

RESIDENTIAL NEIGHBORHOOD IMPROVEMENTS PROGRAM

PROPOSED REVISIONS TO ORDINANCE 02-2021, ARTICLE VII

11-12-25 BOCC MEETING KEY WEST
ITEM V-2, 11:30 AM

AGENDA

- 1. Current Ordinance**
- 2. Opportunities for Expansion of Neighborhood Projects**
- 3. Responsibilities of Residents**
- 4. Responsibilities of County**
- 5. Timeline**
- 6. Collaborative Partnerships**

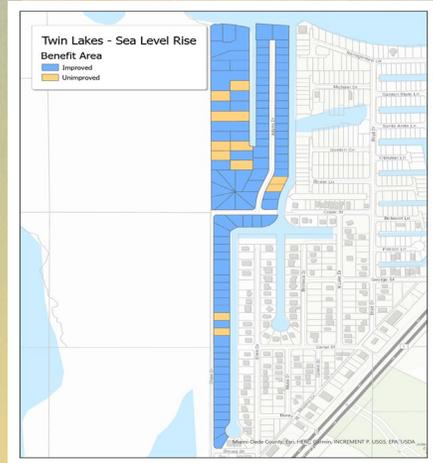
AGENDA ITEM WORDING

Discussion and direction on proposed modifications to Chapter 22 of the Monroe County Code, Article VII, that **will allow neighborhoods to request improvements beyond the County's basic levels of service and to have the neighborhoods fund such improvements through an assessment program;** and to approve the advertisement of a public hearing to consider adoption of the proposed ordinance revisions amending Chapter 22 of the Monroe County Code, modifying Article VII that established a Municipal Service Benefit Unit (MSBU) for the collection of special non-ad valorem special assessments for projects. The public hearing will be held in January 2026 in Marathon, Florida at a date and time to be specified during the discussion item.

CURRENT ORDINANCE #02-2021

SEA LEVEL RISE AND FLOOD MITIGATION PROGRAM ASSESSMENT ORDINANCE

- Relating To The Imposition Of Special Assessments For A Service Improvement, A Sea Level Rise And Flood Mitigation Program;
- Creating And Establishing A Monroe County Service Improvement, Roadway Improvement And Sea Level Rise And Flood Mitigation Program Municipal Service Benefit Unit (“MSBU”) To Finance The Improvements;
- Creating Assessment Areas That Contain Property Located Within The County That Is Specially Benefitted By The Services, Facilities, Programs, Or Local Improvements Proposed For Funding From The Proceeds Of Assessments To Be Imposed Therein.
- Authorizing The Imposition And Collection Of Assessments Against Property Within The Unincorporated Area Of Monroe County
- Establishing The Procedures For Imposing And Collecting Assessments;
- Providing That Assessments Constitute A Lien On Assessed Property Upon Adoption Of The Assessment Roll;
- Providing That A Perfected Lien Shall Be Equal In Rank And Dignity With The Liens Of All State, County, District, Or Municipal Taxes And Assessments And Superior In Dignity To All Other Prior Liens, Mortgages, Titles, And Claims;
- Authorizing Exemptions And Hardship Assistance;
- Authorizing The Issuance Of Obligations Secured By Assessments And Providing For The Terms Thereof; Providing That The County’s Taxing Power Shall Not Be Pledged;
- Providing That This Ordinance Is An Alternative Means Of Implementation And For Severability;



EXAMPLE OF CURRENT ORDINANCE USE: TWIN LAKES RESILIENT ROAD ADAPTATION PROJECT O&M MSBU

Project	Federal Funds	State RF Funds	County Funds	Shortfall	Residents	Total Cost
Twin Lakes	\$ 5.4 M	\$ 3.9 M	\$ 10.8 M	-----		\$21.5 M (inc \$1.4 FCAA)

Operations & Maintenance	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	5-Year Average
Total Maintenance Assessable Costs	\$210,193	\$208,426	\$218,705	\$229,499	\$240,832	\$221,531
Annual Maintenance Assessment Rate	\$2,022	\$2,005	\$2,103	\$2,207	\$2,316	\$2,131

Capital Funding Level	100%	50%	25%	15%	10%	5%
Total Capital Costs	\$10,700,000	\$5,394,400	\$2,697,200	\$1,618,320	\$1,078,880	\$539,440
Annual Resident \$ Assessment Amount Per Unit (Option 2)	\$8,750	\$4,364	\$2,185	\$1,311	\$874	\$437

