



Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Tuesday, July 16, 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 July 2, 2024	5
G. GENERAL MANAGER	
H. CUSTOMER SERVICE	
1. Customer Service Report – June 2024	10
I. IT	
1. IT Report – June 2024	12
J. BUDGET AND FINANCE	
1. Budget and Finance Report – June 2024	14
K. FIELD	
L. PLANT/FACILITIES	
1. Plant/Facilities Report – June 2024	17
M. CAPITAL PROJECTS	
1. Capital Projects Report – June 2024	20

N. ENGINEERING

O. LEGAL

1. Amendment of 2007 Assessment Roll (Reso. 09-2024) 35

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2007 FINAL ASSESSMENT RESOLUTION NO. 11-08-07 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.
2. Amendment of 2008 Assessment Roll (Reso. 10-2024) 45

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2008 FINAL ASSESSMENT RESOLUTION NO. 12-06-08 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.
3. Amendment of 2009 Assessment Roll (Reso. 11-2024) 58

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2009 FINAL ASSESSMENT RESOLUTION NO. 20-05-09 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.
4. Amendment of 2012 Assessment Roll (Reso. 12-2024) 68

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2012 FINAL ASSESSMENT RESOLUTION NO. 37-05-12 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.
5. Amendment of 2016 Assessment Roll (Reso. 13-2024) 75

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2016 FINAL ASSESSMENT RESOLUTION NO. 10-08-16 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.
6. 2024 Assessment Roll (Reso. 14-2024) 82

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT RELATING TO SYSTEM DEVELOPMENT CHARGES AND ASSESSMENTS FOR 2024 FOR FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE ANNUAL INTEREST RATE FOR UNPAID ASSESSMENTS FOR 2024; AND PROVIDING AN EFFECTIVE DATE.
7. South Cliff Holdings LLC SIC 96

P. COMMISSIONER'S ITEMS

Q. ROUNDTABLE

R. ADJOURNMENT

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

Meeting Date:
July 16, 2024

Agenda Item Number: F-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nick Mulick

Subject:
Minutes of July 2, 2024

Summary:
Staff to present the minutes of July 2, 2024 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: _____
General Manager

Date: 7-11-24



Key Largo Wastewater Treatment District
103355 Overseas Hwy, Key Largo, FL
Tuesday, July 2, 2024

MINUTES

CALL TO ORDER (A)

Chairman Nicolas Rodriguez called the meeting to order at 4:10 p.m.

PLEDGE OF ALLEGIANCE (B)

Commissioner Tim Maloney led the Pledge of Allegiance.

ROLL CALL (C)

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

Present Virtually: Commissioner Philip Schwartz (non-voting)

Also present: General Manager Peter Rosasco; District Clerk Shannon McCully; Finance Manager Connie Fazio; Plant/Facilities Manager Ryan Dempsey; Field Operation Supervisor Rudy Perez; Weiler Engineering Steve Suggs and Lexi Connor; Lead Plant Operator Jerry Baker; IT Support Manny Santana.

Appeared Virtually: General Counsel Nicholas Mulick; 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 that O-1 Resolution be amended to Resolution 08-2024
Commissioner Heim requested the addition of item *P-1 Keys Holding Project LLC Update*
Commissioner Majeska requested the addition of item *P-2 Review of all EDUs*
Commissioner Heim requested the addition of *Q-1 General Rules Manual Revisions*
Mr. Rosasco requested the deletion of item *I-1 GIS Utility Updates and Maintenance*

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

PUBLIC COMMENT (E)

No speakers.

APPROVAL OF MINUTES (F)

Minutes of June 18, 2024 (F-1)

Motion: Commissioner Majeska made a motion to approve the minutes of June 18, 2024. 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)

GIS Utility Updates and Maintenance (I-1)

Deleted.

BUDGET AND FINANCE (J)

No report in agenda.

FIELD (K)

No report in agenda.

PLANT/FACILITIES (L)

Plant/Facilities Report – May 2024 (L-1)

Mr. Dempsey presented the Plant/Facilities monthly report.

CAPITAL PROJECTS (M)

VPS Mods CO #4 Stainless-steel Odor piping, Vac Trailer Electric, Alt. Valves (M-1)

Mr. Suggs requested approval for Change Order #4.

Motion: Commissioner Heim made a motion to approve the request subject to correction of the language that Reynold's will provide piping and labor.

Commissioner Maloney seconded the motion.

Vote on Motion:

Commissioner Heim – Aye

Commissioner Maloney – Aye

Commissioner Majeska – Aye

Chairman Rodriguez – Aye

Filter Upgrades Changes Order #4 – Mod. Of 20" Pipe Routing & Walkway (M-2)

Mr. Suggs requested approval of Change Order #4, either Option A or Option B.

Motion: Commissioner Maloney made a motion to approve Change Order #4 Option A. Commissioner Heim seconded the motion.

Vote on Motion:

Commissioner Maloney – Aye

Commissioner Heim – Aye

Commissioner Majeska – Aye

Chairman Rodriguez – Aye

KLWTD Power Conditioning & Electrical Upgrades Project (M-3)

Mr. Suggs requested approval to publish bid solicitation for KLWTD's Power Conditioning

Project.

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

Vote on Motion:

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

ENGINEERING (N)

No report in agenda.

LEGAL REPORT (O)

Conservation Parcel Waiver Request - (Reso. 08-2024) (O-1)

Mr. Mulick requested adoption of Resolution 08-2024 waiving wastewater service for AK No. 1547263.

Motion: Commissioner Heim made a motion to adopt Resolution 08-2024.
Commissioner Maloney seconded the motion.

Vote on Motion:

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

Consideration of entering into a Mutual Assistance Agreement (O-2)

Mr. Mulick presented a draft mutual assistance agreement with Ocean Reef Club and KLWTD.

COMMISSIONER ITEMS (P)

Keys Holding Project LLC Update (P-1)

Commissioner Heim requested an update on the Keys Holding LLC project from Engineering.

Review of all EDUs (P-2)

Commissioner Majeska discussed EDU's billed vs amount of effluent treated and inquired whether EDU's are correctly assigned. He requested this issue be brought back for further Board discussion following approval of the 24/25 Budget.

ROUNDTABLE DISCUSSION (Q)

General Rules Manual Revisions (Q-1)

Commissioner Heim informed the Board that the Board's General Rules revisions should be ready for Board review by the end of July, and placed on the August 6, 2024, Board agenda.

ADJOURNMENT (R)

The meeting was adjourned at 6:23 p.m.

Nicolas Rodriquez, Chairman

Shannon McCully, Clerk

Seal _____

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

Meeting Date:
July 16, 2024

Agenda Item Number: H-1

Action Required:
No

Department: Customer Service Sponsor: Connie Fazio

Subject:
Customer Service Report - June 2024

Summary:
Ms. Fazio 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: _____
General Manager

Date: 7-11-24

Key Largo Wastewater Treatment District Customer Service Report

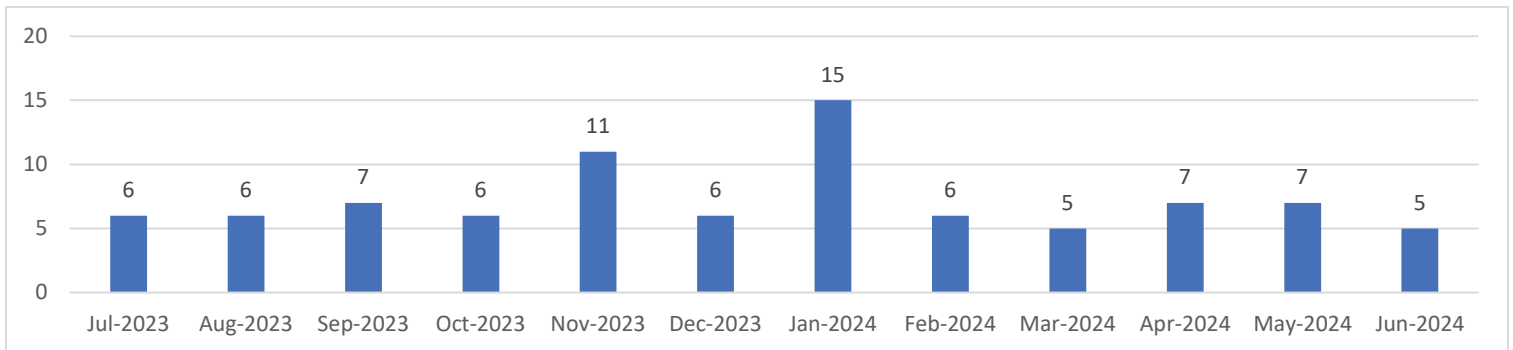
June 2024

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

Customer Service Requests

	Total
Billing	15
Construction	1
Demo	5
Field Department	11
Locate	1
MOD	7
NOA	13
Tie In Non Res	1
Tie In Res	9
Total	63

Number of Completed Wastewater Connection



Completed Wastewater Connections Consists of The Following:

- 5 - Reconnections - Residential

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

Meeting Date:
July 16, 2024

Agenda Item Number: I-1

Action Required:
No

Department:

IT

Sponsor:

ENS

Subject:

IT Report - June 2024

Summary:

ENS will present the IT monthly report.

Reviewed / Approved

Operations: _____

Administration: _____

Finance: _____

District Counsel: _____

District Clerk: _____

Engineering: _____

Financial Impact

\$

Funding Source:

N/A

Budgeted:

N/A

Attachments

1. Monthly Report

Approved By: _____
General Manager

Date: 7-11-24

IT

The IT Department received 274 tickets and completed 295 tickets in June.

IT Updates

Project	Cost	Description
GIS Emergency applications project	\$18,960.00 One time	<ul style="list-style-type: none">• Monthly meetings on-going.
Google to O365 Migration	\$3,575.00 (One-time fee) \$1,100.00 (Recurring monthly)	<ul style="list-style-type: none">• 1 on 1 training available upon request.• Migration completed.

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

Meeting Date:
July 16, 2024

Agenda Item Number: J-1

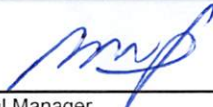
Action Required:
No

Department: Budget and Finance
Sponsor: Connie Fazio

Subject:
Budget and Finance Report - June 2024

Summary:
Ms. Fazio will present the Budget and Finance 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: 7-11-24

June 2024

Budget and Finance Report

Long-Term Debt Summary	
SRF Loan KLNC 46401P	\$7,943,781.58

Next semi-annual payment due 7/15/24

	Cash Flow	
	Deposits	Expenditures
Wastewater Billing Deposits Received	\$624,252.64	
Assessment Revenue Received (Non-Ad Valorem & SDC Prepayments)	\$171,356.21	
Islamorada Revenue	\$104,127.45	
Interest Income	\$102,280.56	
Misc. Revenue (includes Stewardship reimbursements)	\$0.00	
District Expenditures (checks written)		\$1,406,782.40
Payroll		\$154,774.59
Total:	\$1,002,016.86	\$1,561,556.99

FKAA Wastewater Revenue Statistics

Date	Number of Customers Billed	WW Revenue Received	Date	Number of Customers Billed	WW Revenue Received
July 2022	10,131 (9,239 Residential 892 Commercial)	\$870,866.27	July 2023	10,140 (9,260 Residential 880 Commercial)	\$644,707.07
August 2022	10,144 (9,246 Residential 898 Commercial)	\$668,479.05	August 2023	10,167 (9,282 Residential 885 Commercial)	\$599,881.28
Sept. 2022	10,119 (9,229 Residential 890 Commercial)	\$624,324.13	Sept. 2023	10,141 (9,258 Residential 883 Commercial)	\$693,024.47
Oct. 2022	10,120 (9,230 Residential 890 Commercial)	\$590,167.00	October 2023	10,158 (9,275 Residential 883 Commercial)	\$570,143.86
Nov. 2022	10,124 (9,233 Residential 891 Commercial)	\$685,127.26	November 2023	10,152 (9,272 Residential 880 Commercial)	\$567,443.79
Dec. 2022	10,114 (9,224 Residential 890 Commercial)	\$628,476.82	December 2023	10,154 (9,275 Residential 879 Commercial)	\$638,428.80
Jan. 2023	10,129 (9,236 Residential 893 Commercial)	\$604,896.94	January 2024	10,160 (9,278 Residential 882 Commercial)	\$534,961.66
Feb. 2023	10,123 (9,239 Residential 884 Commercial)	\$600,360.56	February 2024	10,153 (9,274 Residential 879 Commercial)	\$431,382.57
March 2023	10,148 (9,266 Residential 882 Commercial)	\$655,947.71	March 2024	10,170 (9,286 Residential 884 Commercial)	\$863,381.29
April 2023	10,141 (9,255 Residential 886 Commercial)	\$603,364.07	April 2024	10,195 (9,317 Residential 878 Commercial)	\$599,239.78
May 2023	10,168 (9,286 Residential 882 Commercial)	\$641,650.94	May 2024	10,212 (9,335 Residential 877 Commercial)	\$646,584.43
June 2023	10,164 (9,281 Residential 883 Commercial)	\$610,223.04	June 2024	FKAA Stats not received as of 07/10/24	\$624,252.64
Total Revenue from July 2022 through June 2023		\$7,783,883.79	Total Revenue from July 2023 Through June 2024		\$7,413,431.64

May 2024 Credit Card Fee Info

CC Total Payment to FKAA

\$237,203.50

CC Total x 2.5% Fee total cost to KLWTD

\$5,930.09

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

Meeting Date:
July 16, 2024

Agenda Item Number: L-1

Action Required:
No

Department:
Plant/Facilities

Sponsor:
Ryan Dempsey

Subject:
Plant/Facilities Report - June 2024

Summary:
Mr. Dempsey will present the Plant/Facilities 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: 7-11-24

Wastewater Treatment Plant Operations

The wastewater treatment plant processed an average of 1.99 million gallons of influent per day (MGD). The Treatment Plant remains in compliance with the Florida Department of Environmental Protection (FDEP) guidelines.

