

# **AGENDA**

## **KEY COLONY BEACH CITY COMMISSION**

### **SPECIAL MEETING**

Monday, April 14<sup>th</sup>, 2025 – 9:30 AM

Marble Hall, 600 W. Ocean Drive, Key Colony Beach

& via Zoom Conferencing

**[Zoom Login Information below](#)**

- 1. Call to Order, Pledge of Allegiance, Prayer, Roll Call**
  - 2. Approval of the Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote*)
  - 3. Citizen Comments and Correspondence**
  - 4. Discussion/Approval Items**
    - a.** Discussion/Approval on the continued participation by the City in the Middle Keys Health Care Municipal Service Taxing Unit (MSTU)
  - 5. Adoption of Resolution 2025-01:** A Resolution Of The City Commission Of Key Colony Beach, Florida Indicating To The Monroe County Board Of County Commissioners (BOCC) Its Intent To Continue Participation In The Middle Keys Health Care Municipal Service Taxing Unit (MSTU) Only If The Current Millage Rate Is Reset By The BOCC At A Level That Will Generate The Necessary Revenue To Satisfy, But Not Exceed, The Remaining Financial Commitment Under The MSTU Agreement (\$15 Million); And Providing That The Final Millage Rate Shall Be Determined Based On The Assessed Property Values Provided By The Property Appraiser’s Office In July 2025; And Providing For An Effective Date. – **Pgs. 1-2**
  - 6. Any Other Business**
  - 7. Adjournment**
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This meeting will be held at the City Hall Auditorium ‘Marble Hall’,  
600 W. Ocean Drive, Key Colony Beach, Florida 33051, and via Zoom.

**<https://us02web.zoom.us/j/89175134594?pwd=f6HQP6BonWUNPSLLZbtOJjpvYnbexv.1>**

**Passcode: 463263**

“Members of the Public may speak for three minutes and may only speak once unless waived by a majority vote of the commission.”

Letters submitted to the City Clerk to be read at the Commission Meeting will be made part of the record but not read into record. Persons who need accommodations in order to attend or participate in this meeting should contact the City Clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

## **RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE CITY COMMISSION OF KEY COLONY BEACH, FLORIDA INDICATING TO THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS (BOCC) ITS INTENT TO CONTINUE PARTICIPATION IN THE MIDDLE KEYS HEALTH CARE MUNICIPAL SERVICE TAXING UNIT (MSTU) ONLY IF THE CURRENT MILLAGE RATE IS RESET BY THE BOCC AT A LEVEL THAT WILL GENERATE THE NECESSARY REVENUE TO SATISFY, BUT NOT EXCEED, THE REMAINING FINANCIAL COMMITMENT UNDER THE MSTU AGREEMENT (\$15 MILLION); AND PROVIDING THAT THE FINAL MILLAGE RATE SHALL BE DETERMINED BASED ON THE ASSESSED PROPERTY VALUES PROVIDED BY THE PROPERTY APPRAISER'S OFFICE IN JULY 2025; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, in 2019, the City of Key Colony Beach (the "City") entered into an agreement known as the Middle Keys Health Care Municipal Service Taxing Unit (MSTU); and

**WHEREAS**, for the purposes sought and in order to assist Baptist Hospital with the redevelopment of Fisherman's Community Hospital, the County under its authority created the MSTU; and

**WHEREAS**, the City agreed to be taxed through the MSTU for an amount of up to fifteen million dollars (\$15,000,000) over a period of up to ten years; and

**WHEREAS**, the City passed a complimentary Ordinance. As part of the City's Ordinance, the City must agree to either continue the MSTU each year or request that the County rescind that portion of the MSTU which includes the City; and

**WHEREAS**, if the City votes to terminate the MSTU, they must do it by Ordinance. The entirety of the City's agreement to the County's MSTU is found in Chapter 13 Planning and Development / Article III Special Districts / Division 1 – Middle Keys Health Care Municipal Service Taxing Unit / Sec 13-66; and

**WHEREAS**, the MSTU is estimated to only require \$896,111.01 in this coming year to meet the intent and obligation under the Ordinance; and

**WHEREAS**, as the MSTU has typically collected approximately \$2 Million annually, the millage of 0.5 is not necessary to collect the remaining amount; and

**WHEREAS**, the City Commission has at least two choices (two offered here);

1. Request that the County rescind that portion of their Ordinance which includes the City of Key Colony Beach from further collection under the MSTU, or
2. Request that the County reduce by Ordinance the current millage to an amount which would only generate the approximate amount of \$896,111.01; and

**WHEREAS**, the City believes that the reduction in millage would be approximately 1/3 of that required and adopted currently. However, this number cannot accurately be determined until the 2025-2026 tax roll amounts are available in June or early July 2025; and

**WHEREAS**, by majority vote, the City Commission has elected to continue the City's participation in the MSTU.

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

**Section 1.** The above recitals are true and correct and incorporated herein.

**Section 2.** Staff transmit a certified copy of this Resolution to the Monroe County Board of County Commissioners (BOCC) indicating its intent to continue participation in the Middle Keys Health Care Municipal Service Taxing Unit (MSTU) ONLY if the current millage rate is reset by the BOCC at a level that will generate the necessary revenue to satisfy, but not exceed, the remaining financial commitment under the MSTU agreement (\$15 million). Said final millage is understood to be provided by the Monroe County Property Appraiser (MCPA) to the BOCC based on the assessed property values provided by the MCPA office in July 2025.

**Section 3.** The City Administrator is hereby authorized to take all necessary action to effectuate the intent of this Resolution.

**Section 4.** That this Resolution shall go into effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** by the Commission of the City of Key Colony Beach, Florida, at its Special meeting of the City held on April 14, 2025.

**FINAL VOTE AT ADOPTION  
CITY COMMISSION OF KEY COLONY BEACH**

Mayor Freddie Foster	NO _____	YES _____
Vice Mayor Joey Raspe	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFransico	NO _____	YES _____
Commissioner Doug Colonell	NO _____	YES _____

**[THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW]**

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**Freddie Foster, Mayor**

ATTEST:

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**Silvia Roussin, City Clerk**

(City Seal)

Approved as to form and legal sufficiency:

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**Dirk Smits, City Attorney**