

**RESOLUTION NO. 05-2026**

**A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM IMPACT CHARGE (“SIC”) FOR THE PROPERTY LOCATED AT 92503 OVERSEAS HWY, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 1101389; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, VC Tavernier LLC is the owner of real property located at 92503 Overseas Hwy, Tavernier, Florida, with Alternate Key Number 1101389: 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 VC Tavernier LLC’s proposed development of Lofts at Tavernier 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 General Rules and Regulations, Article IX, provide that an SIC shall be imposed on new customers and existing customers who modify, add, or construct facilities that impose a potential increased demand on the District’s wastewater facilities; and

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

**WHEREAS**, the Board has considered the staff’s recommendation at a regularly scheduled meeting of the Board held on May 19, 2026

**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 \$540,203.70.
- Section 3. *EDU Increase.* The wastewater base charge will be calculated based on 119.7 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 Hardee, who moved for its approval. The motion was seconded by Commissioner Maloney, and being put to a vote, the result was as follows:

	AYE	NAY
Chairman Rodriguez	<input checked="" type="checkbox"/>	_____
Commissioner Hardee	<input checked="" type="checkbox"/>	_____
Commissioner Maloney	<input checked="" type="checkbox"/>	_____
Commissioner Majeska	<input checked="" type="checkbox"/>	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted on the 19<sup>th</sup> Day of May, 2026

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: [Signature]  
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

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

ATTEST:  
[Signature]  
By: \_\_\_\_\_  
Shannon McCully, Clerk



# Exhibit "A"

## Legal Description

**Parcel Address:** 92503 Overseas Hwy, Tavernier

**Parcel ID:** 0089490-000000

**Ak#** 1101389

### **Legal Description:**

A portion of Lot 6, MacDonald's Plat lying Easterly of the Easterly right of way line of Old State Road 4-A, and Recorded in Plat Book 1, at Page 64 of the Public Records of Monroe County, Florida and being more particularly described as follows:

BEGINNING at the Northwesterly corner of said Lot 6, P.B. 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run N.  $88^{\circ}58'07''$  E. along the North line of Lot 6 for a distance of 1256.84 feet to the Northeast corner of Lot 6; thence run S.  $02^{\circ}34'13''$  E. along the East line of Lot 6 for a distance of 641.37 feet to the Southeast corner of Lot 6; thence run S.  $89^{\circ}19'34''$  W. along the South line of Lot 6 for a distance of 673.07 feet; thence run N.  $00^{\circ}02'56''$  W. for a distance of 531.01 feet; thence run N.  $89^{\circ}58'46''$  W. for a distance of 627.63 feet to a point on the Easterly right of way line of Old State Road 4-A; thence run N.  $09^{\circ}24'42''$  E. along said Easterly right of way line for a distance of 96.08 feet back to the POINT OF BEGINNING.