

Application



Petition for Vacation of City Property

City of Key West
Planning Department

Amended

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 1300 White Street, Key West, FL 33040
2. Name of Applicant Bender + Associates Architects, PA
3. Applicant is Owner _____ Authorized Representative X
(Attached Authorization Form must be completed)
4. Address of Applicant 410 Angela Street
Key West, FL 33040
5. Phone Number of Applicant 305.296.1347
6. Name of Owner, if different than above City of Key West, Rep. Michael Vizux
7. Address of Owner 3132 Flagler Avenue Key West FL
8. Phone Number of Owner 305.809.3964
9. Parcel RE# 000401000
10. Description of specific location of requested Vacation. Also by separate attachment provide proposed legal description for property to be vacated.
Portion of Walton Street as depicted on the site specific survey as performed by Island Surveying, Inc., inclusive of lengthy legal (attached) Although included as a part of the Conveyance of the subject property (paved, perimeter fencing) NO record of vacation has been located.

City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305)-809-3720



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

The property was vacated by the Monroe County School District at the end of School year 2012-2013. The property had been continuously used as a school for 90 years. Staff research has indicated that the currently enclosed subject area has seen no active use as a street for more than 50 years.

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

The property (inclusive) is being proposed for adaptive reuse as new city government offices and commission chambers. The area requested for vacation is located in the proposed parking lot.

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

The School District conveyance stipulates a reservation for the use of 32 parking spaces at the time that the School District renovates the portion of the property that it currently retains.

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

NONE.

The property has been paved and enclosed by fencing for 50+/- years (see Photos)

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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 KNOWN impacts have been noted; the right-of-way is currently enclosed.

Pertinent letters of no objection have been applied for.

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 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



Verification Form
(Where Authorized Representative is an entity)

I, Bert Bender, in my capacity as President
(print name) (print position; president, managing member)

of Bender & Associates Architects, P.A.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1302 White Street, Key West, Florida
Street Address of subject property

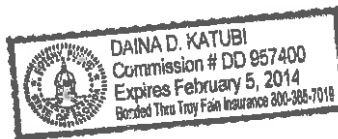
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Handwritten Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 31st day of Dec 2013 by Bert Bender
date Name of Authorized Representative

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

[Handwritten Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization Form

FILE COPY

RESOLUTION NO. 13-103

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING THE ATTACHED "AGREEMENT BETWEEN THE CITY OF KEY WEST AND BENDER AND ASSOCIATES FOR ARCHITECTURAL SERVICES: KEY WEST CITY HALL" (PROJECT GN 0905) IN A TOTAL AMOUNT NOT TO EXCEED \$1,740,493.00; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution No. 13-044, the City Commission awarded the bid to Bender and Associates in response to RFQ No. 13-001 for Architectural Services: Key West City Hall;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the attached "Agreement Between the City of Key West and Bender and Associates Architects for Architectural Services: Key West City Hall" is hereby approved in an amount not to exceed \$1,740,493.00.

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 Commission.

Passed and adopted by the City Commission at a meeting held this 17th day of April, 2013.

Authenticated by the presiding officer and Clerk of the Commission on April 18, 2013.

Filed with the Clerk April 18, 2013.



CRAIG CATES, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK

AGREEMENT

Between

CITY OF KEY WEST

And

BENDER AND ASSOCIATES ARCHITECTS

For

ARCHITECTURAL SERVICES: KEY WEST CITY HALL

KEY WEST, FLORIDA

April 16, 2013

This is an Agreement between: CITY OF KEY WEST, its successors and assigns, hereinafter referred to as "CITY,"

AND

BENDER AND ASSOCIATES ARCHITECTS., a corporation organized under the laws of the State of Florida, its successors and assigns, hereinafter referred to as "CONSULTANT."

