommends the following changes.

002806-627863 - Increase EDUs from 5.8 to 9.7 + \$105.81 Increase
006488-500874 - Decrease EDUs from 3.9 to 3.5 - \$10.86 Decrease

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 94.95	1. Water Usage Calculations 2. Staff Recommendation 3. Customer Request for Review 4. Map
Administration: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Billing	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 11-16-23
General Manager

Water Usage Calculations

Alternate Key #	1621935
Owner	Chris Sante
Current Tenant	Mrs Macs Kitchen LLC
FCAA Meter #	16076282
FCAA Location ID	002806
Tenant FCAA Acct #	627863
Property Type Code	STORE COMBO (1200)
Service Address	99336 Overseas hwy
Service City	Key Largo
NAV Year	2008
RES or Non-RES	Non-Res
Most Current Year; n.s. study	2022
AK EDU Assigned Per NAV	9.7
AK Current EDU	9.7
KLWTD to FCAA EDU	5.8
# Months Studied	36
Calculation Date	10/23/2023



RAW	MAX3MO	145,164
	AVG3MO	48,388
3 STD	RAW EDU	9.7
	MAX3MO	145,164
	AVG3MO	48,388
2 STD	EDU	9.7
	MAX3MO	145,164
	AVG3MO	48,388

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 110	
X 15 / 167	
EDU	0.0

Notes/Comments:		Mrs. Mac's Kitchen										
Year	Month	Exemption <i>(Place n X next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV	
2022	DEC		23626	23626	23626	23626	23626	DEC-NOV-OCT	65,084	65,084	65,084	
	NOV		21236	21236	21236	21236	21236	NOV-OCT-SEPT	71,149	71,149	71,149	
	OCT		20222	20222	20222	20222	20222	OCT-SEPT-AUG	78,083	78,083	78,083	
	SEPT		29691	29691	29691	29691	29691	SEPT-AUG-JULY	110,531	110,531	110,531	
	AUG		28170	28170	28170	28170	28170	AUG-JULY-JUNE	133,089	133,089	133,089	
	JULY		52670	52670	52670	52670	52670	JULY-JUNE-MAY	137,816	137,816	137,816	
	JUNE		52249	52249	52249	52249	52249	JUNE-MAY-APR	122,853	122,853	122,853	
	MAY		32897	32897	32897	32897	32897	MAY-APR-MAR	117,171	117,171	117,171	
	APR		37707	37707	37707	37707	37707	APR-MAR-FEB	129,378	129,378	129,378	
	MAR		46567	46567	46567	46567	46567	MAR-FEB-JAN	127,609	127,609	127,609	
	FEB		45104	45104	45104	45104	45104	FEB-JAN-DEC	121,048	121,048	121,048	
	JAN		35938	35938	35938	35938	35938	JAN-DEC-NOV	107,736	107,736	107,736	
2021	DEC		40006	40006	40006	40006	40006	DEC-NOV-OCT	101,217	101,217	101,217	
	NOV		31792	31792	31792	31792	31792	NOV-OCT-SEPT	98,285	98,285	98,285	
	OCT		29419	29419	29419	29419	29419	OCT-SEPT-AUG	101,024	101,024	101,024	
	SEPT		37074	37074	37074	37074	37074	SEPT-AUG-JULY	126,794	126,794	126,794	
	AUG		34531	34531	34531	34531	34531	AUG-JULY-JUNE	137,410	137,410	137,410	
	JULY		55189	55189	55189	55189	55189	JULY-JUNE-MAY	144,703	144,703	144,703	
	JUNE		47690	47690	47690	47690	47690	JUNE-MAY-APR	145,164	145,164	145,164	
	MAY		41824	41824	41824	41824	41824	MAY-APR-MAR	144,826	144,826	144,826	
	APR		55650	55650	55650	55650	55650	APR-MAR-FEB	140,422	140,422	140,422	
	MAR		47352	47352	47352	47352	47352	MAR-FEB-JAN	130,531	130,531	130,531	
	FEB		37420	37420	37420	37420	37420	FEB-JAN-DEC	125,674	125,674	125,674	
	JAN		45759	45759	45759	45759	45759	JAN-DEC-NOV	118,181	118,181	118,181	
2020	DEC		42495	42495	42495	42495	42495	DEC-NOV-OCT	113,268	113,268	113,268	
	NOV		29927	29927	29927	29927	29927	NOV-OCT-SEPT	102,424	102,424	102,424	
	OCT		40846	40846	40846	40846	40846	OCT-SEPT-AUG	108,438	108,438	108,438	
	SEPT		31651	31651	31651	31651	31651	SEPT-AUG-JULY	103,667	103,667	103,667	
	AUG		35941	35941	35941	35941	35941	AUG-JULY-JUNE	87,014	87,014	87,014	
	JULY		36075	36075	36075	36075	36075	JULY-JUNE-MAY	53,398	53,398	53,398	
	JUNE		14998	14998	14998	14998	14998	JUNE-MAY-APR	24,142	24,142	24,142	
	MAY		2325	2325	2325	2325	2325	MAY-APR-MAR	50,118	50,118	50,118	
	APR		6819	6819	6819	6819	6819	APR-MAR-FEB	92,309	92,309	92,309	
	MAR		40974	40974	40974	40974	40974	MAR-FEB-JAN	143,872	143,872	143,872	
	FEB		44516	44516	44516	44516	44516					
	JAN		58382	58382	58382	58382	58382					

Average	36520	36520.33333	36520.33333	36520	36520
Std Dev	12915.25794	12915.25794	12915.25794	12915.25794	12915.25794



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 1621935/ FCAA Acct: 002806-627863

Chris Sante
PO Box 373006
Key Largo FL, 33070

For property located at: 99336 Overseas Hwy Key Largo, FL 33037

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit ("EDU") assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District's ("KLWTD") Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	5.8	9.7
Monthly Wastewater Base Charge		
<i>(On FCAA Bill: EDU Assignment X \$27.13)</i>	\$157.35	\$263.16

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

Water Usage Calculations

Alternate Key #	1621935
Owner	Chris Sante
Current Tenant	Chris Sante
FCAA Meter #	16076282
FCAA Location ID	006488
Tenant FCAA Acct #	500874
Property Type Code	STORE COMBO (1200)
Service Address	99336 Overseas hwy
Service City	Key Largo
NAV Year	2008
RES or Non-RES	Non-Res
Most current year, n.s. study	2022
AK EDU Assigned Per NAV	9.7
AK Current EDU	9.7
KLWTD to FCAA EDU	3.9
# Months Studied	36
Calculation Date	10/23/2023



RAW	MAX3MO	53,020
	AVG3MO	17,673
	RAW EDU	3.5
3 STD	MAX3MO	53,020
	AVG3MO	17,673
	EDU	3.5
2 STD	MAX3MO	50,893
	AVG3MO	16,964
	EDU	3.4

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 110	
X 15 / 167	
EDU	0.0

Notes/Comments:		Exemption <i>(Place n X next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV
2022	DEC		15262	15262	15262	15262	15262	DEC-NOV-OCT	39,326	39,326	39,326
	NOV		12558	12558	12558	12558	12558	NOV-OCT-SEPT	39,476	39,476	39,476
	OCT		11506	11506	11506	11506	11506	OCT-SEPT-AUG	39,635	39,635	39,635
	SEPT		15412	15412	15412	15412	15412	SEPT-AUG-JULY	43,442	43,442	43,442
	AUG		12717	12717	12717	12717	12717	AUG-JULY-JUNE	46,668	46,668	46,668
	JULY		15313	15313	15313	15313	15313	JULY-JUNE-MAY	47,811	47,811	47,811
	JUNE		18638	18638	18638	18638	18638	JUNE-MAY-APR	46,372	46,372	46,372
	MAY		13860	13860	13860	13860	13860	MAY-APR-MAR	45,942	45,942	45,942
	APR		13874	13874	13874	13874	13874	APR-MAR-FEB	47,468	47,468	47,468
	MAR		18208	18208	18208	18208	18208	MAR-FEB-JAN	48,418	48,418	48,418
	FEB		15386	15386	15386	15386	15386	FEB-JAN-DEC	50,893	50,893	50,893
	JAN		14824	14824	14824	14824	14824	JAN-DEC-NOV	44,191	44,191	44,191
2021	DEC		20683	20683	20683	20683	20683	DEC-NOV-OCT	41,422	41,422	41,422
	NOV		8684	8684	8684	8684	8684	NOV-OCT-SEPT	34,040	34,040	34,040
	OCT		12055	12055	12055	12055	12055	OCT-SEPT-AUG	38,248	38,248	38,248
	SEPT		13301	13301	13301	13301	13301	SEPT-AUG-JULY	42,005	42,005	42,005
	AUG		12892	12892	12892	12892	12892	AUG-JULY-JUNE	40,703	40,703	40,703
	JULY		15812	15812	15812	15812	15812	JULY-JUNE-MAY	41,108	41,108	41,108
	JUNE		11999	11999	11999	11999	11999	JUNE-MAY-APR	49,286	49,286	39,951
	MAY		13297	13297	13297	13297	13297	MAY-APR-MAR	51,440	51,440	42,105
	APR		23990	23990	23990	23990	23990	APR-MAR-FEB	49,456	49,456	40,121
	MAR		14153	14153	14153	14153	14153	MAR-FEB-JAN	37,463	37,463	37,463
	FEB		11313	11313	11313	11313	11313	FEB-JAN-DEC	39,435	39,435	39,435
	JAN		11997	11997	11997	11997	11997	JAN-DEC-NOV	36,831	36,831	36,831
2020	DEC		16125	16125	16125	16125	16125	DEC-NOV-OCT	38,050	38,050	38,050
	NOV		8709	8709	8709	8709	8709	NOV-OCT-SEPT	32,307	32,307	32,307
	OCT		13216	13216	13216	13216	13216	OCT-SEPT-AUG	38,854	38,854	38,854
	SEPT		10382	10382	10382	10382	10382	SEPT-AUG-JULY	48,244	48,244	40,293
	AUG		15256	15256	15256	15256	15256	AUG-JULY-JUNE	53,020	53,020	45,069
	JULY		22606	22606	22606	22606	22606	14655.19444 JULY-JUNE-MAY	48,455	48,455	40,504
	JUNE		15158	15158	15158	15158	15158	15158 JUNE-MAY-APR	49,275	49,275	40,504
	MAY		10691	10691	10691	10691	10691	10691 MAY-APR-MAR	47,663	47,663	38,892
	APR		23426	23426	23426	23426	23426	14655.19444 APR-MAR-FEB	51,432	51,432	42,661
	MAR		13546	13546	13546	13546	13546	13546 MAR-FEB-JAN	44,284	44,284	44,284
	FEB		14460	14460	14460	14460	14460				
	JAN		16278	16278	16278	16278	16278				

