



Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Tuesday, June 2, 2026
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](http://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
Matthew Hardee	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. AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS	
E. PUBLIC COMMENT	
F. APPROVAL OF MINUTES OF PREVIOUS MEETING	
1. Minutes of May 19, 2026	4
G. CAPITAL PROJECTS	
1. KLWTD Flovac Service Agreement	9
2. Collection System Monitoring CO #8	22
H. IT	
I. CUSTOMER SERVICE	
J. BUDGET AND FINANCE	
1. FY27 Budget Calendar	28
K. FIELD	
L. PLANT/FACILITIES	
1. Plant/Facilities Report – April 2026	30
M. GENERAL MANAGER	
1. Stewardship Update	38
2. FKWQIP Update	40

N. ENGINEERING

1. May 2026 Construction Standards Update 42

O. LEGAL

1. Abit Holdings LLC - AK No's. 1582361, 1582379, 1582387, 1582395, & 1582409; Reso No. 07-2026 - Mixed Use Development 53

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") IMPOSING A SYSTEM IMPACT CHARGE ("SIC") FOR THE PROPERTIES LOCATED AT 103965 OVERSEAS HWY, 103955 OVERSEAS HWY, 103945 OVERSEAS HWY, 103935 OVERSEAS HWY, AND 103925 OVERSEAS HWY KEY LARGO, FLORIDA, WITH ALTERNATE KEY NUMBERS 1582361, 1582379, 1582387, 1582395, AND 1582409; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

2. Conservation Parcel Waiver Request - Resolution No. 08-2026 62

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE BOARD") APPROVING THE REQUEST BY TDGROUP HOLDINGS I LLC ("THE OWNER"), THAT TAX PARCEL AK# 1590436 BE EXCLUDED FROM THE 2009 NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

P. COMMISSIONER'S ITEMS

Q. ROUNDTABLE

R. ADJOURNMENT

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

Meeting Date:
June 2, 2026

Agenda Item Number: F-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nick Mulick

Subject:
Minutes of May 19, 2026

Summary:
Staff to present the minutes of May 19, 2026, for approval.

Reviewed / Approved

Financial Impact

Attachments

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

\$

Funding Source:
N/A

Budgeted:
N/A

1. Minutes

Approved By:  Date: 5-28-26
General Manager



Key Largo Wastewater Treatment District
103355 Overseas Hwy, Key Largo, FL
Tuesday, May 19, 2026

MINUTES

CALL TO ORDER (A)

Chairman Nicolas Rodriguez called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE (B)

Mr. Alex Irizarry led the Pledge of Allegiance.

ROLL CALL (C)

Present were: Chairman Nicolas Rodriguez; Commissioners Robert Majeska and Matthew Hardee

Appeared Virtually (voting): Commissioner Timothy Maloney

Appeared Virtually (non-voting): Commissioner Philip Schwartz

Also present: General Manager Peter Rosasco; General Counsel Nicholas Mulick; District Clerk Shannon McCully; Finance Manager Jennifer Dempsey; Customer Service Manager Alex Irizarry; Field Manager Rudy Perez; Plant/Facilities Manager Ryan Dempsey; WWTP Lead Operator Adam Baptiste; Apex Engineering Steve Suggs and Rob Mathers; IT Support Manny Santana

Appeared Virtually: HR and Project Administration Manager Laura Weinstock

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)

Approval of Agenda (E-1)

Mr. Rosasco requested to pull item *M-2 Collection System Monitoring CO #8*

Chairman Rodriguez requested the addition of item *P-1 BPR Survey*

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

PUBLIC COMMENT (E)

No Speakers.

APPROVAL OF MINUTES (F)

Minutes of May 5, 2026 (G-1)

Motion: Commissioner Majeska made a motion to approve the Minutes of May 5, 2026. Commissioner Maloney

seconded the motion. Motion passed without objection.

GENERAL MANAGER (G)

No report in agenda.

IT (H)

IT Report – April 2026 (H-1)

Mr. Santana presented the IT monthly report.

CUSTOMER SERVICE (I)

Customer Service Report – April 2026 (I-1)

Mr. Irizarry presented the Customer Service monthly report.

BUDGET AND FINANCE (J)

Budget and Finance Report – April 2026 (J-1)

Ms. Dempsey presented the Budget and Finance monthly report.

FIELD (K)

Field Report – April 2026 (K-1)

Mr. Perez presented the Field monthly report.

PLANT/FACILITIES (L)

No report in agenda.

CAPITAL PROJECTS (M)

Capital Projects Report – April 2026 (M-1)

Mr. Mather presented the Capital Projects monthly report.

Collection System Monitoring CO #8 (M-2)

Item deleted from agenda.

KLWTD Flovac Service Agreement (M-3)

Mr. Suggs and Mr. Mather presented a service agreement with Flovac for approval.

**Motion: Commissioner Hardee made a motion to table M-3.
Commissioner Majeska seconded the motion.**

Vote on Motion:

**Commissioner Hardee – Aye
Commissioner Majeska – Aye
Commissioner Maloney – Aye
Chairman Rodriguez – Aye**

ENGINEERING (N)

May 2026 Construction Standards Update (N-1)

Mr. Mather presented a Construction Standards Update for approval.

Motion: Commissioner Majeska made a motion to table N-1.

LEGAL (O)

VC Tavernier LLC- 92503 Overseas Hwy, AK No. 1101389; Reso No. 05-2026 - Lofts at Tavernier, Affordable Housing Development (O-1)

Mr. Mulick presented Resolution 05-2026 Imposition of System Impact Charge.

Motion: Commissioner Hardee made a motion to adopt Resolution 05-2026.
Commissioner Maloney seconded the motion.

Vote on Motion:

Commissioner Hardee – Aye
Commissioner Maloney – Aye
Commissioner Majeska – Aye
Chairman Rodriguez – Aye

Blackstone Group Tavernier 925 LLC- 92501 Overseas Hwy, AK No. 1605689; Reso No. 06-2026 - Publix Tavernier Development (O-2)

Mr. Mulick presented Resolution 06-2026 Imposition of System Impact Charge.

Motion: Commissioner Hardee made a motion to adopt Resolution 06-2026.
Commissioner Majeska seconded the motion.

Vote on Motion:

Commissioner Hardee – Aye
Commissioner Majeska – Aye
Commissioner Maloney – Aye
Chairman Rodriguez – Aye

COMMISSIONER ITEMS (P)

Chairman Rodriguez discussed promoting a Potable Re-Use Survey via KLWTD’s social media outlets and website.

ROUNDTABLE DISCUSSION (Q)

No report in agenda.

ADJOURNMENT (R)

The meeting was adjourned at 5:53 p.m.

Nicolas Rodriguez, Chairman

Shannon McCully, Clerk

Seal _____

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

Meeting Date:
June 2, 2026

Agenda Item Number: G-1

Action Required:
Yes

Department:
Capital Projects


Sponsor:
Robert Mather

Subject:
KLWTD Flovac Service Agreement

Summary of Discussion:

The Flovac Service Agreement establishes the formal post-implementation support structure for the KLWTD Collection System Monitoring Project by providing one year of continued monitoring platform support, with two optional one-year renewals, including software operation, firmware updates, nuisance-alarm response and tuning, data management, remote technical support, monthly reporting, and defined pricing for optional parts and authorized time-and-materials work outside the base scope.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 95,000.00	1. Service Agreement Memo 2. Service Agreement
Administration: _____	Expense	
Finance: _____	Funding Source:	
District Counsel: _____	District	
District Clerk: _____	Budgeted:	
Engineering: _____	No	

Approved By:  Date: 5-28-26
General Manager



Memorandum

Date: May 27, 2026
To: Peter Rosasco, General Manager
From: Robert Mather, P.E.
Regarding: KLWTD Flovac Service Agreement

The KLWTD Collection System Monitoring Project relies on the Flovac monitoring platform to provide visibility into the District's vacuum sewer collection system. With nearing completion of the physical installation of monitoring components, the system will require continued software support, firmware updates, nuisance-alarm review, data management, and technical assistance to remain effective. The proposed service agreement provides a one-year service term with two optional one-year renewals by mutual written agreement and subject to annual appropriation.

This agreement permits Flovac to provide post-implementation support of the monitoring software including platform operation and access, firmware updates, alarm configuration, nuisance-alarm tuning, data interpretation, remote technical support, monthly tracking and reporting. The monitoring system must be maintained, adjusted, and reviewed as field conditions change. Through continued coordination, reporting, review, data interpretation, and system-support discussions, KLWTD staff will be able to better understand how the monitoring platform functions, what the alarms and trends indicate, and how system adjustments are made. After a period of support and training, the District may be able to take on more of the system review, interpretation, and operational management internally, reducing long-term reliance on outside support while still preserving the option for Flovac assistance when needed.

In addition to the base monitoring support, the service agreement also:

- Defines KLWTD's responsibilities for initial alarm investigation, documentation, and notification of anomalies.
- Establishes Flovac's role in reviewing nuisance alarms, supporting new monitoring connections, and tracking software-related adjustments.
- Provides monthly tracking and reporting on nuisance alarms, potential I&I indicators, critical alarms, end-of-line vacuum trends, notable site findings, and follow-up items.
- Gives discounted pricing on Flovac parts and components.
- Sets standard time-and-materials work rates outside the base service scope.
- Clarifies work outside defined contract scope requires written authorization from KLWTD before Flovac proceeds.
- Preserves KLWTD ownership of telemetry, operational, and system performance data generated by the monitoring system.

Approval of this service agreement will provide the District with the continued technical support needed to keep the Flovac monitoring system functional, useful, and reliable while also allowing KLWTD staff to develop the knowledge needed to manage more of the system independently. Without a formal service agreement, KLWTD would risk having a monitoring system in place without the necessary software support, alarm tuning, reporting, technical coordination, and training needed to utilize the full benefit of the system.

Revisions to this agreement since being placed on the May 19th agenda include: Clarification on discounted prices and tax status in Appendix A, additional language in Section 1.2 which clarifies that the annual fee under the agreement shall not exceed \$95,000 per year during the initial term and any renewal periods, for a total period not to exceed three years, KLWTD reserves the right to review pricing annually and request cost reductions where justified, and warranty clarifications for non-Flovac installed parts in Section 3.4.

Service Agreement

Between: Flovac Americas, LLC ("Flovac"), a provider of vacuum sewer monitoring products and services

And: Key Largo Wastewater Treatment District ("KLWTD"), a Florida Special District

Effective Date: August 01, 2026

Term: [One (1) year], with [two (2)] optional one-year renewals by mutual written agreement and subject to annual appropriation.

Dear KLWTD Board of Commissioners,

Flovac is pleased to present this annual services proposal for the continued support of the Flovac monitoring software platform serving KLWTD facilities. This scope is post-implementation and focuses on software and firmware maintenance, updates, remote technical support, and nuisance-alarm response and tuning. KLWTD may optionally purchase parts and components from Flovac at reduced pricing as described in the Parts & Components Price List in Appendix A. Fees for labor including installation, repairs, and preventive maintenance of physical equipment are included in Appendix B.

1.0 This proposal is based on the following information:

- 1.1 All district collection system components connected to the Flovac monitoring platform will be supported under this agreement.
- 1.2 Term – Twelve (12) months from the Effective Date, with up to two (2) optional one-year renewals by mutual written agreement and subject to annual appropriation. The annual fee under this agreement shall not exceed Ninety-Five Thousand Dollars (\$95,000) per year during the initial term and any renewal periods, for a total period not to exceed three (3) years. KLWTD reserves the right to review pricing annually and request cost reductions where justified, including but not limited to circumstances where district staff have been sufficiently trained to respond to and resolve alarms internally, thereby reducing the level of support required.

2.0 Scope of Services (Included in Base Annual Fee)

Working Hours Clause

Normal working hours under this Agreement shall be Monday through Friday, between the hours of 8:00 AM and 5:00 PM. Any time falling on a major or federal holiday shall not be considered normal working hours, regardless of the day of the week. Work performed outside of these hours shall be considered outside normal working hours unless otherwise agreed to in writing by both parties.

2.1 Software Platform Operation & Access

- Hosting/operation of the Flovac monitoring software and user portal.
- User administration and standard role-based access for KLWTD personnel.
- Maintaining a log of login date, time, location tracking and recording of operational setting changes or commands.
- Security patches and minor/major version updates.

2.2 Firmware Updates

- Updates to firmware requiring site visits.

2.3 Nuisance Alarm Response & Tuning

- Site Investigation to repetitive/spurious/non-actionable alarms after initial inspection by KLWTD.
- KLWTD shall document all inspection findings in the Task section of the monitoring page prior to contacting Flovac.
- Flovac will determine the cause of the nuisance alarm and log its findings in the monitoring system. Configuration adjustments as necessary and tuning changes with KLWTD approval.
- Flovac will provide a monthly tracking and reporting on nuisance-alarm, potential I&I indicators, critical alarms, end of line vacuum trends, notable site findings, and prior month follow ups. Flovac will use commercially reasonable efforts to deliver the monthly tracking report by the second Tuesday of each month, ahead of the monthly board meeting.
- A nuisance alarm is defined as an alarm that does not indicate a condition that could adversely affect the collection network, cause an SSO, or result in property damage. Examples of situations that are not considered nuisance alarms are high level, low vacuum, or a valve stuck open.

Nothing herein obligates Flovac to initiate emergency responses, dispatch field personnel, or take unilateral operational action absent express written authorization from KLWTD.

2.4 Configuration & Data Management

- Management of alarm thresholds, escalation paths, and rules.
- Flovac provides data interpretation using the monitoring platform for I&I tracking, rainfall/tide runtime comparison, and trend identification.
- Maintenance of monitored points/asset registry within the platform.
- Support the connection of newly installed monitoring components to the platform.
- Routine data quality checks.

2.5 Remote Technical Support

- Business-hours help desk for “how-to” questions and portal support.
- Access to ticketing and knowledge resources.
- Response times are provided on a commercially reasonable efforts basis and do not constitute a guaranteed service-level commitment unless expressly stated in writing.

Not in Scope: Any on-site preventive maintenance, field calibration, hardware repair/replacement, or integration work not expressly listed above. Such services, if requested, may be approved on a time and materials basis.

3.0 Parts & Components Pricing (Optional, Outside Base Fee)

- 3.1 KLWTD may purchase Flovac-supplied parts/components at discounted pricing shown in Appendix A.
- 3.2 Parts, materials, and supplies necessary for the repair or maintenance of the collection system components will be invoiced separately in accordance with the prices shown in Appendix A.
- 3.3 Parts, materials and supplies will be billed on a quarterly basis.
- 3.4 Flovac-supplied parts are warranted for a period of sixty (60) days from delivery against defects in materials and workmanship under normal operating conditions. This warranty does not cover improper installation, misuse, normal wear and tear, or damage caused by third-party components or external conditions. Non-Flovac parts supplied and installed by Flovac are subject to the applicable manufacturer’s warranty; however, Flovac shall coordinate warranty claims with the manufacturer and facilitate resolution of any valid warranty issues related to such parts. Flovac’s obligation under this warranty is limited to repair or replacement of the defective component in accordance with the applicable

warranty terms.

