



Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Tuesday, November 4, 2025
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: 578-583-005

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. ANNUAL ELECTION OF BOARD OFFICERS

E. AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS

F. PUBLIC COMMENT

G. APPROVAL OF MINUTES OF PREVIOUS MEETING

1. Minutes of October 21, 2025

4

H. GENERAL MANAGER

I. IT

J. CUSTOMER SERVICE

K. BUDGET AND FINANCE

L. FIELD

1. Field Report – September 2025

11

M. PLANT/FACILITIES

1. Plant/Facilities Report – September 2025

21

N. CAPITAL PROJECTS

O. ENGINEERING

P. LEGAL

1. Conservation Parcel Waiver Request - Resolution No. 19-2025

31

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE BOARD") APPROVING THE REQUEST BY CHARLES ORTIZ ("THE OWNER"), FOR THE REMOVAL OF TWO TAX PARCELS AK# 1631965; AND AK# 1631973 FROM THE 2007 NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

Q. COMMISSIONER'S ITEMS

R. ROUNDTABLE

S. ADJOURNMENT

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

Meeting Date:
November 4, 2025

Agenda Item Number: G-1

Action Required:
Yes

Department: Legal
Sponsor: Nick Mulick

Subject:
Minutes of October 21, 2025

Summary:
Staff to present the minutes of October 21, 2025, 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:  Date: 10-30-25
General Manager



Key Largo Wastewater Treatment District
103355 Overseas Hwy, Key Largo, FL
Tuesday, October 21, 2025

MINUTES

CALL TO ORDER (A)

Chairman Nicolas Rodriguez called the meeting to order at 4:01 p.m.

PLEDGE OF ALLEGIANCE (B)

Mr. Peter Rosasco led the Pledge of Allegiance.

ROLL CALL (C)

Present were: Chairman Nicolas Rodriguez; Commissioners Timothy Maloney, and Robert Majeska

Present Virtually (voting): Commissioner Sue Heim

Present Virtually (non-voting): Commissioner Philip Schwartz

Also present: General Manager Peter Rosasco; General Counsel Nicholas Mulick; District Clerk Shannon McCully; Finance Manager Connie Fazio; Field Manager Rudy Perez; Plant/Facilities Manager Ryan Dempsey; WWTP Lead Operator Adam Baptiste; Weiler Engineering Steve Suggs; IT Support Sheldon Bennett

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

Guest Appeared Virtually: FTC President James Barton

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)

Approval of Agenda (D-1)

Mr. Rosasco requested the addition of items *G-1 Islamorada NPK Booster Pump Consent Order*, *G-2 Evoqua Update*, and *K-3 Spare Grinder Pump Purchase*

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

PUBLIC COMMENT (E)

No speakers.

APPROVAL OF MINUTES (F)

Minutes of October 7, 2025 (F-1)

Motion: Commissioner Majeska made a motion to approve the Minutes of October 7, 2025. Commissioner Maloney seconded the motion. Motion passed without objection.

GENERAL MANAGER (G)

Islamorada NPK Booster Pump Consent Order (G-1)

Mr. Rosasco gave an update on the North Plantation Key project and the Booster Pump Consent Order.

Evoqua Update (G-2)

Mr. Rosasco gave an update on the KLWTD Filtration Upgrades Project and Evoqua/Reynolds future actions.

IT (H)

IT Report – September 2025 (H-1)

Mr. Bennett presented the IT monthly report

CUSTOMER SERVICE (I)

Customer Service Report – September 2025 (I-1)

Ms. Fazio presented the Customer Service monthly report.

BUDGET AND FINANCE (J)

Budget and Finance Report – September 2025 (J-1)

Ms. Fazio presented the Budget and Finance monthly report.

FIELD (K)

GIS Updates and Maintenance (K-1)

Mr. Perez requested approval of a Maintenance Contract with FTC.

Motion: Commissioner Heim made a motion to approve item K-1 not to exceed \$30,040.00. Commissioner Maloney seconded the motion.

Vote on Motion:

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

GIS Training (K-2)

Mr. Perez requested approval of a Training Contract with FTC.

Motion: Commissioner Maloney made a motion to approve GIS Field Operations Training. Commissioner Majeska seconded the motion.

Vote on Motion:

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

Spare Grinder Pump Purchase (K-3) (Laydown)

Mr. Perez requested approval for the purchase of Spare Grinder Pumps from Wascon Sales and

Service.

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

Vote on Motion:

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

PLANT/FACILITIES (L)

No report in agenda.

CAPITAL PROJECTS (M)

Capital Projects Report – September 2025 (M-1)

Mr. Suggs presented the Capital Projects monthly report.

ENGINEERING (N)

No report in agenda.

LEGAL (O)

KLF RE LLC (Key Largo Fisheries) - 1313 Ocean Bay Dr, AK No. 1620751 (Reso No. 17-2025) (O-1)

Mr. Mulick presented Resolution 17-2025.

Motion: Commissioner Heim made a motion to adopt Resolution 17-2025. Commissioner Majeska seconded the motion.

Vote on Motion:

Commissioner Heim – Aye
Commissioner Majeska – Aye
Commissioner Maloney – Aye

Letter of No Objection – 102091 Overseas Hwy. – Reso No. 18-2025 (O-2)

Mr. Mulick presented Resolution 18-2025.

Motion: Commissioner Maloney made a motion to adopt Resolution 18-2025. Commissioner Majeska seconded the motion.

