



TO: Nicholas Mimms, PE, City Manager
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: March 22, 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: 2404-143-0001-000-3 (City Owned), 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 right-of-way. 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 Louis 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 alternatively consider a proposal to exchange the subject right-of-way for an equivalent area of land abutting the established park.

The majority (~.165 acres) of the right-of-way segment considered for abandonment would be assumed by the applicant, with a minor section (~.058 acres) being retained by the city as it abuts city owned parkland, based upon established policy. The City Commission has the discretion to consider complete abandonment to the applicant, if desired.

The Fort Pierce Utilities Authority (FPUA) has provided approval of the proposed abandonment.

Appraised Value

The appraised value, presented within the December 2016 appraisal report presents a Market Value of the Fee Simple of the Subject Property as \$4,250 (.223 acres). The portion of the right-of-way presented for abandonment to the applicant has a prorated valuation of \$3,144, payable prior to the subject ordinance becoming effective.

Technical Review Committee

All affected Departments have reviewed and approved the proposed right-of-way Abandonment.

Planning Board

The Planning Board, at their February 14th, 2017 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

Staff recommends the City Commission **approve** Ordinance 17-014 to authorize the requested abandonment to become effective upon payment of \$3,144., a prorated valuation of the land subject to relinquishment, by the applicant Blue Water LLC.