

TOWN OF PALM BEACH

Town Council Meeting on: October 13, 2020

Section of Agenda

Regular Agenda - Old Business

Agenda Title

Report Regarding Public Access and the Enforcement of Regulations on the Beaches Between Wells Road and Sunset Avenue.

Presenter

Kirk W. Blouin, Town Manager

ATTACHMENTS:

- ▢ **Memorandum Dated October 5, 2020, from Jay Boodheshwar, Deputy Town Manager**
- ▢ **Memorandum Dated September 30, 2020, from Nicholas Caristo, Chief of Police**
- ▢ **Memorandum Dated September 28, 2020, from H. Paul Brazil, P.E., Director of Public Works**
- ▢ **Memorandum Dated October 2, 2020, from Wayne Bergman, Director of Planning, Zoning and Building**
- ▢ **Letter Dated October 12, 2020, from Guy Rabideau, Esq.**

TOWN OF PALM BEACH

Information for Town Council Meeting on: October 13, 2020

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Jay Boodheshwar, Deputy Town Manager

Re: Report Regarding Public Access and the Enforcement of Regulations on the Beaches
Between Wells Road and Sunset Avenue

Date: October 5, 2020

STAFF RECOMMENDATION

Staff recommends Town Council review the attached reports from the Departments of Public Works, Police, and Planning, Zoning and Building, relative to public access and the enforcement of regulations on the beaches located between Wells Road and Sunset Avenue and provide direction to staff as necessary.

GENERAL INFORMATION

As the Mayor and Town Council is fully aware, staff has dedicated a lot of resources over the last year to address neighborhood concerns in the beach areas between Wells Road and Sunset Avenue. Multiple measures have been implemented and several are in progress, which are intended to improve control at the public beach access points and enhance enforcement of regulations. Attached are reports from the Departments of Public Works, Police, and Planning, Zoning and Building, which provides details on the measures they have taken to mitigate concerns.

As you are also aware, Town Council approved the implementation of paid parking on the 100 Block of Sunrise and in the N. County Road corridor. Parking kiosks were ordered shortly after this approval and are schedule to be installed in the next couple of weeks. Motorists will be able to physically pay by credit card at the kiosks or via phone, using Parkmobile.

If Town Council desires additional actions to further address neighborhood concerns, you could consider increasing the parking fees on the 100 Block of Sunrise to \$5/hour to match the rates charged at the Mid-Town and Phipps beaches. You may also wish to consider modifying the Town Code to implement certain restrictions currently in place at the guarded municipal beaches, including the complete prohibition of dogs, fishing, surfing and skim boarding, ball playing, etc.

FUNDING/FISCAL IMPACT

Minor expenses related to necessary signage and communications will be absorbed in existing operations budgets.

Attachments

cc: H. Paul Brazil, Director of Public Works
Nick Caristo, Police Chief
Wayne Bergman, Director of Planning, Zoning and Building
John C. Randolph, Town Attorney

TOWN OF PALM BEACH

Information for Town Council Meeting: October 13, 2020

TO: Mayor and Town Council

VIA: Kirk W. Blouin, Town Manager

VIA: Jay Boodheshwar, Deputy Town Manager

FROM: Nicholas Caristo, Chief of Police

RE: Sunrise Avenue to Wells Road Beach Area Police Department Actions

DATE: September 30, 2020

Increased Patrol and Enforcement

The Police Department has been providing increased enforcement due to complaints since April, 2020. Increased enforcement was accomplished via officer education and supervisor-verified proactive patrols. These patrols were a combination of increased Parking Control presence and citation issuance, increased zone officer patrol, and increased ATV beach patrol. These patrols were tasked with enforcing parking regulations, VTO's, emergency orders, and trespassing complaints. Our policy in this area has been to educate and warn offenders for first offenses (except for parking), and cite for subsequent violations.

Beginning in June of 2020, the PD began keeping more detailed statistics of our activity in the area. The below numbers cover June through September 30, 2020.

- Approximately 765 proactive patrols.
- Approximately 289 parking tickets.

Additionally, we have responded to every call for service that has arisen in the area. Those service calls are not represented in the above numbers.

Trespass Enforcement Affidavits

These affidavits allow the Police Department to take trespass enforcement action on behalf of a homeowner when they are not present or immediately available. To date we have obtained affidavits from 8 out of the 17 beach front parcels.

Signage

The Police Department conferred with Public Works regarding the signage along North Ocean Boulevard between Wells Road and Sunrise Avenue. Public Works provided signs in that area indicating there is no parking, stopping, and standing. In addition, signage stating regulations were placed at the public access points.

