



Key Largo Wastewater Treatment District
Board of Commissioner's Meeting
Tuesday, April 2, 2024
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 March 19, 2024

4

G. GENERAL MANAGER

H. CUSTOMER SERVICE

I. IT

J. BUDGET AND FINANCE

K. FIELD

L. PLANT/FACILITIES

M. CAPITAL PROJECTS

N. ENGINEERING

O. LEGAL

1. Snappers Key Largo LLC - 139 Seaside Ave (Reso. 03-2024) 9
A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") IMPOSING A SYSTEM IMPACT CHARGE ("SIC") FOR THE PROPERTY LOCATED AT 139 SEASIDE AVE, KEY LARGO, FLORIDA, WITH PARCEL IDENTIFICATION NUMBER 00492290-000000; AND PROVIDING FOR AN EFFECTIVE DATE.
2. Conservation Parcel Waiver Request (Reso. 04-2024) 17
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE BOARD") APPROVING THE REQUEST BY ARMANDO FERNANDEZ III ("THE OWNER"), FOR THE REMOVAL OF TAX PARCEL AK# 1546542; FROM THE 2009 NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.
3. Wesley House Family Services INC-5 Homestead Ave (Reso. 05-2024) 22
A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") IMPOSING A SYSTEM IMPACT CHARGE ("SIC") FOR THE PROPERTY LOCATED AT 5 HOMESTEAD AVE, KEY LARGO, FLORIDA, WITH PARCEL IDENTIFICATION NUMBER 00453410-000000; AND PROVIDING FOR 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:

April 2, 2024

Agenda Item Number: F-1

Action Required:

Yes

Department:

Legal

Sponsor:

Nick Mulick

Subject:

Minutes of March 19, 2024

Summary:

Staff will present the minutes of March 19, 2024 board meeting for approval.

Reviewed / Approved

Operations: _____

Administration: _____

Finance: _____

District Counsel: _____

District Clerk: _____

Engineering: _____

Financial Impact

\$

Funding Source:

N/A

Budgeted:

N/A

Attachments

1. Minutes

Approved By: _____

General Manager

Date: _____

3/29/2024



Key Largo Wastewater Treatment District
103355 Overseas Hwy, Key Largo, FL
Tuesday, March 19, 2024

MINUTES

CALL TO ORDER (A)

Chairman Nicolas Rodriguez called the meeting to order at 4:00 PM.

PLEDGE OF ALLEGIANCE (B)

Ms. Jessica Huff 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; Finance Manager Connie Fazio; Plant/Facilities Manager Ryan Dempsey; Field Manager Mike Dempsey; Weiler Engineering Steve Suggs and Jessica Huff; Lead Plant Operator Jerry Baker; IT Support Manny Santana.

Appeared Virtually: Project Administration and HR Coordinator Laura Weinstock; IT Consultant Randy Redmond;

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)

Approval of Agenda (D-1)

Commissioner Heim requested the addition of items *P-1 Re-Use* and *P-2 MJ Wood Update*

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

PUBLIC COMMENT (E)

Name and Address

Andy Tobin, Key Largo

Subject

Item J-2

APPROVAL OF MINUTES (F)

Minutes of March 5, 2024 (F-1)

Commissioner Majeska requested the date shown in item J-2 be changed from 3/20.2024 to 3/19/2024.

Motion: Commissioner Heim made a motion to approve the minutes of March 5, 2024, as amended. Commissioner Schwartz seconded the motion. Motion passed without objection.

GENERAL MANAGER (G)

FKWQPP 3/7/2024 Meeting (G-1)

Mr. Rosasco reported on the FKWQPP meeting on 3/7/2024 he attended with Commissioner Heim.

CUSTOMER SERVICE (H)

Customer Service Report - February 2024 (H-1)

Ms. Fazio presented the Customer Service monthly report.

Snapper's SIC (H-2)

Mr. Rosasco informed the Board that an SIC assessment should be imposed on Snapper Restaurant in the amount of \$49,519.00. Mr. Mulick advised the Board that he will prepare a resolution approving the imposition of the SIC for the Board's April 2, 2024 meeting.

Motion: Commissioner Heim made a motion to table the request. Commissioner Maloney seconded the motion. Motion passed without objection.

IT (I)

IT Report - February 2024 (I-1)

Mr. Santana presented the IT monthly report.

BUDGET AND FINANCE (J)

Budget and Finance Report - February 2024 (J-1)

Ms. Fazio presented the Budget and Finance monthly report.

12,000-gallon residential wastewater flow cap (J-2) (Laydown)

Board discussed either keeping or eliminating the 12,000-gallon cap. Comm. Majeska presented the attached lay down to be included in the minutes. The Board requested that the number of "gallons we bill and gallons we treat" be brought to the Board's 4/16/2024 meeting. The Board will hold a public meeting on 4/16/2024. If the cap is eliminated a resolution to amend the General Rules will be brought to the 5/7/2024 Board meeting.

Motion: Commissioner Heim made a motion to table the request. Commissioner Maloney seconded the motion. Motion passed without objection.

FIELD (K)

Field Report - February 2024 (K-1)

Mr. M. Dempsey presented the Field monthly report.

