



**15-MONTH TENANCY DOCKAGE AGREEMENT**  
 City Marina at Garrison Bight  
 1801 North Roosevelt Blvd, Key West, FL 33040  
 Telephone: (305) 809-3981  
 Email: keywestcitymarina@cityofkeywest-fl.gov

This is a 15-MONTH TENANCY DOCKAGE AGREEMENT between City of Key West (“LESSOR”), 1801 North Roosevelt Blvd, Key West, FL 33040, and \_\_\_\_\_ (“LESSEE”), for the dockage of the described vessel/floating home on the terms and conditions as hereinafter provided, at City Marina at Garrison Bight. **This 15-MONTH TENANCY DOCKAGE AGREEMENT shall not be issued after October 1, 2024 or at any future date.**

**VESSEL/FLOATING HOME**

Name: \_\_\_\_\_ Make: \_\_\_\_\_ Year: \_\_\_\_\_  
 Registration/Documentation #/ Alternate Key: \_\_\_\_\_ Color \_\_\_\_\_  
 Length \_\_\_\_\_ Beam \_\_\_\_\_ Inboard \_\_\_\_\_ Outboard \_\_\_\_\_ Diesel \_\_\_\_\_ Gas \_\_\_\_\_  
 Draft \_\_\_\_\_ Power \_\_\_\_\_ Sail \_\_\_\_\_ Coast Guard approved head Yes \_\_\_\_\_ No \_\_\_\_\_  
 Lien Holder: \_\_\_\_\_ Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**OWNER (Proof of ownership required)**

Name(s): \_\_\_\_\_  
 First MI Last Primary Phone  
 \_\_\_\_\_  
 First MI Last Primary Phone  
 \_\_\_\_\_  
 First MI Last Primary Phone

Primary Address: \_\_\_\_\_  
 Street City, State, Zip

Billing Address: \_\_\_\_\_  
 Street City, State, Zip

Email Address for all correspondence: \_\_\_\_\_

**Notify in Case of Emergency**

Name(s): \_\_\_\_\_  
 First MI Last Primary Phone  
 \_\_\_\_\_  
 First MI Last Primary Phone

**VESSEL/FLOATING HOME INSURANCE (Proof of Insurance Required Note: City of Key West must be included as an "Additional Insured")**

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_  
Agent Name: \_\_\_\_\_ Phone: \_\_\_\_\_

**DOCKAGE INFORMATION**

**Dockage Space Assigned** Pier \_\_\_\_\_ Slip Number \_\_\_\_\_

**Dockage Term** 15-Months, non-recurring, must vacate upon sale

**Commencement Date** \_\_\_\_\_  
Month/Day/Year

**Charges**

Regular Monthly Dockage and Service Charges Account Number \_\_\_\_\_

Dockage (Code B275)	\$ _____ Per Foot	\$ _____ Per Month
Wide Beam(Over 15 ft)(Code B277)	\$ _____ Per Foot	\$ _____ Per Month
Solid Waste/Recycling Utilities (Code U275)		\$ _____ Per Month
Capital Improvement Fee (part-time tenants only)	\$ <u>NA</u> Per Foot	\$ _____ Per Month
Sales Tax (7.5%)		\$ _____ Per Month
<b>Total Monthly Billing</b>		<b>\$ _____ Per Month</b>

1. Dockage Fee includes base rent, plus \$0.00 per foot for an assessment for capital improvement and capital maintenance, plus Solid Waste Removal and Recycling. LESSEE subject to additional per ft width charge for beams over 15 wide. An amount equal to two (2) months rent (\$ \_\_\_\_\_) is required as a deposit upon signing this agreement

2. Electrical and water will be metered and will be invoiced monthly in addition to Dockage Fees.

3. Charges (including applicable sales tax) are payable monthly in advance on the first of the month. Charges are prorated to the first of the month if term commences other than on the first of the applicable month. Charges not paid by the fifth (5th) of the month shall result in a late payment of fifteen percent (15%) of the appropriate monthly amount.

4. Lessee agrees to provide written notice of any change in any of the information furnished by Lessee in this Agreement prior to, but within no later than 10-days of the change.

