

## **RESOLUTION NO. 12-2026**

**A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM DEVELOPMENT CHARGE (“SDC”) FOR THE PROPERTY LOCATED AT 120 TAVERNIER BEND LN, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 9105451; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, JV Development LLC is the owner of real property located at 120 Tavernier Bend Ln, Tavernier, Florida, with Alternate Key Number 9105451: 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 Maloney, who moved for its approval. The motion was seconded by Commissioner Hardee, and being put to a vote, the result was as follows:

|                       | AYE                                 | NAY   |
|-----------------------|-------------------------------------|-------|
| Chairman Rodriguez    | <input checked="" type="checkbox"/> | _____ |
| Commissioner Hardee   | <input checked="" type="checkbox"/> | _____ |
| Commissioner Maloney  | <input checked="" type="checkbox"/> | _____ |
| Commissioner Majeska  | <input checked="" type="checkbox"/> | _____ |
| 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: [Signature]  
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

By: [Signature]  
Nicholas W. Mulick,  
General Counsel

ATTEST:

By: [Signature]  
Shannon McCully, Clerk



# Exhibit “A”

## Legal Description

**Parcel Address:** 120 TAVERNIER BEND Ln, TAVERNIER

**Parcel ID:** 00487340-000300

**Ak#** 9105451

**Legal Description:**

LT 23 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