





**Engineering Division  
MEMORANDUM**

**To:** Dave Koppel, County Engineer  
**From:** Elizabeth Wood, Sr. Administrator – Sewer Projects  
**Date:** 4/4/2007  
**Re:** Approval for Exemptions from Non-ad Valorem Assessments

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**AGENDA ITEM WORDING:** Approval to execute Waiver of Wastewater Service for Monroe County properties in Key Largo.

**ITEM BACKGROUND:** Tier 1 conservation properties not intended for development do not require wastewater service.

**PREVIOUS RELEVANT BOCC ACTION:** N/A.

**CONTRACT/AGREEMENT CHANGES:** N/A

**STAFF RECOMMENDATIONS:** Approval.

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<b>Monroe County Properties Proposed for Exemption</b>		
<b>Alternate Key</b>	<b>Real Estate ID #</b>	<b>NOTE</b>
1648116	528880-000000	Tier 1
1648124	528890-000000	Tier 1
1656755	533230-000000	Tier 1
1656984	533460-000000	Tier 1
1677124	551580-000000	Tier 1
1677132	551590-000000	Tier 1
1677141	551600-000000	Tier 1
1677159	551610-000000	Tier 1
1677167	551620-000000	Tier 1
1677175	551630-000000	Tier 1
1677183	551640-000000	Tier 1
1677191	551650-000000	Tier 1
1677205	551660-000000	Tier 1
1677213	551670-000000	Tier 1
1677221	551680-000000	Tier 1
1677345	551800-000000	Tier 1
1677353	551810-000000	Tier 1
1677361	551820-000000	Tier 1
1677370	551830-000000	Tier 1
1677388	551840-000000	Tier 1
1677396	551850-000000	Tier 1
1677400	551860-000000	Tier 1
1677418	551870-000000	Tier 1
1677426	551880-000000	Tier 1
1677434	551890-000000	Tier 1
1677442	551900-000000	Tier 1

These Tier 1 parcels currently have a non-ad valorem assessment of \$4,970 each for a total of \$129,220.

**This document prepared by (and after recording )  
return to): )**  
Name: Key Largo Wastewater )  
Treatment District )  
Address: P.O. Box 491 )  
City, State, Zip: Key Largo, FL 33037-0491 )  
Phone: 305-453-5804 )  
) )  
) )  
) )

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<b>Property Appraiser Parcel Identification Number(s) =</b>			0085140-000100,
00463680-000000,	00528880-000000,	00528890-000000,	00533230-000000,
00533460-000000,	00551580-000000,	00551590-000000,	00551600-000000,
00551610-000000,	00551620-000000,	00551630-000000,	00551640-000000,
00551650-000000,	00551660-000000,	00551670-000000,	00551680-000000,
00551800-000000,	00551810-000000,	00551820-000000,	00551830-000000,
00551840-000000,	00551850-000000,	00551860-000000,	00551870-000000,
00551880-000000,	00551890-000000,	00551900-000000,	00456160-000100,
00085140-000200,	00546710-000000		

**KEY LARGO WASTEWATER TREATMENT DISTRICT  
WAIVER OF WASTEWATER SERVICE  
AND  
ACKNOWLEDGEMENT OF POTENTIAL COSTS**

THIS WAIVER of wastewater service and acknowledgement of potential costs is executed on the date(s) shown below:

WHEREAS, on August 9, 2006, the Key Largo Wastewater Treatment District (“District”) adopted a Final Assessment Resolution levying non-ad valorem assessments against each of the Tax Parcels listed in Attachment A under and in accordance with Chapter 197.3632, Florida Statutes; and

WHEREAS, the purpose of the non-ad valorem assessments is to recover a portion of the costs of providing wastewater service to the Tax Parcels listed in Attachment A; and

WHEREAS, the undersigned are all of the owners of the Tax Parcels listed in Attachment A; and

WHEREAS, in order to induce the District to waive the non-ad valorem assessment against one or more of the Tax Parcels listed in Attachment A (“Excluded Parcels”), (1) the undersigned are certifying that the Tax Parcels listed in Attachment A are being utilized as a single parcel for development purposes, and that the undersigned do not intend to separate the parcels for development, and (2) the undersigned are waiving their right to receive wastewater service to the Excluded Parcels; and

