



## MEMORANDUM

Date: April 1, 2025

To: Caroline Street Corridor and Bahama Village Community Redevelopment Agency

From: Steve McAlearney  
Director Port & Marine Services

Subject: Key West Bight Transient Rate Increase (Legistar 25-3363)

### **Introduction**

Resolution approving an increase in transient slip rates at Key West Bight Marina to more closely match market rates established by surrounding marinas. The Key West Bight Management District Board passed this item unanimously at its February 12, 2025, meeting.

### **Background**

Transient slip rates at Key West Bight (KWB) Marina have increased by only the Consumer Price Index (CPI) for a number of years. The current rates are substantially less than market rates charged by the other marinas in the immediate vicinity. It would be reasonable to raise the transient rates closer to the established market rate but still keep them affordable as a city owned marina. KWB Marina does not offer amenities comparable to Conch Harbor or The Galleon, such as a pool or sauna, however there is still room for a reasonable rate increase at this time. Rates better aligned with private market rates will allow the Key West Bight to better maintain and improve infrastructure and services, and potentially allow increased contributions to the General Fund.

### **NOTE THAT REQUEST IS FOR APPROVAL OF ALL RATES AS SHOWN IN ADDENDUM 1**

Table 1 below provides a reference based on daily, per foot transient slip rates at Key West Bight and neighboring marinas for comparison.

<b>TABLE 1 - Comparative Daily Rates for Marinas Located in Key West Bight 2/1/2025</b>					
	<b>Daily (per foot)</b>		<b>Water</b>	<b>Electric</b>	<b>Amenities</b>
KWB Current	>60'	\$5.15	Included	.22/kwh	Wi-Fi
	<60'	\$4.30			In slip pump out
	Summer <60	\$3.80			Pay laundry
	Smr local	\$3.20			
KWB Proposed	>60'	\$6.00	Included	.22/kwh	Same
	<60'	\$5.00			
	Summer <60	\$4.50			
	Smr local	\$4.00			

Conch Harbor	>85'	\$8.75	Included	Included	Wi-Fi
	<85'	\$7.75			In slip pump out
	<65'	\$6.75			Free laundry
Galleon	70+	\$8.00	Included	.22/kwh	Resort amenities
	55'-69'	\$7.00			Pump out \$5
	<55'	\$6.50			Pay Laundry
A & B	All	\$8.00	Included	.22/kwh	Wi-Fi
					In slip pump out
					Free laundry

### **Procurement**

The pricing structure set forth in Addendum 1 would go into effect on April 1, 2025, and would increase at the beginning of each fiscal year by CPI.

### **Recommendation**

Staff recommend approving an adjustment in transient slip rates at Key West Bight Marina to more closely correspond with market rates established by surrounding marinas. The Key West Bight Management District Board passed this item unanimously at its February 12, 2025, meeting.