Suggested Ordinance to Change Closing of the Beach at Night

The proposed ordinance change, which is scheduled for second reading on October 13, will keep this beach area consistent with the time regulations present at our municipal beaches. When enacted, the Police Department will be responsible for opening and closing the public accesses at the requisite times.

Communication with Residents

The Police Department has maintained robust communication with residents in regard to their concerns via email, phone, and in person with officers and supervisors. Unfortunately there are still times when residents are dissatisfied with lack of action (due to legal limitations) on trespass complaints or in the lack of a permanently stationed police officer in the area. The Police Department suggested to the residents that they may hire a detail officer for increased presence in the area if they so desire.

Cc: H. Paul Brazil, Director of Public Works
Wayne Bergman, Director of Planning, Zoning and Building

TOWN OF PALM BEACH

Information for Town Council Meeting on: October 13, 2020

TO: Mayor and Town Council

VIA: Kirk W. Blouin, Town Manager

FROM: H. Paul Brazil, P. E., Director of Public Works

RE: Public Works Actions to Date – Sunrise Avenue to Wells Road

DATE: September 28, 2020

GENERAL INFORMATION

Beach Nourishment, 2020

In March 2020, the U.S. Army Corps of Engineers' contractor, Weeks Marine, started construction of the Palm Beach County Federal Shore Protection Project, Mid-Town Segment. The dredging subline landing was placed on the shore in the vicinity of Sunrise Avenue. Between March 17th and May 1, 2020, the beach was renourished. Prior to the beach nourishment project, the shoreline in the Sunrise to Wells vicinity had receded close to the seawalls. Following nourishment, the shoreline position is consistently greater than 100 feet from the seawalls in this same area.

Interaction with Residents

The Public Works Department has responded to an increased amount of email correspondence from private residences between Wells Road and Root Trail since November 2019. The primary issue for these emails, disproportionate from the rest of the beaches in Town, pertains to public access and use of the beach. Public Works staff has taken steps to assist the residents with their concerns for both safety and quality of life while maintaining public rights based on Florida Statutes.

Public Beach Accesses:

Prior to 2020, the Town was maintaining public beach access points at Wells Road, Dunbar Road, and Atlantic Avenue. Following a review of legal documentation by the Town Attorney's office, Atlantic Avenue is no longer being maintained as a public access point. The public access points have landscaped to be consistent with the neighborhood and gates have been installed. The gates will be locked (either manually or with timed locks) between sunset and sunrise.

Private Beach Accesses:

Atlantic Avenue, Everglade Avenue, and Seminole Avenue beach accesses are private and are being maintained by the residents with a locked gate. The only private beach access in the area that is currently accessible by the public is Root Trail. Public Works staff is working with the two (2) ownership entities of Root Trail to have improvements permitted by the state. The ownership of the Root Trail access is being reviewed by the Town Attorney and our Planning, Zoning and Building Department. Public Works staff understands that if the ownership does not change, the current owners of the Root Trail beach access intend to install a locked gate in the near future. Residents have asked for Town regulatory signs at Root Trail. Ownership should be determined before signs are installed. Regulatory signs on private property would be a precedent.

Beach Signage:

Oceanfront residents requested that the Town assist with obtaining regulatory authorization to install signs near the seawalls to discourage the public from trespassing onto both the seawall and improved private property. Public Works staff confirmed with the Town's sea turtle monitor that no nests were present within two (2) feet of the seawalls and that signs could be installed without harming sea turtles.

As requested by the oceanfront residents in May 2020, Public Works staff committed to redesign the signage at the Wells Road and Dunbar Road beach accesses to be more aesthetically pleasing and to discourage unwanted behavior on the beach. The Town has regulatory signs at the public beach accesses. We are in the process of revising the signs to clarify that dogs must be on a leash and the reference to "tents" will be removed.

Beach Post and Rope:

In June 2020, oceanfront residents requested that the Town install post and rope along the Erosion Control Line to identify public and private land. Public Works staff informed that the Town would not pursue this activity due to both liability and permit-ability issues.

In September 2020, Public Works staff installed posts and rope along the north and south limits of both the Wells Road and Dunbar Road beach accesses from the seawall extended shore-perpendicular approximately 100 feet onto the berm. The purpose of the posts and rope are to aid beachgoers toward the shoreline. No work was performed on the beach prior to the Town's sea turtle monitor confirming that no nests were present in the area.

