



MEMORANDUM

Date: September 3, 2025

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso
City Manager

Cc: Michael Turner
Assistant City Manager

From: Matt Willman
Utilities Director

Subject: An Ordinance of The City of Key West, FL, Amending Chapter 58 of The Code of Ordinances, Entitled, "Solid Waste", Article II Entitled "Collection and Disposal," By Amending Section 58.31 "Container and Receptacle Requirements", and Section 58.32 "Dumpsters on Public Right-Of-Way." Providing For Severability; Providing For Repeal of Inconsistent Provisions; Providing For an Effective Date. *File id 25-4176*

Introduction

An Ordinance of The City of Key West, FL, Amending Chapter 58 of The Code of Ordinances, Entitled "Solid Waste", Article II Entitled "Collection and Disposal," By Amending Section 58.31 "Container and Receptacle Requirements", and Section 58.32 "Dumpsters on Public Right-Of-Way." Providing For Severability; Providing for Repeal of Inconsistent Provisions; Providing for an Effective Date.

Background

The proposed amendments are intended to provide clarity for the community and code enforcement regarding solid waste containers, containerization of solid waste, fiscal responsibility for high volume generating residential units and addressing the placement of routinely serviced solid waste containers on the public right of way. Commercial businesses are invoiced for receptacles and service, while residential units receive trash and recycling receptacles, and collection services as part of the annual Non Ad Valorem assessment on the tax bill. The industry standard volume of waste generated by single-family residential units indicates each residential unit needs one garbage and one recycling receptacle. In Key West limited volumes of yard and bulk waste are also included as part of annual service. The makeup of residential housing in Key West is less single-family owner occupied and has more short and long-term

rentals. It has been determined through observation and data that rental units generate greater volumes of waste and therefore need to pay additional fees cover collection and disposal.

It has been observed that in some locations solid waste receptacles are perpetually occupying space on the public right of way creating potential hazards blocking pedestrian traffic and occupying parking spaces. It is necessary to codify limitations on receptacles on the right of way to improve community safety and aesthetics.

Procurement

Any expenses incurred are anticipated to be minimal. Existing City Code Enforcement Staff shall continue to provide enforcement of the proposed amended ordinance.

Strategic Plan:

PRIORITY 5: CLEANLINESS

IMPROVE THE CLEANLINESS OF STREETS, BUILDINGS, AND PUBLIC SPACE

GOAL 2: ACCOUNTABILITY

5. Increase Littering Fines: Re-evaluate current littering fines and ensure that the Code Enforcement and Police are following through to hold individuals accountable (As per the Environmental Protection priority)

GOAL 4: IMPROVE STREETSCAPES

4. Dumpsters: Work with landlords to move or screen dumpsters that are highly visible and clutter the streets in Old Town.

Recommendation

The City Manager's Office recommends the Mayor and Commission approve the amendments to The City Code of Ordinances Chapter 58 Solid Waste, Article II Collection and Disposal, Section 58-31 Container and Receptacle Requirements and Section 58-32 Dumpsters on Public Right of Way as proposed, authorizing the City Manager to execute all documents, and direct Staff to enforce the amended code.