



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 17-022: Abandonment of Unused Right-of-Way
 Segment of N 31st Street Abutting the Pioneer Park Subdivision (Zora Neale Drive)

DATE: May 23, 2017

STAFF REPORT

Owner(s) of Abutting Parcel(s): John & Melissa Smith
 2925 Zora Neale Dr
 Fort Pierce, FL 34947

Colleen Miller
 2931 Zora Neale Dr
 Fort Pierce, FL 34947

Tomonica C Bell
 2927 Zora Neale Dr
 Fort Pierce, FL 34947

Applicant: Tomonica C Bell
 2927 Zora Neale Dr
 Fort Pierce, FL 34947

Requested Action: Abandonment of unused section of North 31st Street right-of-way abutting the Pioneer Park Subdivision, between Madison Cay Apartments and Zora Neale Drive

Location: Generally located between Madison Cay Apartments and Zora Neale Drive (Unopened N 31st Street)

Abutting Parcel IDs: 2405-504-0012-000-3, 2405-504-0013-000-0, & 2405-504-0014-000-7

Surrounding Zoning:

North	East	South	West
R-4	R-4	R-4	R-4

Land Area of Subject ROW: Approximately 4,993.5sq. ft. or .115 acres

Staff Analysis:

In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicant, Tomonica Bell in coordination with the City is requesting the abandonment of an unopened portion of North 31st Street right-of-way abutting the Pioneer Park Subdivision, lying between Madison Cay Apartments and Zora Neale Drive.

The section of right-of-way was dedicated in the Garden City Farms Subdivision, Plat Book 2, Page 5, of St. Lucie County. A portion of the right-of-way was previously abandoned by the City of Fort Pierce for contribution to the Madison Cay Apartments development, and a portion of the right-of-way was utilized for connection and expansion of Pioneer Park to the south. The remaining section was not repurposed within the Pioneer Park subdivision as the portion south of the affected area contains utility infrastructure. The affected right-of-way abutting lots 9, 10, and 11 does not contain utilities, and each of the noted lots provide a 10ft. utility easement along the front of the property for such purpose. The site is located within the R-4, Medium Density Residential District. Sidewalk are established within Pioneer Park Subdivision, therefore appropriate connections exist, eliminating future use of the right-of-way for addition sidewalk connections based upon limited practicality.

The request is sought to allow an increase in lot size for the abutting lots, facilitating the capacity for small scale home additions such as pools, patios, or a minor room extension.

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

Technical Review Committee

All affected Departments have reviewed and approved the proposed abandonment.

Planning Board

The Planning Board, at their January 10th, 2017 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

Staff recommends the **approval** of the requested abandonment via Ordinance 17-022.