4.0 Flovac Standard Time & Materials Rates (Optional, Outside Base Fee)

- 4.1 KLWTD may authorize Flovac to provide services and provide supplemental materials in accordance with the standard time and material rates shown in Appendix B.
 - 4.2 Services authorized by KLWTD that are necessary for the repair or maintenance of the collection system components will be invoiced separately in accordance with the rates shown in Appendix B.
 - 4.3 Non-Flovac parts purchased and installed are subject to the manufacturer's warranty only.
-

5.0 Commercial Terms

- 5.1 Base Annual Fee: \$95,000.00 (invoiced quarterly in advance).
 - 5.2 Parts & Components: Flovac parts may be optionally purchased at the rates in Appendix A.
 - 5.3 Standard Time & Materials: Flovac services and supplemental parts may be authorized by KLWTD based on the rates provided in Appendix B.
 - 5.4 This proposal is valid for 90 days beyond the date of issue.
 - 5.5 Payment Terms: Net 30 days from invoice date.
 - 5.6 Flovac will not proceed with any work outside of the contractually defined scope of work without receiving written authorization to proceed.
 - 5.7 Upon receiving due notice, Flovac may proceed with authorized repairs at the standard time & materials rate as identified in Appendix B.
 - 5.8 Non-Appropriation: Continuation beyond the current fiscal year is optional contingent on mutual written agreement of renewal and contingent upon appropriation of funds; if not appropriated, KLWTD may terminate without penalty at the end of the then-current budget period.
-

6.0 Assumptions, Exclusions & District Responsibilities

6.1 Assumptions

- KLWTD conducts initial inspection of collection system components upon receiving alarm, notifying Flovac after 2 number of repeated alarms on the same valve within the following duration: 2 days.
- KLWTD will complete and log the required repairs and maintenance on the physical collection system monitoring components following identification of root cause of nuisance alarms by Flovac. Necessary parts and components will be purchased based on the pricing in Appendix A and invoiced separately.
- Flovac will complete and track causes and adjustments taken to remedy software issues which cause nuisance alarms.
- Flovac will provide support for all new monitoring connections for KLWTD infrastructure.

6.2 Exclusions

- Field services (installations, PM/repair) unless authorized by KLWTD, non-Flovac hardware, third-party carrier outages, force majeure, cyber events not attributable to Flovac's systems, data retention beyond standard terms, and any services not expressly listed in Section 2.

- Monthly monitoring platform fees (\$500/month) are excluded from this agreement and will be invoiced under a separate agreement.

6.3 KLWTD Responsibilities

- Conduct initial investigation into alarms.
- Record initial investigation findings on the monitoring page.
- Notify Flovac when nuisance alarm conditions occur for field inspection.
- Ensure site access, if needed, for Flovac staff actions.
- Promptly notify Flovac of anomalies, site changes, or operational constraints.

7.0 Legal & Compliance

- 7.1 Data Ownership & Public Records All telemetry, operational, and system performance data generated by the Flovac Monitoring System in connection with services provided under this Agreement shall remain the sole property of the Key Largo Wastewater Treatment District (“KLWTD”).
- Flovac is granted a limited, non-exclusive, non-transferable license to access, process, analyze, and store such data solely for the purpose of performing services under this Agreement, including system monitoring, diagnostics, reporting, and performance optimization.
- Flovac shall comply with Chapter 119, Florida Statutes, with respect to public records related to services performed under this Agreement. Public records in Flovac’s possession shall be made available to KLWTD upon request and in accordance with statutory requirements.
- Flovac shall not be deemed the custodian of public records generated or maintained on behalf of KLWTD and shall not be responsible for responding directly to public records requests unless expressly authorized in writing by KLWTD.

7.2 Data Security, Retention, and Backups

- Flovac shall implement commercially reasonable administrative, technical, and physical safeguards designed to protect system data from unauthorized access, disclosure, or destruction while in Flovac’s control.
- Flovac’s monitoring platform is not intended to serve as KLWTD’s system of record or primary data backup, and KLWTD remains responsible for maintaining its own archival, redundancy, and disaster-recovery systems unless otherwise agreed to in writing.
- Upon termination or expiration of this Agreement, Flovac shall, upon written request, provide KLWTD with a reasonable export of existing system data in its then-current format, excluding custom analysis or reprocessing unless separately authorized.

7.3 Limitation of Responsibility & Consequential Damages

Flovac shall not be responsible for:

- Loss of data not caused by Flovac’s negligence or willful misconduct.
- Damage to property, structures, or private systems not directly under Flovac’s control

- Home damage, environmental damage, loss of service, loss of revenue, or other incidental, indirect, special, or consequential damages, except to the extent such damages arise directly from Flovac's gross negligence or willful misconduct, or a material breach of this Agreement.

7.4 No Operational Control Disclaimer

- KLWTD acknowledges that Flovac's services are advisory and support-based in nature. Final operational decisions, response actions, and maintenance execution remain solely the responsibility of KLWTD and its operating staff.
- Flovac does not have direct control over field operations, third-party infrastructure, or contractor response times unless expressly authorized in writing.

7.5 Insurance

- CGL \$1M per occurrence/\$2M aggregate; Auto \$1M CSL; Workers' Comp per Florida law; Tech E&O/Professional \$2M aggregate (certificates available on request).

7.6 Indemnification; Hold Harmless; Sovereign Immunity

- To the extent permitted by Florida law, Flovac shall indemnify, defend, and hold harmless KLWTD, its Board of Commissioners, officers, employees, and agents from and against any and all claims, demands, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees, arising out of or resulting from:
 - (a) the negligent acts, errors, or omissions or willful misconduct of Flovac or anyone directly or indirectly employed by Flovac in the performance of the Services; or
 - (b) Flovac's breach of this Agreement.
- This obligation shall not apply to the extent such claims arise from the negligence or willful misconduct of KLWTD or its officers, employees, or agents.
- Nothing in this Agreement shall be construed as a waiver of KLWTD's sovereign immunity or the limits of liability set forth in Section 768.28, Florida Statutes. Flovac agrees that any indemnification obligations owed by KLWTD, if any, shall be subject to and limited by the provisions of Section 768.28, Florida Statutes.

7.7 Termination

7.7.1 Termination for Convenience.

- KLWTD may terminate this Agreement, in whole or in part, for its convenience upon thirty (30) days' prior written notice to Flovac. In the event of such termination, Flovac shall cease work as directed and shall be entitled to payment for Services satisfactorily performed through the effective date of termination, plus authorized, non-cancelable costs incurred prior to termination. Flovac shall not be entitled to anticipated profits, consequential damages, or costs incurred after the effective date of termination.

7.7.2. Termination for Cause

- Either party may terminate this Agreement upon written notice if the other party materially breaches the Agreement and fails to cure such breach within thirty (30) days after receipt of written notice specifying the breach. In the event of termination for cause by KLWTD, payment shall be limited to Services satisfactorily performed through the effective date of termination.

7.7.3. Effect of Termination

- Upon termination or expiration of this Agreement:
- All licenses granted to KLWTD for the software shall continue through the end of the paid service period unless earlier terminated for cause;
- Each party shall return or destroy the other party's confidential information in accordance with this Agreement; and
- Sections relating to payment obligations, data ownership, public records, indemnification, limitation of liability, governing law, and sovereign immunity shall survive.

7.8 Governing Law & Venue

- State of Florida; venue in Monroe County, Florida.
-

8.0 Acceptance

Please indicate acceptance by signing below. Upon receipt, Flovac will issue a kickoff notice and coordinate initial contacts and priorities.

For: Flovac Americas, LLC

Name/Title:

Signature:

Date: _____

For: Key Largo Wastewater Treatment District

Name/Title:

Signature:

Date: _____

Appendix A — Parts & Components Price List

(The pricing shown in Appendix A reflects a 10% discount on Flovac-manufactured parts only. Non-Flovac parts are excluded from this discount and are subject to standard manufacturer pricing.)



Flovac Americas
 15 Utility Dr.
 Suite A
 Palm Coast, FL
 32137

Sales Quote



Order number QU-1344
Date May 27, 2026

Billing Address

Key Largo Waste Water Treatment District
 PO BOX 491
 Key Largo, Florida
 33037
 USA

Contact

Rudy Perez

Parts pricing list for reference only
 - not an invoice

Phone

305-522-4019

Email

rodolfo.perez@klwtd.com, finance@klwtd.com

Payment Terms

Net 30

Product	Quantity	Unit Price	Discount	Tax code	Subtotal
 1USFC0005 - Electronic Controller Electronic Controller	1	\$628.02	10 %	Non-Taxable	\$565.22
 Flovac Smart Monitoring Module, 915Mhz, Flovac USA Flovac Smart Monitoring Module, 915Mhz, Flovac USA	1	\$607.59	10 %	Non-Taxable	\$546.83
 912027 - Vacuum Sensor 3.3v, Sensor Only Vacuum Sensor 3.3v, Sensor Only	1	\$517.13	10 %	Non-Taxable	\$465.42
 FMS Battery Pack FMS Battery Pack 38,000mAh	1	\$125.00	10 %	Non-Taxable	\$112.50
 912517 - IP67 Pressure Sensor (Force Main Monitoring) Pressure Sensor (Force Main Monitoring- not vacuum) IP67	1	\$1,886.32	10 %	Non-Taxable	\$1,697.69
 Sensor, Valve, Flovac/Airvac, 2mtr (Assembly) Sensor, Valve	1	\$221.85	10 %	Non-Taxable	\$199.67
 Magnet with Holder, Valve	1	\$12.45	10 %	Non-Taxable	\$11.21
 Float Sensor Float Sensor only. Weight sold separately. Additional kit might be needed for 1 piece pit vs. 2 piece pit.	1	\$237.84	10 %	Non-Taxable	\$214.06
 Wye Cable M12, 4P, Male to Female 2x	1	\$39.00	10 %	Non-Taxable	\$35.10
 1USFVP0025AV - Remote Mount Controller Kit (AV Pits) Remote Mount Controller Kit (Other Pits)	1	\$356.04	10 %	Non-Taxable	\$320.44

Pedestals, Conduit, Grommets, Valves and Controller sold Separately.

This kit will work with existing vacuum valves.

Need 2in. or larger conduit and pedestal to locate the controller.

Parts pricing list for reference only
- not an invoice

	1USFMS0007-16- Gateway 915Mhz, USA	1	\$9,102.00	10 %	Non-Taxable	\$8,191.80
Gateway 915Mhz, USA, Assembly						
Includes: - Antennas - Bracket						
	Valve Rebuild Kit for 3" Valve, USA	1	\$86.10	10 %	Non-Taxable	\$77.49
Valve Rebuild Kit - Flovac and Others						
	Flovac Controller, Standard	1	\$471.78	10 %	Non-Taxable	\$424.60
Standard Controller. Activation Height 4.75" to 6.25"						
	Flovac 5.5FT Pit - Pretested, Install Ready	1	\$4,932.47	10 %	Non-Taxable	\$4,439.22
Included: 3" Flovac Valve Flovac Controller Slip Key 3" Spigot Hose clamps both 3/8 and 5/8 Gate Valve (knife valve) Lock for Gate Valve 2" Grommet 4" Grommet x 2 6" Grommet x 1						
Sold Separately: Flovac Metal Lid with seal - 24", 4" rise Flovac Air Dedicated Air Terminal						
	1USFVP0001- Flovac Metal Lid w/Seal	1	\$693.72	10 %	Non-Taxable	\$624.35
24" - 4" rise- Ductile Iron Hinged Lid Includes: - Gasket Seal						
	1USFMS0012 - FMS Solar Power Manager	1	\$251.60	10 %	Non-Taxable	\$226.44
6V 5W Max Input Out: 3.3 Volt, 5,700mAh						
Also used on low pressure monitoring with 110v to 5v power supply						
	1USFMS0036 - Solar Panel	1	\$39.38	10 %	Non-Taxable	\$35.44
3.5W 6V Charcoal Solar Panel						

Remarks

Valid for 365 days following the execution of this Agreement

Subtotal

\$18,187.48

Appendix B — Flovac Standard Time & Materials Rates

Appendix B — Flovac Standard Time & Materials Rates

Flovac Service Agreement		
Appendix B - Flovac Standard T & M Rates		
Description	Unit Price	Unit
Field Technician:	\$ 155.00	Hourly
Senior / Lead Technician	\$ 245.00	Hourly
Ops / Technical Manager	\$ 275.00	Daily Per Person
Work perform outside of normal working hours	+ 30%	
Non-Flovac Materials and Supplies	Cost + 15% for OH/MU	

1. T&M services shall be performed only upon written authorization by KLWTD.
2. Travel to and from jobsite shall be considered hours worked.
3. Minimum call out is 4 hours, over 4 hours billing increments shall be one-half (0.5) hour unless otherwise agreed.
4. Overtime, weekend, or emergency response services, if requested, may be billed at adjusted rates.
5. Above charges would not apply to warranty work/repairs while components are under warranty period.
6. If Flovac is called to a valve pit for a condition that is not defined as a nuisance alarm, travel will be charged in accordance with Item No. 2 for the inspection of the valve pit. Authorization should then be obtained, per Item No. 1 above, before proceeding

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

Meeting Date:
June 2, 2026

Agenda Item Number: G-2

Action Required:
Yes .

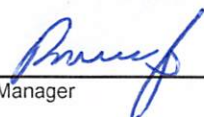
Department: Capital Projects Sponsor: Robert Mather

Subject:
Collection System Monitoring CO #8

Summary of Discussion:

Change Order #8 is being presented for approval of the following: addition of necessary parts and field work to support the completion of the collection monitoring system, reconciling FLOVAC monitoring system service agreement costs for work completed outside of the contract warranty period, reconciling of parts previously purchased by KLWTD, purchase of additional service parts identified by KLWTD staff, and a contract time extension of 90 additional days.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 204,076.76	1. Change Order 8 Memo 2. Schedule of Values 3. Change Order Form
Administration: _____	Expense	
Finance: _____	Funding Source:	
District Counsel: _____	Grant(s)	
District Clerk: _____	Budgeted:	
Engineering: _____	Yes	

Approved By:  Date: 5-28-26
General Manager



Memorandum

Date: May 27, 2026
To: Peter Rosasco, General Manager
From: Robert Mather, P.E.
Regarding: KLWTD Collection System Monitoring Project Change Order No. 8

The Collection System Monitoring Project is nearing completion. The remaining work consists of finishing the force main pressure monitoring and the installation of gateways. The Project originally included continuing service and support for the Flovac monitoring system as part of the original project implementation. That initial service period has since expired on August 2024; however, Flovac has continued providing monitoring support, training, software support, nuisance alarm review, system coordination, and related assistance while the formal service agreement was being finalized.

Apex has reviewed the contract documents and the warranty provisions and found that a majority, but not all, of the work conducted falls within the warranty provisions. The team has reviewed basin by basin along with the pressure monitoring substantial completion dates and determined the extents of work in which Flovac had operated within a service contract capacity, outside of a warranty period. In all, this resulted in \$24,433.75 of work completed under the service contract. The annual service agreement line item included in Change Order No. 8 represents back pay for the work completed in basins outside of the warranty period.

In addition to the service agreement back pay, this change order includes:

- Additional valve rebuild kits and valve rebuild installation for 200 valves.
- Additional parts required for valve rebuild work.
- Vacuum sensors for a private community.
- Additional low-pressure monitoring locations.
- Pedestal and conduit installation for monitoring equipment.
- Additional maintenance and service parts required to support the monitoring system including reconciliation of parts which have already been purchased by KLWTD field staff, and new parts to be stocked by KLWTD.
- A 90-day contract time extension, revising the proposed substantial completion date from April 22, 2026 to July 21, 2026.

The total amount of Change Order No. 8 is \$204,076.76. Approval of this change order will reconcile prior service support, fund the remaining parts and field items needed for successful system completion.