Also in September 2020, oceanfront residents requested that Public Works staff work with FDEP to obtain regulatory authorization for posts and rope to be installed along the Erosion Control Line (ECL). Public Works staff met with FDEP staff on the beach to discuss the request by the residents. FDEP concluded that such an activity would require a permit application to be submitted for review. FDEP informed that such an activity would likely result in permit denial as FDEP would interpret posts and rope running along the ECL as an activity inconsistent with public rights as identified within Florida Statutes. FDEP suggested that the residents consider the installation of "monoposts" (a single free standing post spaced approximately 10 feet apart) without rope to guide the public. Monoposts are exempt from permitting. The Town confirmed with the sea turtle monitor that there are no nests in the approximate location of the monoposts. Public Works staff believes that the residents will pursue this alternative and install free standing posts on the privately owned section of beach. Ropes resting on the sand can be placed without the need for a permit; however, these ropes must be picked up every night during sea turtle nesting season.

Beach Access Renovations:

In June 2020, oceanfront residents requested that the Town renovate both Dunbar and Wells Roads public beach access points in an effort to provide a more esthetic look to their neighborhood mimicking the renovations performed by the Atlantic Avenue residents. These renovation consist of decorative aluminum fencing and gates, installation of salt tolerant turf, native plantings, fountain grasses, green island ficus hedging, and low-flow irrigation systems for both Dunbar and Wells Roads' accesses respectively. The water for these systems are being provided by the adjoining residents existing irrigation systems. Funding for the renovations and additional maintenance costs are being provided by these oceanfront residents. These renovations commenced the third (3rd) week of September and are currently anticipated to be completed in two (2) weeks.

Parking:

Installation of parking kiosks was approved by the Town Council and the kiosks have been ordered. We anticipate delivery within a week. Installation will be completed as soon as possible after delivery.

Additionally, the residents have requested that we review the sight triangles at the western end of the 100 block streets. We found that the visibility was limited and have changed some of the parking spaces on County Road to "Compact Car" parking spaces. The signs will be installed on October 1, 2020.

Dune Restoration, 2021

The Town continues to work with FEMA and the Florida Department of Emergency Management to replace the vegetated dunes damaged from hurricanes Matthew and Irma. The sand for these dunes will be truck-hauled from Phipps Ocean Park following completion of the Phipps Ocean Park/Reach 7 Beach Nourishment Project in early 2021. The dimensions of this dune would be similar to that which was constructed in 2016. The height of the dune will only be approximately two feet above the elevation of the berm so that ocean vistas are not impacted. The width of the dune will vary based on the existing conditions, but will likely be about 15-20 feet wide. This dune work is expected to be performed during March and April 2021. If the dune sand is in place by mid-April, the Town will look to have the dunes vegetated prior to May 1, 2021. Should the dune sand not be in place until May 1st, the dunes will be vegetated after November 1, 2021 following the sea turtle nesting season. Sea oats will be plants approximately 12 inches apart throughout the newly placed dune. Five to six-foot-wide paths will be left at both the public and private access points to allow beachgoers to stay off the vegetation. After sea oats are planted to vegetate the dune, the Town will obtain a state permit to install posts and rope to best protect the newly vegetated dune. A post and rope system will keep beachgoers from trespassing onto the dunes which, inherently, would keep beachgoers from trespassing onto the seawalls and improve private property.

cc: Jay Boodheshwar, Deputy Town Manager

TOWN OF PALM BEACH

Information for Town Council Meeting on: October 13, 2020

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Status on the Root Trail Beach Access

Date: October 2, 2020

STAFF RECOMMENDATION

The purpose of this memorandum is to provide the Town Council with an update on the status of Root Trail beach access. There is no recommended action at this time.

BACKGROUND

The Planning, Zoning and Building Department received an inquiry from a fence contractor about closing off an approximate 20-foot wide beach access at the end of Root Trail with a six foot high fence and gate. The inquiry from Root Trail Partners, LLC, who owns the north 10 feet, and Ocean Towers North, who owns the south 10 feet, want to close off that beach access which stretches from North Ocean Boulevard to the Atlantic Ocean with a six foot tall gate and fence.

Staff questioned the closure as it had historically been open to the public. After reviewing the plat of Root Trail, staff advised the contractor that in order to construct the gate and fence, staff had to confirm ownership of the north 10 feet of the beach access as the plat for the Root Subdivision indicates that it is dedicated to the Root Trail lot owners. In addition, staff advised that once ownership is confirmed, that a variance is required if the proposed gate and fence is over 4 feet in height, as this is in the Beach Area zoning district.

