



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 15-008
Abandonment of Alleyway
Remaining section between Georgia Avenue and Hayes Road

DATE: July 10, 2015

STAFF REPORT

Owner(s) of Abutting Parcel(s):
Mosaics Of America Inc
901 S 3rd Street
Fort Pierce, FL 34950-5159

FABB LLC
4397 Gator Trace Ln
Fort Pierce, FL 34982-6808

Applicant: Andrew Hochstetter
Artistry In Mosaics
901 S 3rd Street
Fort Pierce, FL 34950-5159

Representative: John Foster, AIA
11205 Ridge Ave
Fort Pierce, FL 34982

Requested Action: Abandonment of remaining section of Alleyway between Georgia Avenue and Hayes Road

Location: Generally located between Georgia Avenue and Hayes Road, east of South US Highway 1, and west of South 3rd Street

Abutting Parcel IDs: 2415-601-0083-000-0, 2415-601-0072-000-0, 2415-123-0001-000-5, 2415-601-0087-000-8, 2415-601-0082-000-3 and 2415-601-0081-000-6

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3/OS-2	OS-2

Land Area of Subject ROW: .24 acres* - The City will retain a portion of the abandoned alleyway.

Staff Analysis:

In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicant, Artistry in Mosaics, Inc., is requesting the City Commission of the City of Fort Pierce abandon a 20 ft. by approximately 531 ft. extension of alleyway lying in Block 8 of the Pinewood Subdivision, as identified in Plat Book 5, Page 32, Public Records of St. Lucie County, Florida.

The subject right-of-way was dedicated the City of Fort Pierce via the plat of the Pinewood Subdivision in 1925. A portion of the alleyway was abandoned by the City of Fort Pierce, at the request of the American Legion. The remaining section provides rear access to six parcels of land, intersecting the Fort Pierce Police Memorial Park, and two properties held, and proposed for development, by Artistry in Mosaics.

The request is based upon the applicant's acquisition of land abutting this extension of the subject alleyway, and concurrent request for Site Plan and Conditional Use approval for a development plan to expand their existing business. The abandonment and acquisition of this section of right-of-way provides increased flexibility and a strategic opportunity to integrate the design of the new facility, with the established operations. Furthermore, the abandonment of the subject alleyway also serves to eliminate the present rift between park lands on either side of the alleyway, abutting Hayes Road.

The privatization of a portion of the alleyway, would allow Artistry to reuse the alleyway for an improved interior drive aisle for function of their proposed development. In order to offset alleviate the loss of rear access to abutting properties to the northern section of the alleyway, the applicant has designed the layout of the site plan to incorporate access to the neighboring sites, which will be secured via a shared access agreement.

The applicant has obtained and an appraisal of the remaining segment of the alleyway. The appraised a market value for the portion of alleyway to be abandoned to the applicant(s) is \$8,800. The entire segment of the alleyway would not be granted to the applicant; however, the release of the alleyway would be coupled with the closure of the existing means of ingress/egress with curbing, and prospective removal of existing asphalt upon the segment of the alleyway to be retained by the city. As no funding capacity of the city exists to complete the work, these improvements, amongst others to the abutting Memorial Park, are presented in exchange for the property, in-lieu of a monetary payment for the subject land for abandonment.

The Fort Piece Utilities Authority (FPUA) has provided a conditional approval of the proposed abandonment provided that a utility and ingress/egress easement is reserved over the same area, in order to maintain the existing utilities located within the platted alleyway.

Technical Review Committee

All affected Departments have reviewed and approved the proposed Alleyway Abandonment with the noted retention of a utility easement.

Staff Recommendation:

The proposed abandonment has been reviewed and approved by the affected departments, and provides benefits that further the health, safety, and welfare of the community, Staff recommends the City Commission approve of the requested abandonment, contingent upon the associated development agreement.