KLWTD Collection System Monitoring COB

Item No.	Item Description	Current Scheduled Qty	Installed Scheduled Qty (from Plovac)	Over/ Under (some items still in progress)	New Proposed Qty	Unit Price	Current Scheduled Value	Proposed Scheduled Value	Net Change	Notes
General Conditions										
1.01	Mobilization	1.00	1.00	-	1.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ -	
1.01	Bonds and Insurance	1.00	1.00	-	1.00	\$ 195,000.00	\$ 195,000.00	\$ 195,000.00	\$ -	
Gateway System										
2.01	Installation of Gateway System	10	10	-	10.00	\$ 6,500.00	\$ 65,000.00	\$ 65,000.00	\$ -	
Basin D										
6.01	Installation of monitoring system in Standard Pit	232	232	-	232.00	\$ 474.68	\$ 110,125.76	\$ 110,125.76	\$ -	
6.02	Installation of monitoring system in Buffer Tank	8	8	-	8.00	\$ 140.60	\$ 1,124.80	\$ 1,124.80	\$ -	
6.03	Relocate controllers into air pedestals, provide all necessary connect	232	232	-	232.00	\$ 150.00	\$ 34,800.00	\$ 34,800.00	\$ -	
Basin E										
7.01	Installation of monitoring system in Standard Pit	308	308	-	308.00	\$ 474.68	\$ 146,201.44	\$ 146,201.44	\$ -	
7.02	Install District Supplied Air Intake Pedestal In phase 0 locations	225	225	-	225.00	\$ 22.50	\$ 5,062.50	\$ 5,062.50	\$ -	
7.04	Installation of monitoring system in Buffer Tank	3	3	-	3.00	\$ 140.60	\$ 421.80	\$ 421.80	\$ -	
7.03	Relocate controllers into air pedestals, provide all necessary connect	308	308	-	308.00	\$ 150.00	\$ 46,200.00	\$ 46,200.00	\$ -	
Basin F										
8.01	Installation of monitoring system in Standard Pit	338	338	-	338.00	\$ 474.68	\$ 160,441.84	\$ 160,441.84	\$ -	
8.02	Installation of monitoring system in Buffer Tank	6	6	-	6.00	\$ 140.60	\$ 843.60	\$ 843.60	\$ -	
8.03	Relocate controllers into air pedestals, provide all necessary connect	338	338	-	338.00	\$ 150.00	\$ 50,700.00	\$ 50,700.00	\$ -	
Basin G										
9.01	Installation of monitoring system in Standard Pit	221	221	-	221.00	\$ 474.68	\$ 104,904.28	\$ 104,904.28	\$ -	
9.02	Installation of monitoring system in Buffer Tank	13	13	-	13.00	\$ 140.60	\$ 1,827.80	\$ 1,827.80	\$ -	
9.03	Relocate controllers into air pedestals, provide all necessary connect	221	221	-	221.00	\$ 150.00	\$ 33,150.00	\$ 33,150.00	\$ -	
Basin H										
10.01	Installation of monitoring system in Standard Pit	27	27	-	27.00	\$ 474.68	\$ 12,816.36	\$ 12,816.36	\$ -	
10.02	Installation of monitoring system in Buffer Tank	9	9	-	9.00	\$ 140.60	\$ 1,265.40	\$ 1,265.40	\$ -	
10.03	Relocate controllers into air pedestals, provide all necessary connect	27	27	-	27.00	\$ 150.00	\$ 4,050.00	\$ 4,050.00	\$ -	
Basin I										
11.01	Installation of monitoring system in Standard Pit	227	227	-	227.00	\$ 474.68	\$ 107,752.36	\$ 107,752.36	\$ -	
11.02	Installation of monitoring system in Buffer Tank	3	3	-	3.00	\$ 140.60	\$ 421.80	\$ 421.80	\$ -	
11.03	Relocate controllers into air pedestals, provide all necessary connect	227	227	-	227.00	\$ 150.00	\$ 34,050.00	\$ 34,050.00	\$ -	
Basin JK										
12.01	Installation of monitoring system in Standard Pit	443	443	-	443.00	\$ 474.68	\$ 210,283.24	\$ 210,283.24	\$ -	
12.02	Installation of monitoring system in Buffer Tank	16	16	-	16.00	\$ 140.60	\$ 2,249.60	\$ 2,249.60	\$ -	
12.03	Relocate controllers into air pedestals, provide all necessary connect	443	443	-	443.00	\$ 150.00	\$ 66,450.00	\$ 66,450.00	\$ -	
Site Restoration										
15.01	Asphalt Restoration around pit where required	36226.18	36226.18	-	36,226.18	\$ 7.06	\$ 255,756.85	\$ 255,756.85	\$ -	
15.02	Sod Restoration around pit as required	2806	2806	-	2,806.00	\$ 3.78	\$ 10,606.68	\$ 10,606.68	\$ -	
15.03	Gravel Restoration around pit as required	90428.76	90428.76	-	90,428.76	\$ 4.79	\$ 433,153.76	\$ 433,153.76	\$ -	
Additive Alternate-Optional Items										
16.02	Annual Service Agreement for System Maintenance & Support	2	2	-	2.00	\$ 75,000.00	\$ 150,000.00	\$ 150,000.00	\$ -	
Change Order 1										
17.00	Vent Extension	545	545	-	545.00	\$ 125.00	\$ 68,125.00	\$ 68,125.00	\$ -	
17.01	Partial Base Chipping and Replacement	324	324	-	324.00	\$ 137.50	\$ 44,550.00	\$ 44,550.00	\$ -	
17.02	Full Base Chipping and Replacement	161	161	-	161.00	\$ 258.00	\$ 41,538.00	\$ 41,538.00	\$ -	
17.03	Galvanized Support Rod	2655	2655	-	2,655.00	\$ 93.50	\$ 248,242.50	\$ 248,242.50	\$ -	
Change Order 2										
Basin A										
3.01	Installation of monitoring system in Standard Pit	316	316	-	316.00	\$ 474.68	\$ 149,998.88	\$ 149,998.88	\$ -	
3.03	Installation of monitoring system in Buffer Tank	5	5	-	5.00	\$ 140.60	\$ 703.00	\$ 703.00	\$ -	
3.02	Relocate controllers into air pedestals, provide all necessary connect	316	316	-	316.00	\$ 150.00	\$ 47,400.00	\$ 47,400.00	\$ -	
Basin B										
4.01	Installation of monitoring system in Standard Pit	376	376	-	376.00	\$ 474.68	\$ 178,479.68	\$ 178,479.68	\$ -	
4.02	Installation of monitoring system in Buffer Tank	3	3	-	3.00	\$ 140.60	\$ 421.80	\$ 421.80	\$ -	
4.03	Relocate controllers into air pedestals, provide all necessary connect	376	376	-	376.00	\$ 150.00	\$ 56,400.00	\$ 56,400.00	\$ -	
Change Order 3										

Basin C									
5.01	Installation of monitoring system in Standard Pit	411	411	411.00	\$ 474.68	\$ 195,093.48	\$ 195,093.48	\$ -	-
5.02	Installation of monitoring system in Buffer Tank	10	10	10.00	\$ 140.60	\$ 1,406.00	\$ 1,406.00	\$ -	-
5.03	Relocate controllers into air pedestals, provide all necessary connect	411	411	411.00	\$ 150.00	\$ 61,650.00	\$ 61,650.00	\$ -	-
Grinder Pump, Pump Station & Foremain Monitoring									
14.01	Grinder Pump/Pumpstation Monitoring	149	149	149.00	\$ 409.81	\$ 61,061.69	\$ 61,061.69	\$ -	-
14.02	Foremain Pressure Sensor	30	30	30.00	\$ 220.72	\$ 6,621.60	\$ 6,621.60	\$ -	-
Change Order 4									
18.01	Rebuild Kits	2900	2900	2,900.00	\$ 179.27	\$ 519,883.00	\$ 519,883.00	\$ -	-
18.02	Rebuild and Install Valve	2900	2900	2,900.00	\$ 202.37	\$ 586,873.00	\$ 586,873.00	\$ -	-
18.03	Additional Parts	50893.34	50893.34	50,893.34	\$ 1.00	\$ 50,893.34	\$ 50,893.34	\$ -	-
Change Order 5									
19.01	Rebuild Kits Direct Purchase by KLVWTD	2900	2900	2900	\$ (179.27)	\$ (519,883.00)	\$ (519,883.00)	\$ -	-
Change Order 6									
20.01	FM Pressure Taps	30	30	30	\$ 3,166.67	\$ 95,000.00	\$ 95,000.00	\$ -	-
20.02	Additional Gateways	3	3	3	\$ 15,000.00	\$ 45,000.00	\$ 45,000.00	\$ -	-
Change Order 7									
21.01	Gateways	3	3	3	\$ 30,000.00	\$ 90,000.00	\$ 90,000.00	\$ -	-
21.02	Additional Bonds & Insurance from Contract Extension	1	1	1	\$ 207,522.10	\$ 207,522.10	\$ 207,522.10	\$ -	-
Change Order 8									
22.01	Additional Valve Rebuild Kits	0	0	200	\$ 179.27	\$ -	\$ 35,854.00	\$ -	Included in CO 8
22.02	Additional Rebuild and Install	0	0	200	\$ 202.37	\$ -	\$ 40,474.00	\$ -	Included in CO 8
22.03	Additional Parts for Valve Rebuilds	0	0	1	\$ 11,583.52	\$ -	\$ 11,583.52	\$ -	Included in CO 8
22.04	Vacuum Sensors for Private Community	0	0	3	\$ 2,426.18	\$ -	\$ 7,278.54	\$ -	Included in CO 8
22.05	Additional Low-Pressure Monitoring	0	0	7	\$ 2,000.00	\$ -	\$ 14,000.00	\$ -	Included in CO 8
22.06	Post Warranty Service Agreement for Maintenance & Support	0	0	1	\$ 24,433.75	\$ -	\$ 24,433.75	\$ -	Included in CO 8
22.07	Pedestal and Conduit Install up to 5ft with Native Backfill	0	0	3	\$ 750.00	\$ -	\$ 2,250.00	\$ -	Included in CO 8
22.08	Additional Maintenance and Service Parts	0	0	68202.95	\$ 1.00	\$ -	\$ 68,202.95	\$ -	Included in CO 8
TOTALS							\$ 4,677,202.44	\$ 4,881,279.20	\$ 204,076.76

**SECTION 00950
CHANGE ORDER FORM**

<p>CONTRACTOR ("Contractor"): Flovac Inc.</p>	<p>CHANGE ORDER No. 8 PROJECT TITLE: KLWTD Collection System Monitoring Project PROJECT No. 03105.078:130</p>		
<p>OWNER: Key Largo Wastewater Treatment District (Owner), or (District)</p>	<p>ENGINEER: Apex Companies, LLC 6805 Overseas Hwy Marathon, Florida 33050</p>		
<p>DATE OF ISSUE: June 2nd, 2026</p>	<p>EFFECTIVE DATE: June 2nd, 2026, contingent upon approval by the District's Board of Commissioners.</p>		
<p>Description of Work to be Performed: The Contractor is hereby authorized and directed to perform the following Work, generally described as: Addition of: Valve rebuild kits and installation, 3 sensors for the Colusa Village Community and the purchase of additional valve components for the rebuild and servicing of valves. It is understood all purchased items, materials, and equipment are solely owned by the District. The Contractor shall be responsible for delivery and acceptance of the equipment and materials on behalf of the District and shall retain full responsibility and liability for all aspects of the work as defined in the Contract Documents.</p> <p>Reason for Change: To add additional valves and parts to the contract as well as reconcile outstanding costs associated with continued work on the service contract.</p> <p>Attachments: Schedule of Values and Memo</p> <p style="text-align: center;">Total Proposed Changes in Contract Price and Contract Time for this Change Order</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Increase (decrease) in Contract Price:</p> <p style="text-align: center;">\$ 204,076.76</p> </td> <td style="width: 50%; padding: 5px;"> <p>Increase (decrease) in Contract Time (Calendar days):</p> <p style="text-align: center;">90 Days</p> </td> </tr> </table>		<p>Increase (decrease) in Contract Price:</p> <p style="text-align: center;">\$ 204,076.76</p>	<p>Increase (decrease) in Contract Time (Calendar days):</p> <p style="text-align: center;">90 Days</p>
<p>Increase (decrease) in Contract Price:</p> <p style="text-align: center;">\$ 204,076.76</p>	<p>Increase (decrease) in Contract Time (Calendar days):</p> <p style="text-align: center;">90 Days</p>		
<p>Acknowledgments:</p> <p>The aforementioned change, and work affected thereby, is subject to and governed by all provisions of the original Agreement and RFP. It is expressly understood and agreed that the approval of this Change Order shall have no effect on the original Agreement, including all GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, and STANDARD SPECIFICATIONS, other than matters expressly provided herein.</p> <p>This Change Order constitutes full and mutual accord and satisfaction for the adjustment of the Contract Price and Contract Time as a result of increases or decreases in cost and time of performance caused directly and indirectly from the change. Acceptance of this Change Order constitutes an agreement between OWNER and CONTRACTOR that the Change Order represents an equitable adjustment to the Agreement and that CONTRACTOR shall waive all rights to file a Contract Claim or claim of any nature on this Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order. Owner may require consent of the Contractor's surety, if any, to the terms of this Change Order.</p>			
<p>Original Contract Price: \$2,000,000.00</p>	<p>Original Contract Time: 790 Days (calendar days or dates)</p>		

SUMMARY OF PRIOR CHANGE ORDERS			
C-O No.	Description of Change	Change in Contract Price	Change in Contract Time
1	Change order No.1. Repair of concrete pads, extension of vent pipes in flood prone areas, and addition of galvanized support rods	\$ 506,600.00	0 Days
2	Change order No.2. Work in Basin A and Basin B	\$ 423,611.36	0 Days
3	Basin C and Grinder Pump Monitoring	\$ 659,596.20	60 Days
4	Valve Rebuilds	\$ 1,499,688.25	549 Days
5	Valve Rebuild Kits (Deductive)	\$ (519,883.00)	0 Days
6	Balancing Change Order 6	\$ (0.67)	0 Days
7	Balancing Change Order 7	\$ 107,590.30	0 Days
TOTAL OF ALL PRIOR CHANGES		\$ 2,677,202.44	609 Days
CURRENT CONTRACT PRICE AND TIME (Adjusted by Prior Change Orders BUT before adjusting for this Change Order)		\$ 4,677,202.44	1,399 Days
NEW CONTRACT PRICE AND TIME (Adjusted by Prior Change Orders AND this Change Order)		\$ 4,881,279.20	1,489 Days
Original Contract Substantial Completion Date: 8/21/2024		New Contract Substantial Completion Date: 07/21/2026	
APPROVAL AND CHANGE ORDER AUTHORIZATION			
Contractor: <u>Flovac, Inc.</u> _____ By (Signature) <u>Mike Pringle, Director of Operations</u> (Printed Name and Title of Officer) _____ (Date)		Owner: <u>Key Largo Wastewater Treatment District</u> _____ By (Signature) <u>Peter Rosasco, General Manager</u> (Printed Name and Title of Officer) (Date)_____	
ATTEST: _____ (Secretary) (Corporate Seal)		ATTEST: _____ District Clerk (Seal)	

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

Meeting Date:
June 2, 2026

Agenda Item Number: J-1


Action Required:
No

Department: Budget and Finance Sponsor: Jennifer Dempsey

Subject:
FY27 Budget Calendar

Summary:
Ms. Dempsey will present the Budget Calendar for Fiscal Year 2027.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$	1. FY27 Budget Calendar
Administration: _____		
Finance: _____	Funding Source:	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 5-28-26
General Manager



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Phone (305) 451-4019 • www.klwtd.com

KLWTD FY27 Budget Calendar

August 2026:

Tuesday August 18: BOARD MEETING: Present preliminary FY26 budget

September 2026:

Tuesday September 1: BOARD MEETING: Present proposed FY27 budget, budget resolution and budget narrative at the board meeting for approval

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

Meeting Date:
June 2, 2026

Agenda Item Number: L-1

Action Required:
No

Department:
Plant/Facilities

Sponsor:
Ryan Dempsey

Subject:
Plant/Facilities Report - April 2026

Summary:
Mr. Dempsey will present the Plant/Facilities monthly report.