Average	14655	14655.19444	14655.19444	14655	13931
Std Dev	3654.808127	3654.808127	3654.808127	3654.808127	2514.963759



Key Largo Wastewater Treatment District

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RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 1621935/ FCAA Acct: 006488-500874

Chris Sante

PO Box 373006

Key Largo FL, 33070

For property located at: 99336 Overseas Hwy Key Largo, FL 33037

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit (“EDU”) assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District’s (“KLWTD”) Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	3.9	3.5
Monthly Wastewater Base Charge		
(On FCAA Bill: EDU Assignment X \$27.13)	\$105.81	\$94.95

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

EDU for each Real Estate address

santechris via customerservice <customerservice@klwtd.com>

Wed, Oct 4, 2023 at 12:50 PM

Reply-To: santechris@yahoo.com

To: customerservice@klwtd.com

I would like to know how many EDU I am being billed for on each of these.

Chris Sante

305-522-6598

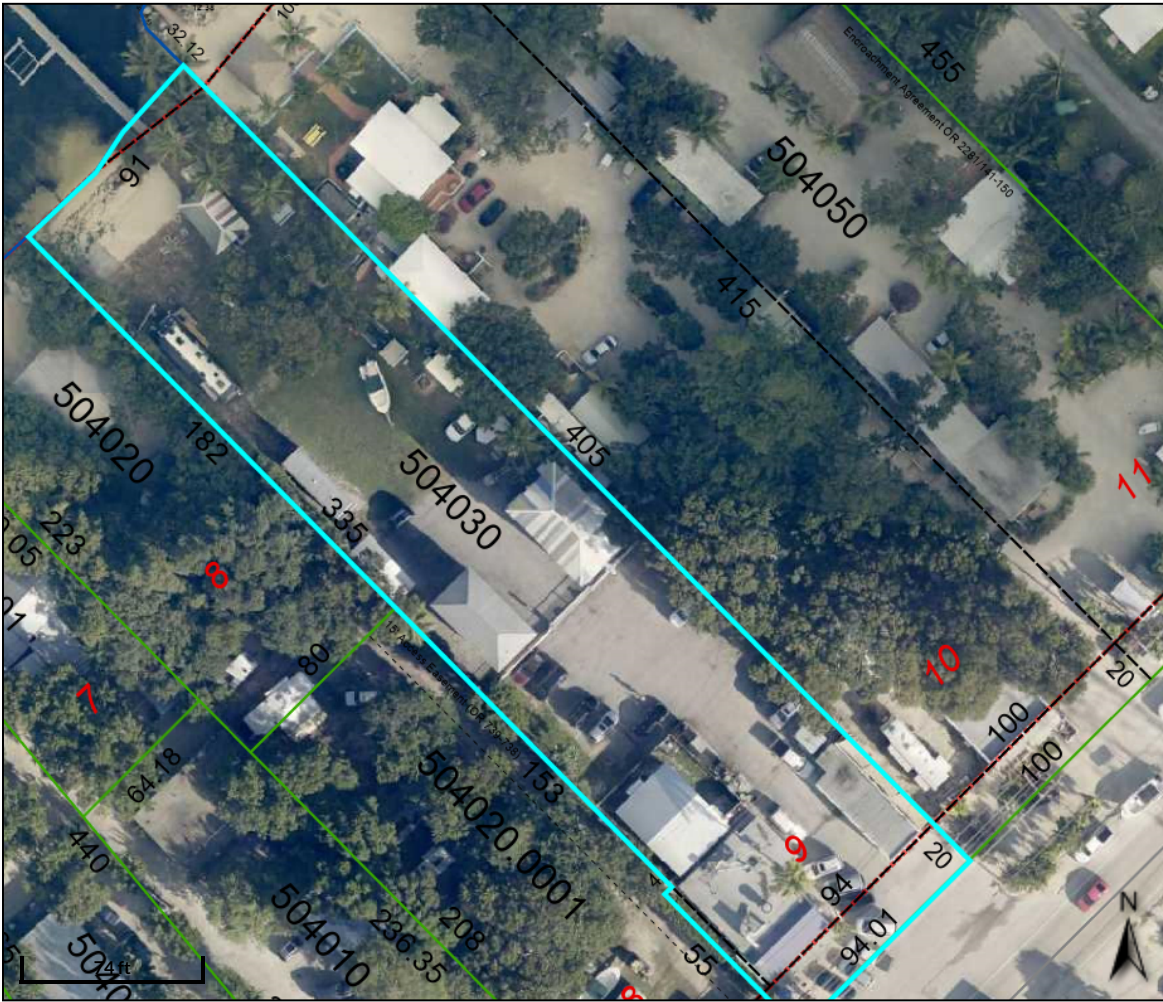


Real Estate address, keys only.docx

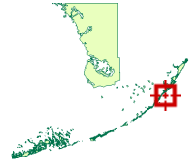
14K



Monroe County, FL



Overview



Legend

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

Parcel ID	00504030-000000	Alternate ID	1621935	Owner Address	SANTE CHRISTOPHER D
Sec/Twp/Rng	32/61/39	Class	STORE COMBO		PO Box 373006
Property Address	99336 OVERSEAS Hwy			Key Largo, FL 33037	
	KEY LARGO				
District	500K				
Brief Tax	REVISED PLAT OF SUNSET COVE PB2-20 KEY LARGO PT TR 8 (4' X 55' STRIP) & ALL TR 9 OR526-930 OR754-275 OR947-1357				
Description	OR1189-362/63FJ OR1329-949 OR1444-857/58 OR2883-2134/45				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/19/2023
 Last Data Uploaded: 10/19/2023 4:04:19 AM



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

Meeting Date:
November 28, 2023

Agenda Item Number: H-6

Action Required:
Yes

Department:
Customer Service

Sponsor:
Nicholas Mulick

Subject:
Billing EDU Review - Owner Chris Sante - 98900 Overseas Hwy- AK# 1641171


Summary:
Customer has requested to review the EDU assignment for wastewater monthly base facility charge on 3 FCAA accounts assigned to 98900 Overseas Hwy.

Based on recent consumption studies, staff recommends the following changes.

- 006966-541284 - Decrease EDUs from 2.8 to 1.0 - \$48.83 Decrease
- 008011-500874 - Decrease EDUs from 1.2 to 1.0 - \$5.43 Decrease
- 013146-531193 - Decrease EDUs from 1.8 to 1.0 - \$21.70 Decrease



<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ (75.96)	1. Water Usage Calculations 2. Staff Recommendation 3. Customer Request for Review 4. Map
Administration: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Billing	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 11-16-23
General Manager

Water Usage Calculations

Alternate Key #	1641171
Owner	Chris Sante
Current Tenant	Nicholas Cortese
FKAA Meter #	A1830526
FKAA Location ID	006966
Tenant FKAA Acct #	541284
Property Type Code	Retail-Multi Tenant 1101
Service Address	98900 Overseas Hwy
Service City	Key Largo
NAV Year	2008
RES or Non-RES	Non-Res
Most Current Year; n.s. study	2022
AK EDU Assigned Per NAV	5.8
AK Current EDU	5.8
KLWTD to FKAA EDU	2.8
# Months Studied	36
Calculation Date	10/23/2023