PLANT/FACILITIES (L)

Plant/Facilities Report - February 2024 (L-1)

Mr. R. Dempsey presented the Plant/Facilities monthly report.

CAPITAL PROJECTS (M)

Capital Projects Report - February 2024 (M-1)

Ms. Huff presented the Capital Projects monthly report.

ENGINEERING (N)

No report in agenda.

LEGAL REPORT (O)

No report in agenda.

COMMISSIONER ITEMS (P)

Re-Use (P-1)

Withdrawn.

MJ Wood Update (P-2)

Mr. Mulick gave an update on the MJ Wood proceedings.

ROUNDTABLE DISCUSSION (Q)

No report in agenda.

ADJOURNMENT (R)

The meeting was adjourned at 6:20 pm.

Nicolas Rodriquez, Chairman

Shannon McCully, Clerk

Seal _____



Florida Keys Aqueduct Authority **Summary of Water Rates, Fees and Charges** Effective 10/1/2023

Monthly Fees and Charges

Base Facility Charge 48-204.004 Consumption Tier Rates

5/8" x 3/4" Meter	\$21.09	Tier 1 rate	\$8.86
1" Meter	\$52.77	Tier 2 rate	\$12.95
1 1/2" Meter	\$105.49	Tier 3 rate	\$14.52
2" Meter	\$168.81	Tier 4 rate	\$16.19
3" Meter	\$316.50	Tier 5 rate	\$17.77
4" Meter	\$523.68		
6" Meter	\$1,056.98		
8" Meter	\$1,687.92		

Consumption Charge 48-204.004 Per Thousand Gallons

Meter Size	Block	Consumption Block	Consumption Rate
5/8" x 3/4" Meter	1	0 – 6,000 gallons	Tier 1 rate
	2	6,001 – 12,000 gallons	Tier 2 rate
	3	12,001 – 30,000 gallons	Tier 3 rate
	4	30,001 – 50,000 gallons	Tier 4 rate
	5	Over 50,000 gallons	Tier 5 rate
1" Meter	1	0 – 15,000 gallons	Tier 1 rate
	2	15,001 – 30,000 gallons	Tier 2 rate
	3	30,001 – 75,000 gallons	Tier 3 rate
	4	75,001 – 125,000 gallons	Tier 4 rate
	5	Over 125,000 gallons	Tier 5 rate
1 1/2" Meter	1	0 – 30,000 gallons	Tier 1 rate
	2	30,001 – 60,000 gallons	Tier 2 rate
	3	60,001 – 150,000 gallons	Tier 3 rate
	4	150,001 – 250,000 gallons	Tier 4 rate
	5	Over 250,000 gallons	Tier 5 rate
2" Meter	1	0 – 48,000 gallons	Tier 1 rate
	2	48,001 – 96,000 gallons	Tier 2 rate
	3	96,001 – 240,000 gallons	Tier 3 rate
	4	240,001 – 400,000 gallons	Tier 4 rate
	5	Over 400,000 gallons	Tier 5 rate

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

Meeting Date:
April 2, 2024

Agenda Item Number: O-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nick Mulick

Subject:
Snappers Key Largo LLC - 139 Seaside Ave (Reso. 03-2024)

Summary:

Staff recommends imposing System Impact Charge in the amount of \$49,519.00 and increasing EDU assignment for Snappers Key Largo LLC Ak No. 1608505 pursuant to the District's Rules and Regulations, Section 10.01(c).

The SIC charge is the sum of the System Development Charge ("SDC") plus any fees incurred by the District to provide wastewater service.

Reviewed / Approved

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$ 49,519.00
Income
Funding Source:
Property Owner
Budgeted:
N/A

Attachments

1. Reso No. 03-2024
2. Notice of System Impact Charge
3. Map

Approved By: _____

General Manager

Date: _____

3/29/2024

RESOLUTION NO. 03-2024

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM IMPACT CHARGE (“SIC”) FOR THE PROPERTY LOCATED AT 139 SEASIDE AVE, KEY LARGO, FLORIDA, WITH PARCEL IDENTIFICATION NUMBER 00492290-000000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, NEW OWNER NAME TO BE ADDED, is the owner of real property located at 139 Seaside Ave, Key Largo, Florida, with Parcel Identification Number 00492290-000000: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

WHEREAS, upon review of recent development on the Subject Tax Parcel, District staff has determined that it will increase the demand on the District’s wastewater facilities; and

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

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

WHEREAS, the Board has considered the staff’s recommendation at a regularly scheduled meeting of the Board held April 2, 2024

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

Section 1. *Recitals*. The above recitals are true and correct and incorporated into this Resolution by reference.

Section 2. *System Impact Charge*. The Board finds that there is good and sufficient cause to impose an SIC in the amount of \$49,519.00

Section 3. *EDU Increase*. The wastewater base charge will be calculated based on 30.3 EDUs.

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

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

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

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

The Chairman thereupon declared this Resolution duly passed and adopted the 2nd of April, 2024

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: _____
Nicholas W. Mulick,
General Counsel

By: _____
Shannon McCully, Clerk

SEAL

Exhibit “A”

Legal Description

Parcel Address: 139 SEASIDE AVE, KEY LARGO

Parcel ID: 00492290-000000

Ak# 1608505

Legal Description: LOT 22, BLOCK 1 AND LOTS 1 AND 2, BLOCK 4, OF SEASIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 97 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.



