

**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 Heim, who moved for its approval. The motion was seconded by Commissioner Schwartz, and being put to a vote, the result was as follows:

	AYE	NAY
Chairman Rodriquez	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Heim	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Maloney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Majeska	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Schwartz	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: [Signature]  
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

By: [Signature]  
Nicholas W. Mulick,  
General Counsel

ATTEST:  
By: [Signature]  
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 Northwesterly 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 Northwesterly 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 Northwesterly 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 Northwesterly 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 Northwesterly 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