



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

SUBJECT: Ordinance 18-021, Abandonment of Unopened Right-of-Way
 Segment of Avenue C, between N. 25th Street and N. 26th Street

DATE: May 23rd, 2018

STAFF REPORT

Owners: Fresh Wind Fresh Fire Church of God Inc.
 P.O. Box 853
 Fort Pierce, FL. 34947

Representative: Abraham Chabab, P.E. Civil Engineer
 5428 NW Edgewater Avenue
 Port St. Lucie, FL. 34983

Requested Action: Approval of Abandonment of an unopened segment of Avenue C, between N. 25th Street and N. 26th Street

Location: Avenue C Right-of-Way, situated between N. 25th St and N. 26th St

Abutting Parcel IDs: 2408-507-0133-000-5 & 2408-507-0097-000-0

Surrounding Zoning:

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

Land Area of Subject ROW: Approximately .309 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 Avenue C, between N. 25th Street and N. 26th Street, 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 2.06 acres of their property, abutting the subject alleyway. The applicant has also applied for a Development Review and Design Review application to construct a church consisting of 5,610 sq. ft. with 85 parking spaces. The underlying objective is to eliminate the intersection of their property, to provide a larger commercial property for the development of a church facility.

The subject extension of Avenue C appears to have remained unopened in perpetuity, and has not been utilized for utility infrastructure. The scope of the requested abandonment would eliminate an Avenue C intersection with N. 25th Street heading west. The right-of-way segment sought for abandonment offers minimal vehicular, pedestrian, or utility design advantage to the city, especially in its unimproved state.

Standards for Review

The following standards must be satisfied per Section 17-1 of the City Code prior to the approval of the requested abandonment:

- (a) No street, alley or way shall be closed, abandoned, relinquished or narrowed except by ordinance.
- (b) The person requesting abandonment of any street alley, or right-of-way shall be responsible for the payment of all costs involved in, or incurred by, the process of vacating and abandonment of any street, alley, or right-of-way.

The applicant has not provided an appraised value of the subject abandonment property. The applicant has submitted a letter requesting for abandonment of the subject right-of-way to the City Commission. Within the letter requesting abandonment of right-of-way; the applicant requests that the City Commission transfer ownership of the subject right-of-way at no cost.

The Fort Pierce Utilities Authority (FPUA) has provided approval of the proposed abandonment with the condition that a 10 ft. easement is granted to FPUA centered on the gas main.

Technical Review Committee

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

Property Owner Response Summary:

A total of 46 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their May 8th, 2018 meeting, voted unanimously to recommend **approval** of the request.

Staff Recommendation:

Staff recommends the City Commission **approve** the requested abandonment with the following condition:

- 1) A 10 ft. easement is granted to FPUA centered on the gas main.
- 2) Appraisal of the subject abandonment right-of-way with payment to the City of Fort Pierce.