



MEMORANDUM

Date: April 9, 2025

To: Key West Bight Management District Board

From: Steve McAlearney, Director Port & Marine Services

Subject: Resolution directing staff to rearrange current marina tenants in order to moor a schooner at the end of Greene Street

Introduction

Resolution directing staff to rearrange current marina tenants in order to moor a schooner at the end of Greene Street

Background

The founding vision for the Key West Historic Seaport, as articulated in a financial advisory committee report, included “creation of a ...maritime heritage district,” with a recommendation for preserving a place for schooners at the end of Greene Street. While this element was not one of four recommendations specifically adopted by the City Commission in resolution 92-400, current city code tasks the Key West Bight Management Development Board with the duty to oversee the “preservation” of the property.

Currently, Fury and Sebago are operating out of the area south of dock H3 referred to as the coffin corner. This arrangement has been in place for the last dozen plus years. Fury leases the entire length of H3 and the entire southwest seawall. They have also leased significant upland space from the Bight to support their waterside operations for the same period of time and in the same vicinity.

Putting a schooner south of H3 will require significant changes to Fury and Sebago operations. Sebago will need to remove their jet skis to a location outside of the marina. While Fury will be directed to raft two of their current vessels in the location of the current jet skis, and the third vessel will be relocated elsewhere in the marina, occupying a current transient slip, impacting that slip’s much higher revenue potential.

The length of H3 dock is 78 feet overall. In order to minimize impact on tenant operations, any schooner assigned to the end of Greene Street must be less than 78 feet length-over-all. With a schooner of less than 78 feet, the primary impact on Sebago operations is the removal of the jet skis; day-to-day operations can remain mostly the same.

Appledore Star is the only schooner, holding a current commercial dockage agreement, with a length-over-all of less than 78 feet, therefore the only schooner capable of relocation to H3 dock. Paragraph 2 of our commercial agreements allows the marina to relocate vessels at our sole discretion. Appledore Star also has the large upside of staying in Key West year-round. It would be unwise to upend the operations of three long time tenants to have a schooner in place only five months per year. The City should not entertain any new commercial dockage agreements based on our State submerged lands lease limitations

ALL AFFECTED TENANTS STRONGLY OPPOSE THIS RESOLUTION.

Procurement

Fury leases the entire length of H3 and the southwest seawall at the monthly commercial rate for a total of \$4,927/month. The new Fury rate would be \$4,207/month, a \$720 monthly loss to the marina. More importantly, the marina would lose the transient income of one slip, up to \$44,685 annually based on a 45 foot vessel. The marina would also lose \$1,312/month for hosting the jet skis.

Recommendation

Staff recommend **denying** this resolution to rearrange current marina tenants in order to moor a schooner at the end of Green Street.