

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

Meeting Date:  
October 1, 2024

Agenda Item Number: O-1

Action Required:  
Yes

Department:  
Legal

Sponsor:  
Nick Mulick

Subject:

**Conservation Parcel Waiver Request - 1004 Gibraltar Rd, AK No. 1668460; 1006 Gibraltar Rd, AK No. 1668451 (Reso 19-2024)**

Summary:

A request for waiver of wastewater service and exemption from SDC assessment for AK No's. 1668460, and 1668451 per KLWTD General Rules and Regulations, Section 10.06 (a)(iii).

## Reviewed / Approved

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

## Financial Impact

\$ 0.00      \$248.50 Each Property  
                 \$497.00 Total  
Refunded      Uncollected  
Funding Source:  
Assessment Revenue  
Budgeted:  
No

## Attachments

1. KLWTD Form F-19
2. Resolution 19-2024
3. Map

Approved By: \_\_\_\_\_

General Manager



Date: \_\_\_\_\_

09/26/2024



103355 Overseas Highway, Key Largo, FL 33037

Phone (305) 451-4019

www.klwtd.com

## Request for Wastewater Assessment Waiver or Exemption

ALL fields must be completed, unless indicated as optional, before the request will be reviewed.

Property Owner of Record: Crawdaddy Inc.

Requested By\*: Owner

\*If not Owner of Record, authorization documentation must be submitted.

Email (optional): Jamesjill@bellsouth.net

Phone: \_\_\_\_\_

RE/Parcel ID: 00544950-000000

Alternate Key: 1668460

Physical Location: 1004 Gibraltar Rd., Key Largo, FL 33037

RE/Parcel ID: 00544940-000000

Alternate Key: 1668451

Physical Location: 1006 Gibraltar Rd., Key Largo, FL 33037

RE/Parcel ID: \_\_\_\_\_

Alternate Key: \_\_\_\_\_

Physical Location: \_\_\_\_\_

I request an **EXEMPTION** of wastewater assessment for the parcel(s) listed above because:

- ☐ The parcel is vacant and has been aggregated with an adjoining parcel that is connected to the District's central wastewater collection system. *Section 10.05 (a)*
- ☐ The parcel is a marina, boat slip or rack minimum that is not capable of creating wastewater. *Section 10.05 (b)*
- ☐ The parcel cannot be improved due to zoning regulations or other legal constraints. *Section 10.05 (c)*
- ☐ The parcel cannot be improved due to physical conditions of the property. *Section 10.05 (d)*

I request a **WAIVER** of wastewater assessment for the parcel(s) listed above because:

- ☐ The parcel is vacant and immediately adjacent to an assessed parcel that is connected to the District's central wastewater collection system. *Section 10.06 (a)(i) Contiguous Vacant Parcel*  
**\*\$200.00 administrative fee required.**
- ☐ The parcel is vacant and designated as Tier I. *Section 10.06 (a)(ii) Tier 1 (one) Vacant Parcel*  
**\*\$200.00 administrative fee required.**
- ☐ The parcel is vacant and only receives an annual tax notice due to the wastewater assessment. *Section 10.06 (a)(iv) Minimum Tax Bill*
- ☐ The parcel is owned by Monroe County Land Authority or any other Federal, State or Local Agency for the purpose of protecting the natural environment. *Section 10.06 (a)(iii) - Conservation Parcel*
- ☒ The parcel is being conveyed to the Monroe County Land Authority or any other Government Agency for conservation purpose. **The Waiver shall take effect upon receipt by the District of proof that the Government Entity has acquired title to the Subject Tax Parcel.** *Section 10.06 (a)(iii) - Conservation Parcel*

**Acknowledgement Box required to process all exemptions Section 10.04(a) or waiver requests Section 10.06(b)**

- ☒ Certify that if wastewater service to the parcel is reinstated, the then-current owner must pay the full direct and indirect District costs of providing the same. The amount charged at that time is expected to be significantly greater than the current non-ad valorem assessment.

