

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT  
DISTRICT BOARD (BIGHT BOARD)  
RECOMMENDING COMMUNITY REDEVELOPMENT AGENCY  
(CRA) AMEND THE LEASE BETWEEN THE CRA AND  
FLORIDA STRAITS CONCH COMPANY, INC.,  
DBA CONCH REPUBLIC SEAFOOD COMPANY  
TO REPLACE THE NAME "DALE WATKINS" WITH  
"FRYDE CONCH, LLC" FOR LOBSTER TRAP STORAGE  
IN THE NORTHWEST CORNER OF THE PARKING  
LOT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Florida Straits Conch Company, Inc., dba Conch Republic Seafood Company, under their lease agreement with the City of Key West dated May 1, 2018 and as amended on December 14, 2023 in association with Fryde Conch, LLC by Dale Watkins, was permitted to occupy a portion of a gravel parking lot owned by the City for the purpose of storing, maintenance and repair of lobster traps, and

WHEREAS, the lease provided for termination of Lessee's right to use City property in the event Mrs. Watkins ceases to retain controlling interest in Fryde Conch, LLC, and

WHEREAS, Mrs. Watkins passed away in August of 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD, AS FOLLOWS:

Section 1: That the Key West Bight Management District Board recommends the CRA approve and execute a Second Amendment to Lease agreement to permit the continuation of the existing use of approximately 3,000 square feet of the northwesternmost area of the demised premise by Fryde Conch, LLC as represented by its current members, for the remainder of the 2018 lease.

Section 2: The Key West Bight Management District Board finds the referenced operations of Fryde Conch, LLC to be a valid public purpose pursuant to Sec. 2-941 of the Code of Ordinances in this below market sublease. Fryde Conch is one of only a few historic working boats of the historic seaport. It has been the expressed and resolved desire to promote and preserve historic working boats and schooners in Key West Bight. The Bight Board further finds that the visual presentation of the harvesting of Florida spiny lobster to residents and visitors alike is consistent with the historic spirit of the working waterfront at the Key West Bight that was typical of the foundational industries of the city that also included shrimping, turtle harvesting and sponging. This visual presentation of the lobster harvesting also serves as an economic engine for the Key West Bight by regularly attracting spectators to the area who in turn are customers of the various business there.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Agency.

Passed and adopted by Key West Bight Management District Board at a meeting held this 8th day of October 2025.

Authenticated by the presiding officer and Clerk of the Board on \_\_\_\_\_, 2025.

\_\_\_\_\_  
MICHAEL KNOWLES, CHAIRMAN

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, CLERK OF THE BOARD