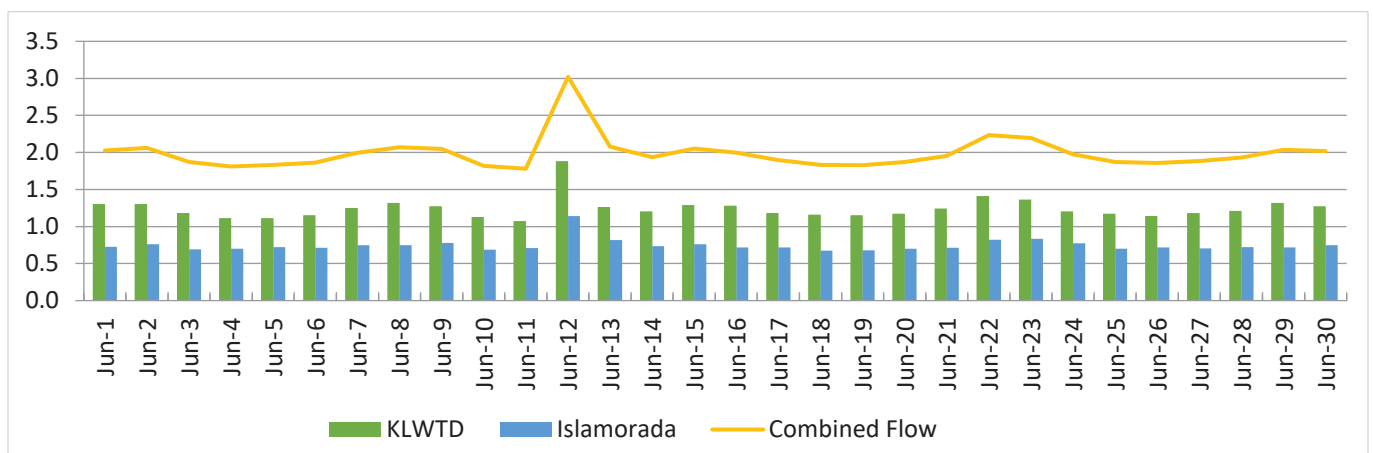
Effluent Quality Reports (mg/L)

Determines the quality of discharge from the wastewater treatment plant.

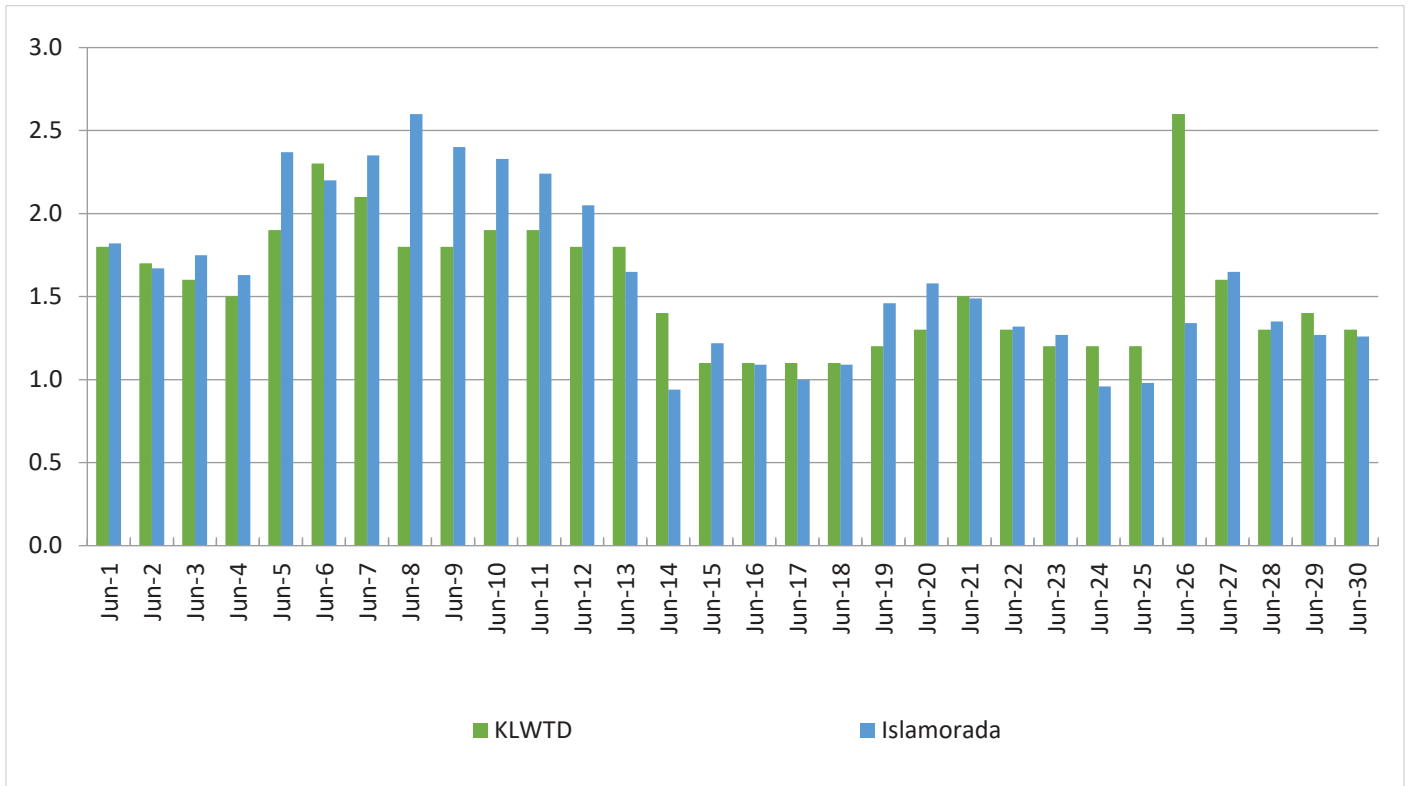
Effluent Quality Report	June 2024 Plant Performance	12 Month Average Plant Performance	Effluent Limits
CBOD5 (Carbonaceous Biochemical Oxygen Demand)	2.1	1.6	5
TSS (Total Suspended Solids)	1	1.3	5
TN (Total Nitrogen)	3.8	2.4	Report only
TP (Total Phosphorous)	.8	.7	Report only

Daily Flow (MGD)

The total flow of influent through the wastewater treatment plant each day.



Daily Peak Salinity (PPT)
The daily peak salinity for the current month.



Islamorada

Average Daily Flow: .746 MGD

Highest Daily Flow: 1.14 MGD

Monthly Peak Salinity: 2.6 PPT

Days over 4.0 PPT Salinity: 0

3-month average of Islamorada flow capacity (1.104 MGD): 67%

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

Meeting Date:
July 16, 2024

Agenda Item Number: M-1

Action Required:
No

Department:
Capital Projects

Sponsor:
Ed Castle

Subject:
Capital Projects Report - June 2024

Summary of Discussion:

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: 7-11-24

Key Largo Wastewater Treatment District Capital Projects Report

Including updates through June 2024

Current Capital Projects

Project	Original Contract Amount	Current 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)	Percentage Complete
	\$169,160.00	\$1,933,565.86	\$1,228,074.14	63%

- The VPS modifications project was awarded to Reynolds Construction in the amount of \$3,155,800.00. The Agreement and the Notice to Proceed were both executed on May 18, 2023.
- Benson Electric continued installing conduit and pulling power and control wiring at Vacuum Stations A, D, E, G, I and J/K throughout the period.
- Reynolds began replacing the corroded incoming 10" ductile vacuum mains with SDR21 PVCK vacuum mains. The trenches remained open as the piping work continued through the end of the month. Proper barriers were in place while the trenches were open.
- Reynolds replaced the vacuum piping tree, valves and fittings at Vacuum Station E during a nighttime shutdown on June 27th, 2024.
- Reynolds continued priming and painting valves and fittings for the vacuum pump exhaust piping at Vacuum Station J/K.
- The Board approved Change Order No. 4 in the amount of \$104,252.79 at the July 2nd Board meeting. This change order was to replace the ductile iron odor control header piping with stainless steel piping at Vac Stations A,D, and I and for the modification of the Emergency Vac Trailer to install electrical conductors in the Owner supplied conduit. This change order also added time to the Contract for this scope of work.
- Reynolds, WEC staff and KLWTD staff attended construction progress meetings on June 13th and June 27th.

Project	Original Contract Amount	Current 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	\$9,581,965.61	\$718,176.00	\$10,300,141.61
	Engineering Paid to Date	Construction Paid to Date	Balance to Complete (Anticipated)	Percentage Complete
	\$647,907.50	\$6,845,567.43	\$2,806,666.68	73%

- Work was completed in Basins A, B, D, G & H.
- Current Status:
 - Basin A: **293** installed (Basin complete)
 - Basin B: **383** installed (Basin complete)
 - Basin C: **10** installed (Basin in progress)
 - Basin D: **240** installed (Basin complete)
 - Basin E: **76** installed (Basin in progress)
 - Basin F: **339** installed (Basin in progress)
 - Basin G: **231** installed (Basin complete)
 - Basin H: **45** installed (Basin complete)
 - Basin I: **224** installed (Basin in progress)
 - Basin J/K: **175** installed (Basin in progress)
 - Total project installed: **2,016** out of **2,984**
 - **Sensor installation is approx. 68 % complete (Note: This is only sensors and does not include other aspects of the project)**
- Construction progress meetings were held on June 11th and June 25th, 2024.
- During June, Flovac and IVC continued work in Basin J/K.
- Valve rebuilds continued in June – 119 rebuilds completed. Targeting approx. 10-15 per day and installing in A and J/K
- Punchlist walkthrough for Basin E1, E2, and F was completed, and substantial completion was issued.
- KLWTD identified 22 open clean outs during the recent rainstorm, leading to water infiltration. Flovac monitoring system was acknowledged to play a crucial role in locating these open cleanouts. Subsequently, all 22 cleanouts have been closed.
- KLWTD has officially gained ownership of previously abandoned FKEC power pole from the entity. The power pole in C-905 corridor was pinpointed as being in an ideal location for grinder pump monitoring. This pole will be utilized for the C-905 gateway to facilitate grinder pump monitoring. Installation of monitoring equipment on this pole is slated for August.