RAW	MAX3MO	14,411
	AVG3MO	4,804
3 STD	RAW EDU	1.0
	MAX3MO	14,411
2 STD	AVG3MO	4,804
	EDU	1.0

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 110	
X 15 / 167	
EDU	0.0

Notes/Comments:		Exemption <i>(Place n X next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV
2022	DEC		4898	4898	4898	4898	4898	DEC-NOV-OCT	12,746	12,746	12,746
	NOV		3999	3999	3999	3999	3999	NOV-OCT-SEPT	12,824	12,824	12,824
	OCT		3849	3849	3849	3849	3849	OCT-SEPT-AUG	12,949	12,949	12,949
	SEPT		4976	4976	4976	4976	4976	SEPT-AUG-JULY	13,432	13,432	13,432
	AUG		4124	4124	4124	4124	4124	AUG-JULY-JUNE	13,763	13,763	13,763
	JULY		4332	4332	4332	4332	4332	JULY-JUNE-MAY	13,633	13,633	13,633
	JUNE		5307	5307	5307	5307	5307	JUNE-MAY-APR	13,478	13,478	13,478
	MAY		3994	3994	3994	3994	3994	MAY-APR-MAR	14,019	14,019	14,019
	APR		4177	4177	4177	4177	4177	APR-MAR-FEB	14,201	14,201	14,201
	MAR		5848	5848	5848	5848	5848	MAR-FEB-JAN	13,881	13,881	13,881
	FEB		4176	4176	4176	4176	4176	FEB-JAN-DEC	12,302	12,302	12,302
	JAN		3857	3857	3857	3857	3857	JAN-DEC-NOV	11,808	11,808	11,808
2021	DEC		4269	4269	4269	4269	4269	DEC-NOV-OCT	11,439	11,439	11,439
	NOV		3682	3682	3682	3682	3682	NOV-OCT-SEPT	11,806	11,806	11,806
	OCT		3488	3488	3488	3488	3488	OCT-SEPT-AUG	11,062	11,062	11,062
	SEPT		4636	4636	4636	4636	4636	SEPT-AUG-JULY	12,076	12,076	12,076
	AUG		2938	2938	2938	2938	2938	AUG-JULY-JUNE	10,760	10,760	10,760
	JULY		4502	4502	4502	4502	4502	JULY-JUNE-MAY	11,437	11,437	11,437
	JUNE		3320	3320	3320	3320	3320	JUNE-MAY-APR	11,079	11,079	11,079
	MAY		3615	3615	3615	3615	3615	MAY-APR-MAR	11,903	11,903	11,903
	APR		4144	4144	4144	4144	4144	APR-MAR-FEB	11,198	11,198	11,198
	MAR		4144	4144	4144	4144	4144	MAR-FEB-JAN	10,545	10,545	10,545
	FEB		2910	2910	2910	2910	2910	FEB-JAN-DEC	11,161	11,161	11,161
	JAN		3491	3491	3491	3491	3491	JAN-DEC-NOV	13,146	13,146	13,146
2020	DEC		4760	4760	4760	4760	4760	DEC-NOV-OCT	14,411	14,411	14,411
	NOV		4895	4895	4895	4895	4895	NOV-OCT-SEPT	13,818	13,818	13,818
	OCT		4756	4756	4756	4756	4756	OCT-SEPT-AUG	13,401	13,401	13,401
	SEPT		4167	4167	4167	4167	4167	SEPT-AUG-JULY	13,297	13,297	13,297
	AUG		4478	4478	4478	4478	4478	AUG-JULY-JUNE	13,250	13,250	13,250
	JULY		4652	4652	4652	4652	4652	JULY-JUNE-MAY	12,568	12,568	12,568
	JUNE		4120	4120	4120	4120	4120	JUNE-MAY-APR	12,217	12,217	12,217
	MAY		3796	3796	3796	3796	3796	MAY-APR-MAR	8,777	8,777	8,777
	APR		4301	4301	4301	4301	4301	APR-MAR-FEB	5,891	5,891	5,891
	MAR		680	680	680	680	680	MAR-FEB-JAN	2,660	2,660	2,660
	FEB		910	910	910	910	910				
	JAN		1070	1070	1070	1070	1070				

Average	3924	3923.916667	3923.916667	3924	3924
Std Dev	1110.444425	1110.444425	1110.444425	1110.444425	1110.444425



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

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RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 1641171/ FCAA Acct: 006966-541284

Chris Sante
PO Box 373006
Key Largo FL, 33037

For property located at: 98900 Overseas Hwy Key Largo, FL 33037

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit (“EDU”) assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District’s (“KLWTD”) Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	2.8	1.0
Monthly Wastewater Base Charge		
(On FCAA Bill: EDU Assignment X \$27.13)	\$75.96	\$27.13

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

Water Usage Calculations

Alternate Key #	1641171
Owner	Chris Sante
Current Tenant	Chris Sante
FKAA Meter #	15001870
FKAA Location ID	008011
Tenant FKAA Acct #	500874
Property Type Code	Retail-Multi Tenant 1101
Service Address	98900 Overseas Hwy
Service City	Key Largo
NAV Year	2008
RES or Non-RES	Non-Res
Most Current Year; n.s. study	2022
AK EDU Assigned Per NAV	5.8
AK Current EDU	5.8
KLWTD to FKAA EDU	1.2
# Months Studied	36
Calculation Date	10/23/2023



RAW	MAX3MO	12,990
	AVG3MO	4,330
3 STD	RAW EDU	0.9
	MAX3MO	12,990
	AVG3MO	4,330
2 STD	EDU	0.9
	MAX3MO	12,990
	AVG3MO	4,330

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 110	
X 15 / 167	
EDU	0.0

Notes/Comments:		Exemption <i>(Place n X next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV
Year	Month										
2022	DEC		45	45	45	45	45	DEC-NOV-OCT	94	94	94
	NOV		24	24	24	24	24	NOV-OCT-SEPT	78	78	78
	OCT		25	25	25	25	25	OCT-SEPT-AUG	94	94	94
	SEPT		29	29	29	29	29	SEPT-AUG-JULY	108	108	108
	AUG		40	40	40	40	40	AUG-JULY-JUNE	105	105	105
	JULY		39	39	39	39	39	JULY-JUNE-MAY	110	110	110
	JUNE		26	26	26	26	26	JUNE-MAY-APR	87	87	87
	MAY		45	45	45	45	45	MAY-APR-MAR	118	118	118
	APR		16	16	16	16	16	APR-MAR-FEB	231	231	231
	MAR		57	57	57	57	57	MAR-FEB-JAN	554	554	554
	FEB		158	158	158	158	158	FEB-JAN-DEC	3,506	3,506	3,506
	JAN		339	339	339	339	339	JAN-DEC-NOV	5,337	5,337	5,337
2021	DEC		3009	3009	3009	3009	3009	DEC-NOV-OCT	6,787	6,787	6,787
	NOV		1989	1989	1989	1989	1989	NOV-OCT-SEPT	6,410	6,410	6,410
	OCT		1789	1789	1789	1789	1789	OCT-SEPT-AUG	7,335	7,335	7,335
	SEPT		2632	2632	2632	2632	2632	SEPT-AUG-JULY	10,129	10,129	10,129
	AUG		2914	2914	2914	2914	2914	AUG-JULY-JUNE	10,855	10,855	10,855
	JULY		4583	4583	4583	4583	4583	JULY-JUNE-MAY	10,818	10,818	10,818
	JUNE		3358	3358	3358	3358	3358	JUNE-MAY-APR	11,114	11,114	11,114
	MAY		2877	2877	2877	2877	2877	MAY-APR-MAR	11,213	11,213	11,213
	APR		4879	4879	4879	4879	4879	APR-MAR-FEB	10,826	10,826	10,826
	MAR		3457	3457	3457	3457	3457	MAR-FEB-JAN	8,541	8,541	8,541
	FEB		2490	2490	2490	2490	2490	FEB-JAN-DEC	7,107	7,107	7,107
	JAN		2594	2594	2594	2594	2594	JAN-DEC-NOV	6,691	6,691	6,691
2020	DEC		2023	2023	2023	2023	2023	DEC-NOV-OCT	7,039	7,039	7,039
	NOV		2074	2074	2074	2074	2074	NOV-OCT-SEPT	7,753	7,753	7,753
	OCT		2942	2942	2942	2942	2942	OCT-SEPT-AUG	9,922	9,922	9,922
	SEPT		2737	2737	2737	2737	2737	SEPT-AUG-JULY	12,177	12,177	12,177
	AUG		4243	4243	4243	4243	4243	AUG-JULY-JUNE	12,990	12,990	12,990
	JULY		5197	5197	5197	5197	5197	JULY-JUNE-MAY	10,050	10,050	10,050
	JUNE		3550	3550	3550	3550	3550	JUNE-MAY-APR	5,809	5,809	5,809
	MAY		1303	1303	1303	1303	1303	MAY-APR-MAR	6,335	6,335	6,335
	APR		956	956	956	956	956	APR-MAR-FEB	7,725	7,725	7,725
	MAR		4076	4076	4076	4076	4076	MAR-FEB-JAN	10,325	10,325	10,325
	FEB		2693	2693	2693	2693	2693				
	JAN		3556	3556	3556	3556	3556				

Average	2021	2021.222222	2021.222222	2021	2021
Std Dev	1649.502247	1649.502247	1649.502247	1649.502247	1649.502247



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037
Post Office Box 491, Key Largo, FL 33037
Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 1641171/ FCAA Acct: 008011-500874

Chris Sante
PO Box 373006
Key Largo FL, 33037

For property located at: 98900 Overseas Hwy Key Largo, FL 33037

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit (“EDU”) assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District’s (“KLWTD”) Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	1.2	1.0
Monthly Wastewater Base Charge		
(On FCAA Bill: EDU Assignment X \$27.13)	\$32.56	\$27.13

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

Water Usage Calculations

Alternate Key #	1641171
Owner	Chris Sante
Current Tenant	Elsa Perez
FKAA Meter #	A1826789
FKAA Location ID	013146
Tenant FKAA Acct #	531193
Property Type Code	Retail-Multi Tenant 1101
Service Address	98900 Overseas Hwy
Service City	Key Largo
NAV Year	2008
RES or Non-RES	Non-Res
Most Current Year; n.s. study	2022
AK EDU Assigned Per NAV	5.8
AK Current EDU	5.8
KLWTD to FKAA EDU	1.8
# Months Studied	36
Calculation Date	10/23/2023



RAW	MAX3MO	1,525
	AVG3MO	508
3 STD	RAW EDU	0.1
	MAX3MO	1,525
	AVG3MO	508
2 STD	EDU	0.1
	MAX3MO	1,419
	AVG3MO	473
	EDU	0.1

