

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA APPROVING THE SECOND AMENDMENT TO THE SUBMERGED LANDS LEASE BETWEEN THE CITY OF KEY WEST, FLORIDA AND SBY KEY WEST, LLC DBA SPENCER'S BOAT YARD FOR THE SUBMERGED LANDS LOCATED AT 701 PALM AVENUE, KEY WEST, FLORIDA; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDED LEASE AGREEMENT AND ANY NECESSARY RELATED DOCUMENTS UPON CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Key West entered into a submerged lands lease with A-1 Boat Services, Inc. on September 1, 2019, via Resolution 19-311, for the property adjacent to 701 Palm Avenue, Key West, which was set to expire on August 31, 2024; and

WHEREAS, on November 17, 2021, the City of Key West approved an assignment of the lease to SBY Key West, LLC who is also the Assignee of the adjacent Upland Riparian Lease with the City. The five-year lease was to expire on August 31, 2024; and

WHEREAS, via Resolution 24-171, the City of Key West entered into a one (1) year submerged lands lease with SBY Key West, LLC doing business as Spencer's Boat Yard on September 1, 2024, for the property adjacent to 701 Palm Avenue; and

WHEREAS, via resolution 25-191, the City of Key West approved the First Amendment to the Lease extending the term

for five (5) years, until August 31, 2030; and

WHEREAS, the Lessee is requesting a second amendment to the lease to expand the submerged lands by no more than 12,000 sq ft.; to allow for one (1) liveaboard vessel which shall be used for affordable housing for an employee of Lessee; and to remove "without fueling facilities," from Section 1, Use of Property;

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

Section 1: The City Commission hereby approves the Second Amendment of the submerged lands lease, with SBY Key West, LLC, as attached and incorporated herein, for the property located at 701 Palm Avenue, Key West, Florida.

Section 2: That the Mayor is hereby authorized to execute any necessary documents on behalf of the City of Key West.

Section 3: 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 Commission.

Passed and adopted by the City Commission at a meeting held
this _____ day of _____, 2026.

Authenticated by the Presiding Officer and Clerk of the
Commission on _____ day of _____, 2026.

Filed with the Clerk on _____, 2026.

Mayor Danise Henriquez	_____
Vice Mayor Donald "Donie" Lee	_____
Commissioner Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Sam Kaufman	_____
Commissioner Greg Veliz	_____

DANISE HENRIQUEZ, MAYOR

ATTEST:

KERI O'BRIEN, CITY CLERK