

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

Meeting Date:
July 2, 2024

Agenda Item Number: O-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nick Mulick

Subject:
Conservation Parcel Waiver Request - (Reso. 07-2024)

Summary of Discussion:

A request for waiver of wastewater service and exclusion from SDC assessment for AK No. 1547263 per KLWTD General Rules and Regulations, Section 10.06(a)(iii).

Reviewed / Approved

Financial Impact

Attachments

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

\$ 0.00 \$1,300.00
Refunded Uncollected
Funding Source:
Assessment Revenue
Budgeted:
No

1. KLWTD Form F-19
2. Reso. 07-2024
3. Map

Approved By:  Date: 6/27/2024
General Manager



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: KEY LARGO REEF, LLC

Requested By*: KEY LARGO REEF, LLC

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

Email (optional): JANICE@lavernialaw.com **Phone:** 305-661-3700

RE/Parcel ID: 00447610-000000 **Alternate Key:** _____

Physical Location: Block 3, Lot 1, Harris Ocean Park Estates (PB 4-126)

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 Fernando De Leon

Date June 5th, 2024

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

RESOLUTION NO. 07 - 2024

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE BOARD”) APPROVING THE REQUEST BY KEY LARGO REEF LLC (“THE OWNER”), FOR THE REMOVAL OF TAX PARCEL AK# 1547263; FROM THE 2009 NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Key Largo Reef LLC (“The Owner”) is the owner of the tax parcel described in Section 1 below (“the Subject Tax Parcel”); and

WHEREAS, the Key Largo Wastewater Treatment District (the “District”) assessed the Subject Tax Parcel via Resolution 20-05-09 dated May 19, 2009 (the “2009 Non-ad Valorem Assessment Roll”); and

WHEREAS, the Subject Tax Parcel is being conveyed to the Monroe County Comprehensive Plan Land Authority for conservation purposes; and

WHEREAS, the Owner requests that the District remove the Subject Tax Parcel from the 2009 Non-ad Valorem Assessment Roll, pursuant to the Key Largo Wastewater Treatment District’s General Rules and Regulations, Section 10.06(a)(iii).

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

Section 1.

PARCEL I.D.: 00447610-000000
AK NO.: 1547263
PARCEL DESCRIPTION: BK 3 LT 1 HARRIS OCEAN PK ESTATES KEY LARGO PB4-126 OR489-146 OR776-1348 OR936-1913 OR1485-1917/18 OR2654-53 OR2693-1042C OR2792-501/02

Section 2.

EFFECTIVE DATE. This Resolution shall take effect and the Subject Tax Parcel excluded from the 2009 Final Assessment Roll upon receipt by the District of proof that the Subject Tax Parcel has been purchased by the Monroe County Comprehensive Plan Land Authority for conservation purposes. No part of the System Development Charge paid prior to the effective date of this Resolution shall be refunded.

Section 3.

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

RESOLUTION NO. 07 – 2024

RESOLVED AND ADOPTED THIS 2nd DAY OF JULY 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 2ND day of July 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

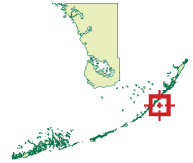
SEAL



Monroe County, FL



Overview



Legend

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

Parcel ID	00447610-000000	Alternate ID	1547263	Owner Address	KEY LARGO REEF LLC
Sec/Twp/Rng	23/62/38	Class	VACANT RES		1923 SE 10th St
Property Address	101 INDIAN Ave TAVERNIER				Homestead, FL 33035
District	500P				
Brief Tax	BK 3 LT 1 HARRIS OCEAN PK ESTATES KEY LARGO PB4-126 OR489-146 OR776-1348 OR936-1913 OR1485-1917/18 OR2654-				
Description	53 OR2693-1042C OR2792-501/02				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/7/2024
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Developed by Schneider
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