WHEREAS, even though the Excluded Parcels will not receive wastewater service at this time, the Excluded Parcels will nevertheless receive a special benefit from construction by the District

of wastewater collection, transmission, and treatment facilities, but relying on the representations above, the District is willing to forego an assessment against the Excluded Parcels at this time; and

WHEREAS, the District has advised the undersigned that, if they or their successors desire to have wastewater service provided to any of the Excluded Parcels the cost to the District, and the cost to the undersigned persons or their successors, of providing the service will be significantly greater than the costs of providing service at this time;

NOW, THEREFORE, in consideration of the premises and in further consideration of the promises below, the undersigned agree:

1. The undersigned certify that they are all of the owners, or legal representatives of all of the owners, of the Tax Parcels, as shown in the records of the Monroe County Property Appraiser, listed in Attachment A.
2. The undersigned certify that they desire to receive wastewater service to the Tax Parcel listed in Attachment A and designated as the Tax Parcel receiving wastewater service, and further hereby waive their right to receive wastewater to the Tax Parcel(s) listed in Attachment A and designated as Excluded Parcel(s).
3. The undersigned certify that the Tax Parcels listed in Attachment A are being utilized as a single parcel for development purposes, and that the undersigned do not intend to separate the parcels for development.
4. If the District later provides Wastewater Service to an Excluded Parcel, the then-current owner(s) shall be required to pay to the District an amount fairly representing the special benefit that the Tax Parcel will receive, as determined by the District. The undersigned understand and acknowledge that the amount charged at the time of later connection is expected to be significantly greater than the 2006 non-ad valorem assessment.
5. In reliance on the certifications and statements of the undersigned, the District will forego its right to impose the non-ad valorem assessment on the excluded parcels.
6. The District will advise the Monroe County Tax Collector to remove the assessment(s) against the Excluded Parcel(s). The District has been advised by the Monroe County Tax Collector that upon receipt of such advice, the Monroe County Tax Collector will issue amended tax bills reflecting the removal of the assessment(s) from the Excluded Parcels. If the assessment(s) have already been paid, the District will take steps to refund the amount(s) received by the District to the then-current owner(s) of the Excluded Parcels. However, the District will not be obligated to refund any amounts charged by the Monroe County Tax Collector for collecting the assessment(s).
7. The District acknowledges receipt of an administrative fee of \$200.00.
8. The undersigned mortgagee(s) hereby consent to this waiver of wastewater service and acknowledgement of potential costs. and all of its terms.
9. This waiver and all of its terms shall be binding upon, and inure to the benefit of, the signatories, their successors and assigns, and all subsequent owners of the Tax Parcels listed in Attachment A, and each of them.

[This Space Intentionally Left Blank.]

IN WITNESS WHEREOF, the undersigned, comprising all of the owners of the Tax Parcels listed in Attachment A have executed this waiver of wastewater service and acknowledgement of potential costs on the dates shown opposite their names.

Signed, Sealed and Delivered in the presence of these Witnesses (one of whom may be the Notary):

Owner or Co-owner

Owner or Co-owner

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Owner or Co-owner

Owner or Co-owner

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Witness

Witness

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date),  
by \_\_\_\_\_ (name(s)), who is personally known to me or who has  
produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

WAIVER OF WASTEWATER SERVICE AND  
ACKNOWLEDGEMENT OF POTENTIAL COSTS

Attachment A

**Tax Parcel receiving wastewater Service: NA**

**Excluded Parcels:**

Excluded Parcel No. 1:

Alternate Key Number: 1093793  
RE Number: 085140-000100  
Physical Location: KEY LARGO  
Legal Description: 12 61 39 A61912-04.1 ISLAND OF KEY LARGO PB1-68 PART OF LOT 6  
SE OF R-W OR601-134-135

Excluded Parcel No. 2:

Alternate Key Number: 1567094  
RE Number: 00463680-000000  
Physical Location: KEY LARGO  
Legal Description: BK 1 LT 5 PAMELA VILLA PB3-125 KEY LARGO OR548-388 OR712-860  
OR933-1904Q/C OR1415-1937T/D(JMH) OR1923-80 OR2053-40

