

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

Meeting Date:
July 1, 2025

Agenda Item Number: O-1

Action Required:
Yes

Department:
Legal

Sponsor:
Nick Mulick

Subject:

Conservation Parcel Waiver Request - Resolution No. 09-2025

Summary:

A request for waiver of wastewater service and exemption from SDC assessment for AK No. 1667587 per KLWTD General Rules and Regulations, Section 10.06(a)(iii).

Reviewed / Approved

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

Financial Impact

\$ 0.00 \$248.50
Refunded Uncollected
Funding Source:
Assessment Revenue
Budgeted:
No

Attachments

1. Customer request for waiver
2. KLWTD Form F-19
3. Resolution 09-2025
4. Map

Approved By: _____

General Manager

Date: _____

6/26/2025



KLWTD Assessment Waiver Request

From Scull-Paunece <Scull-Paunece@MonroeCounty-FL.Gov>

Date Fri 6/13/2025 1:26 PM

To Alexis Irizarry <Alexis.Irizarry@klwtd.com>

Cc barbara@keysforsale.com <barbara@keysforsale.com>

[Report This Email](#)

Hi Alexis,

Please be aware that MCLA is under contract to purchase the below described lot for conservation. The Owner/Agent may be contacting you for a waiver request. Please let me know if you need anything else from MCLA.

RE: 00544060-000000

Site: Madrid Road, ocean side of Key Largo near MM 102

Legal: Block 4, Lot 19, Bahia Mar Estates (PB 4-79)

Owner: Charles Merrick Sturup

PO Box 2761

Cleveland, GA 30528-0049

Thank you,

Neecie

Paunece Scull

Property Acquisition Specialist

Monroe County Land Authority

1200 Truman Avenue, Suite 207

Key West, FL 33040

Ph: (305) 295-5180; Cell: (786) 883-6945 Fx: (305) 295-5181

Mail stop: 5B

scull-paunece@monroecounty-fl.gov



103355 Overseas Highway, Key Largo, FL 33037

Phone (305) 451-4019

www.klwtd.com

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:

DocuSigned by:

Merrick Sturup

Requested By*:

Charles Sturup

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

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Email (optional):

Barbara@1keysforSale.com

Phone:

404-402-7839

RE/Parcel ID:

00544060..000000

Alternate Key:

1667587

Physical Location:

815 Madrid Road Key Largo FL 33037

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 rackominimum 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 DocuSigned by: orem assessment.

Signature

Charles Sturup

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Date 6/16/2025

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

RESOLUTION NO. 09 - 2025

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE BOARD”) APPROVING THE REQUEST BY CHARLES MERRICK STURRUP (“THE OWNER”), FOR THE REMOVAL OF TAX PARCEL AK# 1667587 FROM THE 2006 NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Charles Merrick Sturrup (“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 28-08-06 dated August 9, 2006 (the “2006 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 2006 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.:	00544060-000000
AK NO.:	1667587
PARCEL DESCRIPTION:	BK 4 LT 19 BAHIA MAR EST PB4-79 KEY LARGO OR288-156-157 OR2376-466D/C OR2707-1872/73

Section 2.

EFFECTIVE DATE. This Resolution shall take effect and the Subject Tax Parcel shall be excluded from the 2006 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.

RESOLVED AND ADOPTED THIS 1st DAY OF JULY 2025.

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 1st day of July 2025.

