

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

Meeting Date:
August 20, 2024

Agenda Item Number: O-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nick Mulick

Subject:
Assessment Exclusion - Resolution No. 17-2024

Summary:
A request for waiver of wastewater service and exemption from SDC assessment for AK No. 9105304 per KLWTD General Rules and Regulations, Section 10.06(a)(iii)(c).

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 0.00 \$5,200.00	1. KLWTD Form F-19
Administration: _____	Refunded Uncollected	2. Owners Request
Finance: _____	Funding Source:	3. Unbuildable Confirmation
District Counsel: _____	Assessment Revenue	4. Resolution 17-2024
District Clerk: _____	Budgeted:	5. Map
Engineering: _____	No	

Approved By: _____

General Manager

Date: _____

8.15.24



103355 Overseas Highway, Key Largo, FL 33037
Phone (305) 451-4019
www.klwttd.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: CASEY YAWORSKI, Kendra Paulson

Requested By*: CASEY YAWORSKI, Kendra Paulson
**If not Owner of Record, authorization documentation must be submitted.*

Email (optional): shipyourcatch-@outlook.com Phone: (786) 862-8774

RE/Parcel ID: 00506000-000100 Alternate Key: _____

Physical Location: VACANT Sunrise Drive, Tavernier

RE/Parcel ID: _____ Alternate Key: _____

Physical Location: _____

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 [Signature]

Date 7/31/24

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

Fwd: Removal of Wastewater Assessment for Property - AK# 9105304

Ship Your Catch . <shipyourcatch_@outlook.com>

Fri 7/12/2024 3:05 PM

To: Alexis Irizarry <Alexis.Irizarry@klwtd.com>

Caution: External (shipyourcatch_@outlook.com)

First-Time Sender [Details](#)

[Report This Email](#) [FAQ](#) [Protection by EssentialNet Solutions](#)

Regarding lot next to
123 Sunrise drive
Tavernier FL 33070

Let me know if this will suffice or if we need a written letter.

Thank you,

Casey Yaworski
Kendra Paulson
(786) 862-8774

Get [Outlook for iOS](#)

From: Aitken-Corey <Aitken-Corey@MonroeCounty-FL.Gov>

Sent: Friday, July 12, 2024 12:58:55 PM

To: Ship Your Catch . <shipyourcatch_@outlook.com>

Subject: RE: Removal of Wastewater Assessment for Property - AK# 9105304

Good morning,

Based on the discussion from earlier, the partial lot you have purchased is as follows:

Parcel ID [00506000-000100](#).

This lot is located in the Improved Subdivision (IS) land use district.

Pursuant to LDC [Section 130-157](#) properties within this Land Use District requires a full platted lot to be developed for a single family residence.

Based on the Property Appraiser's report, the property in question is 'Tavernier Cove No. 1, Key largo, NW ½ Lot 8.'

This indicates the parcel is the NW half of Lot 8.

The SE half of Lot 8 is joined in Parcel [00506000-000000](#)

Additionally based on LDC Section 130-157 footnote (g)(4) the parcel may be built if the parcel is not a fractional portion of a platted lot.

As this lot is half of Lot 8 it is a fractional portion of lot 8 found in Plat Book 1 Page 103 which prohibits construction of a new SFR.

RESOLUTION NO. 17 - 2024

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE BOARD”) APPROVING THE REQUEST BY KENDRA PAULSON AND CASEY YAWORSKI (“THE OWNERS”), TO WAIVE THEIR RIGHT TO RECEIVE WASTEWATER SERVICE AND TO SUSPEND COLLECTION OF SDC AND ALL FUTURE NON-AD VALOREM ASSESSMENTS FOR AK# 9105304; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kendra Paulson and Casey Yaworski (“The Owners”) are the owners of the tax parcel described in Section 1 below (“the Subject Tax Parcel”); and

WHEREAS, the Subject Tax Parcel cannot be improved due to zoning regulations or other legal constraints; and

WHEREAS, the Owners waive their right to receive wastewater service and request that the District suspend the collection of SDC and all future non ad-valorem assessments on the Subject Tax Parcel, pursuant to the Key Largo Wastewater Treatment District’s General Rules and Regulations, Section 10.05(c).

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

Section 1.

PARCEL I.D.:	00506000-000100
AK NO.:	9105304
PARCEL DESCRIPTION:	TAVERNIER COVE NO 1 PB1-103 KEY LARGO NW 1/2 LOT 8 G57-144/45 G38-456/57 G51-37/38 OR267-110/11 OR304-405 OR1127-1198 OR1127-1197L/E OR1127-1199 OR1437-72D/C OR1437-75/77R/S OR1663-613D/C OR3210-1785 OR3224-0137 OR3260-0906

Section 2.

APPROVAL OF REQUEST. The owners request to waive wastewater service is hereby approved.

Section 3.

EFFECTIVE DATE. This Resolution shall take effect upon adoption by the Board of Commissioners

Section 4.

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 20th DAY OF AUGUST 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 20th day of August 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

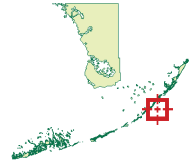
SEAL



Monroe County, FL



Overview



Legend

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

Parcel ID 00506000-000100 Alternate ID 9105304 Owner Address YAWORSKI CASEY
Sec/Twp/Rng 34/62/38 Class VACANT RES 123 Sunrise Dr
Property Address VACANT SUNRISE Dr Tavernier, FL 33070
TAVERNIER
District 500P
Brief Tax TAVERNIER COVE NO 1 PB1-103 KEY LARGO NW 1/2 LOT 8 G57-144/45 G38-456/57 G51-37/38 OR267-110/11 OR304-405
Description OR1127-1198 OR1127-1197L/E OR1127-1199 OR1437-72D/C OR1437-75/77R/S OR1663-613D/C OR3210-1785 OR3224-0137
OR3260-0906
(Note: Not to be used on legal documents)

Date created: 8/13/2024
Last Data Uploaded: 8/13/2024 6:26:13 AM

Developed by Schneider
GEOSPATIAL