Reviewed / Approved

Financial Impact

Attachments

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

\$

Funding Source:
N/A

Budgeted:
N/A

1. Monthly Report

Approved By: _____
General Manager



Date: 5-28-26

Wastewater Treatment Plant Operations

The wastewater treatment plant processed an average of 2.06 million gallons of influent per day (MGD). The Treatment Plant remains in compliance with the Florida Department of Environmental Protection (FDEP) guidelines.

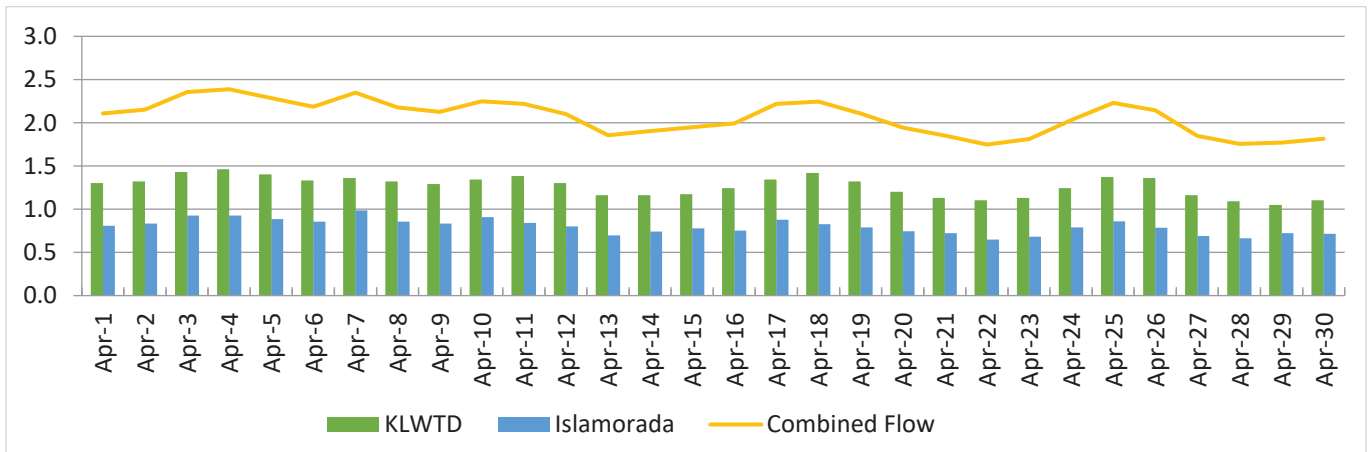
Effluent Quality Reports (mg/L)

Determines the quality of discharge from the wastewater treatment plant.

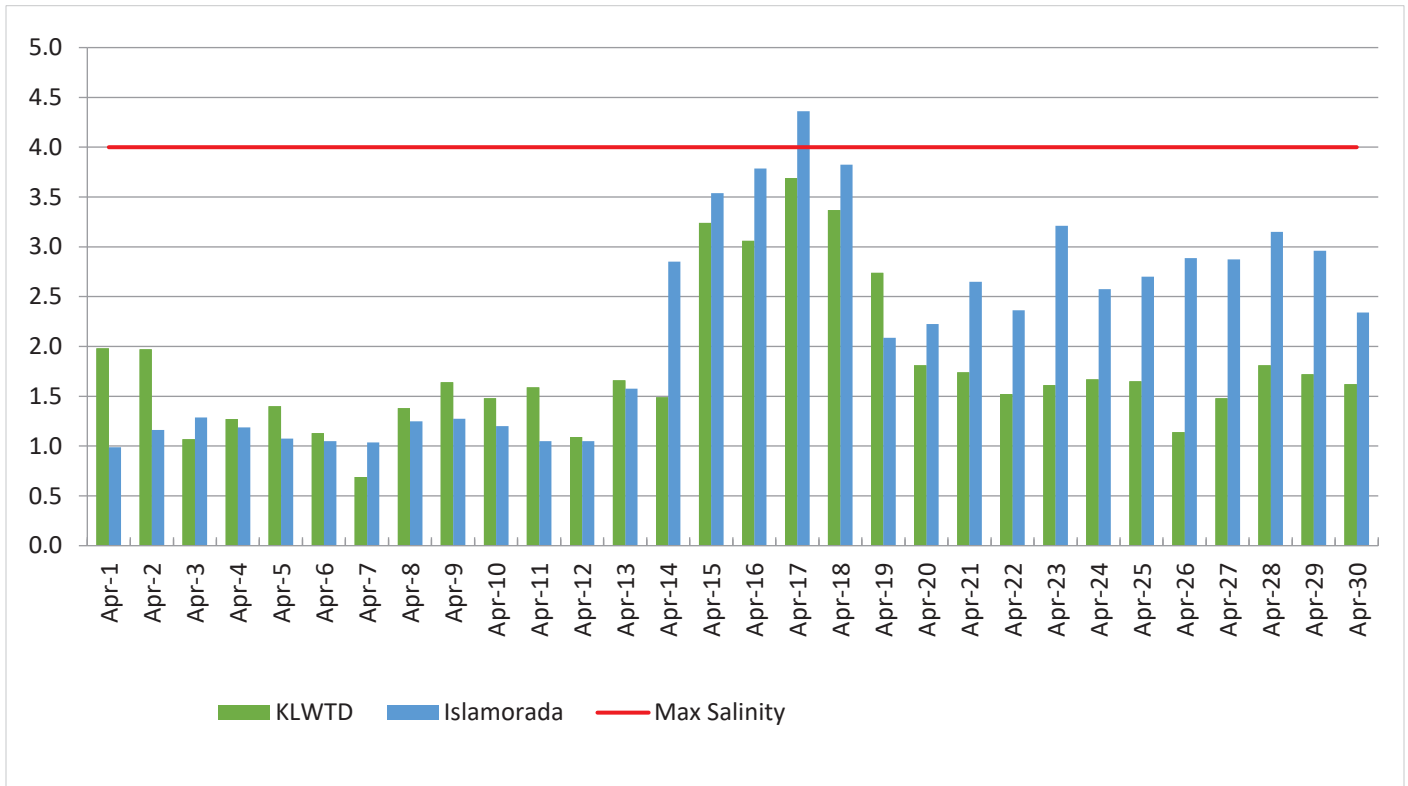
Effluent Quality Report	April 2026 Plant Performance	12 Month Average Plant Performance	Effluent Limits
CBOD5 (Carbonaceous Biochemical Oxygen Demand)	1.6	2.3	5
TSS (Total Suspended Solids)	1.1	1.1	5
TN (Total Nitrogen)	5.5	3.8	Report only
TP (Total Phosphorous)	.7	.7	Report only

Daily Flow (MGD)

The total flow of influent through the wastewater treatment plant each day.



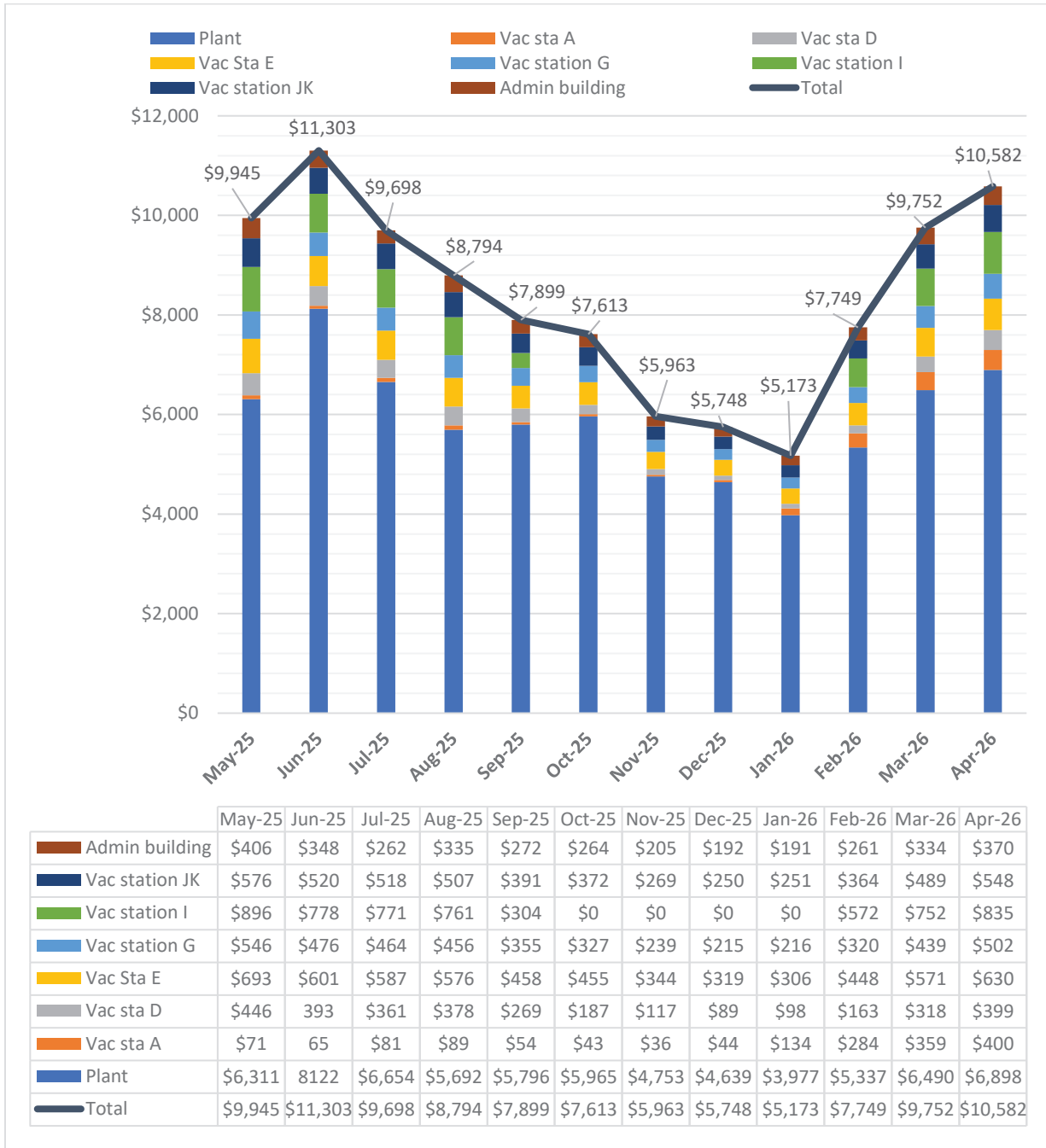
Daily Peak Salinity (PPT)
The daily peak salinity for the current month.



Islamorada

Average Daily Flow: .798 MGD
 Highest Daily Flow: .987 MGD
 Monthly Peak Salinity: 4.36 PPT
 Days over 4.0 PPT Salinity: 1
 3-month average of Islamorada flow capacity (1.104 MGD): 74%

Solar Production Report



12 month production estimate for all sites: \$100,219

Vacuum station vac pump inlet filter and piping upgrade



Maintenance shop storage lean-to

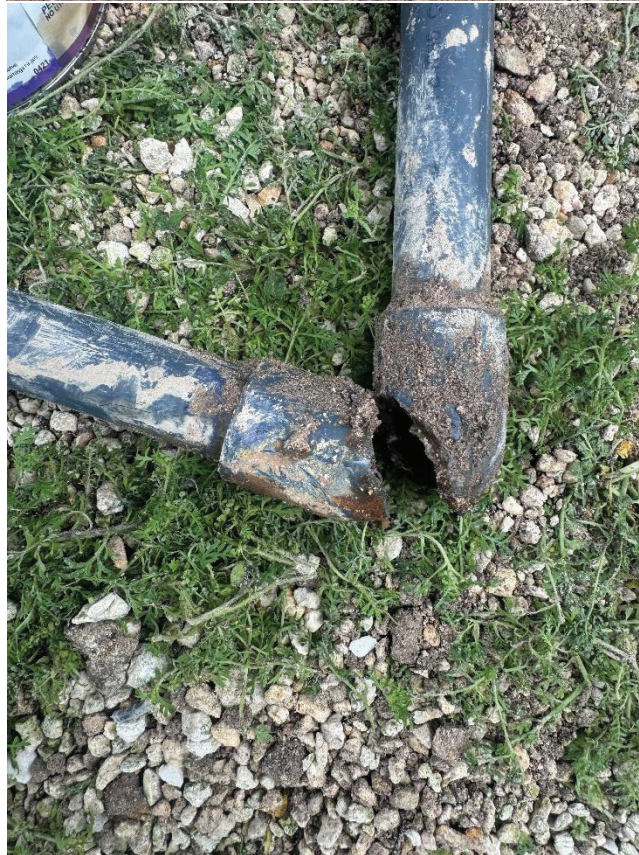


Booster pump #2 repair



Glycerin pump system rehab





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

Meeting Date:
June 2, 2026

Agenda Item Number: M-1

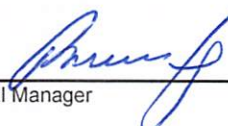
Action Required:
No

Department: General Manager Sponsor: Peter Rosasco

Subject:
Stewardship Update

Summary:
Mr. Rosasco will discuss KLWTD's Stewardship Funding.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$	1.
Administration: _____		
Finance: _____	Funding Source:	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:  Date: 5-28-26
General Manager

<u>HB 5001</u>	<u>House Offer #1</u>	<u>Senate Offer #2</u>	<u>SB 2500</u>
<p>Funds in Specific Appropriation 1770 are provided to the Department of Environmental Protection for the purpose of entering into financial assistance agreements with local governments located in the Florida Keys Area of Critical State Concern or the City of Key West Area of Critical State Concern, to finance or refinance the cost of constructing sewage collection, treatment, and disposal facilities, building projects that protect, restore, or enhance nearshore water quality and fisheries, such as stormwater or canal restoration projects and projects to protect water resources available to the Florida Keys, or for the purpose of land acquisition within the Florida Keys Area of Critical Concern as authorized pursuant to section 259.045, Florida Statutes, with increased priority given these acquisitions that achieve a combination of conservation goals, including protecting Florida's water resources and natural groundwater recharge.</p>	<p>House</p>	<p>Senate Modified</p>	<p>Funds in Specific Appropriation 1770 are provided to the Department of Environmental Protection for the purpose of entering into financial assistance agreements with local governments located in the Florida Keys Area of Critical State Concern or the City of Key West Area of Critical State Concern. The funds shall be held in reserve, contingent on the submission of a distribution plan detailing the recipients of the funds. The distribution plan must be consistent with the most recent The department is authorized to submit budget amendments requesting release of funds pursuant to the provisions of chapter 216, Florida Statutes. The release of funds is contingent upon the submission of a newly executed interlocal agreement among, at a minimum, the Village of Islamorada, the Key Largo Wastewater Treatment District, the City of Marathon, the Monroe County/Florida Keys Aqueduct Authority, the City of Key West, and Key Colony Beach, to finance or refinance the cost of constructing sewage collection, treatment, and disposal facilities, building projects that protect, restore, or enhance nearshore water quality and fisheries, such as stormwater or canal restoration projects and projects to protect water resources available to the Florida Keys, or for the purpose of land acquisition within the Florida Keys Area of Critical Concern as authorized pursuant to section 259.045, Florida Statutes, with increased priority given these acquisitions that achieve a combination of conservation goals, including protecting Florida's water resources and natural groundwater recharge.</p>

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

Meeting Date:
June 2, 2026

Agenda Item Number: M-2

Action Required:
No

Department:
General Manager

Sponsor:
Peter Rosasco

Subject:
FKWQIP Update

Summary:
Mr. Rosasco will discuss FKWQIP.

