



## THE CITY OF KEY WEST

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# EXECUTIVE SUMMARY

**TO:** Key West Bight Management District Board  
**FROM:** Doug Bradshaw, Port and Marine Services Director  
**DATE:** February 6, 2019  
**SUBJECT:** Term Charters Applications

### ACTION STATEMENT:

Review and approval/disapproval of Term Charter applications.

### BACKGROUND:

The Key West Bight Management District Board and CRA have agreed to allow time charters at the Key West Bight Marina. Both Boards adopted a new lease and the "Time Charter Requirements and Regulations" which included an application process for a commercial tenant wanting Term Charter status.

Key West Bight staff emailed the attached letter and the "Time Charter Requirements and Regulations" on December 17, 2018 to existing tenants that are known to be currently operating as a Term Charter. The following six (6) request were received with three (3) request coming from one tenant:

- Afternoon Delight- Captain Al King
- Catamaran Isola- Calypso Watersports and Charters, Suzanne and Lance Holmquist
- Restless Native – Brad Barker
- Wild Thing- Key West Sailing Adventure, Captain Albert Tropea
- Obsession- Key West Sailing Adventure, Captain Albert Tropea
- St. Vitus Dance- Key West Sailing Adventure, Captain Albert Tropea

The letter stated that the "Key West Bight Board has made it clear that it is NOT the intention of this new lease to allow any form of AirBnB or "Boatels" to operate or the conversion of a non-term charter type businesses such as fishing charters, sunset cruises, etc to become a Term Charter business".

### FINANCIAL IMPACT:

There is no financial impact with allowing time charters to operate in the marina. All commercial

*Key to the Caribbean – Average yearly temperature 77° F.*

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tenants pay the same per foot price to operate in the marina.

**RECOMMENDATION:**

Based on the intent of the Bight Board staff recommends disapproving the application from Afternoon Delight as it has always operated strictly as a fishing charter and should remain that type of business. It just recently started offering over-night stays on the vessel. The vessel is docked along the other charter fishing vessels and to mix in a term charter business in this location does not make sense. Lastly the Bight Board implemented a 15 vessel cap for fishing charters in 2000 with a mix of approximately six (6) flat boats, four (4) center console, and five (5) off-shore vessels. The Afternoon Delight is one of the off-shore vessels and staff does not feel that number should be reduced as it helps maintain the Bight's offering of charter fishing vessels and historical uses.

The other five (5) vessels staff recommends granting Term Charter status as each one has operated over the years in some form or fashion as a term charter type business with few or no issues identified by staff. The vessels are well suited for term charters as they are either catamarans or sailing vessels. Additionally they are spread throughout the marina which helps reduce their impact on other tenants within the marina as guest come and go.