

RESOLUTION NO. 06-2026

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM IMPACT CHARGE (“SIC”) FOR THE PROPERTY LOCATED AT 92501 OVERSEAS HWY, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 1605689; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Blackstone Group Tavernier 925 LLC is the owner of real property located at 92501 Overseas Hwy, Tavernier, Florida, with Alternate Key Number 1605689: 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 Blackstone Group Tavernier 925 LLC’s proposed development of Publix 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 its 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 \$245,754.00
- Section 3. *EDU Increase*. The wastewater base charge will be calculated based on 55.0 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 Hardee, who moved for its approval. The motion was seconded by Commissioner Majeska, and being put to a vote, the result was as follows:

	A YE	NAY
Chairman Rodriquez	<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 19th 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:

By: [Signature]
Shannon McCully, Clerk



Exhibit "A"

Legal Description

Parcel Address: 92501 Overseas Hwy, Tavernier

Parcel ID: 00490250-000000

Ak# 1605689

Legal Description:

A portion of Lot 6, MacDonald's Plat Recorded in Plat Book 1, Page 64 and a Part of Tract 2, PLAT OF SURVEY OF ELLIS PROPERTY, Recorded in Plat Book 2, Page 99, all lying Easterly of the Easterly right of way line of Old State Road 4-A as Recorded in the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCING 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 S. 09°24'42" W. along the Easterly right of way line of Old State Road 4-A for a distance of 96.08 feet to the POINT OF BEGINNING of the parcel hereinafter described; thence run S. 89°58'46" E. for a distance of 627.63 feet; thence run S. 00°02'56" E. for a distance of 531.01 feet to a point on the South line of Lot 6; thence run along the South line of Lot 6, S. 89°19'34" W. for a distance of 596.34 feet to a point on the Southeasterly corner of Tract 2, P.B. 2, P. 99; thence continue along the South line of Tract 2, S. 89°19'34" W. for a distance of 148.15 feet to a point on the Easterly right of way line of Old State Road 4-A, said point being on a circular curve concave to the Northwest and having for its elements a radius of 2126.08 feet, a delta angle of 7°54'24", a chord distance of 293.16 feet and a chord bearing of N. Doc. # 2483747 Page Number: 2 of 5

14°30'41" E.; thence run along the arc of said curve along the Easterly right of way line of Old State Road 4-A for a distance of 293.39 feet; thence run N. 87°25'20" E. for a distance of 49.95 feet to a point on the East line of Tract 2; thence run N. 04°58'58" W. along the East line of Tract 2 for a distance of 120.11 feet; thence run S. 87°27'20" W. for a distance of 18.99 feet to a point on the Easterly right of way line of Old State Road 4-A; thence run along the Easterly right of way line of Old State Road 4-A for a distance of 136.98 feet back to the POINT OF BEGINNING.