

Breezeswept Beach Estates Civic Association

IMPORTANT INFORMATION FOR NEW HOMEOWNERS/RESIDENTS

BULK WASTE & RECYCLING INFORMATION LOWER KEYS RESIDENTS

Pickup Schedule for Ramrod Key: Trash-Tuesday and Friday / Recycling-Tuesday / Yard Waste-Wednesday

Free Recycling bin - Call Waste Management, Inc. (305) 296-8297.

Free Bulk Household waste pickup – FREE for residences. Furniture, appliances, car tires (without rims), grills, bicycles and carpeting. Separate metal items. Place neatly at curb or roadside without obstructing traffic. Avoid placing under power lines. Call Waste Management (305) 296-8297 to schedule a pickup.

Free drop-off - Household Hazardous Waste (HHW) and Electronic Waste (e-waste) - Requires special disposal because they are pollutants. Disposal / recycling is FREE FOR RESIDENTS. Drop off at: Cudjoe Key Transfer Station, MM 21.5 Blimp Road (305) 745-2513

- HHW: 1st and 3rd Wednesday 10am-2pm
- E-Waste: Monday-Saturday 8am-4pm

Pickup of Oversize yard waste - possible additional charge: Limbs larger than 4" in diameter only; must be cut to lengths of 6' or less. Place neatly at curb or roadside without obstructing traffic. Avoid placing under power lines. Commercial tree removal and land clearing are not included in the solid waste assessment for residential service. Do not mix with other debris, as additional charges will be incurred. Call Waste Management, Inc. (305) 296-8297 to schedule a pickup. **Note:** You can also drop off items directly at the Waste Transfer Station for recycling and waste disposal. Free for residents.

- Regular Hours: Monday – Saturday, 8:00am - 4:00pm
- Cudjoe Key Transfer Station, MM 21.5 Blimp Road, (305) 745-2513

ELECTRIC SERVICE: Keys Energy Service

Key West: 1001 James Street, (305) 295-1000

Items you will need for electric service:

- Visit the office BEFORE 3 PM for the same day service
- Bring Driver's license, Social Security Number, Deposit
- If rental unit- bring a copy of the lease

WATER SERVICE: Florida Keys Aqueduct Authority (FKAA)

Key West: 1100 Kennedy Drive, (305) 296-2454

Items you will need for water service:

- On the day of closing, no sooner, and BEFORE 4 PM, have your attorney or title company provide a copy of the Warranty Deed to your property to FKAA to ensure water service that day
- Bring Driver's license, Social Security Number, Deposit
- If rental unit – bring a copy of the lease.

BOATING

The Ramrod Key Channel is 17 ft wide and not wide enough to accommodate passing vessels safely.

- When using the channel for Ramrod Key, yield to any vessel already in the channel. Only one boat at a time unless following another boat.
- Please observe the No Wake Zone in all canals. If you see waves coming off your boat or lapping against the shore, you are going too fast.

MANGROVES

Monroe County Code of Ordinances (Section 26-4) requires canal front property owners to trim their shoreline vegetation (including mangroves) to allow for the safe passage of boats. The trimming of mangroves requires a permit from the Florida Department of Environmental Protection, which BBeca has acquired for interior canals. Find the permit and additional information at www.bbeka.org.

CANAL ETIQUETTE & BREEZESWEPT BEACH ESTATE'S WATER QUALITY

BBeca has initiated ongoing projects to perform water samplings and investigate means to improve tidal flow through the canals. Everyone's cooperation and concern is needed to really make a difference. Here are some guidelines to observe to help keep our canals clean and safe for boating and swimming.

- Use fish cleaning stations with trash receptacles and wastewater hookups – do not throw remains into canals
- Dispose of unwanted bait and fish cleaning remains in leak proof receptacles – store in bait freezer for later use or to dispose of on trash day morning
- Do not feed fish at your dock
- Prevent yard debris from entering canals
- Limit use of yard chemicals – do not use near canals
- Limit use of fertilizers – do not use near canals
- Direct rain gutter down spouts to planted areas and away from canals – consider installing rain barrels or cisterns
- Create vegetated buffers next to canals
- Dispose of oil and hazardous household wastes at the Cudjoe Key Transfer Station
- Use biodegradable boat cleaning products
- Properly maintain your boats / engines to prevent discharge into canals
- Prevent discharge of oily boat bilge water into canals
- Sanding, painting, and other major repairs should be done away from the canals
- Florida law and Florida Keys National Marine Sanctuary regulations combine to create no-discharge areas that include the canals, Newfound Harbor, and waters about four miles past Looe Key reef. Regardless, use enzyme-base products in your holding tank instead of deodorizers and disinfectants which contain chemicals harmful to aquatic life.

IF YOU WOULDN'T WANT TO SWIM WITH IT, DON'T THROW IT IN THE WATER!

RENTAL RULES

As a voluntary civic organization, BBeca has no authority over homeowner rentals in the subdivision. However, we are a part of Monroe County and must conform to the rental codes/rules established by the County Commission. See monroetaxcollector.com for complete information.

