



# 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

**SUBJECT:** **Abandonment of Alleyway  
Remaining Portion between Atlantic Avenue and Orange Avenue, within the Totten  
Subdivision**

**DATE:** March 3, 2015

### STAFF REPORT

**Owner(s) of Abutting Parcel(s):** Steven Tarr  
Rast Properties Inc  
4521 PGA Blvd #201  
Palm Beach Gardens, FL 33418

Septentrion Market Inc  
7407 Palomar St  
Fort Pierce, FL 34947-0000

**Applicant:** Steven Tarr  
4521 PGA Blvd #201  
Palm Beach Gardens, FL 33418

**Requested Action:** Abandonment of remaining section of Alleyway between Atlantic Avenue and Orange Avenue, within the Totten Subdivision

**Location:** Generally located between Atlantic Avenue and Orange Avenue, and west of South 7<sup>th</sup> Street

**Abutting Parcel IDs:** 2410-703-0008-000-9, 2410-703-0001-000-0, 2410-703-0001-000-0, 2410-703-0002-000-7

**Surrounding Zoning:**

North	East	South	West
C-3	C-3	R-3	C-3

**Land Area of Subject ROW:** Approximately 2,230 sq. ft. or .05 acres

### **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 remaining portion alleyway lying in Totten Subdivision, as identified in Plat Book 5, Page 53, Public Records of St. Lucie County, Florida.

The subject right-of-way was dedicated the City of Fort Pierce via the plat of the Totten Subdivision in 1925. A portion of the alleyway was previously abandoned by the City of Fort Pierce. The remaining section previously provided rear access to two residential structures which have been recently demolished. The site is located within the C-3, General Commercial Zone, and along an arterial roadway; therefore the reestablishment of standalone residential structures is unlikely.

The request is based upon the applicant's acquisition of land abutting this extension of the subject alleyway, and concurrent preparation of a conceptual plan to expand the parking area of 701 Orange Avenue. The abandonment and acquisition of this section of right-of-way provides increased flexibility and a strategic opportunity to design the prospective parking expansion, and prospective infill development along Orange Avenue.

The applicant has obtained an appraisal of the remaining segment of the alleyway which returned a market value of \$3,000. The majority of the alleyway would be granted to the applicant; however, a small section would be provided to the property owner of Lot 11, of the Totten Subdivision.

Staff has noted that the Atlantic Avenue right-of-way abutting this site is thirty (30) feet in width, representing a deficiency. Future development action may require the acquisition of an easement, or right-of-way to alleviate the deficiency.

The Fort Piece Utilities Authority (FPUA) has provided approval of the proposed abandonment, provided that a utility easement is reserved over the same area.

### **Technical Review Committee**

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

### **Staff Recommendation:**

Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the requested abandonment, based on the approvals provided by the affected departments, with the condition that a utility easement, encompassing the affected alleyway, is recorded concurrent with the abandonment.