Item # 38

The American Legion Arthur Sawyer Post 28, Inc.
5610 College Road
Key West, Florida 33040-4310

September 3, 2025.

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

Reference: (a) Notice of Hearing Letter dated August 13, 2025

Attached are Reference (a), a property map of Post 28, and a set of pictures detailing the parking lot from June 2023 to November 2024.

Post 28 is currently assessed as ESU 15 for the purpose of stormwater drainage. I conducted rudimentary measurements of the impervious surface areas, and my findings are as follows:

1.	Parking Lot:	4161 sq ft
2.	Main Bldg.:	3700 sq ft
3.	Tiki Hut:	500 sq ft
4.	Sidewalks:	500 sq ft
5.	Patio:	400 sq ft
6.	BBQ Pit:	200 sq ft
		9161 sq ft Total

According to the formula in Ref (a) ("…dividing 75% of the impervious area by 1440 sq ft."), 9161 divided by 75% equals 6870.75 further divided by 1440 equals 4.77 ESU's. Rounding up makes it ESU 5, which is significantly different from the ESU 15 assessment.

I am requesting a new assessment of the property at 5610 College Road, Key West, FL. I am unable to attend the City Commission meeting tonight due to other commitments. I am also requesting that this package be submitted to City Commission as my input to the hearing.

V/R

Daniel T. Dedeo
2nd Vice Commander

ATCHS: (1) Reference (a)
(2) Property Map
(3) Photo Pkg

CC: File

CITY OF KEY WEST, FLORIDA
CUSTOMER SERVICE DEPARTMENT
PO BOX 1409
KEY WEST, FL 33041

CITY OF KEY WEST, FLORIDA
NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF STORMWATER NON-AD VALOREM ASSESSMENTS

NOTICE DATE: August 13, 2025

ARTHUR SAWYER POST 28 AMERICAN LEGION
DEPT OF FL
5610 COLLEGE RD
KEY WEST, FL 33040

P2 T16
6022

Tax Parcel ID: 00072080-001300
Situs Address: 5610 COLLEGE Rd, KEY WEST
Alternate Key #: 1075990

* * * * * NOTICE TO PROPERTY OWNER * * * * *

Dear Property Owner:

As required by section 197.3632, Florida Statutes, and the direction of the City Commission, notice is given by the City of Key West, Florida that annual assessments for stormwater services using the tax bill collection method may be imposed and levied on your property. The use of an annual special assessment to fund stormwater services benefiting improved property located within the City of Key West is fair, efficient and effective. The Stormwater Service Assessments are based upon the estimated amount of stormwater runoff generated by impervious surface on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the average single-family residence in the City includes 1,440 square feet of impervious surface, which is the value of one "equivalent stormwater unit" or "ESU Value." All residential parcels have been assigned one ESU per dwelling unit. Generally, the number of ESUs has been calculated individually for each parcel of non-residential property by dividing 75% of the impervious surface area by 1,440 square feet. The annual stormwater assessment is based on the number of ESUs contained on each parcel of property.

The above parcel is subject to the stormwater assessment.

The total number of ESUs on the above parcel is 15.

The maximum annual stormwater assessment for Fiscal Year 2025-26 is $171.31 per ESU or $2,569.65.

The maximum annual stormwater assessment for future fiscal years without further notice is $271.31 per ESU or $4,069.65.

The total annual stormwater assessment revenue to be collected within the City of Key West is estimated to be $3,769,892 for Fiscal Year 2025-26.

A public hearing will be held at 5:00 p.m. on September 3, 2025, at City Hall, 1300 White Street, Key West, FL 33040 for the purpose of receiving public comment on the proposed assessments. You and all other affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 calendar days of the date of this notice. If you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing, you 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. It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented. Copies of the legal documentation for the assessment program are available for inspection at the City Clerk's office, located at City Hall – 1300 White Street, Key West, FL 33040.

