



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Kori Benton, Senior Planner

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

**DATE:** January 2, 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 Frances (aka Francis) 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 8241 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 Frances (aka Francis) 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 Frances Avenue sought for abandonment. The applicants' previously sought inclusion of the adjacent property owners in the abandonment application, however were unsuccessful. A portion of Frances 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 Frances Avenue.

#### *Assessment of Future Use of Right-of-way*

The subject section of Frances 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 Frances 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. Frances 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 Planning Board may consider retention of a 5 ft. pedestrian easement to provide for this east and west pedestrian connection. An exhibit of this concept is provided in the Board's packet for reference.

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 conditionally approved the proposed abandonment, requiring book keeping corrections to the sketch & legal descriptions.

### **Staff Recommendation:**

Staff recommends the Planning Board forward a recommendation to the City Commission for approval, with consideration of retaining a 5 ft. pedestrian easement to provide a pedestrian connection, east and west, from the Beach Estates Subdivision and SR A1A & accompanying public beach access points to the east.