

RESOLUTION NO. KWBB 26-18

A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD (BIGHT BOARD) HEREBY APPROVING AND RECOMMENDING THE CAROLINE STREET CORRIDOR AND COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVE A LEASE WITH DAVID BERNSEN dba SHRIMP BOAT SOUND KEY WEST, LLC FOR LEASE OF THE FORMER RECORDING STUDIO LOCATED ON LAZY WAY AT THE HISTORIC SEAPORT FOR A TERM OF TEN (10) YEARS WITH TWO (2) FIVE(5)-YEAR RENEWAL OPTIONS AND AN EXPANSION OPTION TO PROVIDE A CONDITIONAL FUTURE WORKING COLLABORATION WITH ROBERT SPOTTSWOOD TO WORK TOGETHER TO PRESERVE THE STUDIO'S HISTORY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, following the death of the former tenant of the recording studio, the City negotiated an early lease termination of the lease with the estate via Resolution 25-158. The early termination allowed staff to finalize a scope of work to begin work on much needed structural and cosmetic repairs. Additionally, staff began the process of soliciting letters of interest to re-tenant the building; and

WHEREAS, pursuant to City Code, the space was advertised and staff received proposals from four different parties. At its meeting of November 12, 2025, staff presented an analysis of the four (4) proposals to the Key West Bight Management District Board and recommended pursuing the proposal offered by Mr. David Bernsen of Shrimp Boat Sound Key West, LLC; and

WHEREAS, the Board suggested Mr. Bernsen collaborate with Mr. Robert Spottswood, one (1) of the four (4) proposals submitted, to seek a solution for both parties to operate together. Subsequently Messer's Bernsen and Spottswood are moving forward on a working collaboration that will celebrate and preserve the studio's history; and

WHEREAS, today we are presenting a single proposed lease for the recording studio space solely on behalf of Mr. Bernsen which includes an expansion option providing a conditional opportunity for Mr. Spottswood's participation in the business at a future date as well as additional rental and triple net revenue for the City; and

WHEREAS, the proposed lease includes use of the recording studio for related events including weddings, non-profit fundraising, tours, museum and heritage live streamed broadcasts, merchandise and memorabilia sales with 100% of the net income returned to Key West community non-profits ensuring the continued legacy surrounding the history of the recording studio and providing financial benefit to Key West non-profit groups and organizations; and

WHEREAS, staff hereby approves and recommends the Bight Board approve the lease with David Bernsen dba Shrimp Boat Sound Key West, LLC, as attached hereto and made a part hereof; and

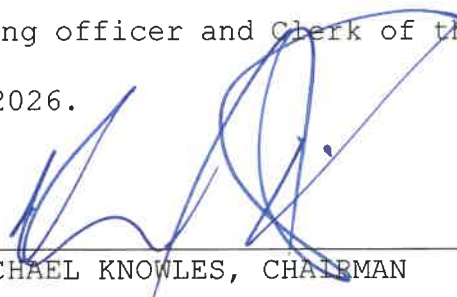
NOW THEREFORE, BE IT RESOLVED BY THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD AS FOLLOWS:

Section 1: That the Key West Bight Management District Board hereby approves and recommends the CRA approve the lease with David Bernsen dba Shrimp Boat Sound Key West, LLC as attached hereto and made a part hereof, which includes an expansion option for a proposed future working collaboration with Robert Spottswood.

Section 2: 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 Board.

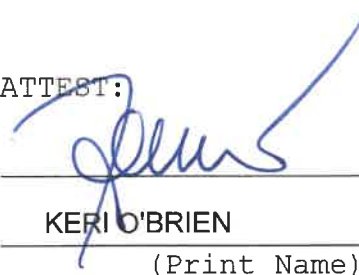
Passed and adopted by Key West Bight Management District Board at a meeting held this 15th day of July, 2026.

Authenticated by the presiding officer and Clerk of the Board on July 15, 2026.



MICHAEL KNOWLES, CHAIRMAN

ATTEST:



KERI O'BRIEN

(Print Name)

_____, CLERK OF THE BOARD