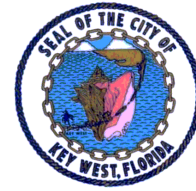


Executive Summary



To: Patti McLauchlin, City Manager

From: Todd Stoughton, Assistant City Manager

Date: 11/28/2022

RE: Quitclaim Deed to Monroe County Board of County Commissioners (BOCC) for 50' Road adjacent to the Key West International Airport

Action:

Respectfully request the City Commission to approve a quitclaim deed between the City of Key West and Monroe County BOCC for a piece of property that runs adjacent to the Key West Airport runway, not part of the Hawk Missile Site. Approval shall be contingent on Monroe County submitting a signed and sealed survey and final revision of the quitclaim deed as approved by the City Attorney and City Manager.

Background:

Key West International Airport has been working on obtaining a South Florida Water Management District (SFWMD) permit which includes conservation easement requirements for their Aircraft Overflow Apron project. On November 7, 2022, Birkitt Environmental Services, Inc., (enclosure 1) submitted a report for the KW International Airport reporting that they had discovered a 'proposed road' from the 1950's that is the subject of this quitclaim deed request. The proposed road is approximately 50' wide and runs from the western end of Airport Boulevard to another parcel near the southeast side of Key West. On page three of enclosure 1, Birkett states 'this encumbrance needs to be vacated before permits can be issued'. As described in enclosure 7, both the County and City legal departments agree that this is not a request for an easement as it was determined that the City owns all rights, title, and interest in the strip of property believed to be a proposed road that was never completed between Airport Boulevard and South Roosevelt.

Monroe County submitted the Trustee's Deed (enclosure 2) which was dated for October 16, 1969, demonstrating a history of the parcel dating back to December 15, 1952. Research by City staff has failed to produce any documents related to this parcel. Key West International Airport has made it clear that their need for the property is strictly in support of their Aircraft Overflow Apron project, and that their use of this property is to assist in the mitigation requirements from the US Army Corps of Engineers and the South Florida Water Management District.

Financial Impact:

There is no financial impact to the City of Key West.

Recommendation:

Pursuant to City of Key West Charter, Section 7.03 (a), Referendum required for conveyance of city owned real property; exceptions., transfer of the property to another governmental agency is exempt. Respectfully request the City Commission to approve the transfer of property via quitclaim deed to the Monroe County BOCC, authorizing the City Manager to execute all documents consistent therewith with the consent and advice of the City Attorney. Approval shall be contingent on Monroe County submitting a signed and sealed survey and final revision of the quitclaim deed as approved by the City Attorney and City Manager.

Enclosures:

- Enclosure 1 EYW AOA_Mitigation Area Letter
- Enclosure 2 O'Neal Surveying and Mapping Ownership & Encumbrances Report
- Enclosure 3 Key West Airport Boundary Survey 2016
- Enclosure 4 Legal Desc for Abandonment Rev
- Enclosure 5 Quit Claim Deed – City of KW to BOCC – 50 ft. proposed road on KWIA
- Enclosure 6 Quit Claim (Monroe County Exhibit A)
- Enclosure 7 Email regarding 'parcels' from the County
- Enclosure 8 Proposal EYW Survey