

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE INCORPORATED AREA OF THE CITY, AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES, AS AMENDED; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS UPON CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Key West, Florida (the "City") is contemplating the imposition of special assessments for the provision of stormwater infrastructure improvements; and

WHEREAS, the City intends to use the uniform method for collecting non-ad valorem special assessments for the cost of providing stormwater infrastructure improvements to property within the incorporated area of the City as authorized by section 197.3632, Florida Statutes, as amended, because this method will allow such special assessments to be collected annually commencing in November 2025, in the same manner as provided for ad valorem taxes; and

WHEREAS, the City held a duly advertised public hearing prior to the adoption of this Resolution, proof of publication of such hearing being attached hereto as Exhibit A and Appendix B.

WHEREAS, funding to support stormwater infrastructure repairs and improvements will enhance the health, welfare or safety of residents of the City of Key West; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the City Commission hereby elects to use the uniform method of collecting non-ad valorem special assessments levied within the incorporated area of the City of Key West, as authorized by Section 197.3632, Florida Statutes, as amended, and will implement the process as follows:

1. Commencing with the Fiscal Year beginning on October 1, 2025, and with the tax statement mailed for such Fiscal Year and continuing thereafter until discontinued by the City, the City intends to use the uniform method of collecting non-ad valorem assessments authorized in section 197.3632, Florida Statutes, as amended, for collecting non-ad valorem assessments for the cost of providing stormwater infrastructure improvements. Such non-ad valorem assessments shall be levied within the incorporated area of the City.

A legal description of such area subject to the assessment is attached hereto as Exhibit B and incorporated by reference.

Section 2: The City Commission determines on behalf of the City that the levy of the assessments is needed to fund the cost of stormwater infrastructure improvements within the incorporated area of the City.

Section 3: That the City Manager is authorized to execute any necessary documents to effect the levy of stormwater infrastructure assessments, upon consent of the City Attorney.

Section 4: That the City Clerk is hereby directed to send by U.S. mail a certified copy of this Resolution to the Florida Department of Revenue, the Monroe County Tax Collector, and the Monroe County Property Appraiser by January 10, 2025.

SIGNATURES ON NEXT PAGE

Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this _____ day of _____, 2024.

Authenticated by the Presiding Officer and Clerk of the Commission on _____ day of _____, 2024.

Filed with the Clerk on _____, 2024.

Mayor Danise Henriquez	_____
Vice Mayor Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____
Commissioner Donald "Donie" Lee	_____

DANISE HENRIQUEZ, MAYOR

ATTEST:

KERI O'BRIEN, CITY CLERK

EXHIBIT A

PROOF OF PUBLICATION



CITY OF KEY WEST FINANCE DEPT
PO BOX 1409
KEY WEST FL 33041-1409

Account: 419853

Ticket: 3942572

PUBLISHER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MONROE

[legal.text]

Before the undersigned authority personally appeared

_____ Amber Douglas _____, who on oath says that he or she is

The legal advertising representative of the Key West Citizen, a five day newspaper published in Key West, in Monroe County, Florida; that the attached copy of advertisement, being a legal notice in the matter of was published in said newspaper in the issues of:

- Thursday, November 14, 2024
- Thursday, November 21, 2024
- Wednesday, November 27, 2024
- Thursday, December 5, 2024

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 heretofore been continuously published in said Monroe County, Florida Tuesday thru Saturday weekly, 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

Amber Douglas
(Signature of Affiant)

Affirmed and subscribed before me this 5th day of December 2024

Jill Kelli Di Benedetto
(Notary Public Signature)

_____ Jill Kelli Di Benedetto _____
(Notary Public Printed Name)

My commission expires _____ 8/19/2027 _____

Personally Known X Produced Identification ____
Type of Identification Produced _____ (Notary Seal) _____



EXHIBIT B

LEGAL DESCRIPTION

The territorial boundaries of the City of Key West, Florida, shall include the entire Island of Key West, Monroe County, Florida, and all territories whether natural or filled, separated from the Island of Key West by artificial canals or natural channels or waterways, and all territories that have been filled in, built up and developed and are not contiguous, adjacent to or abutting on said Island of Key West and served by bridges or other direct connections therewith including bay bottoms owned by the City of Key West, Florida and the property, situate, lying and being in the County of Monroe, State of Florida, and more particularly described as follows:

Point 1 is identified as the point of intersection of the north right-of-way line of Angela Street and the centerline of Emma Street as it proceeds in a northwesterly direction on to the Key West Naval Station. Proceed from Point 1 along a line at the bearing of North 33 degrees 45 minutes 00 seconds West for a distance 1,100 feet to set Point 2, thence from Point 2 along a line at the bearing of North 1 degree 30 minutes 00 seconds West for a distance of 1,095 feet to set Point 3 along a line at a bearing of North 59 degrees 30 minutes 00 seconds West for a distance of 36 feet to set Point 10, defined as the point of beginning or the southeastern corner of the requested tract. Proceed from Point 10 along a line at a bearing of North 1 degree 30 minutes 00 seconds West for a distance of 160 feet to set Point 11, thence from Point 11 along a line at the bearing of South 88 degrees 30 minutes 00 seconds West for a distance of 25 feet to set Point 12, thence from Point 12 along a line at the bearing of South 43 degrees 30 minutes 00 seconds West for a distance of 60 feet to set Point 13, thence from Point 13, along a line at bearing of South 88 degrees 30 minutes 00 seconds West for a distance of 180 feet to set Point 14, thence from Point 14 along a line at the bearing of South 1 degree 30 minutes 00 seconds East for a distance of 110 feet to set Point 15, thence from Point 15 along a line at bearing of South 86 degrees 15 minutes 00 seconds East for a distance of 90 feet to set Point 16, thence from Point 16 along a line at the bearing of North 88 degrees 45 minutes 00 seconds East for a distance of 160 feet to the point of beginning or Point 10, fully enclosing the estimated 0.71 acres.

And

Commencing at Point 17, which is defined as the centerline of Tank No. 2 on the "fuel depot" island more clearly defined by the USCGS co-ordinates 83,394.25N and 229,398.13E along a line at the bearing of South 52 degrees 40 minutes 34 seconds East for a distance of 260 feet to set Point 18 defined as the point of beginning of the Regional Wastewater Treatment Plant Site. Proceed from Point 18 along a line at a bearing of North 47 degrees 11 minutes 44 seconds East for a distance of 410 feet to set Point 19, thence from Point 19 along a line at the bearing of South 42 degrees 48 minutes 16 seconds East for a distance of 250 feet to set Point 20, thence from Point 20 along a line

at the bearing of North 47 degrees 11 minutes 44 seconds East for a distance of 780 feet to set Point 21, thence from Point 21 along a line at a bearing of North 60 degrees 00 minutes 00 seconds West for a distance of 1,080 feet to set Point 22, thence from Point 22 along a line at the bearing of South 30 degrees 00 minutes 00 seconds West for a distance of 1,600 feet to set Point 23, thence from Point 23 along a line at a bearing of South 60 degrees 00 minutes 00 seconds East for a distance of 340 feet to set Point 24, thence from Point 24 along a line at the bearing of North 47 degrees 11 minutes 44 seconds East a distance of 110 feet to set Point 9, thence from Point 9 along a line at the bearing of North 47 degrees 11 minutes 44 seconds East for a distance of 470 feet to the point of beginning or Point 18, fully enclosing the estimated 26.16 acres of which an estimated 10.20 acres is submerged.

Also including all that part of Stock Island and bay bottoms lying northerly of U.S. Highway 1 which is now owned by the existing municipality of the City of Key West, Florida, the Florida Keys Community College, and privately owned property and islands including natural or filled or submerged lands lying contiguous to or separated from Stock Island by artificial canals, natural channels or waterways, particularly described as follows:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows:

Commence at the point of intersection of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence northwesterly along said centerline of "Old Country Club Road," a distance of 1,400 feet; thence North 60 degrees 00 minutes West a distance of 200 feet to the point of beginning; thence continue North 60 degrees 00 minutes West a distance of 1,548 feet to a point; thence continue North 30 degrees 00 minutes East a distance of 1,100 feet to a point; thence continue South 60 degrees 00 minutes East a distance of 1,548 feet to a point; thence continue South 30 degrees 00 minutes West a distance of 1,100 feet to the point of beginning containing 39.06 acres, more or less.

A tract of submerged land in Section 27, Township 67 South, Range 25 East, offshore from the northwesterly shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerlines of U.S. Highway No. 1 and "Old Country Club Road"; thence northwesterly along the centerline of said "Old Country Club Road" for a distance of 1,400 feet; thence North 60 degrees West, 200 feet; thence at right angles to the last named course, North 30 degrees East, 1,100 feet to the point of beginning of the property hereinafter described; from said point of beginning, thence at right angles to the last named course North 60 degrees West, 1,548

feet; thence South 30 degrees West, 160 feet, more or less, back to the point of beginning. Containing 13.05 acres, more or less. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

Provided, that no island lying between Roosevelt Boulevard on the easterly shore of the Island of Key West and Cow Key Channel shall be included in the territorial boundaries of the City of Key West, Florida, nor shall the property commonly known as Key Haven be included in the territorial boundaries of the City of Key West, Florida, nor shall the property known as Wisteria Island and/or any other islands situated and lying west of the Island of Key West be included in the territorial boundaries of the City of Key West, Florida, except as specifically described above.

