



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 16-024 - Abandonment of Alleyway
 Remaining portion between Atlantic Avenue and Orange Avenue - Totten Subdivision
 RAST Properties

DATE: October 10, 2016

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 7th 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, Rast Properties 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 alleyway would be granted to the applicant; as the abutting property owner has waived acquisition of the small portion abutting 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 in the guided street width. 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.

Technical Review Committee

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

Planning Board:

The Planning Board, at their March 10th, 2015 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

Staff recommends the City Commission approve the requested abandonment contingent upon payment of the appraised value, \$3,000, for the subject right-of-way.