

**Development Review Committee
August 26, 2010 – 2:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street**



- 4b. Vacation of City Property (RE# 00022001-000000)** - An application for Vacation of City Right-of-Way for a platted alleyway between White Street and Ashe Street accessed via Angela Street per Section 90 Article VII of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

July 20, 2010

Amy Kimball-Murley, Planning Director
City of Key West
PO Box 1409
Key West, FL 33041-1409

Re: Petition for Vacation of City Property – 1100 Angela Street

Dear Mrs. Kimball-Murley:

Enclosed please find the Petition for Vacation of City Property as to the 189' x 10' alley located between Ashe Street and White Street in the 1100 block of Angela Street. The alleyway currently exists only in name, and has not been accessible since approximately 1970. There are no public utilities located in the alley, and no private property is dependent upon the alleyway for ingress or egress. The 1899 Sanborn Map shows that a large mixed use structure (carriage repair and blacksmith shop) was at one time located adjacent to the location of the alleyway with a dwelling unit at the rear of the structure. Ostensibly, the alleyway was used to provide access to the business and residence fronting on Angela Street but oriented to the alley. That building and residence were removed or destroyed as shown by their absence in the 1912 Sanborn Map. Today, all properties located adjacent to the alleyway have full access from the Angela Street, White Street, and Ashe Street right-of-ways, and receive all utility services from those locations also.

Enclosed as part of this application is the statement of support or non-objection from each property owner bordering the platted alleyway.

If you require any additional information, do not hesitate to contact me.

Sincerely,



Adele V. Stones
AVS/cms
Enclosures as stated
c: client



City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720

Petition for Vacation of City Property

**City of Key West
Planning Department**

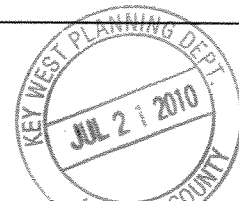
This application and all required attachments must be submitted to the City Planning Department at 604 Simonton St., or mailed to Planning Department, City of Key West, PO Box 1409, Key West, FL 33041.

Please schedule an appointment with a planner upon submitting application.

Please complete the following:

1. Site Address 1100 Block Angela Street
2. Name of Applicant Adele V. Stones
3. Applicant is Owner _____ Authorized Representative x
(Attached Authorization Form must be completed)
4. Address of Applicant 221 Simonton Street
Key West, FL 33040
5. Phone Number of Applicant (305) 294-0252
6. Name of Owner, if different than above Martha Adams
7. Address of Owner 719 Ashe Street, Key West, FL 33040
8. Phone Number of Owner _____
9. Parcel RE# alleyway RE#00022001-000000
10. Description of specific location of requested Vacation. Also be separate attachment provide proposed legal description for property to be vacated.

This alley is located 88.0' from the corner of Ashe Street and Angela Street and 88.0'
from the corner of White Street and Angela Street. It is 10' wide and runs 189.0' in a
southerly direction.



**City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720**

11. Description of current use(s) of property.

The alleyway is completely blocked from access at the Angela Street right of way and is
entirely incorporated into the adjacent residential lots for the full 189.0'. The platted
alleyway terminates at private property with no secondary access.

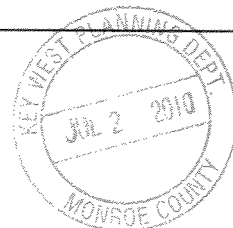
12. Projected/future use(s) or re-use(s) of requested property (Please be specific)

Provide legal ownership and use of this land which no longer provides access, houses
utilities and serves no public purpose requiring its preservation.

13. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No x ____ If Yes, please describe and attach relevant documents.

14. Please describe the projected impacts of the proposed vacation on public services now and in the future.

The alleyway has been inaccessible for the past thirty-five plus/minus (35+/-) years.
No public services will be impacted as the alleyway provides no public services or right
of way.



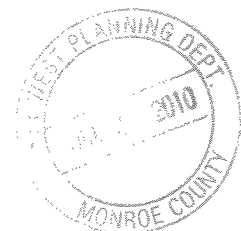
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
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15. Please describe the impact on adjacent properties as well as major areas or land uses currently benefiting from a public service or system that uses the subject easement or right-of-way.

No impact will be created as the alley (right-of-way) exists only on paper. No impact will be created on adjacent properties and the residential uses occurring on and around the alleyway will be unaffected by the vacation.

The following items must be included with this application:

- Copy of a **recorded warranty deed** showing ownership and a legal description of the subject property
- Two (2) **signed and sealed** site surveys illustrating buildings and structures existing on the property, as well as area of request
- Photographs of area of requested vacating of property
- Application fee -- **\$1,000.00** payable to the City of Key West
- Fire Department Review Fee of **\$50.00**
- Advertising and Noticing Fee of **\$100.00**
- Notarized Verification Form
- Notarized Authorization Form (if applicable)



Verification Form

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720

Verification

I, Adele V. Stones (FB#331880), being duly sworn, depose and say that I am
Print Name of Applicant

The owner _____/legal representative x of the property, which is the
subject matter of this application. All of the answers to the above questions, sketches
and attached data that make up this application, are true and correct to the best of my
knowledge and belief.

Adele V. Stones
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on 7/20/10 by

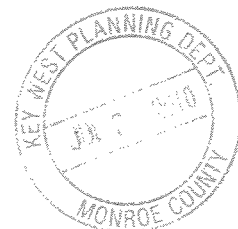
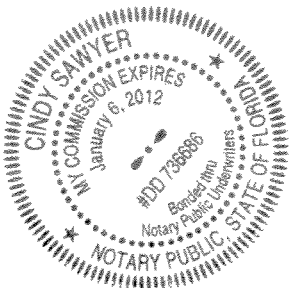
Adele V. Stones (name of affiant, deponent or other signer).

