Jason Pirozzolo
1005 Eaton Street
Key West, FL 33040

SEP 3 '25 PM1:19

Date: 8/25/2025

City of Key West Commission
1300 White Street
Key West, FL 33040

Re: Objection to Stormwater Non-Ad Valorem Assessment – Parcel ID 00002530-000000, 1005 Eaton Street

Dear Commissioners,

I am the property owner of 1005 Eaton Street, Key West, FL 33040, and I am writing to respectfully object to the stormwater assessment notice dated August 13, 2025.

The notice states that our property has been assigned 2 Equivalent Stormwater Units (ESUs), resulting in an annual assessment of $342.62. Based on our review of the property, we do not believe that our home has sufficient impervious surface area to warrant 2 ESUs.

As defined by the City, 1 ESU equals 1,440 square feet of impervious surface. Our home is a single-family residence with a roof and driveway area that, when measured, is consistent with approximately 1 ESU. We measured, and what resulted was approximately 1,292 square feet of impervious surface.

We also understand that the Monroe County Property Appraiser's records classify our parcel as a "multi-family duplex." However, this property is our personal residence. We believe that the "duplex" classification may have caused the City to automatically assign 2 ESUs by default, rather than evaluating the actual impervious surface area. We respectfully request that the City assess our property based on its actual square footage of impervious area, which supports a classification of 1 ESU.

We would appreciate confirmation of this reassessment prior to the final imposition of the stormwater assessment on our tax bill.

Thank you for your time and consideration of this request.

Sincerely,

Dr. Jason Pirozzolo