Staff subsequently reviewed the plat and the Palm Beach County Property Appraiser's information on the subject property. The subject property was platted as part of the Root Subdivision in June of 1900. The subject property in question was platted as 10 feet wide and ran from Lot 1, Root Subdivision, to the Atlantic Ocean. The 10-foot wide strip of land on the south side of the subdivision that was dedicated as "private trail" runs from North County Road, east to the Atlantic Ocean and is dedicated on the plat for access to the lots and for the use of the lot owners in the subdivision. In addition, staff questioned how Root Trail Partners, LLC, took title to the subject property being that it is dedicated on the plat to all of the lot owners in the Root Subdivision.

Planning, Zoning and Building staff contacted John Randolph, Town Attorney, regarding this ownership issue and a joint meeting with Public Works was held to discuss beach accesses. Staff

was advised that Mr. Randolph had met with Peter Coleman, manager, and Barry Curtain, attorney, for Root Trail Partners, LLC, in February 2020 in regards to closing off the beach access. They advised Mr. Randolph that Root Trail Partners, LLC, owned the Root Trail beach access and wanted to close it off to the public. At that time, Mr. Randolph had Mark Dahlmeier, an attorney from his office, review two 1912 deeds provided by Mr. Curtain. He concluded that while he had not independently reviewed record title, his review and reliance on the deeds identify that the Quit Claim Deed dated July 1, 1912 from Enoch Root and Victoria A. Root, his wife, to and in favor of the Town of Palm Beach recorded on July 2, 1912 in Deed Book 22, Pages 408 and 409, dedicates the North 10 feet of Root Trail, extending from County Road on the West to the Atlantic Ocean on the East, as a public highway to be kept open and maintained by the Town of Palm Beach for the benefit of the public and the Root Trail lot owners.

Similarly, a Quit Claim Deed dated July 1, 1912, from Dorinda H. Brelsford to and in favor of the Town of Palm Beach recorded July 3, 1912 in Deed Book 22, Pages 410 and 411, which dedicates the South 10 feet of Root Trail, extending from County Road on the West to the Atlantic Ocean on the East, as a public right of way to be kept open and maintained by the Town of Palm Beach as a public highway.

Based on that information, Town staff questions, how three previous owners and Root Trail Partners, LLC, took title to the property since 1995. How could a private entity make application; pay the taxes and obtain a tax deed from the Palm Beach County Tax Collector on what appears to be public property? With all of these questions, staff requested that the Town Attorney's office have a title search conducted to determine what happened between 1912 and 1995 that could have released or abandoned the Town's rights to the subject property.

Staff received an email from Mark Dahlmeier yesterday regarding that title search report. He stated that the Title Search Report finds no recorded conveyance out, relinquishment or abandonment of the public right-of-way rights established by virtue of the Quit Claim Deed dated July 1, 1912 from Enoch Root and Victoria A. Root, his wife, recorded in Deed Book 22, Pages 408 and 409, and the Quit Claim Deed dated July 1, 1912, from Dorinda H. Brelsford recorded in Deed Book 22, Pages 410 and 411. This contradicts the claim of Root Trail Partners, LLC, that it privately owns title to the beach access property free and clear of any rights of the public. This raises questions about the validity of the 1995 Tax Deed as to this beach access property. It appears that that Tax Deed conveyance, which gave rise to this new chain of title now vested in Root Trail Partners, LLC, unknowingly conveyed title to the Town's public right-of-way to a private entity

Staff is in the process of determining what the next steps might be as it relates to this finding. Regardless, the Town will assist and coordinate with property owners in this area to provide controlled beach access across on the subject property.

cc: Kirk Blouin, Town Manager
Jay Boodheshwar, Deputy Town Manager
Paul Castro, Zoning Manager
John Randolph, Town Attorney
Mark Dahlmeier, Esq.
pf



Guy Rabideau, Esq.
direct: 561.402.7411
grabideau@rabideau-law.com
Florida Bar Board Certified in Real Estate Law

October 12, 2020

Via e-mail

Gail L. Coniglio, Mayor
Julie Araskog
Lewis Crampton
Bobbie D. Lindsay
Danielle H. Moore
Margaret A. Zeidman
Town Council Members
Town of Palm Beach
P.O. Box 2029
Palm Beach, FL 33480

Re: Root Trail Access to the Beach

Dear Town Council Members and Mayor Coniglio:

In connection with the above-referenced matter, I represent Root Trail Partners, LLC ("RTP"), the owner of the North 10 feet of the parcel at the end of Root Trail leading from North Ocean Boulevard to the beach (the "North Root Trail Parcel"). Ocean Towers Condominium Association, Inc. ("OT") is the owner of the South 10 feet of the parcel at the end of Root Trail leading from North Ocean Boulevard to the beach (the "South Root Trail Parcel"). Sometimes in this letter, I will be referring to both the North Root Trail Parcel and the South Root Trail Parcel as the "Root Trail Parcel".