Project	Original Contract Amount	Current 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	\$3,064,376.67	\$317,328.00	\$3,381,704.67
	Engineering Paid to Date	Construction Paid to Date	Balance to Complete (Anticipated)	Percentage Complete
	\$310,278.75	\$2,090,320.05	\$981,105.87	71%

- The Effluent Filtration Upgrades project was awarded to Reynolds Construction in the amount of \$3,043,820.00 on May 15, 2023.
- District staff requested that the filtration high-level overflow be re-routed to the plant pump station rather than to the CCCs. A Work Directive in the amount of \$47,272.43 was issued and a change order will be brought to the Board at the July 2nd Board meeting
- On June 3rd the platform grading was rejected due to ponding of water on the surface of the platform. Reynolds submitted a plan for cutting and grinding the low areas, followed by filling with epoxy grout and smoothing to the specified grade. As of the end of June, the re-grading of the platform surface was underway and progressing well.
- Piping was delivered on June 5. The pipe and fittings were delivered with factory prime coat. Throughout the month, Reynolds corrected any damaged prime coat, removing rust and re-priming. Tnemec Series 1094 top coat was applied to pipe and fittings after the touchup of the prime coats was completed.
- The Board approved Change Order No. 4 in the amount of \$267,719.00 at the July 2nd Board meeting. This change order was to re-direct the filter overflow discharge to the plant pump station rather than to the CCCs per KLWTD staff's recommendation as well as the installation of an access walkway to access the new elevated disk filter platform. This change order also added time to the Contract for this scope of work.
- Reynolds, KLWTD and WEC staff attended construction progress meetings on June 13th and June 27th.

Project	Original Contract Amount	Current 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)	Percentage Complete
	\$11,066.25	\$50,708.25	\$328,781.25	16%

- The District piggybacked on a Marathon bid and awarded the Keys Holdings LLC project to Tropical Underground Contracting, LLC in the amount of \$375,555.75.
- Tropical Underground's continuing excavations revealed existing underground conditions that differed from the expected conditions and Tropical is preparing a proposed change order for review by WEC.
- Tropical Underground delivered the pump station and control panel to the work site. During the month of June, the lift station excavation was completed and the lift station was placed in the ground and backfilled.
- Tropical Underground has hydro-blasted the walls of the old pump station and applied protective coatings in preparation for converting the former pump station into a manhole. A penetration will need to be made approximately 10' below grade. WEC is working with Tropical Underground to devise a technique for coring the penetration from the inside due to high groundwater elevations and the impracticality of dewatering the excavation outside the structure.

Upcoming Construction Projects

Project	Estimated Total Cost	Status
Upgrades of Odor Control at All Vacuum Stations and Upgrade of the Generators at Vac A and Vac D.	\$1,200,000 (Anticipated)	Weiler Engineering has been directed to proceed with this project in phases, with Vacuum Stations A and D being the first phase. The design of the odor control upgrades, including structural components and site plans continues. Preliminary plan sets have been created for Vacuum Stations A, D, E, G, I, and J/K. The District has requested an expansion of the easement area. The Archdiocese requested monetary compensation for the expanded easement area and approval to transfer assessment waivers to others, presumably for sale of the waivers. District Counsel has determined that the District has no procedures to allow transfer of the assessment waivers. The District will submit a response and proposed compensation in July.
Power Conditioning, Lightning Protection & Wiring Upgrades at WWTP	\$3,563,376 (Anticipated)	This project will provide protection from transient surges in power that can damage equipment and potentially cause overflows or inadequate treatment at the WWTP. Installation of a lightning protection system at the WWTP to further reduce the potential impacts due to electrical surges will also be included as part of the project scope. Upgrades to the existing power and instrumentation wiring at the WWTP includes the use of non-corrosive materials and moving wiring above-ground to prevent corrosion and failure. The design of the project will be completed by mid-July. Technical specifications and bid documents have been prepared. The project is expected to go out to bid in late July.
Direct Potable Reuse Demonstration Project	\$1,504,301.25 (Anticipated)	The District has budgeted funds for a demonstration project to produce potable water from the WWTP's treated effluent. 2021 Florida legislation established 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 produced in the DPR demonstration project would be in the range of 150,000 to 250,000 GPD.

Grinder Pump Lateral Kits Replacement Project	\$590,625.00 (Anticipated)	This project is included in the District's FY24 budget. This project includes installing the new 316 stainless steel lateral kits at a shallower depth and in meter boxes, allowing easy access without excavation for service and replacement. Page Excavating has been awarded the project. We are currently reviewing the final bonds and insurance paperwork prior to issuance of the notice to proceed. The notice to proceed will be issued in July. This project will be moved to the Current Projects section in the next update.
EQ Tank and Headworks Project	\$4,500,000 (Anticipated)	The EQ Tank and Headworks Project involves the installation of a new headworks as an upgrade to the current headworks at the KLWTD WWTP. This project also involves the installation of an influent EQ tank to regulate flow. This project is currently in the design phase with preliminary site plans and structural drawings for the EQ tank. Shop drawings have been received from Hydrodyne and a center flow screen has been selected for the headworks screening, which will reduce the footprint of the headworks space and has a higher catch rate and efficiency than the existing headworks. Due to a lack of a decision by Islamorada on the NPK booster station design, the District is moving forward with completing design, with incorporation of an additive alternate scope of work should Islamorada decide to keep the current booster pump design.
Blower Room Modifications Project	\$250,000 (Anticipated)	The KLWTD staff has requested the addition of an access door behind blower #4 to better service the blower. Currently, the other blowers must be removed in order to access blower #4. These modifications will allow for more efficient service of the blowers. This project is currently in the preliminary design phase.

Select Photos from Current Projects



Figure 1: Reynolds Flooding Top of Concrete Disk Filters Platform at 9:20AM for Flow Test Observation



Figure 2: Filter Platform Side View



Figure 3: Filter Platform Bottom View



Figure 4: Installing new 8" Butterfly valve, 8"x8" PVC TEE, 8"x6" Reducer, and 6" Plug Valve to Odor Control Piping at Vacuum Station JK

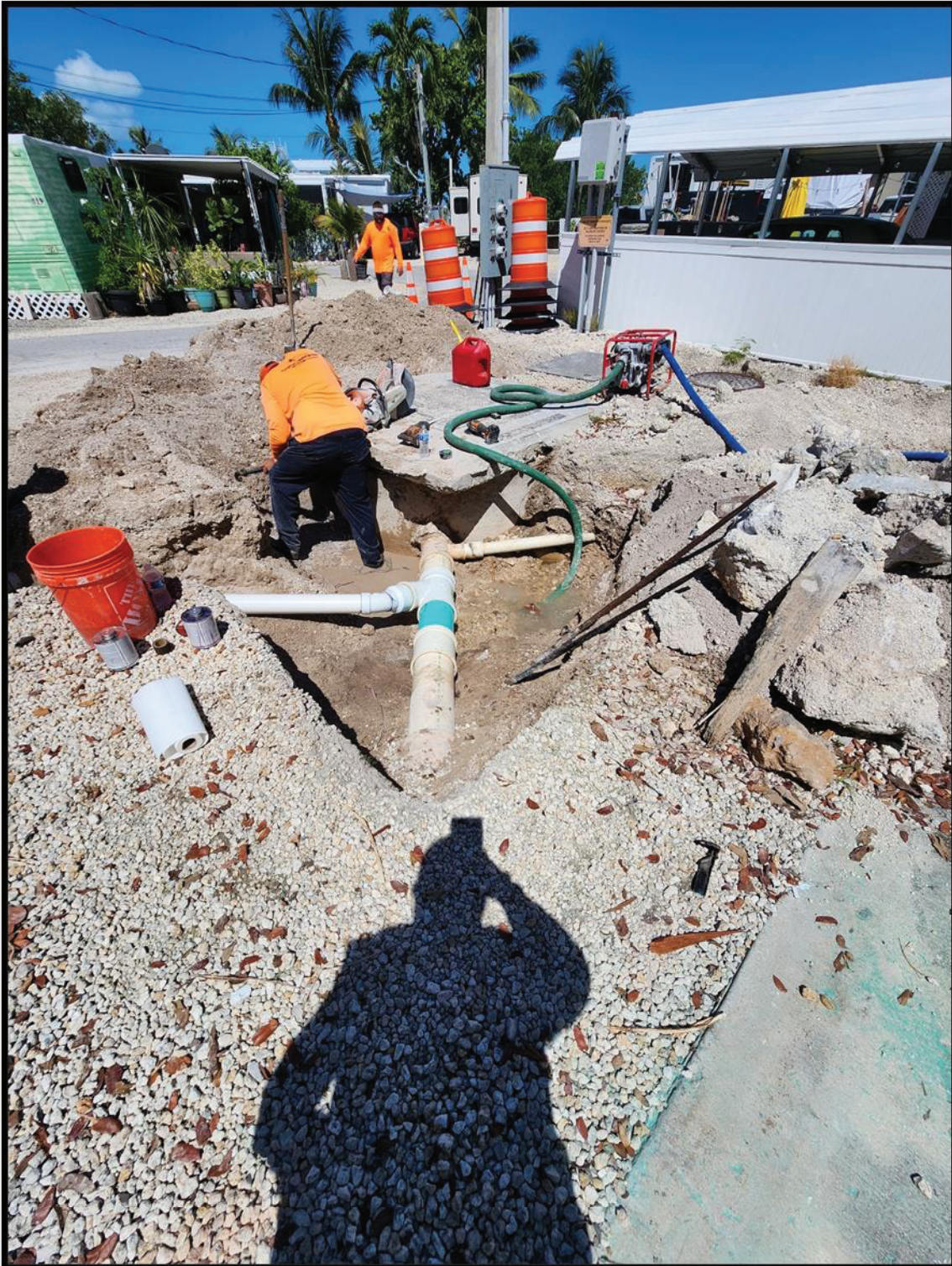


Figure 5: Keys Holding installing new pipe work for the lift station. Section of 8"SDR-26 PVC, 8"x6" PVC WYE, and 6"x4" PVC Reducer Installed at Southeast Side of Existing Lift Station.



Figure 6: Flovac Valve Rebuild Trailer on Site at the WWTP for KLWTD Vacuum Monitoring



Figure 7: Work station inside of the Flovac Valve Rebuild Trailer



Figure 8: KLWTD Vacuum Monitoring Rebuilt Valves

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

Meeting Date:
July 16, 2024

Agenda Item Number: O-1

Action Required:
Yes


Department: Legal
Sponsor: Nicholas Mulick

Subject:
Amendment of 2007 Assessment Roll (Reso. 09-2024)

Summary of Discussion:

Two parcels were subdivided by the Property Appraiser to which each has been assigned a separate Parcel ID No. The new parcels will be assessed on the 2007 Assessment Roll, the same as the parent parcels.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$10,100.00	1. Resolution 09-2024 2. Letters for notification of imposition of SDC
Customer Service: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Assessment revenue	
District Clerk: _____	Budgeted:	
Engineering: _____	No	

Approved By: 
General Manager

Date: 7-11-24

RESOLUTION NO. 09-2024

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2007 FINAL ASSESSMENT RESOLUTION NO. 11-08-07 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 21, 2007, the Key Largo Wastewater Treatment District (“District”) adopted 2007 Final Assessment Resolution No. 11-08-07 (“No. 11-08-07”); and

WHEREAS, the District assessed those tax parcels described in Exhibit 3.01 of Resolution No. 11-08-07 (“Assessment Roll”); and

WHEREAS, the tax parcels in Section 1 below described as “Parent Parcel” were assessed as part of Resolution No. 11-08-07; and

WHEREAS, the District has been advised by the Monroe County Property Appraiser that the owners of each Parent Parcel have taken the appropriate action to split the Parent Parcel; and

WHEREAS, that split has created four new tax parcels to which each has been assigned a separate Parcel ID No. described as “New Parcel” in Section 1 below; and

WHEREAS, the New Parcels will be added to the Assessment Roll.

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

Section 1.

PARENT PARCEL 1

PARCEL ID:	00467320-000000
AK NO.	1570729
PARCEL DESCRIPTION:	BK 5 LOTS 7-8 SOUTH CREEK VILLAGE KEY LARGO PB3-85 OR504-828 OR540-332 OR572-174 OR1569-1169 OR1907-1412 OR2609-2196 OR3040-1091

NEW PARCEL

PARCEL ID:	00467320-000100
AK NO.	9105185
PARCEL DESCRIPTION:	BK 5 LOT 6 SOUTH CREEK VILLAGE KEY LARGO PB3-85 OR504-828 OR540-332 OR572-174 OR1569-1169 OR1907-1412 OR2609-2196 OR3040-1091
EDU	1.0
BEGINNING BALANCE	\$5,050.00

PARENT PARCEL 2

PARCEL ID: 00548170-000000
AK NO. 1671657
PARCEL DESCRIPTION: BK 1 LT 18 TWIN LAKES PB3-160 KEY LARGO OR68-503
OR520-146 OR716-316 OR759-1297 OR770-1860 OR2592-
339 OR3020-2142 OR3131-101 OR3249-896 OR3249-0899

NEW PARCEL

PARCEL ID: 00548170-000100
AK NO. 9105242
PARCEL DESCRIPTION: BK 1 LT 19 TWIN LAKES PB3-160 KEY LARGO OR68-
503/504 OR520-146 OR716-316 OR759-1297 OR770-1860
OR2592-339 OR3020-2142 OR3131-101 OR3249-899
EDU 1.0
BEGINNING BALANCE \$5,050.00

Section 2. 2007 FINAL ASSESSMENT RESOLUTION AMENDED. The 2007 Final Assessment Resolution No. 11-08-07 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 3. 2007 FINAL ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2007 Final Assessment Resolution No. 11-08-07 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 4. 2007 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2007 Final Assessment Resolution No. 11-08-07, and all previous amendments duly adopted by the District, shall remain in full force and effect.