He/She is personally known to me or has presented personally known
as identification.

Cindy Sawyer
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped Cindy Sawyer

Commission Number, if any _____



Authorization Letter

AUTHORIZATION LETTER

TO: City of Key West, Florida

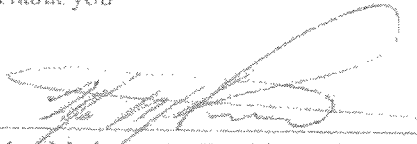
Mathews Development Company, Inc.
3320 W. Highway 30-A
Santa Rosa Beach, FL 32459

June 7th, 2010

RE: 706 White Street, Key West, Florida

Dear City of Key West:

This letter is authorization and confirmation that Mathews Development Company, Inc. have retained S. Brandon Dimando, Esq. to represent us as our Attorney and Agent, in the matter of our interests concerning the vacation or abandonment of an alley way behind the property we own at 706 White Street as it relates to a planning application by Martha Adams owner of 704 White Street and 709 Ashe Street, Key West, Florida and any formal action taken upon such application. This Authorization shall be effective for a period of one year from the date above. Thank you



Max Mathews Sr. President of
Mathews Development Company, Inc.

STATE OF FLORIDA
COUNTY OF ~~MONROE~~ *WALTON*

The foregoing instrument was acknowledged before me this 7th day of June, 2010 by Max Mathews Sr., who is personally known to me.

Notary Public



Print Name of Notary
Public My Commission
Expires:



NOTARY PUBLIC-STATE OF FLORIDA
Crystae H. Williams
Commission # DD888502
Expires JULY 04, 2013
BORNED THAT & L.L. & O.M.C. CO., INC.

AUTHORIZATION LETTER

TO: City of Key West, Florida

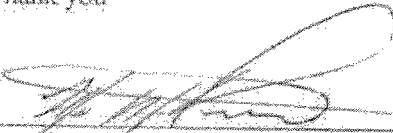
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STATE OF FLORIDA
COUNTY OF MONROE *walton*

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Notary Public
Crystal H. Williams

Print Name of Notary
Public My Commission
Expires:



NOTARY PUBLIC STATE OF FLORIDA
Crystal H. Williams
Commission # DD888502
Expires: JULY 04, 2013
MONROE COUNTY, FLORIDA

Survey

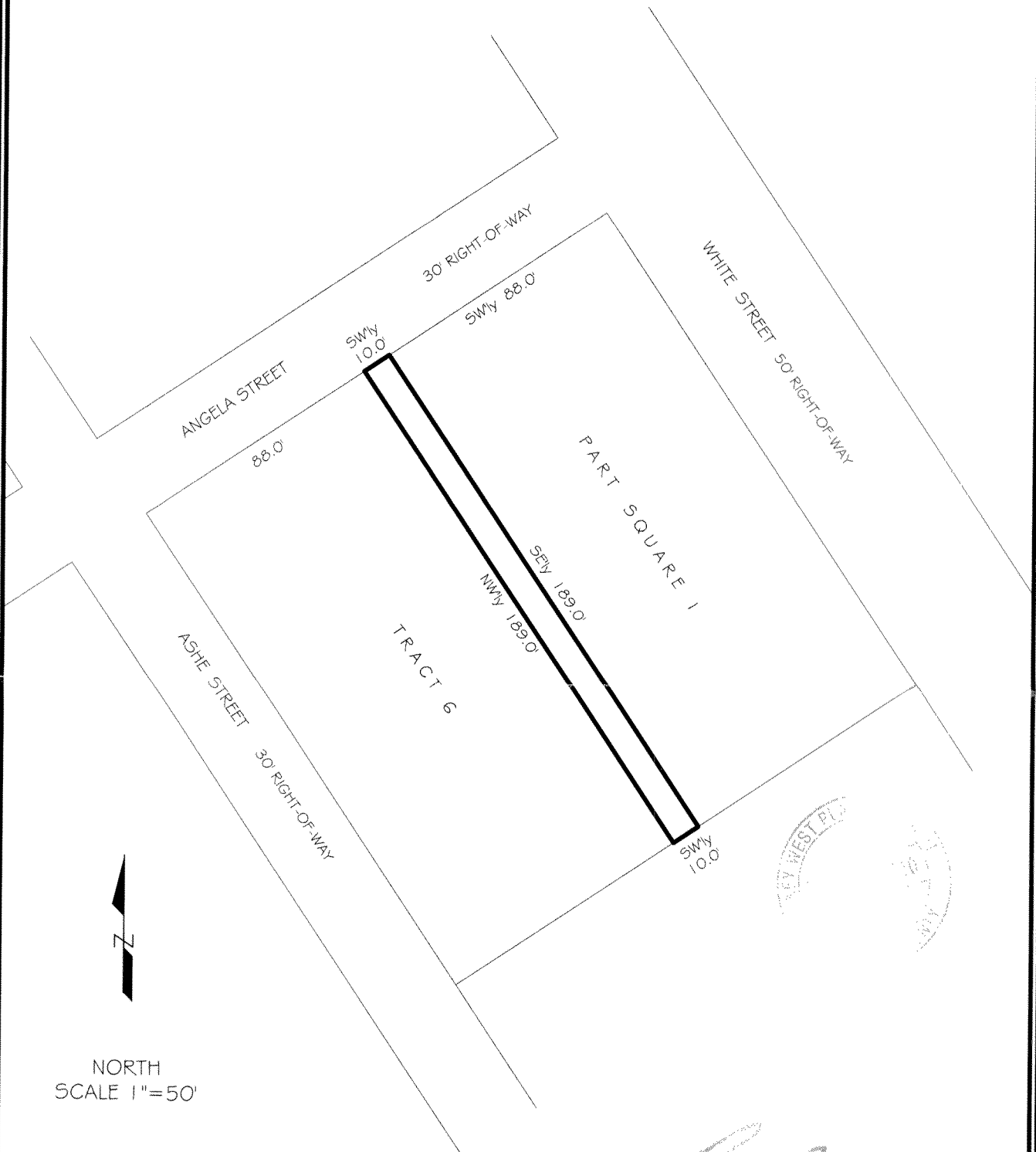


THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION, NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN BELOW. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J17-6.006 Florida Adm. Code and Chap. 472.027 Florida statutes).

