

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

Meeting Date:
August 4, 2026

Agenda Item Number: O-2

Action Required:
Yes

Department:

Legal

Sponsor:

Nicholas Mulick

Subject:

JV Development LLC - 119 Tavernier Bend Ln, AK No. 9105449; Reso No. 10-2026



Summary of Discussion:

Staff recommends imposing a System Development Charge in the amount of \$8,040.00 and assigning 1.0 EDU for 119 Tavernier Bend Ln, AK No. 9105449.

Reviewed / Approved

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

Financial Impact

\$ 8,040.00
Income
Funding Source:
Property Owner
Budgeted:
N/A

Attachments

1. Reso No. 10-2026
2. Notice of System Development Charge
3. Map

Approved By: _____

General Manager

Date: 7-30-26

RESOLUTION NO. 10-2026

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM DEVELOPMENT CHARGE (“SDC”) FOR THE PROPERTY LOCATED AT 119 TAVERNIER BEND LN, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 9105449; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, JV Development LLC is the owner of real property located at 119 Tavernier Bend Ln, Tavernier, Florida, with Alternate Key Number 9105449: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

WHEREAS, the District's General Rules and Regulations, Article IX, provide that when a lot that had been excluded from the Wastewater Non-Ad Valorem Assessment Roll because it was combined with an adjoining parcel under a single Tax Parcel ID, and is subsequently split from the original Tax Parcel assigned its own Tax Parcel ID number, the newly created Tax Parcel shall be assessed one System Development Charge (SDC), payable immediately; and

WHEREAS, the Monroe County Property Appraiser informed staff that the subject parcel has now been assigned its own Tax Parcel ID Number; and

WHEREAS, staff has recommended that the District Board of Commissioners (“the Board”) adopt a Resolution imposing an SDC 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 August 4, 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 Development Charge.* The Board finds that there is good and sufficient cause to impose an SDC in the amount of \$8,040.00
- Section 3. *EDU assignment.* The wastewater base charge will be calculated based on 1.0 EDU.

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 4th Day of August, 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: 119 TAVERNIER BEND Ln, TAVERNIER

Parcel ID: 00487340-000100

Ak# 9105449

Legal Description:

LT 16 TAVERNIER BEND SUB PB2-74 KEY LARGO G47-444 OR104-234 OR325-441 OR580-31 OR626-475 OR655-583 OR709-127 OR743-558 OR787-177 OR836-1242E OR893-2245 OR1415-2246 OR2054-127 OR2315-2164 OR2345-679 OR2637-395



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

June 12, 2026

To: JV Development LLC
8397 Nw 115th Ct
Doral, FL 33178

RE: Imposition of Wastewater System Impact Charge - AK# 9105449

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 21, 2026.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that the parent parcel, AK# 1599794, has been split to create a new tax parcel, AK# 9105449.

If the Board approves imposition of the SDC charge, the following changes will be made to your account:

EDU Assignment: Your parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.



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The total SDC charge will be \$8,040.00.

The SDC must be paid in full by August 28, 2026. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

You are welcome to appear at the board meeting where the SDC will be presented. If you would like to submit a request or present any documents, please contact the District Clerk at 305-451-4019 ext. 210 or Shannon.Mccully@klwtd.com for more information.

Please contact our Assessment Coordinator, Alexis Irizarry, at 305-451-4019 ext. 209 or alexis.irizarry@klwtd.com if you have questions concerning how the proposed action will impact your parcel or for confirmation of the meeting date.

