

**DRAFT MINUTES**

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Wednesday, February 28, 2024

6:00 PM

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**F. NEW BUSINESS**

(02:39)

1. [LN-552](#) **ZION MISSION EASEMENT ABANDONMENT**

<b>Request:</b>	Easement Abandonment
<b>P&amp;Z#</b>	23-27000005
<b>Owner:</b>	Zion Mission Inc
<b>Project Location:</b>	NE 1 Ave
<b>Folio Number:</b>	484223090270
<b>Land Use Designation:</b>	M (Medium 10-16 DU/AC)
<b>Zoning District:</b>	RM-20 (Multiple-Family Residence 20)
<b>Commission District:</b>	2 (Rhonda Sigerson-Eaton)
<b>Agent:</b>	Carolina Brito
<b>Project Planner:</b>	Maggie Barszewski

Ms. Jean Dolan, Project Planner, introduced herself to the Board and summarized that the applicant is requesting to abandon a 12-foot-wide utility easement by Applicant, Carolina Brito, on behalf of the owner, the Zion Mission Inc. Ms. Dolan states that this had been a perimeter utility easement located on a triangular remnant parcel left from the construction of I-95, which is on the west side of NE 1st Avenue. Ms. Dolan states that the lot includes portions of 2 parcels separated by what had been a perimeter utility easement. There are no utility assets within the easement.

Given the information provided to the Board, Ms. Dolan provided the following alternative motions for the Board's review:

**Alternative Motions I- Approve with conditions**

Recommend approval to the City Commission as the Board finds that the easement abandonment meets the standards of Section 155.2431D.1. & 2. With the following condition:

1. All outstanding letters of no objection must be received prior to the City Commission hearing.

**Alternative Motion II- Table**

Table this abandonment request to allow time for the Applicant to address any issues raised by the affected parties, the Board or the general public.

Staff recommends Alternative Motion Number I.

Chair Stacer asked the Board if there were any questions for staff. There were none.

Mr. Michael Collins, 2721 NE 11th Terrace, applicant, had no presentation or additional comments. He agreed to the condition.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

**MOTION** by Darlene Smith and seconded by Derek Lewis that the Board finds that competent, substantial evidence has been presented for the Easement Abandonment that satisfies the review criteria, and move approval of the item, subject to the one (1) condition provided by staff. All voted in favor. The motion was approved.

(7:07)

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