

FLORIDA KEYS AQUEDUCT AUTHORITY

P. O. Box 1239, 1100 Kennedy Drive, Key West, Florida 33041-1239 (305) 296-2454



April 28, 2010

OFFICIAL NOTIFICATION

Re: Parcel Number
Property Address
Conch Key/Duck Key Wastewater District Service Area, Wastewater Improvement

Dear Property Owner:

The Board of Directors is imposing system development charges to pay for a portion of the upgrade of the Hawks Cay wastewater treatment facility in the Hawks Cay Sub-District of the Conch Key/Duck Key Wastewater District Service Area described as a part of the area generally bounded on the west by Tom's Harbor, on the East by Tom's Harbor Cut, on the North by US Highway #1 and on the South by the Lake Lucile and area commonly known as "Duck Key"; including the areas commonly known as Indies Island and Parcel 1 of RE #37830 but excluding the area commonly known as "Duck Key", within the geographic boundaries of Monroe County, Florida; in the event such charges are not prepaid, the Board of Directors is considering imposition of non-ad valorem assessments within the Hawks Cay Sub-District of the Conch Key/Duck Key Wastewater District Service Area in order to partially fund the construction of such wastewater improvements. The system development charge or assessment for each improved parcel of property is based on the total number of EDUs as of the date the assessment is imposed. A more specific description of the assessment program is included in the Initial Assessment Resolution adopted by the Board of Directors on April 22, 2010. Copies of the Initial Assessment Resolution and the preliminary assessment roll are available for your review at the offices of the Executive Office, located at 1100 Kennedy Drive, Key West, Florida. Information regarding the assessment for your specific property, including the number of EDUs and the EDU appeal process, is attached to this letter.

The Authority intends to issue obligations to finance this and other assessment projects. This will permit the cost attributable to your property to be amortized over a period of twenty (20) years. However, you may choose to prepay your system development charge (\$4,250.00 per EDU) and avoid the assessment and additional financing cost. If the assessments are imposed, you will receive a separate notice of the date and place for payment.

If you do not choose to prepay your system development charges, the amount necessary to pay your assessment in full will be increased by your share of the financing cost (financing costs, capitalized interest and reserve account).

The annual assessment will include your share of the principal, interest, and amounts related to collection of the assessments. The maximum annual assessment is estimated to be \$365.00 per EDU. However, the actual annual assessment cannot be determined until the obligations are issued. The Authority intends to include annual assessments on your ad valorem tax bill with the first payment on the bill to be mailed in November, 2010. Failure to pay your assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

The Board of Directors will hold a public hearing at 10:00 a.m. on July 22, 2010 at the Florida Keys Mosquito Control District, 503 107th Street, Marathon, Florida, for the purpose of receiving comments on the proposed improvement area and the assessments, including collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the Executive Director within 20 days of this notice.

The Board of Directors will also hold public hearings at 6:00 p.m. on June 15, 2010 and July 20, 2010 at Hawks Cay Resort for the purpose of receiving comments on the proposed system development fee of \$4,250.00. You are also invited to attend and participate in these public hearings.

If you decide to appeal any decision made by the Board of Directors 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. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the Executive Office 296-2454 at least seven days prior to the date of the hearing.

**BOARD OF DIRECTORS OF THE FLORIDA
KEYS AQUEDUCT AUTHORITY**

* * * * *

Hawks Cay Sub-District of the Conch Key/Duck Wastewater District Service Area

Parcel Number
Property Address:

Total number of EDUs attributed to property:	1
Amount to make full payment before assessments are imposed:	\$4250.00
Number of annual payments:	Twenty (20)
Maximum annual payment:	\$365.00

Rule 48-307.012 allows property owners to appeal the number of EDU's assigned to their property. The appeal period begins on the date of this letter and ends on July 31, 2010. Should you have any questions please contact Joshua Peele at (305) 809-2636.

To avoid the assessment appearing on your 2010 property tax bill, full payment can be made on or before July 31, 2010. Payment can be made at any of the three FKAA Customer Service offices or by calling (305) 296-2454. Please make checks payable to FKAA.