Reviewed / Approved

Financial Impact


Attachments

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

\$

Funding Source:
N/A

Budgeted:
N/A

Approved By:  Date: 5-28-26
General Manager

Good Afternoon,

I spoke with Brenda Calvente, the new representative from ACOE earlier today and wanted to share some information from the call.

She will be reaching out to Islamorada and Marathon in the next week or two to discuss the specific reimbursement details for each of those entities this summer. In the meantime, she requested I submit KLWTD reimbursement mid June for review in July and funds to arrive to us in August with close out happening in September. I believe Marathon and Islamorada will follow that same timeframe (roughly) with Islamorada having one more funding next year from the first \$100M based on her information.

In regard to the second/new \$100M, she will be calling all the entities to set up another kickoff meeting later in the summer with hopes that we have all come to an agreement of dividing those new funds amongst us. After that kick off call she would like us all to submit our letters with upcoming projects and costs we would like ACOE to fund to begin assembling the new agreements by late fall 2026. The hope for the new money is instead of \$6M per year it will be \$10M per year over 10 years to speed up the project completion and the reimbursements.

That is all I have for now but wanted to pass along.

Thanks,

Jen

Jennifer Dempsey

Finance Manager

Key Largo Wastewater Treatment District

103355 Overseas Hwy

Key Largo, FL 33037

305-451-4019 x203

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

Meeting Date:
June 2, 2026

Agenda Item Number: N-1

Action Required:
Yes

Department: Engineering Sponsor: Robert Mather, P.E.

Subject:
May 2026 Construction Standards Update

Summary of Discussion:

The District has previously adopted Minimum Design and Construction Standards and Specifications governing wastewater facilities constructed by developers, owners, customers, and users. Apex has performed a detailed review and modernization of the standards, which have not undergone revision in approximately ten years. A key component of the revisions is that all newly constructed wastewater infrastructure is required to be equipped with Flovac monitoring components prior to final acceptance by the District to continue the progress in identifying and reducing inflow and infiltration.



Reviewed / Approved

Financial Impact

Attachments

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

\$ 0.00

Funding Source:
N/A

Budgeted:
N/A

1. KLWTD May 2026 Construction Standards Update Memo
2. May 2026 KLWTD Construction Standards

Approved By:  Date: 5-28-26
General Manager



Memorandum

Date: May 27, 2026
To: Peter Rosasco, General Manager
From: Robert Mather, P.E.
Regarding: Updates to the KLWTD Construction Standards

Dear Commissioners,

In accordance with the KLWTD General Rules and Regulations, the District has adopted Minimum Design and Construction Standards and Specifications governing wastewater facilities constructed by developers, owners, customers, and users. These standards define the engineering design criteria and construction requirements applicable to infrastructure ultimately conveyed to and maintained by the District and certain minimum requirements for onsite infrastructure that will remain the property of the property owner.

The District continues to demonstrate a strong commitment to identifying and reducing inflow and infiltration (I&I) within the collection system, most notably through implementation of the Flovac Monitoring System. To support and expand this effort, Apex has undertaken a comprehensive update of the District's construction standards. The current standards have not undergone significant revision in approximately ten (10) years, and updates are necessary to reflect current practices, technologies, and regulatory requirements.

A key component of the proposed revisions is the requirement that all newly constructed wastewater infrastructure be equipped with Flovac monitoring components. This requirement will apply to vacuum pits, buffer tanks, grinder pump systems, lift stations, and other applicable facilities. Installation of these components will be required prior to final acceptance by the District. Incorporating monitoring infrastructure at the time of construction ensures compatibility with the District's existing system and enhances long-term operational efficiency and data collection capabilities.

In addition to the monitoring requirements, Apex has performed a detailed review and modernization of the standards. The revised document includes updated notes, construction details, and testing procedures consistent with current industry standards. The standards address gravity, force main, and vacuum sewer systems; system testing and reporting protocols; and detailed requirements for service laterals, vacuum pits, cleanouts, air intake terminals, vacuum mains, manholes, trenching, valve boxes, and related appurtenances. The revisions also formally incorporate the current Florida Building Code: Plumbing (FBC), ensuring consistency with applicable state requirements.

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Table Summary of Revisions

Sheet	Revision	Description
G-1.0	Cover Sheet	Updated date and added drawing index
G-2.0	Gen. Notes	Incorporated Florida Building Code: Plumbing
G-2.0	Sewer Collection System	Updated force main pressure pipe specifications.
G-2.0	Testing Requirements	Updated leakage test pressure Added vacuum system testing procedures
G-2.0	Flovac Monitoring	Added Flovac Monitoring requirements
G-3.0	Concrete Collars	Increased thickness and width from 6” to 8”
G-4.0	Dedicated Air Intakes	Added VE zone protection requirement, increased pad thickness, added notes for coated rebar placement to support terminal
G-4.0	Flowable Fill Detail	Added plastic wrap requirements, revised mix strength
G-5.0	Airvac Details	Removed 90-degree connections to mains, updated notes
G-6.0	Vacuum Service Laterals	Revised connection details to eliminate 90-degree bends
G-7.0	Manhole Notes	Added requirements for pipe penetration sealing
G-7.0	Trench Details	Updated details for unsuitable soil conditions
G-1.0 to G-8.0	General Formatting	Improved clarity and organization; reduced from 10 sheets to 8 sheets

Based on the need to modernize the District’s standards, improve system monitoring capabilities, and align with current codes and best practices, Apex recommends that the Board approve and adopt the revised Minimum Design and Construction Standards and Specifications.

Enclosures: May 2026 KLWTD Construction Standards

SANITARY SEWER CONSTRUCTION STANDARDS

GENERAL NOTES AND STANDARD DETAILS FOR

KEY LARGO WASTEWATER TREATMENT DISTRICT

MAY 2026



INDEX OF DRAWINGS

- G-1.0 COVER SHEET
- G-2.0 GENERAL NOTES AND SPECIFICATIONS
- G-3.0 GENERAL NOTES AND STANDARD DETAILS
- G-4.0 GENERAL NOTES AND STANDARD DETAILS
- G-5.0 GENERAL NOTES AND STANDARD DETAILS
- G-6.0 GENERAL NOTES AND STANDARD DETAILS
- G-7.0 GENERAL NOTES AND STANDARD DETAILS
- G-8.0 GENERAL NOTES AND STANDARD DETAILS

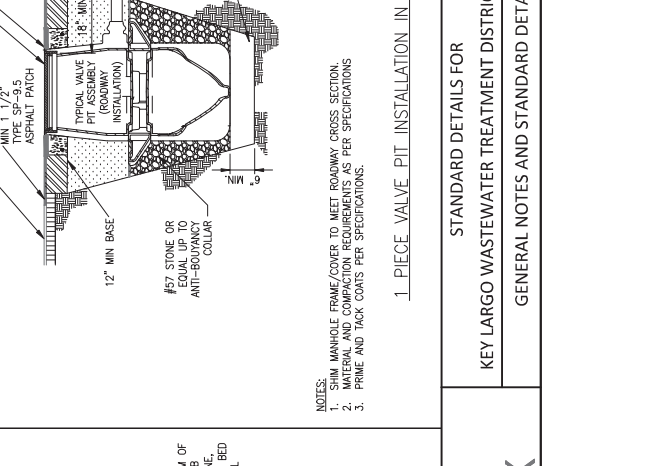
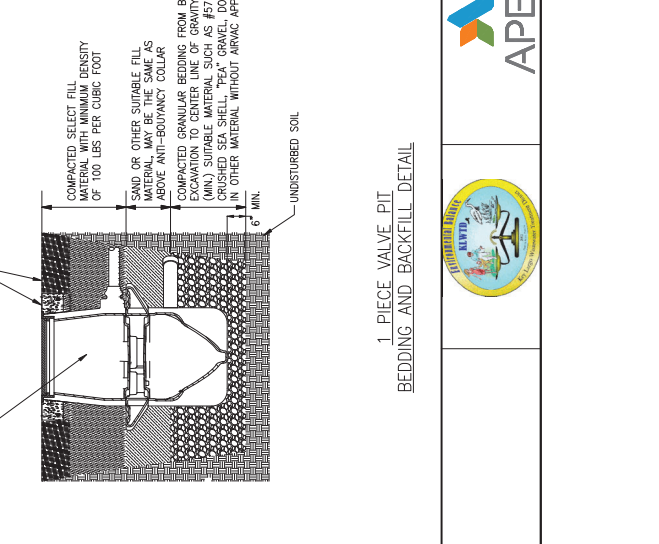
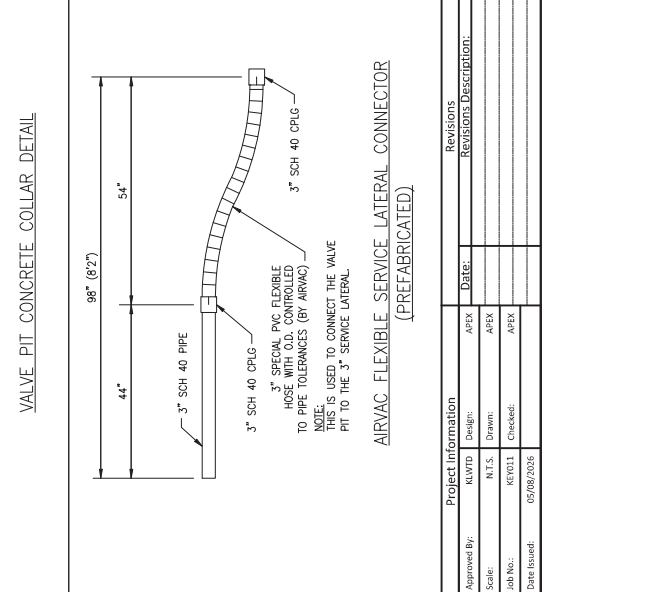
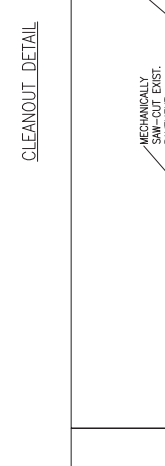
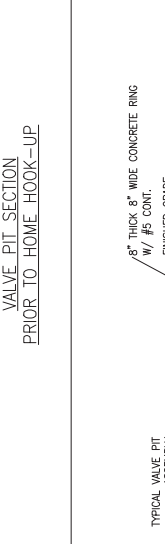
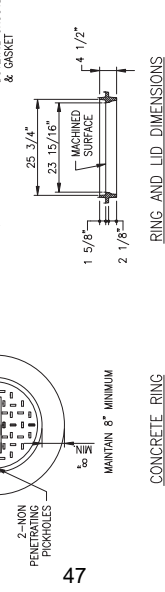
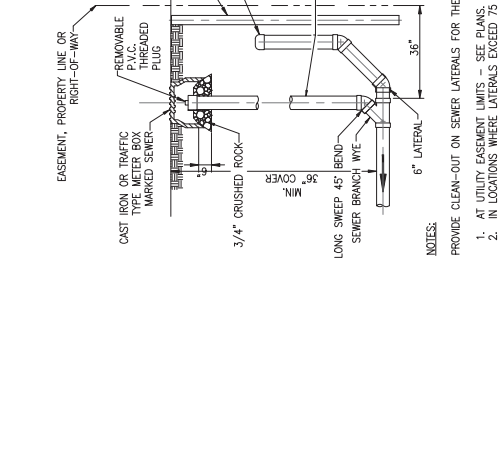
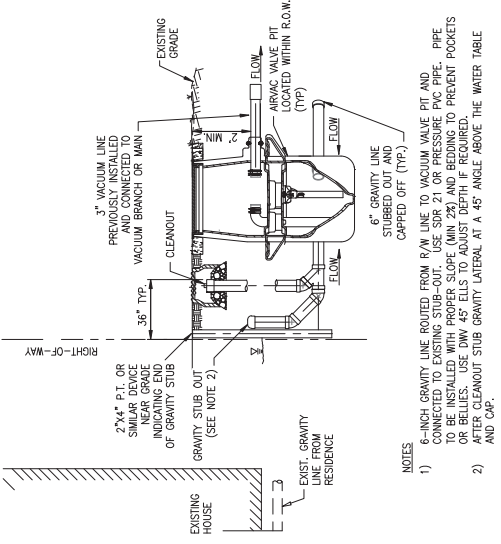
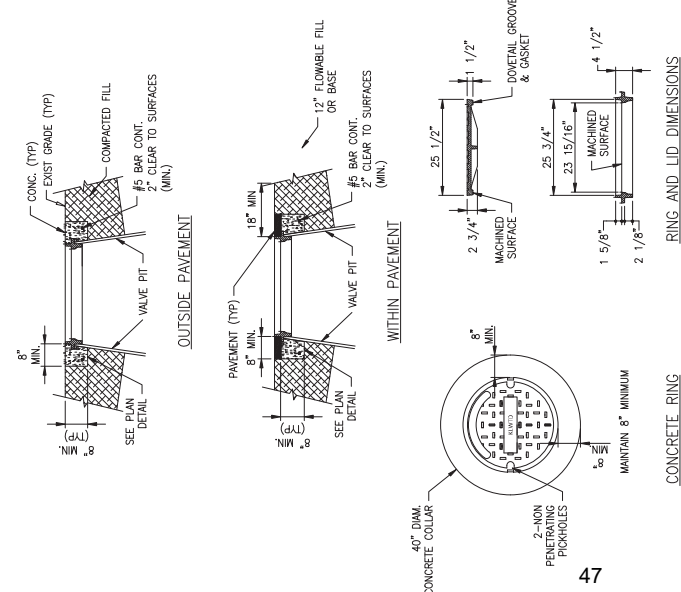
OWNER

KEY LARGO WASTEWATER TREATMENT DISTRICT
 103355 OVERSEAS HIGHWAY
 KEY LARGO, FL 33037

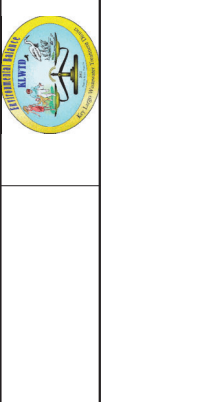
PREPARED BY

APEX COMPANIES, LLC.
 6805 OVERSEAS HWY
 MARATHON, FLORIDA 33050
 (941) 505-1700

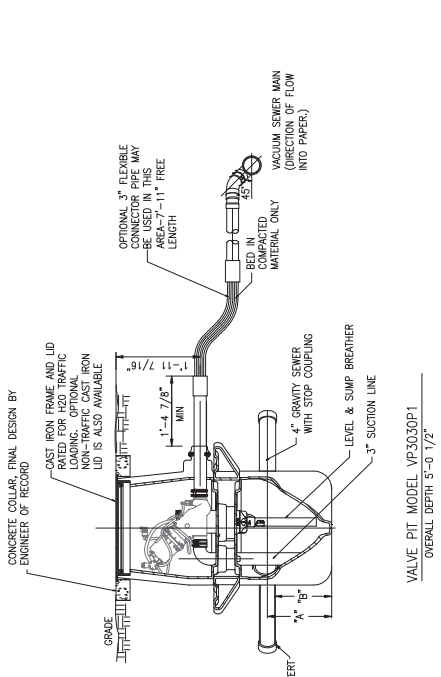




Project Information		Revisions	
Approved By:	Design:	Date:	Revisions Description:
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Scale:	Drawn:		
	APEX		
Job No.:	Checked:		
KEY111	APEX		
Date Issued:			
05/09/2016			

