



EXECUTIVE SUMMARY

To: Jim Scholl, City Manager

Through: Patrick Wright, Planning Director

From: Vanessa Sellers, Planner II

Meeting Date: December 4, 2018

RE: **Vacation of City Right-of-Way (RE # 00014480-000000)** – A request to vacate a platted alleyway on the 200 block of Olivia Street with the dimension of 10 feet by 189 feet and then continuing to a dimension of 5 feet by 14.9 feet per Chapter 90 Article VII of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

ACTION STATEMENT:

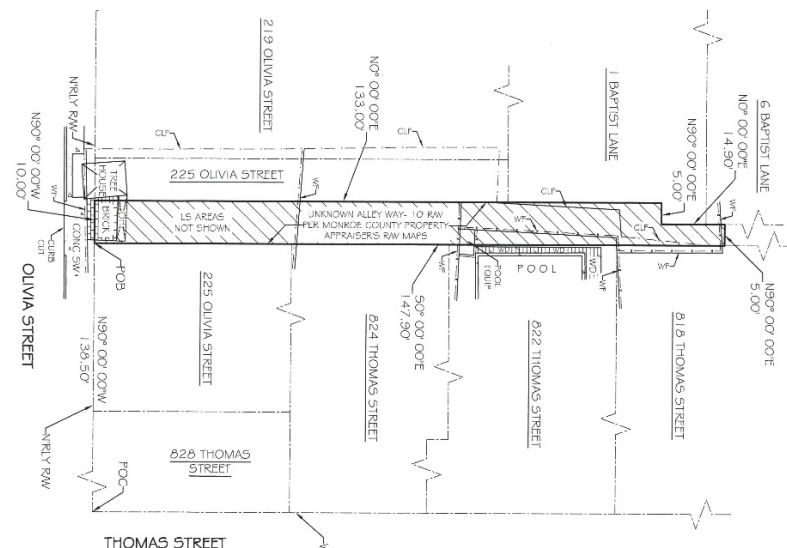
Request: Vacation of City right-of-way to address the encroachment of abutting properties.

Applicant: Adele V. Stones

Property Owner: John Vagnoni and Debra Vagnoni

Location: 225 Olivia Street (RE # 00014480-000000)

Zoning: Historic Medium Density Residential (HMDR) Zoning District



BACKGROUND:

This is a petition for the vacation of City owned right-of-way pursuant to Chapter 90 Article VII, City of Key West Code of Ordinances.

The unnamed alley first appears on the 1912 Sanborn map with a notation of its width being 15 feet. The 1926 Sanborn map shows a narrower alley, but with no notation as to its size. The alley also appears on the 1955 City of Key West ROW map, with a notation of 10 feet at the entrance at Olivia Street, and then a tapering to 5’ width a little more than halfway in.

The alley (shown below in yellow) runs through the property at 225 Olivia Street (outlined in blue), and abuts the rear property lines of 824 Thomas Street, 822 Thomas Street, and 818 Thomas Street. It also abuts 3 Baptist Lane and 6 Baptist Lane.



City Actions:

- Development Review Committee (DRC):** June 28, 2018
- City Commission:** October 2, 2018 (*postponed*)
- City Commission:** October 16, 2018 (*postponed*)
- City Commission:** December 4, 2018

Planning Staff Analysis:

As described in the sketch drawn by Florida Keys Land Surveying, dated April 19, 2018, the area of the vacation request is 1,404.50 square feet. The City-owned property runs parallel to Thomas Street. It begins at 10 feet in width and is 133 feet in length, and then tapers to 5 feet in width, for 14.90 more feet in length. The property is not paved, and it has amalgamated over the years into the yards of the abutting properties. Historically, the alleyway was accessible from Olivia Street. Today, access to the alleyway is blocked by a wood fence, trees, and shrubs, and more resembles an abandoned driveway than a City alley.

Options / Advantages / Disadvantages:

Option 1: To approve the vacation of 1,404.50 square feet of City right-of-way.

a. Consistency with the City's Strategic Plan, Vision, and Mission:

The Strategic Plan is silent on this issue.

b. Financial Impact:

There will be no cost to the City if this request is approved.

Option 2: Deny the vacation of 1,404.50 square feet of City right-of-way based on findings that the City's needs outweigh the request.

a. Consistency with the City's Strategic Plan, Vision, and Mission:

The Strategic Plan is silent on this issue.

b. Financial Impact:

There will be no cost to the City if this request is approved.

Recommendation:

Planning staff, based on the Comprehensive Plan and Land Development Regulations, recommends **Option 1**.