

## Doug Bradshaw

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**From:** Danny Hughes <dannyhughes@me.com>  
**Sent:** Tuesday, February 06, 2018 12:52 PM  
**To:** Doug Bradshaw  
**Cc:** James K. Scholl; Shawn D. Smith; George Wallace; Danny Hughes  
**Subject:** Re: KW Bight - Term Charter Recommendations from Staff

Good Morning, Doug:

I am sorry that Mr. Scholl will not be available until Friday after the next Bight Board Meeting. I feel strongly that our longtime tenants in the Bight deserve a prompt determination of the direction that the City will go regarding businesses like Key West Sailing Adventure, and possibly others. I also feel that Key West should not turn its back on opportunities that bring visitors to Key West. Therefore, in lieu of meeting with the City Manager and Legal before the next Bight Board Meeting, I will condense my thoughts into an email (herein).

### ***VESSEL CHARTERS ARE AVAILABLE WORLDWIDE:***

The Internet is carpeted with companies that offer vessels for Charter, both crewed charters and un-crewed charters. This is identical to the type of business Albert operates in the Bight. A quick look at The Moorings Website ([Moorings.com](http://Moorings.com)) indicates Term Charters in: Antigua, the British Virgin Islands, Grenada, Puerto Rico, St. Lucia, St. Martin, St. Thomas, the Bahamas, Belize, Croatia, Greece, Italy, Spain, the Seychelles, Tahiti, Thailand, and Tonga. Sunsail ([Sunsail.com](http://Sunsail.com)) has 25 destinations Worldwide and include Moorings destinations, as well as Vancouver, the Whitsundays, French Polynesia, and Portsmouth, England. I could go on, with [Barefootyachts.com](http://Barefootyachts.com), [Horizonyachtcharters.com](http://Horizonyachtcharters.com), [Dreamyachtcharter.com](http://Dreamyachtcharter.com), and many more, but I think the point has been made. Certainly, if this business can operate in Thailand, Key West has the horsepower to manage this Business Model within our Jurisdiction. Also, why would we turn our backs on more business coming into the Community?

### ***LONGTIME TENANTS:***

In the case of Key West Sailing Charters (KWSC), they have been a faithful, longtime tenant of the Bight for some 25 years. While Key West shares the same issues caused by AirBNB and HomeAway that other Destinations suffer from, it would seem onerous and overreaching to punish Tenants like KWSC for the actions and misdeeds of land-based and a few maritime villains.

### ***OVERSIGHT:***

You mention in your email "...the complexity of oversight..." as one reason that Messers. Scholl and the Legal folks were not in favor of allowing Term Charters. It is my understanding and observation that there are exactly (7) Commercial docks in the Bight; and three of those docks are occupied by catamarans that have no accommodations whatsoever. That leaves the remaining (4) that need to be policed. There are three additional points that need to be made with regard to Oversight:

1) The Bight can regulate the number of Term Charters occupying our docks by choosing who will and who won't be granted a slip,

- 2) Jim Young and Code Enforcement have resources that scour the Internet for AirBNB, HomeAway, and other 'bandit' Websites for unregulated accommodations, so their searches could merely be amended, and
- 3) Leases in the Bight are Month-to-Month, and a regime of sanctions can be set up whereby an offender can be fined or lose the privilege of docking in the Bight - or any Key West City-owned Facilities. These are formidable tools for oversight, and the Parties playing by the Rules will not want to risk their livelihoods on the illicit activities of anyone else.

***CONCLUSION:***

There is no reason to turn our backs on this source of business. We have longtime Tenants that engage in this activity, and possibly more longtime Stakeholders who would love to play in this space. We can oversee the process. And lastly, isn't it our Charge to put the assets owned by the People of Key West to use in the best possible manner to yield the best possible benefit to those People?

I welcome any comments, since this is an important issue. I also feel we owe everyone involved a direction in a timely manner. Since our Body operates under the auspices of the Sunshine Laws, I leave it to Shawn and/or George on how this email is shared; be it with City Staff, at the Bight Board Meeting itself, or whatever legal and proper means are appropriate.

Than you, All.

***Danny***

We are in agreement that because of the complexity in the oversight, the high chance of abuse, issues related to weather and no being able to leave the dock, etc., it

On Feb 5, 2018, at 10:58 AM, Doug Bradshaw <[dbradshaw@cityofkeywest-fl.gov](mailto:dbradshaw@cityofkeywest-fl.gov)> wrote:

Apparently City Manager is out of town next week and is unable to meet.

Doug Bradshaw  
Director Port and Marine Services  
City of Key West  
201 William Street  
Key West, FL 33040  
305-809-3792

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**From:** Portia Navarro

**Sent:** Monday, February 05, 2018 9:24 AM

**To:** Doug Bradshaw <[dbradshaw@cityofkeywest-fl.gov](mailto:dbradshaw@cityofkeywest-fl.gov)>  
**Subject:** RE: KW Bight - Term Charter Recommendations from Staff

Doug –

Jim will not be in the office on Tuesday – Thursday of next week, but will be here Friday.