For the past few years, there has been increasing concern regarding the use of the Root Trail Parcel to gain access to the beach. You have in your materials for the Town Council Meeting on October 13, 2020, a September 30, 2020 Memo from Nicholas Caristo, Chief of Police (the "Police Memo"), concerning the multiple problems that have been going on with trespass and related complaints in the area of the Root Trail Parcel. That Memo, which does describe some of the issues in that area, nonetheless misses many of the multiple issues that have been caused by the public in the area of Root Trail.

To resolve most of the issues, RTP and OT recently came to an agreement to fence off the Root Trail Parcel and to add berm and landscaping improvements. These improvements would both beautify the area, increase the berm to help with potential flooding, and prevent many of the incidents caused by a certain segment of the public using that area.

When RTP and OT went to the Town to obtain the necessary permits for the improvements to the Root Trail Parcel, it apparently caused the Town's staff to inquire as to the ownership of both the North Root Trail Parcel and the South Root Trail Parcel. See in your materials for the Town Council Meeting on October 13, 2020 the October 2, 2020 Memo from Wayne Bergman, Director of Planning, Zoning & Building (the "Ownership Memo"). Last week this Memo came to the attention of RTP and OT and they were surprised to see that the Town may be coming to the conclusion that the Town may be claiming an ownership interest in both the North Root Trail Parcel and the South Root Trail Parcel.

I am writing to you to provide evidence that RTP does indeed own the North Root Trail Parcel. Many of these same arguments apply to OT's ownership of the South Root Trail Parcel.

1. The Grantors of a December 12, 1911 deed recorded at Deed Book 22, Page 48, did not have authority to deed the North Root Trail Parcel to the Town of Palm Beach.

In the year 1900, Enoch Root and Victoria A. Root, husband and wife (the "Roots"), subdivided a strip of land extending from Lake Worth to the Ocean. That land now comprises the lots on the North side of Root Trail, which lot include the North 10 feet of Root Trail. The Plat for that is recorded in Plat Book 1, Page 22, a copy of which is attached as Exhibit "A" (the "Plat"). Please note that many of the attachments to this letter are copies of very old documents and can sometimes be hard to read, but these are the best copies available.

On the Plat itself, the Roots dedicated "a private trail ten feet wide South of the red line and running from Lake Worth to the Ocean Beach for access to lots sold and for the use of lot owners". It needs to be noted that this dedicated strip of land runs over the lots that were subdivided on the Plat, similar to an easement. This dedicated strip of land comprises the North 10 feet of Root Trail today and the North Root Trail Parcel.

Soon thereafter, the Roots started selling various of the parcels on the Plat to third parties. See Exhibit "B" attached hereto copies of some of these deeds for these lots. This list is not complete as some deeds were recorded in Dade County records since Palm Beach County was not carved out of Dade County until 1909.

In the Ownership Memo, it is alleged that the Town gained ownership of the North Root Trail Parcel via a deed dated December 12, 1911 recorded at Deed Book 22, Page 408, and Deed Book 410 (the "Root Deeds"), attached hereto as Exhibit "C". In the Root Deeds, Enoch Root and Victoria A. Root, husband and wife, quit-claimed the North 10 feet of what is now Root Trail and the North Root Trail Parcel to the Town.

When a party quit-claims an interest in real property to another, the grantor is not saying that he or she owns that property and is giving ownership to the grantee. The quit-claim merely provides that if the grantor owns the property, then such ownership interest is transferred to the grantee. This is the case with the Root Deeds, however, the Roots did not have authority to transfer an

ownership interest in that property to the Town since, once the first lot on the Plat was sold to a third party, the Roots no longer could deed property already dedicated to anyone else. As noted above, that property was already dedicated to all of the lot owners. A binding deed would have required the joinder of the Roots and all other parties to whom they had sold lots on the Plat. The Roots Deeds did not have the joinder of such other owners and therefore failed to convey the North Root Trail Parcel to the Town.

