

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING THE ATTACHED CITY MARINA PRICING STRUCTURE FOR FULL-TIME AND PART-TIME LIVEABOARD TENANT SLIP RENTAL RATES, INCLUSIVE OF ADJUSTMENTS TO THE ALLOCATION OF THE PER FOOT CAPITAL IMPROVEMENT FEE; AUTHORIZING ANNUAL CPI ADJUSTMENTS; APPROVING AS TO FORM THE ATTACHED LIVEABOARD RESIDENCY QUESTIONNAIRE; AUTHORIZING ANY NECESSARY BUDGET TRANSFERS OR ADJUSTMENTS; AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS UPON CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Marina at Garrison Bight has hosted liveaboard vessels and/or floating structures for more than thirty years, offering a below-market rate for monthly slip rentals, and the City has long regarded the liveaboards at City Marina as affordable housing for locals living and working in Key West and the Lower Keys; and

WHEREAS, in recent years, City Marina staff has observed a significant increase in sales of liveaboard vessels and/or floating structures of high market value to part-time residents, currently estimating that up to 65% of liveaboard slips are now used for seasonal or second homes, and no longer serve as affordable housing for local workers; and

WHEREAS, creating a part-time liveaboard slip rental rate at a substantially higher rental rate would incentivize the continuation of full-time affordable workforce liveaboards at Garrison Bight, provide necessary revenue for maintenance and improvements throughout the marina, and in small part make up for the economic impact when housing is not occupied full-time for a substantial part of each year; and

WHEREAS, the establishment of a new City Marina pricing structure for full-time and part-time liveaboard tenants' slip rental rates, including adjustment/assignment of the per foot capital improvement fee will enhance the health, welfare and safety of the liveaboard residents of City Marina at Garrison Bight and the City of Key West; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the attached new City Marina Pricing Structure for full-time and part-time liveaboard slip rental rates, including the per-foot Capital Improvement Fee allocation, is hereby approved, to be effective October 1, 2023.

Section 2: That an automatic annual adjustment by Consumer Price Index is hereby authorized.

Section 3: That the attached "Residential Questionnaire," which shall be a condition of lease renewal at Garrison Bight, is hereby approved as to form.

Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this _____ day of _____, 2023.

Authenticated by the Presiding Officer and Clerk of the Commission on _____ day of _____, 2023.

Filed with the Clerk on _____, 2023.

Mayor Teri Johnston _____

Vice Mayor Sam Kaufman _____

Commissioner Lissette Carey _____

Commissioner Mary Lou Hoover _____

Commissioner Clayton Lopez _____

Commissioner Billy Wardlow _____

Commissioner Jimmy Weekley _____

TERI JOHNSTON, MAYOR

ATTEST:

KERI O'BRIEN, CITY CLERK