THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: **Abandonment of Unused Right-of-Way Segment of Francis (aka Frances) Avenue (Palm Haven Subdivision)**

DATE: February 7, 2018

STAFF REPORT

Owner(s) of Abutting Parcel(s): Chris & Pamela Sante
PO Box 373006
Key Largo, FL 33037

Applicant: Chris & Pamela Sante
PO Box 373006
Key Largo, FL 33037

Requested Action: Abandonment of the eastern half of an unused section of Francis (aka Frances) Avenue (Palm Haven Subdivision) located between Granada Street and Hernando Street

Location: Generally located between Granada Street and Hernando Street (Eastern Half)

Abutting Parcel IDs: 2401-502-0083-000-3 & 2401-502-0085-000-7

Surrounding Zoning:

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

Land Area of Subject ROW: Approximately 8,241 sq. ft. or .189 acres

Staff Analysis:

In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicants, Chris & Pamela Sante are requesting the abandonment of an unopened portion of Francis (aka Frances) Avenue located between Granada Street and Hernando Street.

The section of right-of-way was dedicated in the Palm Haven Subdivision, Plat Book 8, Page 44, of St. Lucie County. The applicants' proposal only includes the eastern half of the unused right-of-way, lying between Granada Street and Hernando Street. The applicants own property to the north and south of the section of Francis Avenue sought for abandonment. The applicants' previously sought inclusion of the adjacent property owners in the abandonment application, however were unsuccessful. A portion of Francis Avenue to the west of Granada Street was redesigned as a cul-de-sac within the Beach Estates Subdivision, a replat of a portion of Palm Haven.

The request is sought to allow for a broader redevelopment efforts of the applicants' land holdings, through inclusion of this section of right-of-way, elimination of corner lot dimensional standards, and the increase in development capacity through increased acreage. The applicants have provided conceptual exhibits to display the home style and development pattern being considered, contingent upon successful abandonment of this segment of Francis Avenue.

The appraised market value for this section of right-of-way is $58,000. The valuation would be due to the City of Fort Pierce prior to the abandonment becoming effective.

Assessment of Future Use of Right-of-way

The subject section of Francis Avenue does not presently feature any infrastructure, public utilities, and offers minimal advantage to improve for vehicle traffic with the anticipated development of single-family homes adjacent and the previous severing of Francis to the west.

A potential pedestrian connection has been identified as a possible feature within this right-of-way, as the Beach Estates subdivision provided for a paved sidewalk connection through the cul-de-sac to Granada Street. Francis Avenue could provide further connectivity towards sidewalk improvements completed with the SR A1A reconstruction, as well as adjacent beach access points provided by the City. The concept was presented to the Planning Board, to review consideration of a 5 ft. pedestrian easement to provide for such east and west pedestrian connection, however the Planning Board was supportive of alternative pedestrian routing.

The subject right-of-way may be improved as a minor roadway connection, incorporating parallel parking for adjacent homes or beach accesses, however such function may present potential for adverse impacts to the existing and developing residential uses in the surrounding area.

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

Technical Review Committee

All affected Departments have reviewed and conditionally approved the proposed abandonment.

Planning Board

The Planning Board, at their January 9th, 2018 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

Staff recommends the City Commission approve Ordinance 18-005, abandoning the subject section of Francis Avenue upon payment of $58,000, the appraised value of the property.