Sincerely,

By: 
Peter Rosasco, General Manager



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AK# 9105449

Calculations

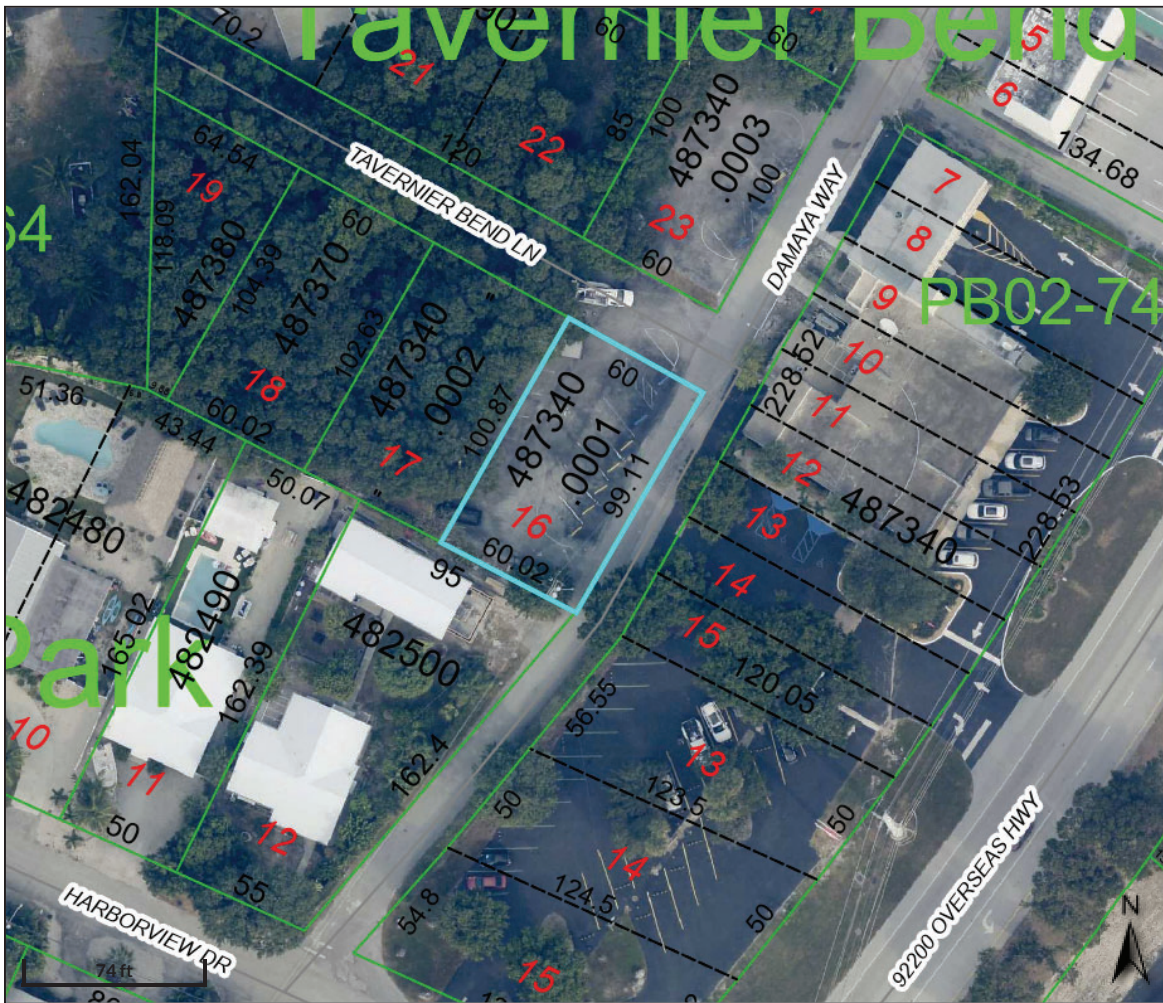
EDU Assignment: In accordance with Section 9.02(B.) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$4,551.00
Connection Charge (per connection)	\$3,489.00
Total SDC Charge	\$8,040.00



Monroe County, FL



Overview



Legend

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

Parcel ID 00487340-000100 Alternate ID 9105449 Owner Address JV DEVELOPMENT LLC
Sec/Twp/Rng 27/62/38 Class COMMERCIAL 8397 NW 115th Ct
Property Address 119 TAVERNIER BEND Ln Doral, FL 33178
TAVERNIER
District 500P
Brief Tax LT 16 TAVERNIER BEND SUB PB2-74 KEY LARGO G47-444 OR104-234 OR325-441 OR580-31 OR626-475 OR655-583 OR709-127
Description OR743-558 OR787-177 OR836-1242E OR893-2245 OR1415-2246 OR2054-127 OR2315-2164 OR2345-679 OR2637-395
(Note: Not to be used on legal documents)

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