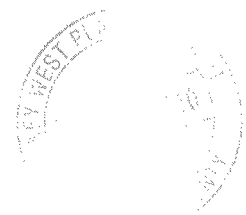
In the City of Key West, being all of that 10 foot wide strip of land centered on Angela Street and parallel to White and Ashe Streets, as shown on the Plat of Lots 1, 2, 3, 7, 8 and 9 of Square 1, Block 1, Tract 6 by R.C. Moreno, City Engineer, dated March 31, 1924 and recorded in Plat Book 1, Page 86 Public Records of Monroe County Florida, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Southeasterly right-of-way line of Angela Street distant 88 feet Southwesterly from the corner of Angela and White Streets;
 thence at right angles and in a Southeasterly direction a distance of 189 feet;
 thence at right angles and in Southwesterly direction a distance of 10 feet;
 thence at right angles and in a Northwesterly direction a distance of 189 feet to a point on the Southeasterly right-of-way line of said Angela Street, said point also being 88 feet Northeasterly of the corner of Angela and Ashe Streets;
 thence at right angles and in a Northeasterly direction along the said Southeasterly right-of-way of Angela Street a distance of 10 feet back to the POINT OF BEGINNING, contains 1890 square feet, more or less.

SEE BELOW FOR AN ILLUSTRATION OF THE SAID DESCRIPTION.



NORTH
 SCALE 1"=50'



SIGNED

Robert E. Reece

ROBERT E. REECE, PSM #5632
 PROFESSIONAL SURVEYOR AND MAPPER, LB #7665

DATED: 06-21-10

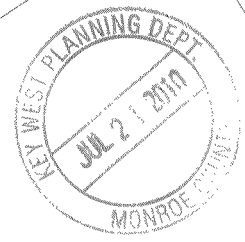
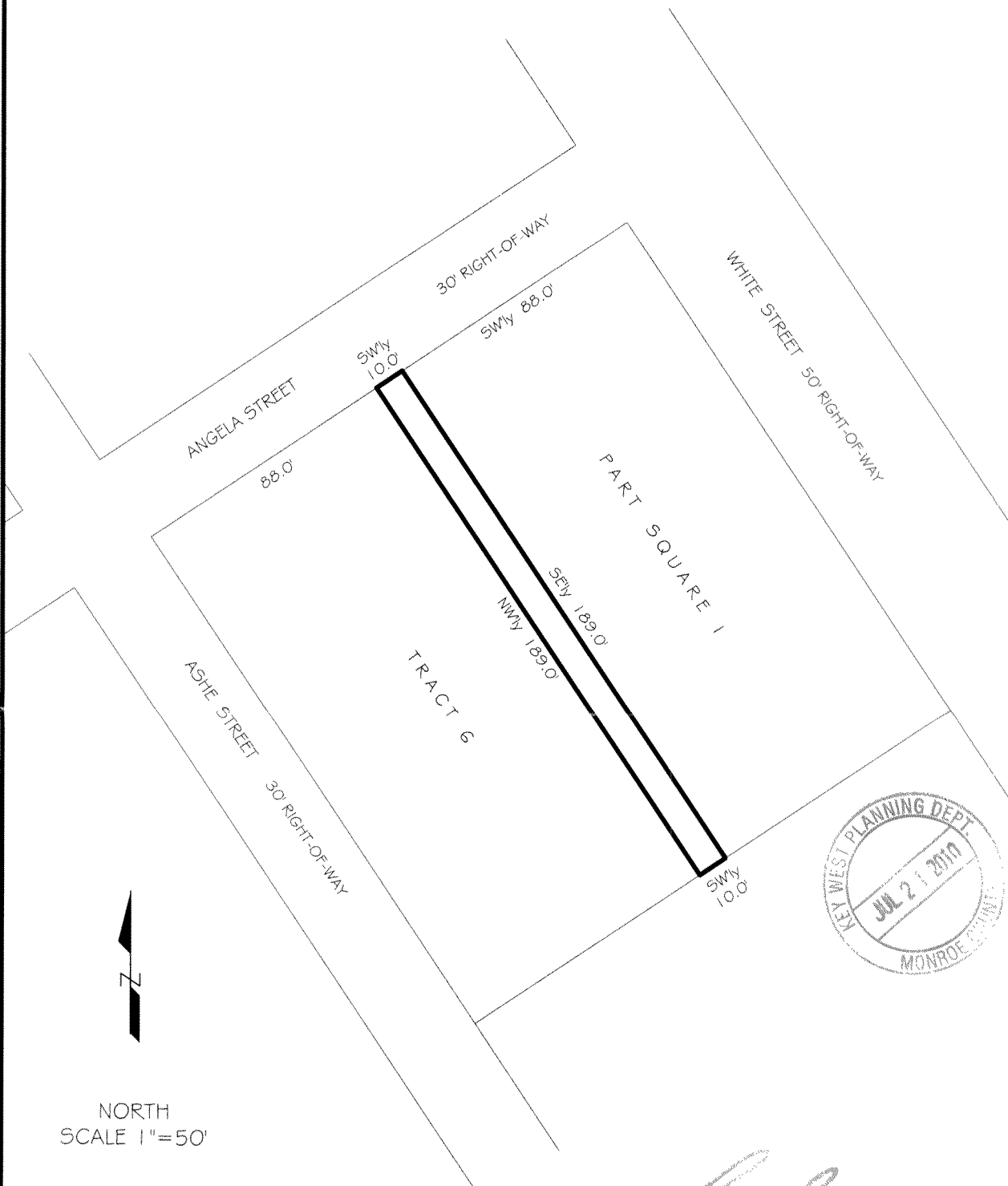


