



TO: Members of the City of Fort Pierce Planning Board

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

FROM: Vennis Gilmore, Planning Analyst *VG*

RE: **Abandonment of Unopened Right-of-Way
 Granada Street Properties**
**The southern segment of the western portion of Frances Avenue, between Granada
 Street and Hernando Street**

DATE: June 29, 2018

STAFF REPORT

Property Owner: City of Fort Pierce

Applicant: Granada Street Properties LLC – Henry Loudon
 500 S. Federal Highway, #1641
 Hallandale, FL. 33008

Applicant’s Request: Approval of Abandonment of an unopened southern segment of the western portion of Frances Avenue, between Granada Street and Hernando Street

Location(s): The southern segment of the western portion of Frances Avenue, between Granada Street and Hernando Street

Abutting Parcel ID(s): 2401-502-0084-000-0 & 2401-502-0077-000-8

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R4-A	R-2

Land Area of Subject ROW: Approximately .095 acres

Staff Analysis:***Request***

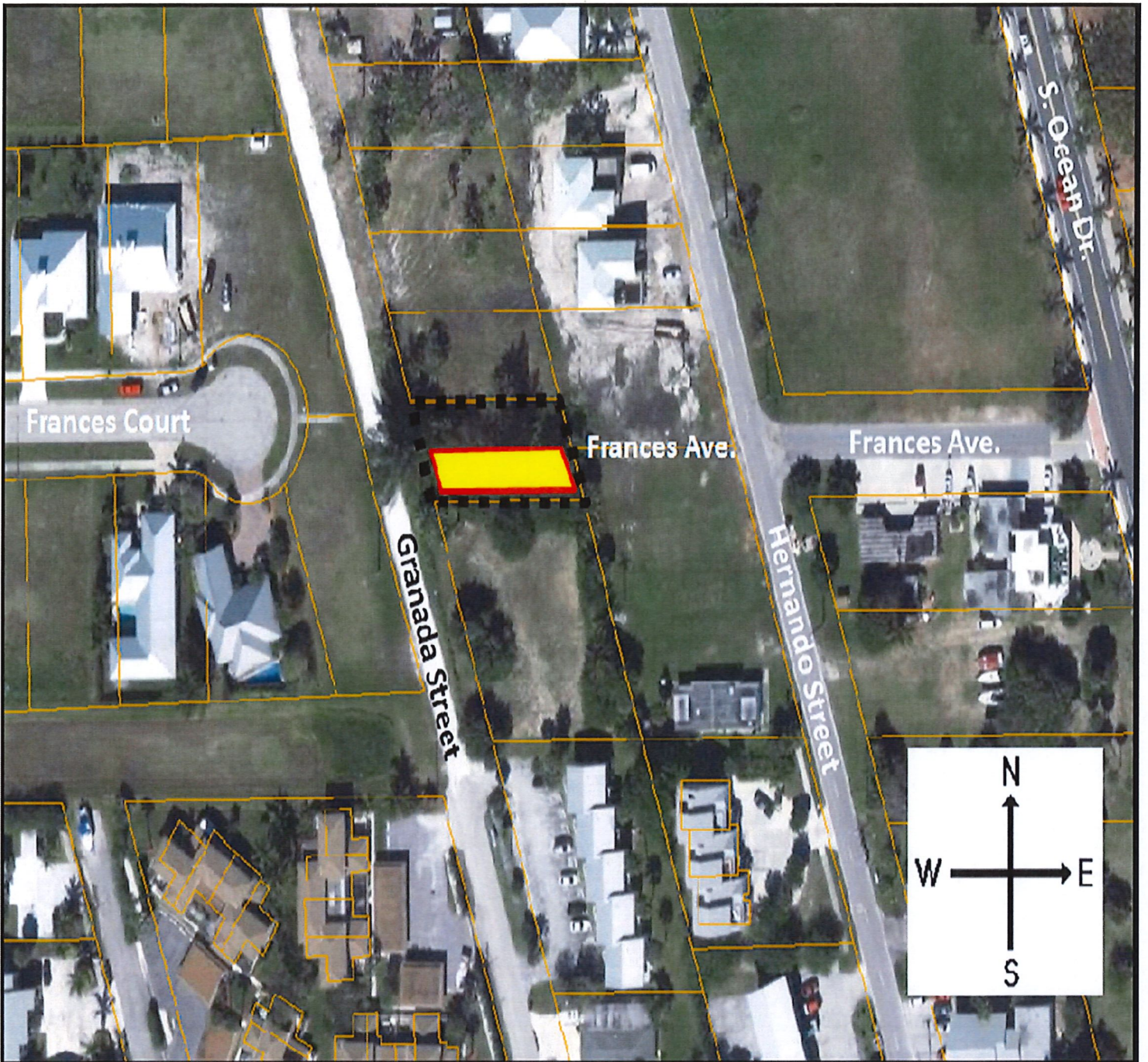
In accordance with City Code Sections 17-1: Abandonment , the applicant, is requesting the City of Fort Pierce abandon an unopened southern segment of the western portion of Frances Avenue, between Granada Street and Hernando Street, which abuts their land holdings.

The underlying objective for the applicant is the development consisting of approximately five (5) townhomes.

The segment of Frances Avenue has been unimproved, and has not been utilized for utility infrastructure. The City Commission of the City of Fort Pierce approved the abandonment of the eastern portion of Frances Avenue (between Granada Street and Hernando Street) on March 5, 2018. 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 applicant owns the property adjacent to the southern half of the subject Frances Avenue ROW. The applicant has provided utility location reports and has stated that there is a utility line along the Granada Street – western border of the ROW. The property owner abutting the subject ROW to the north has not requested abandonment. Only the southern half of the right-of-way segment is being considered for abandonment, based upon Florida State Statutes Chapter 336. Florida State Statutes Chapter 336 states that right-of-way is granted to adjacent property owners. In the absence of the property owner to the north – only the southern half should be considered. The applicant has provided the appraisal value of the entire Frances Avenue Right-of-Way. The entire Right-of-Way appraisal is \$58,000. Fifty (50) percent of the appraisal value equals \$29,000. Therefore, the applicant is required to pay the City of Fort Pierce a total of \$29,000. The underlying objective for the applicant is a development consisting of approximately five (5) townhomes.

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



Legend

•••• Subject Site

 Proposed ROW for Abandonment

Aerial Map

**Frances Avenue
(Segment)**



Technical Review Committee

All affected Departments have reviewed and approved the proposed Abandonment.

Staff Recommendation:

Staff recommends the Planning Board forward a recommendation to **approve** the requested abandonment.