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 110	
X 15 / 167	
EDU	0.0

Notes/Comments:		Exemption <i>(Place n X next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV
2022	DEC		566	566	566	566	566	DEC-NOV-OCT	1,370	1,370	1,370
	NOV		419	419	419	419	419	NOV-OCT-SEPT	1,187	1,187	1,187
	OCT		385	385	385	385	385	OCT-SEPT-AUG	1,056	1,056	1,056
	SEPT		383	383	383	383	383	SEPT-AUG-JULY	972	972	972
	AUG		288	288	288	288	288	AUG-JULY-JUNE	1,172	1,172	1,172
	JULY		301	301	301	301	301	JULY-JUNE-MAY	1,220	1,220	1,220
	JUNE		583	583	583	583	583	JUNE-MAY-APR	1,238	1,238	1,238
	MAY		336	336	336	336	336	MAY-APR-MAR	1,154	1,154	1,154
	APR		319	319	319	319	319	APR-MAR-FEB	1,122	1,122	1,122
	MAR		499	499	499	499	499	MAR-FEB-JAN	1,053	1,053	1,053
	FEB		304	304	304	304	304	FEB-JAN-DEC	1,074	1,074	1,074
	JAN		250	250	250	250	250	JAN-DEC-NOV	1,100	1,100	1,100
2021	DEC		520	520	520	520	520	DEC-NOV-OCT	1,150	1,150	1,150
	NOV		330	330	330	330	330	NOV-OCT-SEPT	1,032	1,032	1,032
	OCT		300	300	300	300	300	OCT-SEPT-AUG	963	963	963
	SEPT		402	402	402	402	402	SEPT-AUG-JULY	1,044	1,044	1,044
	AUG		261	261	261	261	261	AUG-JULY-JUNE	966	966	966
	JULY		381	381	381	381	381	JULY-JUNE-MAY	1,061	1,061	1,061
	JUNE		324	324	324	324	324	JUNE-MAY-APR	1,210	1,210	1,210
	MAY		356	356	356	356	356	MAY-APR-MAR	1,189	1,189	1,189
	APR		530	530	530	530	530	APR-MAR-FEB	1,482	1,482	1,235
	MAR		303	303	303	303	303	MAR-FEB-JAN	1,394	1,394	1,147
	FEB		649	649	649	649	649	FEB-JAN-DEC	1,525	1,525	1,278
	JAN		442	442	442	442	442	JAN-DEC-NOV	1,280	1,280	1,280
2020	DEC		434	434	434	434	434	DEC-NOV-OCT	1,419	1,419	1,419
	NOV		404	404	404	404	404	NOV-OCT-SEPT	1,372	1,372	1,372
	OCT		581	581	581	581	581	OCT-SEPT-AUG	1,379	1,379	1,379
	SEPT		387	387	387	387	387	SEPT-AUG-JULY	1,242	1,242	1,242
	AUG		411	411	411	411	411	AUG-JULY-JUNE	1,242	1,242	1,242
	JULY		444	444	444	444	444	JULY-JUNE-MAY	1,182	1,182	1,182
	JUNE		387	387	387	387	387	JUNE-MAY-APR	1,263	1,263	1,263
	MAY		351	351	351	351	351	MAY-APR-MAR	1,241	1,241	1,241
	APR		525	525	525	525	525	APR-MAR-FEB	1,278	1,278	1,278
	MAR		365	365	365	365	365	MAR-FEB-JAN	1,126	1,126	1,126
	FEB		388	388	388	388	388				
	JAN		373	373	373	373	373				

Average	402	402.25	402.25	402	395
Std Dev	98.48578578	98.48578578	98.48578578	98.48578578	88.94684157



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037
Post Office Box 491, Key Largo, FL 33037
Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 1641171/ FCAA Acct: 013146-531193

Chris Sante
PO Box 373006
Key Largo FL, 33037

For property located at: 98900 Overseas Hwy Key Largo, FL 33037

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit (“EDU”) assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District’s (“KLWTD”) Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	1.8	1.0
Monthly Wastewater Base Charge		
(On FCAA Bill: EDU Assignment X	\$48.83	\$27.13
\$27.13)		

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

EDU for each Real Estate address

santechris via customerservice <customerservice@klwtd.com>

Wed, Oct 4, 2023 at 12:50 PM

Reply-To: santechris@yahoo.com

To: customerservice@klwtd.com

I would like to know how many EDU I am being billed for on each of these.

Chris Sante

305-522-6598



Real Estate address, keys only.docx

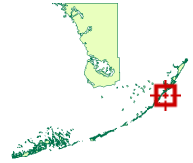
14K



Monroe County, FL



Overview



Legend

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

Parcel ID	00521940-000000	Alternate ID	1641171	Owner Address	SANTE CHRISTOPHER
Sec/Twp/Rng	32/61/39	Class	RETAIL-MULTI TENANT		PO Box 373006
Property Address	98900 OVERSEAS Hwy			Key Largo, FL 33037	
	KEY LARGO				
District	500K				
Brief Tax Description	BK 3 LT 4 HARBOR SHORES PB3-44 KEY LARGO OR446-535 OR687-428 OR1272-1625				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/19/2023
 Last Data Uploaded: 10/19/2023 4:04:19 AM

Developed by Schneider
 GEOSPATIAL

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

Meeting Date:
November 28, 2023

Agenda Item Number: H-7

Action Required:
Yes

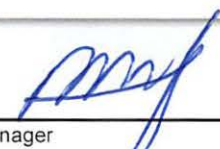
Department: Customer Service
Sponsor: Nicholas Mulick

Subject:
Billing EDU Review - Owner Chris Sante - 107 Garden St - AK# 1600164

Summary:
Customer requested review of EDU assignment for the monthly wastewater base facility charge on the FCAA account.

Based on recent consumption study, the staff recommends the following change
003230-500874 - Decrease EDUs from 1.9 to 1.0 - \$24.42 Decrease

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ (24.42)	1. Water Usage Calculations 2. Staff Recommendation 3. Customer Request for Review 4. Map
Administration: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Billing	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 11-16-23
General Manager

Water Usage Calculations



Alternate Key #	1600164
Owner	Tavernier INC
Current Tenant	Chris Sante
FCAA Meter #	A4300304
FCAA Location ID	047833
Tenant FCAA Acct #	500874
Property Type Code	Retail-Multi Tenant 1101
Service Address	107 Garden St
Service City	Key Largo
NAV Year	2008
RES or Non-RES	Non-Res
Most current year; no study	2022
AK EDU Assigned Per NAV	1
AK Current EDU	1
KLWTD to FCAA EDU	1.9
# Months Studied	36
Calculation Date	10/20/2023

RAW	MAX3MO	5,342
	AVG3MO	1,781
3 STD	RAW EDU	0.4
	MAX3MO	5,342
	AVG3MO	1,781
2 STD	EDU	0.4
	MAX3MO	5,342
	AVG3MO	1,781
	EDU	0.4

64 E Calculation	
Total Sq Ft	
Div By # Units	
Sq Ft Per Unit	
Div By 10	
X 15 / 167	
EDU	0.0

Notes/Comments:		Exemption <i>(Place in X next to the consumption value to be thrown out)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV
2022	DEC		1506	1506	1506	1506	1506	DEC-NOV-OCT	4,276	4,276	4,276
	NOV		1583	1583	1583	1583	1583	NOV-OCT-SEPT	4,591	4,591	4,591
	OCT		1187	1187	1187	1187	1187	OCT-SEPT-AUG	4,407	4,407	4,407
	SEPT		1821	1821	1821	1821	1821	SEPT-AUG-JULY	4,406	4,406	4,406
	AUG		1399	1399	1399	1399	1399	AUG-JULY-JUNE	3,896	3,896	3,896
	JULY		1186	1186	1186	1186	1186	JULY-JUNE-MAY	3,626	3,626	3,626
	JUNE		1311	1311	1311	1311	1311	JUNE-MAY-APR	3,692	3,692	3,692
	MAY		1129	1129	1129	1129	1129	MAY-APR-MAR	3,653	3,653	3,653
	APR		1252	1252	1252	1252	1252	APR-MAR-FEB	4,524	4,524	4,524
	MAR		1272	1272	1272	1272	1272	MAR-FEB-JAN	4,072	4,072	4,072
	FEB		2000	2000	2000	2000	2000	FEB-JAN-DEC	4,800	4,800	4,800
	JAN		800	800	800	800	800	JAN-DEC-NOV	3,700	3,700	3,700
2021	DEC		2000	2000	2000	2000	2000	DEC-NOV-OCT	3,930	3,930	3,930
	NOV		900	900	900	900	900	NOV-OCT-SEPT	3,466	3,466	3,466
	OCT		1030	1030	1030	1030	1030	OCT-SEPT-AUG	3,863	3,863	3,863
	SEPT		1536	1536	1536	1536	1536	SEPT-AUG-JULY	4,693	4,693	4,693
	AUG		1297	1297	1297	1297	1297	AUG-JULY-JUNE	4,596	4,596	4,596
	JULY		1860	1860	1860	1860	1860	JULY-JUNE-MAY	5,342	5,342	5,342
	JUNE		1439	1439	1439	1439	1439	JUNE-MAY-APR	5,093	5,093	5,093
	MAY		2043	2043	2043	2043	2043	MAY-APR-MAR	4,890	4,890	4,890
	APR		1611	1611	1611	1611	1611	APR-MAR-FEB	4,591	4,591	4,591
	MAR		1236	1236	1236	1236	1236	MAR-FEB-JAN	4,218	4,218	4,218
	FEB		1744	1744	1744	1744	1744	FEB-JAN-DEC	4,141	4,141	4,141
	JAN		1238	1238	1238	1238	1238	JAN-DEC-NOV	3,600	3,600	3,600
2020	DEC		1159	1159	1159	1159	1159	DEC-NOV-OCT	3,810	3,810	3,810
	NOV		1203	1203	1203	1203	1203	NOV-OCT-SEPT	3,858	3,858	3,858
	OCT		1448	1448	1448	1448	1448	OCT-SEPT-AUG	3,919	3,919	3,919
	SEPT		1207	1207	1207	1207	1207	SEPT-AUG-JULY	4,125	4,125	4,125
	AUG		1264	1264	1264	1264	1264	AUG-JULY-JUNE	4,029	4,029	4,029
	JULY		1654	1654	1654	1654	1654	JULY-JUNE-MAY	4,030	4,030	4,030
	JUNE		1111	1111	1111	1111	1111	JUNE-MAY-APR	4,089	4,089	4,089
	MAY		1265	1265	1265	1265	1265	MAY-APR-MAR	4,172	4,172	4,172
	APR		1713	1713	1713	1713	1713	APR-MAR-FEB	5,027	5,027	4,344
	MAR		1194	1194	1194	1194	1194	MAR-FEB-JAN	5,314	5,314	4,631
	FEB		2120	2120	2120	2120	1436.611111				
	JAN		2000	2000	2000	2000	2000				

