



MEMORANDUM

Date: October 9, 2025

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso
City Manager

From: Gary Moreira
Senior Property Manager

Subject: **File ID 25-4066 Second Amendment to Lease for Boat House Key West, LLC
increasing an amount of licensed seating and to occupy additional storage space**

Introduction

This is a request to approve a lease amendment increasing the number of licensed seats permitted under the lease between the CRA and the Boat House Key West, LLC, and to occupy an additional area for storage

Background

Key West Boat House, LLC, dba Boat House has been notified by City Code Compliance that they have been operating in violation of their licensed seating allowance of 191 seats. The tenant has applied and has now been approved for a total of 340 licensed seats, limited by 257 downstairs seats and 83 upstairs. Tenant is required to pay all fees required by the City. Additionally, tenant desires to occupy a small storage area formerly occupied by the Landlord. The attached Second Amendment to Lease will amend the current lease agreement allowing for an increased number of licensed seats and incorporating 842 square feet of storage into the demised premises.

Via Resolution KWBB 25-22 the Key West Bight Management District Board unanimously approved, recommending CRA approval and execution of the Second Amendment to Lease.

Procurement

Premises: 231 Margaret Street, Boat House

Amended Use: Operation of restaurant containing 340 licensed seats, limited to 257 seats downstairs and 83 seats upstairs, alcohol sales, retail area for logo apparel,

gifts, souvenirs, retail sales of alcohol and beer, sale of tickets and check-in for businesses conducted by LANDLORD'S other tenants within the Historic Seaport and no other purpose.

Demised Premises: Amended to reflect 842 square feet of additional storage space. (13,299 Net Usable Square Feet).

Rent: Monthly rent to be adjusted reflecting additional square feet of storage space added to the demised premises.

Recommendation

Boat House is a valued tenant of the Historic Seaport and staff supports and recommends the CRA approve this Second Amendment to Lease.

Attachments:
Second Amendment