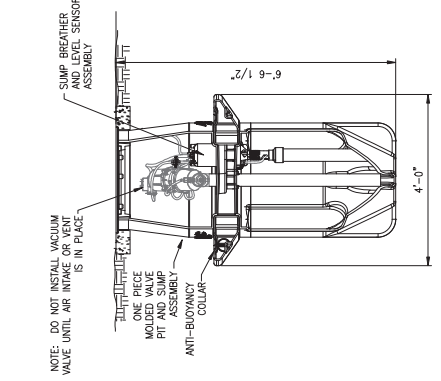


STANDARD DETAILS FOR
KEY LARGO WASTEWATER TREATMENT DISTRICT (KLWTD)
 GENERAL NOTES AND STANDARD DETAILS



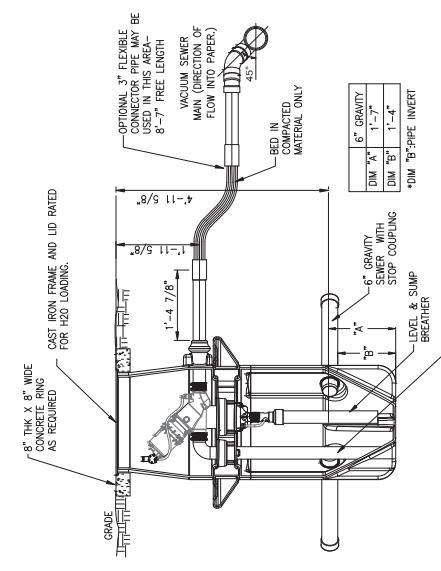
VALVE PIT MODEL VP3030P1
OVERALL DEPTH 5'-0" 1/2"

- NOTES:
1. ALL GROMMETS FOR VALVE PIT AND SUMP SUPPLIED BY ARMAC.
 2. HOUSING VALVE PIT AND PIT BOTTOM ARE FACTORY CUT. ALL HOUSING VALVE PIT AND PIT BOTTOM ARE FACTORY CUT. ALL HOUSING VALVE PIT AND PIT BOTTOM ARE FACTORY CUT. ALL HOUSING VALVE PIT AND PIT BOTTOM ARE FACTORY CUT.
 3. WHEN INSTALLING ANY PIPE THROUGH A GROMMET, USE ONLY WATER, MILD DETERGENT, OR SILICONE LUBRICANT. NEVER USE PIPE JOINT GREASE.
 4. DO NOT INSTALL VACUUM VALVE UNTIL HOME VALVE LINE IS NEAR COMPLETION AND AIR INTAKE PIPING IS IN PLACE.
 5. THE VALVE SHALL BE OPERATED BY THE OPERATOR OF THE SERVICE LINE. THE OPERATOR SHALL BE RESPONSIBLE FOR THE PROPER OPERATION OF THE VALVE. THE OPERATOR SHALL BE RESPONSIBLE FOR THE PROPER OPERATION OF THE VALVE. THE OPERATOR SHALL BE RESPONSIBLE FOR THE PROPER OPERATION OF THE VALVE.
 6. INSTALL VACUUM SERVICE LATERAL PIPING AND WHP WITH MIN. 0.2% FALL TOWARD VACUUM MAIN.

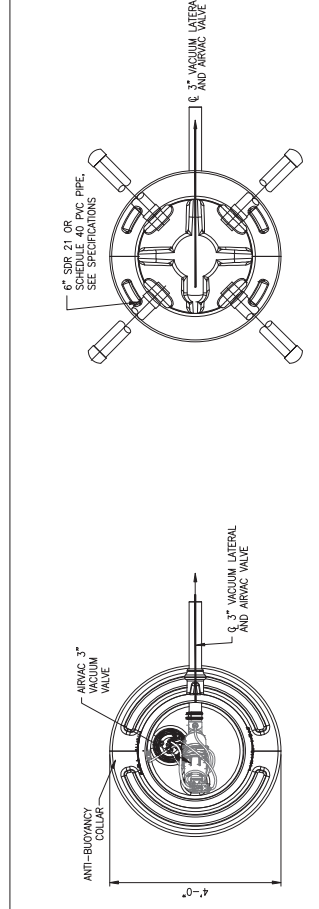


VALVE PIT MODEL VP4830P1
OVERALL DEPTH 6'-6" 1/2"
DEPTH TO CENTERLINE GRAVITY 4'-11" 5/8"

ONE-PIECE VALVE PIT ELEVATIONS

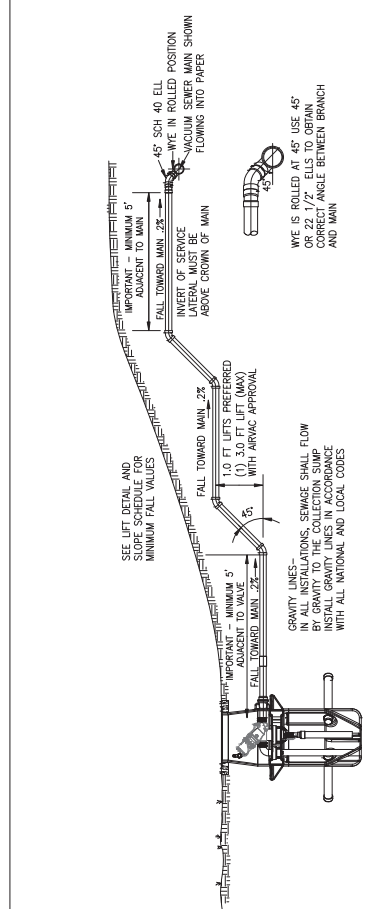


VALVE PIT MODEL VP4830P1
OVERALL DEPTH 6'-6" 1/2"
DEPTH TO CENTERLINE GRAVITY 4'-11" 5/8"



NOTE: WHEN INSTALLING ANY PIPE THROUGH A GROMMET USE ONLY WATER, MILD DETERGENT OR SILICONE LUBRICANT. NEVER USE PIPE JOINT GREASE.

VALVE PIT AND SUMP PLAN VIEWS



LIFT DETAILS FOR 3" SERVICE LATERAL

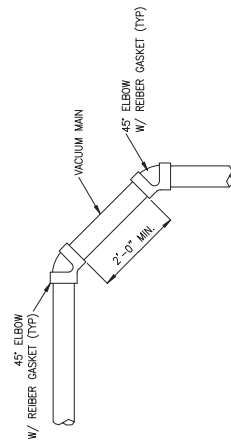
				STANDARD DETAILS FOR KEY LARGO WASTEWATER TREATMENT DISTRICT (KLWTD)		SHEET NO. G-5.0	
Project Information				Revisions			
Approved By:	KLWTD	Design:	APEX	Date:		Revisions Description:	
Scale:	N.T.S.	Drawn:	APEX				
Job No.:	KEY0311	Checked:	APEX				
Date Issued:	05/09/2016						

GENERAL NOTES:

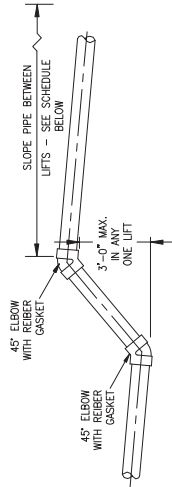
- SERVICE LINES:**
1. MINIMUM SLOPE BETWEEN LIFTS 0.20% OR 0.25 FT. IF DISTANCE BETWEEN LIFTS IS LESS THAN 125 FEET.
 2. MINIMUM SLOPE FROM VALVE PIT TO MAIN - 2" OR 0.20% FALL (WHICHEVER IS GREATER).
 3. MINIMUM DISTANCE FROM VALVE PIT TO LIFT - SERVICE LINE SHALL BE 5'-0" MINIMUM DISTANCE FROM LIFT IN SERVICE LINE TO CROSSOVER CONNECTION - 5'-0".

CROSSOVER CONNECTIONS (SERVICE LINE OR BRANCH CONNECTION TO MAIN)

1. MINIMUM SPACING BETWEEN ANY TWO CROSSOVER CONNECTIONS - 5'-0".
2. MINIMUM DISTANCE FROM TOP OF LIFT TO ANY CROSSOVER CONNECTION - 5'-0".
3. ALL CROSSOVER CONNECTIONS MUST ENTER OVER TOP OF THE MAIN (WYE IN VERTICAL POSITION).



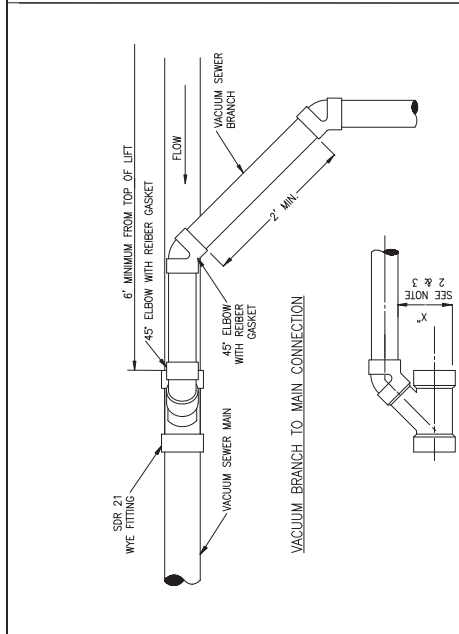
CHANGE IN DIRECTION



PIPE DIA	SLOPE SCHEDULE	
	MINIMUM FALL BETWEEN LIFTS USE GREATER VALUE OF (A) OR (B)	DISTANCE AT WHICH (B) COVERS
3"	0.20FT	>100FT
4"	0.25FT	>125FT
6"	0.25FT	>150FT
8"	0.25FT	>125FT
10"	0.25FT	>125FT

LIFT DETAIL AND SLOPE SCHEDULE

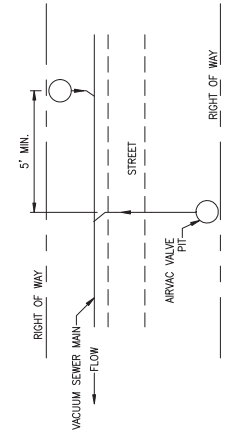
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Approved By:	Date:	Revisions Description:	
HW/WD	AP/EX		
Scale:	IN 1/8"		
Job No.:	KEY1011		
Date Issued:	05/09/2005		



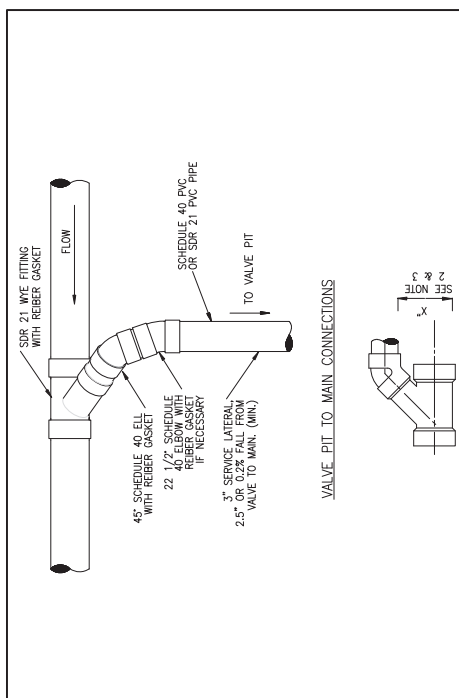
VACUUM BRANCH TO MAIN LINE CONNECTIONS

- NOTES:**
1. FITTINGS SHALL BE AS SPECIFIED IN SECTION 15481 - VACUUM SEWER SYSTEM AND ACCESSORIES.
 2. CONNECTION MAY BE ROTATED TO MAINTAIN ELEVATIONS NOTED ON THE PLAN AND PROFILE SHEETS.
 3. ADJUST PER FIELD CONDITIONS.
 4. FITTING AND PIPING DIAMETERS PER DRAWINGS.

VACUUM BRANCH TO MAIN LINE CONNECTIONS



MINIMUM SPACING BETWEEN SERVICE CONNECTIONS

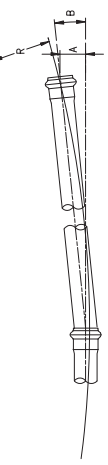


VALVE PIT TO MAIN CONNECTIONS

- NOTES:**
1. FITTINGS SHALL BE AS SPECIFIED IN SECTION 15481 - VACUUM SEWER SYSTEM AND ACCESSORIES.
 2. CONNECTION MAY BE ROTATED TO MAINTAIN ELEVATIONS NOTED ON THE PLAN AND PROFILE SHEETS.
 3. ADJUST PER FIELD CONDITIONS.
 4. FITTING AND PIPING DIAMETERS PER DRAWINGS.

VACUUM SERVICE LATERAL TO MAIN OR BRANCH CONNECTION

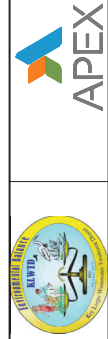
NOMINAL SIZE PVC PIPE (INCHES)	PVC DEFLECTION SCHEDULE		
	MAXIMUM DISTANCE OF OFFSET (INCHES)	MAXIMUM ANGLE OF OFFSET (DEG.)	MINIMUM RADIUS OF CURVE (FT.)
4	20'	20'	20'
6	8	4	2
8	8	4	2
10	8	4	2

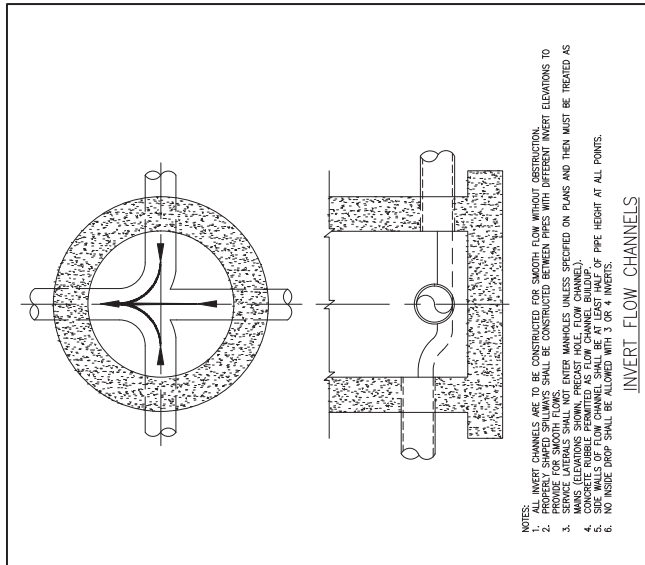


NOTE: 1) MINIMUM RADIUS OF CURVATURE VALID FOR 20' & 10' PIPE LENGTHS

PVC PIPE DEFLECTION

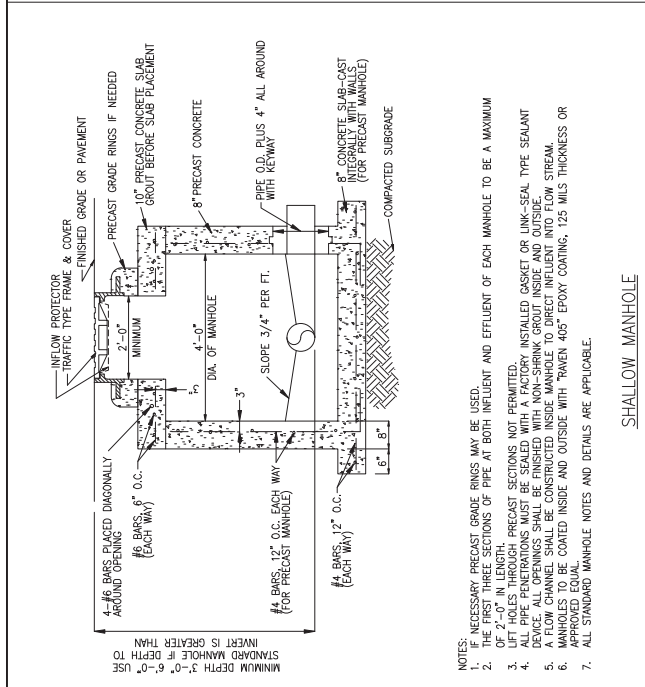
STANDARD DETAILS FOR KEY LARGO WASTEWATER TREATMENT DISTRICT (KLWTD)	
GENERAL NOTES AND STANDARD DETAILS	