Average	1437	1436.611111	1436.611111	1437	1418
Std Dev	340.7180047	340.7180047	340.7180047	340.7180047	319.9604169



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037
Post Office Box 491, Key Largo, FL 33037
Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

November 13, 2023

AK: 1600164/ FCAA Acct: 047833-500874
Tavernier INC
PO Box 373006
Key Largo FL 33037

For property located at: 107 Garden St Tavernier, FL 33070

Dear Chris Sante,

This letter is your official notification for the findings of the review and recommended decision regarding the request for adjustment of the Equivalent Dwelling Unit (“EDU”) assignment for the above referenced property. A review of water usage for the time period from January 1, 2020 to December 31, 2022 was calculated per Key Largo Wastewater Treatment District’s (“KLWTD”) Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	1.9	1.0
Monthly Wastewater Base Charge		
<i>(On FCAA Bill: EDU Assignment X</i>	\$51.55	\$27.13
<i>\$27.13)</i>		

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval tentatively at the first Board of Commissioners regular meeting after 30 days from the date of this letter. Please contact the District Clerk for confirmation of meeting date at 305-451-4019 ext 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners where you may submit any evidence that you have. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have further questions.

Sincerely,

Alexis Irizarry
Assessment Coordinator


Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance

EDU for each Real Estate address

santechris via customerservice <customerservice@klwtd.com>

Wed, Oct 4, 2023 at 12:50 PM

Reply-To: santechris@yahoo.com

To: customerservice@klwtd.com

I would like to know how many EDU I am being billed for on each of these.

Chris Sante

305-522-6598

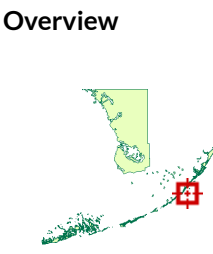


Real Estate address, keys only.docx

14K



Monroe County, FL



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

Parcel ID	00487720-000000	Alternate ID	1600164	Owner Address	TAVERNIER INC
Sec/Twp/Rng	27/62/38	Class	WAREHOUSE		PO Box 373006
Property Address	107 GARDEN St TAVERNIER				Key Largo, FL 33037
District	500P				
Brief Tax	BK 2 LT 1, 2 & 3 REVISED PLAT OF SHERRILL PARK PB5-47 KEY LARGO OR580-178 OR777-1924 OR777-1925 OR858-909				
Description	OR1013-347 OR1049-123 OR1157-1048 OR1549-2222 OR1615-345				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/19/2023
 Last Data Uploaded: 10/19/2023 4:04:19 AM



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

Meeting Date:
November 28, 2023

Agenda Item Number: I-1


Action Required:
No

Department: IT Sponsor: ENS

Subject:
IT Report - October 2023

Summary:
ENS will present the IT monthly report.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$	1. Monthly Report
Administration: _____		
Finance: _____	Funding Source:	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 11-16-23
General Manager

IT

The IT Department completed 308 tickets in October.

IT Updates

Project	Cost	Description
Website ADA Compliance	Total annually \$2,190.00	<ul style="list-style-type: none"> • Changes reviewed and ready for Link2City. Working to coordinate access to M-files so documents are still searchable once removed from the site. • M-files Access for commissioners is ready
Website Technology Upgrade	\$3,750.00 One time	Vendor Link2city Working with M-files to coordinate access to documents once removed from the website.
GIS recommendations and training FY24	\$45,840 one time	Vendor is FTC. <ul style="list-style-type: none"> • ESRI access granted and tested for FTC. • Working with FTC to rebuild the GIS server.
GIS Emergency applications project	\$18,960.00 One time	Bi-weekly meetings on-going Scheduling Demo with Brandon
SCADA Project 1	SCADA upgrade \$4,800 one time Redundancy \$18,093 one time	Completed

<p>SCADA Project 2</p>	<p>PLC \$184,888 one time Win911 \$25,258 one time</p>	<p>PCL replacement project has been completed.</p>
<p>Barracuda to Inky Migration</p>	<p>No Cost to the District</p>	<p>Awaiting completion of Google to O365 migration.</p>
<p>Google to O365 Migration</p>		<p>1 on 1 training available upon request. User setup and configuration under way. Google backend is currently synchronizing to M365.</p>

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

Meeting Date:
November 28, 2023

Agenda Item Number: K-1

Action Required:
No


Department:
Field Operations

Sponsor:
Mike Dempsey

Subject:
Field Report - October 2023

Summary:
Mr. Dempsey will present the Field monthly report.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$	1. Monthly Report
Administration: _____		
Finance: _____	Funding Source:	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 11-16-23
General Manager

Wastewater Field Operations

There were a total of 37 service calls for the month of October, of these 19 were system-generated alarms, mostly by low vacuum detection at a vacuum station. The system-generated alarms were addressed quickly by the field staff. The reports below detail the remaining 18 calls.

Date	Address	Incident	Response	KLWTD Issue
10/4/23	26 Center Lane	Customer reported a possible backup in Her house.	Tech found that the Pit was not working as it should, simulated it, and found that the Surge Suppressor was bad. Replaced the Surge, simulated the Pit, and put it back in service.	Yes
10/4/23	101660 o/s Hwy	The customer reported a Grinder Pump alarm going off at His house.	Tech found that the Grinder Pump was bad, replaced the Pump, simulated, and put it back in service.	Yes
10/6/23	846 Spoonbill Lane	Customer reported a possible backup in her house.	Tech found that the Pit was working as it should. Advised the homeowner that He would need to call a plumber. (Homeowner Issue)	No
10/6/23	100270 o/s Hwy	Customer reported a possible backup at the Waffle House Rest.	Tech found that the problem was on a bad Valve. Replaced the Valve, simulated the Pump, and put it back in service.	Yes
10/13/23	187 Ellis Dr	Customer reported a possible backup in Her house.	Tech simulated the Pit and found that the Controller was bad, replaced the Controller, simulated the Pit, and put it back in service.	Yes
10/14/23	106001 o/s Hwy	Customer reported a possible back at the Hume Society.	Tech found that this is a private system that belongs to Monroe County. Miami Pump was there making necessary repairs. (Private System).	No
10/15/23	91865 o/s Hwy	Customer reported a possible backup at Cafe Mocha Rest.	Tech simulated the Pit and found that everything was working as it should. Advised the Manager that they would need to call a plumber. (Private System).	No

10/18/23	42 Gumbo Limbo Dr	Customer reported a possible backup in His house.	Tech found that the Controller was bad, replaced the Controller, simulated the Pit, and put it back in service.	Yes
10/18/23	214 Second St.	Customer reported a possible backup in His house.	Tech found that the Valve was not working properly, replaced the Valve, simulated the Pit, and put it back in service.	Yes
10/19/23	101551 o/s Hwy (Key Largo Campground	Sue Heim called to report an alarm going off at the lift station.	This is a private system that belongs to Key Largo Campground. Tech advised them they would need to call a plumber. (Private System).	No
10/19/23	92080 o/s Hwy	Customer reported a possible backup in Her house.	Tech found that the Pit was working as it should. Advised the Homeowner that She would need to call a plumber. (Homeowner Issue)	No
10/20/23	97630 o/s Hwy	The customer reported that they have a sewer odor.	Tech could not smell an odor, everything was working as it should. No odor detected. (Odor complaint)	No
10/22/23	244 Bristol Ct	Customer reported a possible backup in Her house.	Tech found that the Surge Suppressor was bad, replaced the Surge, Simulated the Pit, and put it back in service.	Yes
10/22/23	105951 o/s Hwy	The customer reported that the Valve at the Key Largo Animal Shelter needed to be turned off so they could make repairs.	Tech arrived on site and turned the valve off so they could make necessary repairs. (Private System).	No
10/22/23	152 Sunrise Dr	Customer reported a possible backup in Her house.	Tech found that that was working as it should. Advised the homeowner that she would need to call a plumber. (Homeowner Issue).	No
10/24/23	219 Jolly Rogers Dr	Customer reported a possible backup in her house.	Tech found that the Pit was working as it should. Advised the Homeowner that she would need to call a plumber. (Homeowner Issue).	No
10/31/23	106280 o/s Hwy	Customer reported a possible backup in her house.	Tech found that everything was working as it should. Advised the homeowner that she would need to call a plumber. (Homeowner Issue).	No

10/31/23	1526 Shaw Dr	Customer reported a possible backup in her house.	Tech found that the lower hose on the in-sump breather was bad, replaced the hose, simulated the Pit, and put it back in service.	Yes
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Key Largo Wastewater Treatment District Board of Commissioners Meeting Agenda Item Summary

Meeting Date:
November 28, 2023

Agenda Item Number: K-2

Action Required:
Yes

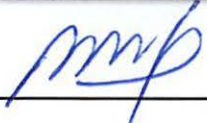
Department:
Field Operations

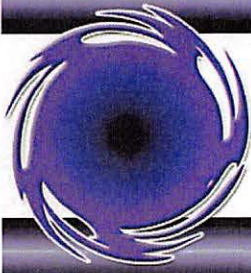
Sponsor:
Mike Dempsey

Subject:
Vac Station G - Vacuum Pump Bebuild

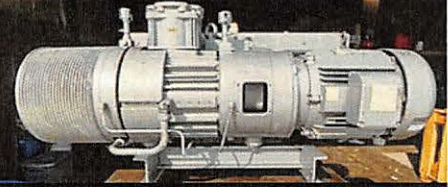
Summary:
Mr. Dempsey will present two quotes for the Vac Station G Vacuum Pump Rebuild recommending KB Vacuum Pump Solutions, LLC.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 62,500.00	1. KB Vacuum Pump Solutions, LLC Quote 2. Airvac Quote
Administration: _____	Expense	
Finance: _____	Funding Source:	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	Yes	

