

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

Meeting Date:
May 6, 2025

Agenda Item Number: O-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nicholas W. Mulick

Subject:

South Cliff Holdings LLC - Resolution approving payment plan for SIC (Reso. 06-2025)



Summary:

At its April 15, 2025 meeting, the Board approved a plan for payment of the SIC imposed on South Cliff Holdings LLC in the amount of \$112,241.25. The attached proposed Resolution will formalize the terms of the plan.

Reviewed / Approved

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

Financial Impact

\$ 112,245.25
Income
Funding Source:
Assessment Revenue
Budgeted:
N/A

Attachments

1. Resolution 06-2025

Approved By: _____

General Manager

Date: _____

05/01/2025

RESOLUTION NO. 06-2025

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“DISTRICT”) APPROVING A PLAN FOR PAYMENT OF THE SYSTEM IMPACT CHARGE (“SIC”) IMPOSED ON SOUTH CLIFF HOLDINGS LLC BY THE DISTRICT BOARD OF COMMISSIONERS (“BOARD”) IN THE AMOUNT OF \$112,241.25; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, South Cliff Holdings LLC is the owner of real property located at 95295 Overseas Hwy, Key Largo, Florida (“the Property”); and

WHEREAS, South Cliff Holdings LLC is in the process of constructing 26 units of workforce housing units on the Property (“the Project”); and

WHEREAS, on January 23, 2024, the Board adopted Resolution No. 01-2024 imposing an SIC in the amount of \$112,241.25 against the Property; and

WHEREAS, South Cliff Holdings LLC’s agent, Francisco Pla, has requested that the SIC be paid in three installments; and

WHEREAS, the Board considered South Cliff Holdings LLC’s request at a public meeting on April 15, 2025; and

WHEREAS, based on the representation by Mr. Pla that the Project consists of 100% workforce housing, the Board approved a payment plan, the terms of which are that South Cliff Holdings LLC shall immediately pay the sum of \$39,614.58, with two annual payments each in the amount of \$36,313.33.

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. *Payment Plan.* South Cliff Holdings LLC shall pay the sum of \$112,241.25 in three installments, as follows: \$39,614.58 paid on April 15, 2025; \$36,313.33 due on April 15, 2026; and \$36,313.33 due on April 15, 2027.

Section 3. *Implementation.* The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

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

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 Schwartz	_____	_____
Commissioner Majeska	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted the 6th day of May, 2025.

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