

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

Meeting Date:  
May 19, 2026

Agenda Item Number: O-1

Action Required:  
Yes

Department:  
Legal

Sponsor:  
Nicholas Mulick

Subject:

**VC Tavernier LLC- 92503 Overseas Hwy, AK No. 1101389; Reso No. 05-2026  
- Lofts at Tavernier, Affordable Housing Development.** +

Summary of Discussion:

Staff recommends imposing a System Impact Charge in the amount of \$540,203.70 and increasing EDU assignment for 92503 Overseas Hwy, AK No. 1101389.

Reviewed / Approved

Financial Impact

Attachments

Operations: \_\_\_\_\_  
Administration: \_\_\_\_\_  
Finance: \_\_\_\_\_  
District Counsel: \_\_\_\_\_  
District Clerk: \_\_\_\_\_  
Engineering: \_\_\_\_\_

\$ 540,203.70  
Income  
Funding Source:  
Property Owner  
Budgeted:  
N/A

1. Reso No. 05-2026
2. Notice of System Impact Charge
3. Map

Approved By:   
General Manager

Date: 5-14-26

**RESOLUTION NO. 05-2026**

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

**WHEREAS**, VC Tavernier LLC is the owner of real property located at 92503 Overseas Hwy, Tavernier, Florida, with Alternate Key Number 1101389: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

**WHEREAS**, upon review of VC Tavernier LLC’s proposed development of Lofts at Tavernier on the Subject Tax Parcel, District staff has determined that it will increase the demand on the District’s wastewater facilities; and

**WHEREAS**, the District’s General Rules and Regulations, Article IX, provide that an SIC shall be imposed on new customers and existing customers who modify, add, or construct facilities that impose a potential increased demand on the District’s wastewater facilities; and

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

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

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

- Section 1. *Recitals.* The above recitals are true and correct and incorporated into this Resolution by reference.
- Section 2. *System Impact Charge.* The Board finds that there is good and sufficient cause to impose an SIC in the amount of \$540,203.70.
- Section 3. *EDU Increase.* The wastewater base charge will be calculated based on 119.7 EDUs.
- Section 4. *Effective Date.* This Resolution shall be effective upon adoption by the Board.

Section 5. *Implementation.* The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, 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 19<sup>th</sup> Day of May, 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 Address:** 92503 Overseas Hwy, Tavernier

**Parcel ID:** 0089490-000000

**Ak#** 1101389

### **Legal Description:**

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

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



## 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

February 26, 2026

To: VC TAVERNIER LLC  
1649 Atlantic Ave  
Jacksonville, FL 32207

RE: System Impact Charge: Lofts at Tavernier,  
92503 Overseas Hwy, Tavernier.

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 parcel at an upcoming scheduled meeting.

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 the sum of the System Development Charge ("SDC") plus any additional direct or indirect fees incurred by the District to extend service to your parcel.

Your design plans of Lofts at Tavernier 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 parcel's EDU assignment, which is used to calculate the SIC and wastewater base charge, will be increased from 1.0 EDU to 119.7 EDUs. See Attachment for calculations.

Additional Fees: Currently, there are no additional fees. The owner and contractor have agreed to install the pipe within the DOT right-of-way at their own expense to connect to the District's force main; therefore, no construction costs will be included in the SIC charge.

Total SIC Charge: \$540,203.70 Payment is due in full prior to 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 \$30.60 to \$3,662.82. See Attachment for calculations.



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You are welcome to appear at the board meeting where 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



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**ATTACHMENT**

EDU Assignment: KLWTD Rules and Regulations provide that each non-residential tax parcel shall be assigned 1 EDU for 167 gallons per day (GPD). The District estimates water usage from the proposed Lofts at Tavernier to be 19,987.00 GPD for a total of 119.7 EDUs.

Previous System Development Charges: Your property was previously assigned 1.0 EDU for a total SDC assessment of \$5,200.00. The SDC has been reduced by previous payments in the amount of \$5,200.00, paying off the remaining SDC balance. The 1.0 EDU will be deducted from the EDU total.

**SIC Calculation**

|   |                     |
|---|---------------------|
| EDU Increase (119.7 EDUs – 1.0 EDU)   | 118.7 EDUs          |
| Total EDU Increase Charge<br>(\$4,551.00 capacity fee per EDU x 118.7 EDUs) | \$540,203.00        |
| <b>Total SIC Charge Due</b>   | <b>\$540,203.70</b> |

Wastewater Base Charge: The District collects a monthly base charge at the rate of \$30.60 per EDU (x 119.7 EDUs) for a total of \$3,662.82. 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.*

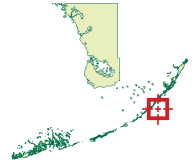
For further information or questions, you may have regarding the SIC please contact our Customer Account Specialist Alexis Irizarry (at 305-451-4019 ext. 210 or customer.service@klwtd.com)



# Monroe County, FL



### Overview



### Legend

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

|                         |  |                     |            |                      |                        |
|-------------------------|--|---------------------|------------|----------------------|------------------------|
| <b>Parcel ID</b>        | 00089490-000000  | <b>Alternate ID</b> | 1101389    | <b>Owner Address</b> | VC TAVERNIER LLC       |
| <b>Sec/Twp/Rng</b>      | 27/62/38   | <b>Class</b>        | COMMERCIAL |                      | 1649 Atlantic Blvd     |
| <b>Property Address</b> | 92503 OVERSEAS Hwy   |                     |            |                      | Jacksonville, FL 32207 |
|                         | TAVERNIER  |                     |            |                      |                        |
| <b>District</b>         | 500P   |                     |            |                      |                        |
| <b>Brief Tax</b>        | 27 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 6 G12-38 OR71-111 OR446-477 OR454-324 OR1602-1435 OR3169-2374 |                     |            |                      |                        |
| <b>Description</b>      | OR3304-373   |                     |            |                      |                        |
|                         | <i>(Note: Not to be used on legal documents)</i>   |                     |            |                      |                        |

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