OPPORTUNITIES FOR EXPANSION OF NEIGHBORHOOD PROJECTS

NAVIGATING THE FUTURE

OPPORTUNITIES FOR NEW NEIGHBORHOOD PROJECTS

- 1) Project requests for new services to be initiated by residents.
- 2) Project types will be expanded to include but not be limited to enhanced drainage, flooding improvements not related to roadway improvements, beach renourishment, beach erosion control, living shorelines, recreation services and facilities, canal improvements, street and road adaptation, sidewalks, lighting and other essential facilities and services.
 - Existing ordinance **continues to allow** roadway elevation and related flooding mitigation projects
- 3) Project types to provide expansion beyond the core services provided by the County

EXAMPLE OF CORE SERVICES ALREADY PROVIDED BY COUNTY ROAD AND BRIDGE MAINTENANCE SERVICES

- **Roadway**: Maintenance and repair of existing roads including **asphalt surface damage repair, road base repair, gravel road surface repair and maintenance and repair of road shoulders** to fix rutting and drop offs. Asphalt surface repair and maintenance may include pothole repair, milling and resurfacing, other surface treatments and/or asphalt rejuvenation.
- **Drainage**: Maintenance of existing drainage structures to ensure operation as designed. **Includes clean out of drainage structures** twice annually or as needed. **Refurbishment of seepage trenches** as needed.
 - Installation and maintenance of gravity drainage structures – seepage trenches, exfiltration trenches – on existing county roads as needed and where appropriate based on ground elevation.
- **Striping**: Install and maintain **road striping and pavement markings** on county-maintained roads in accordance with Manual on Uniform Traffic Control Devices (MUTCD).
- **Right of Way Vegetation Trimming**: **Cut grass, trim/cut vegetation** within County right-of-way to remove obstructions to vehicles, bicycles and pedestrians, to maintain appropriate sight lines for travel and to prevent obscuring signage and traffic control devices. Remove coconuts & hanging limbs in preparation for storm season.

ROAD AND BRIDGE MAINTENANCE CORE SERVICES CON'T

- **Street Lighting:** Provide **streetlights at the intersection** of County-maintained roads and US 1/Overseas Highway, **at pedestrian crosswalks** on county-maintained roads and on sections of county-maintained roads where geometric conditions **necessitate illumination for safe travel**, i.e. hairpin turns.
- **Signage:** Install and maintain regulatory signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), including as appropriate, performing warrant studies to determine need for new/additional signage. Other signage – No Parking, No Fishing from Bridge – install and maintain as needed or requested by law enforcement with approval of BOCC and in accordance with Monroe County Code where applicable.
- **Sidewalks:** **Maintain existing sidewalks** on county roads; **install and maintain new sidewalks** on county roads as needed **in urban or high pedestrian traffic areas** or as specific site conditions warrant (ie near schools)
- **Bridges:** Maintain and repair or replace as necessary Monroe County maintained secondary bridges.

EXAMPLE OF EXTRA SERVICE: CANAL SERVICES

- 1) In 2020, a *Canal Work Program* for the Florida Keys canals was adopted by the Florida Administration Commission requiring tasks the County must complete. The County subsequently created a *Canal Restoration List* containing 96 canal restoration projects for a cost of \$538 Million, ranging from \$200,000 to \$50 million per project.
- 2) Canal Restoration program is based on requirements in the Canal Workplan and funded 100% by grants. Only 2-4 canals are restored per year, based on grant funds availability.
- 3) This initiative would allow a canal to be restored without waiting for a grant or could be a partial restoration, such as installation of an air curtain to prevent floating vegetation from clogging the canal. Residents would fund the work through an assessment where all benefitting parties would pay. Could be short-term assessment
- 4) Mangrove trimming in canals is currently performed only in front of County-owned lots. Residents could request a program for regular (licensed) trimming in an entire canal or in front of private lots.
- 5) Multi-year assessments not needed for all projects, short-term 1-2 year assessments possible for lower cost projects.

