

RESOLUTION NO. _____

A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD (KWBB) REQUESTING THE CITY MANAGER NEGOTIATE A LEASE AGREEMENT WITH SHRIMPBOAT SOUND KEY WEST, LLC, FOR THE RECORDING STUDIO LOCATED ON LAZY WAY LANE, FORMERLY OCCUPIED BY SAILS IN CONCERT, INC.; PROVIDING FOR REVIEW OF LEASE TERMS BY THE BIGHT BOARD AND THE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, public notice for lease of the City-owned recording studio located on Lazy Way Lane, formerly occupied by Sails in Concert, Inc., was published beginning October 4, 2025 in accordance with Section 163.380, Florida Statutes, inviting proposals for redevelopment or reuse of the property; and

WHEREAS, two Letters of Interest were received – one from Spottswood Management, Inc. proposing a frozen drink and margarita bar, museum, and retail sales operation showcasing Key West's music, arts, and fishing history, and another from David Bernsen of Shrimpboat Sound Key West, LLC proposing to maintain the property as a working recording studio with public tours, merchandise sales, live broadcasts, and private events, with 100% of profits donated to Key West charities; and

WHEREAS, staff has reviewed both proposals and recommends that the City Manager be authorized to enter into lease

negotiations with Shrimpboat Sound Key West, LLC based on its proposed use and benefits to the community, subject to verification of financial and background information and the posting of appropriate security; and

WHEREAS, the Bight Management District Board finds that it is in the best interest of the City to accept staff's recommendation and request negotiations consistent with the City Code and Community Redevelopment Agency (CRA) requirements.

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

Section 1: The Bight Management District Board hereby requests that the City Manager enter into lease negotiations with Shrimpboat Sound Key West, LLC for the lease of the City-owned recording studio space on Lazy Way Lane, formerly occupied by Sails in Concert, Inc.

Section 2: The City Manager shall conduct a due-diligence review of financial and background information and to prepare a draft lease agreement reflecting the terms outlined in the staff memorandum dated November 12, 2025, for review and approval by the Bight Board prior to submission to the Community Redevelopment Agency for final approval.

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 the Key West Bight Management District Board at a meeting held this 12th day of November 2025.

Authenticated by the presiding officer and Clerk of the Agency on _____, 2025.

Filed with the Clerk _____, 2025.

MICHAEL KNOWLES, CHAIR

ATTEST:

KERI O'BRIEN, CITY CLERK