

RESOLUTION NO. 18-09-77

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, RELATING TO THE CONSTRUCTION AND FUNDING OF WASTEWATER COLLECTION AND TREATMENT FACILITIES WITHIN THE NORTH PLANTATION KEY ASSESSMENT AREA; REIMPOSING SPECIAL ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 23, 2005, the Village Council (“Council”) of Islamorada, Village of Islands, Florida (the “Village”), enacted Ordinance No. 05-16 (the "Ordinance"), to provide for the creation of assessment areas and to authorize the imposition of special assessments to fund the construction of local wastewater improvements to serve the property located therein; and

WHEREAS, on August 23, 2005, the Council adopted Resolution No. 05-08-42 (the “Initial Assessment Resolution”) and on September 15, 2005, the Council adopted Resolution No. 05-09-49, (the “Final Assessment Resolution”), thereby proposing creation of the North Plantation Key Assessment Area and describing the method of assessing the cost of Wastewater Collection and Treatment Facilities against the real property specially benefited thereby; and

WHEREAS, On September 9, 2010, the Council amended the Initial Assessment Resolution and adopted Resolution No. 10-08-53 thereby changing the methodology for assessment of Laundry Facility within the Assessment Area and providing that a Laundry Facility shall be counted as having one (1) EDU; and

WHEREAS, the Council desires to reimpose the Assessment to fund the Wastewater Collection and Treatment Facilities in the North Plantation Key Assessment Area for the Fiscal Year beginning October 1, 2018; and

WHEREAS, pursuant to the provisions of the Ordinance, the Village is required to adopt an Annual Assessment Resolution for each fiscal year to approve the assessment rolls for such fiscal year; and

WHEREAS, properties in the North Plantation Key Assessment Area will accordingly be subject to the previously established assessment amount imposed to fund the Wastewater Collection and Treatment Facilities in the North Plantation Key Assessment Area; and

WHEREAS, the Assessment Roll has heretofore been filed with the office of the Village Manager, as required by the Ordinance; and

WHEREAS, a notice of a public hearing was published which provides notice to all interested persons of an opportunity to be heard; the proof of publication is attached hereto as Appendix A; and

WHEREAS, a public hearing was held on September 6, 2018 to consider comments and objections of all interested persons, as required by the terms of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. Authority. This Resolution is adopted pursuant to the Ordinance, the Initial Assessment Resolution (as amended), the Final Assessment Resolution, Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

Section 2. Definitions. This Resolution is the Annual Assessment Resolution as defined in the Ordinance. All capitalized terms in this Resolution shall have the meanings defined in the Ordinance, the Initial Assessment Resolution (as may have been amended), the Final Assessment Resolution and the Preliminary Rate Resolution.

Section 3. Reimposition of Annual Assessments to Fund Wastewater Treatment and Collection Facilities.

(A) The Tax Parcels described in the Assessment Roll are hereby found to be specially benefited by construction of the Wastewater Collection and Treatment Facilities in the amount of the maximum annual Assessment set forth in the Assessment Roll. The methodology for computing annual Assessments described in the Initial Assessment Resolution (as amended) and the Final Assessment Resolution is hereby approved.

(B) For the Fiscal Year beginning October 1, 2018, Annual Assessments computed in the manner described in the Initial Assessment Resolution (as amended) and the Final Assessment Resolution are hereby levied and imposed on all Tax Parcels described in the Assessment Roll at a maximum annual rate of \$106.96 per EDU and a maximum annual rate of \$340.55 per Connection, for a period not to exceed thirty (30) years, commencing in November 2005.

Section 4. Approval of Assessment Roll. The Assessment Roll for the North Plantation Key Assessment Area, currently on file with the Village Manager and incorporated herein by reference, is hereby approved.

Section 5. Assessment Liens.

(A) The Assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the Council of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

(B) As to any Tax Parcel that is acquired by a public entity through condemnation, negotiated sale or otherwise prior to adoption of the next Annual Assessment Resolution, the Adjusted Prepayment Amount shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the Council of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll upon adoption of the Annual Assessment Resolution.

Section 6. Collection of Assessments. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution, the Village Manager shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, 2018, in the manner prescribed by the Uniform Assessment Collection Act. The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix B.