Section 5. APPLICABILITY AND EFFECTIVE DATE. This resolution shall take effect upon adoption by the Board of Commissioners.

RESOLVED AND ADOPTED THIS 16th DAY OF JULY 2024

The foregoing Resolution was offered by Commissioner _____, who moved 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 Resolution 09-2024 duly passed and adopted on the 16th day of July 2024.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: _____
Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Shannon McCully, District Clerk

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

June 6, 2024

To: Alonso Mendoza
Gabriela Munoz
532 Plante St
Key Largo, FL 33037

RE: Imposition of Wastewater System Development Charge - AK# 9105185

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 16, 2024.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that tax parcel AK# 1570729 has been split to create a new tax parcel, AK# 9105185. The new parcel will be added to the 2007 Assessment Roll.

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

EDU Assignment: The new tax parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,050.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so before August 31, 2024. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

- a. The first installment will be included in your 2024 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/3 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.
- c. At any time during the 3 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the 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 Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@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



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

AK# 9105185

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$2,850.00
Connection Charge (per connection)	\$2,200.00
Total SDC Charge	\$5,050.00



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

June 6, 2024

To: Omar Becerra
Jannette Becerra
974 Shaw Dr
Key Largo, FL 33037

RE: Imposition of Wastewater System Development Charge - AK# 9105242

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 16, 2024.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that tax parcel AK# 1671657 has been split to create a new tax parcel, AK# 9105242. The new parcel will be added to the 2007 Assessment Roll.

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

EDU Assignment: The new tax parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,050.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so before August 31, 2024. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).


2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

- a. The first installment will be included in your 2024 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/3 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.
- c. At any time during the 3 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the 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 Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@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



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

AK# 9105242

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$2,850.00
Connection Charge (per connection)	\$2,200.00
Total SDC Charge	\$5,050.00

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

Meeting Date:
July 16, 2024

Agenda Item Number: O-2

Action Required:
Yes

Department:
Legal

Sponsor:
Nicholas Mulick

Subject:
Amendment of 2008 Assessment Roll (Reso. 10-2024)

Summary of Discussion:

Three parcels were subdivided by the Property Appraiser to which each has been assigned a separate Parcel ID No. The new parcels will be assessed on the 2008 Assessment Roll, the same as the parent parcels.

Reviewed / Approved

Operations: _____
Customer Service: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$15,600.00
Income
Funding Source:
Assessment revenue
Budgeted:
No

Attachments

1. Resolution 10-2024
2. Letters for notification of imposition of SDC

Approved By: _____
General Manager

Date: 7-11-24

RESOLUTION NO. 10-2024

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2008 FINAL ASSESSMENT RESOLUTION NO. 12-06-08 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 17, 2008, the Key Largo Wastewater Treatment District (“District”) adopted 2008 Final Assessment Resolution No. 12-06-08 (“No. 12-06-08”); and

WHEREAS, the District assessed those tax parcels described in Exhibit 3.01 of Resolution No. 12-06-08 (“Assessment Roll”); and

WHEREAS, the tax parcels in Section 1 below described as “Parent Parcel” were assessed as part of Resolution No. 12-06-08; and

WHEREAS, the District has been advised by the Monroe County Property Appraiser that the owners of each Parent Parcel have taken the appropriate action to split the Parent Parcel; and

WHEREAS, that split has created six new tax parcels to which each has been assigned separate Parcel ID No. described as “New Parcel” in Section 1 below; and

WHEREAS, the New Parcels will be added to the Assessment Roll.

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

Section 1.

PARENT PARCEL 1

PARCEL ID:	00496131-006400
AK NO.	1612944
PARCEL DESCRIPTION:	BK 3 LT 20 BUCCANEER POINT SUBDIVISION PB7-6 KEY LARGO OR787-450 OR823-402 OR1133-2205 OR2983- 2319

NEW PARCEL

PARCEL ID:	00496131-006610
AK NO.	9105243
PARCEL DESCRIPTION:	BK 3 LOT 21 BUCCANEER POINT SUBDIVISION PB7-6 KEY LARGO OR787-450 OR823-402 OR963-208 OR1009- 1495 OR1200-1147 OR1409-284 OR1409-2085 OR1409-2086 OR1501-2353 OR1558-1741 OR1781-478 OR1781-480 OR3180-1356 OR3186-0530 OR3192-1721 OR3263-1014
EDU	1.0
BEGINNING BALANCE	\$5,200.00

PARENT PARCEL 2

PARCEL ID: 00498020-000000
AK NO. 1615889
PARCEL DESCRIPTION: BK 3 LOT 11 AMD AND EXT PLAT OF KEY LARGO OCEAN SHORES PB4-18 KEY LARGO OR423-998/99 OR430-582/83 OR711-143 OR2357-896 OR2357-897/98M/T OR2357-899

NEW PARCEL

PARCEL ID: 00498020-000100
AK NO. 9105321
PARCEL DESCRIPTION: BK 3 LOT 10 AMD AND EXT PLAT OF KEY LARGO OCEAN SHORES PB4-18 KEY LARGO OR423-998/99 OR430-582/83 OR711-143 OR2357-896 OR2357-897/98M/T OR2357-899
EDU 1.0
BEGINNING BALANCE \$5,200.00

PARENT PARCEL 3

PARCEL ID: 00501090-000000
AK NO. 1618942
PARCEL DESCRIPTION: BK 1 LT 3 KEY LARGO BEACH SUBD PB2-149 KEY LARGO OR473-297 OR552-113 OR677-11 OR803-1404 OR862-235 OR894-583 OR1443-1398 OR1443-1399 OR1452-1426 OR2157-931 OR2318-932 OR3136-0304 OR3207-0831

NEW PARCEL

PARCEL ID: 00501090-000200
AK NO. 9105322
PARCEL DESCRIPTION: BK 1 LT 4 KEY LARGO BEACH PB2-149 KEY LARGO OR473-297 OR1405-1991 OR1500-226 OR2125-667/68T/C OR2146-1271/72 OR2318-932 OR3136-304 OR3207-831 OR3264-0441
EDU 1.0
BEGINNING BALANCE \$5,200.00

Section 2.

2008 FINAL ASSESSMENT RESOLUTION AMENDED. The 2008 Final Assessment Resolution No. 12-06-08 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 3.

2008 ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2008 Final Assessment Resolution No. 12-06-08 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 4.

2008 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2008 Final Assessment Resolution No. 12-06-08, and all previous amendments duly adopted by the District, shall remain in full force and effect.

Section 5.

APPLICABILITY AND EFFECTIVE DATE. This resolution shall take effect upon adoption by the Board of Commissioners.

RESOLVED AND ADOPTED THIS 16TH DAY OF JULY, 2024

The foregoing Resolution was offered by Commissioner _____, who moved 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 Resolution 10-2024 duly passed and adopted on the 16th day of July 2024.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: _____
Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Shannon McCully, District Clerk

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

June 6, 2024

To: IRA FINANCIAL TRUST COMPANY CFBO PERRY E SMITH
800 Copper Rd #3030
Frisco, CO 80443

RE: Imposition of Wastewater System Development Charge - AK# 9105243

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 16, 2024.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that tax parcel AK# 1612944 has been split to create a new tax parcel, AK# 9105243. The new parcel will be added to the 2008 Assessment Roll.

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

EDU Assignment: The new tax parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,200.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so before August 31, 2024. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).


2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

- a. The first installment will be included in your 2024 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/4 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.
- c. At any time during the 4 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the 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 Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@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



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

AK# 9105243

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$2,950.00
Connection Charge (per connection)	\$2,250.00
Total SDC Charge	\$5,200.00



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

June 6, 2024

To: HAGOPIAN JACK H TRUST
C/O CAROLYN ANN COCHRANE TRUSTEE
PO Box 371582
Key Largo FL 33037

RE: Imposition of Wastewater System Development Charge - AK# 9105321

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 16, 2024.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that tax parcel AK# 1615889 has been split to create a new tax parcel, AK# 9105321. The new parcel will be added to the 2008 Assessment Roll.

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

EDU Assignment: The new tax parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,200.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so before August 31, 2024. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).


2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

- a. The first installment will be included in your 2024 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/4 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.
- c. At any time during the 4 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the 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 Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@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



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

AK# 9105321

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$2,950.00
Connection Charge (per connection)	\$2,250.00
Total SDC Charge	\$5,200.00



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

June 6, 2024

To: MONROE COUNTY
1100 Simonton St
Key West FL 33040

RE: Imposition of Wastewater System Development Charge - AK# 9105322

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 16, 2024.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that tax parcel AK# 1618942 has been split to create a new tax parcel, AK# 9105322. The new parcel will be added to the 2008 Assessment Roll.

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

EDU Assignment: The new tax parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,200.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so before August 31, 2024. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

- a. The first installment will be included in your 2024 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/4 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.
- c. At any time during the 4 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the 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 Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@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



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

AK#9105322

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$2,950.00
Connection Charge (per connection)	\$2,250.00
Total SDC Charge	\$5,200.00

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

Meeting Date:
July 16, 2024

Agenda Item Number: O-3

Action Required:
Yes

Department:
Legal

Sponsor:
Nicholas Mulick

Subject:

Amendment of 2009 Assessment Roll (Reso. 11-2024)

Summary of Discussion:

Two parcels were subdivided by the Property Appraiser to which each has been assigned a separate Parcel ID No. The new parcels will be assessed on the 2009 Assessment Roll, the same as the parent parcels.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$10,400.00	1. Resolution 11-2024 2. Letters for notification of imposition of SDC
Customer Service: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Assessment revenue	
District Clerk: _____	Budgeted:	
Engineering: _____	No	

Approved By: _____

General Manager

Date: _____

7-11-24

RESOLUTION NO. 11-2024

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2009 FINAL ASSESSMENT RESOLUTION NO. 20-05-09 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 19, 2009, the Key Largo Wastewater Treatment District (“District”) adopted 2009 Final Assessment Resolution No. 20-05-09 (“No. 20-05-09”); and

WHEREAS, the District assessed the tax parcels described in Exhibit 3.01 of Resolution No. 20-05-09 (“Assessment Roll”); and

WHEREAS, the tax parcels in Section 1 below described as “Parent Parcel” were assessed as part of Resolution No. 20-05-09; and

WHEREAS, the District has been advised by the Monroe County Property Appraiser that the owners of the Parent Parcels have taken the appropriate action to split the Parent Parcel; and

WHEREAS, that split has created two new tax parcels to which each has been assigned separate Parcel ID’s No. described as “New Parcel” in Section 1 below; and

WHEREAS, the New Parcels will be added to the Assessment Roll.

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

Section 1.

