

# 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 2<sup>nd</sup> 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.



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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



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### 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.

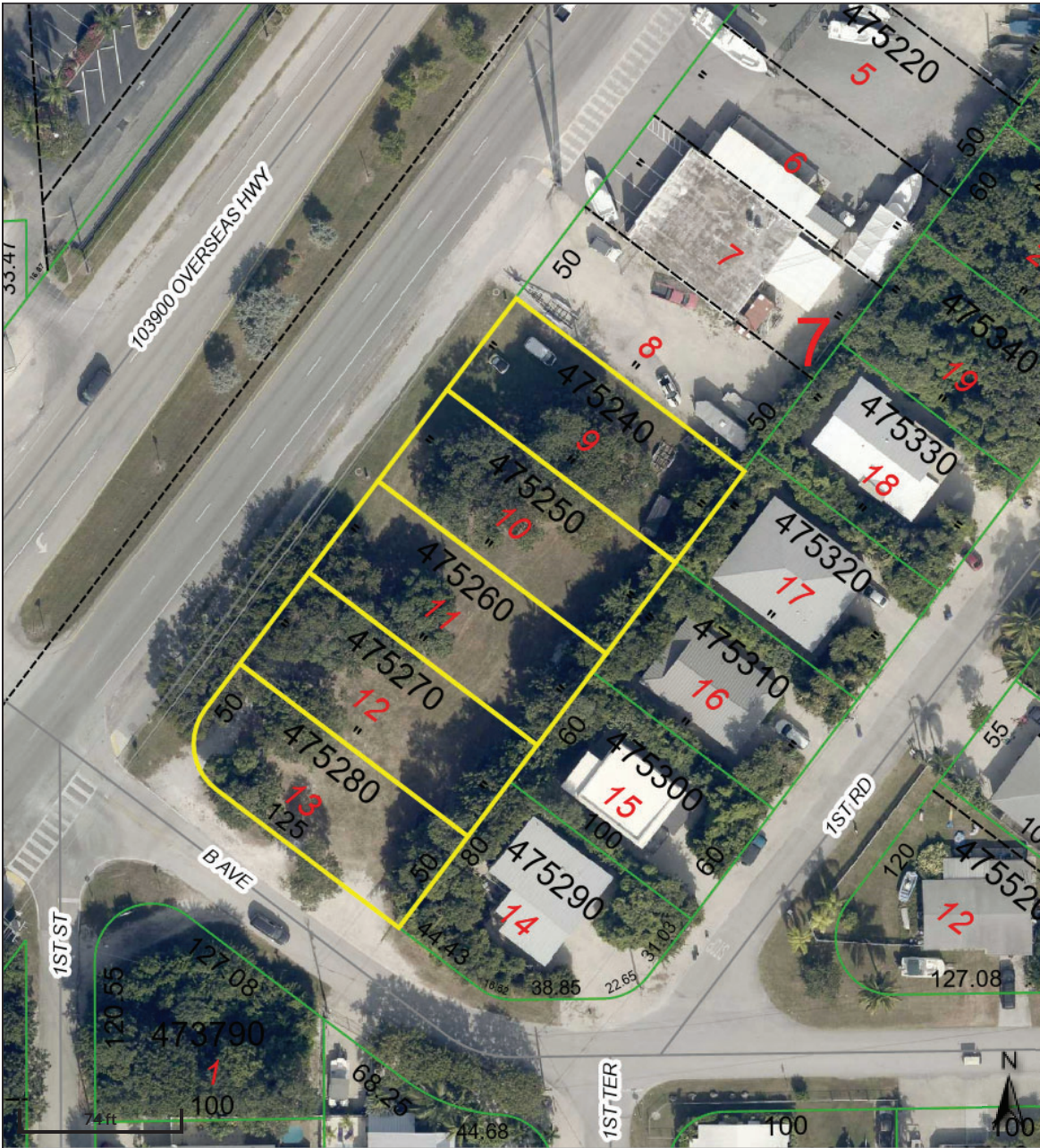
Previous System Development Charges: Each of your five tax parcels was previously assessed a System Development Charge based on 1 EDU per parcel. The 5.0 EDUs will be deducted from the 13.5 EDUs used to calculate your SIC.

### SIC Calculation

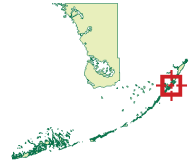
EDU Increase (13.5 EDUs – 5.0 EDU)	8.5 EDUs
Total EDU Increase Charge (\$4,551.00 capacity fee per EDU x 8.5 EDUs)	\$38,683.50
<b>Total SIC Charge Due</b>	<b>\$38,683.50</b>

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

Date created: 5/7/2026  
 Last Data Uploaded: 5/6/2026 11:09:27 PM

Developed by SCHNEIDER  
 GEOSPATIAL