

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

Meeting Date:
August 3, 2021

Agenda Item Number: J-4

Agenda Item Type:
Resolution

Agenda Item Scope:
Review / Discussion

Recommended Action:
Action

Department:
Legal

Sponsor:
Nicholas Mulick

Subject:

Amendment of 2008 Assessment Roll (Reso. 12-2021)

Summary of Discussion:

Three parcels were subdivided from an actively assessed parcel. The new parcels will be assessed on the 2008 Assessment Roll the same roll as the parent parcels.

Reviewed / Approved

Financial Impact

Attachments

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

\$ 15,600.00
Income
Funding Source:
Assessment Revenue
Budgeted:
No

1. Resolution 12-2021
2. Template for notification of imposition of SDC.

Approved By: _____
General Manager



Date: 7-29-21

RESOLUTION NO. 12-2021

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING THE 2008 FINAL ASSESSMENT RESOLUTION (RESOLUTION 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 the 2008 Final Assessment Resolution (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 the Parent Parcel have taken the appropriate action to split the Parent Parcel; and

WHEREAS, that split has created three new tax parcels to which have 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

PARCEL ID: 00493600-000000
AK NO. 1609773
PARCEL DESCRIPTION: Lot 5, Block 6, PIRATES COVE, according to the Plat thereof, as recorded in Plat Book 3, Page 18, of the Public Records of Monroe County, Florida.

NEW PARCEL

PARCEL ID: 00493600-000100
AK NO. 9104572
PARCEL DESCRIPTION: Lot 4, Block 6, PIRATES COVE, according to the Plat thereof, as recorded in Plat Book 3, Page 18, of the Public Records of Monroe County, Florida.

EDU 1.0

BEGINNING BALANCE \$5,200.00

PARENT PARCEL 2

PARCEL ID: 00531550-000000

AK NO. 1650749

PARCEL DESCRIPTION: Lot 12, Block 10, HOLIDAY HOMESITES, according to the Plat thereof, as recorded in Plat Book 2 at Page 168 of the Public Records of Monroe County, Florida.

NEW PARCEL

PARCEL ID: 00531550-000100

AK NO. 9104581

PARCEL DESCRIPTION: Lot 11, Block 10, HOLIDAY HOMESITES, according to the Plat thereof, as recorded in Plat Book 2 at Page 168 of the Public Records of Monroe County, Florida.

EDU 1.0

BEGINNING BALANCE \$5,200.00

PARENT PARCEL 3

PARCEL ID: 00495660-000000

AK NO. 1611832

PARCEL DESCRIPTION: Lot 7, Block 19, FIRST ADDITION TO PIRATES COVE, according to the Plat thereof, as recorded in Plat Book 3, at Page 87, of the Public Records of Monroe County, Florida.

NEW PARCEL

PARCEL ID: 00495660-000100

AK NO. 9104635

PARCEL DESCRIPTION: Lot 8, Block 19, FIRST ADDITION TO PIRATES COVE, according to the Plat thereof, as recorded in Plat Book 3, at Page 87, of the Public Records of Monroe County, Florida.

EDU 1.0

BEGINNING BALANCE \$5,200.00

Section 2. 2008 FINAL ASSESSMENT RESOLUTION AMENDED. The 2008 Final Assessment Resolution 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 3rd DAY OF AUGUST 2021

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 Cullen | _____ | _____ |
| Commissioner Heim | _____ | _____ |
| Commissioner Maloney | _____ | _____ |
| Commissioner Tobin | _____ | _____ |

The Chairman thereupon declared Resolution 12-2021 duly passed and adopted the 3rd day of August 2021.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: _____
Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Diane Bockelman, District Clerk

Nicholas W. Mulick, General Counsel

SEAL



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Phone (305) 451-4019 • www.klwtd.com

July 2, 2021

To: Customer Name
Mailing Address
City, State, Zip Code

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

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 August 3, 2021.

The SDC is the initial charge to each Tax Parcel assigned a parcel identification 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 the parent parcel, AK# XXXXXXXX, has been split to create a new tax parcel, AK# XXXXXXXX. 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: Your 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 \$28.56 per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.



Key Largo Wastewater Treatment District

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The total SDC charge will be \$5,200.00. Parcel owners have two options for paying the assessment:

1. Pay in full: If you choose to pay the SDC in full, you must do so no later than August 31, 2021. Payment may be made in person, online at <http://klwtd.com/check-my-assesment/>, 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, 2021, 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 2021 Monroe County Annual Tax bill.

b. The amount of each installment payment will be equal to 1/7 full wastewater SDC plus interest, collection cost, and statutory discount. The interest rate is based on the District's borrowing rate which, for the 2021 assessment year, 2.718%.

c. At any time during the 7 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 District Clerk at 305-451-4019 ext. 210 or diane.bockelman@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#XXXXXXX

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 |
| Total SDC Charge | \$5,200.00 |