PARENT PARCEL 1

PARCEL ID:	00506000-000000
AK NO.	1623857
PARCEL DESCRIPTION:	TAVERNIER COVE NO 1 PB1-103 KEY LARGO SE 1/2 LT 8, LT 9, PT LT 10 AND SINGLETONS ADD TAVERNIER COVE-KEY LARGO-PB1-135 PT LT 35 AND PT LT 36 G57-144/45 G38-456/57 G51-37/38 OR267-110/11 OR304-405 OR1127-1198 OR1127-1197L/E OR1127-1199 OR1437-72D/C OR1437-75/77R/S OR1663-613D/C OR3210-1785 OR3224-0137

NEW PARCEL

PARCEL ID: 00506000-000100
AK NO. 9105304
PARCEL DESCRIPTION: TAVERNIER COVE NO 1 PB1-103 KEY LARGO NW 1/2 LOT 8 G57-144/45 G38-456/57 G51-37/38 OR267-110/11 OR304-405 OR1127-1198 OR1127-1197L/E OR1127-1199 OR1437-72D/C OR1437-75/77R/S OR1663-613D/C OR3210-1785 OR3224-0137 OR3260-0906
EDU 1.0
BEGINNING BALANCE \$5,200.00

PARENT PARCEL 2

PARCEL ID: 00481540-000000
AK NO. 1590746
PARCEL DESCRIPTION: BK B LOT 20 ADOBE CASA COURT PB5-17 KEY LARGO OR299-527 OR571-12 OR619-415/17 OR725-383 OR788-854/55 OR791-986/87 OR821-215 OR844-1321 OR844-1324 OR880-147 OR906-1076 OR982-2239 OR993-565 OR999-1942R/S OR1058-1144ML OR1128-2379 OR1128-2377/78F/J OR1133-2237AFF OR1198-847/49 OR1199-1811 OR1585-767 OR1677-653/75F/J OR1680-334 OR2763-2175C/T OR2785-1038/52 OR2874-344/45

NEW PARCEL

PARCEL ID: 00481540-000100
AK NO. 9105317
PARCEL DESCRIPTION: BK B LOT 21 ADOBE CASA COURT PB5-17 KEY LARGO OR299-527 OR571-12 OR619-415/17 OR725-383 OR788-854/55 OR791-986/87 OR821-215 OR844-1321 OR844-1324 OR880-147 OR906-1076 OR982-2239 OR993-565 OR999-1942R/S OR1058-1144ML OR1128-2379 OR1128-2377/78F/J OR1133-2237AFF OR1198-847/49 OR1199-1811 OR1585-767 OR1677-653/75F/J OR1680-334 OR2763-2175C/T OR2785-1038/52 OR2874-344/45
EDU 1.0
BEGINNING BALANCE \$5,200.00

Section 2.

2009 FINAL ASSESSMENT RESOLUTION AMENDED. The 2009 Final Assessment Resolution No. 20-05-09 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 3.

2009 ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2009 Final Assessment Resolution No. 20-05-09 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 4.

2009 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2009 Final Assessment Resolution No. 20-05-09, and all previous amendments duly adopted by the District, shall remain in full force and effect.

Section 5.

APPLICABILITY AND EFFECTIVE DATE. This resolution shall take effect upon adoption by the Board of Commissioners.

RESOLVED AND ADOPTED THIS 16TH DAY OF JULY 2024

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

	AYE	NAY
Chairman Rodriguez	_____	_____
Commissioner Cullen	_____	_____
Commissioner Heim	_____	_____
Commissioner Maloney	_____	_____
Commissioner Tobin	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared Resolution 11-2024 duly passed and adopted the 16th day of July 2024. KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: _____
Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Shannon McCully, District Clerk

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

June 6, 2024

To: Casey Yaworski
Kendra Paulson
123 Sunrise Dr.
Tavernier, FL 33070

RE: Imposition of Wastewater System Development Charge - AK# 9105304

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 16, 2024.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that tax parcel AK# 1623857 has been split to create a new tax parcel, AK# 9105304. The new parcel will be added to the 2009 Assessment Roll.

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

EDU Assignment: The new tax parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,200.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so before August 31, 2024. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

- a. The first installment will be included in your 2024 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/5 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.
- c. At any time during the 5 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the 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 Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@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



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

AK#9105304

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$2,950.00
Connection Charge (per connection)	\$2,250.00
Total SDC Charge	\$5,200.00



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

June 6, 2024

To: Sergio Matos
Gladys Matos
10840 SW 84th Ave
Miami, FL 33156

RE: Imposition of Wastewater System Development Charge - AK# 9105317

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 16, 2024.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that tax parcel AK# 1590746 has been split to create a new tax parcel, AK# 9105317. The new parcel will be added to the 2009 Assessment Roll.

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

EDU Assignment: The new tax parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,200.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so before August 31, 2024. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

a. The first installment will be included in your 2024 Monroe County Annual Tax bill.

b. The amount of each installment payment will be equal to 1/5 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.

c. At any time during the 5 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the 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 Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@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



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

AK#9105317

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$2,950.00
Connection Charge (per connection)	\$2,250.00
Total SDC Charge	\$5,200.00

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

Meeting Date:
July 16, 2024

Agenda Item Number: O-4

Action Required:
Yes

Department:
Legal

Sponsor:
Nicholas Mulick

Subject:

Amendment of 2012 Assessment Roll (Reso. 12-2024)

Summary of Discussion:

One parcel was subdivided by the Property Appraiser to which has been assigned a separate Parcel ID No. The new parcel will be assessed on the 2012 Assessment Roll, the same as the parent parcel.

Reviewed / Approved

Operations: _____
Customer Service: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$5,700.00
Income
Funding Source:
Assessment revenue
Budgeted:
No

Attachments

1. Resolution 12-2024
2. Letter for notification of imposition of SDC

Approved By: _____
General Manager



Date: 7-11-24

RESOLUTION NO. 12-2024

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2012 FINAL ASSESSMENT RESOLUTION NO. 37-05-12 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 1, 2012, the Key Largo Wastewater Treatment District (“District”) adopted 2016 Final Assessment Resolution No 37-05-12 (“No. 37-05-12”); and

WHEREAS, the District assessed the tax parcels described in Exhibit 3.01 of Resolution No. 37-05-12 (“Assessment Roll”); and

WHEREAS, the tax parcels in Section 1 below described as “Parent Parcel” were assessed as part of Resolution No. 37-05-12; and

WHEREAS, the District has been advised by the Monroe County Property Appraiser that the owners of the Parent Parcels have taken the appropriate action to split the Parent Parcel; and

WHEREAS, that split has created two new tax parcels to which each has been assigned separate Parcel ID’s No. described as “New Parcel” in Section 1 below; and

WHEREAS, the New Parcels will be added to the Assessment Roll.

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

Section 1.

PARENT PARCEL 1

PARCEL ID:	00565750-000000
AK NO.	1692841
PARCEL DESCRIPTION:	BK 6 LOT 12 LESS ELY 12 FEET GULFSTREAM SHORES PB3-61 KEY LARGO OR410-23 OR852-2464 OR902-1255 OR906-596 OR932-1159 OR1143/170 OR1438-1032 OR1442-852 OR1445-1609 OR1448-1 OR1447-2498 OR1448-4 OR2718-800 OR3241-1329 OR3268-2479 OR3269-0275

NEW PARCEL

PARCEL ID:	00565750-000100
AK NO.	9105323
PARCEL DESCRIPTION:	BK 6 LOT 13 & E 12' LOT 12 GULFSTREAM SHORES PB3-61 KEY LARGO OR410-23 OR852-2464 OR902-1255 OR906-596 OR932-1159 OR1143/170 OR1438-1032 OR1442- 852 OR1445-1609 OR1448-1 OR1447-2498 OR1448-4 OR2718-800 OR3241-1329
EDU	1.0
BEGINNING BALANCE	\$5,700.00

Section 2. 2012 FINAL ASSESSMENT RESOLUTION AMENDED. The 2012 Final Assessment Resolution No. 37-05-12 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 3. 2012 ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2012 Final Assessment Resolution No. 37-05-12 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 4. 2012 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2012 Final Assessment Resolution No. 37-05-12, and all previous amendments duly adopted by the District, shall remain in full force and effect.

Section 5. APPLICABILITY AND EFFECTIVE DATE. This resolution shall take effect upon adoption by the Board of Commissioners.

RESOLVED AND ADOPTED THIS 16TH DAY OF JULY 2024

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

	AYE	NAY
Chairman Rodriguez	_____	_____
Commissioner Cullen	_____	_____
Commissioner Heim	_____	_____
Commissioner Maloney	_____	_____
Commissioner Tobin	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared Resolution 12-2024 duly passed and adopted on the 16th day of July 2024.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: _____
Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Shannon McCully, District Clerk

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

June 13, 2024

To: Timothy Douma
Emily Schemper Douma
13310 SW 1ST ST.
MIAMI, FL 33184

RE: Imposition of Wastewater System Development Charge - AK# 9105323

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 16, 2024.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that tax parcel AK# 1692841 has been split to create a new tax parcel, AK# 9105323. The new parcel will be added to the 2012 Assessment Roll.

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

EDU Assignment: Your parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Grinder Pump Installation : The new tax parcel AK# 9105323 is located in an area that requires a grinder pump for connection to the District Sewer System. The owner is responsible for the cost of installing and maintaining the grinder pump. Please coordinate with the District to acquire the grinder pump and connection specifications.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,700.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so no later than August 31, 2024. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).


2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

- a. The first installment will be included in your 2024 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/8 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.
- c. At any time during the 8 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the 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 Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@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



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

AK#9105323

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$3,200.00
Connection Charge (per connection)	\$2,500.00
Total SDC Charge	\$5,700.00

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

Meeting Date:

July 16, 2024

Agenda Item Number: O-5

Action Required:

Yes

Department:

Legal

Sponsor:

Nicholas Mulick

Subject:

Amendment of 2016 Assessment Roll (Reso. 13-2024)

Summary of Discussion:

One parcel was subdivided by the Property Appraiser to which has been assigned a separate Parcel ID No. The new parcel will be assessed on the 2016 Assessment Roll, the same as the parent parcel.

Reviewed / Approved

Operations: _____
Customer Service: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$5,840.00
Income
Funding Source:
Assessment revenue
Budgeted:
No

Attachments

1. Resolution 13-2024
2. Letter for notification of imposition of SDC

Approved By: _____

General Manager

Date: _____

RESOLUTION NO. 13-2024

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2016 FINAL ASSESSMENT RESOLUTION NO. 10-08-16 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 2, 2016, the Key Largo Wastewater Treatment District (“District”) adopted 2016 Final Assessment Resolution No. 10-08-16 (“No. 10-08-16”); and

WHEREAS, the District assessed the tax parcels described in Exhibit 3.01 of Resolution No. 10-08-16 (“Assessment Roll”); and

WHEREAS, the tax parcels in Section 1 below described as “Parent Parcel” were assessed as part of Resolution No. 10-08-16; and

WHEREAS, the District has been advised by the Monroe County Property Appraiser that the owners of the Parent Parcels have taken the appropriate action to split the Parent Parcel; and

WHEREAS, that split has created two new tax parcels to which each has been assigned separate Parcel ID’s No. described as “New Parcel” in Section 1 below; and

WHEREAS, the New Parcels will be added to the Assessment Roll.

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

Section 1.

PARENT PARCEL 1

PARCEL ID:	00489490-000100
AK NO.	9100452
PARCEL DESCRIPTION:	BK 1 LT 42 AND THE W10 FEET OF LT 43 AMENDED PLAT OF BAY HARBOR PB2-91 KEY LARGO G45-116 G47-484 OR389-186 OR804-959 OR1001-206 OR1001-207 OR2560-322 OR2840-1973 OR2843-2354 OR2893-447 OR2935-1146 OR3150-0580 OR3196-0117

NEW PARCEL

PARCEL ID:	00489490-000101
AK NO.	9105238
PARCEL DESCRIPTION:	BK 1 LT 43 LESS THE W10 FEET AMENDED PLAT OF BAY HARBOR PB2-91 KEY LARGO G45-116 G47-484 OR389-186 OR804-959 OR1001-206 OR1001-207 OR2560- 322 OR2840-1973 OR2843-2354 OR2893-447 OR2935-1146 OR3150-0580 OR3196-0117
EDU	1.0
BEGINNING BALANCE	\$5,840.00

Section 2. 2016 FINAL ASSESSMENT RESOLUTION AMENDED. The 2016 Final Assessment Resolution No. 10-08-16 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 3. 2016 ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2016 Final Assessment Resolution No. 10-08-16 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 4. 2016 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2016 Final Assessment Resolution No. 10-08-16, and all previous amendments duly adopted by the District, shall remain in full force and effect.

Section 5. APPLICABILITY AND EFFECTIVE DATE. This resolution shall take effect upon adoption by the Board of Commissioners.

RESOLVED AND ADOPTED THIS 16TH DAY OF JULY 2024

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

	AYE	NAY
Chairman Rodriguez	_____	_____
Commissioner Cullen	_____	_____
Commissioner Heim	_____	_____
Commissioner Maloney	_____	_____
Commissioner Tobin	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared Resolution 13-2024 duly passed and adopted on the 16th day of July 2024.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: _____
Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Shannon McCully, District Clerk

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

June 6, 2024

To: Christopher Burns
Vanessa Burns
19 Sunset Rd
Key Largo, FL 33037

RE: Imposition of Wastewater System Development Charge - AK# 9105238

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 16, 2024.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that tax parcel AK# 9100452 has been split to create a new tax parcel, AK# 9105238. The new parcel will be added to the 2016 Assessment Roll.

