



## EXECUTIVE SUMMARY

**TO:** Key West Bight Board  
**FROM:** Mark Tait  
**CC:** Marilyn Wilbarger  
**DATE:** September 30, 2011  
**SUBJECT:** Reallocation of slip use at KWB Marina

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**ACTION STATEMENT:** The purpose of this item is to discuss with the Board staffs intention to reallocate current low use transient slips to additional commercial slips for the marina.

**BACKGROUND:** Transient dockage reservations and revenues have been declining for the marina and every other marina in Key West since the economic downturn in 2008. Staff has performed a slip analysis of all transient slips in the marina and it is apparent that some transient slips rent better and more often than others. The less popular transient slips can very easily be used for commercial use and there are people on the commercial waiting list that are ready to operate new businesses in those slips.

Staff is recommending the following changes:

### A Dock

- A 01 was turned into additional 2-hour dockage after Florida Keys Boat Rentals was evicted from the marina. The working stone crab boat that the board approved is now in that slip right behind the Half Shell Raw bar.
- Bill Rowan has requested to put Schooner Hindu in slip A 18. Schooner Hindu is not on the commercial waiting list. The schooner is 80 feet overall and would overhang the dock by 30 feet which would not allow the Yankee Freedom to access its slip on the fuel dock. The schooner will not fit in the slip. Staff is not recommending Mr. Rowan's request.
- Bill Malone has requested to put his 55 foot historic 1902 Dutch sailing cargo ship along the seawall on C Dock. Sebago's catamaran Pelican would have to relocate to slip A 02.

### C Dock

- No changes.

### D Dock

- Transient slips D 10, D17, D 19 and D 20 will be turned into live-aboard or recreational slips.

### E Dock

- Live-aboard tenant Jerry Mitchell in slip E 06 will be relocated to E 09.
- E 06 and E 07 will turn into commercial slips.

- Staff will find a commercial tenant for E 06.
- E 07 will be filled by the 6<sup>th</sup> person on the waiting list, Dennis Krinitt with his 42' sailboat charter.
- E 10 will change from transient to commercial and will be filled by the 7<sup>th</sup> person on the waiting list Albert Tropea with his 44" sailboat charter.
- E 21 will change from transient to commercial and staff will find a commercial tenant for that slip.

#### Seawall

- SW 04 is vacant. The boat in this slip has to be a flats boat to get under the rope tied between the pilings to secure the other flats boats in slips SW 2 and SW 3. SW 05 is occupied by Jim Mckillip and his flats boat there is also a rope between the pilings SW 05 and SW 06 which limits the type of boats that can go into those slips. Staff recommends moving Mr. Mckillip to slip SW 04 which would put all three flats boats together and they could get under the rope between their pilings. The rope would be removed between slips SW 05 and SW 06 so center console boats with T Tops could access those slips. Slip SW 05 would be filled by the 21<sup>st</sup> person on the list Steven Wilbarger and his 25' center console spear fishing charter boat.

#### **OPTIONS/ ADVANTAGES/ DISADVANTAGES:**

- Reallocating the slips as suggested will add \$90,268 in revenue for the marina.
- Adding additional commercial slips will give the public additional options to choose from while visiting the marina.
- Two current tenants will have to be relocated to a slip next to their current slip to maximize the usage of all of the slips.

**FINANCIAL IMPACT:** By reallocating the above mentioned slips to the mix of the marina, \$90,268 in additional revenue will be realized in this year's budget.

#### ATTACHMENTS:

Commercial Wait List  
 Slip Matrix for A Dock  
 Slip Matrix for C Dock  
 Slip Matrix for D Dock  
 Slip Matrix for E Dock  
 Marina Mix  
 Budget  
 Photo of historic Dutch sailing ship