





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

**THROUGH:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director 

**FROM:** Vennis Gilmore, Planner 

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

**BOARD DATE:** June 11, 2019

**STAFF REPORT**

**Property Owner:** City of Fort Pierce

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

**Applicant’s Request:** Approval of Abandonment of the western portion of Frances Avenue, between Granada Street and Hernando Street

**Location(s):** 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 .19 acres

**Staff Analysis:*****Request***

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

The segment of Frances Avenue has been unimproved and has not been utilized for utility infrastructure. The City Commission has already approved the abandonment of the eastern portion of Frances Avenue (between Granada Street and Hernando Street) on March 5, 2018. This 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 properties adjacent to the northern and southern half of the subject Frances Avenue right-of-way. The underlying objective for the applicant is a development consisting of approximately five (5) townhomes. The applicant has provided utility location reports and has stated that there is a utility line along the Granada Street/western border of the right-of-way. The entire right-of-way segment is being considered for abandonment, based upon Florida State Statutes Chapter 336. Florida State Statutes Chapter 336 mandates that an abandoned right-of-way be granted to adjacent property owners. Granada Street Properties owns all of the adjacent properties to the north and south. The applicant has provided an appraisal value of the entire Frances Avenue right-of-way at \$58,000.

The Fort Pierce Utilities Authority (FPUA) has provided approval of the proposed abandonment. All other affected Departments have reviewed and approved 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.