

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

Meeting Date:  
May 19, 2026

Agenda Item Number: O-2

Action Required:  
Yes

Department:  
Legal

Sponsor:  
Nicholas Mulick

Subject:

**Blackstone Group Tavernier 925 LLC- 92501 Overseas Hwy, AK No. 1605689;  
Reso No. 06-2026 - Publix Tavernier Development** +

Summary of Discussion:

Staff recommends imposing a System Impact Charge in the amount of \$245,754.00 and increasing EDU assignment for 92501 Overseas Hwy, AK No. 1605689.

Reviewed / Approved

Financial Impact

Attachments

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

\$ 245,754.00  
Income  
Funding Source:  
Property Owner  
Budgeted:  
N/A

1. Reso No. 06-2026
2. Notice of System Impact Charge
3. Map

Approved By:  Date: 5-14-26  
General Manager

**RESOLUTION NO. 06-2026**

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

**WHEREAS**, Blackstone Group Tavernier 925 LLC is the owner of real property located at 92501 Overseas Hwy, Tavernier, Florida, with Alternate Key Number 1605689: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

**WHEREAS**, upon review of Blackstone Group Tavernier 925 LLC’s proposed development of Publix Tavernier on the Subject Tax Parcel, District staff has determined that it will increase the demand on the District’s wastewater facilities; and

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

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

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

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

- Section 1. *Recitals.* The above recitals are true and correct and incorporated into this Resolution by reference.
- Section 2. *System Impact Charge.* The Board finds that there is good and sufficient cause to impose an SIC in the amount of \$245,754.00
- Section 3. *EDU Increase.* The wastewater base charge will be calculated based on 55.0 EDUs.
- Section 4. *Effective Date.* This Resolution shall be effective upon adoption by the Board.

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

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, 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 19th 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:** 92501 Overseas Hwy, Tavernier

**Parcel ID:** 00490250-000000

**Ak#** 1605689

### **Legal Description:**

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

COMMENCING at the Northwesterly corner of said Lot 6, P.B, 1, P. 64 on the Easterly right of way line of Old State Road 4-A; thence run S. 09°24'42” W. along the Easterly right of way line of Old State Road 4-A for a distance of 96.08 feet to the POINT OF BEGINNING of the parcel hereinafter described; thence run S. 89°58'46” E. for a distance of 627.63 feet; thence run S. 00°02'56” E. for a distance of 531.01 feet to a point on the South line of Lot 6; thence run along the South line of Lot 6, S. 89°19'34” W. for a distance of 596.34 feet to a point on the Southeasterly corner of Tract 2, P.B. 2, P, 99; thence continue along the South line of Tract 2, S. 89°19'34” W. for a distance of 148.15 feet to a point on the Easterly right of way line of Old State Road 4-A, said point being on a circular curve concave to the Northwest and having for its elements a radius of 2126.08 feet, a delta angle of 7°54'24”, a chord distance of 293.16 feet and a chord bearing of N. Doc. # 2483747 Page Number: 2 of 5

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



## 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 27, 2026

To: Blackstone Group Tavernier 925 LLC  
1 Lawrence Sq  
Springfield, IL 62704

RE: System Impact Charge: Publix Tavernier,  
92501 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 Publix 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 55.0 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: \$245,754.00. 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 \$1,683.00. 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](mailto: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 Publix Tavernier development to be 9,178 GPD for a total of 55.0 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 (55.0 EDUs – 1.0 EDU)	54.0 EDUs
Total EDU Increase Charge (\$4,551.00 capacity fee per EDU x 54.0 EDUs)	\$245,754.00
<b>Total SIC Charge Due</b>	<b>\$245,754.00</b>

Wastewater Base Charge: The District collects a monthly base charge at the rate of \$30.60 per EDU (x 55.0 EDUs) for a total of \$1,683.00. 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)

