



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041 (305) 809-3883

EXECUTIVE SUMMARY

TO: Jim Scholl, City Manager

FROM: Jim Bouquet, P.E., Director of Engineering
George Wallace, Assistant City Attorney

DATE: October 25, 2016

RE: Right-of-Way Conveyance
State Road (SR) A1A/South Roosevelt Boulevard
from Bertha Street to the end of Smathers Beach
FDOT Project Identification Number: 250548-8-52-01

ACTION STATEMENT:

Authorize execution of legal documents including deeds and an easement for the Florida Department of Transportation to acquire necessary right-of-way for reconstruction of State Road (SR) A1A/South Roosevelt Boulevard from Bertha Street to the end of Smathers Beach.

BACKGROUND:

The Florida Department of Transportation has determined the required right-of-way (ROW) width to facilitate reconstruction of South Roosevelt Boulevard from Bertha Street to the east end of Smathers Beach. Establishment of this new ROW line will require additional land rights from both the City of Key West (City) and other property owners adjacent to the boulevard. Additional ROW width required consists of approximately 18 feet north from the current northern (landside) ROW line for the length of the project. As shown on the attached Right of Way Map dated March 2015, City owned land impacted by the project consists of Parcels 102, 105 and 110. For these three (3) parcels, FDOT proposes to acquire the 18 feet abutting the boulevard to the north by "City Deed". Respective parcel City Deeds are attached. City staff have reviewed the requested deeds and recommend approval to facilitate reconstruction of the boulevard.

Parcel 800 abutting the south side of the boulevard is owned by the State of Florida; however, the parcel is currently leased to the City (i.e., Smathers Beach). To facilitate roadway reconstruction, the Department is requesting an easement from the City to a line approximately five (5) feet behind the existing concrete retaining

MEMORANDUM

wall. A “Perpetual Easement” document is attached. Additionally, as the Lessee, City must formally request Internal Improvement Trust Fund (the Lessor) approval for FDOT to receive the easement. Execution of these easements will transfer liability and maintenance responsibility of the sidewalk and retaining wall to FDOT within project limits.

City staff have reviewed the requested easement and recommend approval to facilitate reconstruction of the boulevard and mitigate City liability and maintenance responsibilities.

For each effected parcel, the following documents are attached:

Parcel 102: City Deed and Legal Description
Parcel 105: City Deed and Legal Description
Parcel 110: City Deed and Legal Description
Parcel 800: Perpetual Easement and Legal Description.
Parcel 800: Letter to Internal Improvement Trust Fund Requesting Easement Within Existing Lease

PURPOSE AND JUSTIFICATION:

Execution of referenced deeds and easements will provide necessary right-of-way for reconstruction of State Road (SR) A1A/South Roosevelt Boulevard from Bertha Street to the end of Smathers Beach. Execution of these easements will transfer liability and maintenance responsibility of the sidewalk and retaining wall to FDOT.

Approval of these ROW documents and subsequent reconstruction of South Roosevelt Boulevard are consistent with Key West Strategic Plan Infrastructure Goal #1: *A transportation system which is aesthetically attractive, functional, efficient, safe and environmentally sensitive.*

FINANCIAL ISSUES

City funds are not required for approval of these ROW documents.

RECOMMENDATION

Staff recommends authorizing execution of legal documents including deeds and an easement for the Florida Department of Transportation to acquire necessary right-of-way for reconstruction of State Road (SR) A1A/South Roosevelt Boulevard from Bertha Street to the end of Smathers Beach.