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

EDU Assignment: The new tax parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,840.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so no later than August 31, 2024. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

- a. The first installment will be included in your 2024 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/8 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.
- c. At any time during the 8 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the 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 Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@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



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

AK# 9105238

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$3,305.00
Connection Charge (per connection)	\$2,535.00
Total SDC Charge	\$5,840.00

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

Meeting Date:

July 16, 2024

Agenda Item Number: O-6

Agenda Item Type:

Information / Presentation

Agenda Item Scope:

Review / Discussion

Action Required:

Yes

Department:

Legal

Sponsor:

Nicholas Mulick

Subject:

2024 Assessment Roll (Reso. 14-2024)

Summary of Discussion:

The Board to consider approving the 2024 Assessment Resolution, setting the 2024 annual interest rate of 2.590% and System Development Charges: Plant Capacity Fee \$2,796.00, Pipe Capacity Fee \$1,645.00, Connection Fee \$3,404.00.

Reviewed / Approved

Operations: _____

Customer Service: _____

Finance: _____

District Counsel: _____

District Clerk: _____

Engineering: _____

Financial Impact

\$0.00

Funding Source:

Assessment revenue

Budgeted:

N/A

Attachments

1. 2024 Assessment Resolution

Approved By: _____
General Manager

Date: 7-11-24

RESOLUTION NO. 14-2024

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT RELATING TO SYSTEM DEVELOPMENT CHARGES AND ASSESSMENTS FOR 2024 FOR FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE ANNUAL INTEREST RATE FOR UNPAID ASSESSMENTS FOR 2024; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION MAY BE REFERRED TO AS THE “2024 ASSESSMENT RESOLUTION.”

ARTICLE I

DEFINITIONS AND INTERPRETATION

SECTION 1.01. DEFINITIONS. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires.

“**Annual Debt Service Component**” means the amount computed for each Tax Parcel pursuant to KLWTD Rules and Regulations Section 10.13(b).

“**Assessment**” means a charge imposed by the District against real property within the Assessment Area to fund the Capital Cost of Utility Improvements or the Operating Cost of Related Services, as provided for in the District Assessment resolutions. The Assessment may represent a portion of the total System Development Charge as calculated herein and in accordance with the Uniform Assessment Collections Act or may represent the entire System Development Charge where applicable.

“**Assessment Roll**” means a roll of Non-Ad Valorem charges prepared by the District and certified to the Monroe County Tax Collector for collection.

“**Assessment Area**” means the proposed initial Wastewater Assessment Area described in Section 4.01 hereof.

“**Board**” means the Board of Commissioners of the Key Largo Wastewater Treatment District.

“**Capital Cost**” means all or any portion of the expenses that are properly attributable to the acquisition, design, construction, installation, reconstruction, renewal, or replacement (including demolition, environmental mitigation, and relocation) of the Wastewater Management Facilities, and imposition of the Assessment under generally accepted accounting principles; and including reimbursement to the District for any funds advanced for Capital Cost and interest on any interfund, intrafund, or temporary construction loan for such purposes.

Key Largo Wastewater Treatment District
2024 Assessment Resolution

“Collection Cost” means the estimated cost to be incurred by the District during any Fiscal Year in connection with the collection of Assessments including, but not limited to, costs associated with billing and collection, financing charges, and other charges or costs associated with the use of the Uniform Assessment Collection Act.

“District” means the Key Largo Wastewater Treatment District.

“District Obligation” means an Original Obligation secured by proceeds of the Assessments.

“Dwelling Unit” means a single unit designated or intended for one-family occupancy (a household of one or more Persons), including, but not limited to, one single-family house, one-half of a duplex, one apartment, one residential condominium unit (whether in a single-unit building or a multiple-unit building), or one mobile home or recreational vehicle space not regulated under Chapter 513, F.S. An Employee Housing Unit that is part of a Commercial Accommodation facility is not a Dwelling Unit.

“Equivalent Dwelling Unit” or **“EDU”** means a system capacity equivalency unit corresponding to an average of one hundred and sixty-seven (167) gallons per day of potable water usage. This figure is computed in the manner described in Section 4.02 hereof. **“Equivalent Dwelling Unit”** or **“EDU”** means a system capacity equivalency unit corresponding to an average of one hundred and sixty-seven (167) gallons per Day of potable water usage.

“Excluded Parcel” means a Tax Parcel, as determined by the District, that will not receive a special benefit from construction of the District Wastewater Management Facilities and accordingly, not be included in the District’s Tax Roll. To be designated as an Excluded Parcel, the Tax Parcel must not be improved with facilities or structures that generate, or might generate, sewage that will be managed by the District Wastewater Management Facilities.

“Government Property” means a Tax Parcel owned by the United States of America, the State of Florida, a county, a special district, a municipal corporation, or any of their respective agencies or political subdivisions.

“Initial Prepayment Amount” means the amount required to pay in full the System Development Charge for a particular Tax Parcel prior to being included in the Annual Assessment Roll as set forth in the applicable Assessment Resolution.

“KLWTD Rules and Regulations” means the Key Largo Wastewater Treatment District General Rules and Regulations as may from time to time be amended.

“Laundromat” means a stand-alone laundry business that provides self-service and non-self-service laundry facilities to the public, consisting of washing machines, dry cleaning machines, and clothing

Key Largo Wastewater Treatment District
2024 Assessment Resolution

dryers, in any combination. “Laundromat” does not include laundry facilities that are located in or otherwise associated with a Commercial Accommodation

“Mixed-Use Tax Parcel” means a Tax Parcel improved with a structure or group of structures, comprising one or more Dwelling Units, and one or more units that are not a Dwelling Unit, or a Laundromat.

“Multi-Family, Residential Unique Parcel” means a Residential Unique Parcel intended for more than one Dwelling Unit and less than seven Dwelling Units.

“Non-Residential Tax Parcel” means an improved Tax Parcel classified by the Property Appraiser as other than “residential”.

“Original Obligation” means that portion of a series of bonds or other evidence of indebtedness, including without limitation notes, commercial paper, capital leases, or any other obligations issued or incurred to finance the Project Cost of the District Wastewater Management Facilities.

“Project Cost” means (A) the aggregate Initial Prepayment Amount of all Tax Parcels subject to the Assessment prior to any prepayments, (B) the Transaction Cost associated with the District Obligations attributable to District Wastewater Management Facilities, (C) interest accruing on such District Obligations for such period of time as the District deems appropriate, (D) the debt service reserve fund or account, if any, established for the District Obligations attributable to District Wastewater Management Facilities, and (E) any other costs or expenses related thereto.

“Property Appraiser” means the Monroe County Property Appraiser.

“Residential Tax Parcel” means a Tax Parcel improved with a structure or structures that are comprised exclusively of Dwelling Units and their appurtenances, such as garages, sheds, swimming pools, and boat docks.

“Single-Family, Residential Unique Parcel” means a Unique Residential Parcel intended for a single Dwelling Unit.

“State” means the State of Florida.

“System Development Charge” or **“SDC”** means the District's charge to each owner of property. The SDC is expected to recover approximately 40% of the Capital Costs related to the construction of the Wastewater Management Facilities attributable to the Tax Parcels covered by this Resolution.

“Tax Collector” means the Monroe County Tax Collector.

“Tax Parcel” means a parcel of real property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

Key Largo Wastewater Treatment District
2024 Assessment Resolution

“Tax Roll” means the real property ad valorem tax assessment roll maintained by the Monroe County Tax Collector for the purposes of the levy and collection of ad valorem taxes.

“Transaction Cost” means the costs, fees, and expenses incurred by the District in connection with the issuance and sale of any series of District Obligations, including without limitation (A) rating agency and other financing fees; (B) the fees and disbursement of bond counsel and disclosure counsel, if any; (C) the underwriter’s discount; (D) the fees and disbursements of the District’s financial advisor; (E) the costs of preparing and printing the District Obligations; (F) the fees payable in respect of any bond or reserve account insurance policy; (G) administrative, development, credit review, and all other fees associated with any pooled commercial paper or similar interim financing program; (H) any private placement fees; and (I) any other costs of a similar nature incurred in connection with the issuance of such District Obligations.

“Uniform Assessment Collection Act” means the method of collecting non-ad valorem assessments provided in Chapter 197.3632, Florida Statutes.

“Residential Unique Parcel” means a Single-Family Residential Tax Parcel that cannot connect to the District’s sanitary sewer system by means of a gravity connection and which must tie directly into the District’s force main via a Grinder Pump System. A Residential Unique Parcel does not include a residential multi-family Tax Parcel consisting of more than six Dwelling Units or a Tax Parcel for which the District has provided a connection point capable of receiving wastewater by gravity, such as a gravity collection system or a vacuum pit.

“Vacant Parcel” means a Tax Parcel that is unimproved with any structures or facilities such as quick-connect fixtures for recreational vehicles that might generate Wastewater, but does not include a Tax Parcel for which permits have been issued for construction.

“Wastewater Management Facilities” means all facilities acquired, designed, constructed, installed, reconstructed, renewed, or replaced by the District for the purpose of collecting, transporting, and treating wastewater and disposing of the byproducts of such treatment. In general, Wastewater Management Facilities may be characterized as one of three types: collection system, transmission main, and treatment plant.

Key Largo Wastewater Treatment District
2024 Assessment Resolution

SECTION 1.02. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms “hereof,” “hereby,” “herein,” “hereto,” “hereunder,” and similar terms refer to this Resolution; the term “hereafter” means after the effective date of this Resolution; the term “heretofore” means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

Key Largo Wastewater Treatment District
2024 Assessment Resolution

ARTICLE II
FINDINGS

SECTION 2.01. FINDINGS. It is hereby ascertained, determined, and declared that:

- A. Pursuant to the Key Largo Wastewater Treatment District Act (Chapter 2002-337, Florida Statutes), as amended, and the Uniform Special District Accountability Act of 1989 (Chapter 189, Florida Statutes), the Key Largo Wastewater Treatment District possesses, among other powers, the powers to:
 - 1. Perform such acts as shall be necessary for the sound planning, acquisition, development, operation, and maintenance of a wastewater management system within the District, including all business facilities necessary and incidental thereto;
 - 2. Adopt resolutions and policies as necessary for implementation, regulation, and enforcement, consistent with the purposes of the District;
 - 3. Plan, develop, purchase or otherwise acquire, construct, reconstruct, improve, extend, enlarge, equip, repair, maintain, and operate any wastewater management system and facilities within the territorial limits of the District;
 - 4. Assess and impose non-ad valorem assessments upon the lands in the District, as provided by the Key Largo Wastewater Treatment District Act and the Uniform Assessment Collection Act; and
 - 5. Do all acts or things necessary or convenient to carry out the powers expressly granted in the Key Largo Wastewater Treatment District Act.
- B. On or about December 19, 2017, the Board adopted a resolution expressing its intent to use the Uniform Method of Collecting Non-Ad Valorem Assessments.
- C. The District has entered into written agreements with the Property Appraiser and the Tax Collector in connection with the assessment and collection of non-ad valorem assessments.
- D. The District has entered into contracts for the design and construction of Wastewater Management Facilities to serve the District, including the portion of the District described in this Resolution as the Assessment Area, and these Wastewater Management Facilities will be designed and constructed.
- E. Construction and operation of the Wastewater Management Facilities provide a special benefit to real property located within the Assessment Area by providing access to the sewer system, eliminating the present need for onsite sewage treatment and disposal facilities on the real property

Key Largo Wastewater Treatment District
2024 Assessment Resolution

located within the Assessment Area, eliminating existing illegal and inadequate onsite sewage treatment and disposal facilities on the real property located within the Assessment Area, and preventing further pollution of the ground water and surface waters under, on, and adjacent to the real property within the Assessment Area, whether that real property is connected to the District's sanitary sewer system or not.

