



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Right-of-way Abandonment
Boston Avenue Extension – East of South Indian River Drive

DATE: May 5, 2014

STAFF REPORT

Owners: St. Andrews Episcopal Church SB Florida CRE Holdings LLC
210 S Indian River Drive 5310 East SR 64
Fort Pierce FL 34950 Bradenton FL 34208

Applicant: St. Andrews Episcopal Church c/o John Liebler
210 S Indian River Drive
Fort Pierce FL 34950

Requested Action: Abandonment of Boston Avenue Extension East of S. Indian River Drive

Location: Boston Avenue East of S. Indian River Drive, West of the Indian River – Approximately 290 S. Indian River Drive

Parcel IDs: 2410-804-0003-000-4, 2410-804-0004-000-1, 2410-808-0001-000-2,

Zoning: C-4, Central Commercial & C-1, Office Commercial

Surrounding Zoning:

North	East	South	West
C-4	N/A	C-1	C-4

Future Land Use: CBD, Central Business District & OP- Offices- Professional & Business

Right-of-way area: .22 Acres

Staff Analysis:

The applicant is requesting the City Commission of the City of Fort Pierce, vacate and abandon an unopened 25 ft. by approximately 380 ft. strip of right-of-way known as Boston Avenue, as identified in Plat Book 5, Page 32, Public Records of St. Lucie County, Florida; said right-of-way lying east of South Indian River Drive and west of the Indian River, north of Citrus Avenue.

The subject right-of-way was created during the 1920s after dredging and shoaling extended the bank of Indian River Drive east several hundred feet into the Indian River Lagoon. The private property lines expanded eastward, continuing the Boston Avenue right-of-way eastward as well. This section of Boston Avenue has never been formally paved, however the City Commission opened a portion of the right-of-way in 1975 to provide formal access to an apartment complex previously situated along the riverbank. Although the section of Boston Avenue remained unpaved, it provided access to a parcel and development, which was landlocked otherwise.

The request is based upon St. Andrew's pending acquisition of land abutting the right-of-way and preparation of development plan in hopes of expanding their existing school in Downtown Fort Pierce. The abandonment and acquisition of this section of right-of-way provides greater flexibility and capacity for design when preparing plans for the potential expansion.

The abandonment of this section of Boston Avenue would effectively land lock Parcel# 2410-804-0004-000-1, rendering it a non-conforming lot, therefore the applicant must proceed with a Unity of Title with their currently held Parcel to the west prior to the recording of the proposed abandonment.

All affected Departments, with the exception of FPUA Water & Wastewater and FPUA Electric & Gas have reviewed the submittals and provided approvals for the proposed abandonment based on compliance with the requirements of the City Code.

The City of Fort Pierce will secure and deed an easement over the entire area to be abandoned for the benefit of the Fort Pierce Utilities Authority (FPUA) prior to any abandonment of this alleyway to provide for access and use of any existing or future utility infrastructure deemed necessary.

Comprehensive Plan

The adopted Comprehensive Plan seeks to expand opportunities to provide the public with expanded access to the waterfront. The following Goals, Objectives, and Policies within the Comprehensive Plan express this strategy:

1.8 Objective:

The City will coordinate with the Community Redevelopment Agency (CRA) to address blighted areas in the City, provide basic needs of the area, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.

1.8.2 Policy: The City will coordinate with the CRA to encourage redevelopment and reinvestment within the Community Redevelopment Area:

3. Enhance public open spaces, small community centers, amphitheatres, and address public access to the waterfront.

5.9 Objective:

The City shall increase the amount of public access to the beach or shoreline consistent with estimated public needs.

5.9.4 Policy:

The City shall implement development incentives for all development for waterfront sites to include design measures, to provide, enhance or preserve scenic views of the water from public rights-of-way.

7.4.3 Policy:

The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

Staff Comments:

The Planning Board shall review the requested abandonment and forward a recommendation as appropriate for its approval or disapproval. Staff recommends that the Planning Board forward a recommendation to the City Commission to grant the abandonment with the following conditions:

- 1) A 15' pedestrian access easement, from Melody Lane to the southeast corner of the right-of-way requested for abandonment, dedicated to the City of Fort Pierce to provide future opportunity to expand access to the waterfront is recorded prior to the effective date of abandonment.
- 2) The City of Fort Pierce will secure and deed an easement over the entire area to be abandoned for the benefit of the Fort Pierce Utilities Authority (FPUA) prior to any abandonment of this alleyway to provide for access and use of any existing or future utility infrastructure deemed necessary.
- 3) The applicant record a Unity of Title between Parcels 2410-804-0003-000-4 & 2410-804-0004-000-1 prior to the effective date of the abandonment as to avoid the creation of a non-conforming lot.