Signature

James Crawford

Date August 12, 2024

This completed request form may be emailed to customerservice@klwtd.com or submitted to the District office located at:

## RESOLUTION NO. 19 - 2024

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE BOARD”) APPROVING THE REQUEST BY CRAWDADDY INC (“THE OWNER”), FOR THE REMOVAL OF TWO TAX PARCELS AK# 1668460; AND AK# 1668451 FROM THE 2006 NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Crawdaddy Inc (“The Owner”) is the owner of the tax parcels described in Section 1 below (“the Subject Tax Parcels”); and

**WHEREAS**, the Key Largo Wastewater Treatment District (the “District”) assessed the Subject Tax Parcels via Resolution 28-08-06 dated August 9, 2006 (the “2006 Non-ad Valorem Assessment Roll”); and

**WHEREAS**, the Subject Tax Parcels are being conveyed to the Monroe County Comprehensive Plan Land Authority for conservation purposes; and

**WHEREAS**, the Owner requests that the District remove the Subject Tax Parcels from the 2006 Non-ad Valorem Assessment Roll, pursuant to the Key Largo Wastewater Treatment District’s General Rules and Regulations, Section 10.06(a)(iii).

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

**Section 1.**

PARCEL I.D.: 00544950-000000  
AK NO.: 1668460  
PARCEL DESCRIPTION: BK 9 LT 11 BAHIA MAR EST PB4-79 KEY LARGO OR517-96 OR733-768 OR825-1582D/C OR825-1583 OR1944-1071

PARCEL I.D.: 00544940-000000  
AK NO.: 1668451  
PARCEL DESCRIPTION: BK 9 LT 10 BAHIA MAR EST PB4-79 KEY LARGO OR519-96 OR733-768 OR825-1582D/C OR825-1583 OR1944-1071

**Section 2.**

EFFECTIVE DATE. This Resolution shall take effect and the Subject Tax Parcels excluded from the 2006 Final Assessment Roll upon receipt by the District of proof that the Subject Tax Parcels have been purchased by the Monroe County Comprehensive Plan Land Authority for conservation purposes. No part of the System Development Charge paid prior to the effective date of this Resolution shall be refunded.

**Section 3.**

AUTHORIZATION OF DISTRICT OFFICIALS. The General Manager and/or his designee(s) are authorized to take all actions necessary to implement the terms and conditions of this Resolution.

**RESOLVED AND ADOPTED THIS 1<sup>st</sup> DAY OF OCTOBER 2024.**

The foregoing RESOLUTION was offered by Commissioner \_\_\_\_\_, who moved for its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and being put to a vote the result was as follows:

	AYE	NAY
Chairman Rodriguez	_____	_____
Commissioner Majeska	_____	_____
Commissioner Heim	_____	_____
Commissioner Schwartz	_____	_____
Commissioner Maloney	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted this 1<sup>ST</sup> day of October 2024.

**KEY LARGO WASTEWATER TREATMENT DISTRICT**

By: \_\_\_\_\_  
Nicolas Rodriguez,  
Chairman

ATTEST:

*Approved as to form  
and legal sufficiency:*

\_\_\_\_\_  
Shannon McCully, District Clerk

By: \_\_\_\_\_  
Nicholas W. Mulick, Esq.,  
General Counsel

SEAL

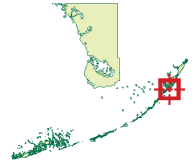




# Monroe County, FL



## Overview



## Legend

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

Parcel ID 00544940-000000 Alternate ID 1668451 Owner Address CRAWDADDY INC  
Sec/Twp/Rng 22/61/39 Class VACANT RES PO Box 373021  
Property Address 1006 GIBALTAR Rd Key Largo, FL 33037  
KEY LARGO  
District 500K  
Brief Tax Description BK 9 LT 10 BAHIA MAR EST PB4-79 KEY LARGO OR519-96 OR733-768 OR825-1582D/C OR825-1583 OR1944-1071  
(Note: Not to be used on legal documents)

Date created: 9/10/2024  
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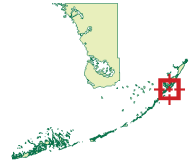
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Sec/Twp/Rng 22/61/39 Class VACANT RES PO Box 373021  
Property Address 1004 GIBALTAR Rd Key Largo, FL 33037  
KEY LARGO  
District 500K  
Brief Tax Description BK 9 LT 11 BAHIA MAR EST PB4-79 KEY LARGO OR517-96 OR733-768 OR825-1582D/C OR825-1583 OR1944-1071  
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