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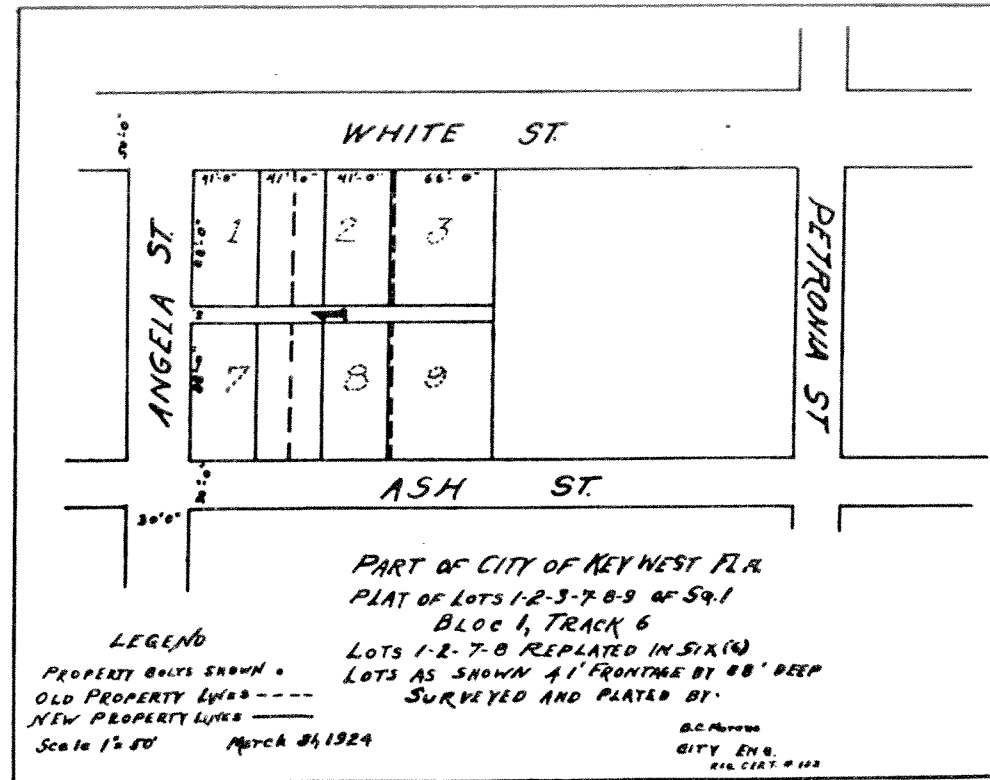
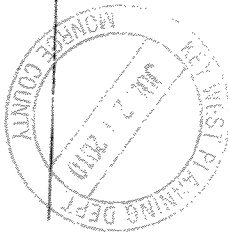
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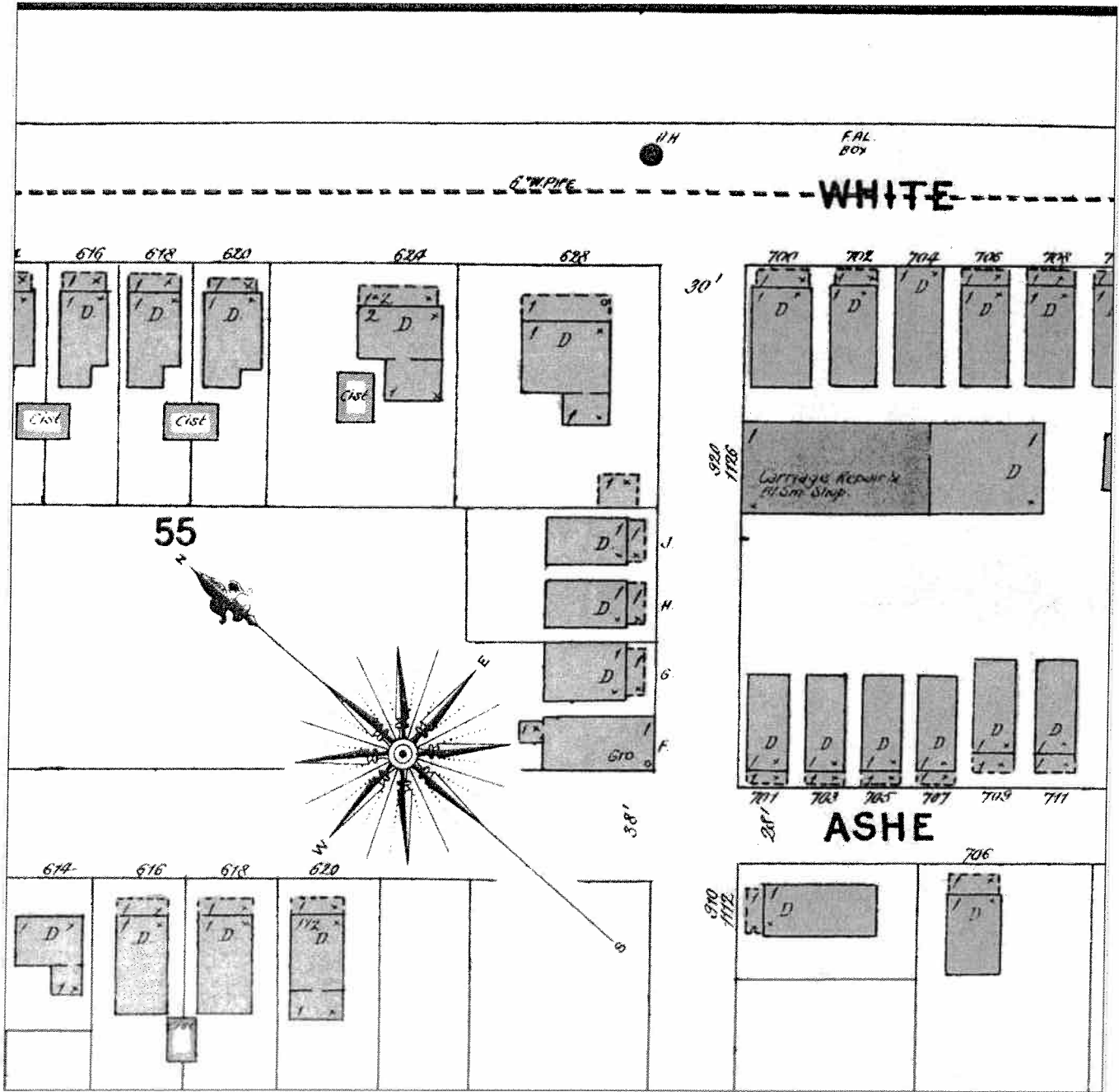
Plat and Sanborn Maps



