



TO: Members of the Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Abandonment of Unopened Right-of-Way
 Segment of North 10th Street, between Avenue M & O

DATE: February 8th, 2017

STAFF REPORT

Owners: Blue Water LLC.
 312 SE 17th ST Fl 2
 Fort Lauderdale, FL 33316

Representative: Amanda Martinez
 Martinez Planning Associates, LLC
 115 Citrus Park Circle
 Boynton Beach, FL 33436

Requested Action: Approval of Abandonment of an unopened segment of North 10th Street Right-of-Way, situated between Avenue M & O

Location: North 10th Street Right-of-Way, situated between Avenue M & O

Abutting Parcel IDs: 2404-144-0000-000-9 & 2403-233-0002-000-3 (western 190 ft.)

Surrounding Zoning:

North	East	South	West
R-4	OS-1	R-3	OS-1/R-3

Land Area of Subject ROW: Approximately .223 acres

Staff Analysis:

In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicant, is requesting the City of Fort Pierce abandon an unopened segment of North 10th Street Right-of-Way, situated between Avenue M & O, which abuts their land holdings

Concurrent to the request for abandonment, the applicant is requesting the approval of Comprehensive Plan Future Land Use Map and Zoning Atlas Amendments, for 5.99 acres of their property, abutting the subject alleyway. The underlying objective is to eliminate the intersection of their property, to provide a larger commercial property for development.

The subject extension of North 10th Street appears to have remained unopened in perpetuity, and has not been utilized for utility infrastructure. The scope of the requested abandonment would leave a minor section of the unopened right-of-way in place to allow for future access to the Ilous Ellis Football Field Parking area, or facilitate connectivity to a future commercial development on the applicant's property, if necessitated and appropriately designed. The right-of-way segment sought for abandonment offers minimal vehicular, pedestrian, or utility design advantage to the city, especially in its unimproved state. The City Commission may consider a proposal to exchange the subject right-of-way for an equivalent area of land abutting the established park.

The majority of the right-of-way segment considered for abandonment would be assumed by the applicant, with a minor section being retained by the city as it abuts the City owned parkland, based upon established policy. The City Commission has the discretion to consider complete abandonment.

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.

Staff Recommendation:

Staff recommends the Planning Board forward a recommendation to approve the requested abandonment.