WITNESSETH, in consideration of the mutual terms and conditions, promises, covenants and payments hereinafter set forth, CITY and CONSULTANT agree as follows:

ARTICLE 1

DEFINITIONS AND IDENTIFICATIONS

For the purposes of this Agreement and the various covenants, conditions, terms and provisions which follow, the definitions and identifications set forth below are assumed to be true and correct and are agreed upon by the parties.

- 1.1. **Agreement:** This document, Articles 1 through 7, inclusive. Other terms and conditions are included in the CITY's RFQ 13-001, CONSULTANT's Response to RFQ dated December 12, 2012, exhibits, and supplemental documents that are by this provision expressly incorporated herein by reference. Additionally, the representations contained in Bender & Associates April 8, 2013 twenty page correspondence to Doug Bradshaw attached hereto as exhibit "B" are incorporated herein.
- 1.2. **Commissioners:** Members of the city commission with all legislative powers of the city vested therein.
- 1.3. **Consultant:** The architect or engineer selected to perform the services pursuant to this Agreement.
- 1.4. **Contract Administrator:** The ranking managerial employee of the CITY or some other employee expressly designated as Contract Administrator by the City Manager, who is the representative of the CITY. In the administration of this Agreement, as contrasted with matters of policy, all parties may rely upon instructions or determinations made by the Contract Administrator; provided, however, that such instructions and determinations do not change the Scope of Services.
- 1.5. **Contractor:** The person, firm, corporation or other entity that enters into an agreement with CITY to perform the construction work for the project.
- 1.6. **City:** City of Key West.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature.

CITY



Royl Smith
City Clerk
15 day of April, 2013

Bogdan Vitas, Jr.
City Manager
17th day of April, 2013

ATTEST:

By Daina D. Katubi

Daina D. Katubi
(Print Name)

8th day of APRIL, 2013

By B. Bender
Bender and Associates Architects

BERT BENDER
(Print Name)

8th day of APRIL, 2013

Deed

08/02/2013 1:07PM
DEED DOC STAMP CL: Krys \$0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Larry R. Erskine
P.O. Box 1409
Key West, Florida 33041

Property Appraisers Parcel Identification (Folio) Number: 00040100-000000

Doc# 1944366
Bk# 2642 Pg# 2187

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1ST day of August, 2013, by **The School Board of Monroe County, Florida, a body corporate existing under the laws of the State of Florida, formerly known as The Board of Public Instruction of Monroe County, Florida**, whose post office address is 241 Trumbo Road, Key West, FL 33040, herein called the Grantor, to **The City of Key West, Florida, a municipal corporation**, whose post office address is P.O. Box 1409, Key West, FL 33041, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MONROE County, State of Florida, viz.:

On the Island of Key West, Monroe County, Florida, and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 1, 2, 3, 4, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 29, 30, 31, & 32, Square 1, and Lots 1, 2, 3, 4, 9, 10 & 13, Square 2, Tract 18, GEORGE W. NICHOLS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, at page 42, of the Public Records of Monroe County, Florida.

AND

On the Island of Key West, Monroe County, Florida, and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 1, 2, 3 & 4, Square 8, DIAGRAM OF THE WEBB REALTY COMPANY, of part of Tract 18, according to the plat thereof, as recorded in Plat Book 1, at page 42, of the Public Records of Monroe County, Florida.

AND

Whalton Street also known as Frances Street being 50 feet wide lying between Lots 29, 30, 31 and 32, Square 1 and Lots 1, 2, 3 and 4, Square 2, Tract 18 GEORGE W. NICHOLS SUBDIVISION according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida.

