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

Legal Nicholas Mulick	Action Required: Yes
Legal Nicholas Mulick	
Subject:	
Amendment of 2016 Assessment Roll (Reso. 13-2	024)
Summary of Discussion:	
Reviewed / Approved Financial Impact	<u>Attachments</u>
	1. Resolution 13-2024
Operations:         \$5,840.00           Customer Service:         Income           Finance:         Funding Source:	<ol> <li>Resolution 13-2024</li> <li>Letter for notification of</li> </ol>
Operations:         \$5,840.00           Customer Service:         Income	<ol> <li>Resolution 13-2024</li> <li>Letter for notification of</li> </ol>

#### **RESOLUTION NO. 13-2024**

A RESOLUTION OF THE KEY LARGO WASTEWATER DISTRICT AMENDING TREATMENT 2016 **FINAL** ASSESSMENT RESOLUTION NO. 10-08-16 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 2, 2016, the Key Largo Wastewater Treatment District ("District") adopted 2016 Final Assessment Resolution No. 10-08-16 ("No. 10-08-16"); and

**WHEREAS**, the District assessed the tax parcels described in Exhibit 3.01 of Resolution No. 10-08-16 ("Assessment Roll"); and

**WHEREAS**, the tax parcels in Section 1 below described as "Parent Parcel" were assessed as part of Resolution No. 10-08-16; and

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

**WHEREAS**, that split has created two new tax parcels to which each has been assigned separate Parcel ID's 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: 00489490-000100

AK NO. 9100452

PARCEL DESCRIPTION: BK 1 LT 42 AND THE W10 FEET OF LT 43 AMENDED

PLAT OF BAY HARBOR PB2-91 KEY LARGO G45-116 G47-484 OR389-186 OR804-959 OR1001-206 OR1001-207 OR2560-322 OR2840-1973 OR2843-2354 OR2893-447

OR2935-1146 OR3150-0580 OR3196-0117

PARCEL ID: AK NO. PARCEL DESCRI	PTION:	BAY HARBOR OR389-186 OR8	SS THE W10 FEE PB2-91 KEY LA 804-959 OR1001-20 3 OR2843-2354 O	T AMENDED PLAT OF RGO G45-116 G47-484 06 OR1001-207 OR2560- R2893-447 OR2935-1146
EDU BEGINNING BAL	ANCE	1.0 \$5,840.00		
Section 2.	Final A		ion No. 10-08-16 is	N AMENDED. The 2016 hereby amended to include 1 above.
Section 3.	descri 10-08-	bed in Exhibit 3.01	of the 2016 Final Add to include the	The Assessment Roll, as Assessment Resolution No. parcels described as New
Section 4.	modif Resolu	ied, supplemented, a	and amended herein, and all previous am	N IN EFFECT. Except as the 2016 Final Assessment tendments duly adopted by et.
Section 5.		ICABILITY AND I upon adoption by th		. This resolution shall take sioners.
RESOL	VED ANI	O ADOPTED THIS	16 <sup>th</sup> DAY OF JULY	7 2024
The foregoing Resolution wa motion was seconded by Con	s offered b nmissioner	oy Commissioner, r,	, wand being put to a vo	ho moved its approval. The te the result was as follows:
Chairman Rodriguez Commissioner Cullen Commissioner Heim Commissioner Maloney Commissioner Tobin Commissioner Schwartz			AYE	NAY
The Chairman thereupon dec 2024.	lared Reso	olution 13-2024 duly	y passed and adopted	l on the 16 <sup>th</sup> day of July

**NEW PARCEL** 

#### 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: Christopher Burns

Vanessa Burns 19 Sunset Rd

Key Largo, FL 33037

RE: Imposition of Wastewater System Development Charge - AK# 9105238

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# 9100452 has been split to create a new tax parcel, AK# 9105238. The new parcel will be added to the 2016 Assessment Roll.

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

<u>EDU Assignment:</u> The new tax parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

<u>System Development Charge (SDC):</u> 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 \$5,840.00. Parcel owners have two options for paying the assessment:

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1. <u>Pay in full:</u> If you choose to pay the SDC in full, you must do so no later than August 31, 2024. Payment may be made in person, online at <a href="http://klwtd.com/check-my-assessment/">http://klwtd.com/check-my-assessment/</a>, 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.** <u>Pay in installment payments:</u> 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 1/8 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 8 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# 9105238

# **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)	\$3,305.00
Connection Charge (per connection)	\$2,535.00
Total SDC Charge	\$5,840.00