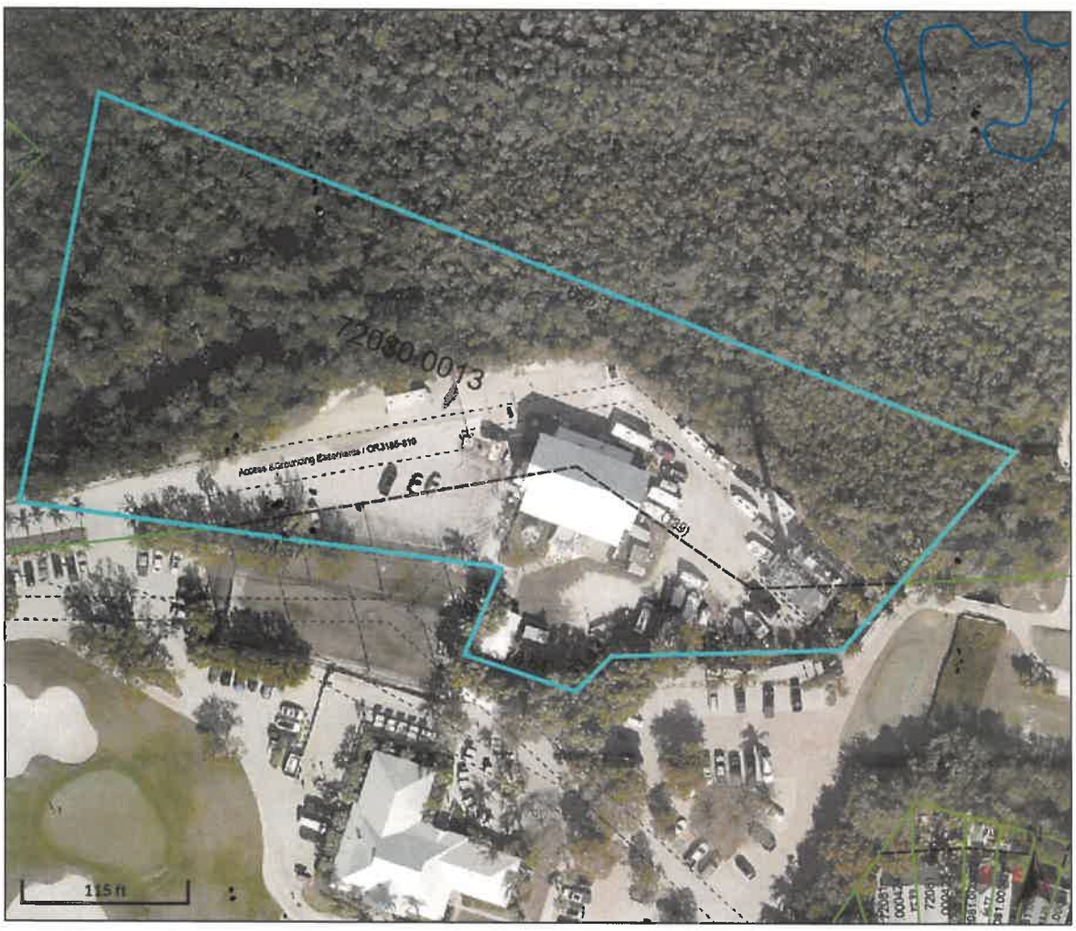
The stormwater special assessment amount shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill mailed in November of each year that the assessment is imposed. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions, please contact the City at 305-809-3721, Monday through Friday between 8:00 a.m. and 4:45 p.m.

* * * * * THIS IS NOT A BILL * * * * *

2

Monroe County, FL



Overview

Legend

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

Parcel ID	00072080-001300	**Alternate ID**	1075990	**Owner Address**	ARTHUR SAWYER POST 28 AMERICAN LEGION DEPT OF FL
Sec/Twp/Rng	26/67/25	**Class**	CLUB		5610 College Rd
Property Address	5610 COLLEGE Rd				Key West, FL 33040
	KEY WEST				

District 10KW

Brief Tax Description 26/27 67 25 STOCK ISLAND PT LOT-1 SEC 27 PT LOT-4 SEC 26 G71-137

(Note: Not to be used on legal documents)

Date created: 8/31/2025

Last Data Uploaded: 8/30/2025 2:15:47 AM

Developed by SCHNEIDER GEOSPATIAL

8/31/2025

FIRE LANE
6/3/2023

6/4/2023

3.3

NO PARKING
9/19/2024

3.6

10/19/2024

10/19/2024

11/19/2024

3.4

11/19/2024

3.10

VICTORY
MOTORCYCLES
RESERVED PARKING
BETWEEN THESE SIGNS
11/19/2024

11/19/2024