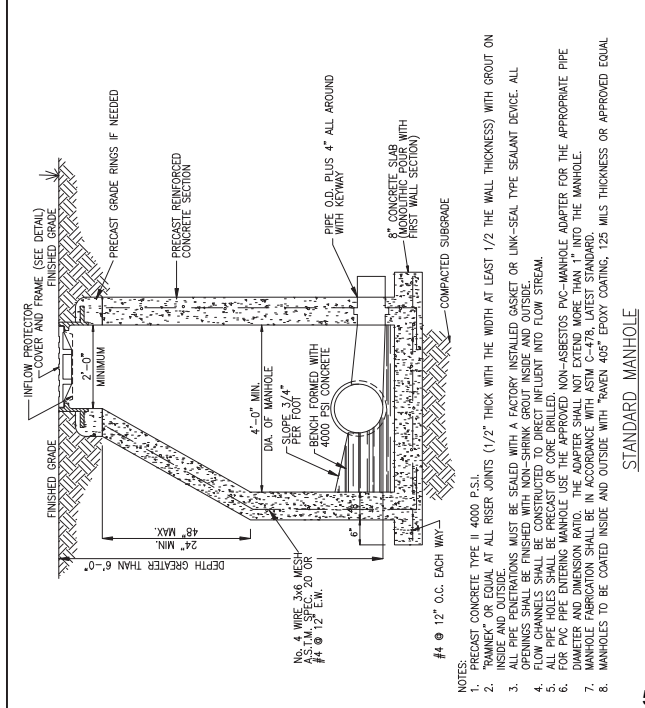
- NOTES:
1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
 2. PROVIDE FOR SMOOTH TRANSITIONS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PREVENT TURBULENCE.
 3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS SEPARATE MANHOLES.
 4. CONSIDERABLE FLOW CHANNELS SHALL BE CONSTRUCTED AS FLOW CHANNELS (SEE NOTE 1).
 5. SIDE WALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
 6. NO INSIDE DROP SHALL BE ALLOWED WITH 3 OR 4 INCHES.

INVERT FLOW CHANNELS



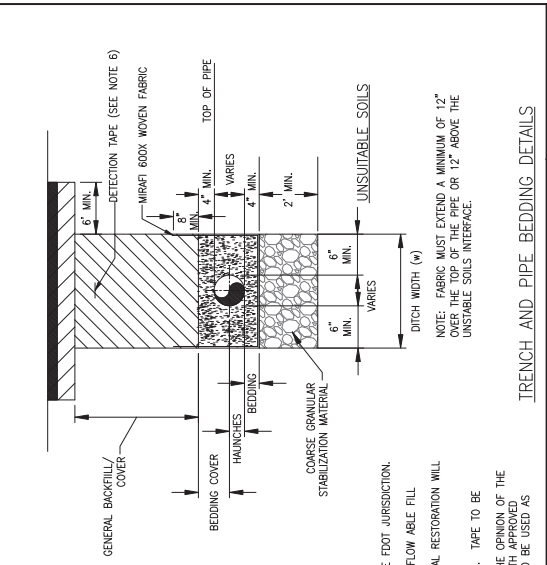
- NOTES:
1. IF NECESSARY, PRECAST GRADE RINGS MAY BE USED.
 2. THE FIRST THREE SECTIONS OF PIPE AT BOTH INFLUENT AND EFFLUENT OF EACH MANHOLE TO BE A MAXIMUM OF 2'-0" IN LENGTH.
 3. ALL PRECAST SECTIONS MUST BE FINISHED WITH A FACTORY INSTALLED GASKET OR LINK-SEAL TYPE SEALANT DEVICE. ALL PENETRATIONS SHALL BE SEALED WITH NON-SHRINK GROUT INSIDE AND OUTSIDE.
 4. ALL OPENINGS SHALL BE FINISHED WITH NON-SHRINK GROUT INSIDE AND OUTSIDE.
 5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE WITH 1/2" SLOPE TO DIRECT INFLUENT INTO FLOW STREAM.
 6. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS OR EQUIVALENT.
 7. ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

STANDARD MANHOLE



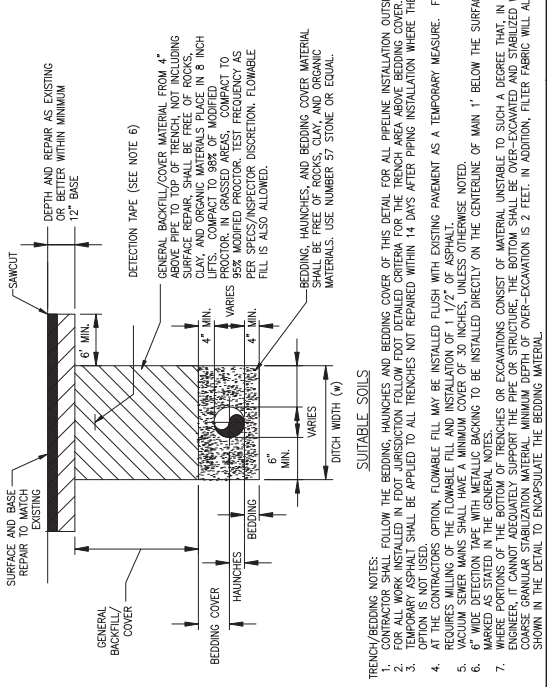
- NOTES:
1. PRECAST CONCRETE TYPE II 4000 P.S.I.
 2. "RANKER" OR EQUAL AT ALL RISER JOINTS (1/2" THICK WITH THE WIDTH AT LEAST 1/2 THE WALL THICKNESS) WITH GROUT ON INSIDE AND OUTSIDE.
 3. ALL PIPE PENETRATIONS MUST BE SEALED WITH A FACTORY INSTALLED GASKET OR LINK-SEAL TYPE SEALANT DEVICE. ALL FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM.
 4. ALL PIPE HOLES ENTERING MANHOLE USE THE APPROVED NON-ASBESTOS PVC-MANHOLE ADAPTER FOR THE APPROPRIATE PIPE DIAMETER AND DIMENSION RING. THE ADAPTER SHALL NOT EXTEND MORE THAN 1/2" INTO THE MANHOLE.
 5. ALL MANHOLES SHALL BE FINISHED WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS OR APPROVED EQUAL.
 6. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS OR APPROVED EQUAL.
 7. ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

SHALLOW MANHOLE



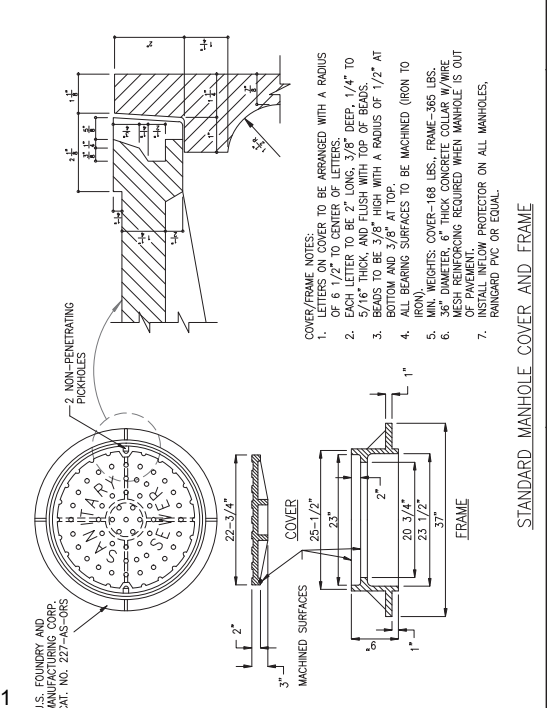
- NOTES:
1. FABRIC MUST EXTEND A MINIMUM OF 12" OVER THE TOP OF THE PIPE OR 12" ABOVE THE UNSUITABLE SOILS INTERFACE.

TRENCH AND PIPE BEDDING DETAILS



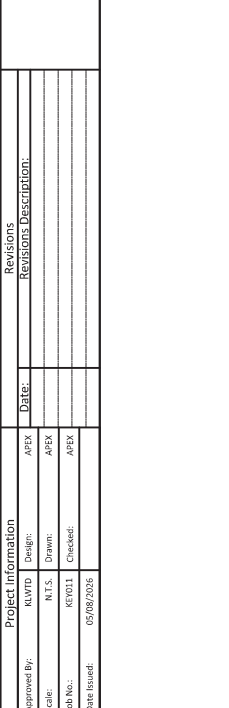
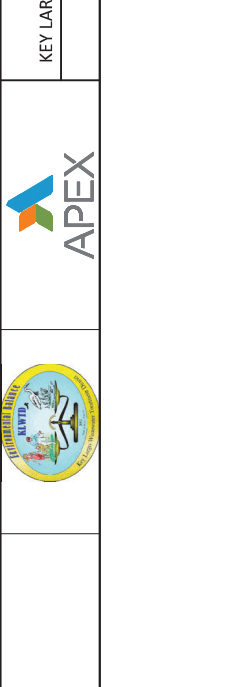
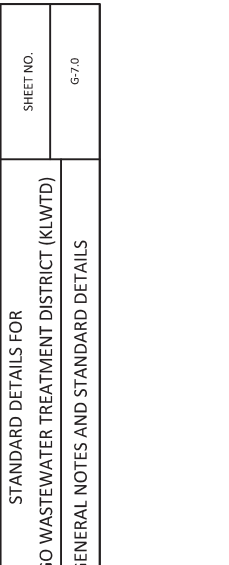
- COVER/FRAME NOTES:
1. LETTERS ON COVER TO BE ARRANGED WITH A RADIUS OF 1/4" TO CENTER OF LETTERS.
 2. EACH LETTER TO BE 2" LONG, 3/8" DEEP, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF BEARS.
 3. BEARS TO BE 3/8" HIGH WITH A RADIUS OF 1/2" AT BOTTOM AND 3/8" AT TOP.
 4. ALL BEARING SURFACES TO BE MACHINED (IRON TO IRON).
 5. BEARS, RECHES, COVER-168 LBS. FRAME-365 LBS.
 6. 3/8" DIAMETER, 6" THICK CONCRETE COLLAR W/ WIRE MESH REINFORCING REQUIRED WHEN MANHOLE IS OUT OF PAVERMENT.
 7. 3/8" DIAMETER, 6" THICK CONCRETE COLLAR W/ WIRE MESH REINFORCING REQUIRED ON ALL MANHOLES.

STANDARD MANHOLE COVER AND FRAME




- NOTES:
1. IF NECESSARY, PRECAST GRADE RINGS MAY BE USED.
 2. THE FIRST THREE SECTIONS OF PIPE AT BOTH INFLUENT AND EFFLUENT OF EACH MANHOLE TO BE A MAXIMUM OF 2'-0" IN LENGTH.
 3. ALL PRECAST SECTIONS MUST BE FINISHED WITH A FACTORY INSTALLED GASKET OR LINK-SEAL TYPE SEALANT DEVICE. ALL PENETRATIONS SHALL BE SEALED WITH NON-SHRINK GROUT INSIDE AND OUTSIDE.
 4. ALL OPENINGS SHALL BE FINISHED WITH NON-SHRINK GROUT INSIDE AND OUTSIDE.
 5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE WITH 1/2" SLOPE TO DIRECT INFLUENT INTO FLOW STREAM.
 6. MANHOLES TO BE COATED INSIDE AND OUTSIDE WITH "RAVEN 405" EPOXY COATING, 125 MILS THICKNESS OR EQUIVALENT.
 7. ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

STANDARD MANHOLE



Project Information		Revisions	
Approved By:	HW/DT	Revised:	AP/EX
Date:	05/09/2006	Revised Description:	
Scale:	N.T.S.	Drawn:	AP/EX
Job No.:	KEY0311	Checked:	AP/EX
Date Issued:	05/09/2006		

STANDARD DETAILS FOR		KEY LARGO WASTEWATER TREATMENT DISTRICT (KLWTD)	
GENERAL NOTES AND STANDARD DETAILS		GENERAL NOTES AND STANDARD DETAILS	



KEY LARGO WASTEWATER TREATMENT DISTRICT (KLWTD)

SHEET NO. 67.0


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

Meeting Date:
June 2, 2026

Agenda Item Number: O-1

Action Required:
Yes

Department: Legal
Sponsor: Nicholas Mulick

Subject:
Abit Holdings LLC - AK No's. 1582361, 1582379, 1582387, 1582395, & 1582409; Reso No. 07-2026 - Mixed Use Development 

Summary:
Staff recommends imposing a System Impact Charge in the amount of \$38,683.50 and increasing EDU assignments for 103965, 103955, 103945, 103935, and 103925 Overseas Hwy, AK No's. 1582361, 1582379, 1582387, 1582395, and 1582409.

Reviewed / Approved


Financial Impact

Attachments

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

\$ 38,683.50
Income
Funding Source:
Property Owner
Budgeted:
N/A

1. Reso No. 07-2026
2. Notice of System Impact Charge
3. Maps

Approved By:  Date: 5-28-26
General Manager

RESOLUTION NO. 07-2026

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM IMPACT CHARGE (“SIC”) FOR THE PROPERTIES LOCATED AT 103965 OVERSEAS HWY, 103955 OVERSEAS HWY, 103945 OVERSEAS HWY, 103935 OVERSEAS HWY, AND 103925 OVERSEAS HWY KEY LARGO, FLORIDA, WITH ALTERNATE KEY NUMBERS 1582361, 1582379, 1582387, 1582395, AND 1582409; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Abit Holdings LLC is the owner of real properties located at 103965 Overseas Hwy, 103955 Overseas Hwy, 103945 Overseas Hwy, 103935 Overseas Hwy, and 103925 Overseas Hwy, Key Largo, Florida, with Alternate Key Numbers 1582361, 1582379, 1582387, 1582395, and 1582409: The properties are legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcels”); and

WHEREAS, upon review of Abit Holdings LLC’s proposed development of mixed use development on the Subject Tax Parcels, 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 a 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 Parcels; and

WHEREAS, the Board has considered the staff’s recommendation at its regularly scheduled meeting of the Board held on June 2, 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 a SIC in the amount of \$38,683.50
- Section 3. *EDU Increase.* The wastewater base charge will be calculated based on 13.5 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 Hardee	_____	_____
Commissioner Maloney	_____	_____
Commissioner Majeska	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted on the 2nd Day of June, 2026

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 1

Parcel Address: 103965 Overseas Hwy, Key Largo

Parcel ID: 00475240-000000

Ak# 1582361

Legal Description:

Lots 9, 10, 12, and 13, Block 7, LARGO SOUND VILLAGE. According to the Plat thereof, as recorded in the Plat Book 4, Page 92, of the Public Records of Monroe County, Florida.

