

RESOLUTION NO. KWBB 25-28

A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD (BIGHT BOARD) RESCINDING RESOLUTION NO. 25-25 APPROVED OCTOBER 8, 2025 AND 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 AND TO ADD A PROVISION TO RELOCATE STORAGE DURING THE 631 GREENE STREET RENOVATION; 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 dirt 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, the Key West Bight Board approved Resolution No. 25-25 on October 8, 2025; 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 Board hereby rescinds Resolution No. 25-25 approved October 8, 2025.

Section 2: That the Key West Bight Management District Board recommends 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 and add a provision to relocate the storage area during the planned renovation of 631 Greene Street.

Section 3: 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 businesses there.

Section 4: 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.

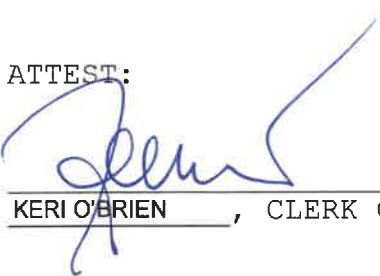
Passed and adopted by Key West Bight Management District Board at a meeting held this 12<sup>th</sup> day of November 2025.

Authenticated by the presiding officer and Clerk of the Board on November 17, 2025.



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MICHAEL KNOWLES, CHAIRMAN

ATTEST:



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KERI O'BRIEN, CLERK OF THE BOARD