Approved By:  Date: 11-16-23
General Manager



KB VACUUM PUMP SOLUTIONS, LLC



203 West Marion Ave #2
 Edgewater FL 32132
 386-847-2982

Estimate

Name / Address
Key Largo Waste Water Treatment District 100301 Overseas HWY Key Largo, FL 33037

Date	Estimate #
10/30/2023	866

Project

Description	Qty	Rate	Total
630 Exchange pump	5	12,500.00	62,500.00
Total			\$62,500.00

Airvac, Inc.
 4217 N. Old US Highway 31
 Rochester, IN 46975
 Tel# 574.223.3980
 Tax ID#:35-2749561



Airvac

Sold-to address

Key Largo Wastewater Treatment Dist
 PO Box 491
 Key Largo FL 33037

Ship-to address

Key Largo Waste Water Treatment
 100301 Overseas Hwy
 skidded/palletized orders
 Key Largo FL 33037

Repeat printout

Quotation
Number/Date 20128077 / 11/15/2023
Reference no./Date
Sold-To 10000584
Validity period 11/15/2023 to 12/15/2023
Sales person name Southeast
Entered by Becky Smith

We deliver according to the following conditions:

Currency USD

Terms of payment: Within 30 days without deduction

Terms of delivery: CIP Key Largo FL

US13KEY01P01

Item	Material Description	Qty	UoM	Price	Value
000010	NS-VAC PMP ACCS VACUUM PUMPS & ACCESSORIES RCO630 Exchange Pump. Exhaust box and motor are required to be in good working condition or adder fees will apply.	5.000	EA	14,309.24 USD	71,546.20
<p>This core needs to be returned to Busch within 15 business days or additional charges will occur. The fee will be equal to the cost of a new pump, less the exchange fee.</p>					
Items total					71,546.20
Tax Jur Code Level 1		0.000	%	71,546.20	0.00
Final amount					71,546.20

Airvac, Inc. on behalf of its designated affiliates and subsidiaries (such term shall include any subsidiary, division or affiliate of Airvac, Inc. as designated [hereinafter Airvac]) will furnish requested equipment, materials or service (hereinafter Goods) to buyer. Such provision shall be governed by Airvac's terms and conditions published at: www.airvac.com/en/terms-and-conditions and/or that are forwarded with the order request [hereinafter Terms]. These Terms shall control and govern all transactions between Buyer and Airvac, whether under subsequent verbal and/or written requests, unless subject to an express, duly executed agreement which is not a pre-printed form) for the particular subject matter effective either upon buyer signing the Terms or order confirmation or quote, or upon Airvac shipping the Goods or otherwise commencing performance, whichever occurs first. The Terms, together with the specifications, drawings and other requirements specified, constitutes the entire agreement between the parties, and all prior negotiations or proposals related thereto are superseded and of no effect. Any written confirmation by buyer containing additional or different terms from the Terms shall be of no effect, unless Airvac expressly agrees, in writing, to such additional or different terms.

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

Meeting Date:
November 28, 2023

Agenda Item Number: M-1

Action Required:
No

Department:
Capital Projects

Sponsor:
Ed Castle

Subject:
Capital Projects Report - October 2023

Summary:
Mr. Castle will present the Capital Projects monthly report.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$	1. Monthly Report
Administration: _____		
Finance: _____	Funding Source:	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By: _____
General Manager

Date: 11-16-23

Key Largo Wastewater Treatment District Capital Projects Report

Including updates through October 2023

Current Capital Projects

Project	Amount	Contract Amount Including Direct Purchases, change orders and amendments	Engineering And Other Cost (Anticipated)	Total Project Cost (Anticipated)
Vacuum Stations Modifications	\$ 3,155,800.00	\$3,155,800.00	\$175,000.00	\$3,330,800.00
	Engineering Paid to Date	Construction Paid to Date	Balance to Complete (Anticipated)	
	\$49,767.50	\$233,795.00	\$3,047,237.50	

- The VPS modifications project was awarded to Reynolds Construction in the amount of \$3,155,800.00, following contract price negotiations. During the negotiations the project cost was reduced by \$300,700.00. The reduction in cost is the result of pipe routing changes and sales tax savings. The Agreement and the Notice to Proceed were both executed on May 18, 2023.
- Deductive Change Order #1 in the amount of -\$500,192.00 has been executed to remove the cost of equipment purchase (without sales tax) from the Reynolds contract. The District has issued three purchase orders to equipment providers in the combined amount of \$500,192.00. The sales tax savings is included in the negotiated reduction of \$300,700.00.
- Deductive Change Order #2 in the amount of -\$84,880.31 has been executed to remove the cost of the piping and valve materials (without sales tax) from Reynold’s contract in order to exercise the District’s sales tax exemption.
- Pay Applications #4 and 5 were submitted for review and approval.
- Submittals have been received and approved for the equipment and materials to be used on the job. The CPM schedule and Schedule of Values for progress payments has been approved. Materials have been ordered.
- The CPM schedule currently shows a construction start date in late November after receipt of some of the materials and equipment.

Project	Amount (Anticipated)	Contract Amount Including Direct Purchases, change orders and amendments	Engineering And Other Cost (Anticipated)	Total Project Cost (Anticipated)
Collection System Monitoring	\$7,575,677.00	\$8,082,277.36	\$568,176.00	\$8,650,453.36
	Engineering Paid to Date	Construction Paid to Date	Balance to Complete (Anticipated)	
	\$392,112.50	\$5,836,623.30	\$2,421,717.56	

- Work was completed in Basin A and B in the month of October pending final walk through. Work is continuing with conduit and sensor installations in Basin F.
- Current Status:
 - Basin A: **296** installed out of **300**
 - Basin B: **376** installed out of **378**
 - Basin C: **0** installed out of **411**
 - Basin D: **239** installed out of **240**
 - Basin E: **0** installed out of **287**
 - Basin F: **62** installed out of **174**
 - Basin G: **211** installed out of **224**
 - Basin H: **32** installed out of **44**
 - Basin I: **0** installed out of **131**
 - Basin J/K: **0** installed out of **444**
 - Total project install: **1,216** out of **2,633**
- Construction progress meetings are held twice per month. Meetings were held on October 10th, October 24th, and November 14th.
- Pay Applications No. 12 and 13 were submitted for review and approval
- A special meeting was held on October 10th to discuss a number of topics related to construction. These topics included:
 1. Monitoring equipment installation was lagging too far behind conduit installation, with a lead of about 200 installations. Flovac mobilized a second crew to reduce the gap, with a target range of 60 – 80 conduit installations in advance of module installation.
 2. Proper pipe bedding, trench compaction and restoration was discussed. It was agreed that restoration of trenches would be completed weekly.
 3. Two rusty magnets were discovered in re-installed valves. Additional valves will be opened to determine if the problem exists elsewhere.
 4. Rebuilding of valves was discussed. Flovac is preparing a cost estimate to rebuild each valve before being re-installed into the vacuum pits.
 5. Sensor communications failures had been noted. Flovac corrected a software issue and re-started the modules, improving communications. Additional and taller Gateway antennas are planned to improve communications.

6. It was determined that a second style of rubber grommet is needed for the one-piece HDPE pits. Flovac is to obtain grommets for the one-piece pits.
 7. Some of the concrete collars around vacuum pits have cracked since installation. When working with the pits, the cracked collars may come apart. Flovac agreed to exercise care around the collars and will photo-document existing conditions prior to starting work on each pit. District staff will replace damaged concrete collars.
- Flovac's conduit installation subcontractor has moved on to Basin F after completing restoration items in Basins A and B.

Project	Amount (Anticipated)	Contract Amount Including Direct Purchases, change orders and amendments	Engineering And Other Cost (Anticipated)	Total Project Cost (Anticipated)
Effluent Filtration Upgrades	\$ 3,043,820.00	\$3,043,820.00	\$207,250.00	\$3,251,070.00
	Engineering Paid to Date	Construction Paid to Date	Balance to Complete (Anticipated)	
	\$130,076.25	\$1,017,117.90	\$2,103,875.85	

- Reynolds Construction was the low bidder for the Effluent Filtration Upgrades project. After negotiations, the contact was awarded in the amount of \$3,043,820.00.
- Deductive Change Order No. 1 was prepared reducing the Reynolds contract by \$856,488.00, which is the bid cost of the equipment without sales tax. The District has issued a PO in the same amount for purchase of the equipment from the vendor.
- Additive Change Order No. 2 was approved in the amount of \$20,556.76 to provide labor for installation of a large underground valve at the Effluent Equalization tank. The valve itself was purchased by the District.
- Pay Applications #5 and 6 were submitted for review and approval.
- Reynolds Construction mobilized to the site in the second half of September. Work began with excavation of the 30" effluent line to the booster pump station. Use of a trench box was required for safety. Dewatering was performed.
- The new 30" valve was installed and the turbidity tap was installed. A piece of wooden 4X4 was found inside the 30" pipe, apparently from the original construction project. District staff has in the past found pieces of wood in the filter booster pumps from time to time. The line is cleared now.
- Reynolds installed valve stem riser boxes and backfilled the trench.
- Reynold's relocated WWTP pump station panel and removed conflicting handrails.
- Reynold's began formwork and rebar for columns for the disc filter platform.