Excluded Parcel No. 3:

Alternate Key Number: 1648116  
RE Number: 00528880-000000  
Physical Location: KEY LARGO  
Legal Description: BK 25 LT 34 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO  
OR535-609 OR841-908 OR968-475/476 OR1971-2255/56Q/C OR1982-1345  
OR2187-164

Excluded Parcel No. 4:

Alternate Key Number: 1648124  
RE Number: 00528890-000000  
Physical Location: KEY LARGO  
Legal Description: BK 25 LT 35 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO  
OR535-609 OR841-908 OR968-745/46 OR1971-2255/56Q/C OR1982-1345  
OR2187-165

**Excluded Parcels:**

Excluded Parcel No. 5:

Alternate Key Number: 1656755  
RE Number: 00533230-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 1 LARGO HI-LANDS PB4-89 KEY LARGO OR201-510 OR833-2367 OR1977-2206 OR1988-2030 OR2037-533

Excluded Parcel No. 6:

Alternate Key Number: 1656984  
RE Number: 00533460-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 9 LARGO HI-LANDS PB4-89 KEY LARGO OR338-506 OR989-2134 OR2003-1495/96 OR2011-2027 OR2187-1210

Excluded Parcel No. 7:

Alternate Key Number: 1677124  
RE Number: 00551580-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 1 ANGLERS PARK PB1-159 KEY LARGO OR365-1100/1101 OR461-781/782/Q OR649-598Q/C OR917-727 OR917-728AFF OR998-1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH)

Excluded Parcel No. 8:

Alternate Key Number: 1677132  
RE Number: 00551590-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 2 ANGLERS PARK PB1-159 KEY LARGO OR365-1100/1101 OR461-781-781/Q OR649-598Q/C OR917-727 OR917-728AFF OR998-1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH)

Excluded Parcel No. 9:

Alternate Key Number: 1677141  
RE Number: 00551600-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 3 ANGLERS PARK PB1-159 KEY LARGO OR365-1100/1101 OR461-781-782/Q OR649-598Q OR917-727 OR917-728AFF OR998-1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) 0

**Excluded Parcels:**

Excluded Parcel No. 10:

Alternate Key Number: 1677159  
RE Number: 00551610-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 4 ANGLERS PARK PBI-159 KEY LARGO OR365-1100/1101  
OR461-781/782/Q OR649-598/Q OR917-727 OR917-728AFF OR998-  
1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-  
1873/74(JMH)

Excluded Parcel No. 11:

Alternate Key Number: 1677167  
RE Number: 00551620-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 5 ANGLERS PARK PBI-159 KEY LARGO OR365-1100/1101  
OR461-781-782/Q OR649-598/Q OR917-727 OR917-728AFF OR998-  
1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-  
1873/74(JMH)

Excluded Parcel No. 12:

Alternate Key Number: 1677175  
RE Number: 00551630-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 6 ANGLERS PARK PBI-159 KEY LARGO OR365-1100/1101  
OR461-781/782Q/C OR649-598Q/C OR917-727 OR917-728AFF OR998-  
1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-  
1873/74(JMH)

Excluded Parcel No. 13:

Alternate Key Number: 1677183  
RE Number: 00551640-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 7 ANGLERS PARK PBI-159 KEY LARGO OR589-557 OR998-  
1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-  
1873/74(JMH) OR1570-271Q/C(JMH) OR1581-1666(JMH)

Excluded Parcel No. 14:

Alternate Key Number: 1677191  
RE Number: 00551650-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 8 ANGLERS PARK PBI-159 KEY LARGO OR589-557 OR998-  
1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-  
1873/74(JMH) OR1570-271Q/C(JMH) OR1581-1666(JMH)

**Excluded Parcels:**

Excluded Parcel No. 15:

Alternate Key Number: 1677205  
RE Number: 00551660-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 9 ANGLERS PARK PB1-159 KEY LARGO OR589-557 OR998-1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1570-271QC(JMH) OR1581-1666(JMH)

Excluded Parcel No. 16:

Alternate Key Number: 1677213  
RE Number: 00551670-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 10 ANGLERS PARK PB1-159 KEY LARGO OR589-557 OR998-1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1570-271Q/C(JMH) OR1581-1666(JMH)

Excluded Parcel No. 17:

Alternate Key Number: 1677221  
RE Number: 00551680-000000  
Physical Location: KEY LARGO  
Legal Description: BK 4 LT 11 ANGLERS PARK PB1-159 KEY LARGO OR589-557 OR998-1519Q/C OR1009-1206QC(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1570-271Q/C(JMH) OR1581-1666(JMH)

Excluded Parcel No. 18:

Alternate Key Number: 1677345  
RE Number: 00551800-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 1 ANGLERS PARK PB1-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/LE(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

Excluded Parcel No. 19:

Alternate Key Number: 1677353  
RE Number: 00551810-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 2 ANGLERS PARK PB1-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/LE(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

**Excluded Parcels:**

Excluded Parcel No. 20:

Alternate Key Number: 1677361  
RE Number: 00551820-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 3 ANGLERS PARK PB1-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/LE(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

Excluded Parcel No. 21:

Alternate Key Number: 1677370  
RE Number: 00551830-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 4 ANGLERS PARK PB1-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/LE(JB) OR1139-1990/91(CSP)OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

Excluded Parcel No. 22:

Alternate Key Number: 1677388  
RE Number: 00551840-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 5 ANGLERS PARK PB1-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/LE(JB) OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

Excluded Parcel No. 23:

Alternate Key Number: 1677396  
RE Number: 00551850-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 6 ANGLERS PARK PB1-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/LE(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

Excluded Parcel No. 24:

Alternate Key Number: 1677400  
RE Number: 00551860-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 7 ANGLERS PARK PB1-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/LE(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

**Excluded Parcels:**

Excluded Parcel No. 25:

Alternate Key Number: 1677418  
RE Number: 00551870-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 8 ANGLERS PARK PBI-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/LE(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

Excluded Parcel No. 26:

Alternate Key Number: 1677426  
RE Number: 00551880-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 9 ANGLERS PARK PBI-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/LE(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

Excluded Parcel No. 27:

Alternate Key Number: 1677434  
RE Number: 00551890-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 10 ANGLERS PARK PBI-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/LE(JB) OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

Excluded Parcel No. 28:

Alternate Key Number: 1677442  
RE Number: 00551900-000000  
Physical Location: KEY LARGO  
Legal Description: BK 5 LT 11 ANGLERS PARK PBI-159 KEY LARGO OR623-463 OR1009-1205(JB) OR1009-1206QC/CJB OR1139-1990/91(CSP) OR1527-1873/74(JMH) OR1566-529/32(JMH) OR1570-271Q/C(JMH)

Excluded Parcel No. 29:

Alternate Key Number: 8712626  
RE Number: 00456160-000100  
Physical Location: 39 JENNY LN KEY LARGO  
Legal Description: LARGO GARDENS PB4-38 LOT 15 BLK 4 OR409-996 OR806-1264 OR1002-2389(VE) OR1131-849(JB) OR1301-178/79(JB) OR1318-2151C/T(JB)

**Excluded Parcels:**

Excluded Parcel No. 30: 8739788  
RE Number: 00085140-000200  
Physical Location: KEY LARGO  
Legal Description: 12-61-39 ISLAND OF KEY LARGO PB1-68 & PB4-130 PT LT 1 SE OF R/W  
(AKA ROADWAY) OR1050-629/630

Excluded Parcel No. 31:

Alternate Key Number: 8835761  
RE Number: 00546710-000000  
Physical Location: KEY LARGO  
Legal Description: AMD PLAT WINSTON WATERWAYS PB4-144 KEY LARGO FIRST,  
SECOND, THIRD & FOURTH LANES & VALENCIA ROAD OR1268-  
1055(CW)

Excluded Parcel No. 32:

Alternate Key Number:  
RE Number:  
Physical Location:  
Legal Description:

Excluded Parcel No. 33:

Alternate Key Number:  
RE Number:  
Physical Location:  
Legal Description:

Excluded Parcel No. 34:

Alternate Key Number:  
RE Number:  
Physical Location:  
Legal Description: