

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

Meeting Date:
November 19, 2024

Agenda Item Number: O-1

Action Required:
Yes

Department: Legal
Sponsor: Nicholas Mulick

Subject:
**11395 Property LLC - 301 Buttonwood Cir, AK No. 1621307;
Reso No. 23-2024**



Summary of Discussion:

Staff recommends imposing System Impact Charge in the amount of \$4,441.00 and increasing EDU assignment for 11395 Property LLC Ak No. 1621307 pursuant to the District's Rules and Regulations, Section 10.01(c).

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

Reviewed / Approved

Financial Impact

Attachments

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

\$ 4,441.00
Income
Funding Source:
Property Owner
Budgeted:
N/A

1. Reso No. 23-2024
2. Notice of System Impact Charge
3. Map

Approved By:  Date: 11/14/2024
General Manager

RESOLUTION NO. 23-2024

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM IMPACT CHARGE (“SIC”) FOR THE PROPERTY LOCATED AT 301 BUTTONWOOD CIR, KEY LARGO, FLORIDA, WITH ALTERNATE KEY NUMBER 1621307; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 11395 Property LLC, is the owner of real property located at 301 Buttonwood Cir, Key Largo, Florida, with Alternate Key Number 1621307: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

WHEREAS, upon review of 11395 Property LLC's proposed development of two dwelling units on the Subject Tax Parcel, District staff has determined that it will increase the demand on the District’s wastewater facilities; and

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

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

WHEREAS, the Board has considered the staff’s recommendation at a regularly scheduled meeting of the Board held on November 19, 2024

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

- Section 1. *Recitals.* The above recitals are true and correct and incorporated into this Resolution by reference.
- Section 2. *System Impact Charge.* The Board finds that there is good and sufficient cause to impose an SIC in the amount of \$4,441.00
- Section 3. *EDU Increase.* The wastewater base charge will be calculated based on 2.0 EDUs.
- Section 4. *Effective Date.* This Resolution shall be effective upon adoption by the Board.

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

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

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

The Chairman thereupon declared this Resolution duly passed and adopted the 19th day of November, 2024

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: _____
Nicholas W. Mulick,
General Counsel

By: _____
Shannon McCully, Clerk

SEAL

Exhibit “A”

Legal Description

Parcel Address: 301 BUTTONWOOD Cir, KEY LARGO

Parcel ID: 00503420-000000

Ak# 1621307

Legal Description: LOTS 11, BLOCK 13, OF KEY LARGO BEACH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 22 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

A PORTION OF LOT 11, BLOCK 13, OF KEY LARGO BEACH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 22 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCE AT THE POINT OF INTERSECTION OF THE DIVIDING LINE BETWEEN SAID LOTS 11 AND 13, BLOCK 13 OF KEY LARGO BEACH ADDITION, WITH A 40 FOOT RADIUS AT THE NORTHERLY TERMINUS OF BUTTONWOOD CIRCLE AS SHOWN ON SAID PLAT; THENCE RUN EASTERLY ALONG SAID DIVIDING LINE FOR A DISTANCE OF 140 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 11, BLOCK 13 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN AFTER DESCRIBED; THENCE RUN IN A WESTERLY DIRECTION, ALONG SAID DIVIDING LINE FOR A DISTANCE OF 42.50 FEET TO POINT; THENCE RUN IN A NORTHERLY DIRECTION AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 2.00 FEET; THENCE RUN IN AN EASTERLY LINE OF A CANAL AS SHOWN ON THE AFOREMENTIONED PLAT, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID PLATTED CANAL LINE FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.



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

September 26, 2024

To: 11395 PROPERTY LLC
101 Almeria Ave
Coral Gables, FL 33134

RE: System Impact Charge: 11395 Property LLC project, 301 Buttonwood Cir.

Please be advised that the Key Largo Wastewater Treatment District's ("District") Board of Commissioners ("Board") will consider imposing a System Impact Charge ("SIC") for the above-referenced parcel at its regularly scheduled meeting on October 15, 2024.

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

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

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

EDU Assignment: The District General Rules and Regulations provide that each dwelling unit located on a tax parcel shall be assessed 1 EDU. Each EDU equates to one SDC. The District's General Rules and Regulations also specify that a vacant lot is assessed 1 SDC. Your vacant lot was assessed 1 SDC in 2008. Because your proposed development of two dwelling units on the above referenced tax parcel will result in an increased demand on the District's wastewater facilities, the number of EDUs assigned to your tax parcel will increase from 1 EDU to 2 EDUs. Each additional EDU equates to one SIC.

Additional Fees: None anticipated at this time.

Total SIC Charge: \$4,441.000. Payment is due in full at the time of imposition (Board approval.)

Wastewater Base Charge: The District previously imposed a wastewater base charge in the amount of \$27.13. The wastewater base charge, billed monthly by the Florida Keys Aqueduct Authority ("FKAA"), will be increased from \$27.13 to \$54.26. This charge does not include the monthly volumetric charge (\$4.26 per 1,000 gallons of water consumed.)

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

You have a right to appear at the meeting, present evidence, and have witnesses testify on your behalf. If you choose to appear or present evidence, please notify the District



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Clerk (at 305-451-4019 ext. 210 or Shannon.McCully@klwtd.com). You may submit any documents you would like the Board to consider no later than 15 calendar days from the date of this notice.

Sincerely,

By: 

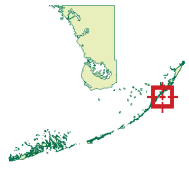
Peter Rosasco, General Manager



Monroe County, FL



Overview



Legend

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

Parcel ID 00503420-000000 **Alternate ID** 1621307 **Owner Address** 11395 PROPERTY LLC
Sec/Twp/Rng 33/61/39 **Class** VACANT RES 101 Almeria Ave
Property Address 301 BUTTONWOOD Cir Coral Gables, FL 33134
 KEY LARGO
District 500K
Brief Tax KEY LARGO BEACH ADDITION PB4-22 PT LOT 11 BLK 13 OR240-588 OR290-268 OR524-835 OR1278-343/45 OR1278-346/50
Description OR1278-351/52 OR1280-207/08 OR1786-2221/22 OR1786-2223/24 OR1795-1839/40 OR3134-1959
 (Note: Not to be used on legal documents)

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