Vote on Motion:

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

COMMISSIONER ITEMS (P)

No report in agenda.

ROUNDTABLE DISCUSSION (Q)

No report in agenda.

ADJOURNMENT (R)

The meeting was adjourned at 5:51 p.m.

Nicolas Rodriquez, Chairman

Shannon McCully, Clerk

Seal_____



January 27, 2025

To Whom it May Concern:

Environment One Corporation (E/One) utilizes Distributors as the primary means to sell grinder pump stations and related equipment to customers and end users throughout the United States. E/One currently has a sole Distributor representative agreement with WASCON Inc. in the State of Florida. WASCON is the only authorized representative of Environment One Corporation (E/One) Sewer Systems Products in the State of Florida except for Panhandle Counties: Jackson, Calhoun, Gulf, Liberty, Holmes, Washington, Bay, Walton, Okaloosa, and Santa Rosa. E/One's distributor agreement with WASCON, Inc. includes all other Florida Counties that includes the sale and service of E/One grinder pump products in this territory. The Sales and Service Departments of WASCON, Inc. have been trained by E/One factory personnel to provide unparalleled sizing and application assistance, product sales and after-sale support/service on all E/One sewer products.

WASCON Inc. has a complete inventory of E/One grinder pump stations, pumps and panels in stock and their Service Department has a complete inventory of repair parts for E/One sewer products in their stocking warehouse(s).

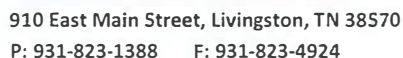
We would like to thank you for your interest in Environment One Sewer System products and extend our sincere invitation for you to contact us if we can be of further assistance.

Regards,

Marvin Springer

Marvin Springer
Regional Sales Manager
Environment One Corporation

Direct Telephone: (816) 719-2501
E-mail: mspringer@eone.com



Sales Quotation

Date:	October 20, 2025
Quote Number:	#25-1575
Customer PO #:	

Key Largo Wastewater Treatment District	
103355 Overseas Hwy	
Key Largo, FL 33037	
Phone:	305-407-4715
Email:	rodolfo.perez@klwtd.com
Contact	Rudy Perez
N/A	

Key Largo Wastewater Treatment District
100301 Overseas Hwy
Key Largo, FL 33037

	Cassie Veneziano

N/A

Job Name		Lead Time	Payment Terms	Delivery	Sales Code
W-Series Pumps			Net 30		CV
Part Number	Description	Qty	Price Net Each	Total	
W200P01AAT	240 Volt Core, Wired Pressure Switch Level Sensing with 7' Core Cable, No Discharge Hose, No Supply Cable	10.00	\$ 2,021.79	\$ 20,217.90	
Pump Tariff Surcharge	Pump Tariff Surcharge	10.00	\$ 25.00	\$ 250.00	

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

Meeting Date:
November 4, 2025

Agenda Item Number: L-1

Action Required:
No

Department:
Field Operations

Sponsor:
Rudy Perez

Subject:
Field Report - September 2025

Summary:
Mr. Perez will present the Field 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: _____

10-30-25

Wastewater Field Operations

There were a total of 25 service calls for the month of September of these 14 were system-generated alarms, mostly by low vacuum detection at a vacuum station. The system-generated alarms were addressed quickly by the field staff 9 of those systems generated were found using the **(FVMS) Flo Vac Monitoring System**. The reports below detail the remaining 11 calls from customers.

Date	Address	Incident	Response	KLWTD Issue
9/1/25	92510 Overseas Hwy	A customer called stating that the grinder pump seemed to be overflowing.	Field Techs arrived on site and found that the pump was not working properly, when opening sump, they found there to be buildup solids. Once removing the heavy solids. The pump was able to draw down sump on its own.	NO
9/7/25	34 Atlantic Dr	A homeowner called stating that they were experiencing back up issues.	Upon Field Techs arrival they found that the grinder pump was not pumping. Techs diagnosed issue to be a faulty pump. Once pump was replaced the system was put back into service.	YES
9/9/25	400 Ocean Dr	A customer called in to report a sewer backing up into the marina.	Upon Field Techs' arrival they found that issue was on the private side. Marina has a private lift station that was not working. The check valve to their system had failed and the sewer pressure was back feeding into the lift station. Field techs closed the main shut-off till the proper repairs were made.	NO

9/9/25	19 Atlantic Dr	Customers called in to report that their toilets were not flushing properly.	Upon Field Techs arrival they found that the grinder pump was not responsive. Techs diagnosed issue with a burnt-out connection plug. Plug was changed out with a new one and pump was put back in service.	YES
9/14/25	209 Ocean Bay Dr	Received a customer call regarding a damaged air terminal and possibly is causing a back up to their home.	Field Techs arrived onsite and found that the controller had come off its mounted position causing pit to overwhelm. Once the controller was put back in its place, the sump was cleared and the system was back in service. There was minimum damage to the terminal.	NO
9/14/25	96130 Overseas Hwy	A customer called to report the grinder pump alarm was going off.	Tech arrived and found that the breaker inside the panel was tripped. Once the breaker was reset the pump turned on and sewage level drained down. Tech performed multiple simulations to ensure the system was working as should.	NO
9/15/25	40 Seagate Blvd	The customer called stating that their toilets were not draining properly.	Field Techs arrived and found the pit to be working as should. It was manually discharged, and cleanout was found dry.	NO
9/18/25	18 Bass Ave	A customer called to report that there was a strong paint smell coming from the air terminal.	Upon Field Techs arrival, it was noticed that the next door to the complaint, was a new build home which was getting painted. Not a KLWTD issue.	NO
9/19/25	16 Seaside Ave	A customer called concerned that our system was backing up.	Field Techs arrived onsite and found that the cleanout was found dry. Pit was manually discharged and working properly. Customer was notified, Issue on HOMEOWNER side.	NO