LESS THE FOLLOWING:

(Gym and Arts Bldg.):

On the Island of Key West, Monroe County, Florida and being a part of Tract 18, according to William A. Whitehead's map delineated in February, 1829, but better known as Lots 3, 4, & 10, Square 2, Tract 18, GEORGE W. NICHOLS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, at page 42 of the Public Records of Monroe County, Florida, and being more particularly described as follows:
Commence at the intersection of the Northeasterly Right-of-Way Line of Grinnell Street and the Northwesterly Right-of-Way line of Seminary Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Seminary Street for a distance of 240.32 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for a distance of 83.57 feet; thence at a right angle and in a Northeasterly direction for a distance of 108.76 feet; thence at a right angle and in a Northwesterly direction for a distance of 9.90 feet; thence at a right angle and in a Northeasterly direction for a distance of 26.72 feet; thence at a right angle and in a Southeasterly direction for a distance of 93.47 feet to the said

Northwesterly Right-of-Way Line of Seminary Street; thence at a right angle and in a Southwesterly direction along the said Northwesterly Right-of-Way Line of Seminary Street for a distance of 135.48 feet to the Point of Beginning.

Containing 11,586.59 square feet, more or less.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, said premises and the appurtenance thereof unto the Grantee in fee simple so long as the premises are used by said Grantee for the public purposes of a City Hall and/or a Community Center, failing which, the premises described hereinabove shall revert to the Grantor, The School board of Monroe County, Florida, and/or its successors and assigns.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

The School Board of Monroe County, Florida,
a body corporate existing under the laws of
the State of Florida, formerly known as The
Board of Public Instruction of Monroe
County, Florida

By: Andy Griffiths
Andy Griffiths, Chairman

[Signature]
Witness #1 Signature

Theresa A. Ford
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Dr. Ramon M. Dawkins
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MONROE

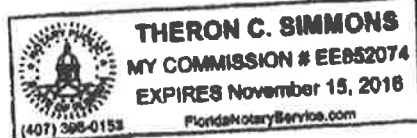
The foregoing instrument was acknowledged before me this 1st day of August, 2013, by Andy Griffiths, as Chairman of The School Board of Monroe County, Florida, a body corporate existing under the laws of the State of Florida, formerly known as The Board of Public Instruction of Monroe County, Florida, who is personally known to me or has produced _____ as identification.

SEAL

[Signature]
Notary Public

Theron Simmons
Printed Notary Name

My Commission Expires:



MONROE COUNTY
OFFICIAL RECORDS

**Property Appraiser
Record Card**

Property Record Card - **Maps are now launching the new map application version.**

Alternate Key: **1040827** Parcel ID: **00040100-000000**

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: 1300 WHITE ST KEY WEST
Legal Description: SQR 1 TR 18 LTS 1 THRU 4 9-10-13-14-17-18-21-22-25-26-29-30-31-32; SQR 2 TR 18 PT LTS 3, 4 AND 10 AND ALL OF LTS 1, 2 9 AND 13; SQR 8 TR 18 LTS 1 THRU 4 KW GEORGE W NICHOLS SUB PB1-42 AND A PT OF WHALTON STREET A5-107/17 A1-368 F1-429 B2-556 F1-427 G46-35/36 G46-433/34 G43-319/20 G48-338/46 OR13-181 OR23-179/83 OR23-184/85 OR305-75 OR2642-2187/88

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	8,507,135.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	120,549.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 37036
Year Built: 1955

Building 1 Details

Building Type
Effective Age 27
Year Built 1955
Functional Obs 0

Condition A
Perimeter 1,608
Special Arch 0
Economic Obs 0

Quality Grade 350
Depreciation % 35
Grnd Floor Area 34,768

Inclusions:

Roof Type
Heat 1
Heat Src 1

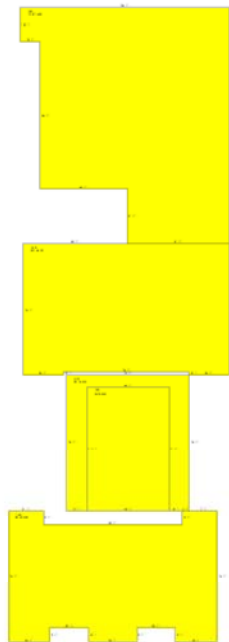
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 20

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		2	1984					8,343
2	FLA		1	1984					3,479