RESPONSIBILITIES OF RESIDENTS

1. **Residents may approach County** for a potential new project. of residents in support of project.
2. Project approval requires a **50%+1 majority approval** of property owners within the specified benefit area **before** the County proceeds. **Project costs to be borne by property owners**, paid in whole or in part from **special assessments**, proceeds of **bonds** issued for such purposes, and/or **grant funds** or a combination.
3. **Project costs** shall include, but not be limited to, **administrative fees, research / planning to determine project type, design, permitting, construction, inspection, grant preparation, monitoring, assessment development and O&M services.**
4. If monies are advanced by the County, at its option, to pay expenses prior to the creation of any assessment unit and the receipt of unit funds. **the monies so advanced shall be repaid by the residents to the County from assessment funds once the assessment is set up.**
5. Residents to be provided an **opportunity for multiple votes**, and **once a majority has committed to move forward, the project will continue.**



RESPONSIBILITIES OF COUNTY

1. The **County may advance and expend monies** at its option toward a potential project - but even if such project does not move forward all **monies shall be reimbursed** to the County by the property owners.
2. **Assessments shall be initiated** by the County to fund project costs and may be implemented in advance of a project to **build-up capital funds**, to **reimburse** the County for all expended funds related to a project and to **fund long-term O&M** costs.
3. County to **apply for grant funds** as applicable and available. Cost of grant preparation, design, permitting and other related expenses to be borne by property owners. Grant awards are not guaranteed.
4. County shall **set up special assessments on properties benefiting** by the project in proportion to the special benefits received, to be determined and prorated according to the **methodology to be determined by the County**.

FINANCIAL HARDSHIPS

The County may consider development of a **financial hardship assistance program** to provide financial assistance for those real property owners in a specific project benefit area in the unincorporated county living **at or below poverty levels** whose real property is subject to special assessments imposed under the provisions of the Ordinance.

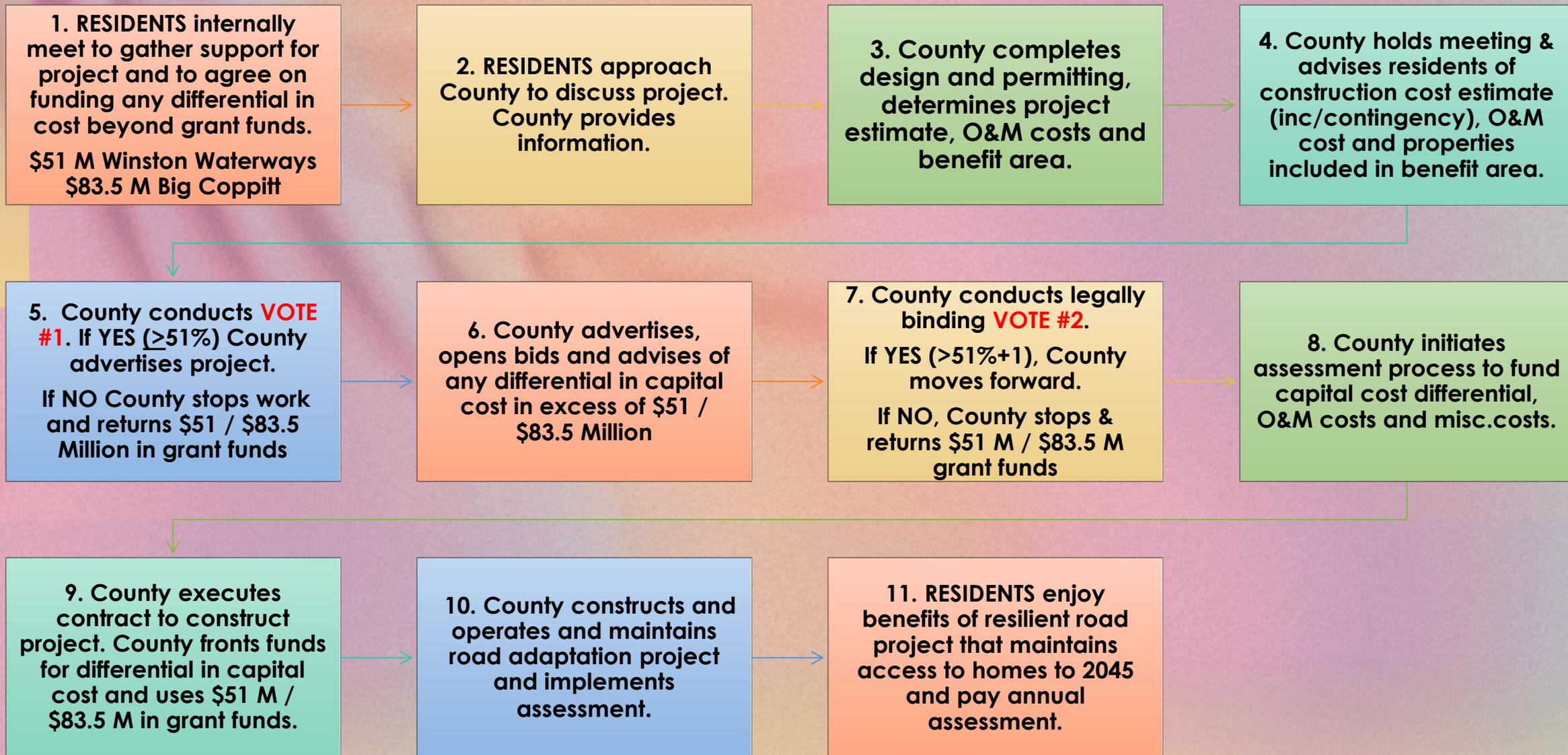
Assessments would not be waived, but anticipated to **accrue until sale of property**, at which time the County would collect total assessment value due.