9/26/25	8 Corrine Pl	Customer called to report a possible back up.	Upon Field Techs' arrival pit was manually discharged and working properly. Cleanout was opened a found dry. Homeowner was notified. HOMEOWNER ISSUE.	NO
9/30/25	45 Garden Cove Dr	Customer called stating that there was an odor coming from the sewer.	Field Techs arrived onsite and did not detect any order from our system. They manually discharged the pit with no issues. Cleanout was located and observed and found dry, speaking with the customer he informed us that issue was inside. We suggested that he can possibly have a clogged vent. Customer was thankful for our service. After following up with customer 2 weeks after, sure enough the vent stack was broken in the attic.	NO

Area Addressed with the Flow Vac Monitoring System

Date	Address	Incident	Response	Issue Found
9/5/25	220 Second Ct	Received a low vacuum alarm call from Vac Station E	Field Tech checked on the (FVMS) Flow Vac Monitoring System and went straight to the address with issue.	Bad Controller
9/6/25	1. 47 Shoreland Dr 2. 45 Snapper Ave 3. 871 Ellen Dr	Received a low vacuum alarm call from Vac Station D	Field Tech went to the Vac Station to isolate an area. Once determining an area. The (FVMS) Flow Vac Monitoring System was used to find the issue.	1. Bad Controller 2. Bad Controller 3. Bad Valve
9/7/25	1. 827 Narragansett- Vac D 2. 18 Grassy Rd – Vac A 3. 121 Long Key Rd - Vac A	Received a low vacuum alarm from Vac Station A/D	Field Tech isolated the tank valves to determine an area. Once determined they used the (FVMS) Flow Vac Monitoring System to find the issue.	1.Bad Valve 2. Bad Controller 3. Bad Controller
9/7/25	695 North Lake Dr	Received a low vacuum call from Vac Station D	Field Tech isolated the tank valves to determine an area. Once determined they used the (FVMS) to find the issue.	Pit was diagnosed with having a bad controller.
9/9/25	1029 Adams Dr	Received a low vacuum	Field Tech checked on the (FVMS) Flow Vac Monitoring System and went straight to	Bad Controller

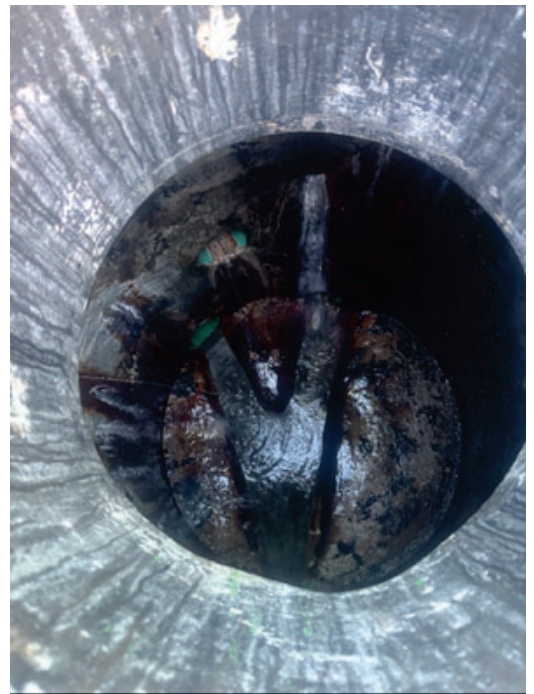
		call from Vac Station D	the address with the issue.	
9/12/25	147 Seaside Ave	Received a low vacuum call from Vac Station I	Field Tech Checked on the (FVMS)Flow Vac Monitoring System and went straight to the address with the issue.	Debris in Valve
9/14/25	1502 Shaw Dr	Received a low vacuum call from Vac Station D	Field Tech isolated the tank valves to determine an area. Once determined they used the (FVMS) Flow Vac Monitoring System to find the issue.	Debris in Valve
9/19/25	484 Summerland Dr	Received a call from Vac Station A	Field Tech isolated tank valves at the vac station to determine an area. Once determined they used the (FVMS) to find the issue.	Bad Controller
9/21/25	1130 Gulfstream Ln	Received a low vacuum call from Vac Station D	Field Tech checked the (FVMS) Flow Vac Monitoring System and went straight to the address with the issue.	Bad Valve
The other 5 remaining system generated calls; Are not under the Flow Vac Monitoring System.				