- Legally there are no vacation rentals allowed in Breezeswept because of the county 28 day minimum rental rule. Homeowners can use VRBO or Airbnb to advertise their property but the ad must include the 28 day rule.
- All homeowners who rent their properties must have a license and be registered with the Monroe County Tax Collector and pay all applicable taxes. The homeowner may manage their own property or have a property manager.
- All homeowners who rent their properties are considered to be renting long term or more than 28 days. Homeowners who rent their property for more than 6 months must still be registered but do not pay the tourist development tax or sales tax.

PET ETIQUETTE & LAWS

Leash Regulation for Pets. Monroe County requires a physically capable person to be in control of an animal by means of a leash, or for the animal to be enclosed by a secure fence or other means of confinement. Prevent barking, be aware of other people's feelings, and only let your dog greet a stranger if they ask.

Pet Waste. Please pick up after your dog on non-owned property and dispose of it in the trash. Do not throw any type of trash into containers of yard waste. (*Monroe County Ordinance - Ord. No. 006- 2006*)

GOOD NEIGHBOR TIPS

Care taking

- Don't throw trash on roadside, in canals or on empty lots. Pick up any litter and dispose it properly.
- Set out garbage and recycle the evening before pickup day and remove containers from curbside as soon as possible after pickup.
- Remove invasive exotic plants such as Brazilian Pepper and Australian Pines from your property.
- Use native trees and plants to the maximum in your landscaping to minimize the amount of watering you need to do and to avoid the spread of harmful exotic plants.

Noise - Sound can be amplified when it travels over water. With our canal system, your conversation or music may not be as private as you think. Be considerate and be aware of excess noise originating from your property or boat. In addition, Monroe County prohibits disturbing noise during customary sleeping hours (10:00 p.m. to 8:00 a.m.)

Lighting - Outdoor lighting can improve visibility and safety, as well as enhancing appearance of your property. But too much of a good thing can be a nuisance to your neighbors. Here are tips to ensure that your outdoor lighting is attractive and economical.

- Glare - If you can see a bright bulb from a distance, it's a bad light. With a good light you can see mainly the lighted ground underneath, not the dazzling bulb.
- Light invasion - Bad lights shine onto neighboring properties, and into bedroom windows reducing privacy and hindering sleep. Lighting can also be a problem for nesting sea turtles.
- Energy waste - Bad outdoor lights waste energy by spilling light where not needed, into the night sky. For more information on outdoor lighting and sky glow visit www.darksky.org

In a neighborhood like ours with more than 300 homes, there are bound to be disputes from time to time. It is the policy of BBECA to not get involved with problems between neighbors. We expect people to work out their problems amicably or, if absolutely necessary, contact the Sheriff's Office. Most problems can be avoided if everyone observes common-sense rules of behavior.

If you rent...

Be sure to inform your tenants of these basic rules of the neighborhood. Visit www.bbeka.org to find "Good Neighbor Tips" for residents and renters. Print out and include the "Tips" document in your renter information packet.

ADDITIONAL HELPFUL SERVICES INFORMATION

LOCAL HOSPITALS

- Key West: Lower Keys Medical Center, 5900 College Rd (305) 294-5531
- Marathon: Baptist Health Fisherman's Hospital, 3301 Overseas Hwy (305) 434-1000

POST OFFICES

Summerland Key: 24700 Overseas Hwy (305) 745-3391 (this is our mail delivery office)

Big Pine: 29959 Overseas Hwy (305) 872-2531

(UPS in Winn Dixie Shopping Center on Big Pine will also accept mail)

LIBRARIES: Monroe County Main Library Branch Lower Key Locations

- Key West: 700 Fleming Street (305) 292-3595
- Big Pine: 213 Key Deer Blvd (305) 872-0992
- Marathon: 3251 Overseas Hwy (305) 743-5156

SCHOOLS AND COLLEGE

- **Monroe County School District** - www.keysschools.com
Main Office, 241 Trumbo Road, Key West (305) 293-1400
- **The College of the Florida Keys** - www.cfk.edu
Main Office, 5901 College Rd, Key West (305) 296-9081

OBTAINING A FLORIDA VOTER REGISTRATION CARD

You may register at time of license registration above or at any library or Sheriff's Office in Monroe County or at the Supervisor of Elections Office at 5200 College Rd, Key West, FL. 305-292-3416. You must be a resident of Monroe County – FL Driver's License or SS# necessary.