Section 7. Severability. If any clause, section, or other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or application of this Resolution.

Section 8. Effect of Adoption of Resolution. The adoption of this Annual Assessment Resolution shall be the final adjudication of the issues presented herein (including, but not limited to, the method of apportionment, the rate of assessment, the Assessment Roll, and the levy and lien of the North Plantation Key Assessment for the Wastewater Collection and

Treatment Facilities) unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within twenty (20) days from the date of this Annual Assessment Resolution.

Section 9. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Motion to adopt by Vice Mayor Deb Gillis, seconded by Councilman Jim Mooney.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

Mayor Chris Sante	YES
Vice Mayor Deb Gillis	YES
Councilman Mike Forster	YES
Councilwoman Cheryl Meads	YES
Councilman Jim Mooney	YES

PASSED AND ADOPTED ON THIS 6TH DAY OF SEPTEMBER, 2018.



CHRIS SANTE, MAYOR

ATTEST:



KELLY TOTH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF ISLAMORADA,
VILLAGE OF ISLANDS ONLY



ROGET V. BRYAN, VILLAGE ATTORNEY

APPENDIX A
PROOF OF PUBLICATION

THE CITIZEN

KEY WEST

The Florida Keys Only Daily Newspaper, Est. 1876
 PO Box 1800, Key West FL 33041
 P: (305) 292-7777 ext. 219 F: (305) 295-8025
 legals@keysnews.com

ISLAMORADA VILLAGE OF ISLANDS
 86800 OVERSEAS HWY
 ISLAMORADA FL 33036-3162

Account: 137900

Ticket: 249076

PUBLISHER'S AFFIDAVIT

STATE OF FLORIDA
 COUNTY OF MONROE

Before the undersigned authority personally appeared

Misty Graves, who on oath says that he or she is
an employee of the Key West Citizen, a daily news-
 paper published in Key West, in Monroe County, Florida; that the attached copy
 of advertisement, being a legal notice in the matter of PLANTATION KEY was
 published in said newspaper in the issues of:

Wednesday, August 15, 2018

Affiant further says that the Key West Citizen is a newspaper published in Key
 West, in said Monroe County, Florida and that the said newspapers has hereto-
 fore been continuously published in said Monroe County, Florida every day, and
 has been entered as periodicals matter at the post office in Key West, in said
 Monroe County, Florida, for a period of 1 year next preceding the first publication
 of the attached copy of advertisement; and affiant further says that he or she has
 neither paid nor promised any person, firm or corporation any discount, rebate,
 commission or refund for the purpose of securing this advertisement for publica-
 tion in the said newspaper.

(Signature of Affiant)

Affirmed and subscribed before me this 15th day of August 2018

(Notary Public Signature)

(Notary Public Printed Name)

My commission expires 6/27/22

Personally Known X Produced Identification

Type of Identification Produced



NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF ASSESSMENTS FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES FOR NORTH PLANTATION KEY AND NORTH PLANTATION KEY SUPPLEMENTAL

Notice is hereby given that the Vil-
 lage Council of Islamorada, Village of
 Islands, will conduct a public hearing
 for the Fiscal Year beginning October 1,
 2018, against certain properties located
 within the North Plantation Key Assess-
 ment Area and the North Plantation
 Key Supplemental Assessment Area, as
 shown above, to fund Wastewater Col-
 lection and Treatment Facilities provid-
 ed to such properties and to authorize
 collection of such assessments on the
 tax bill.

The public hearing will be held at
 5:30 p.m. or as soon thereafter as pos-
 sible on September 6, 2018, at Found-
 ers Park Community Center, 87000
 Overseas Highway, Islamorada, Flori-
 da, for the purpose of receiving pub-
 lic comment on the proposed assess-
 ments. All affected property owners
 have a right to appear at the hearing
 and to file written objections with the
 Village Council within twenty (20) cal-
 endar days of the date of this notice.
 If a person decides to appeal any deci-
 sion made by the Village Council with
 respect to any matter considered at the
 hearing, such person will need a record
 of the proceedings and may need to
 ensure that a verbatim record is made,
 including the testimony and evidence
 upon which the appeal is to be made.
 In accordance with the Americans with
 Disabilities Act, persons needing a
 special accommodation or an interpreter
 to participate in this proceeding should
 contact the Village Clerk at (305) 664-
 6412, at least seven (7) days prior to
 the date of the hearing.