9/2/25	12 Mockingbird Rd	Low vacuum call at Vac Station A	Vacuum pumps 3 & 4 soft start fail	
9/7/25	Lot #366 Calusa	Low vacuum call from Vac Station E	Tech isolated tank valves at the vac station, did not find issue on the monitoring system.	Bad Controller
9/16/25	12 Mockingbird Rd	Low vacuum call from Vac Station A	Vacuum pump # 3 temp switch fail	10/8/25 oil Changes at vac station
9/20/25	12 Mockingbird Rd	Low vacuum at Vac Station A	Vacuum pumps # 4 & 5 soft start fail	
9/23/25	Lot # 200 Calusa	Low vacuum call from Vac Station E	Tech isolated issue using tank valves at the vac station, did not find issue using the monitoring system.	Bad valve & controller

Actual Leaks



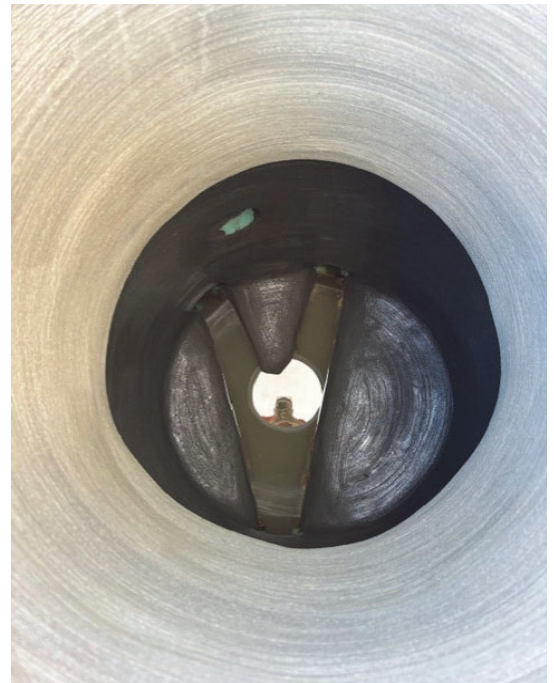
Removal of the Existing Cold Par Epoxy



Infiltration Control - Chemical Grouting



Rehabilitation 1" Geopolymer Liner



Removal of Lid



500 Burton Drive Diverter Manhole
Removal of Lid



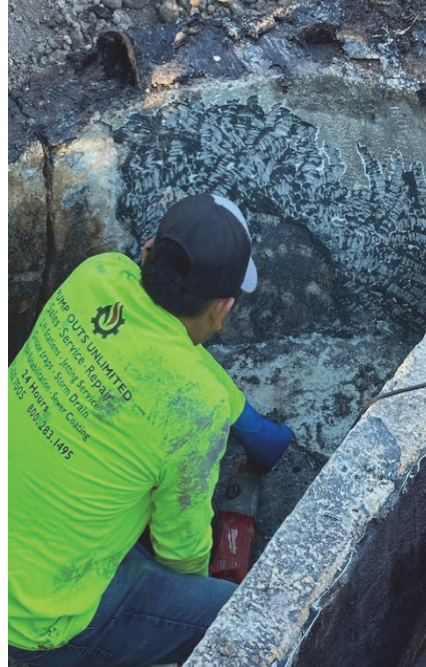
Showing cracks in structure wall.



Showing cracks in structure wall.



Removal of Existing Epoxy



Removal of Existing Epoxy



Applying Infiltration Control Chemical Grouting



Applying Infiltration Control Chemical Grouting



Finished Product 1' Geopolymer Liner



Protective Structure for the completed 500 Burton Drive Diverter Manhole



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

Meeting Date:
November 4, 2025

Agenda Item Number: M-1

Action Required:
No

Department: Plant/Facilities Sponsor: Ryan Dempsey

Subject:
Plant/Facilities Report - September 2025

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:  Date: 10-30-25
General Manager

Wastewater Treatment Plant Operations

The wastewater treatment plant processed an average of 2.0 million gallons of influent per day (MGD). The Treatment Plant remains in compliance with the Florida Department of Environmental Protection (FDEP) guidelines.

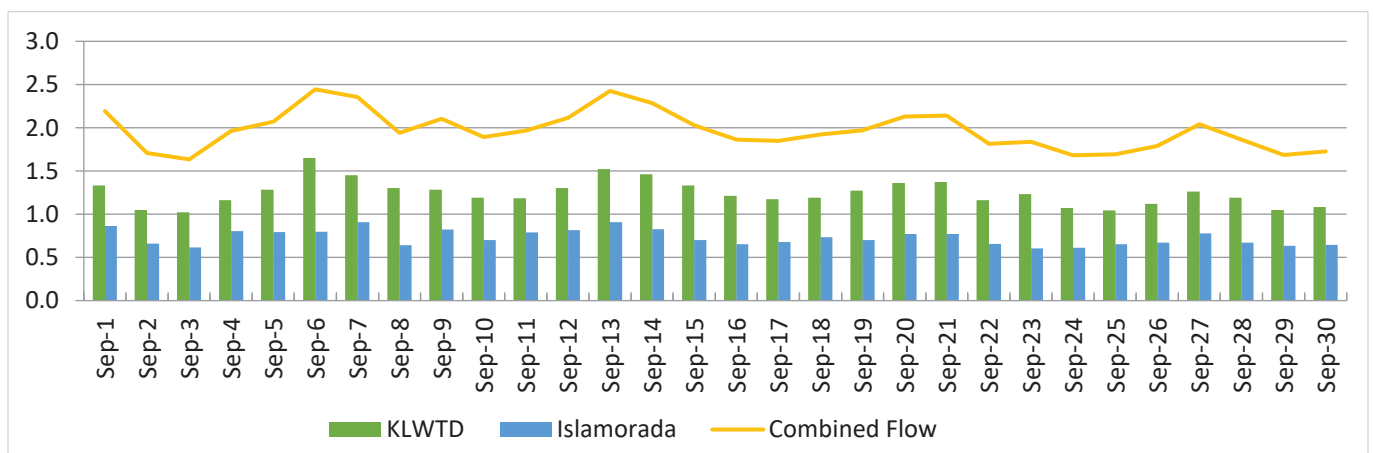
Effluent Quality Reports (mg/L)

Determines the quality of discharge from the wastewater treatment plant.

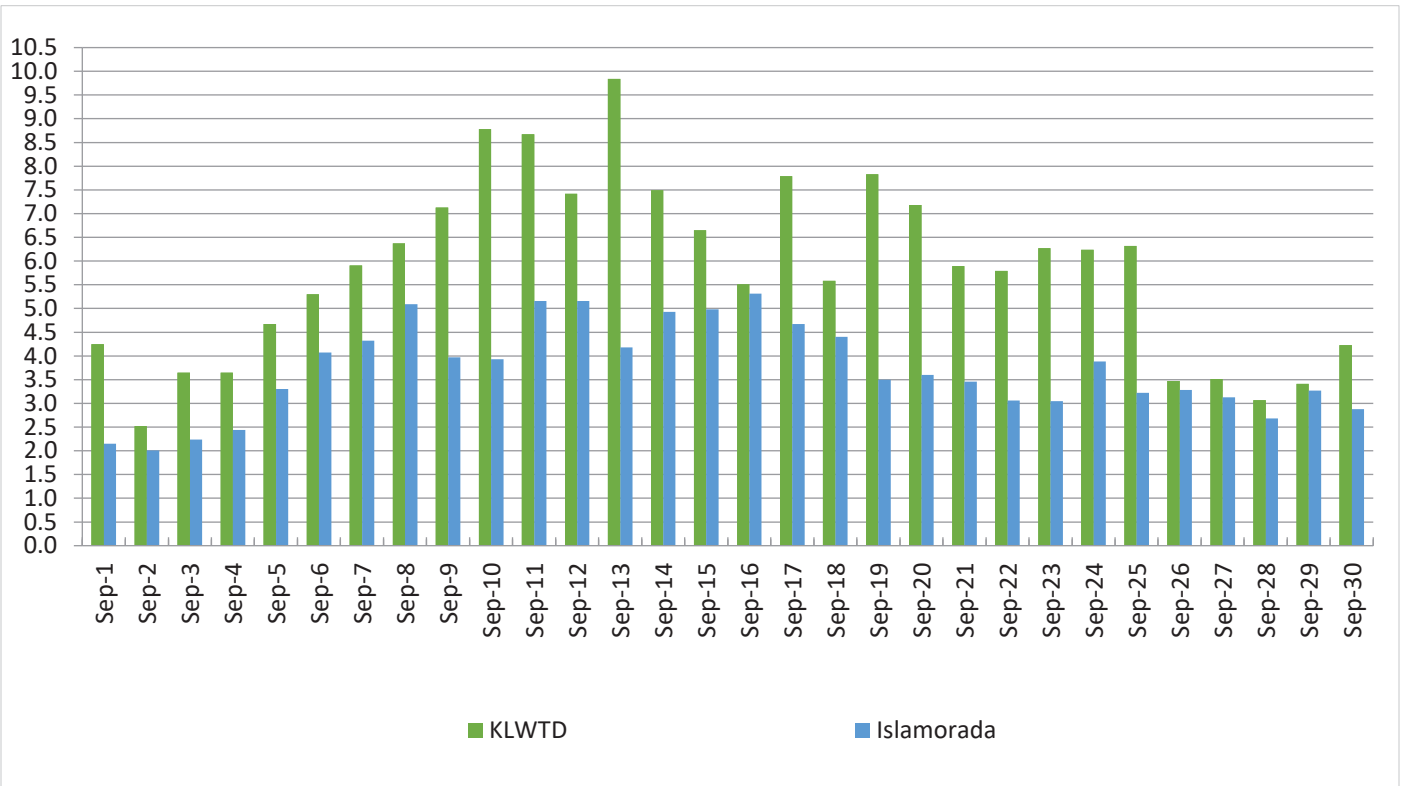
Effluent Quality Report	September 2025 Plant Performance	12 Month Average Plant Performance	Effluent Limits
CBOD5 (Carbonaceous Biochemical Oxygen Demand)	1.8	1.9	5
TSS (Total Suspended Solids)	1.2	1.1	5
TN (Total Nitrogen)	4	3.1	Report only
TP (Total Phosphorous)	.8	.8	Report only

