

Key West Bight Marina

Rate Adjustment Proposal

This is to provide supporting documentation for the increase in rate structure for the Key West Bight Marina, located at 120 Margaret St, Key West, Florida.

Competitive market increases over the years indicate the value added of certain city provided amenities need to be periodically increased. The last increase pushed forward for the marina was three years ago in Oct 2018.

Consideration was given in the proposal of price changes included the attempt to maintain a consistent rate increase of %10 where possible.

Certain increases were rounded up to reflect to whole dollar amounts charged after tax. This is due to the increase national demand for loose coins, and the inherent difficulties in handling larger amounts of spin age. This dictated the need to remove small coin change amounts from frequent daily demands. This is evident in the pricing of both the Dinghy access as well as the shower access fees.

This rate increases proposal covers the following areas.

- Transient Dockage Rates
- Transient Electric Service Rates
- Dinghy Access
- Shower Access

Past Rate Comparisons – Jan 2016

- Listed below includes the four marinas located in the Historic Seaport
- These fees did not reflect sales tax.

	Daily Rate	Water Fees	Electric Fees	Other
Key West Bight	\$2.75	Free	\$.18/Kwh	Wi-Fi Avail Pay Laundry
	\$4.05 35-64'			
Conch Harbor	\$4.60 65-99'	Free	\$.18/Kwh	Wi-Fi Avail Free Laundry
	\$5.20 100+'			
A & B Marina	\$3.00	Free	\$.18/Kwh	Wi-Fi Avail Free Laundry
	\$3.50 < 59'			
Galleon Marina	\$3.85 60-84'	Free	.18/Kwh	Wi-Fi Avail Pay Laundry
	\$4.00 >85'			

This evaluation was carried out to provide a basis for the increases seen in 2018 fee structure listed on the next page.

Current Rates

- Below are the current rates for Key West Bight, which took effect as of October 1, 2018

	Daily	Weekly	Monthly	Other
Transient	\$3.30/ft	\$18.70/ft	\$52.80/ft	Oct1-May30 *
Summer Transient	\$2.75/ft	\$14.85/ft	\$42.05/ft	Jun1-Sep30 *
Summer Local Transient	\$2.20/ft	\$11.00	\$31.90/FT	Jun1-Sep30 *
Special Event Transient	\$4.50/t			Min 3-5 nights
Dinghy Dock	\$7.15	\$31.90	\$95.70	
Private Dinghy	NA	NA	137.50	
Large Dinghy	NA	NA	192.50	
1 HR Dock	<35' \$5.00/hr	>35' \$10.00/hr		
Showers	NA	\$24.20/Week	\$71.50/Mo	

- Special Event days are prorated into the time requested at the listed fee.

Current Rate Comparisons –2021

- Listing below includes the four marinas located in the Historic Seaport

	Daily Rate	Monthly Rate	Water Fees	Electric Fees
Key West Bight	\$3.30	\$52.80	Free	\$.18/Kwh
Conch Harbor	\$5.65 <75'	\$100/ft < 75'	Free	\$.18/Kwh
	\$6.30 >75"	\$110/ft >75'		
A & B Marina	\$7.50/ft	\$105/ft <75'	Free	Flat Rate
Galleon Marina	\$5.00/ft < 54'	\$90/ft <54'	Free	.18/Kwh
	5.50/ft 55-75"	\$100/ft 55-75'		
	\$6.00/ft >85'	\$110/ft >75'		

*Up charge of \$1.00/ft for special events for adjoining marinas in the basin. No change in summer pricing as of Jan 10, 2021

Proposed Rate Increase – October 1, 2021

- Listing below are the proposed rate for Key West Bight, which should take effect as of October 1, 2021

	Daily	Weekly	Monthly	Other
Transient >60'	\$4.50/ft	\$25.50/ft	\$79.00/ft	Oct1-May30 **
Transient	\$3.75/ft	\$21.25/ft	\$62.50/ft	Oct1-May30*
Transient Cat/Beam 18'	\$4.95/ft	\$28.00/ft	\$86.00/ft	Summer rate /60'
Summer Transient	\$3.30/ft	\$18.70/ft	\$52.80/ft	Jun1-Sep30 *
Summer Local Transient	\$2.75/ft	\$14.85/ft	\$42.50/FT	Jun1-Sep30 *
Special Event Transient	\$5.50/t			Min 3-5 nights
Dinghy Dock	\$8.00	\$40.00	\$110.00	Max 13'0"
Private Dinghy	NA	NA	\$150.00	Max 13'0"
Large Dinghy	NA	NA	\$210.00	Max 16'
1 HR Dock	<35' \$10.00/hr	>35' \$20.00/hr		
Showers	NA	\$27.00/Week	\$80.00/Mo	

Dinghy Access Rate Comparison Current 2021

- There is currently only two authorized public dinghy access points in the lower keys. Key West Bight and Boot Key Harbor in Marathon
- The City Marina at Garrison Bight is access controlled for only the mooring field tenants.
- Prices below reflect total with tax.

	KWB Dinghy	KWB Shower	KWB Total	Marathon Dinghy	Marathon Shower
Daily	\$7.15	NA	7.15	\$23.65	Inc w/Dock
Weekly	\$31.90	24.20	56.10	\$91.38	Inc w/Dock
Monthly	\$95.70	71.50	167.20	\$241.88	Inc w/Dock

Electric Rate Format

- Several marinas have gone to a flat rate billing for short term transients under two weeks.
- Those over two weeks are billed at a metered rate.
- Exceptions are for 100 amp service drops. Billed at \$10.00 surcharge and metered.

Under two weeks	Option 1	Option 2
30 amp service	\$5.00/cord/night	\$5.00 surcharge/.18KwH
50 amp service	\$8.00/cord/night	\$5.00 surcharge/.18KwH
100 amp service	NA	\$10.00 surcharge/.18KwH

Over two weeks	Option 1	Option 2
30 amp service	\$5.00 surcharge/.18KwH	\$5.00 surcharge/.18KwH
50 amp service	\$5.00 surcharge /.18KwH	\$5.00 surcharge/.18KwH
100 amp service	\$10.00 surcharge /.18KwH	\$10.00 surcharge/.18KwH

A minimum fee of \$5.00 per metered slip, identified as. "Ready-to-Service" whether electric is used or not.