

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

Meeting Date:
July 16, 2024

Agenda Item Number: O-1

Action Required:
Yes


Department: Legal
Sponsor: Nicholas Mulick

Subject:
Amendment of 2007 Assessment Roll (Reso. 09-2024)

Summary of Discussion:

Two parcels were subdivided by the Property Appraiser to which each has been assigned a separate Parcel ID No. The new parcels will be assessed on the 2007 Assessment Roll, the same as the parent parcels.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$10,100.00	1. Resolution 09-2024 2. Letters for notification of imposition of SDC
Customer Service: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Assessment revenue	
District Clerk: _____	Budgeted:	
Engineering: _____	No	

Approved By: 
General Manager

Date: 7-11-24

RESOLUTION NO. 09-2024

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2007 FINAL ASSESSMENT RESOLUTION NO. 11-08-07 RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION, TRANSMISSION, AND TREATMENT FACILITIES WITHIN THE DISTRICT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE FACILITIES AND THE METHOD OF THEIR COLLECTION; ESTABLISHING PROCEDURES FOR CORRECTION OF ERRORS AND OMISSIONS IN ASSESSMENT ROLLS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 21, 2007, the Key Largo Wastewater Treatment District (“District”) adopted 2007 Final Assessment Resolution No. 11-08-07 (“No. 11-08-07”); and

WHEREAS, the District assessed those tax parcels described in Exhibit 3.01 of Resolution No. 11-08-07 (“Assessment Roll”); and

WHEREAS, the tax parcels in Section 1 below described as “Parent Parcel” were assessed as part of Resolution No. 11-08-07; and

WHEREAS, the District has been advised by the Monroe County Property Appraiser that the owners of each Parent Parcel have taken the appropriate action to split the Parent Parcel; and

WHEREAS, that split has created four new tax parcels to which each has been assigned a separate Parcel ID No. described as “New Parcel” in Section 1 below; and

WHEREAS, the New Parcels will be added to the Assessment Roll.

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

Section 1.

PARENT PARCEL 1

PARCEL ID:	00467320-000000
AK NO.	1570729
PARCEL DESCRIPTION:	BK 5 LOTS 7-8 SOUTH CREEK VILLAGE KEY LARGO PB3-85 OR504-828 OR540-332 OR572-174 OR1569-1169 OR1907-1412 OR2609-2196 OR3040-1091

NEW PARCEL

PARCEL ID:	00467320-000100
AK NO.	9105185
PARCEL DESCRIPTION:	BK 5 LOT 6 SOUTH CREEK VILLAGE KEY LARGO PB3-85 OR504-828 OR540-332 OR572-174 OR1569-1169 OR1907-1412 OR2609-2196 OR3040-1091
EDU	1.0
BEGINNING BALANCE	\$5,050.00

PARENT PARCEL 2

PARCEL ID: 00548170-000000
AK NO. 1671657
PARCEL DESCRIPTION: BK 1 LT 18 TWIN LAKES PB3-160 KEY LARGO OR68-503
OR520-146 OR716-316 OR759-1297 OR770-1860 OR2592-
339 OR3020-2142 OR3131-101 OR3249-896 OR3249-0899

NEW PARCEL

PARCEL ID: 00548170-000100
AK NO. 9105242
PARCEL DESCRIPTION: BK 1 LT 19 TWIN LAKES PB3-160 KEY LARGO OR68-
503/504 OR520-146 OR716-316 OR759-1297 OR770-1860
OR2592-339 OR3020-2142 OR3131-101 OR3249-899
EDU 1.0
BEGINNING BALANCE \$5,050.00

Section 2. 2007 FINAL ASSESSMENT RESOLUTION AMENDED. The 2007 Final Assessment Resolution No. 11-08-07 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 3. 2007 FINAL ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2007 Final Assessment Resolution No. 11-08-07 is hereby amended to include the parcels described as New Parcel in Section 1 above.

Section 4. 2007 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2007 Final Assessment Resolution No. 11-08-07, and all previous amendments duly adopted by the District, shall remain in full force and effect.

Section 5. APPLICABILITY AND EFFECTIVE DATE. This resolution shall take effect upon adoption by the Board of Commissioners.

RESOLVED AND ADOPTED THIS 16th DAY OF JULY 2024

The foregoing Resolution was offered by Commissioner _____, who moved its approval. The motion was seconded by Commissioner _____, and being put to a vote the result was as follows:

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

The Chairman thereupon declared Resolution 09-2024 duly passed and adopted on the 16th day of July 2024.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: _____
Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Shannon McCully, District Clerk

Nicholas W. Mulick, General Counsel

SEAL



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 6, 2024

To: Alonso Mendoza
Gabriela Munoz
532 Plante St
Key Largo, FL 33037

RE: Imposition of Wastewater System Development Charge - AK# 9105185

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 16, 2024.

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 tax parcel AK# 1570729 has been split to create a new tax parcel, AK# 9105185. The new parcel will be added to the 2007 Assessment Roll.

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

EDU Assignment: The new tax 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 of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,050.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so before August 31, 2024. 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).

2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

- a. The first installment will be included in your 2024 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/3 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.
- c. At any time during the 3 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the right to appear at the meeting, present evidence, and have witnesses testify on your behalf. If you choose to appear or present evidence, please notify the Clerk and submit copies of any documents you would like the Board to consider no later than 15 days from the date of this Notice.

Please contact the Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@klwtd.com for more information 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# 9105185

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) 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)	\$2,850.00
Connection Charge (per connection)	\$2,200.00
Total SDC Charge	\$5,050.00



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June 6, 2024

To: Omar Becerra
Jannette Becerra
974 Shaw Dr
Key Largo, FL 33037

RE: Imposition of Wastewater System Development Charge - AK# 9105242

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 16, 2024.

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 tax parcel AK# 1671657 has been split to create a new tax parcel, AK# 9105242. The new parcel will be added to the 2007 Assessment Roll.

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

EDU Assignment: The new tax 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 of \$27.13 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.

The total SDC charge will be \$5,050.00. Parcel owners have two options for paying the assessment:



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1. Pay in full: If you choose to pay the SDC in full, you must do so before August 31, 2024. 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).

2. Pay in installment payments: If you choose not to pay the SDC in full before August 31, 2024, you will automatically be enrolled in the District's installment payment plan whereby the SDC will be paid in annual installments.

- a. The first installment will be included in your 2024 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/3 full wastewater SDC plus interest and costs, which will vary from year to year. The interest rate is based on the District's borrowing rate which, for the 2024 assessment year, is 2.590%.
- c. At any time during the 3 year period, the owner of record may pay off the unpaid balance of the SDC. Pay off amounts are available from the District's Customer Service Department.

Your Rights: You have the right to appear at the meeting, present evidence, and have witnesses testify on your behalf. If you choose to appear or present evidence, please notify the Clerk and submit copies of any documents you would like the Board to consider no later than 15 days from the date of this Notice.

Please contact the Customer Account Specialist at 305-451-4019 ext. 209 or alexis.irizarry@klwtd.com for more information 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# 9105242

Calculations

EDU Assignment: In accordance with Section 10.01(b)(i) 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)	\$2,850.00
Connection Charge (per connection)	\$2,200.00
Total SDC Charge	\$5,050.00