[and annexing certain real property known as Tank Island, as hereinafter described:]

A parcel of submerged and filled land lying westerly of the Island of Key West in Section 36, Township 67 South, Range 24 East and Section 1, Township 68 South, Range 24 East, Monroe County, Florida, and being more particularly described as follows:

Commence at a found P.K. nail and brass washer stamped #2437 being the westerly right-of-way line of Front Street and the southerly right-of-way line of Whitehead Street; thence run along said westerly right-of-way line of Front Street South 01 degrees 56 minutes 59 seconds East (bearings derived from the State Plane Coordinate System, Florida East Zone, National Geodetic Survey, 1982 Adjustment)

99.02 feet; thence leaving said right-of-way line, run North 70 degrees 31 minutes 09 seconds West 220.72 feet; thence run south 10 degrees 47 minutes 42 seconds West 220.41 feet; thence run north 71 degrees 43 minutes 15 seconds West 315.95 feet to a brass disc stamped PIER A-1981" the State Plane Coordinates for which are North 82419.914, East 231252.582; thence run North 82 degrees 45 minutes 19 seconds West 1,478.33 feet to a point of submerged land whose State Plane Coordinates are North 82606.34, East 229786.05, said point being the point of beginning of the following described land. Thence run North 60 degrees 00 minutes 00 seconds West 1,500 feet; thence run North 30 degrees 00 minutes 00 seconds East 1,600 feet; thence run South 60 degrees 00 minutes 00 seconds East 1,500 feet; thence run South 30 degrees 00 minutes 00 seconds West 1,600 feet to the point of beginning containing 55.096 Acres, more or less;

Together with:

A parcel of submerged land lying westerly of the Island of Key West in Section 36, Township 67 South, Range 24 East and Section 1, Township 68 South, Range 24 East, Monroe County, Florida, and being more particularly described as follows: Commence at a found P.K. nail and brass washer stamped #2437 being the westerly right-of-way line of Whitehead Street; thence run along said westerly right-of-way line of Front Street south 01

degrees 56 minutes 59 inches East (bearings derived from the State Plane Coordinate System, Florida East Zone, National Geodetic Survey, 1982 Adjustment) 99.02 feet; thence leaving said right-of-way line, run North 70 degrees 31 minutes 09 seconds West 220.72 feet; thence run South 10 degrees 47 minutes 42 seconds West 220.41 feet; thence run North 71 degrees 43 minutes 15 seconds West 315.95 feet to a brass disc stamped "N.O.S. PIER A-1981" the State Plane Coordinates for which are North 82419.914, East 231252.582; thence run North 82 degrees 45 minutes 19 seconds West 1,478.33 feet to a point of submerged land whose State Plane Coordinates are North 82606.34, East 229786.05, said point being the point of beginning of the following described land.

Thence run North 30 degrees 00 minutes 00 seconds East 900 feet; thence run South 60 degrees 00 minutes 00 seconds East 150 feet; thence run South 30 degrees 00 minutes 00 seconds West 900 feet; thence run North 60 degrees 00 minutes 00 seconds 150 feet to the point of beginning containing 3.099 acres, more or less.

Appendix B

FORM OF PUBLISHED NOTICE

THURSDAY, NOVEMBER 21, 2024 PAGE B5

THURSDAY, NOVEMBER 14, 2024 PAGE B5

the Thursday & Weekend
the Keys Citizen for yard
sales in your area.

available online at [KeysNews.com](https://www.keysnews.com)

place your ad 

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

The City of Key West, Florida (the "City") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied within the incorporated area of the City, for the cost of providing stormwater infrastructure improvements commencing for the Fiscal Year beginning on October 1, 2025 and continuing until discontinued by the City. The City will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by section 197.3632, Florida Statutes, at a public hearing to be held at 9:00 a.m. on December 12, 2024 at the Commission Chambers, 1300 White Street, Key West, Florida 33040. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the City Clerk's Office located at 1300 White Street, Key West, Florida. All interested persons are invited to attend.

In the event any person decides to appeal any decision by the City with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at 305-809-3945 at least five (5) days prior to the date of the hearing.

DATED this ___ day of _____ 2024.