TRACED BY: J. J. ...
Jan 25, 1924

Recorded June 24, 1924.
W. J. Filer
B. Berk

Group Title: Insurance maps of Key West, Florida
Title: Key West, Monroe County, Florida, 1899



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The Foundation for The Gator Nation

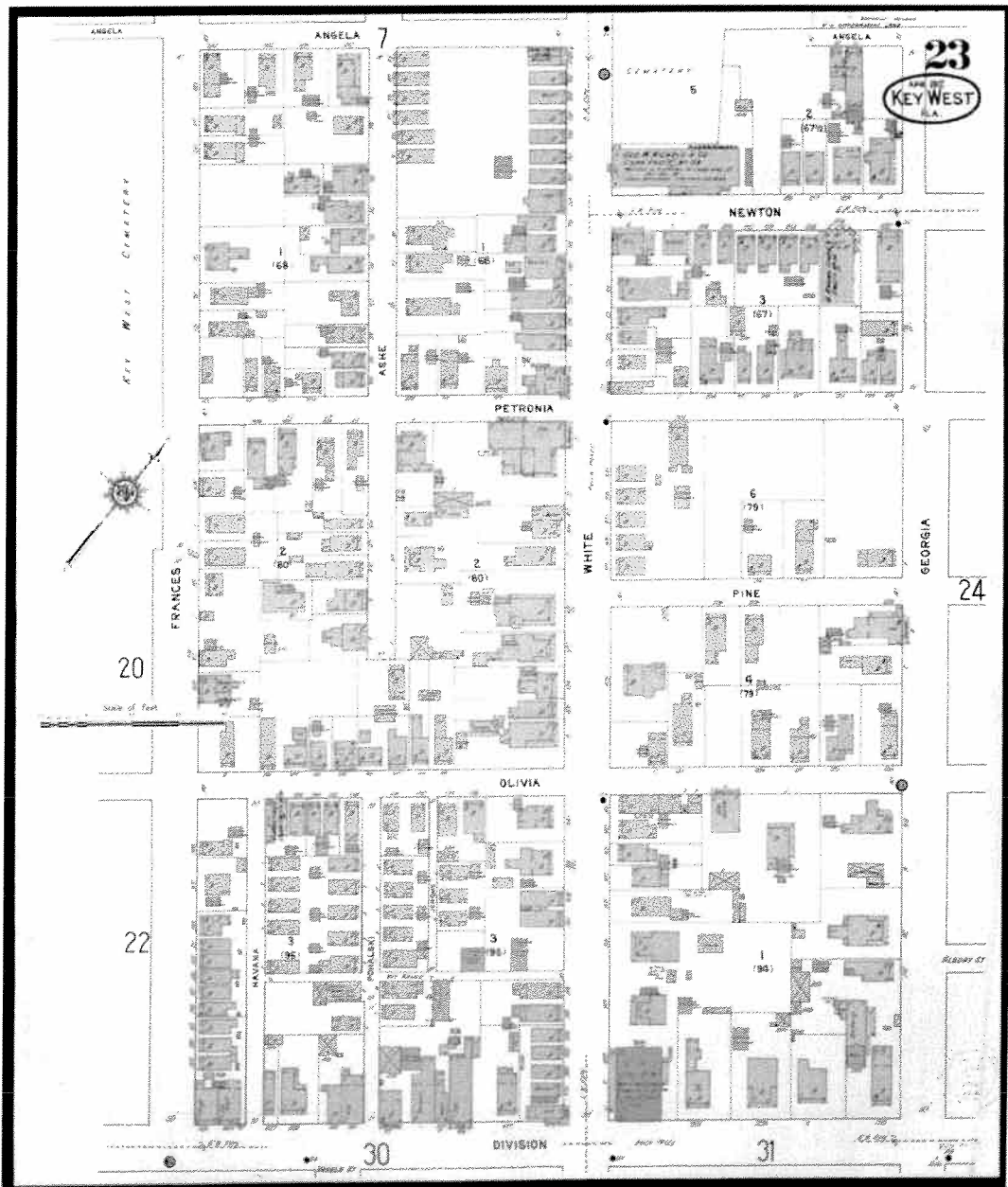
1899 Sanborn



PRINT SEARCH ADD SHARE

Group Title: Insurance maps of Key West, Florida

Title: Key West, Monroe County, Florida, 1912



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Sanborn 1912

UF UNIVERSITY of FLORIDA
The Foundation for The Gator Nation

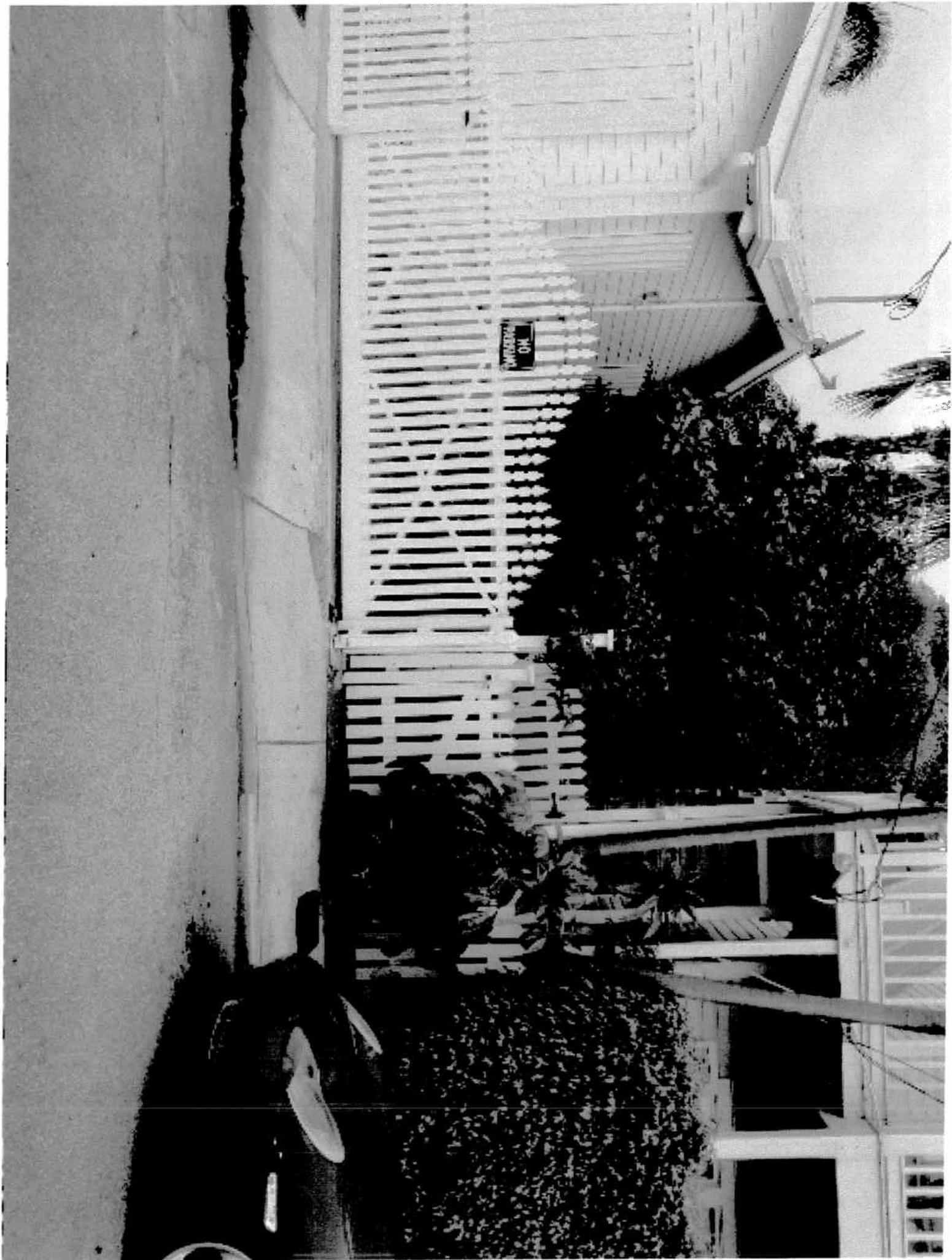
Site Pictures

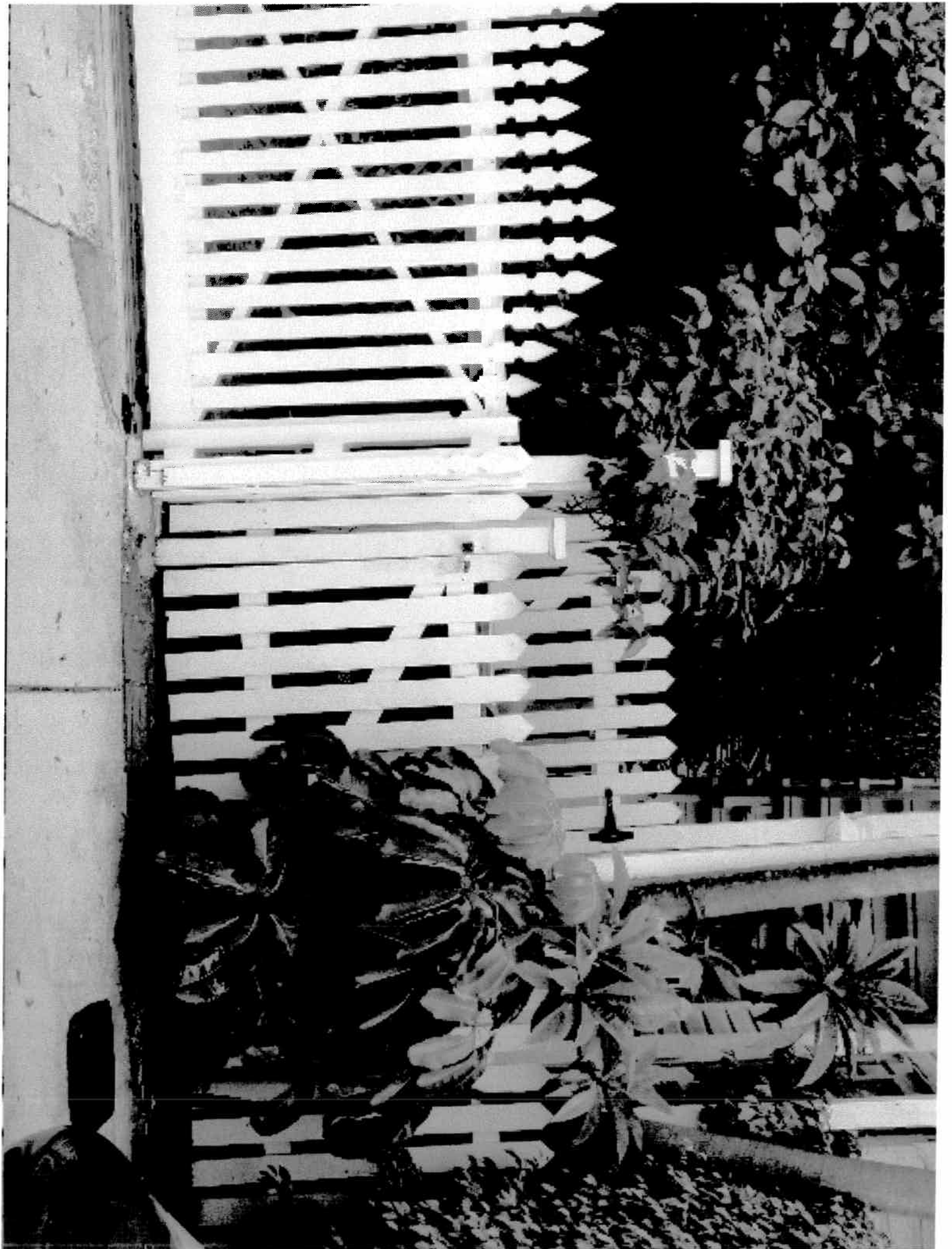


1122 Angela
stairway constructed
prior to 1977 per
Monroe County Property Appraiser
photograph













Public Comment

City of Key West Ten Foot (10') Wide Alleyway

