



TO: Members of the Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director *RG*

FROM: Vennis Gilmore, Planning Analyst *VG*

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

DATE: May 1st, 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 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.

All of the right-of-way segment considered for abandonment would be assumed by the applicant, 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 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.

Staff Recommendation:

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