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez,
Chairman

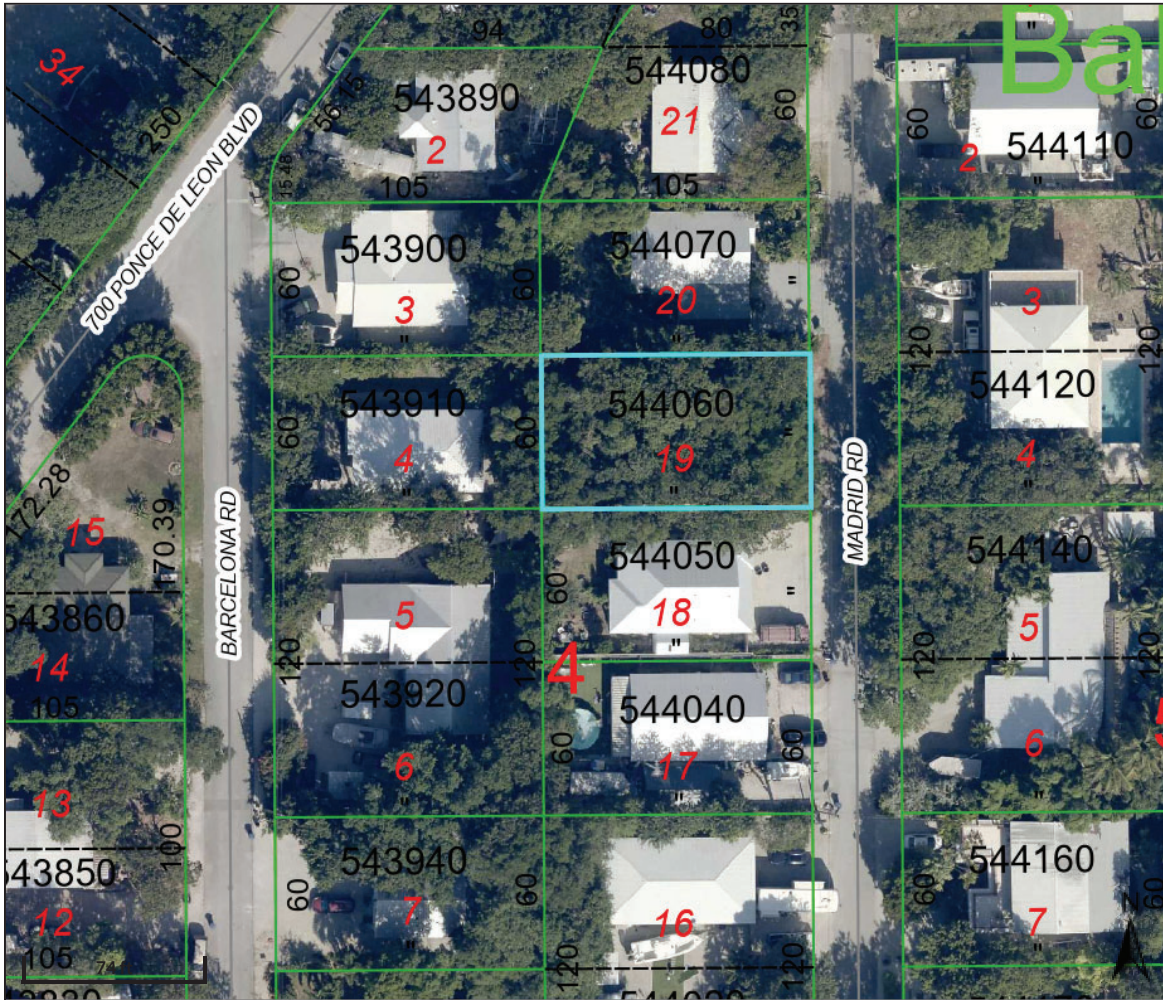
ATTEST:

*Approved as to form
and legal sufficiency:*

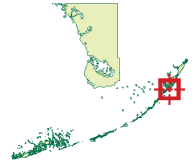
Shannon McCully, District Clerk

By: _____
Nicholas W. Mulick, Esq.,
General Counsel

SEAL



Overview



Legend

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

Parcel ID 00544060-000000 **Alternate ID** 1667587 **Owner Address** STURRUP CHARLES MERRICK
Sec/Twp/Rng 22/61/39 **Class** VACANT RES **PO Box** 2761
Property Address 815 MADRID Rd **Cleveland, GA** 30528
KEY LARGO
District 500K
Brief Tax Description BK 4 LT 19 BAHIA MAR EST PB4-79 KEY LARGO OR288-156-157 OR2376-466D/C OR2707-1872/73
 (Note: Not to be used on legal documents)

Date created: 6/17/2025
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