

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA TO APPROVE THE PARTIAL RESCISSION OF RESOLUTION NO. 23-241 WHICH APPROVED THE CURRENT CITY MARINA PRICING STRUCTURE FOR LIVEABOARD TENANT SLIP RENTAL RATES; RESCIND THE QUESTIONNAIRE; RESCIND THE REVISED LEASE AGREEMENT AND PROVIDE A NEW LEASE AGREEMENT; RESCIND THE DATE OF ENACTMENT AND PROVIDE FOR A NEW DATE; RESCIND THE PREVIOUSLY APPROVED PRICING STRUTURE AND PROVIDE AN AMENDED PRICING STRUCTURE FOR RATIFICATION; AUTHORIZE THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS FOR IMPLEMENTATION, UPON CONSENT OF THE CITY ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission unanimously passed Resolution #23-241 on September 14, 2023 creating a two-tier pricing structure affecting all 112 liveaboard (LAB) leaseholds in the City Marina. The pricing structure decreased the per foot base rent for full-time tenants while increasing the base rent for our non-full-time tenants; and

WHEREAS, keeping the two-tier rate structure, as ratified, has not, and will not, be enacted per management direction; and

WHEREAS, in response to tenant requests, and subsequent direction by the City Commission, staff commissioned a Market Rate Study (Study) to determine average rates to be charged at the City Marina. The Study, dated December 2024, determined market data indicates the adjusted value at \$30/ft for Marina LAB leases or 52%* of the adjusted average fair market value; and

WHEREAS, over the past several years the Marina has realized a significant increase in operational expenses including wages, solid waste, utilities, and materials. *Without rate increases the Marina cannot sustain itself long-term.* Marina Management's goal is that, in the future, this Enterprise Fund can benefit the taxpayer by contributing to the City's General Fund; and

WHEREAS, utilizing the Study as guidance, staff have developed three pricing structures for the City Commission's consideration; and

WHEREAS, the pricing structure selected shall go into effect October 1, 2025 and increase at the beginning of each fiscal year, as approved, plus annual CPI; and

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

Section 1: That the City Commission hereby approves the partial rescission of Resolution #23-241 to adjust the City Marina pricing structure for slip rental rates for liveaboard tenants; rescind the questionnaire, rescind the previously approved revised lease agreement; rescind the date of enactment; and rescind the previously approved pricing structure.

Section 2: The City Commission hereby authorizes the City Manager to implement and approve Option _____ as the proposed LAB pricing structure, with an incremental increase,

effective October 1, 2025.

Section 3: That the attached 2025 Liveaboard Lease Agreement, is hereby approved.

Section 4: That the City Manager is hereby authorized to execute all necessary documents, upon consent of the City Attorney.

Section 5: That this Resolution shall go into effect immediately upon its passage, adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

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Passed and adopted by the City Commission at a meeting held
this _____ day of _____, 2025.

Authenticated by the Presiding Officer and Clerk of the
Commission on _____ day of _____, 2025.

Filed with the Clerk on _____, 2025.

Mayor Danise Henriquez	_____
Vice Mayor Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____
Commissioner Donald "Donie" Lee	_____

DANISE HENRIQUEZ, CHAIR

ATTEST:

KERI O'BRIEN, CITY CLERK