3	OUF	1	1984	2,215
4	FLA	2	1984	9,075
5	FLA	1	1984	13,871

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4816	PUBLIC SCHOOLS-B-	100	N	N
	4817	PUBLIC SCHOOLS-B-	100	N	N
	4818	OUF	100	N	N
	4819	PUBLIC SCHOOLS-B-	100	N	N
	4820	PUBLIC SCHOOLS-B-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1299	C.B.S.	100

Building 2 Details

Building Type
 Effective Age 22
 Year Built 1975
 Functional Obs 0

Condition A
 Perimeter 190
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 27
 Grnd Floor Area 2,268

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0

No sketch available to display

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1984					2,268

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4821	PUBLIC SCHOOLS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1300	AB AVE WOOD SIDING	100

Appraiser Notes

GLYNN ARCHER JR MIDDLE SCHOOL & 3 PORTABLES 2268 SF 1302 WHITE ST
 PER OR2642-2187 W/D CONVEYING PARCEL TO THE CITY OF KEY WEST RETAINS A PORTION OF LOTS 3, 4 AND 10 FOR THE SCHOOL BOARD OF MONROE COUNTY, TRANSFER 11,587 SQ FT TO RE00040100-000100; DONE FOR THE 2013 TAX ROLL.

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
2013	5,965,898	0	2,713,076	8,678,974	8,678,974	8,678,974	0
2012	5,977,368	0	2,973,853	8,951,221	8,951,221	8,951,221	0
2011	6,235,125	0	2,973,853	9,208,978	9,208,978	9,208,978	0
2010	6,235,125	0	7,267,480	13,502,605	13,502,605	13,502,605	0

2009	6,578,802	0	15,525,980	22,104,782	22,104,782	22,104,782	0
2008	6,587,404	0	19,820,400	26,407,804	26,407,804	26,407,804	0
2007	4,465,552	0	19,820,400	24,285,952	24,285,952	24,285,952	0
2006	4,469,375	0	5,946,120	10,415,495	10,415,495	10,415,495	0
2005	4,475,109	0	5,946,120	10,421,229	10,421,229	10,421,229	0
2004	4,454,963	0	5,946,120	10,401,083	10,401,083	10,401,083	0
2003	4,454,963	0	1,816,870	6,271,833	6,271,833	6,271,833	0
2002	4,454,963	0	1,816,870	6,271,833	6,271,833	6,271,833	0
2001	4,454,963	0	3,435,536	7,890,499	7,890,499	7,890,499	0
2000	4,454,963	0	2,510,584	6,965,547	6,965,547	6,965,547	0
1999	4,454,963	0	2,510,584	6,965,547	6,965,547	6,965,547	0
1998	2,976,914	0	2,510,584	5,487,498	5,487,498	5,487,498	0
1997	2,976,914	0	2,246,312	5,223,226	5,223,226	5,223,226	0
1996	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1995	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1994	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1993	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1992	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1991	2,706,286	0	2,246,312	4,952,598	4,952,598	4,952,598	0
1990	2,289,935	0	1,059,972	3,349,907	3,349,907	3,349,907	0
1989	2,289,935	0	1,041,376	3,331,311	3,331,311	3,331,311	0
1988	1,756,826	0	892,608	2,649,434	2,649,434	2,649,434	0
1987	1,729,885	0	331,009	2,060,894	2,060,894	2,060,894	0
1986	1,736,263	0	312,413	2,048,676	2,048,676	2,048,676	0
1985	1,704,570	0	296,592	2,001,162	2,001,162	2,001,162	0
1984	0	796,187	296,592	1,092,779	1,092,779	1,092,779	0
1983	0	796,187	296,592	1,092,779	1,092,779	1,092,779	0
1982	0	796,187	223,185	1,019,372	1,019,372	1,019,372	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/1/2013	2642 / 2187	100	WD	11

This page has been visited 122,712 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176