VEHICLE REGISTRATION

Monroe County Tax Collector's Office - New residents must register their vehicles and obtain Florida license tags within 30 days of establishing residency or by the day they begin work or by the time they register their children in school. Items you will need:

- Proof of vehicle ownership and Proof of Insurance
- Previous out-of-state title and registration
- A state form that includes the vehicle registration number and odometer reading
- Valid driver's license and a second form of personal identification
- The vehicle you are registering

BOAT REGISTRATION

Monroe County Tax Collector's office - Registration is required on all boats with motors regardless of size. A valid out-of-state registration of any pleasure craft is recognized for up to 90 days in Florida. After that, Florida registration is required. Fees vary according to the length of the boat. Items you will need:

- Title and/or registration
- Valid driver's license and a second form of personal identification
- Bill of sale if owned less than 6 months

OBTAINING A FLORIDA DRIVER'S LICENSE

Monroe County Tax Collector's Office - New residents are required to pass only a visual examination if they have a valid driver's license from another state. Drivers must be at least 16 years old to qualify for a driver's license and 15 years old to get a restricted operator permit. Items to bring:

- Your valid out-of-state driver's license
- US Birth Certificate or US Passport, SS# Proof
- Proof of Resident address-utility bill or voter's registration card

FISHING AND HUNTING LICENSE INFORMATION

Licenses are easily available at bait and tackle shops and license offices throughout the state of **Florida**. They can also be purchased via telephone at 888-**FISH-FLORIDA**, or online <https://license.goutdoorsflorida.com/>

For further information, call **Florida Fish and Wildlife Conservation Commission** (305) 289-2330

MONROE COUNTY GOVERNMENT OFFICES (www.monroecounty-fl.gov)

Monroe County Tax Collectors Office –

- Big Pine Key: 247 Key Deer Blvd (Tuesday-Thursday 9:00 AM to 3:00 PM), (305) 872-4751

- Key West: 1200 Truman Ave, (305) 295-5000; 3304 N. Roosevelt Blvd

- Marathon: 3101 Overseas Hwy, (305) 295-5000

Services Offered:

- Driver License (Renewals and Replacements Only - No Road or Written Exams)
- Property and Tangible Tax
- Tag & Title
- Hunting & Fishing Licenses
- Local Business Tax

Monroe County Government Center –

1100 Simonton St, Key West (305) 294-4641

Monroe County Growth Management Division –

102050 Overseas Highway, Key Largo, (305) 453-8772

Code Enforcement –

2798 Overseas Highway, Marathon, (305) 289-2810

Planning and Environmental Resources –

Marathon: 2798 Overseas Hwy Suite 400 (305) 289-2500

Building Department –

Big Pine Key Satellite Office: 179 Key Deer Blvd, (305) 289-2877

Monroe County Clerk's Office –

Key West: 500 Whitehead Street, 305-292-3458

Marathon: 3117 Overseas Highway, 305-289-6027

Monroe County Property Appraiser – www.mcpafl.org

500 Whitehead Street, Key West, 305-292-3420

- **Homestead Exemption:** To qualify for homestead exemption for the first time, each person must have legal title to the property, as recorded in the official records of Monroe County, and who resides thereon and in good faith make the same his permanent residence or the permanent residence of another or other legally or naturally dependent upon such person. Each person must reside on the property, have legal title and provide proof of residency as of January 1st of the year that they are applying. Property owners can pre-file for homestead exemption.

LOCAL CHAMBER OF COMMERCE OFFICES

- Greater Key West Chamber: (305) 292-2587
- Big Pine & Lower Keys: (305) 872-2411
- Greater Marathon Chamber: (305) 743-5417

LAW ENFORCEMENT

Monroe County Sheriff's Office: Emergency 911

- Key West – 5525 College Road (305) 292-7000
- Cudjoe Key – Substation 20950 Overseas Hwy (305) 745-3184
- Middle Keys – Marathon Substation 3103 Overseas Hwy (305) 289-2430

City Police Department: Key West: 1604 N. Roosevelt Blvd (305) 809-1111

Florida Highway Patrol: flhsmv.gov or (305) 289-2600

Florida Fish and Wildlife Conservation Commission: myfwc.com

Wildlife Alert Hotline at 888-404-FWCC (888) 404-3922

AIRPORT: Key West International Airport: (305) 809-5200

HURRICANE AND SEVERE WEATHER PREPARTION INFO

Monroe County Emergency Management: 490 63rd St Oceanside Suite 150 Marathon; (305) 289-6018

National Hurricane Center – For up-to-date emergency and weather-related information tune into:

- Local radio 104.1
- Cable TV, channel 16 and 52
- NOAA weather radio

NEWSPAPERS

- ***The Florida Keys Keynoter:*** www.flkeysnews.com or (305) 743-5551
- ***The Keys West Citizen:*** keysnews.com or (305) 292-7777
- ***Keys Weekly:*** <https://keysweekly.com>
- ***News Barometer – Big Pine:*** bigpinenews@aol.com or (305) 872-0106

USEFUL PHONE NUMBERS

Animal Control/FKSCPA: (305) 294-4857

Cudjoe Key Waste Transfer Station: (305) 745-2513

Florida Keys Aqueduct Authority: (305) 296-2454

Key West National Weather Service: (305) 295-1316

Monroe County Tax Collectors Office (Big Pine Key): (305) 872-4751

Mosquito Control District (service request): (305) 292-7190

US 1 Radio 104.1 FM: (305) 296-7511

USFWS Key Deer Refuge Visitor Center: (305) 872-0774

USFWS National Key Deer Refuge Wildlife Issues: (888) 404-3922 (Ext 1)

Waste Management, Inc.: (305) 296-8297

Find more helpful information at www.bbeka.org