



TO: Fort Pierce Planning Board

FROM: Rebecca Grohall, AICP Planning Director

RE: Recommendation to sell City Property located at 505 N. 7th Street

DATE: February 8, 2017

As provided for in the Land Development Code, Section 2-223 (4) Planning Staff are requesting the Planning Board review and provide a recommendation regarding the disposal of City Property located at 505 N. 7th Street.

Known as the former ALPI center offering Head Start programming for neighborhood kids, this building has been vacant for several years. This building is ideally established for serving younger children as it contains classrooms and even the bathrooms are geared for small children. The property is currently zoned R4 and the uses allowed are outlined in the Use Table of Section 22-22. Permitted and conditional uses include single family and multi family housing, cultural centers, libraries, fraternal organizations, Adult Day Care and Day Care, Schools, Hospitals or Nursing Homes, Bed and Breakfast, Administrative/ Professional or Medical Office, Laundry/Laundromat, and Neighborhood Commercial Services.

This property was identified as surplus property on April 18, 2016 by the City Commission through Resolution. The property has been marketed and several offers were received. Prior to the City Commission reviewing the contracts, the Planning Board should provide their recommendation on its sale. In late 2016, the City Commission reviewed an offer from the Salvation Army to purchase the building and have homeless services in a jail diversion program. The City Commission turned down that proposal for a variety of reasons.

The Planning Board should utilize the criteria including but not limited to:

- Uses proposed – If the use proposed is a permitted or conditional use within the R4 Zoning District, and if the uses are compatible with the surrounding neighborhood.
- Identification of Renovations and Schedule for those Renovations
- Any economic impact stated through job creation

Staff Recommendation:

Staff recommends the Planning Board review and forwards a recommendation for the sale of 505 N 7th Street.