*Respectfully,*

*Portia Navarro  
Executive Administrator -  
City Manager's Office  
1300 White Street  
Key West, FL 33040  
[pnavarro@cityofkeywest-fl.gov](mailto:pnavarro@cityofkeywest-fl.gov)  
305-809-3883  
305-809-3886 (FAX)*

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**From:** Doug Bradshaw  
**Sent:** Monday, February 05, 2018 8:23 AM  
**To:** Portia Navarro <[pnavarro@cityofkeywest-fl.gov](mailto:pnavarro@cityofkeywest-fl.gov)>  
**Subject:** FW: KW Bight - Term Charter Recommendations from Staff

Can you set up a meeting on Tuesday the 13<sup>th</sup> between 9-12 or 2:30-4 between City Manager, George, Myself and Danny Hughes. Meeting should take maybe 30 minutes. See email below.

Thanks,

Doug Bradshaw  
Director Port and Marine Services  
City of Key West  
201 William Street  
Key West, FL 33040  
305-809-3792

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**From:** Daniel Hughes [<mailto:danny@dannyhughes.com>]

**Sent:** Thursday, February 01, 2018 4:44 PM

**To:** Doug Bradshaw <[dbradshaw@cityofkeywest-fl.gov](mailto:dbradshaw@cityofkeywest-fl.gov)>

**Cc:** George Wallace <[gwallace@cityofkeywest-fl.gov](mailto:gwallace@cityofkeywest-fl.gov)>; James K. Scholl <[jscholl@cityofkeywest-fl.gov](mailto:jscholl@cityofkeywest-fl.gov)>; Danny Hughes <[danny@dannyhughes.com](mailto:danny@dannyhughes.com)>

**Subject:** Re: KW Bight - Term Charter Recommendations from Staff

I am fairly flexible February 13th, so anything between 9:00 a.m. until 1:00 p.m. is fine. Also, I have some time between 2:30 & 4:00 p.m. So just let me know!

*Danny*

On Feb 1, 2018, at 4:03 PM, Doug Bradshaw <[dbradshaw@cityofkeywest-fl.gov](mailto:dbradshaw@cityofkeywest-fl.gov)> wrote:

In checking with everyone it does not look like we can find a time when we could all be there in the morning. I would suggest we try and set something up on Feb 13 the day before the Bight Board meeting.

Doug Bradshaw  
Director Port and Marine Services  
City of Key West  
201 William Street  
Key West, FL 33040  
305-809-3792

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**From:** Danny Hughes [<mailto:danny@dannyhughes.com>]

**Sent:** Thursday, February 01, 2018 3:55 PM

**To:** Doug Bradshaw <[dbradshaw@cityofkeywest-fl.gov](mailto:dbradshaw@cityofkeywest-fl.gov)>

**Cc:** Danny Hughes <[danny@dannyhughes.com](mailto:danny@dannyhughes.com)>; George Wallace <[gwallace@cityofkeywest-fl.gov](mailto:gwallace@cityofkeywest-fl.gov)>; James K. Scholl <[jscholl@cityofkeywest-fl.gov](mailto:jscholl@cityofkeywest-fl.gov)>

**Subject:** Re: KW Bight - Term Charter Recommendations from Staff

Hello, Doug:

I am in receipt of your email. I respectfully request a meeting with the City Manager & City Attorney to discuss this. Personally, I have chartered sailing vessels in numerous Ports, including Annapolis, the USVI, and Tortola, to name a few. Sailboats and powerboat can be chartered almost anywhere on the Planet, so I cannot imagine the challenges

would be too onerous if places like the Bahamas, Saint Maarten, the USVI, Croatia, and Hawaii, to name but a few, allow such Commerce.

I leave to go out of the country tomorrow immediately before lunchtime, and return late February 12. Please advise if such a meeting would be possible.

Danny

Sent from Danny's iPhone

On Feb 1, 2018, at 3:39 PM, Doug Bradshaw <[dbradshaw@cityofkeywest-fl.gov](mailto:dbradshaw@cityofkeywest-fl.gov)> wrote:

Danny,

I have met with City Manager and legal concerning the issue of allowing term charters within the Key West Bight. We are in agreement that because of the complexity in the oversight, the high chance of abuse, issues related to weather and no being able to leave the dock, etc., it will be our recommendation that term charters not be allowed at the Bight.

Doug Bradshaw  
Director Port and Marine Services  
City of Key West  
201 William Street  
Key West, FL 33040  
305-809-3792

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**From:** Danny Hughes [<mailto:dannyhughes@me.com>]  
**Sent:** Thursday, February 01, 2018 2:29 PM  
**To:** Doug Bradshaw <[dbradshaw@cityofkeywest-fl.gov](mailto:dbradshaw@cityofkeywest-fl.gov)>  
**Cc:** Danny Hughes <[danny@dannyhughes.com](mailto:danny@dannyhughes.com)>  
**Subject:** KW Bight - Term Charter Recommendations from Staff

Hello, Doug:

Per our discussion at the last Bight Board Meeting, Staff was directed to make recommendations to the Board at the February 14th Meeting regarding this matter. Could you kindly provide a status on Staff's discussions and plans moving forward?

Best,

*Danny*