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

March 15, 2024

To: SNAPPERS KEY LARGO LLC
139 Seaside Ave
Key Largo FL 33037

RE: System Impact Charge: Snapper's Restaurant Addition,
139 Seaside Ave, AK No.1608505

Please be advised that the Key Largo Wastewater Treatment District's ("District") Board of Commissioners ("Board") will consider imposing a System Impact Charge ("SIC") for the above-referenced parcel at its regularly scheduled meeting on April 2, 2024.

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

Your design plans indicate your proposed project will result in an increased demand on the District wastewater facilities.

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

EDU Assignment: Your parcel's EDU assignment, which is used to calculate the SIC and wastewater base charge, will be increased from 18.8 EDUs to 30.3 EDUs. See Attachment for calculations.

Additional Fees: Currently there are no additional fees. Weiler Engineering confirmed the buffer tank currently serving the property can support the additional 11.5 EDUs.

Total SIC Charge: \$49,519.00. Payment is due in full at the time of imposition (Board approval.) See Attachment for calculations.

Wastewater Base Charge: The wastewater base charge, billed monthly by the Florida Keys Aqueduct Authority ("FKAA"), will be increased from \$75.95 to \$244.17. See Attachment for calculations.



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

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

Sincerely,

By: 

Peter Rosasco, General Manager



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • www.klwtd.com

ATTACHMENT

EDU Assignment: KLWTD Rules and Regulations provide that each non-residential tax parcel shall be assigned 1 EDU for 167 gallons per day (GPD). The District estimates water usage from the additional structure to be 1,920 GPD for a total of 11.5 EDUs.

Previous System Development Charges: Your property was previously assigned 34.7 EDUs for a total SDC assessment of \$104,615.00. During 2012, a request to review the EDU Assignment was initiated by the previous owner. The consumption review determined 18.8 EDUs of actual usage. The District applied a credit to the SDC in the amount of \$46,905.00 to the overall balance. The SDC has been reduced by previous payments in the amount of \$57,710.00 leaving a remaining assessment balance due of \$11,495.92. You may opt to pay that balance in full or continue making annual payments on the Annual Tax Bill from Monroe County Tax Collector.

SIC Calculation

EDU Increase (30.3 EDUs – 18.8 EDU)	11.5 EDUs
Total SDC Increase Charge (\$4,306.00 per EDU x 11.5 EDUs)	\$49,519.00
Engineering Costs	\$0.00
Construction Costs	\$0.00
SIC Payment Deposited 03/14/2024	\$49,519.00
Total SIC Charge Due	\$0.00

Wastewater Base Charge: The District collects a monthly base charge at the rate of \$27.13 per EDU (x 30.3 EDUs) for a total of \$822.03.

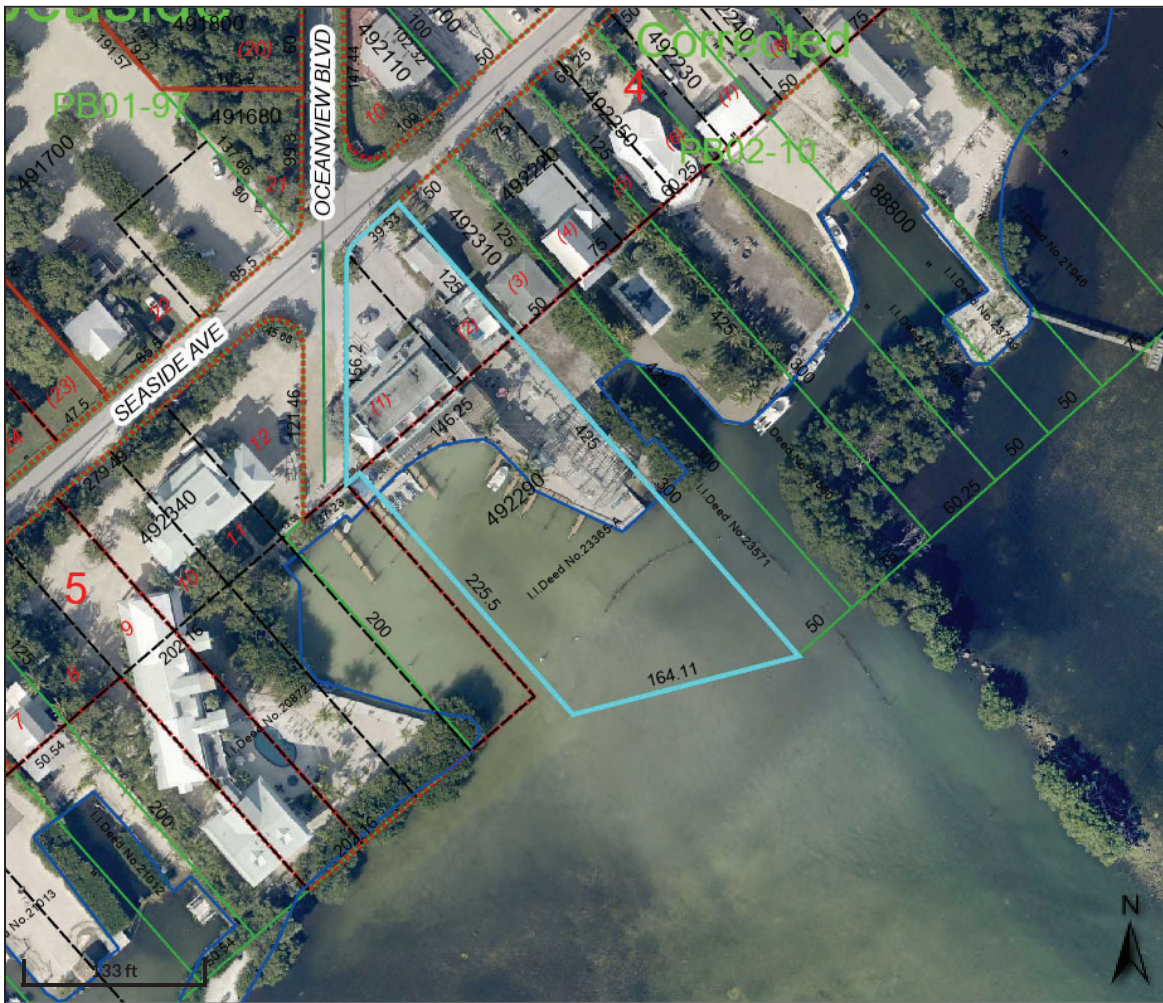
This charge does not include the monthly volumetric charge (\$4.26 per 1,000 gallons of water consumed.)

