



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: HONORABLE MAYOR AND CITY COMMISSIONERS
ROBERT BRADSHAW, CITY MANAGER
NICK MIMMS, DEPUTY CITY MANAGER

FROM: REBECCA GROHALL, PLANNING MANAGER

RE: FLAGLER DEVELOPMENT CORP.

DATE: FEBRUARY 2, 2015

Pursuant to a request from the City Manager's office to examine these parcels, the Planning Staff has looked at the attached parcels and suitability for purchase. It's my recommendation that the City give serious consideration to the acquisition to Site A.

Site A: 2410-503-0036-010-3

This parcel is a small strip of land (roughly 9 feet in width) that parallels the FEC right of way between Avenue A and the unopened portion of Avenue B, connecting to a small segment near Moore's Creek. While not much could be done with this land, it would be possible to build a pedestrian way to Moore's Creek, although the unknown impacts of All Aboard Florida may affect this project. For example, if the AAF builds a "sealed corridor" the City may wish to utilize this area with landscaping and a smaller path to lessen the visual impacts.

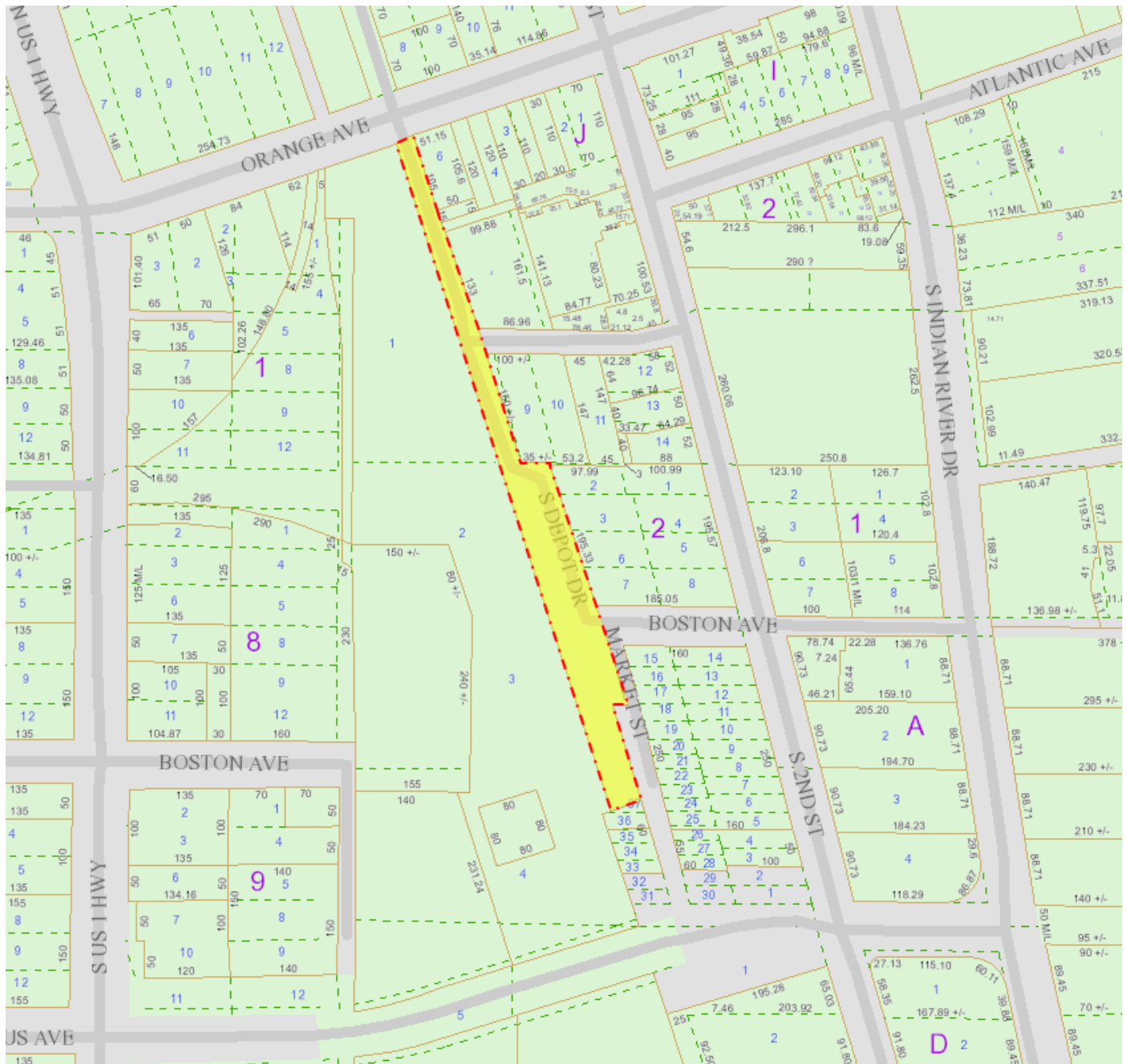


A few sketches of what a pedestrian pathway could look like:



Site B: 2410-805-0005-010-4

This parcel is a strip of land that parallels the FEC right of way between Orange Ave and south of Boston Ave (almost to Citrus). This strip is a mirror of North Depot Drive and currently includes 37 parking spaces as well as a roadway (Depot Drive). It's important to note that much of this area has been built and maintained by the City as a public right of way. In past years, the City Attorney has opined that this land already belongs to the City as the City has improved it with a road and parking spaces. I do suggest following up on a previous suggestion to file a maintenance map and gain clear title to the parcel.



Photos of Site A:



Photos of Site B:



Recommendation/Request of City Commission:

Staff recommends moving forward with acquisition of Site A (north of Avenue A). Representatives from Flagler Development have requested the City send a letter of interest to them to start to the process. In order to initiate acquisition, Staff is requesting Commission give consensus on acquisition. Once negotiation has begun, Staff will bring a contract back to the City Commission for formal action.

Attachments: Aerial Maps
 Letter from City Attorney