_____ I **oppose** the abandonment of the ten foot (10') wide alleyway running from the 1100 block of Angela Street one hundred eighty-nine feet (189') in a southerly direction, parallel to White Street and Ashe Street

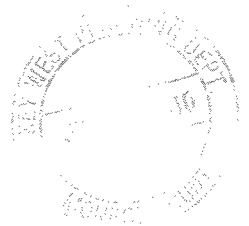
_____ I **support** the abandonment of the ten foot (10') wide alleyway running from the 1100 block of Angela Street one hundred eighty-nine feet (189') in a southerly direction, parallel to White Street and Ashe Street

x
_____ I **have no opinion** regarding the abandonment of the ten foot (10') wide alleyway running from the 1100 block of Angela Street one hundred eighty-nine feet (189') in a southerly direction, parallel to White Street and Ashe Street

_____ **Other** _____

Robert Steffy

Signature
711 Ashe St



City of Key West Ten Foot (10') Wide Alleyway

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_____ **Other** _____

Karen Lane
Signature 1122 Angela



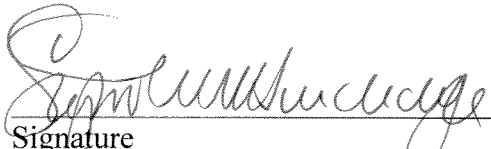
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_____ **Other** _____