Note, meters coded as Fire or Irrigation are not charged for wastewater.

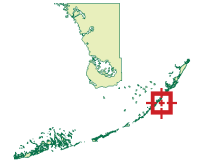
If no building on the premises is capable of generating wastewater, you may apply for a temporary deferral of wastewater monthly billing. Upon General Manager approval, such deferral shall expire the earlier of: 1. Issuance of a certificate of occupancy (C.O.), 2. Date the structure connects to the central wastewater system, or 3. Sixty (60) calendar Days.



Monroe County, FL



Overview



Legend

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

Parcel ID 00492290-000000
Sec/Twp/Rng 14/62/38
Property Address 139 SEASIDE Ave
KEY LARGO

Alternate ID 1608505
Class RESTAURANT

Owner Address SNAPPERS KEY LARGO LLC
139 Seaside Ave
Key Largo, FL 33037

District 500P
Brief Tax RE-SUB SEASIDE PB2-10 KEY LARGO PT SQR 4 PB2-10 A/K/A LOTS 1 & 2 SQR 4 PB1-97 & BAY BTM ADJ TO LOTS 1 & 2 & PT GOV LOT
Description 4 ADJ OCEAN VIEW BLVD SEASIDE PB1-97 & PB2-10 G45-361 OR7-105 OR274-81/82 OR280-451(II DEED 23365) OR322-297
OR525-360 OR864-947/949 OR898-1974/1975C/T OR1660-2369/70

(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:

April 2, 2024

Agenda Item Number: O-2

Action Required:

Yes



Department:

Legal

Sponsor:



Nick Mulick

Subject:

Conservation Parcel Waiver Request Resolution 04-2024

Summary of Discussion:

A request for waiver of wastewater service and exemption from SDC assessment for AK No. 1546542 per KLWTD General Rules and Regulations, Section 10.06(a)(iii).

Reviewed / Approved

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$ 0.00 \$1,300.00
Refunded Uncollected
Funding Source:
Assessment Revenue
Budgeted:
No



Attachments

1. KLWTD Form F-19
2. Resolution 04-2024
3. Map

Approved By: _____

General Manager

Date: _____

3/29/2024



103355 Overseas Highway, Key Largo, FL 33037

Phone (305) 451-4019

www.klwtd.com

Request for Wastewater Assessment Waiver or Exemption

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

Property Owner of Record:

Decided by:

Armando Fernandez

Armando Fernandez III

Requested By*:

*If not Owner of Record, authorization documentation must be submitted.

Email (optional):

Barbara@keysforale.com

Phone:

813-263-8535

RE/Parcel ID:

00 446 880 - 000000

Alternate Key:

1546542

Physical Location:

501 First St. Tavernier FL 33070

RE/Parcel ID:

Alternate Key:

Physical Location:

RE/Parcel ID:

Alternate Key:

Physical Location:

I request an **EXEMPTION** of wastewater assessment for the parcel(s) listed above because:

- ☐ The parcel is vacant and has been aggregated with an adjoining parcel that is connected to the District's central wastewater collection system. *Section 10.05 (a)*
- ☐ The parcel is a marina, boat slip or rack minimum that is not capable of creating wastewater. *Section 10.05 (b)*
- ☐ The parcel cannot be improved due to zoning regulations or other legal constraints. *Section 10.05 (c)*
- ☐ The parcel cannot be improved due to physical conditions of the property. *Section 10.05 (d)*

I request a **WAIVER** of wastewater assessment for the parcel(s) listed above because:

- ☐ The parcel is vacant and immediately adjacent to an assessed parcel that is connected to the District's central wastewater collection system. *Section 10.06 (a)(i) Contiguous Vacant Parcel*
*\$200.00 administrative fee required.
- ☐ The parcel is vacant and designated as Tier I. *Section 10.06 (a)(ii) Tier 1 (one) Vacant Parcel*
*\$200.00 administrative fee required.
- ☐ The parcel is vacant and only receives an annual tax notice due to the wastewater assessment. *Section 10.06 (a)(iv) Minimum Tax Bill*
- ☐ The parcel is owned by Monroe County Land Authority or any other Federal, State or Local Agency for the purpose of protecting the natural environment. *Section 10.06 (a)(iii) - Conservation Parcel*
- ☒ The parcel is being conveyed to the Monroe County Land Authority or any other Government Agency for conservation purpose. **The Waiver shall take effect upon receipt by the District of proof that the Government Entity has acquired title to the Subject Tax Parcel.** *Section 10.06 (a)(iii) - Conservation Parcel*

Acknowledgement Box required to process all exemptions Section 10.04(a) or waiver requests Section 10.06(b)

- ☒ Certify that if wastewater service to the parcel is reinstated, the then-current owner must pay the full direct and indirect District costs of providing the same. The amount charged at that time is expected to be significantly greater than the current non-ad valorem assessment.

Signature

Armando Fernandez

Date

3-20-24

This completed request form may be emailed to customerservice@klwtd.com or submitted to the District office located at:

RESOLUTION NO. 04 - 2024

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE BOARD”) APPROVING THE REQUEST BY ARMANDO FERNANDEZ III (“THE OWNER”), FOR THE REMOVAL OF TAX PARCEL AK# 1546542; FROM THE 2009 NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Armando Fernandez III (“The Owner”) is the owner of the tax parcel described in Section 1 below (“the Subject Tax Parcel”); and

WHEREAS, the Key Largo Wastewater Treatment District (the “District”) assessed the Subject Tax Parcel via Resolution 20-05-09 dated May 19, 2009 (the “2009 Non-ad Valorem Assessment Roll”); and

WHEREAS, the Subject Tax Parcel is being conveyed to the Monroe County Comprehensive Plan Land Authority for conservation purposes; and

WHEREAS, The owner requests that the District remove the Subject Tax Parcel from the 2009 Non-ad Valorem Assessment Roll, pursuant to the Key Largo Wastewater Treatment District’s General Rules and Regulations, Section 10.06(a)(iii).

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

Section 1.

PARCEL I.D.:	00446880-000000
AK NO.:	1546542
PARCEL DESCRIPTION:	BK 9 LT 12 OCEAN PARK VILLAGE KEY LARGO OR114-326 OR431-892 OR1992-820 OR1992-821 OR1992-822

Section 2.

EFFECTIVE DATE. This Resolution shall take effect upon receipt by the District of proof that the Land Authority has acquired title to the Subject Tax Parcel, the SDC imposed on the Subject Tax Parcel shall be removed from the 2009 Final Assessment Roll and the property classified as Excluded. No part of the SDC paid prior to the effective date of this Resolution shall be refunded.

Section 3.

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 2nd DAY OF APRIL 2024.

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 Majeska	_____	_____
Commissioner Heim	_____	_____
Commissioner Schwartz	_____	_____
Commissioner Maloney	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted this 2nd day of April 2024

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez,
Chairman

ATTEST:

