

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

Meeting Date:  
September 3, 2024

Agenda Item Number: O-1

Action Required:  
Yes

Department:  
Legal

Sponsor:  
Nick Mulick

Subject:  
**Assessment Exclusion - Resolution No. 18-2024**

Summary:  
A request for waiver of wastewater service and exemption from SDC assessment for AK No. 9105322 per KLWTD General Rules and Regulations, Section 10.06(a)(iii).

<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. Resolution 18-2024
Finance: _____	Funding Source:	3. Map
District Counsel: _____	Assessment Revenue	
District Clerk: _____	Budgeted:	
Engineering: _____	No	

Approved By: \_\_\_\_\_  
General Manager

Date: 8-29-24

**RESOLUTION NO. 18 - 2024**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE BOARD”) APPROVING THE REQUEST BY MONROE COUNTY (“THE OWNER”), TO WAIVE THEIR RIGHT TO RECEIVE WASTEWATER SERVICE AND TO SUSPEND COLLECTION OF SDC AND ALL FUTURE NON-AD VALOREM ASSESSMENTS FOR AK# 9105322; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Monroe County (“The Owner”) is the owner of the tax parcel described in Section 1 below (“the Subject Tax Parcel”); and

**WHEREAS**, the Subject Tax Parcel is owned by Monroe County for the purpose of protecting the natural environment; and

**WHEREAS**, the Owner waives it’s 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.:	00501090-000200
AK NO.:	9105322
PARCEL DESCRIPTION:	BK 1 LT 4 KEY LARGO BEACH PB2-149 KEY LARGO OR473-297 OR1405-1991 OR1500-226 OR2125-667/68T/C OR2146-1271/72 OR2318-932 OR3136-304 OR3207-831 OR3264-0441

**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 3<sup>rd</sup> DAY OF SEPTEMBER 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 3<sup>rd</sup> day of September 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



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: Monroe County

Requested By\*: Christine Hurley

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

Email (optional): Hurley-Christine@MonroeCounty-FL.Gov

Phone: 305-295-5180

RE/Parcel ID: 00501090-000200

Alternate Key: 9105322

Physical Location: Block 1, Lot 4, Key Largo Beach (PB 2-149).

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)



- ☐ I 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. Monroe County acknowledges that if the property is improved or developed with structures requiring an independent sewer connection, the District may impose a System Development Charge. Alternatively, the County may sell the property to an adjacent property owner for them to use for accessory structures connected to sewer through an existing sewer connection. If this is the case, Monroe County will require a deed restriction specifying that the property is limited to accessory use only.

Signature

103355 Overseas Hwy, <sup>51</sup>Key Largo FL 33037

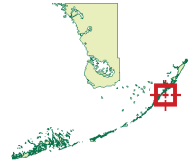
Date



# Monroe County, FL



## Overview



## Legend

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

Parcel ID	00501090-000200	Alternate ID	9105322	Owner Address	MONROE COUNTY
Sec/Twp/Rng	33/61/39	Class	VACANT RES		1100 Simonton St
Property Address	VACANT CORAL Dr				Key West, FL 33040
	KEY LARGO				
District	500K				
Brief Tax	BK 1 LT 4 KEY LARGO BEACH PB2-149 KEY LARGO OR473-297 OR1405-1991 OR1500-226 OR2125-667/68T/C OR2146-1271/72				
Description	OR2318-932 OR3136-304 OR3207-831 OR3264-0441				
	(Note: Not to be used on legal documents)				

Date created: 8/16/2024

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