

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

Meeting Date:
January 21, 2025

Agenda Item Number: O-1

Action Required:
Yes

Department: Legal Sponsor: Nicholas Mulick

Subject:
Amendment of 2006 Assessment Roll - AK# 9105157 (Reso. 01-2025)

Summary of Discussion:
One parcel was split out by the Property Appraiser to which has been assigned a separate Parcel ID No. The new parcel will be assessed on the 2006 Assessment Roll.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$4,970.00	1. Resolution 01-2025 2. Letter for notification of imposition of SDC 3. MCPA Map
Customer Service: _____	Income	
Finance: _____	Funding Source:	
District Counsel: _____	Assessment revenue	
District Clerk: _____	Budgeted:	
Engineering: _____	No	

Approved By:  Date: 1-16-25
General Manager

RESOLUTION NO. 01-2025

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT AMENDING 2006 FINAL ASSESSMENT RESOLUTION NO. 28-08-06 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 9, 2006, the Key Largo Wastewater Treatment District (“District”) adopted 2006 Final Assessment Resolution No. 28-08-06 (“No. 28-08-06”); and

WHEREAS, the District assessed the tax parcel described in Exhibit 3.01 of Resolution No. 28-08-06 (“Assessment Roll”); and

WHEREAS, the tax parcel in Section 1 below described as “Parent Parcel” was assessed as part of Resolution No. 28-08-06; and

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

WHEREAS, that split has created one new tax parcel which has been assigned a separate Parcel ID No. described as “New Parcel” in Section 1 below; and

WHEREAS, the New Parcel 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:	00465630-000000
AK NO.	1569054
PARCEL DESCRIPTION:	BK 9 LT 3 PAMELA VILLA KEY LARGO PB3-125 OR210-5 OR210-176 OR897-1719 OR938-2209 OR981-2401 OR1022-1166 OR1120-178R/S OR1326-2467 OR1329-406FJ OR1335-1202C OR1478-1895 OR1596-379F/J-STL/AGR OR1600-211 OR1698-2241 OR1698-2242 OR3195-1513 OR3248-1962

NEW PARCEL

PARCEL ID:	00465630-000100
AK NO.	9105157
PARCEL DESCRIPTION:	BK 9 LT 4 PAMELA VILLA KEY LARGO PB3-125 OR210-5 OR210-176 OR897-1719 OR938-2209 OR981-2401 OR1022-1166 OR1120-178R/S OR1326-2467/68 OR1329-406/07FJ OR1335-1202/03C OR1478-1895 OR1596-379/96F/J-STL/AGR OR1600-211 OR1698-2241 OR1698-2242 OR3195-1513
EDU	1.0
BEGINNING BALANCE	\$4,970.00

Section 2. 2006 FINAL ASSESSMENT RESOLUTION AMENDED. The 2006 Final Assessment Resolution No. 28-08-06 is hereby amended to include the parcel described as New Parcel in Section 1 above.

Section 3. 2006 FINAL ASSESSMENT ROLL AMENDED. The Assessment Roll, as described in Exhibit 3.01 of the 2006 Final Assessment Resolution No. 28-08-06 is hereby amended to include the parcel described as New Parcel in Section 1 above.

Section 4. 2006 FINAL ASSESSMENT RESOLUTION IN EFFECT. Except as modified, supplemented, and amended herein, the 2006 Final Assessment Resolution No. 28-08-06, 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 21st DAY OF January 2025

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 XX-2025 duly passed and adopted the 21st day of January 2025.

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

January 6, 2025

To: G AND E 99 PROPERTIES LLC
11543 SW 150th Pl
Miami FL 33196

RE: Imposition of Wastewater System Development Charge - AK# 9105157

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 January 21, 2025.

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# 1569054 has been split to create a new tax parcel, AK# 9105157. The new parcel will be added to the 2006 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 \$4,970.00. Parcel owners have two options for paying the assessment:



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

1. Pay in full: If you choose to pay the SDC in full, you must do so before August 31, 2025. 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, 2025, 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 2025 Monroe County Annual Tax bill.
- b. The amount of each installment payment will be equal to 1/2 full wastewater SDC plus interest and costs, which will vary from year to year.
- c. At any time during the 2 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# 9105157

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

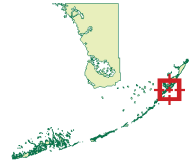
EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$2,820.00
Connection Charge (per connection)	\$2,150.00
Total SDC Charge	\$4,970.00



Monroe County, FL



Overview



Legend

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

Parcel ID 00465630-000100 **Alternate ID** 9105157 **Owner Address** KEY ESCAPE INVESTMENTS LLC
Sec/Twp/Rng 22/61/39 **Class** VACANT RES 54 Transylvania Ave
Property Address 236 LIGNUMVITAE Dr Key Largo, FL 33037
 KEY LARGO
District 500K
Brief Tax BK 9 LT 4 PAMELA VILLA KEY LARGO PB3-125 OR210-5 OR210-176 OR897-1719 OR938-2209 OR981-2401 OR1022-1166 OR1120-
Description 178R/S OR1326-2467/68 OR1329-406/07FJ OR1335-1202/03C OR1478-1895 OR1596-379/96F/J-STL/AGR OR1600-211 OR1698-
 2241 OR1698-2242 OR3195-1513

(Note: Not to be used on legal documents)

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