- F. The Assessment established by this Resolution has been the subject of considerable research into the projected needs of the District for capital funding using the various possible methods of determining the amount of System Development Charges ("SDCs") for the apportionment of Capital Costs among the properties to be assessed. Among other things, the Board contracted with Public Resources Management Group, Inc. ("PRMG") to conduct a study and make recommendations as to wastewater rates and SDC's. On or about May 31, 2005, PRMG delivered to the Board the results of its study in a document entitled "Financial Forecast and Wastewater Rate Analysis." The Board held a public hearing on July 3, 2005 to receive public comments on the proposed wastewater rates and SDC's.
- G. As a result of those efforts, on July 20, 2005, the Board accepted the PRMG recommendations, and adopted a method of calculation of SDC's to be imposed against real property located within the Assessment Area. The amounts to be collected as SDC's total approximately 40% of the Capital Cost of District Wastewater Management Facilities constructed, and to be constructed, by the District and allocated to the Tax Parcels covered by this Resolution.
- H. At that time, the Board established a special classification for Laundromats for the purpose of calculating SDC's. The District determined that, for that purpose only, a Laundromat is to be counted as having one EDU. This determination was based on the Board's finding that the vast majority of Laundromat customers are either residents of the District or guests at hotels, motels, and other guest accommodations within the District and that the SDC's to be paid on account of those residences and guest accommodations will be sufficient to provide capacity for sewage generated by Laundromats.
- I. The District has designed the Wastewater Management Facilities in a way that is most economical and cost-effective for the District, as a whole. Although the District has provided the vast majority of residential Tax Parcels with connection points capable of receiving wastewater by gravity, the District has not provided gravity connection points for Residential Unique Parcels. The Board finds that it is fair and reasonable to provide low pressure wastewater transmission equipment,

Key Largo Wastewater Treatment District
2024 Assessment Resolution

commonly referred to as grinder pumps, to the Residential Unique Parcels. Further, the Board finds that is in the best interests of the District for the District to install the low pressure equipment and associated piping needed to connect the Residential Unique Parcels to the Wastewater Management Facilities and to maintain the low pressure equipment and associated piping installed by the District as described herein.

- J. The Board hereby reaffirms its findings and determinations as described above. In addition, District Staff has conducted research and inspections of properties within the Assessment Area, and has developed classifications of service for the purpose of setting monthly rates. The Board adopts classifications of service for the purpose of SDC's and Assessments, as further described below. Further, the Board has determined that it is appropriate to increase the amounts of SDC's in order to take into account inflation since the 2005 Final Assessment Resolution.
- K. The Board has determined that the method for calculating SDC's described below is a fair and reasonable apportionment of costs among the properties to be assessed under this Resolution.
- L. The use of the Uniform Assessment Collection Act is a convenient and secure method to ensure collection of all SDC's to be collected by the District. Use of this method will enhance the ability of the District to borrow funds at reasonable rates in order to further develop and expand the Wastewater Management Facilities.
- M. The Assessment established by this Resolution is imposed by the District, and not by Monroe County. Any activity of the Property Appraiser or Tax Collector in connection with this Resolution and the non-ad valorem assessment shall be solely ministerial.

Key Largo Wastewater Treatment District
2024 Assessment Resolution

ARTICLE III
ASSESSMENT ROLL

SECTION 3.01. ASSESSMENT ROLL. No Tax Parcels are being initially assessed in and by this “2024 ASSESSMENT RESOLUTION.” Pursuant to KLWTD RESOLUTION NO. 09-2024, 10-2024, 11-2024, 12-2024, and 13-2024, previously assessed Tax Parcels have been split to create new parcels, and the Non-Ad Valorem Assessment Rolls have been adjusted accordingly.

Key Largo Wastewater Treatment District
2024 Assessment Resolution

ARTICLE IV

GENERAL PROVISIONS WITH RESPECT TO ASSESSMENTS

SECTION 4.01. DESCRIPTION OF PROPOSED ASSESSMENT AREA.

- A. The District's Service area includes the territory consisting of the island of Key Largo, including all lands east of Tavernier Creek, including Tavernier, Key Largo all in Monroe County, Florida with the exception of:
1. All areas north of Summerland Road on US-1, and
 2. All areas north of Charlemagne Blvd on County Road 905 including Ocean Reef.

SECTION 4.02. INITIAL PREPAYMENT AMOUNT. The Initial Prepayment Amount for each Tax Parcel covered by this Resolution is equal to the System Development Charge ("SDC") calculated for that Tax Parcel. SDCs and System Impact Charges ("SICs") are calculated according to the Tax Parcel's classification as follows:

- A. Residential Tax Parcels. For residential wastewater Service, the SDC is the sum of:
1. \$2,796 per Dwelling Unit for wastewater treatment plant capacity, plus
 2. \$1,645 per Dwelling Unit for force main – pipe capacity, plus
 3. \$3,404 per connection for connection to the wastewater system.
- B. Non-Residential Tax Parcels. For non-residential wastewater service, the SDC is the sum of:
1. \$2,796 per EDU for wastewater treatment plant capacity;
 2. \$1,645 per EDU for force main – pipe capacity; plus
 3. \$3,404 per connection or actual cost of connection, whichever is greater, for connection to the wastewater system.
 4. EDUs shall be calculated using the methodology indicated in the KLWTD Rules and Regulations.
- C. Laundromats. For purposes of calculating SDC's, a Laundromat shall be counted as one EDU, regardless of actual historic water consumption.
- D. Mixed-Use Tax Parcels. For mixed-use wastewater service, the SDC is the sum of:
1. \$2,796 per EDU for wastewater treatment plant capacity;
 2. \$1,645 per EDU for force main – pipe capacity; plus
 3. \$3,404 per connection or actual cost of connection, whichever is greater, for connection to the wastewater system.

Key Largo Wastewater Treatment District
2024 Assessment Resolution

4. EDUs shall be calculated using the methodology indicated in the KLWTD Rules and Regulations.
- E. Residential Unique Parcel. For a Residential Unique Parcel, the SDC is the sum of:
 1. \$2,796 per Dwelling Unit for wastewater treatment plant capacity, plus
 2. \$1,645 per Dwelling Unit for force main – pipe capacity, plus
 3. \$3,404 per connection for connection to the wastewater system; plus
 4. \$4,565 per grinder pump for low-pressure equipment.
- F. Vacant Parcel. 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.

SECTION 4.03. Provisions regarding the computation method, initial prepayment option, excluded parcels, subdivided and combined tax parcels, incorrectly assessed parcels, request for review of assessment and optional and mandatory prepayments are outlined in the KLWTD Rules and Regulations Article X.

SECTION 4.04. ANNUAL NON-AD VALOREM ASSESSMENT ROLL.

- A. The Annual Non-Ad Valorem Assessment Roll is the list of Tax Parcels participating in the annual payment program with an outstanding Assessment obligation.
- B. This list consists of Tax Parcels identification information and the annual amount to be assessed as a Non-Ad Valorem Assessment on that parcel's Tax Bill.
- C. Non-Ad Valorem Assessments shall be computed pursuant to the KLWTD Rules and Regulations and Article X.
- D. The Assessments will be imposed for Tax Year 2024 and each succeeding Tax Year in which any portion of the Assessment obligation remains outstanding.
- E. This Non-Ad valorem assessment roll shall be certified to the tax collector for collection in the manner authorized by the Uniform Assessment Collection Act.
- F. The annual interest rate applicable to the Annual Debt Service Component calculation for Non-Ad Valorem Assessments levied in 2024 shall be 2.590% of the Adjusted Prepayment Amount. The annual interest rate applicable to each succeeding Tax Year shall be published prior to the certification of each annual non-ad valorem assessment roll.

Key Largo Wastewater Treatment District
2024 Assessment Resolution

ARTICLE V

GENERAL PROVISIONS

SECTION 5.01. METHOD OF COLLECTION. The Assessments shall be collected pursuant to Chapter 197.3632, Florida Statutes, The Uniform Assessment Collection Act.

SECTION 5.02. SEVERABILITY. If any clause, section, or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 5.03. CONFLICT. In the event that any portion of this Resolution, or application thereof, conflicts with any State or Federal law, such State or Federal law shall prevail.

Key Largo Wastewater Treatment District
2024 Assessment Resolution

EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption by the District.

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

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

The Chairman thereupon declared this Resolution duly passed and adopted on the 16th day of July 2024.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: _____
Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Shannon McCully, District Clerk

Nicholas W. Mulick, District Counsel

SEAL

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

Meeting Date:
July 16, 2024

Agenda Item Number: O-7

Action Required:
Yes

Department: Legal
Sponsor: Nicholas W. Mulick

Subject:
South Cliff Holdings LLC SIC

Summary:

Monroe County requests that the South Cliff Holdings LLC SIC of \$112,241.25 be payable as follows:

Date	Amount
(a) By December 31, 2024	\$41,900.00
(b) By December 31, 2025	\$36,821.25 Includes design/const. eng. fee
(c) By December 31, 2026	\$33,520.00
TOTAL	\$112,241.25



Reviewed / Approved

Financial Impact

Attachments

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

\$ 112,241.25

Funding Source:

N/A

Budgeted:

N/A

1. ILA with Monroe County
2. KLWTD Invoice

Approved By: _____
General Manager

Date: 7-11-24

**INTERLOCAL AGREEMENT
BETWEEN THE
KEY LARGO WASTEWATER TREATMENT DISTRICT
AND
MONROE COUNTY, FLORIDA**

THIS INTERLOCAL AGREEMENT is entered into this ____ day of _____, 2024 by and between the Key Largo Wastewater Treatment District (hereinafter the “District”) and Monroe County (hereinafter the “County”), each of which is an independent, existing entity serving as a public agency under the laws of the State of Florida.

WHEREAS, Monroe County (County), is a political subdivision of the State of Florida; and

WHEREAS, the District was created by Special Legislation, Chapter 2002-337, Laws of Florida, as amended; and

WHEREAS, the District owns and operates a public sewage treatment facility serving customers within its service area encompassing Key Largo; and

WHEREAS, County desires to purchase land located at 95295 Overseas Highway, Key Largo, FL (Parcel ID 00484390-000000) for affordable housing for its employees (“Development”); and

WHEREAS, the current owner, South Cliff Holdings LLC has commenced development of the property which upon completion will consist of twenty-eight (28) affordable housing units and one (1) office; and

WHEREAS, construction of the Development is being completed in phases with twelve (12) residential units scheduled to be completed before December 2024; an additional eight (8) residential units are scheduled to be completed December 2025; and the remaining eight (8) residential units along with one (1) management office scheduled to be completed in December 2026; and

WHEREAS, the District is currently owed \$112,241.25 for twenty-six (26) additional Equivalent Dwelling Units (EDUs) and its engineering fee; and

WHEREAS, upon conveyance of the Development from South Cliff Holdings LLC to County, County will be responsible for the outstanding amount; and

WHEREAS, pursuant to section 163.01, Florida Statutes, County and District desire to enter into an agreement whereby County makes partial payments towards the outstanding amount until paid in full and District allows the phased project to obtain Certificates of Occupancy until said amounts are paid in full and provide services needed to obtain said temporary Certificates of Occupancy;

WHEREAS, District is willing to allow County's property to connect to District facilities and to provide sewage and wastewater treatment services under the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants, representations and promises set forth in this Agreement and for other good and valuable consideration each to the other, receipt of which is hereby acknowledged by each party, the "District" and the "County" hereby agree, stipulate, and covenant as follows:

ARTICLE I. RECITALS

The above Recitals are true and correct, and by this reference are incorporated as if fully set forth herein.

ARTICLE II. DEFINITIONS

WORDS AND TERMS. Words and terms used herein shall have the meanings set forth below:

"**Agreement**" means this Interlocal Agreement.

"**District**" means the Key Largo Wastewater Treatment District.

"**Authorized Representative**" means the official of the "District" or the "County" authorized by ordinance or resolution to sign documents of the nature identified in this Agreement.

"**Conveyance**" means transfer of legal ownership of the Development to Monroe County.

"**County**" means Monroe County.

"**Development**" shall mean the physical property and the anticipated construction of twenty-eight (28) affordable workforce housing units and one (1) office, located at 95295 Overseas Highway, Key Largo, FL (Parcel ID 00484390-000000).

ARTICLE III. INTERLOCAL AGREEMENT

PURPOSE OF INTERLOCAL AGREEMENT. The purpose of this Agreement is to establish a payment mechanism for the affordable workforce housing Development upon conveyance to County.

ARTICLE IV. OBLIGATIONS

SECTION 1.1 COUNTY OBLIGATIONS. Upon conveyance of the Development to the County, County hereby covenants and agrees to pay for the outstanding fees associated with new service in the amount of \$112,241.25, to be paid as follows:

	<u>Date</u>	<u>Amount</u>	
(a)	By December 31, 2024	\$41,900.00	
(b)	By December 31, 2025	\$36,821.25	Includes design/const. eng. fee
(c)	By December 31, 2026	\$33,520.00	
	<u>TOTAL</u>	\$112,241.25	

County further agrees to issue Certificates of Occupancy to the buildings until the above amount is paid in full.