The total annual assessment reve-
 nue to be collected within the Village
 of Islamorada for the upcoming fiscal
 year for the North Plantation Key As-
 sessment Area is \$383,000 and for the
 North Plantation Key Supplemental
 Assessment Area is estimated to be
 \$2,450.

The maximum annual rate of assess-
 ment for the North Plantation Key As-
 sessment Area for the upcoming fiscal
 year commencing on October 1, 2018
 and future fiscal years shall be \$106.96

per EDU and a maximum annual rate of
 assessment of \$340.55 per Connection.
 The original rules established for the
 North Plantation Key Assessment Area
 assigned one equivalent dwelling unit
 (EDU) to each single family tax par-
 cel and 0.8 EDUs to each multi-fam-
 ily dwelling unit. In 2009, the Village
 Council decided to provide for a uni-
 form set of rules for the calculation
 of wastewater assessments through-
 out the Village. The uniform rules as-
 sign one (1) EDU to each single family
 dwelling unit and one (1) EDU to each
 multi-family dwelling unit. The ap-
 plication of the uniform rules to the
 North Plantation Key Assessment Area
 produces supplemental assessment
 amounts for affected properties. The
 supplemental assessment for each af-
 fected parcel of property is based upon
 the number of additional EDUs attrib-
 utable to the property based on the
 uniform rules (one (1) EDU for every ad-
 ditional single family dwelling unit and
 0.2 EDUs for each multi-family dwelling
 unit). The annual assessment will in-
 clude your share of the principal, in-
 terest and collection costs. The maximum
 annual assessment is estimated to be
 \$132.00 per EDU (which equals \$27.00
 for each multi-family dwelling unit and
 \$132.00 for each additional single fam-
 ily dwelling unit) for Fiscal Year 2018-19
 and future fiscal years.

Copies of the Assessment Ord-
 nance (Ordinance No. 05 16), the Initial
 Assessment Resolution (Resolution No.
 05-08-42), the Initial Assessment Reso-
 lution (Resolution No. 09-08-68), the Fi-
 nal Assessment Resolution (Resolution
 No. 05-09-49), the Final Assessment
 Resolution (Resolution No. 09-09-77),
 the Annual Rate Resolutions initiating
 the annual process of updating the As-
 sessment Rolls and reimposing the As-
 sessments, and the updated Assessment
 Rolls for the upcoming Fiscal Year are
 available for inspection at the Village
 Clerk's office, located at 86800 Over-
 seas Highway, Islamorada, Florida.
 If you have any questions, please con-
 tact the Village at (305) 664-6446, Mon-
 day through Friday between 8:00 a.m.
 and 5:00 p.m.

The assessments will be collected on
 the ad valorem tax bill to be mailed in
 November 2018, as authorized by sec-
 tion 197.3632, Florida Statutes. Fail-
 ure to pay the assessments will cause a
 tax certificate to be issued against the
 property which may result in a loss of
 title.

VILLAGE COUNCIL OF ISLAMORADA,
 VILLAGE OF ISLANDS, FLORIDA
 8/15/18 Key West Citizen



Suelyn Stamper
 COMMISSION # GG292802
 EXPIRES: June 27, 2022
 Bonded Thru Aaron Notary

APPENDIX B

**FORM OF CERTIFICATE TO
NON-AD VALOREM ASSESSMENT ROLL**


**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that, I am the Mayor of the Village Council of Islamorada, Village of Islands, Florida (the "Village"); as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for wastewater collection and treatment facilities (the "Non-Ad Valorem Assessment Roll") for North Plantation Key is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Monroe County Tax Collector by September 15, 2018.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Monroe County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this 10th day of September, 2018.

**ISLAMORADA, VILLAGE OF ISLANDS,
FLORIDA**

By: 
Chris Sante, Mayor

[to be delivered to the Monroe County Tax Collector prior to September 15, 2018]