

Minutes

Wednesday, January 26, 2022

6:00 PM

4. [LN-173](#) **ASSISTED LIVING FACILITY EASEMENT ABANDONMENT**
- Request:** Abandonment
P&Z# 21-27000002
Owner: Christallis Manor III, LLC
Project Location: 420 N Riverside Drive
Folio Number: 484331120202
Land Use Designation: High (25-46 DU/AC)
Zoning District: RM-45 (Multi-Family Residence 45)
Commission District: 1 (Andrea McGee)
Agent: Amparo Dierking (954-274-5573)
Project Planner: Maggie Barszewski
954-786-7921
maggie.barszewski@copbfl.com

Ms. Barszewski, Planner, introduced herself to the Board and stated that this is a request to abandon an 18 by 3-foot portion of a Utility easement, by Amparo Dierking on behalf of Christallis Manor, LLC. The utility easement had been recorded as part of the Surfside Villas Plat, O. R. Book 26, and Page 43. A portion of the structure now housing the Christallis Manor Assisted Living was constructed encroaching the utility easement that has no assets within it. The structure was built in 1979 and the applicant only wants to abandon the portion of the easement where the encroachment exists in order to clear the title on the property.

Given the information provided to the Board, staff provides the following alternative motions for the Board's review.

Alternative Motion I: Recommend approval to the City Commission; however, it will not be placed on a City Commission agenda until the following condition is met:

1. The submittal of the remaining service providers letters with no objection.

Alternative Motion II: Table this abandonment request to allow time for the Applicant to address any objections raised by the affected parties or to get additional information.

Alternative Motion III: Recommend denial to the City Commission as the Board finds that the easement serves a public purpose and should not be abandoned.

Staff recommends Alternative Motion I.

Mr. Stacer asked if the Board had any questions of staff. There were none.

Ms. Amparo Dierking was allowed access to the virtual meeting and placed under oath by Rafaela Thermidor. She stated she agreed with Ms. Barszewski's presentation and did not have anything to add.

Mr. Stacer asked if the Board had any questions for the applicant. There were none. Mr. Stacer asked if anyone from the public wished to speak on the item. There was none. Mr. Stacer closed the public hearing.

(2:15:30)

MOTION by Joan Kovac and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for the Abandonment that satisfies the review standards, and that approval is recommended to the City Commission. All voted in favor.