SECTION 1.2 DISTRICT OBLIGATIONS. The District covenants and agrees that it will allow the County to pay the System Impact Charge (SIC) per the schedule delineated in section 1.01 in order for the subject Development to obtain phased Certificates of Occupancy for each unit and utilize and connect to the central wastewater management system of the District in accordance with the terms and intent of this Agreement. District also agrees that it will continuously provide wastewater management system services to the Development in return for payment of all applicable rates, fees, and charges and in accordance with the other provisions of this Agreement. It is specifically understood that the District will allow the initial twelve (12) residential units, as referred to above, to obtain Certificates of Occupancy prior to conveyance of the subject property to the County.

SECTION 1.3 CONTINGENCY. Any and all obligations of the County under this Agreement are contingent upon County entering into a purchase agreement with South Cliff Holdings LLC and subsequent legal conveyance of the Development.

ARTICLE V. GENERAL PROVISIONS

SECTION 2.1 DEFAULT. In the event of any failure of compliance by either party hereto with any of its material obligations to the other party as provided herein, such action shall constitute a default under this Agreement.

Upon any such default, the non-defaulting party shall provide to the defaulting party a written Notice of such default, which Notice (a "Default Notice") shall state in reasonable detail the actions the defaulting party must take to cure the same. The defaulting party shall cure any such default within 30 days following the date of the Default Notice.

Notwithstanding the provisions of this Section, if any such default by the defaulting party remains uncured at the conclusion of any specified 30 day cure period, and if the nature of the defaulting party's obligations are such that more than 30 days is required to effect cure, then the defaulting party shall not be in default hereunder and the non-defaulting party shall not have the right to exercise its termination rights granted herein as a result of any such default, if the defaulting party commences cure within the applicable cure period and thereafter diligently pursues cure to completion of performance.

In the event the defaulting party fails to affect any required cure as provided for herein, the defaulting party shall be deemed to be in uncured default hereunder, and the non-defaulting party shall have the right, but shall not be obligated, upon written Notice to the defaulting party, to terminate this Agreement.

If such Notice is given, this Agreement shall terminate on the date set forth in the Notice and the parties shall be relieved of all rights and obligations hereunder, except for any rights and obligations that expressly survive termination.

SECTION 2.2 NOTICES. All notices, requests, demands, elections, consents, approvals, and other communications hereunder must be in writing and addressed as follows, or to any other address which either party may designate to the other party by mail:

If to COUNTY:

County Administrator
Monroe County Historic Gato Bldg.
1100 Simonton Street
Key West, Florida 33040

If to DISTRICT:

General Manager
Key Largo Wastewater
Treatment District
103355 Overseas Highway
Key Largo, Florida 33037

With a copy to:

County Attorney
P.O. Box 1026
Key West, Florida 33041-1026

With a copy to:

General Counsel
Nicholas W. Mulick P.A.
91645 Overseas Highway
Tavernier, Florida 33070

Any Notice required by this Agreement to be given or made within a specified period of time, or on or before a date certain, shall be deemed to have been duly given if sent by certified mail, return receipt requested, postage and fees prepaid; hand delivered; or sent by "registered mail" as defined in section 1.01, Florida Statutes.

SECTION 2.3 ASSIGNMENT OF RIGHTS UNDER AGREEMENT. Neither the "District" nor the "County" shall have the power to assign rights or obligations created by this Agreement to any third party without the prior written consent of the other party.

SECTION 2.4 AMENDMENT OF AGREEMENT. This Agreement may be amended only in a writing signed by an Authorized Representative of each of the parties hereto.

SECTION 2.5 SEVERABILITY. If any term, covenant, condition or provision of this Agreement (or the application thereof to any circumstance or person) shall be declared invalid or unenforceable to any extent by a court of competent jurisdiction, the remaining terms, covenants, conditions and provisions of this Agreement shall not be affected thereby; and each remaining term, covenant, condition and provision of this Agreement shall be valid and shall be enforceable to the fullest extent permitted by law unless the enforcement of the remaining terms, covenants,

conditions and provisions of this Agreement would prevent the accomplishment of the original intent of this Agreement. The "District" and "County" agree to reform the Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision.

SECTION 2.6 ATTORNEY'S FEES AND COSTS. The "District" and "County" agree that in the event any cause of action or legal proceeding is initiated or defended by any party relative to the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, court costs, investigative, and out-of-pocket expenses, as an award against the non-prevailing party, and shall include attorney's fees, court costs, investigative, and out-of-pocket expenses in appellate proceedings. Mediation proceedings initiated and conducted pursuant to this Agreement shall be in accordance with the Florida Rules of Civil Procedure and usual and customary procedures required by the Circuit Court of Monroe County.

SECTION 2.7 ADJUDICATION OF DISPUTES OR DISAGREEMENTS. The parties agree that all disputes and disagreements shall be attempted to be resolved by meet and confer sessions between representatives of each of the parties. If the issue or issues are still not resolved to the satisfaction of the parties, then any party shall have the right to seek such relief or remedy as may be provided by this Agreement or by Florida law. This Agreement is not subject to arbitration.

SECTION 2.8 COOPERATION. In the event any administrative or legal proceeding is instituted against either party relating to the formation, execution, performance, or breach of this Agreement, the parties agree to participate, to the extent reasonably required by the other party, in all proceedings, hearings, processes, meetings, and other activities related to the substance of this Agreement or provision of the services under this Agreement. The parties specifically agree that no party to this Agreement shall be required to enter into any arbitration proceedings related to this Agreement or any Attachment or Addendum to this Agreement.

SECTION 2.9 NONDISCRIMINATION. The parties agree that there will be no discrimination against any person, and it is expressly understood that upon a determination by a court of competent jurisdiction that discrimination has occurred, this Agreement automatically terminates without any further action on the part of any party, effective the date of the court order. The parties agree to comply with all Federal and Florida statutes, and all local ordinances, as applicable, relating to nondiscrimination. These include but are not limited to: 1) Title VII of the Civil Rights Act of 1964 (PL 88-352) which prohibits discrimination in employment on the basis of race, color, religion, sex, and national origin; 2) Title IX of the Education Amendment of 1972, as amended (20 USC ss. 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; 3) Section 504 of the Rehabilitation Act of 1973, as amended (20 USC s. 794), which prohibits discrimination on the basis of disability; 4) The Age Discrimination Act of 1975, as amended (42 USC ss. 6101- 6107) which prohibits discrimination on the basis of age; 5) The Drug Abuse Office and Treatment Act of 1972 (PL 92- 255), as amended, relating to nondiscrimination on the basis of drug abuse; 6) The Comprehensive Alcohol Abuse and

Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (PL 91- 616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; 7) The Public Health Service Act of 1912, ss. 523 and 527 (42 USC ss. 690dd-3 and 290ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; 8) Title VIII of the Civil Rights Act of 1968 (42 USC s.3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; 9) The Americans with Disabilities Act of 1990 (42 USC s. 12101 Note), as may be amended from time to time, relating to nondiscrimination on the basis of disability; 10) Monroe County Code, Chapter 14, Article II, which prohibits discrimination on the basis of race, color, sex, religion, disability, national origin, ancestry, sexual orientation, gender identity or expression, familial status or age; 11) Any other nondiscrimination provisions in any Federal or state statutes which may apply to the parties hereto, or the subject matter of, this Agreement.

SECTION 2.10 COVENANT OF NO INTEREST. The Parties covenant that neither presently has any interest, and shall not acquire any interest, which would conflict in any manner or degree with its performance under this Agreement, and that only interest of each is to perform and receive benefits as recited in this Agreement.

SECTION 2.11 CODE OF ETHICS. The parties agree that their officers and employees recognize and will be required to comply with the standards of conduct relating to public officers and employees as delineated in section 112.313, Florida Statutes, regarding, but not limited to, solicitation or acceptance of gifts; doing business with one's agency; unauthorized compensation; misuse of public position, conflicting employment or contractual relationship; and disclosure or use of certain information.

SECTION 2.12 NO SOLICITATION/PAYMENT. The Parties warrant that, in respect to itself, it has neither employed nor retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for it, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, each party agrees that the other party shall have the right to terminate this Agreement without liability and, at its discretion, to offset from monies owed, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration.

SECTION 2.13 PUBLIC ACCESS TO RECORDS. The parties shall allow and permit members of the public reasonable access to, and inspection of, all documents, papers, letters, or other materials subject to the provisions of Chapter 119, Florida Statutes, and made or received by the parties in conjunction with this Agreement.

SECTION 2.14 NON-WAIVER OF IMMUNITY. Notwithstanding the provisions of Sec. 768.28, Florida Statutes, the participation of the parties in this Agreement and the acquisition of any commercial liability insurance coverage, self-insurance coverage, or local government liability insurance pool coverage shall not be deemed a waiver of immunity to the extent of liability coverage, nor shall any contract entered into by a party be required to contain any provision for waiver.

SECTION 2.15 LEGAL OBLIGATIONS; NON-DELEGATION OF DUTIES. This Agreement is not intended to, nor shall it be construed as, relieving any participating entity from any obligation or responsibility imposed upon the entity by law except to the extent of actual and timely performance thereof by any other participating entity, in which case the performance may be offered in satisfaction of the obligation or responsibility. Further, this Agreement is not intended to, nor shall it be construed as, authorizing the delegation of the constitutional or statutory duties of either party, except to the extent permitted by law.

SECTION 2.16 NON-RELIANCE BY NON-PARTIES. No person or entity shall be entitled to rely upon any terms of this Agreement to enforce or attempt to enforce any third-party claim or entitlement to or benefit of any service or program contemplated hereunder.

SECTION 2.17 NO PERSONAL LIABILITY. No covenant or agreement contained herein shall be deemed to be a covenant or agreement of any member, officer, agent or employee of a party in his or her individual capacity, and no member, officer, agent or employee of a party shall be liable personally on this Agreement or be subject to any personal liability or accountability by reason of the execution of this Agreement.

SECTION 2.18 SECTION HEADINGS. Section headings have been inserted in this Agreement as a matter of convenience of reference only, and it is agreed that such section headings are not a part of this Agreement and will not be used in the interpretation of any provision of this Agreement.

SECTION 2.19 GOVERNING LAW; VENUE. This Agreement shall be governed by and construed in accordance with the Laws of the State of Florida applicable to contracts made and to be performed entirely in the State. In the event that any cause of action or administrative proceeding is instituted for the enforcement or interpretation of this Agreement, the parties agree that venue will lie in the appropriate court or before the appropriate administrative body in the 16th Judicial Circuit in and for Monroe County, Florida.

SECTION 2.20 COUNTERPARTS. This Agreement shall be executed in two or more counterparts, any of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

SECTION 2.21 SUPERSEDES OTHER AGREEMENTS. The parties agree that this Agreement represents their mutual agreement and replaces and supersedes any prior agreements, understandings, or communications on the subject of the Agreement, whether written or oral.

[SIGNATURES NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on their behalf by the Executive Director of the "District" and the "County's Mayor".

MONROE COUNTY

ATTEST:
KEVIN MADOK, CLERK

As Deputy Clerk

By: _____
Holly Merrill Raschein, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

By: _____
Nathalia M. Archer
Assistant County Attorney

KEY LARGO WASTEWATER TREATMENT DISTRICT

ATTEST:

Clerk

By: _____
Peter Rosasco, General Manager

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

By: _____

Nicholas W. Mulick, General Counsel

**Key Largo Wastewater
Treatment District
PO Box 491
Key Largo, FL 33037**

PH: 305.451.4019
finance@klwtd.com



INVOICE

**Francisco J Pla
South Cliff Holdings LLC
1527 Shaw Dr.
Key Largo, FL 33037**

INVOICE #:	24-0002789
CUSTOMER ID:	1625
INVOICE DATE:	01/29/2024
INVOICE AMT:	\$112,241.25
DUE DATE:	02/29/2024

THIS INVOICE IS PAST DUE AS OF MARCH 1, 2024, PLEASE REMIT PAYMENT IMMEDIATELY

Notes:

South Cliff Estates

Additional Fees and SIC Calculation fee for assessment of 26.0 additional EDUs at 95295 Overseas Hwy Key Largo, FL

Approved at January 23, 2024 KLWTD Board Meeting

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1.000	Design/Constuct Eng. Fee	\$3,301.25	\$3,301.25
26.000	SIC Fee for 26 Addtl EDUs	\$4,190.00	\$108,940.00

AMOUNT DUE: \$112,241.25

PLEASE INCLUDE INVOICE NUMBER WITH REMITTANCE.

**Make Checks Payable to:
KLWTD**