Project	Amount (Anticipated)	Contract Amount Including Direct Purchases, change orders and amendments	Engineering And Other Cost (Anticipated)	Total Project Cost (Anticipated)
Keys Holdings LLC Pump Station Replacement	\$ 375,555.75	\$375,555.75	\$15,000.00	\$390,555.75
	Engineering Paid to Date	Construction Paid to Date	Balance to Complete (Anticipated)	
	\$3,572.50	\$0.00	\$386,983.25	

- The District owns and operate the pump station at Keys Holdings LLC RV park. The pump station concrete is failing and the pump station needs to be replaced.
- An Invitation to Bid for replacement of the pump station was published. Only one bid was received, in the amount of \$899,900.00. The Board rejected this sole bid at the February 7, 2023 meeting.
- WEC recommended that the Board piggyback on a Marathon bid and award the Keys Holdings LLC project to Tropical Underground Contracting, LLC in the amount of \$375,555.75. The Board approved piggybacking at the February 28th Board meeting.
- Bonds and insurance have been received and the piggyback agreement has been executed. The Notice to Proceed was issued with an effective date of March 17, 2023. Substantial completion is to be achieved within 180 days.
- Tropical Underground’s pump station submittals have been approved and the materials have been ordered and received. Tropical Underground expects work to commence in mid to late November.

Upcoming Construction Projects

Project	Estimated Total Cost	Status
<p>Upgrades of Odor Control at All Vacuum Stations and Upgrade of the Generators at Vac A and Vac D.</p>	<p>\$1,200,000 (Anticipated)</p>	<p>Weiler Engineering has been directed to proceed with this project in phases, with Vacuum Stations A and D being the first phase. The Archdiocese and the District have agreed to having a single appraisal done. All Keys Appraisals met with Mike Dempsey at Vacuum Station A at the end of September to determine the value of minimum construction area needed and the value of the two whole parcels. Design continued on the upgrades for the odor control and generators for A and D. Plan sets were created for G, I and J/K for odor control upgrades.</p>
<p>Power Conditioning, Lightning Protection & Wiring Upgrades at WWTP</p>	<p>\$3,563,376 (Anticipated)</p>	<p>This project will provide protection from transient surges in power that can damage equipment and potentially cause overflows or inadequate treatment at the WWTP. The project also includes installation of a lightning protection system at the WWTP to further reduce the potential impacts due to electrical surges. Upgrades to the existing power and instrumentation wiring at the WWTP includes moving wiring above-ground to prevent corrosion of conduit and failure of wiring. Use of non-corrosive materials is also being specified. Weiler Engineering’s Electrical Engineer conducted a site visit and has begun updates to the electrical design and the specifications for the project. This project is grant funded.</p>
<p>Direct Potable Reuse Demonstration Project</p>	<p>\$1,504,301.25 (Anticipated)</p>	<p>The District has budgeted funds for a demonstration project to produce potable water from the WWTP’s treated effluent. 2021 Florida legislation establishing Direct Potable Reuse (DPR) as a preferred effluent disposal method and provides for DPR projects to be eligible for grant funding, treating WWTP effluent as an Alternative Water Supply. The District has applied for a planning grant for this project and has requested grant funding to be allocated for the design, permitting and construction of the DPR demonstration project. Initial estimates indicate that the volume of water produces in the DPR demonstration project would be in the range of 150,000 to 250,000 GPD.</p>

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

Meeting Date:
November 28, 2023

Agenda Item Number: O-1

Action Required:
Yes

Department: Legal
Sponsor: Nick Mulick

Subject:
Reversal of Waiver - AK# 1604577

Summary:
Wastewater service and assessments were waived in 2009 by the previous owner. The current owners requested reinstatement of wastewater service.

The parcel owners have deposited the System Impact Charge.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 7,607.00	1. Resolution 17-2023 2. Customer's Request 3. Notice of intent to impose a System Impact Charge 4. Original Assessment Waiver 5. Map
Administration: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Assessment Revenue	
District Clerk: _____	Budgeted:	
Engineering: _____	No	

Approved By: _____  Date: 11-16-23
General Manager

RESOLUTION NO. 17-2023

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") APPROVING THE REQUEST BY EUGENIO AND LETICIA FONT ("THE OWNERS") FOR REINSTATEMENT OF ASSESSMENT ON TAX PARCEL 00489530-000000 TO THE 2009 NON-AD VALOREM WASTEWATER ASSESSMENT ROLL; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District assessed the vacant parcel listed below in Section 1 ("the Subject Tax Parcel") via Resolution No. 20-05-09, dated May 19, 2009; and

WHEREAS, in accordance with Section 10.06(a)(i) of the District's General Rules and Regulations, the District is authorized to remove from its non-ad valorem wastewater assessment vacant tax parcel in common ownership with an adjacent improved tax parcel assessed by the District, provided that the vacant tax parcel is subsidiary to the use of the improved tax parcel and will not be improved with structures or facilities capable of generating wastewater that will enter the District's wastewater facilities; and

WHEREAS, having determined that the Subject Tax Parcel satisfied the criteria set forth in Section 10.06(a)(i), the District granted the Owner's request to exclude the Subject Tax Parcel from the non-ad valorem wastewater assessment roll; and

WHEREAS, Key Largo Wastewater Treatment District's Waiver of Wastewater Service and Acknowledgement of Potential Costs removing the Subject Tax Parcel from the District's 2009 Non-ad Valorem Wastewater Assessment Roll was recorded in the Office of the Monroe County Clerk of Court, in Official Records Book 2411, at Page 2410 on May 8, 2009; and

WHEREAS, the Owner of the Subject Tax Parcel has requested that they be restored to the non-ad valorem wastewater assessment roll; and

WHEREAS, the District finds good and sufficient cause to approve the request of the Owner to restore the Subject Tax Parcel to the District's 2009 Non-ad Valorem Wastewater Assessment Roll.

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

Section 1.

PARCEL ID: 00489530-000000

AK NO.: 1604577

LEGAL DESCRIPTION: Lot 44, Block 1, Amended Plat of Bay Harbor, according to the plat thereof as recorded in Plat Book 2, Page 91, Public Records of Monroe County, Florida.

- Section 2.** AMENDMENT OF RESOLUTION. Resolution No. 20-05-09, dated May 19, 2009 is hereby amended to include the Subject Tax Parcel.
- Section 3.** PAYMENT OF SIC. The owner has paid the SIC in the amount of **\$7,607.**
- Section 4.** APPLICABILITY AND EFFECTIVE DATE. This Resolution shall take effect upon adoption by the Board of Commissioners.
- Section 5.** AUTHORIZATION OF DISTRICT OFFICIALS. The General Manager and/or his designee(s) are authorized to take all actions necessary to implement the terms and conditions of this Resolution.

RESOLVED AND ADOPTED THIS 28th DAY OF NOVEMBER 2023.

The foregoing RESOLUTION was offered by Commissioner _____, who moved for its adoption. 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 this 28th day of November 2023.

KEY LARGO WASTEWATER TREATMENT DISTRICT

Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Shannon McCully, District Clerk

By: _____
Nicholas W. Mulick, General Counsel

SEAL



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

Request for Reversal of Waiver of Wastewater Service

ALL fields must be completed, unless indicated as optional, before the request will be reviewed.

Property Owner of Record: Eugenio Font & Leticia Font

Name of Request Initiator: Eugenio Font

Email (optional): lettyfont@gmail.com **Phone:** _____

PARCEL

RE/Parcel ID: 00489530-000000 **Alternate Key:** 1604577

Parcel Legal Description:

ORIGINAL WAIVER

Resolution No#: N/A **Date Approved:** N/A

Date Filed: 05/08/2009 **Doc No:** 1741471 **Book:** 2411 **Page:** 2410

I request a **REVERSAL of WAIVER** of wastewater assessment. I understand that after reversal of waiver is approved I will be required to pay:
Costs to provide parcel with wastewater service, if any, will be determined by KLWTD.
\$7,607 System Development Charge (SDC) – Due in full.
\$7,607 Total Reversal of Waiver charge
Prior to scheduling a hearing on your request, you will be required to deposit the Reversal of Waiver charge with KLWTD, which will be returned to you if your request is denied.

Additional Notes or Requests:

Signature

10/30/23
Date

The completed request may be mailed to PO Box 491, Key Largo, FL 33037 or hand delivered to the District office located at 103355 Overseas Hwy, Key Largo, FL 33037.

To be Completed by KLWTD

Survey conducted by: Carl Sainz

- Parcel HAS wastewater service available. No additional costs will be incurred.
- Parcel does NOT have wastewater service available. Additional costs to provide parcel with wastewater service is \$_____. (Break down of costs is attached.)



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

NOTICE OF INTENT TO IMPOSE A SYSTEM IMPACT CHARGE

November 14, 2023

To: Eugenio Font
Leticia Font
14311 SW 12th St
Miami FL 3318

RE: System Impact Charge – 134 S Bay Harbor Dr – AK# 1604577

You have submitted a request for reversal of waiver of wastewater service. Please be advised that the Key Largo Wastewater Treatment District's ("District") Board of Commissioners ("Board") will consider your request and impose a System Impact Charge ("SIC") for the above-referenced parcel at the next regularly scheduled meeting following the District's receipt of your payment of the SIC.

The SIC is a charge to customers who construct facilities that impose an increased demand on the District's wastewater facilities, or request that exclusions be removed and wastewater service provided. It 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.

Reason for imposition of SIC: You requested that an exclusion be removed from the parcel and wastewater service reinstated.

If the Board approves imposition of the SIC, the following changes will be made to your account:

EDU Assignment: Your parcel's EDU assignment will be 1.0 EDU. See attached for calculation.

Connection Fee: You will be charged a connection fee for the wastewater service connection that was provided. See attached for calculation.

Additional Fees: There are no additional fees.

Wastewater Base Charge: Once connected to the District's central wastewater system the wastewater base charge, billed monthly by the Florida Keys Aqueduct Authority (FKAA), will be \$27.13 a month. See attached for calculation and how to apply for a deferral of the wastewater monthly billing while under construction.