*Approved as to form
and legal sufficiency:*

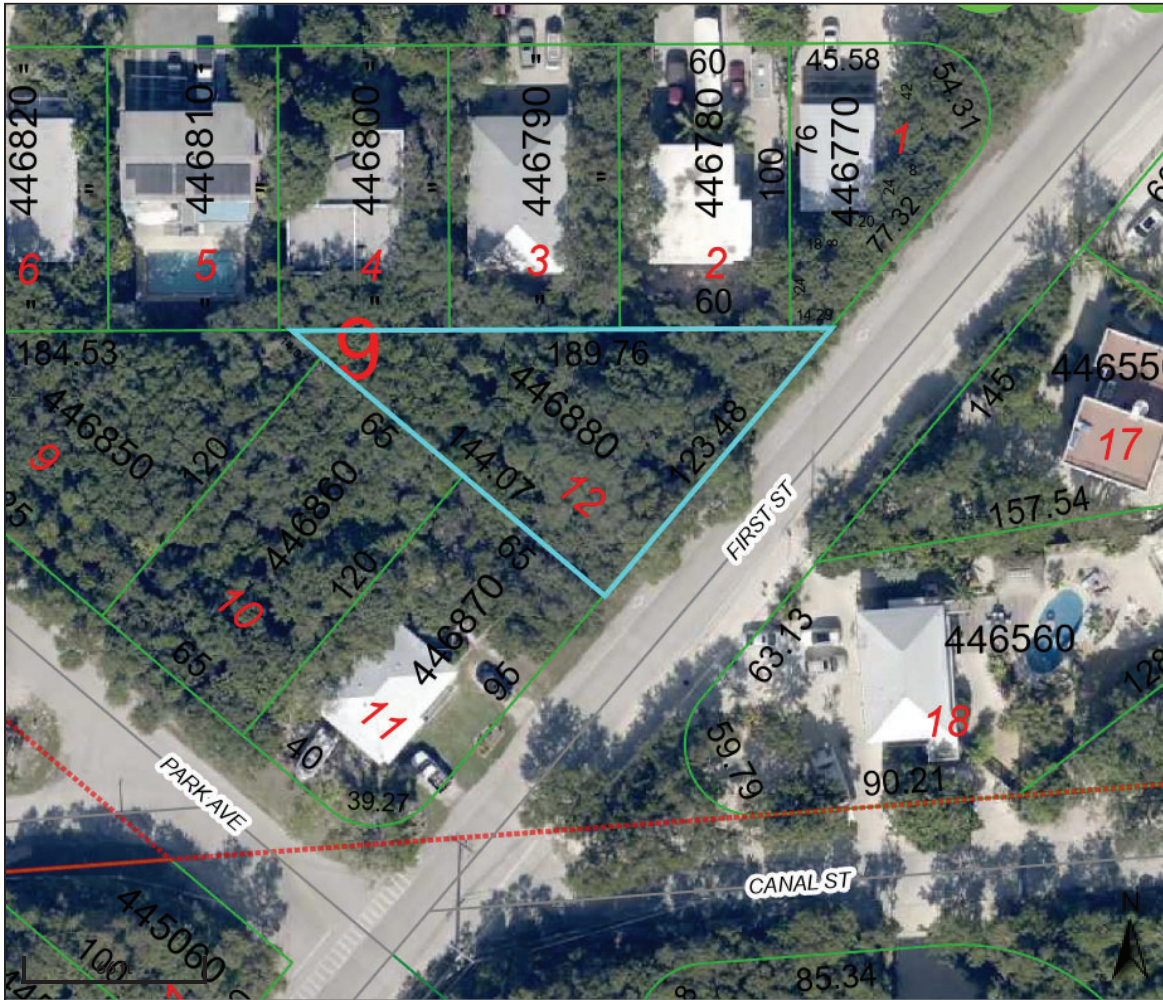
Shannon McCully, District Clerk

By: _____
Nicholas W. Mulick, Esq.,
General Counsel

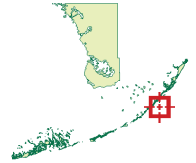
SEAL



Monroe County, FL



Overview



Legend

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

Parcel ID 00446880-000000 Alternate ID 1546542 Owner Address FERNANDEZ III ARMANDO
Sec/Twp/Rng 26/62/38 Class VACANT RES 4117 Starfish Ln
Property Address 501 FIRST St
TAVERNIER
District 500P
Brief Tax Description BK 9 LT 12 OCEAN PARK VILLAGE KEY LARGO OR114-326 OR431-892 OR1992-820 OR1992-821 OR1992-822
(Note: Not to be used on legal documents)

Date created: 3/22/2024
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GEOSPATIAL

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

Meeting Date:

April 2, 2024

Agenda Item Number: O-3

Action Required:

Yes

Department:

Legal

Sponsor:

Nick Mulick

Subject:

Wesley House Family Services INC - 5 Homestead Ave (Reso. 05.2024)

Summary:

Staff recommends imposing System Impact Charge in the amount of \$94,744.25 and increasing EDU assignment for Wesley House Family Services INC Ak No. 1553069 pursuant to the District's Rules and Regulations, Section 10.01(c).

The SIC charge is the sum of the System Development Charge ("SDC") plus any fees incurred by the District to provide wastewater service.

Reviewed / Approved

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$ 94,744.25
Income
Funding Source:
Property Owner
Budgeted:
N/A

Attachments

1. Reso No. 05-2024
2. Notice of System Impact Charge
3. Map

Approved By: _____

General Manager

Date: _____

3/29/2024

RESOLUTION NO. 05-2024

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM IMPACT CHARGE (“SIC”) FOR THE PROPERTY LOCATED AT 5 HOMESTEAD AVE, KEY LARGO, FLORIDA, WITH PARCEL IDENTIFICATION NUMBER 00453410-000000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Wesley House Family Services Inc, is the owner of real property located at 5 Homestead Ave, Key Largo, Florida, with Parcel Identification Number 00453410-000000: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

WHEREAS, upon review of Wesley House Family Services development on the Subject Tax Parcel, District staff has determined that it will increase the demand on the District’s wastewater facilities; and

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

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

WHEREAS, the Board has considered the staff’s recommendation at a regularly scheduled meeting of the Board held April 2, 2024

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

Section 1. *Recitals*. The above recitals are true and correct and incorporated into this Resolution by reference.

Section 2. *System Impact Charge*. The Board finds that there is good and sufficient cause to impose an SIC in the amount of \$94,744.25

Section 3. *EDU Increase*. The wastewater base charge will be calculated based on 9.0 EDUs.