Signature
Property owner of 705 Ashe St



City of Key West Ten Foot (10') Wide Alleyway

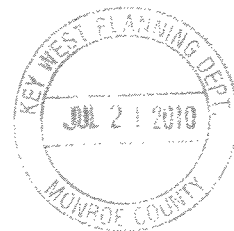
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_____ **Other** _____

Louise Fabisiowicz
Signature
700 White St.



City of Key West Ten Foot (10') Wide Alleyway

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_____ **Other** _____

Carol St

Signature

*Burruss
102 White St*



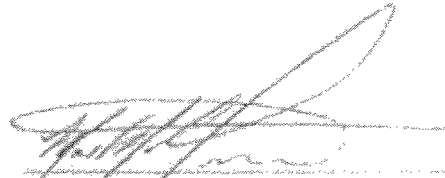
City of Key West Ten Foot (10') Wide Alleyway

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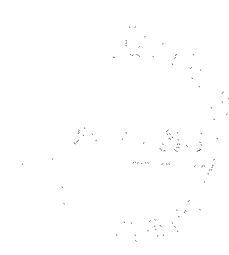
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.....
Other

.....

.....
Signature

President
MANNING'S Development Co. Inc.




City of Key West Ten-Foot (10') Wide Alleyway

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_____ Other _____



Signature

President

MANN'S Development Co. Inc.



Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 8634919 Parcel ID: 00022001-000000

Ownership Details

Mailing Address:

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)

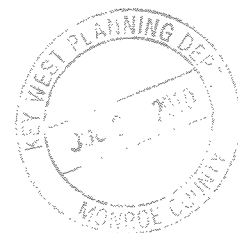
Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: KEY WEST

Legal Description: KW PT SQ 1 TR 6 A 10' ALLEY CENTERED ON ANGELA ST PARALEL TO ASH & WHITE STREETS



Parcel Map



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	244,283.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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100E - COMMERCIAL EXEMPT	0	0	1,890.00 SF
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Building Summary

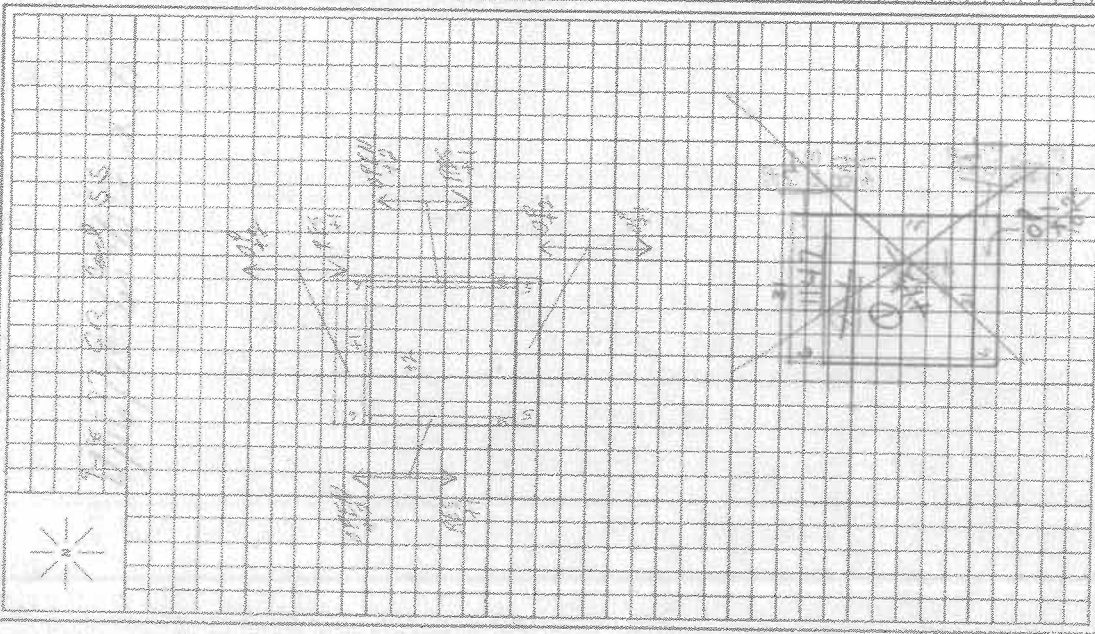
Number of Buildings: 0
 Number of Commercial Buildings: 0
 Total Living Area: 0
 Year Built: 0

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2009	0	0	244,283	244,283	244,283	244,283	0
2008	0	0	283,500	283,500	283,500	283,500	0
2007	0	0	283,500	283,500	283,500	283,500	0
2006	0	0	179,550	179,550	179,550	179,550	0
2005	0	0	141,750	141,750	141,750	141,750	0
2004	0	0	113,400	113,400	113,400	113,400	0
2003	0	0	37,800	37,800	37,800	37,800	0
2002	0	0	37,800	37,800	37,800	37,800	0
2001	0	0	37,800	37,800	37,800	37,800	0
2000	0	0	37,800	37,800	37,800	37,800	0
1999	0	0	37,800	37,800	37,800	37,800	0
1998	0	0	37,800	37,800	37,800	37,800	0
1997	0	0	34,020	34,020	34,020	34,020	0
1996	0	0	34,020	34,020	34,020	34,020	0
1995	0	0	34,020	34,020	34,020	34,020	0
1994	0	0	34,020	34,020	34,020	34,020	0
1993	0	0	34,020	34,020	34,020	34,020	0
1992	0	0	34,020	34,020	34,020	34,020	0
1991	0	0	34,020	34,020	34,020	34,020	0
1990	0	0	28,823	28,823	28,823	28,823	0
1989	0	0	28,350	28,350	28,350	28,350	0
1988	0	0	24,570	24,570	24,570	24,570	0
1987	0	0	12,947	12,947	12,947	12,947	0
1986	0	0	12,474	12,474	12,474	12,474	0
1985	0	0	7,466	7,466	7,466	7,466	0
1984	0	0	7,466	7,466	7,466	7,466	0
1983	0	0	7,466	7,466	7,466	7,466	0



CARD PLOTTED RANDOM

SCALE 1" = []

FLOWN BY []

CLASSIFIED BY []

LAND USE CODE []

DATE []

DATE []

IMPROVEMENT		CONSTRUCTION DATA			
		1	2	3	4
TYPE OF STRUCTURE	Finished				
	Interior Finish				
YEAR BUILT	1882				
	18				
ROOMS	6				
	3				
FOUNDATION	CONCRETE				
	FOOTING				
ADJUSTMENTS	None				
	None				
EXTERIOR WALLS	None				
	None				
PLUMBING	None				
	None				
HEATING	None				
	None				
ELECTRICITY	None				
	None				
CLASS & SCALE	H/E				
	H/E				
CONST UNITS	149				
	12				
TOTAL UNITS	149				
	149				
BASE RATE	149				
	149				
ADJ RATE	149				
	149				
AREA	2065				
	2065				
E.F. Bath	1000				
	1000				
E.F.	1000				
	1000				
REP COST NEW	1000				
	1000				
CONDI	1000				
	1000				
DEP REP VALUE	1000				
	1000				
DEPRECIATION ADJUSTMENT	1000				
	1000				
NO	1				
	2				
PHY	1				
	2				
ADJUSTMENT	1				
	2				
CONC	1				
	2				





