



TO: Members of the City of Fort Pierce Planning Board

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

FROM: Brandon Creagan, LEED Green Associate, Planner *BCC*

SUBJECT: **Abandonment of Unopened Right-of-Way
 Crownman Florida LLC & Susnar Realty
 Easterly Extension of Delaware Avenue Right of Way, East of South Indian
 River Drive, Fronting the West Bank of the Indian River**

DATE: October 1, 2018

STAFF REPORT

Property Owner City of Fort Pierce

Applicant 1: Crownman Florida, LLC
 10380 SW Village Center Drive # 310
 Port St. Lucie, FL 34987

Applicant 2: Susnar Realty
 420-426 S. Indian River Drive
 Fort Pierce, FL 34950

Requested Action: Approval of Abandonment with condition for the Easterly Extension of Delaware Avenue Right of Way, East of South Indian River Drive, Fronting the West Bank of the Indian River

Location: Easterly Extension of Delaware Avenue Right of Way, East of South Indian River Drive, Fronting the West Bank of the Indian River

Abutting Parcel ID(s): 2410-810-0001-000-9 & 2410-808-0020-010-4

Land Area .123 acres

Surrounding Zoning:

North	East	South	West
C-1	Indian River	C-1	C-1

Request:

In accordance with City Code Section 17-1: Abandonment , the applicant, is requesting the City of Fort Pierce abandon an unopened section of the easterly extension of the Delaware Avenue Right of Way (ROW) located east of South Indian River Drive, fronting the west bank of the Indian River.

Staff Analysis:

This segment of Delaware Avenue has been unimproved, and has some utility infrastructure present. Because there is utility infrastructure the applicants will need to record an easement with the Fort Pierce Utilities Authority (FPUA). The underlying objective of both property owners is to increase the size of their properties.

Both the property owner to the north and south have agreed to this proposed abandonment. Both property owners will work with FPUA to obtain the necessary easements that they will require for any utility infrastructure that may be present within the right of way. Pursuant to Florida State Statute Chapter 336 any abandoned right-of-way must be split evenly between any adjacent property owner. The applicants have provided the appraisal value of the entire Delaware Avenue right-of-way. The entire right-of-way appraisal is \$15,000. Each applicant will pay fifty (50) percent of the appraisal value, which equals \$7,500. Therefore, both applicants are required to pay the City of Fort Pierce a total of \$7,500 each.

Technical Review Committee:

All affected departments have reviewed the proposed Abandonment with regards to the requirements of the City Code. All departments have recommended approval of the request. Any comments generated by the Technical Review Committee will be provided for review.

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation of approval for the requested abandonment to the City Commission with the following condition:

1. That the easement for Fort Pierce Utilities Authority is recorded at the time of abandonment.