2. Even if the Root Deeds were valid, the Town never accepted the transfer of the ownership of the North Root Trail Parcel.

For a transfer of ownership of property to be valid, there has to be an acceptance by the grantee of that ownership. In the public records, there is no record that the Town ever accepted ownership of the North Root Trail Parcel. There is, however, evidence that the Town did not accept ownership of the North Root Trail Parcel.

- a. If a property is owned by a municipality, then no real estate taxes are due on such property. For the North Root Trail Parcel, real estate taxes were due, as evidenced by the Tax Collector's Certification recorded at Official Records Book 8659, Page 565; the publication that the North Root Trail Parcel was going to a tax sale recorded at Official Records Book 8659, Page 566; and the tax deed itself, recorded at Official Records Book 8659, Page 567 (the "Tax Deed"). These documents are attached hereto as Exhibit "D". Taxes have continued to be due and paid on the North Root Trail Parcel right up to the current time, and the Town has been a beneficiary of those tax payments.

Similarly, OT has been paying taxes on the South Root Trail Parcel for decades.

- b. The Town's own records, as late as 2017, in a map published by the Town's Planning, Zoning & Building Department entitled "Town of Palm Beach Existing Road, Bicycle Pedestrian Network Map – 2017" shows the Root Trail Parcel as "Beach Access Private". A copy of this map is attached hereto as Exhibit "E".

After 113 years from the original purported conveyance of the North Root Trail Property to the Town, too much time has elapsed for the Town to now accept ownership of the North Root Trail Property, particularly when the purported grant was defective in the first place.

3. Even if the Root Deeds were valid and even if the Town had accepted the transfer of the ownership of the North Root Trail Parcel, any interest in the North Root Trail Parcel was eliminated by the Tax Deed.

As stated above, the North Root Trail Parcel was sold by the Tax Deed. That Tax Deed sale occurred in 1991. The State of Florida's interest in tax deeds, in general, is to give finality to any claims of ownership of the transferred parcel. This maximizes the return to the taxing authorities. While the governing statutes have various exceptions for certain rights in a property sold by a tax deed (see Florida Statute 712.03), there is no exception for any purported claim of ownership by the Town. Indeed, the Tax Deed also eliminated the rights of the owners on the North side of Root Trail that was granted to them under the terms of the Plat.

4. It is contrary to the interests of the Town to assert ownership in the Root Trail Parcel.

As mentioned earlier and borne out by the Police Memo, there has been a dramatic increase in reported crime in the area of the Root Trail Parcel. This dramatic increase in crime corresponds to the dramatic increase to non-Town residents using the Root Trail Parcel for beach access. Problems from non-neighbors have included multiple reports of trespassing, not just on the Root Trail Parcel, but on nearly all of the surrounding private property, including the Warden House where multiple times there have been incidents of what appear to be homeless people sleeping. Further, bicycle theft and car theft have been reported, along with indecent exposure, car damage caused by beachgoers, and beachgoers' unleashed dogs threatening residents. At all hours, including in the middle of the night, residents report being disturbed because of loud noise coming from beachgoers. Often those beachgoers appear to be drunk or on drugs.

This has understandably greatly upset the neighbors.

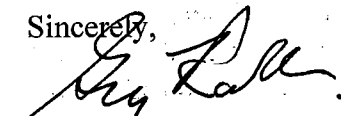
RTP and OT were both very concerned about this alarming increase of crime in the area and that is why both parties stepped up to the plate to do something about it; i.e., fence off access to the general public, but provide gated access to all of the owners on Root Trail, not just the owners on the North side of Root Trail which previously had access by the terms of the Plat. As part of fencing off the access, funds were also raised to improve the berm and the landscaping on the Root Trail Parcel – none of which were at public expense.

Indeed, written confirmation of the access for the neighbors on Root Trail was recently concluded and a copy of the agreement was provided to an attorney for several of the neighbors, neighbors who previously mistakenly thought that they were going to lose their access to the beach. Preventing access to owners on Root Trail never was part of the plan – improving the area for all residents was. The owners of RTP are and have always been civic-minded, and that will continue.

If the Town asserts its ownership, then the fencing, berm improvement, and landscaping improvement are all forfeited. Crime will continue, if not increase, and the quiet enjoyment of their homes will be lost to all of the residents on Root Trail. This is contrary to the Town's interest and the interests of the residence on Root Trail.

I appreciate your understanding of this matter, and I request time to address this issue with you during your general discussions of the beach access at the October 13, 2020 Town Council Meeting. Please feel free to contact me with any questions you may have. Thank you.

Sincerely,



Guy Rabideau

cc: John C. Randolph, Esq. (via e-mail)

Mr. Paul Castro (via e-mail)

Mr. Wayne Bergman (via e-mail)

Enclosures

Guy Rabideau, Esq.

Page 4

October 12, 2020

EXHIBIT "A"

This is not a certified copy



Scale 100 m to 1"

Scale 100 m to 1"

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY that the
above and foregoing is a true and
correct copy of a Final
..... as the same appears
of record in Book No. 14 of the
in 1921 of
..... of page 5
Final Final
County Court Clerk
by Wm. H. ... - S.

Filed Dec 15 1900
At F. G. Gentry
Chief Clerk Court
West Coast 13, page 35

Approved by CEB _____ Opinion by 3rd _____

EXHIBIT “B”

This Indenture,
 made the day of
 1888, between
 and
 witnesses
 the year of our Lord one

Lud. ... of *Hercules* part of the first part and *M. H. G.*

of the County of _____
 State of _____
 and State of _____
 part of the second part;

WITNESSETH That they, of part ⁽¹⁾ of the first part, for and in consideration of the sum of *One hundred*

largely well known, I do confirm unto the said party of the second part, and to their heirs and assigns forever, all the following piece or parcel, lot or tract of land, situated, lying and being in the County of Franklin and State of Florida, and described as follows:

Being known as lot number Two (2) in Road & lot 15
series of parts of lots Four (4) Section 13 (13)
and lot Five (5) Section fourteen (14) Township forty
three (43) East ^{SR 403} subject to a transfer & repair of every across
the south side of said lot a plat of said section
being now on file in the office of the Clerk of the
Circuit Court of said County in Miami Florida
As a part consideration for said land the said
grantee, has been and assigns shall not at any
time manufacture or sell, to be used as a storage
any intoxicating liquors, wine or beer, or permit the
same to be stored on the premises under a penalty
of forfeiture of all rights and interests obtained
by this conveyance, should this condition be
violated

TOGETHER with all and singular the tenements, hereditaments and appurtenances therunto belonging or ~~appertaining~~ ^{in anywise} and every
 side, title or interest, legal or equitable, of the said part ~~of~~ of the first part, ~~of~~ in and to the same.

TO HAVE AND TO HOLD the same unto the said part of the second part, and ~~their~~ heirs or assigns, to their successors, heirs and assigns, forever.

And the said part of the first part, for them and their heirs, executors and administrators, do hereby covenant and warrant that said part of the first part, at the date hereof is lawfully seized in fee simple of the above described premises and is in peaceable and undisputed possession of the same.

That the said part 1/2 of the second part 1111 here and assigns, shall at all times hereafter have perceable power and jurisdiction, with all suit, execution and forbearance of the said part 1/2 of the first part or any part in opposition fully relating thereto.

And I, as a witness of the first part, for ~~the first 66~~ 66 and ~~the 66~~ 66 hairs, the clouds and all premises and every part of

and I will warrant, and by the present forever decreed

95

IN WITNESS WHEREOF, The said parties of the first part, have hereunto set their hands and seals the day and year first above written

John J. McNeil) *Luciana A. Root*
Church Root
Samuel L. Salomon)

STATE OF FLORIDA,
County of *Clade*
I HEREBY CERTIFY, that on this *22* day of *February* 190*1*, before me
Alvah P. Hattie
personally appeared *Victoria A. Root*
and *Church Root* his wife to me known to be the person described in, and who
executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed for the uses and
purposes therein mentioned; and the said *Victoria A. Root* the wife of the said
Church Root on an examination taken and made separately and
apart from her said husband, did acknowledge that she made herself a party to the said deed, for the purpose of returning and
relinquishing her dower, or right of dower, in and to the lands, tenements and hereditaments therein described, and thereby granted
and released, and that she executed said deed freely and without (fear or compulsion of her said husband).

WITNESS my hand and seal at *West Palm Beach Fla.* the date above said.

Alvah P. Hattie
Notary Public

John J. McNeil
Alvah P. Hattie

STATE OF FLORIDA,
County of *Clade*
BE IT REMEMBERED, That on the *25* day of *February* 190*1*, the
foregoing instrument of writing was presented and filed for record with the said clerk of the said County of *Clade*
and the same being properly authenticated, I have duly recorded the same in Book *94*

Alvah P. Hattie
Notary Public

Enoch Root et al
TO
Bridget Elizabeth Burkhardt

Filed for record the 8th day of October 1910
First C. P. Clerk of the Circuit Court.