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

The SIC comes to a total of \$7,607.00. This charge is **due in full** prior to the Board's decision to reinstate service and impose a SIC.

Your Rights: 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 Clerk and submit copies of any documents you would like the Board to consider no later than 15 days from the date of this Notice.

Please contact the District Clerk at 305-451-4019 ext. 210 or Shannon.mccully@klwtd.com for more information concerning how the proposed action will impact your parcel or for confirmation of the meeting date.

Sincerely,

By: 
Peter Rosasco, General Manager

Certificate of Service: Certified, Posted, U.S. Mail.



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Vacant Land – AK# 1604577 Calculations

EDU Assignment: The Key Largo Wastewater Treatment District’s General Rules and Regulations (KLWTD R&Rs) Section 10.01(vi) provides that “The initial SDC for a Vacant Parcel will be the same as the SDC for a Residential Tax Parcel improved with one Dwelling Unit. Upon development of the parcel, the District may revise the SDC to reflect actual or permitted construction.” The EDU assignment for one dwelling unit is 1.0 EDU.

System Impact Charge:

- Capacity Fee: Charge for capacity at the wastewater treatment plant and force main pipes for 1.0 EDU is \$4,306.00.
- Connection Fee: The cost to provide and install wastewater connection to extend wastewater service to your parcel is \$3,301.00.

Capacity Fee (\$3,620.00 per EDU x 1.0 EDU)	\$4,306.00
Connection Fee	\$3,301.00
Additional Fees	\$0.00
SIC Charge	\$7,607.00

Wastewater Base Charge: Once connected to the District’s central wastewater system the District collects a monthly base charge at the rate of \$27.13 per EDU for a total of \$27.13. (This charge does not include the monthly volumetric charge at the rate of \$4.26 per 1,000 of water consumed) *Note, meters coded as Fire or Irrigation are not charged for wastewater.

1604577

1604577, 1604593

Doc# 1741471 05/08/2009 9:32AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This document prepared by (and after recording
return to):)
Name: Key Largo Wastewater)
Treatment District)
Address: P.O. Box 491)
City, State, Zip: Key Largo, FL 33037-0491)
Phone: 305-453-5804)
)
)
)
)
)
)

Doc# 1741471
Bk# 2411 Pg# 2410

-----Above This Line Reserved For Official Use Only-----

Property Appraiser Parcel Identification Number(s) = **SERVE 1604585 DELETE 1604577, 1604593**

**KEY LARGO WASTEWATER TREATMENT DISTRICT
WAIVER OF WASTEWATER SERVICE
AND
ACKNOWLEDGEMENT OF POTENTIAL COSTS**

THIS WAIVER of wastewater service and acknowledgement of potential costs is executed on the date(s) shown below:

WHEREAS, on May 19, 2009, the Key Largo Wastewater Treatment District ("District") adopted a Final Assessment Resolution levying non-ad valorem assessments against each of the Tax Parcels listed in Attachment A under and in accordance with Chapter 197.3632, Florida Statutes; and

WHEREAS, the purpose of the non-ad valorem assessments is to recover a portion of the costs of providing wastewater service to the Tax Parcels listed in Attachment A; and

WHEREAS, the undersigned are all of the owners of the Tax Parcels listed in Attachment A; and

WHEREAS, in order to induce the District to waive the non-ad valorem assessment against one or more of the Tax Parcels listed in Attachment A ("Excluded Parcels"), (1) the undersigned are certifying that the Tax Parcels listed in Attachment A are being utilized as a single parcel for development purposes, and that the undersigned do not intend to separate the parcels for development, and (2) the undersigned are waiving their right to receive wastewater service to the Excluded Parcels; and

WHEREAS, even though the Excluded Parcels will not receive wastewater service at this time, the Excluded Parcels will nevertheless receive a special benefit from construction by the District of wastewater collection, transmission, and treatment facilities, but relying on the representations above, the District is willing to forego an assessment against the Excluded Parcels at this time; and

WHEREAS, the District has advised the undersigned that, if they or their successors desire to have wastewater service provided to any of the Excluded Parcels the cost to the District, and the cost to the undersigned persons or their successors, of providing the service will be significantly greater than the costs of providing service at this time;

Key Largo Wastewater Treatment District
Waiver of Wastewater Service and Acknowledgement of Potential Costs

NOW, THEREFORE, in consideration of the premises and in further consideration of the promises below, the undersigned agree:

1. The undersigned certify that they are all of the owners, or legal representatives of all of the owners, of the Tax Parcels, as shown in the records of the Monroe County Property Appraiser, listed in Attachment A.
2. The undersigned certify that they desire to receive wastewater service to the Tax Parcel listed in Attachment A and designated as the Tax Parcel receiving wastewater service, and further hereby waive their right to receive wastewater to the Tax Parcel(s) listed in Attachment A and designated as Excluded Parcel(s).
3. The undersigned certify that the Tax Parcels listed in Attachment A are being utilized as a single parcel for development purposes, and that the undersigned do not intend to separate the parcels for development.
4. If the District later provides Wastewater Service to an Excluded Parcel, the then-current owner(s) shall be required to pay to the District an amount fairly representing the special benefit that the Tax Parcel will receive, as determined by the District. The undersigned understand and acknowledge that the amount charged at the time of later connection is expected to be significantly greater than the 2008 non-ad valorem assessment.
5. In reliance on the certifications and statements of the undersigned, the District will forego its right to impose the non-ad valorem assessment on the excluded parcels.
6. The District will advise the Monroe County Tax Collector to remove the assessment(s) against the Excluded Parcel(s). The District has been advised by the Monroe County Tax Collector that upon receipt of such advice, the Monroe County Tax Collector will issue amended tax bills reflecting the removal of the assessment(s) from the Excluded Parcels. If the assessment(s) have already been paid, the District will take steps to refund the amount(s) received by the District to the then-current owner(s) of the Excluded Parcels. However, the District will not be obligated to refund any amounts charged by the Monroe County Tax Collector for collecting the assessment(s).
7. The District acknowledges receipt of an administrative fee of \$200.00.
8. The undersigned mortgagee(s) hereby consent to this waiver of wastewater service and acknowledgement of potential costs. and all of its terms.
9. This waiver and all of its terms shall be binding upon, and inure to the benefit of, the signatories, their successors and assigns, and all subsequent owners of the Tax Parcels listed in Attachment A, and each of them.

[This Space Intentionally Left Blank.]

IN WITNESS WHEREOF, the undersigned, comprising all of the owners of the Tax Parcels listed in Attachment A have executed this waiver of wastewater service and acknowledgement of potential costs on the dates shown opposite their names.

Signed, Sealed and Delivered in the presence of these Witnesses (one of whom may be the Notary):

Owner or Co-owner

Owner or Co-owner

Sign: Joyce Lund

Sign: _____

Owner or Co-owner

Owner or Co-owner

Sign: _____

Sign: _____

Witness

Witness

Sign: Henry Zold

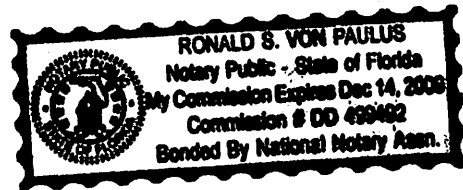
Sign: [Signature]

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this Sun May 3, 2009 (date),
by Joyce Lund (name(s)) who is personally known to me or who has
produced _____ (type of identification) as identification.

[Signature]
Notary Public

Printed Name: Ronald S von Paulus



My Commission Expires:

Dec 14, 2009

**WAIVER OF WASTEWATER SERVICE
AND
ACKNOWLEDGEMENT OF POTENTIAL COSTS**

Attachment A

Tax Parcel receiving wastewater Service:

**Doc# 1741471
Bk# 2411 Pg# 2413**

Alternate Key Number: 1604585

RE Number: 00489540-000000

Physical Location: KEY LARGO

Legal Description: BK 1 LT 45 AMENDED PLAT OF BAY HARBR KEY LARGO
PB2

Excluded Parcels:

Excluded Parcel No. 1:

Alternate Key Number: 1604577

RE Number: 00489530-000000

Physical Location: KEY LARGO

Legal Description: BK 1 LT 44 AMENDED PLAT OF BAY HARBR KEY LARGO
PB2

Excluded Parcel No. 2:

Alternate Key Number: 1604593

RE Number: 00489550-000000

Physical Location: KEY LARGO

Legal Description: BK 1 LT 46 AMENDED PLAT OF BAY HARBR KEY LARGO
PB2

Excluded Parcel No. 3:

Alternate Key Number:

RE Number:

Physical Location:

Legal Description:

Excluded Parcel No. 4:

Alternate Key Number:

RE Number:

Physical Location:

Legal Description:

**Doc# 1741471
Bk# 2411 Pg# 2414**

**MONROE COUNTY
OFFICIAL PUBLIC RECORD**

**Key Largo Wastewater Treatment District
Waiver of Wastewater Service and Acknowledgement of Potential Costs**

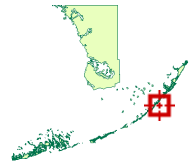
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Monroe County, FL



Overview



Legend

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

Parcel ID	00489530-000000	Alternate ID	1604577	Owner Address	FONT EUGENIO
Sec/Twp/Rng	13/62/38	Class	VACANT RES		14311 SW 12th St
Property Address	134 S BAY HARBOR Dr				Miami, FL 33184
	KEY LARGO				
District	500K				
Brief Tax	BK 1 LT 44 AMENDED PLAT OF BAY HARBR KEY LARGO PB2-91 OR547-125 OR1765-1637 OR2358-462 OR2991-1941				
Description	OR3073-1009 OR3200-2098				
	(Note: Not to be used on legal documents)				

Date created: 11/1/2023
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