

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 which returned a market value of \$43,000. 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, the improvements are recommended in-lieu of 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. There are existing utilities located within the platted alleyway.

Technical Review Committee

All affected Departments have reviewed and approved the proposed Alleyway Abandonment.

Staff Recommendation:

Based on the approvals provided by the affected departments, Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the requested abandonment with the following conditions:

- 1) A 30 ft. easement, encompassing the affected alleyway, is recorded concurrent with the abandonment;

- 2) The applicant record a shared access agreement benefitting the abutting properties, in order to ensure cross access of the sites, and provide an alternative means of ingress/egress for the established and future site(s); and
- 3) The applicant coordinate and complete the elimination of the existing access point to the alley considered for abandonment and remaining segment of existing asphalt which will no longer be in use.