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

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

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

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

The Chairman thereupon declared this Resolution duly passed and adopted the 2nd day of April, 2024

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: _____
Nicholas W. Mulick,
General Counsel

By: _____
Shannon McCully, Clerk

SEAL

Exhibit "A"

Legal Description

Parcel Address: 5 HOMESTEAD AVE, KEY LARGO

Parcel ID: 00453410-000000

Ak# 1553069

Legal Description: A portion of Tract B, Port Largo, a Subdivision of Key Largo. according to the Plat thereof recorded

in Plat Book 5, Page 3, Public Records of Monroe County. Florida, being more particularly described as follows:

For a point of reference, commence at the Southwesterly corner of said Tract B; thence proceed North along the Westerly line of said Tract B, 238.03 feet to the intersection of the Northwesternly line of said Tract B, being the same as the Southeasterly right-of-way line of Homestead Avenue, thence proceed North 44° 49' 20" East along said Northwesternly line of said Tract B, 151.07 feet to the Point of Beginning of the property to be described herein; thence continue North 44° 49' 20" East a distance of 50.0 feet to the Northwesternly corner of Lot 230 of Fort Largo First Addition, a resubdivision of said Tract B, recorded in Plat Book 6, Page 40, Public Records of Monroe County, Florida; thence South 45° 10' 40" East along the Southwesterly line of said Lot 230, 100.0 feet to the Southerly corner of said Lot 230; thence South 44° 49' 20" West 50.0 feet; thence North 45° 10' 40" West 100.0 feet back to the Point of Beginning,

AND

A portion of Tract B. Port Largo, a Subdivision of Key Largo. according to the Plat thereof recorded in Plat Book 5, Page 3, Public Records of Monroe County. Florida, being more particularly described as follows: For a point of reference commence at the Southwesterly corner of said Tract B; thence proceed North along the Westerly line of said Tract B; 238.03 feet to the intersection of the Northwesternly line of said Tract B, being the same as the Southeasterly R/W line of Homestead Avenue; thence proceed North 44°49'20" East along the said Northwesternly line of Tract B 91.07 feet to the Point of Beginning of the property to be described herein; thence continue North 44°49'20" East 60.00 feet; thence proceed South 45°10'40" East 100 feet; thence proceed South 44°49'20" West 60 feet; thence proceed North 45°10'20" West 100 feet to the Point of Beginning.

AND

Lot 220, Port Largo, First Addition, according to the map or plat thereof as recorded in Plat Book 6

Page 48, Public Records of Monroe County, Florida.

AND

Lot 221, Port Largo, First Addition, according to the map or plat thereof as recorded in Plat Book 6,

Page 48, Public Records of Monroe County, Florida,

AND

Lot 222, Port Largo, First Addition, according to the map or plat thereof as recorded in Plat Book 6,

Page 48, Public Records of Monroe County, Florida.

AND

Lot 223, Port Largo, First Addition, according to the map or plat thereof as recorded in Plat Book 6,

Page 48, Public Records of Monroe County, Florida.

AND

Lot 231, Port Largo, First Addition, according to the map or plat thereof as recorded in Plat Book 6,

Page 48, Public Records of Monroe County, Florida.

And

Lot 232, Port Largo, First Addition, according to the map or plat thereof as recorded in Plat Book 6,

Page 48, Public Records of Monroe County, Florida.

Parcel Identification Number: 00453410-000000 (AK 1553069)

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter



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

March 15, 2024

To: WESLEY HOUSE FAMILY SERVICES INC
1304 Truman Ave
Key West FL 33040

RE: System Impact Charge: Wesley House Family Services Project,
5 Homestead Ave.

Please be advised that the Key Largo Wastewater Treatment District's ("District") Board of Commissioners ("Board") will consider imposing a System Impact Charge ("SIC") for the above-referenced parcel at its regularly scheduled meeting on April 2, 2024.

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

Your design plans indicate your proposed project will result in an increased demand on the District wastewater facilities.

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

EDU Assignment: Your parcel's EDU assignment, which is used to calculate the SIC and wastewater base charge, will be increased from 2.8 EDUs to 9.0 EDUs. See Attachment for calculations.

Additional Fees: The Key Largo Wastewater Treatment District will install a force main point of connection for the subject tax parcel. At the February 5, 2024 Board meeting, the KLWTD Board of Commissioners approved Page Excavating's bid of \$53,300 to install the connection.

Total SIC Charge: \$94,744.25. Payment is due in full at the time of imposition (Board approval.) See Attachment for calculations.

Wastewater Base Charge: The wastewater base charge, billed monthly by the Florida Keys Aqueduct Authority ("FKAA"), will be increased from \$75.95 to \$244.17. See Attachment for calculations.



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

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

Sincerely,

By: 

Peter Rosasco, General Manager



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • www.klwtd.com

ATTACHMENT

EDU Assignment: KLWTD Rules and Regulations provide that each dwelling unit shall be assigned 1 EDU for 167 gallons per day (GPD). The District estimates water usage after the remodel and addition to the property to be 1,497 GPD for a total of 9.0 EDU's.

Previous System Development Charges: Your property was previously assigned 2.8 EDUs for a total SDC assessment of \$10,510.00 which is reduced by previous payments of \$9,621.34 leaving a remaining assessment balance due of \$888.66. You may opt to pay that balance in full or continue making annual payments on the Annual Tax Bill from Monroe County Tax Collector.