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: .729 MGD

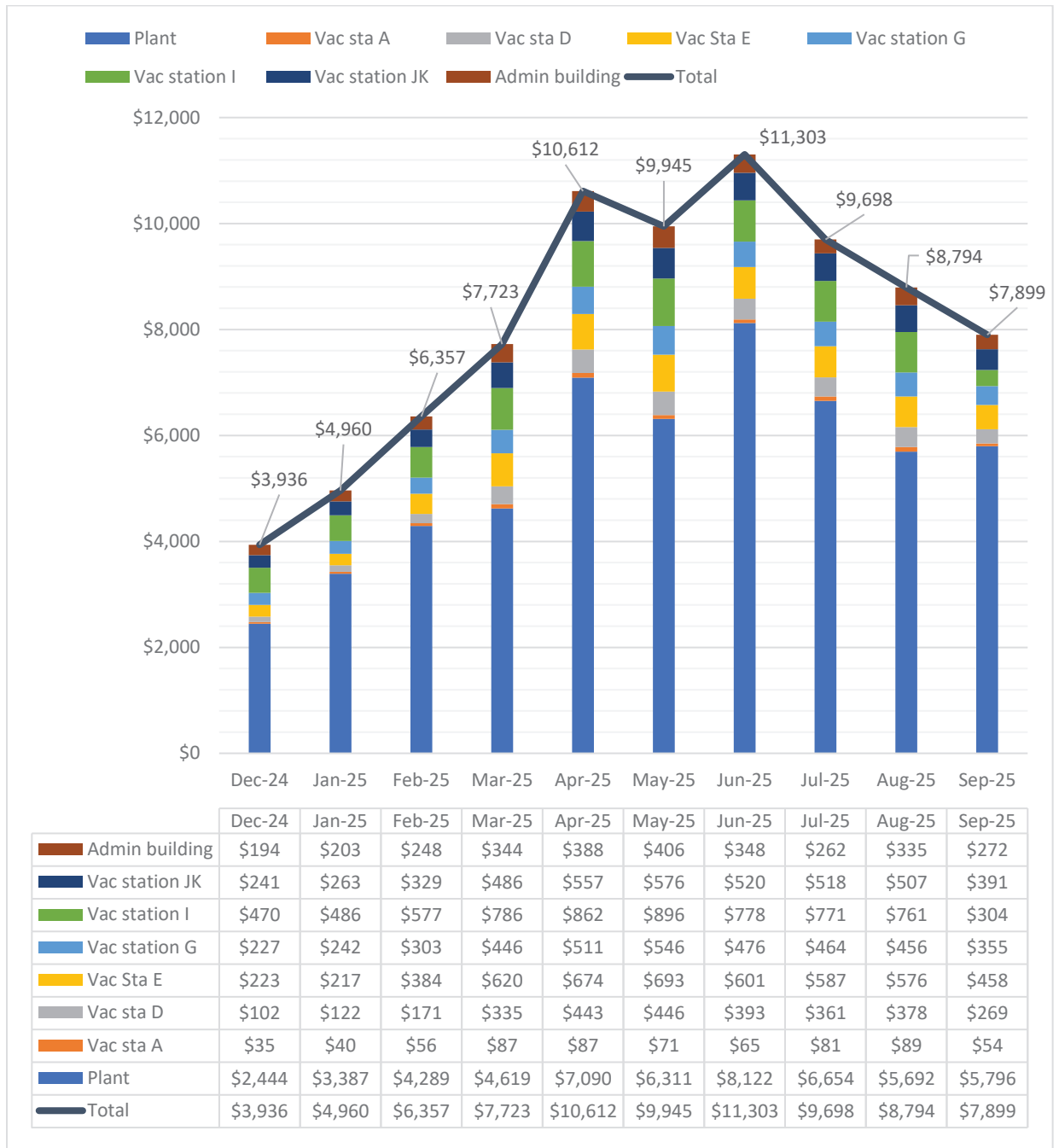
Highest Daily Flow: .907 MGD

Monthly Peak Salinity: 5.3 PPT

Days over 4.0 PPT Salinity: 11

3-month average of Islamorada flow capacity (1.104 MGD): 70%

Solar Production Report



Total YTD Production estimate for all sites: \$77,293

Keys Holding Lift Station



Figure 1: Emergency generator receptacle added to the lift station control panel

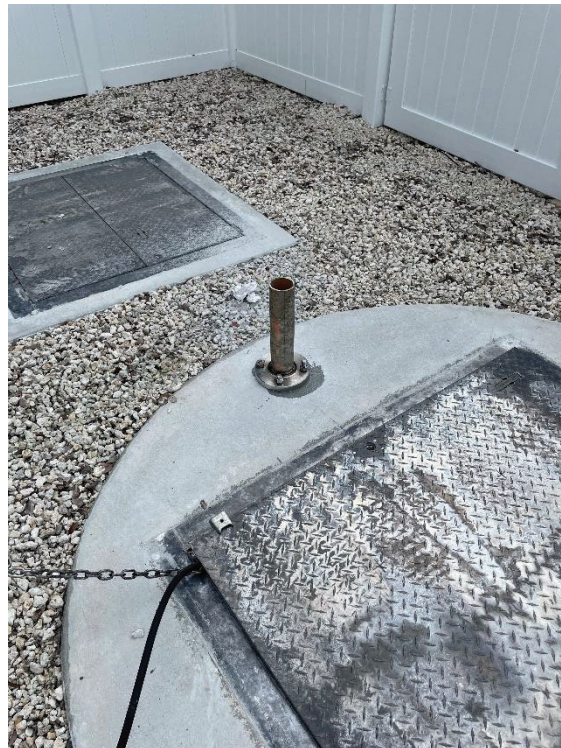


Figure 2: Davit pedestal installed for easier and safer pump removal

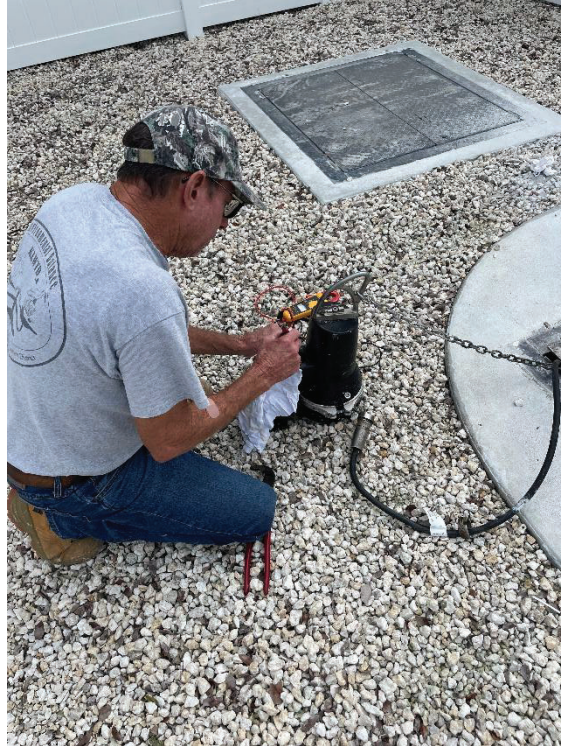


Figure 3: Pump diagnosis and repair

SBR air line gasket replacement



Figure 4: Facilities technicians preparing the work area



Figure 5: Facilities technicians preparing temporary airline supports



Figure 6: New flange gaskets installed

SBR Blower Maintenance



Figure 7: Open blower housing with air filters removed



Figure 8: New vs. old air filters



Figure 9: Blower #4 oil draining

Vacuum Station D Sewage Pump Repair



Figure 10: Sewage pump removed from volute and pump base



Figure 11: Spare sewage pump volute and pump base being lowered into tank vault

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

Meeting Date:
November 4, 2025

Agenda Item Number: P-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nick Mulick

Subject:
Conservation Parcel Waiver Request - Resolution No. 19-2025

Summary:

A request for waiver of wastewater service and exemption from SDC assessment for AK No's. 1631965, and 1631973, per KLWTD General Rules and Regulations, Section 9.04 (a)(i).

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 0.00 \$260.50 Each Property \$521.00 Total	1. KLWTD Form F-19
Administration: _____	Refunded Uncollected	2. Resolution 19-2025
Finance: _____	Funding Source:	3. Map
District Counsel: _____	Assessment Revenue	
District Clerk: _____	Budgeted:	
Engineering: _____	No	

Approved By: _____

General Manager

Date: _____

10.30.25



103355 Overseas Highway, Key Largo, FL 33037

Phone (305) 451-4019

www.klwtd.com

Request for Wastewater Assessment Waiver or Exemption

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

Property Owner of Record: Charles Ortiz

Requested By*: _____

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

Email (optional): charlesortizjr@gmail.com

Phone: 415-637-8975

RE/Parcel ID: 00512650-000000

Alternate Key: 1631965

Physical Location: BK 10 LT 8 Bowens Addn to Rivera Village, Key Largo 33070

RE/Parcel ID: 00512660-000000

Alternate Key: 1631973

Physical Location: BK 10 LT 9 Bowens Addn to Riviera Village, Key Largo, 33070

RE/Parcel ID: _____