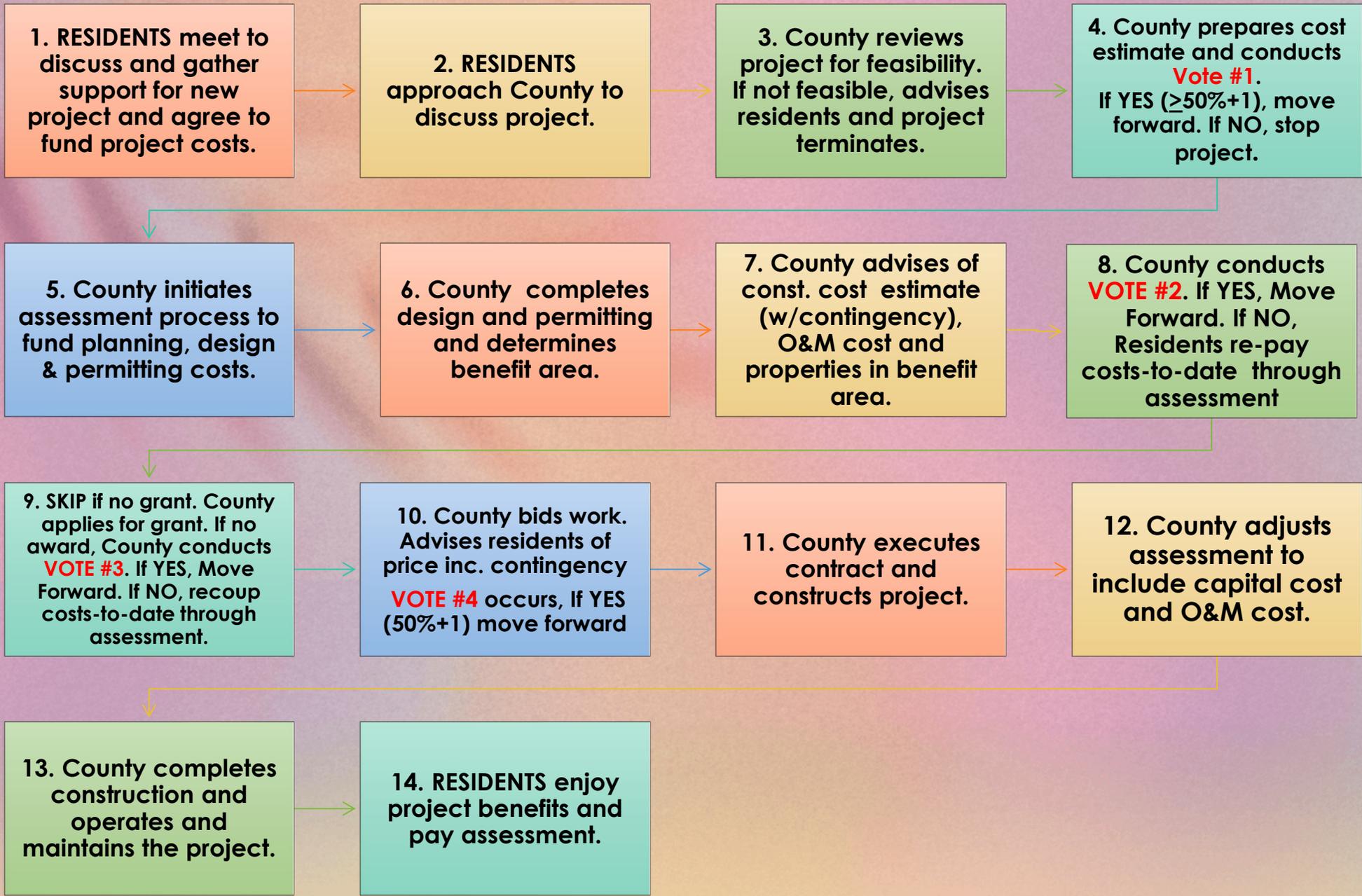
TIMELINE

EXISTING AND NEW PROJECTS

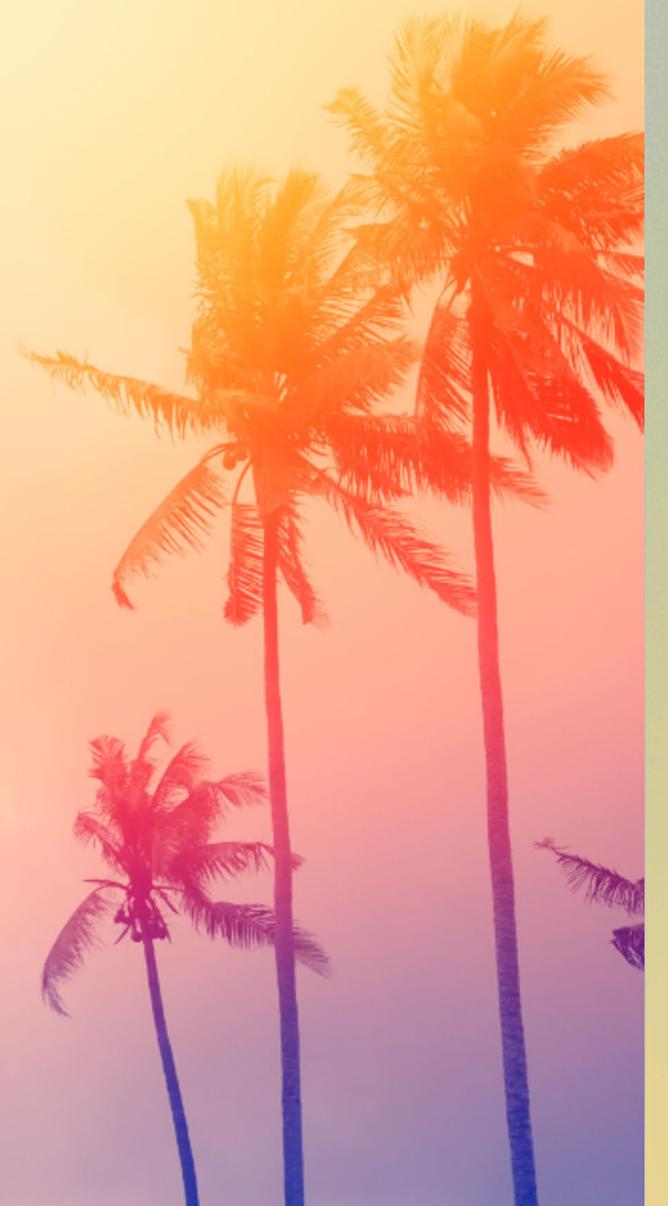
FOR EXISTING PROJECTS, COUNTY HAS EXISTING GRANT FUNDS FOR ROAD ADAPTATION:
WINSTON WATERWAYS (\$51 MILLION) & BIG COPPITT (\$83.5 MILLION)



FOR ALL NEW RESIDENT-INITIATED PROJECTS



COLLABORATIVE PARTNERSHIPS



COLLABORATIVE PARTNERSHIP

RESIDENTS

- a) Residents can request an improvement beyond basic level of service.
- b) Residents collaborate with County on special project. Can move forward quickly.
- c) Residents **receive a special benefit and** will fund projects with assistance from grants if available
- d) **Costs** are spread out over the entire benefit area and **paid back to the County over a several year period.** Everyone in a benefit area pays, not just a few.
- e) Residents not receiving a benefit **will not pay** for benefits to others.

COUNTY

- a) Providing an opportunity for projects above core services **without overall tax increases** to all residents.
- b) **County fronts project costs**, at its option, to move project forward. Receive reimbursement through assessment.
- c) Strengthening County commitment to **financial stability.**
- d) **County collaborating with residents** on neighborhood requests.

THANK YOU