By Order of:

CITY OF KEY WEST, FLORIDA

Publish in a newspaper of general circulation during the weeks of:
November 14-20, 2024
November 21-27, 2024
November 28 - December 4, 2024
December 5-11, 2024

adno-3942572-1

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

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**NOTICE OF INTENT TO USE
UNIFORM METHOD OF COLLECTING
NON-AD VALOREM ASSESSMENTS**

The City of Key West, Florida (the "City") hereby provides notice, pursuant to section 19C3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied within the incorporated area of the City, for the cost of providing stormwater infrastructure improvements commencing for the Fiscal Year beginning on October 1, 2025 and continuing until discontinued by the City. The City will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by section 19C3632, Florida Statutes, at a public hearing to be held at 9:00 a.m. on December 12, 2024 at the Commission Chambers, 1300 White Street, Key West, Florida 33040. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the City Clerk's Office located at 1300 White Street, Key West, Florida. All interested persons are invited to attend.

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DATED this ___ day of _____ 2024.

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CITY OF KEY WEST, FLORIDA

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adform 16-2170-1



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DATED this ___ day of _____ 2024.

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CITY OF KEY WEST, FLORIDA

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November 21-27, 2024
November 28 - December 4, 2024
December 5-11, 2024

adao-394257-1

The Pilotage Rate Review Committee (PRRC) announces that a petition for a change in the rates of pilotage charged by the licensed state pilots and certified deputy pilots at the port of Key West, Florida, has been filed with the PRRC, pursuant to Section 310.151, Florida Statutes and Chapter 61G14-22, Florida Administrative Code.

The last rate change (increase) granted for the port of Key West was April 2, 1991. The PRRC intends to consider the requested rate changes submitted by the Key West Bar Pilots Association on the dates and times noticed.

The petition filed by the Key West Bar Pilots Association on December 21, 2022, requests the following changes:

	FROM	TO
Draft Charge:	\$18.40	\$26.40
Minimum	12ft	20ft
Tonnage Charge:	\$0.0345	\$0.0495
Minimum	2000 GT	10000GT
Docking/Undocking/Anchoring Charge:	\$0.345/foot	\$750 per handle
Minimum	250 foot	N/A

Additional Fees shall be:

Detention of Pilot: An additional 25% of total pilotage fee per hour after the first half hour. A delay in departure caused by a medical emergency will not be considered detention. A delay in arrival, departure, or shift caused by weather conditions inside Port of Key West and/or the area offshore of Key West out to and including the pilot boarding area will not be considered a detention.

Cancellation of Pilot: 25% of total pilotage fee. Cancellation fee will be assessed for vessels on which the pilot boarding is canceled with less notice than the current pilot call out time.

Shifting fee within the harbor: Full pilotage rates

Dead Ship Movement: A not self-propelled vessel, or vessels with poorly working steering shall be charged double all rates and charges. All vessels in tow charged separately including towing vessel.

Late Payment Charge: 3% interest per month charged on the unpaid balance of all monies unpaid after 30 days from date of service, compounded daily.

A \$225 per handle fee for 10 years for pilot boat expenditures beginning July 1, 2023. A \$25 per handle fee for port control duties beginning July 1, 2023.

All rates and fees shall increase by a 5% increase per year for a period of 10 years beginning on the one-year anniversary of rate increase implementation.

All interested parties may file an answer, an additional or alternative application, or any other applicable pleading or response, including all documentation, by January 5, 2025.

DATE, TIME, LOCATION OF SITE VISIT: The PRRC's site visit to the port of Key West will occur on Tuesday, January 28, 2025, 2:00 p.m., 701 Front Street, Key West, FL 33040.

DATE, TIME, LOCATION OF RATE HEARING: The Rate Hearing will begin on Wednesday, JANUARY 29, 2025, 9:00 a.m., DoubleTree by Hilton Grand Key Resort Key West, 3990 S Roosevelt Blvd., Key West, FL 33040.

A copy of the petition as well as the report of the Investigative Committee (when it becomes available) may be obtained by contacting: The Board of Pilot Commissioners/Pilotage Rate Review Committee, 2601 Blair Stone Road, Tallahassee, FL 32399, (850)717-1982. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).

If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, he/she will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence from which the appeal is to be issued.

For more information, you may contact: The Board of Pilot Commissioners/Pilotage Rate Review Committee, 2601 Blair Stone Road, Tallahassee, FL 32399, (850)717-1981.

adao-394254-1

**NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING
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The City of Key West, Florida (the "City") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied within the incorporated area of the City, for the cost of providing stormwater infrastructure improvements commencing for the Fiscal Year beginning on October 1, 2025 and continuing until discontinued by the City. The City will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by section 197.3632, Florida Statutes, at a public hearing to be held at 5:00 p.m. on December 12, 2024 at the Commission Chambers, 1300 White Street, Key West, Florida 33040. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the City Clerk's Office located at 1300 White Street, Key West, Florida. All interested persons are invited to attend.

In the event any person decides to appeal any decision by the City with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at 305-809-3834 at least five (5) days prior to the date of the hearing.