Alternate Key: _____

Physical Location: _____

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

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

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

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

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

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

Signature

Charles Ortiz

Date 10/21/25

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

RESOLUTION NO. 19 - 2025

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE BOARD”) APPROVING THE REQUEST BY CHARLES ORTIZ (“THE OWNER”), FOR THE REMOVAL OF TWO TAX PARCELS AK# 1631965; AND AK# 1631973 FROM THE 2007 NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Charles Ortiz (“The Owner”) is the owner of the tax parcels described in Section 1 below (“the Subject Tax Parcel”); and

WHEREAS, the Key Largo Wastewater Treatment District (the “District”) assessed the Subject Tax Parcels via Resolution 11-08-07 dated August 21, 2007 (the “2007 Non-ad Valorem Assessment Roll”); and

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

WHEREAS, the Owner requests that the District remove the Subject Tax Parcels from the 2007 Non-ad Valorem Assessment Roll, pursuant to the Key Largo Wastewater Treatment District’s General Rules and Regulations, Section 9.04(a)(i).

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

Section 1.

PARCEL I.D.:	00512650-000000
AK NO.:	1631965
PARCEL DESCRIPTION:	BK 10 LT 8 BOWENS ADDN TO RIVIERA VILLAGE PB2-107 KEY LARGO G57-181 OR444-151 OR2187-2131/32PR/D

PARCEL I.D.:	00512660-000000
AK NO.:	1631973
PARCEL DESCRIPTION:	BK 10 LT 9 BOWENS ADDN TO RIVIERA VILLAGE PB2-107 KEY LARGO G57-181 OR444-151 OR2187-2131/32P/R

Section 2.

EXCLUSION FROM FINAL ASSESSMENT ROLL. The Subject Tax Parcels shall be excluded from the 2007 Final Assessment Roll upon receipt by the District of proof that the Subject Tax Parcels have been purchased by the Monroe County Comprehensive Plan Land Authority for conservation purposes. No part of the System Development Charge paid prior to the effective date of this Resolution shall be refunded.

Section 3.

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

Section 4.

AUTHORIZATION OF DISTRICT OFFICIALS.
The General Manager and/or his designee(s) are authorized to take all actions necessary to implement the terms and conditions of this Resolution.

RESOLVED AND ADOPTED THIS 4th DAY OF November 2025.

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

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

The Chairman thereupon declared this Resolution duly passed and adopted this 4th day of November 2025.

