



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert Bradshaw, City Manager
Nicholas Mimms, Deputy City Manager

FROM: Rebecca Grohall, Planning Manager

RE: Artistry in Mosaics

DATE: October 13, 2014

Overview

In response to a letter sent by Andrew Hochstetter – Planning Staff has met with Mike Reals of Public Works and Jack Andrews, City Engineer. We weren't able to meet with Deputy Chief prior to drafting this memo but he has received all the information and Staff will follow up with him (and provide updated information at the Conference Agenda). The discussion is mainly focused on the request to possibly sell Lot 1 (of Block 8 of Pinewood Sub.), there is an additional need for alley way abandonment (with a replacing easement for the gas line there). Other parts of the alley have been abandoned already. In reviewing property records, it appears that at some point in time, they acquired the northern 18 feet of Lot 1. Mosaics already owns Lots 2-8 of Block B of Pinewood Sub (adjacent to 3rd Street) in unity of title, as well as Lots 19, 20, 21 and 22 of Block B of Pinewood Sub (adjacent to US Highway 1) in unity of title.

Staff Review and Analysis

The following items were discussed, with some need for additional information:

- When was the parcel purchased (or deeded) to the City, where there any restrictions on its use or disposition? (Perhaps the Attorney's office can research and provide input).
- Lot 1 is 60 foot wide by 125 wide, need a survey to confirm if that includes the 18 feet already indicated on property bills as owned by Mosaics.
- Artistry in Mosaics should utilize an engineer to confirm if the 60 foot width of the parcel is enough for them to provide the turning radius needed for access to the parking, as well as provide a landscape buffer to the parcels adjacent south. The width appears adequate for a two way drive aisle (24 feet), and good potential for appropriate turning radius'.
- Cross Access agreements for parcels in the adjacent alleyway (Mosaics has indicated their ability to get these).
- Coordinating with the Police Department regarding their plans for a park/passive open space.
- Possibly need to acquire r.o.w. on NB US 1 at Georgia for right hand turning movements.
- Artistry in Motion has been advised that they need an appraisal of the parcel, as well as an appraisal for the portions of the alleyway that are requested to be abandoned.
- Disposition of the parcel would result in job creation as well as placing a non-taxed lot on the tax rolls.

Recommendation

Staff is respectfully requesting the City Commission indicates if it is interested in pursuing the sale of this property, and Staff will continue with Artistry in Mosaics.