PARCEL 2

Parcel Address: 103955 Overseas Hwy, Key Largo

Parcel ID: 00475250-000000

Ak# 1582379

Legal Description:

Lots 9, 10, 12, and 13, Block 7, LARGO SOUND VILLAGE. According to the Plat thereof, as recorded in the Plat Book 4, Page 92, of the Public Records of Monroe County, Florida.

PARCEL 3

Parcel Address: 103945 Overseas Hwy, Key Largo

Parcel ID: 00475260-000000

Ak# 1582387

Legal Description:

Lots 11, Block 7, LARGO SOUND VILLAGE. According to the Plat thereof, as recorded in the Plat Book 4, Page 92, of the Public Records of Monroe County, Florida.

PARCEL 4

Parcel Address: 103935 Overseas Hwy, Key Largo

Parcel ID: 00475270-000000

Ak# 1582395

Legal Description:

Lots 9, 10, 12, and 13, Block 7, LARGO SOUND VILLAGE. According to the Plat thereof, as recorded in the Plat Book 4, Page 92, of the Public Records of Monroe County, Florida.

PARCEL 5

Parcel Address: 103925 Overseas Hwy, Key Largo

Parcel ID: 00475280-000000

Ak# 1582409

Legal Description:

Lots 9, 10, 12, and 13, Block 7, LARGO SOUND VILLAGE. According to the Plat thereof, as recorded in the Plat Book 4, Page 92, of the Public Records of Monroe County, Florida.



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

May 7, 2026

To: Abit Holdings LLC
P.O Box 628
Tavernier, FL 33070

RE: System Impact Charge: Mixed Use Development,
103965 Overseas Hwy, 103955 Overseas Hwy, 103945 Overseas Hwy, 103935 Overseas
Hwy, and 103925 Overseas Hwy.

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 parcels at its next regularly scheduled meeting on June 2, 2026.

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 an addition to any direct or indirect fees incurred by the District to extend service to your parcel.

Your design plans for the mixed use development indicate your proposed project will result in an increased demand on the District wastewater facilities.

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

EDU Assignment: Your parcels' EDU assignments, which are used to calculate the SIC and wastewater base charge, will be increased from 5.0 EDU to 13.5 EDUs. See Attachment for calculations.

Additional Fees: Currently, there are no additional fees.

Total SIC Charge: \$38,683.50 Payment is due in full at the time of imposition (Board approval). See Attachment for calculations.

Wastewater Base Charge: The wastewater base charge, billed monthly by the Florida Keys Aqueduct Authority ("FKAA"), will be increased from \$153.00 to \$413.10
See Attachment for calculations.



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

You are welcome to appear at the board meeting at which the SIC will be presented. If you would like to present any documents, please contact the District Clerk at 305-451-4019 ext. 210 or shannon.mccully@klwtd.com for more information.

Sincerely,

By: 
Peter Rosasco, General Manager



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

ATTACHMENT

EDU Assignment: KLWTD General Rules and Regulations provide that each Mixed Use tax parcel shall be assigned 1 EDU for 167 gallons per day (GPD). The District estimates water usage from the proposed mixed use development to be 2,248 GPD for a total of 13.5 EDUs.

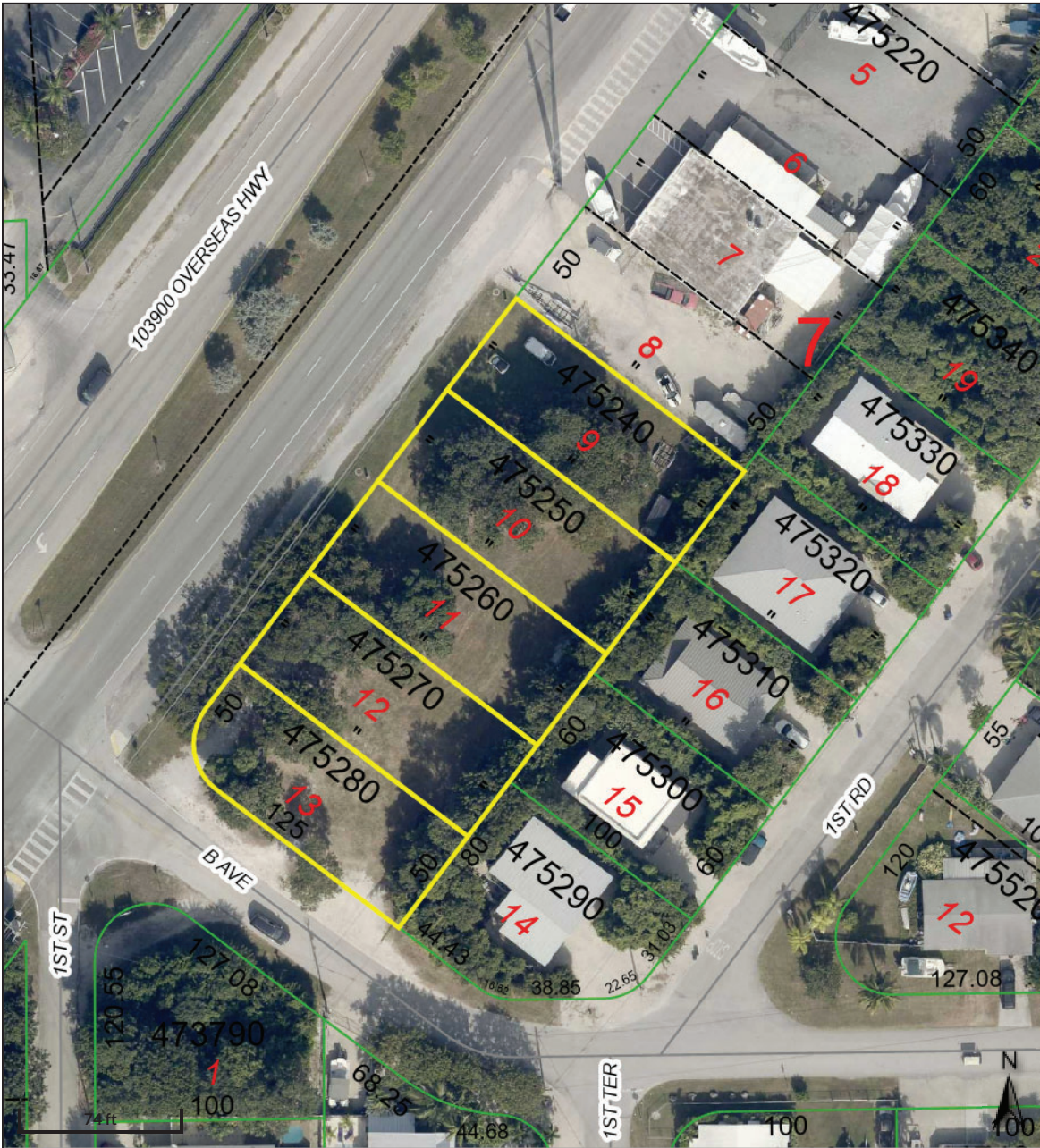
Previous System Development Charges: Each of your five tax parcels was previously assessed a System Development Charge based on 1 EDU per parcel. The 5.0 EDUs will be deducted from the 13.5 EDUs used to calculate your SIC.

SIC Calculation

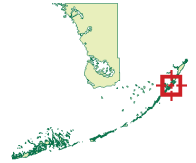
EDU Increase (13.5 EDUs – 5.0 EDU)	8.5 EDUs
Total EDU Increase Charge (\$4,551.00 capacity fee per EDU x 8.5 EDUs)	\$38,683.50
Total SIC Charge Due	\$38,683.50

Wastewater Base Charge: The District collects a monthly base charge at the rate of \$30.60 per EDU (x 13.5 EDUs) for a total of \$413.10. This charge does not include the monthly volumetric charge (\$4.80 per 1,000 gallons of water consumed.) *Note, meters coded as Fire or Irrigation are not charged for wastewater.*

For further information or questions, you may have regarding the SIC please contact our Customer Service Manager, Alexis Irizarry (at 305-451-4019 ext. 209 or customer.service@klwtd.com)



Overview



Legend

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

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

Meeting Date:
June 2, 2026

Agenda Item Number: O-2

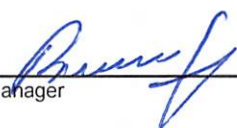
Action Required:
Yes

Department: Legal
Sponsor: Nick Mulick

Subject:
Conservation Parcel Waiver Request - Resolution No. 08-2026

Summary:
A request for waiver of wastewater service and exemption from SDC assessment for AK No. 1590436, 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 \$780.00	1. KLWTD Form F-19 2. Resolution 08-2026 3. Map
Administration: _____	Refunded Uncollected	
Finance: _____	Funding Source:	
District Counsel: _____	Assessment Revenue	
District Clerk: _____	Budgeted:	
Engineering: _____	No	

Approved By:  Date: 5-29-26
General Manager



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: TDRGROUP HOLDING I, LLC

Requested By*: _____

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

Email (optional): _____ Phone: _____

RE/Parcel ID: 00481230-000000 Alternate Key: _____

Physical Location: 118 Pina Court Dr, Tavernier FL 33070

RE/Parcel ID: _____ Alternate Key: _____

Physical Location: _____

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 [Handwritten Signature]

Date 4/19/2026

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

RESOLUTION NO. 08 - 2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE BOARD”) APPROVING THE REQUEST BY TDGROUP HOLDINGS I LLC (“THE OWNER”), THAT TAX PARCEL AK# 1590436 BE EXCLUDED FROM THE 2009 NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, TD Group Holdings I LLC (“The Owner”) is the owner of the tax parcel described in Section 1 below (“the Subject Tax Parcel”); and

WHEREAS, the Key Largo Wastewater Treatment District (the “District”) assessed the Subject Tax Parcel via Resolution 20-05-09 dated May 19, 2009 (the “2009 Non-ad Valorem Assessment Roll”); and

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

WHEREAS, the Owner has requested that the District exclude the Subject Tax Parcel from the 2009 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.: 00481230-000000
AK NO.: 1590436
PARCEL DESCRIPTION: BK A LT 1 ADOBE CASA COURT KEY LARGO PB5-17 OR619-415 OR788-854 OR791-986 OR821-218 OR844-1321 OR844-1324 OR933-1599 OR942-1880 OR1014-229 OR1024-1239 OR2585-819 OR2839-1503 OR2839-1506

Section 2.

EXCLUSION FROM FINAL ASSESSMENT ROLL. The Subject Tax Parcel shall be excluded from the 2009 Final Assessment Roll upon receipt by the District of proof that the Subject Tax Parcel has 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 2nd DAY OF JUNE 2026.

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 Schwartz	_____	_____
Commissioner Maloney	_____	_____
Commissioner Hardee	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted this 2nd day of June 2026.

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez,
Chairman

ATTEST:

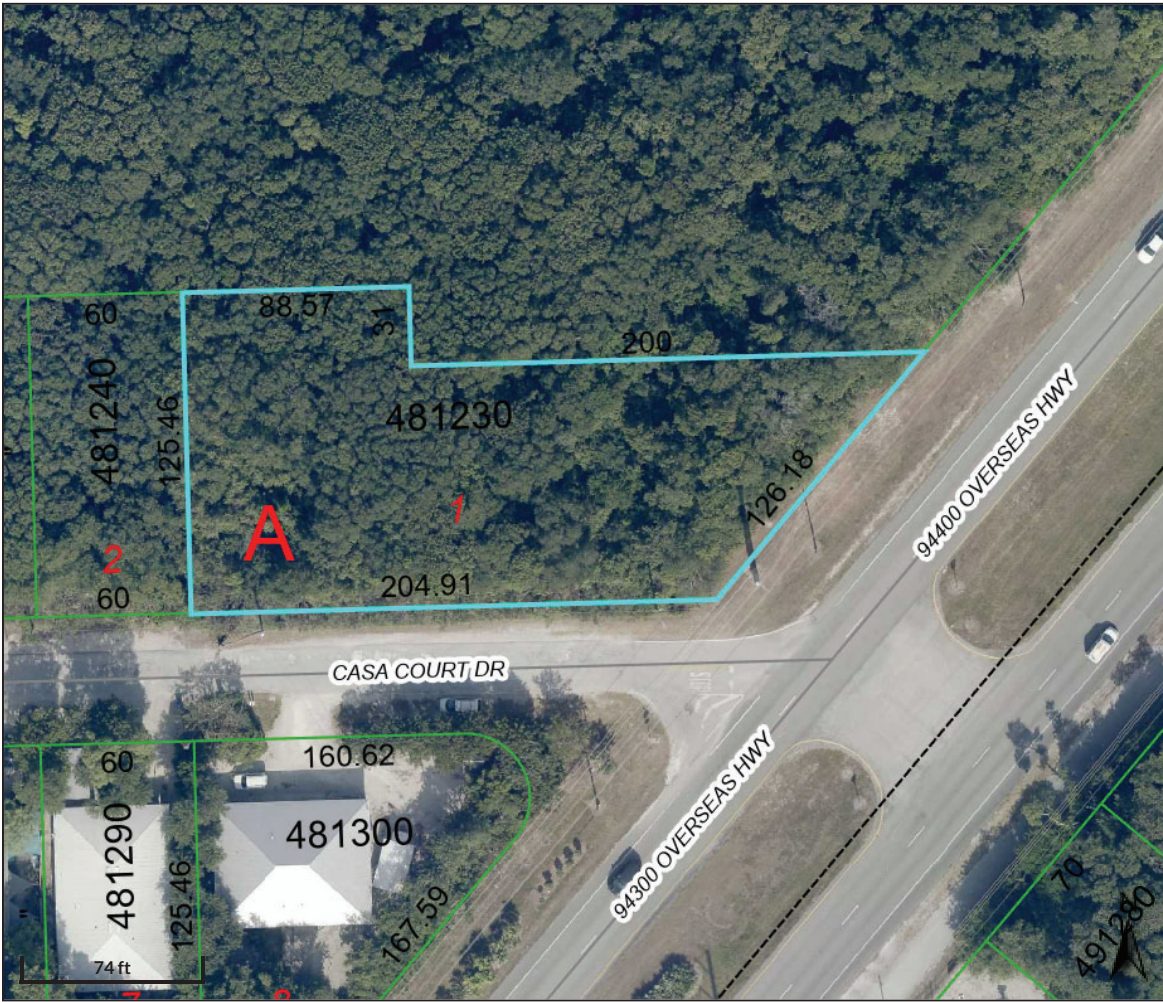
*Approved as to form
and legal sufficiency:*

Shannon McCully, District Clerk

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



Monroe County, FL



Overview



Legend

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

Parcel ID 00481230-000000
 Sec/Twp/Rng 14/62/38
 Property Address 118 CASA COURT Dr
 TAVERNIER

Alternate ID 1590436
 Class VACANT RES

Owner Address TDGROUP HOLDINGS I LLC
 PO Box 370524
 Key Largo, FL 33037

District 500P
 Brief Tax BK A LT 1 ADOBE CASA COURT KEY LARGO PB5-17 OR619-415 OR788-854 OR791-986 OR821-218 OR844-1321 OR844-1324
 Description OR933-1599 OR942-1880 OR1014-229 OR1024-1239 OR2585-819 OR2839-1503 OR2839-1506

(Note: Not to be used on legal documents)

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