

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

Meeting Date:

July 16, 2024

Agenda Item Number: O-2

Action Required:

Yes

Department:

Legal

Sponsor:

Nicholas Mulick

Subject:

## **Amendment of 2008 Assessment Roll (Reso. 10-2024)**

Summary of Discussion:

Three 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 2008 Assessment Roll, the same as the parent parcels.

### Reviewed / Approved

Operations: \_\_\_\_\_

Customer Service: \_\_\_\_\_

Finance: \_\_\_\_\_

District Counsel: \_\_\_\_\_

District Clerk: \_\_\_\_\_

Engineering: \_\_\_\_\_

### Financial Impact

\$15,600.00

Income

Funding Source:

Assessment revenue

Budgeted:

No

### Attachments

1. Resolution 10-2024

2. Letters for notification of  
imposition of SDC

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

General Manager

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

**RESOLUTION NO. 10-2024**

**A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2008 FINAL ASSESSMENT RESOLUTION NO. 12-06-08 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 June 17, 2008, the Key Largo Wastewater Treatment District (“District”) adopted 2008 Final Assessment Resolution No. 12-06-08 (“No. 12-06-08”); and

**WHEREAS**, the District assessed those tax parcels described in Exhibit 3.01 of Resolution No. 12-06-08 (“Assessment Roll”); and

**WHEREAS**, the tax parcels in Section 1 below described as “Parent Parcel” were assessed as part of Resolution No. 12-06-08; 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 six new tax parcels to which each has been assigned 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**

<b>PARCEL ID:</b>	<b>00496131-006400</b>
<b>AK NO.</b>	<b>1612944</b>
<b>PARCEL DESCRIPTION:</b>	<b>BK 3 LT 20 BUCCANEER POINT SUBDIVISION PB7-6 KEY LARGO OR787-450 OR823-402 OR1133-2205 OR2983- 2319</b>

**NEW PARCEL**

<b>PARCEL ID:</b>	<b>00496131-006610</b>
<b>AK NO.</b>	<b>9105243</b>
<b>PARCEL DESCRIPTION:</b>	<b>BK 3 LOT 21 BUCCANEER POINT SUBDIVISION PB7-6 KEY LARGO OR787-450 OR823-402 OR963-208 OR1009- 1495 OR1200-1147 OR1409-284 OR1409-2085 OR1409-2086 OR1501-2353 OR1558-1741 OR1781-478 OR1781-480 OR3180-1356 OR3186-0530 OR3192-1721 OR3263-1014</b>
<b>EDU</b>	<b>1.0</b>
<b>BEGINNING BALANCE</b>	<b>\$5,200.00</b>

**PARENT PARCEL 2**

**PARCEL ID:** 00498020-000000  
**AK NO.** 1615889  
**PARCEL DESCRIPTION:** BK 3 LOT 11 AMD AND EXT PLAT OF KEY LARGO OCEAN SHORES PB4-18 KEY LARGO OR423-998/99 OR430-582/83 OR711-143 OR2357-896 OR2357-897/98M/T OR2357-899

**NEW PARCEL**

**PARCEL ID:** 00498020-000100  
**AK NO.** 9105321  
**PARCEL DESCRIPTION:** BK 3 LOT 10 AMD AND EXT PLAT OF KEY LARGO OCEAN SHORES PB4-18 KEY LARGO OR423-998/99 OR430-582/83 OR711-143 OR2357-896 OR2357-897/98M/T OR2357-899  
**EDU** 1.0  
**BEGINNING BALANCE** \$5,200.00

**PARENT PARCEL 3**

**PARCEL ID:** 00501090-000000  
**AK NO.** 1618942  
**PARCEL DESCRIPTION:** BK 1 LT 3 KEY LARGO BEACH SUBD PB2-149 KEY LARGO OR473-297 OR552-113 OR677-11 OR803-1404 OR862-235 OR894-583 OR1443-1398 OR1443-1399 OR1452-1426 OR2157-931 OR2318-932 OR3136-0304 OR3207-0831

**NEW PARCEL**

**PARCEL ID:** 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  
**EDU** 1.0  
**BEGINNING BALANCE** \$5,200.00

**Section 2.**

2008 FINAL ASSESSMENT RESOLUTION AMENDED. The 2008 Final Assessment Resolution No. 12-06-08 is hereby amended to include the parcels described as New Parcel in Section 1 above.

**Section 3.**

2008 ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2008 Final Assessment Resolution No. 12-06-08 is hereby amended to include the parcels described as New Parcel in Section 1 above.

**Section 4.**

2008 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2008 Final Assessment Resolution No. 12-06-08, 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 16<sup>TH</sup> 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 10-2024 duly passed and adopted on the 16<sup>th</sup> 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](http://www.klwtd.com)

June 6, 2024

To: IRA FINANCIAL TRUST COMPANY CFBO PERRY E SMITH  
800 Copper Rd #3030  
Frisco, CO 80443

RE: Imposition of Wastewater System Development Charge - AK# 9105243

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# 1612944 has been split to create a new tax parcel, AK# 9105243. The new parcel will be added to the 2008 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 \$5,200.00. 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 1/4 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 4 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](mailto: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# 9105243**

### 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)	\$2,950.00
Connection Charge (per connection)	\$2,250.00
<b>Total SDC Charge</b>	<b>\$5,200.00</b>



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June 6, 2024

To: HAGOPIAN JACK H TRUST  
C/O CAROLYN ANN COCHRANE TRUSTEE  
PO Box 371582  
Key Largo FL 33037

RE: Imposition of Wastewater System Development Charge - AK# 9105321

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# 1615889 has been split to create a new tax parcel, AK# 9105321. The new parcel will be added to the 2008 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.

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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 1/4 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 4 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.

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Sincerely,

By:   
Peter Rosasco, General Manager



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**AK# 9105321**

### **Calculations**

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### **SDC Charge**

EDU Assignment	1.0 EDU
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<b>Total SDC Charge</b>	<b>\$5,200.00</b>



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June 6, 2024

To: MONROE COUNTY  
1100 Simonton St  
Key West FL 33040

RE: Imposition of Wastewater System Development Charge - AK# 9105322

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Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that tax parcel AK# 1618942 has been split to create a new tax parcel, AK# 9105322. The new parcel will be added to the 2008 Assessment Roll.

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

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By:   
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**AK#9105322**

### Calculations

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