SIC Calculation

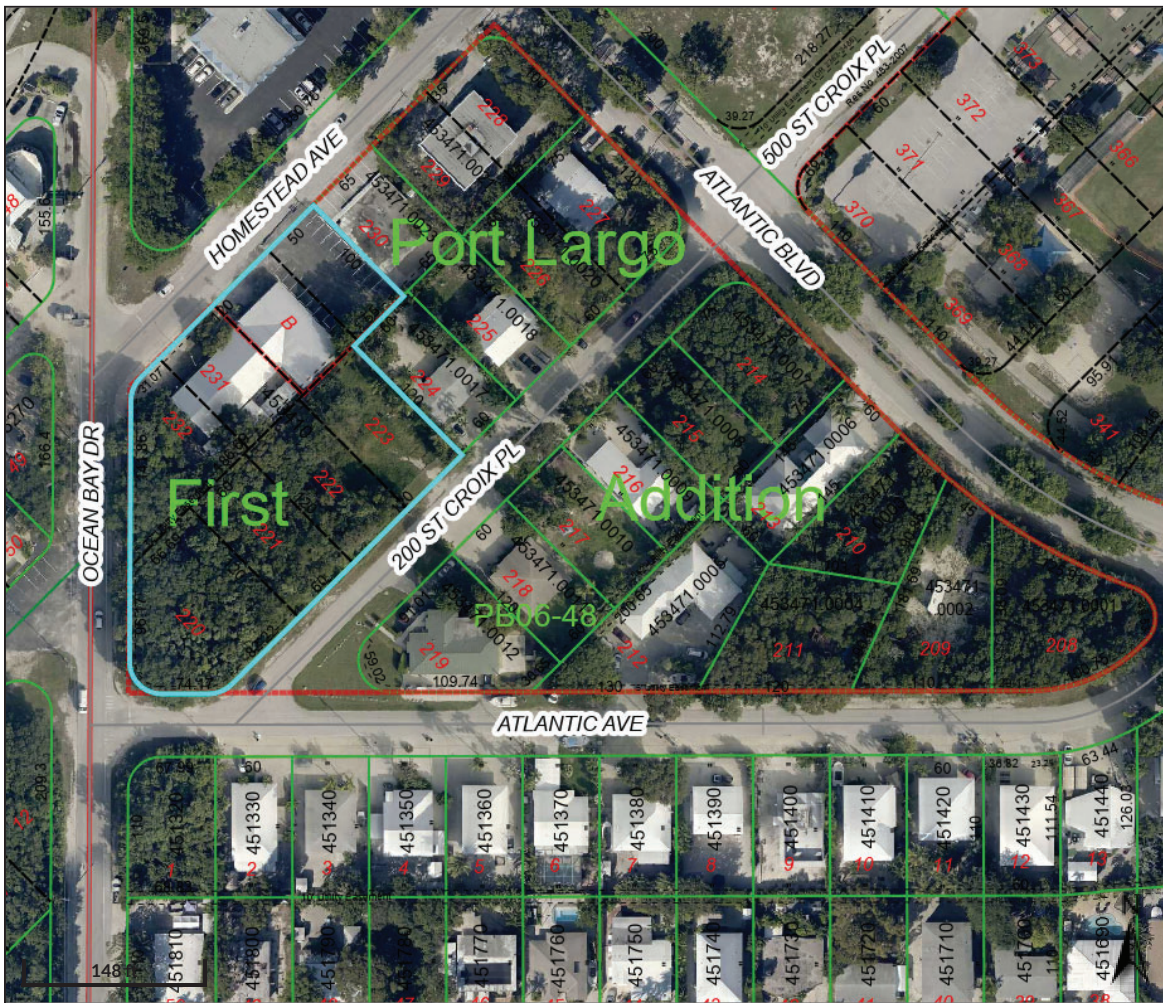
EDU Increase (9.0 EDUs – 2.8 EDU)	6.2 EDUs
Total SDC Increase Charge (\$4,190.00 per EDU x 6.2 EDUs)	\$25,978.00
Engineering Costs	\$15,466.25
Construction Costs	\$53,300.00
Total SIC Charge	\$94,744.25

Wastewater Base Charge: The District collects a monthly base charge at the rate of \$27.13 per EDU (x 9.0 EDUs) for a total of \$244.17.

This charge does not include the monthly volumetric charge (\$4.26 per 1,000 gallons of water consumed.)

Note, meters coded as Fire or Irrigation are not charged for wastewater.

If no building on the premises is capable of generating wastewater, you may apply for a temporary deferral of wastewater monthly billing. Upon General Manager approval, such deferral shall expire the earlier of: 1. Issuance of a certificate of occupancy (C.O.), 2. Date the structure connects to the central wastewater system, or 3. Sixty (60) calendar Days.



Overview



Legend

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

Parcel ID 00453410-000000 **Alternate ID** 1553069 **Owner Address** WESLEY HOUSE FAMILY SERVICES INC
Sec/Twp/Rng 33/61/39 **Class** CLUB 1304 Truman Ave
Property Address 5 HOMESTEAD Ave Key West, FL 33040
 KEY LARGO
District 500K
Brief Tax LOTS 220, 221, 222, 223, 231, 232 PORT LARGO FIRST ADDITION PB6-48 AND REMAINDER OF TRACT B PORT LARGO PB5-3 KEY
Description LARGO OR383-739 OR469-333 OR795-2 OR795-3 OR813-2223 OR929-2177 OR929-2178 OR929-2179 OR970-1981 OR1177-1817
 OR1530-219 OR1597-2295 OR2373-922 OR2463-1539 OR2748-286 OR3150-0412
 (Note: Not to be used on legal documents)

Date created: 8/16/2023
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Developed by  Schneider
 GEOSPATIAL