

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

Meeting Date:
December 17, 2024

Agenda Item Number: O-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nick Mulick

Subject:
Conservation Parcel Waiver Request - Resolution No. 24-2024

Summary:
A request for waiver of wastewater service and exemption from SDC assessment for AK No's. 1668435, and 1668443 per KLWTD General Rules and Regulations, Section 10.06 (a)(iii).

Reviewed / Approved

Financial Impact

Attachments

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

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

1. KLWTD Form F-19
2. Resolution 24-2024
3. Map

Approved By: 
General Manager

Date: 12/11/2024



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@belksouth.net Phone: _____

RE/Parcel ID: 00544920-000000 Alternate Key: 1668435

Physical Location: 1010 Gibraltar Rd, Key Largo, FL 33037

RE/Parcel ID: 00544930-000000 Alternate Key: 1662443

Physical Location: 1008 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 November 19, 2024

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

RESOLUTION NO. 24 - 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# 1668435; AND AK# 1668443 FROM THE 2006 NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Crowdaddy 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.: 00544920-000000
AK NO.: 1668435
PARCEL DESCRIPTION: BK 9 LT 8 BAHIA MAR EST PB4-79 KEY LARGO OR301-534 OR1102-1059DC OR1102-1060/64 OR1180-2269/70PR OR1948-614 OR1948-602D/C OR1948-607/12WILL

PARCEL I.D.: 00544930-000000
AK NO.: 1668443
PARCEL DESCRIPTION: BK 9 LT 9 BAHIA MAR EST PB4-79 KEY LARGO OR339-249 (COUNTY HELD CERT) OR810-474T/D OR1952-1946

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.

RESOLUTION NO. 24 – 2024

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 17th DAY OF DECEMBER 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 17th day of December 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	00544920-000000	Alternate ID	1668435	Owner Address	CRAWDADDY INC
Sec/Twp/Rng	22/61/39	Class	VACANT RES		PO Box 373021
Property Address	1010 GIBALTAR Rd				Key Largo, FL 33037
	KEY LARGO				
District	500K				
Brief Tax	BK 9 LT 8 BAHIA MAR EST PB4-79 KEY LARGO OR301-534 OR1102-1059DC OR1102-1060/64 OR1180-2269/70PR OR1948-614				
Description	OR1948-602D/C OR1948-607/12WILL				
	<i>(Note: Not to be used on legal documents)</i>				

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Developed by Schneider
 GEOSPATIAL



Monroe County, FL



Overview



Legend

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

Parcel ID	00544930-000000	Alternate ID	1668443	Owner Address	CRAWDADDY INC
Sec/Twp/Rng	22/61/39	Class	VACANT RES		PO Box 373021
Property Address	1008 GIBRALTAR Rd				Key Largo, FL 33037
	KEY LARGO				
District	500K				
Brief Tax Description	BK 9 LT 9 BAHIA MAR EST PB4-79 KEY LARGO OR339-249 (COUNTY HELD CERT) OR810-474T/D OR1952-1946				
	<i>(Note: Not to be used on legal documents)</i>				

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