This Agreement contains the following documents:

1. Terms and Conditions
2. Signature Page
3. Marina Liveboard Rules and Regulations

**TERMS & CONDITIONS (15-MONTH TENANCY)**

**Definitions**

- **City Marina or Marina:** The upland property and docks owned by the City in Garrison Bight.
- **Garrison Bight:** Waters surrounding the City owned marina
- **Port and Marine Services Director or Director:** The person designated by the City to oversee all port and marine operations for the City of Key West
- **Marina Manager/Supervisor:** Person designated by Port and Marine Services Director to manage City Marina.
- **Dockmaster/Assistant Dockmaster:** Marina staff member responsible for day-to-day operations of City Marina.
- **LESSOR:** The City of Key West
- **LESSEE:** Agreement holder tenant of City Marina
- **Vessel/Houseboat:** Has proper current registration documents issued by a valid governmental agency within the United States, has marine power for navigational purposes, has a control center located forward on the vessel that provides fully operational steering and throttle control of the vessel during navigation, and has all legally required navigational lights, aides, and equipment as proscribed by the relevant governmental agency appropriate for the size and type of vessel.
- **Floating Home:** any structure designed to be waterborne and which is used primarily as a dwelling, but not including vessels used primarily as mobile waterborne vessels for transportation. Floating structures are expressly excluded from the definition of the term “vessel”. Incidental movement upon water or resting partially or entirely on the bottom does not, in and of itself, preclude an entity from classification as a floating structure.
- **Registration:** means a state operating license on a vessel which is issued with an identifying number, an annual certificate of registration, and a decal designating the year for which a registration fee is paid.

1. LESSEE's lease period shall be for an 15-month term beginning from the date this agreement is signed by the tenant.
2. This agreement shall terminate at the end of the 15-month term. Upon expiration of this agreement or conclusion of owner occupancy of the LESSEE named on this agreement pursuant to paragraph 5, the agreement shall be null and void; and the vessel/floating home shall be immediately removed from the Marina by the LESSEE and the slip shall revert to Transient Dockage. If LESSEE remains in possession of the slip/berthing space after expiration of the lease agreement, without the written consent and approval of LESSOR, LESSEE shall be considered a holdover tenant as defined by Section 83.58, Florida Statutes and LESSOR may recover double the amount of rent due for the period during which the LESSEE refuses to surrender possession.
3. Payments are due on the first day of each calendar month. Any rental payment not received by LESSOR by 5:00 p.m. on the 5<sup>th</sup> day of the month will be assessed a fifteen (15) percent penalty charge. Returned checks will be assessed the amount provided in Florida Statutes Section 166.251.

4. Rental payment shall be adjusted October 1<sup>st</sup> of each year by increasing the base rent by the average change in the U.S. Department of Commerce Consumer Price Index (CPI) for All Urban Consumers, as reported by the Bureau of Labor Statistics for the 12 months prior to the renewal date.
5. LESSEE understands and agrees that his or her vessel/floating home shall be owner-occupied. The LESSEE must inform the LESSOR of the name of any additional occupants prior to the occupant(s) moving into the vessel/floating home. If the LESSEE named on the Agreement ceases to occupy the vessel/floating home this agreement shall become null and void and the vessel/ floating home shall be removed from the Marina by the LESSEE. The remaining occupant(s) has/have no right to continue occupancy. All applicable Terms and Conditions and Marina Liveboard Rules and Regulations must be followed by each occupant.
6. Except as provided herein, this Agreement shall not be assigned. LESSEE shall not sublet LESSEE'S vessel/structure or a portion thereof to a third party.
7. LESSEE acknowledges that he or she has inspected the berthing space described herein and satisfied himself or herself that the berthing space is adequate for safe mooring and/or storage of his/her vessel/floating home. This contract is not a bailment of the vessel/floating home owner's vessel/floating home but a lease of berthing space, and LESSOR'S liability is limited to supervision and maintenance of LESSOR'S property. LESSOR's employees will make reasonable efforts to contact vessel/floating home owner and notify him or her of dangerous conditions requiring his attention. LESSOR assumes no responsibility for tending mooring lines or moving vessel/floating home from the berths to which they are assigned.
8. No more than one vessel/floating home may be moored in a slip with the following exception: LESSEE, upon Marina Manager/Supervisor written approval, may dock a dinghy or small vessel behind the vessel/floating home so long as length of dinghy or small vessel does not exceed the width of vessel/floating home. LESSEE may dock the dinghy or small vessel on a platform. Length of platform may not exceed the width of vessel/floating home.
9. LESSEE agrees sub-metered electrical power and water usage will be invoiced monthly in addition to any/all dockage fees. Nonpayment of any utility charge shall be considered a material breach of this Agreement and shall be grounds for termination and eviction pursuant to paragraph 12.
10. Any moneys owed LESSOR shall constitute additional rent and be a direct lien against the vessel/floating home and continuing lien wherever the vessel/floating home is located. If the person signing this agreement has directed billing for charges hereunder to be transmitted to another person, firm or organization which, upon so being billed, has failed to make payment, then the person so signing shall, upon demand, promptly pay the charges.
11. LESSOR shall be entitled to exercise its rights under Section 328.17 of the Florida Statutes in regard to a possessory lien and the non-judicial sale of vessel/floating homes which may be held for unpaid costs, storage charges, dockage fees, and any other fees allowed by law.

12. This Agreement shall be governed by Chapter 83 of the Florida Statutes, the Landlord and Tenant Law. LESSOR shall be entitled to a right of possession of its slip in the event of a failure to make all payments due hereunder in a timely manner, or for a material breach of any of the covenants or provisions of this Agreement. In the event of such default and termination, LESSOR shall provide LESSEE with notice as set forth in Chapter 83. In addition, LESSOR may terminate the Agreement upon thirty (30) days' notice (or sooner in the case of emergency). If it is necessary for LESSOR to collect any charges or fees under this Agreement through an attorney, or enforce any obligations owed hereunder through an attorney, LESSEE agrees to pay all costs of collection or enforcement, including reasonable attorney's fees. Both parties waive trial by jury on any action brought to enforce or otherwise related to this agreement.
13. LESSEE agrees to be responsible to LESSOR and pay for any and all loss or damages to piers, walks, slips, vessels/boats, dock boxes or any property located in the LESSOR's area caused by LESSEE, his or her agents, guests/invitees, servants and/or employees whether caused by negligence or not, and further to defend and hold LESSOR, its agents and employees, harmless for any of the foregoing. This indemnification shall survive the expiration or termination of this Agreement.
14. If any vessel/floating home owned or used by or under the control of LESSEE or his or her guests should sink or become waterlogged in the Marina, it shall be the responsibility of LESSEE to have it raised immediately. If any vessel/floating home owned or used by or under the control of LESSEE or his or her guests should take on water and be in danger of sinking, LESSEE shall be responsible to take any action necessary, at LESSEE's cost, to avoid said vessel/floating home from sinking. It is the LESSEE's exclusive responsibility to pay for any and all financial obligations incurred as a result of sunken or waterlogged vessel/floating home and any costs related to action taken to avoid a vessel/floating home from sinking. If, after forty-eight (48) hours, the vessel/floating home has not been raised or action taken by LESSEE to raise or prevent a vessel/floating home from sinking, LESSOR reserves the right to undertake the raising of said vessel/floating home and to take any action necessary to prevent a vessel/floating home from sinking at LESSOR's sole discretion. LESSEE may comply with this provision by filing an acceptable salvage plan for the vessel/floating home with LESSOR and proceeding with said plan as soon as is practicable under the circumstances. Any expenses or costs incurred by LESSOR in raising such vessel/floating home or any other action authorized under this paragraph shall be reimbursed by the LESSEE. LESSEE agrees to hold LESSOR harmless, defend and indemnify LESSOR from any damages, which may occur as a result of raising said vessel/floating home or as a result of any other action taken by LESSOR authorized under this paragraph. LESSEE further agrees that the obligations of LESSEE to hold forever harmless, defend and indemnify LESSOR, as required under the terms of this paragraph, shall be effective and enforceable by LESSOR against LESSEE upon notice given by LESSOR to LESSEE of any such liabilities, claims, demands or lawsuits asserted by any party or persons against LESSOR arising from and/or related to, or in any way connected with, LESSEE's obligations under this paragraph. Without notice to the LESSEE as specified above, LESSOR may elect to raise the vessel/floating home for reasons of public health and public safety. Any vessel/floating home which may sink and has not been raised or removed by the LESSEE within seven (7) days a fine of \$100 per day beginning on day eight (8) will be levied

And any such vessel/floating home is subject to removal by LESSOR by any means, including demolition, if necessary at LESSEE's sole cost and expense Should a vessel or floating home sink as the result of a storm event for which a state of emergency was declared the LESSEE shall have a reasonable time to raise the vessel or floating home with both parties taking into consideration the nature and extent of damage caused by the storm that resulted in the declared state of emergency.

15. This Agreement is for berthing space only and such space is to be used at the sole risk of LESSEE. LESSEE hereby agrees that LESSOR shall not be liable for the care, protection or security of the vessel/floating home, its appurtenances or contents, or of any of LESSEE's personal property, guests, passengers or invitees, or for any loss or damage of any kind to the same due to fire, theft, vandalism, collision, equipment failure, windstorm, hurricane, rains, storms or other calamities. LESSEE agrees that there is no warranty of any kind as to the condition of the seawall, docks, piers, walks, gangways, ramps, mooring gear or utility services, and that LESSOR is not responsible for injuries to persons or property occurring on LESSOR's property. LESSEE, personally and for its family, heirs, and assigns, and other parties in interest, hereby releases and agrees to hold LESSOR harmless from all liability to them for personal injury, loss of life, and property damage. LESSEE, personally and for its family, heirs and assigns, and other parties in interest agrees to indemnify LESSOR for all liability for personal injury, loss of life, and property damage to LESSEE, family, heirs, assigns, agents, employees, invitees and guests caused by fault of LESSEE, including other guests and vessel/floating homes in the marina. This release and indemnification shall include, but not be limited to (1) acts in connection with LESSEE's vessel/floating home, motors and accessories while it is on or near LESSOR property, including the rented space, or while it is being moved or docked; (2) loss or damage to LESSEE's vessel/floating home, motors and accessories and contents or other personal property due to fire, theft, vandalism, collision, equipment failure, windstorm, rain or hurricane or any other casualty loss; and (3) causes of action arising out of the use of any adjacent pier or docking facilities or walkways giving access thereto. LESSEE further agrees to indemnify LESSOR for all damages or losses caused by or arising from fault of LESSEE's vessel/floating home and appurtenances, personal property, guests, passengers, family or invitees, including other guests and vessel/floating homes in the marina. The indemnification provided herein shall include, but not be limited to all costs, expenses and reasonable attorney's fees, including appellate attorney's fees, reasonably incurred by LESSOR; provided, however that LESSOR shall give LESSEE written notice of any such claim within time to reasonably allow LESSEE to appear and defend or pay and discharge such claim. At its option, LESSOR may defend against such claims and by doing so, shall not waive or discharge LESSEE from its obligations to defend and indemnify as herein contained.

16. LESSEE IS HEREBY PLACED ON NOTICE, PURSUANT TO SECTION 327.59, FLORIDA STATUTES, LESSOR may not adopt, maintain, or enforce policies pertaining to evacuation of vessels/floating homes which require vessels/floating homes be removed from the marina following the issuance of a hurricane watch or warning. In the event LESSEE fails to remove LESSEE's vessel/floating home from City Marina within 2 days after the issuance of a tropical storm or hurricane watch for Monroe County or Key West, Florida, under Florida law, LESSOR, its employees and agents are authorized to remove LESSEE's vessel/floating home, if reasonable, from its slip or take any and all other reasonable actions deemed

appropriate by the LESSOR in order to better secure LESSEE's vessel/floating home and to protect Marina property, private property, and the environment. LESSOR shall be entitled to charge LESSEE a reasonable fee for any such action.

17. GENERAL INSURANCE REQUIREMENTS: Except as provided herein, LESSEE shall purchase and maintain, at a minimum, a \$300,000 liability policy on LESSEE's boat or vessel described herein. LESSEE understands and agrees that LESSOR is in no way liable for any of the foregoing and the purpose of this clause is to ensure that LESSEE carries his or her own insurance. LESSEE shall name the LESSOR as an additional insured on the insurance policy for the vessel for the purposes of notification only.
18. LESSOR shall be entitled to a lien for unpaid sums due for the use of dock facilities or services or for damages caused to any docks or property of LESSOR, and for any labor or services of any kind, on, to or for the use or benefit of, the boat or vessel/floating home of LESSEE described herein, its appurtenances and contents, and LESSEE expressly grants LESSOR a lien therefor in addition to other remedies and liens provided by Florida Statutes, and/or common law admiralty.
19. In the event of a sale of the vessel/floating home, this agreement shall be null and void, the LESSEE shall remove vessel/floating home from Marina. Consent for Assignment will not be granted and the slip shall revert to Transient Dockage. The LESSEE named on this agreement has the right to replace their vessel/ floating home during the term of this agreement for owner occupancy with prior approval from the Port & Marine Services Director.
20. LESSEE agrees that part ownership of the vessel/floating home does not in any way create for LESSOR any obligation to furnish dockage space to any partner other than the original signer of this Agreement, or to any vessel/floating home other than that described herein, whether or not the partnership is dissolved for any reason whatsoever. In the event of dissolution of a partnership, or the withdrawal of a part-owner, until notice to LESSOR is given thereof, all parties shall be bound by the terms of this Agreement and be obligated for the payment of all sums due, and for the strict performance of all its covenants and conditions.
21. In the event of the death of the LESSEE, this Agreement shall remain in the estate or pass to the heir(s) only until the expiration of the Agreement term or for six (6) months, whichever is longer. At which time this agreement shall be null and void and the vessel/ floating home shall be removed from the Marina by the estate or heir(s) and the slip shall revert to Transient Dockage. Payment terms and all other terms of the Agreement will remain in effect.
22. Written notice mailed or delivered to the premises assigned hereunder or to LESSEE's address as shown above or posted either on the vessel/floating home or dockside adjacent to the vessel/floating home shall constitute sufficient notice to LESSEE and written notice mailed or delivered to the Marina Manager/Supervisor shall constitute sufficient notice to LESSOR concerning the terms of this Agreement. LESSEE agrees that delivery of notice hereunder shall be considered accomplished regardless of whether delivery to LESSEE's address given herein is accepted and regardless of the identity of any person accepting delivery.

23. LESSEE agrees to comply with all federal, state and local laws pertinent to any subject matter of this Agreement, including but not limited to those pertaining to marinas and boating; and to comply with all City Marina Terms and Conditions, and Rules and Regulations, including those attached hereto, which are by reference made a part hereof. LESSEE further agrees to comply with changes, additions, or deletions to City Ordinances, Terms and Conditions, and Rules and Regulations. City Manager has the authority to implement or change Rules and Regulations for the marina and uplands. Upon failure of LESSEE to comply with any such laws, Rules and Regulations, or to pay the rental herein above provided, this Agreement may be terminated, and LESSOR may remove the vessel/floating home from the dockage space at LESSEE's risk and expense and may take possession of the space, as a penalty. LESSOR has the right to remove a vessel/floating home from the Marina during any emergency situation or catastrophe.
24. Where applicable, LESSEE shall comply with the City's Floating Home Code, Section 14-181 *et seq.* of the Key West Code of Ordinances, and other City regulations relating to safety of structures.
25. The LESSEE shall not discharge sewage in marina waters under penalty of immediate Eviction and prosecution in a court of law. LESSEE shall comply with Chapter 82 of the Code of Ordinances regarding the operation of the No Discharge Zone of the City of Key West's jurisdictional waters. LESSOR may decline to rent a slip or renew an Agreement for a slip to any person who has been convicted of a violation of the No Discharge Zone regulations or ordinances.
26. In the event any portion of this Agreement shall be deemed to be in violation of any law of the United States or any law of the State of Florida, that portion, and that portion only, shall be deemed null and void, and the balance of this Agreement shall remain in full force and effect. This Agreement shall be interpreted in accordance with the laws of the State of Florida and the laws of the United States.
27. Prior to exercising any rights whatsoever pursuant to the terms of this Agreement, LESSEE shall furnish to LESSOR for its review an original or certified copy of proof of ownership of the vessel/floating home. This proof shall consist of either a state-registered title to the vessel/floating home or documentation by the U.S. Coast Guard or foreign sovereign. In the case of a floating home, LESSEE shall provide LESSOR with a personal property tax receipt in order to show proof of ownership.
28. The person signing below as LESSEE does hereby certify that the description of the above vessel/floating home is correct and that he/she is the registered, lawful owner of the vessel/floating home, or authorized to subject the vessel/floating home to all provisions of this Agreement, including but not limited to those providing for liens against it. The person signing on behalf of the LESSOR is duly authorized to execute this Agreement by the City Manager of the City of Key West.
29. LESSEE is permitted reasonable latitude regarding the care and maintenance of their vessel/floating home, subject to the following: Work above the rail or in the interior of the vessel/floating home may be performed if it presents no hazard, creates no nuisance, and does



not interfere with other work in the immediate vicinity being performed by LESSOR's employees or contractors. Approval to perform work other than normal maintenance must be obtained from the Marina Manager/Supervisor whose decision in these matters is final. Any LESSEE desiring to use the services of others to work on his vessel/floating home may do so by removing the vessel/floating home temporarily from the slip and removing it from the Marina. Hull repairs, major engine repairs/overhaul, spray painting, major carpentry/rebuilding projects are strictly prohibited. Electric sanders must have an attached dust vacuum collection device. LESSEE shall immediately remove debris that results from repairs. Repairs that may damage the docks are not permitted. LESSEE and his or her contractors, employees, guests or invitees are liable for any damage to LESSOR's property or the property of others which occurs as a result of such repairs. All repair work shall conform to the City Building Code as it pertains to floating structures, including use of Building Permits where applicable.

30. Strict observance of the conditions, covenants, Marina Rules and Regulations made a part hereof, are essential conditions upon which this Agreement is made and accepted. Violation of any of LESSOR's Terms and Conditions or Marina Rules and Regulations by LESSEE, shall constitute a default.

31. The Marina Manager/Supervisor shall have the right to inspect all vessels/floating homes prior to entering the marina and at all times that they remain in the marina the vessels/floating homes shall be maintained so to adhere to all local, state and federal regulations and marine sanitation device (MSD) regulations. Vessels/floating homes **entering into this agreement** will be required to have a current (less than six months old) Marine Survey or inspection, acceptable to the LESSOR, by a licensed marine surveyor which shall include a bottom inspection and describe the vessel/floating home's structural integrity. The Marina Manager/Supervisor at their sole discretion can require that an owner have performed a Marine Survey if there is an apparent change in the condition of the floating home. Cost for marine survey will be paid for by the vessel owner.

32. **By entering into this agreement, LESSEE fully understands and consents that this agreement in no way provides LESSEE any right and/or expectation to continuous tenancy, of any kind, at City Marina at Garrison Bight, including but not limited to transient, seasonal, liveaboard and/or recreational tenancies. This agreement shall sunset on December 31, 2025.**

33. **Notice to LESSEE**

LESSEE agrees that notice of the actions or intentions of LESSOR is binding upon LESSEE if delivery by certified mail is attempted at the following address:

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address) (City, State, Zip)

LESSEE further agrees that said binding delivery of notice shall be considered fully

accomplished for all purposes hereunder regardless of whether delivery to the above address is accepted or regardless of the identity of any person accepting delivery. LESSEE is fully and solely responsible for the receipt of notice at said address.

34. This Agreement shall constitute the entire agreement between the parties. No amendment or modification of any terms or conditions (excluding Marina Rules and Regulations) contained herein shall be effective unless in writing signed by the parties. No waiver of a breach of any of the covenants contained in this Agreement shall be construed to be a waiver of any succeeding breach. Time is of the essence with respect to all particulars of this Agreement. If any provision of this Agreement is determined by a court of law to be unenforceable, the remaining provisions shall not be impaired thereby, and this Agreement shall be interpreted, as near as possible, to achieve its intent. This Agreement shall be governed by the laws of the State of Florida.

**SIGNATURES ON NEXT PAGE(s)**



**LESSOR SIGNATURE PAGE**

\_\_\_\_\_  
**City Manager or Designee**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by \_\_\_\_\_, LESSOR, who is personally known to me or has produced \_\_\_\_\_ as Identification and who did/did not take an oath.

\_\_\_\_\_  
Notary Public  
State of Florida at Large  
My commission expires: \_\_\_\_\_

## MARINA 15-MONTH TENANCY RULES AND REGULATIONS

1. Any vessel entering the marina is under the jurisdiction of the Dockmaster and must meet the following criteria:
  - a. Must have a valid registration
  - b. Must be under their own power
2. All vessels/floating homes shall have a holding tank for sewage with deck fittings compatible with the installed pump-out system on City Marina piers.
3. Petroleum products shall not be stored on City Property. These products include but are not limited to gasoline and diesel fuel.
4. No cleaning product containing bleach, phosphates or petroleum products shall be used on the exterior of any vessel or floating home, nor will these products be discharged upon the waters of Garrison Bight.
5. No motorized vehicle may be operated or stored on any marina dock or pier.
6. Bicycles must be stored in bike racks or on LESSEE'S vessel/floating home. Bicycles may not be stored on piers. Bicycles found on piers or tied to railing may be immediately removed and disposed of at LESSOR'S sole discretion.
7. LESSEE will be provided with one (1) parking permit. LESSOR does not guarantee space will be available within designated area and spaces are on a first come first serve basis.
8. All vehicles must be operational and moved at least once every 72 hours or be subject to the City's towing provisions unless otherwise approved by the Marina Manager.
9. LESSEE shall be responsible for the actions and conduct of their guests. Disorderly conduct by a LESSEE, occupant, or visitors, which may cause damage to property or harm the reputation of the marina will constitute a breach of the agreement. Noise will be kept to a minimum at all times. Disorderly guests will be ejected from City Marina property by Marina Staff or security.
10. No swimming, diving or fishing is permitted within the marina with the exception of entering the water to accomplish necessary repair work that has been approved by the Marina Manager/Supervisor.
11. No advertising or soliciting is permitted on any vessel or floating home with the exception of exhibiting a "For Sale" sign. "For Sale" signs may not be larger than 12" x 18".
12. All vessels/floating homes shall be tied up to marina piers in a manor acceptable to the Dockmaster or be subject to removal. The Dockmaster reserves the right to properly secure any vessel/floating home to marina piers and assess a service fee for doing so. No rafting of vessel/floating home is allowed at City Marina.
13. The Port and Marine Services Director may require relocation of vessels/floating homes from one berth to another.

14. The Dockmaster may lease any berth vacated for more than 48 hours. It is the LESSEE's responsibility to inform the Dockmaster of the dates and times the berth will be vacant. In the event the vessel/floating home is absent from the marina for more than one (1) month, the Supervisor may authorize rent payment at the minimum allowed for that slip. A minimum of 72 hours' notice is required prior to return to marina.
15. Household garbage shall be placed in the dumpsters provided. Oversized debris including furniture, grills, etc. shall not be placed at the dumpsters. LESSEE shall arrange for and pay for disposal of oversized debris.
16. Loose gear or personal items on the piers are not allowed and will be subject to removal.
17. Any LESSEE desiring to install a dock box or replace an existing dock box must obtain written approval for the dock box from the Marina Manager/Supervisor. If written approval is not obtained prior to installation, the Marina Manager/Supervisor may remove the dock box.
18. No permanent attachments, additions, alterations or changes may be made to docks, piers, pilings or other property of City Marina.
19. Gangways or boarding ramps will not be attached to docks, piers or pilings at any time.