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez,
Chairman

ATTEST:

*Approved as to form
and legal sufficiency:*

Shannon McCully, District Clerk

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

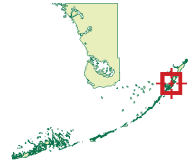
SEAL



Monroe County, FL



Overview



Legend

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

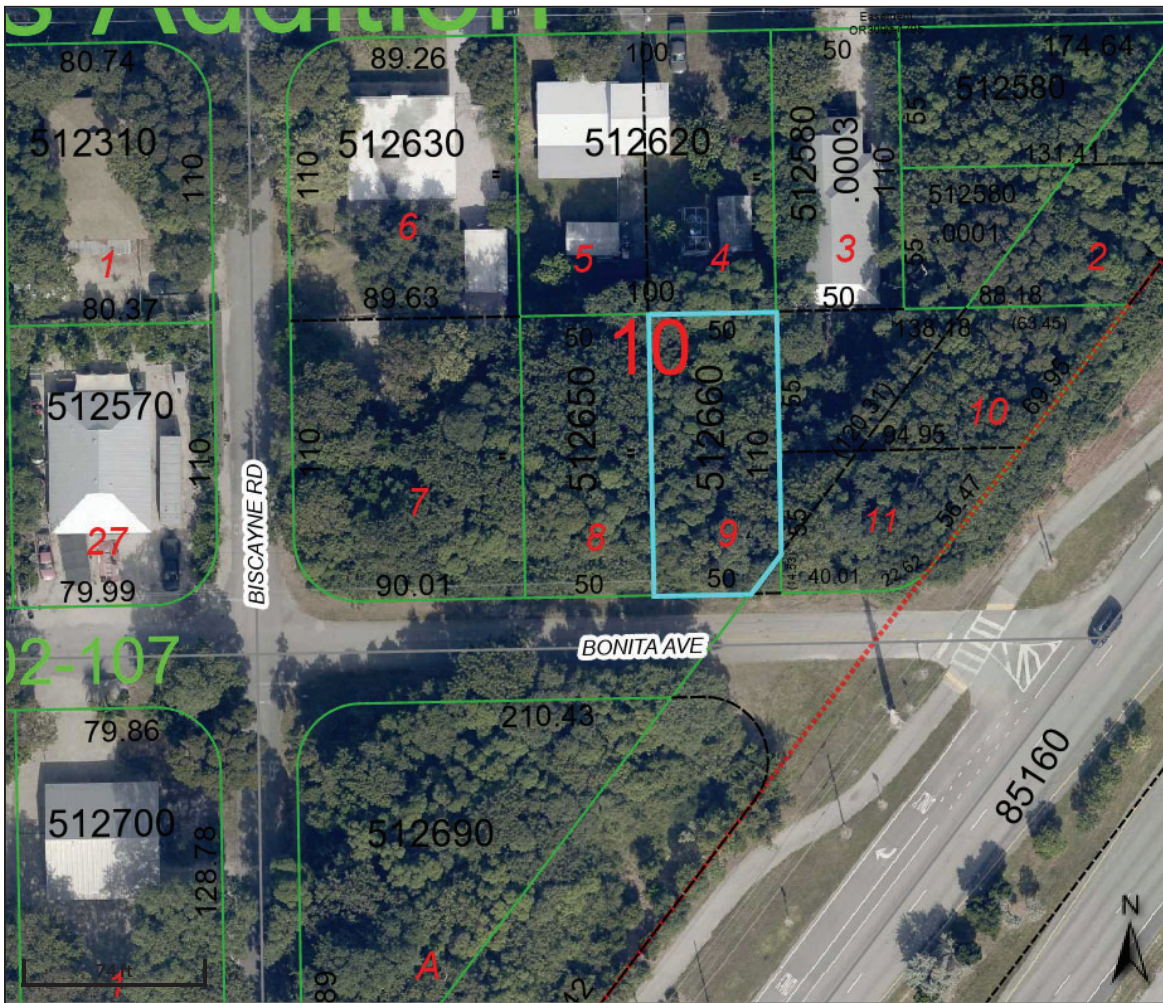
Parcel ID 00512650-000000 Alternate ID 1631965 Owner Address ORTIZ CHARLES L
Sec/Twp/Rng 12/61/39 Class VACANT RES 37489 Summer Holly
Property Address VACANT LAND Fremont, CA 94536
KEY LARGO
District 500K
Brief Tax Description BK 10 LT 8 BOWENS ADDN TO RIVIERA VILLAGE PB2-107 KEY LARGO G57-181 OR444-151 OR2187-2131/32PR/D
(Note: Not to be used on legal documents)

Date created: 10/27/2025
Last Data Uploaded: 10/25/2025 1:23:25 AM

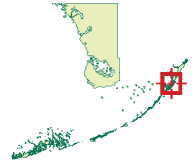
Developed by SCHNEIDER
GEOSPATIAL



Monroe County, FL



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Parcel ID 00512660-000000 Alternate ID 1631973 Owner Address ORTIZ CHARLES L
Sec/Twp/Rng 12/61/39 Class VACANT RES 37489 Summer Holly
Property Address VACANT LAND Fremont, CA 94536
KEY LARGO
District 500K
Brief Tax Description BK 10 LT 9 BOWENS ADDN TO RIVIERA VILLAGE PB2-107 KEY LARGO G57-181 OR444-151 OR2187-2131/32P/R
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