

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.

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 DiFrancisco	NO	YES	* absent *
Commissioner Doug Colonell	NO	YES	✓

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Freddie Foster, Mayor

ATTEST:


Silvia Roussin, City Clerk

(City Seal)

Approved as to form and legal sufficiency:


Dirk Smits, City Attorney