Number of Deed

By

D. C.

This Indenture, Made this eighth day of October A. D. 1910,
BETWEEN Enoch Root and Victoria A. Root, the wife of the
said Enoch Root
of the County of Palm Beach and State of Florida
part of the first part, and Bridget Elizabeth Burkhardt

of the County of Palm Beach and State of Florida
part of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of Twenty
two hundred and fifty Dollars to him in hand paid, the receipt whereof is hereby acknowledged, he has bargained, sold and transferred, and by these presents does bargain, sell and transfer unto the said party of the second part and her heirs and assigns, forever, all that certain parcel of land lying and being in the County of Palm Beach and State of Florida, more particularly described as follows: Lots Sixteen and Seventeen, beginning at the Southwest corner of Root's tract on the West side of the County Road thence running due West one hundred feet thence due North to the North line of Root's subdivision as shown by Plat filed by the Clerk of Court for Palm Beach County on the eighteenth day of September A. D. 1900 and duly recorded in Book B. of Plats on Page 71; Record verified by A. H. Gandy, Clerk of Court, as a part consideration for said land the said Grantee, his heirs and assigns shall allow ten feet margin as Root tract to be used as a Highway by the owners of property on and being on the North side of the said Root's tract the party of the first part hereby agrees to allow the said Grantee the free and uninterrupted use of the said Root's tract as a Highway from the Ocean to the said Root's tract with all the appurtenances, with every privilege, right, title, interest and estate, power and right of dower, reversion, remainder and accretions thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that lawfully
said of the said premises; that they are free of all incumbrances, and that have good right and lawful authority to sell the same; and that she will warrant and defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered in our presence:

W. H. Saunders
C. E. Rayside
W. H. Saunders
C. E. Rayside

Enoch Root (Seal)
Victoria A. Root (Seal)

State of Florida
County of Palm Beach

I HEREBY CERTIFY, That on this eighth day of October A. D. 1910, before me personally appeared Enoch Root and Victoria A. Root
to my well known to be the persons described in and who executed the foregoing conveyance to Bridget Elizabeth Burkhardt
and personally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said Victoria A. Root the wife of the said Enoch Root
as a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said deed of conveyance for the purpose of releasing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily and without any constraint, fear, apprehension or compulsion of or from her said husband.
WITNESS my signature and official seal as Palm Beach in the County of Palm Beach
and State of Florida the day and year last aforesaid.

State of Florida,
County of Palm Beach.

BE IT REMEMBERED, That on the 8th day of October 1910
recorded in Book 2 of Deeds, at page 248

First Record No. 1 Palm Beach County, Fla. Deed, Instrument, 1910

Bridget Elizabeth Burkhardt (Seal)
Notary Public, Palm Beach County

First C. P. Clerk of the Circuit Court.

By

D. C.

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And the said part ~~also~~ of the first part, for ~~themselves~~ and ~~their~~ heirs, the above described premises, and every part and parcel thereof, unto the said party ~~of the second part its executors and assigns~~, against the said party ~~of the first part and their~~ heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same, shall and law warrant, and by these presents forever defend.

This attestation is with the joint consent of husband and wife, where that relation exists.

In Witness Whereof, The said parties ~~of the first part~~ hereunto set their hands and seals, each in signed, sealed and delivered in presence of us: the presence of two subscribing witnesses.

Chas. J. McCall
M. E. Root

Enoch Root (Seal)
Victoria W. Root (Seal)
(Seal)
(Seal)

State of *Florida*
County of *Palm Beach*

} ss.

I hereby certify that on this *27th* day of *December*, A. D. 19*22*, before me *W. Henry Sullivan*

Enoch Root personally appeared and *Victoria W. Root*, his wife, to me known to be the person

described in, and who executed, the foregoing conveyance in

and severally acknowledged the execution thereof to be *their* free act and deed, for the uses and purposes therein mentioned; and the said *Victoria W. Root* the wife of the said *Enoch Root*, on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for the purpose of releasing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, estate or equitable, in and to the lands therein described, and that she executed said Deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from any and husband.

Witness my signature and official seal, at *West Palm Beach*, in the County of *Palm Beach* and State of *Florida*

(Seal)
Notary Public

William J. McCall (Seal)
Notary Public, State of Florida
My Comm. Expires May 6, 1923

State of
County of

} ss.

I, an officer authorized to take acknowledgments in *Florida*, hereby certify that

personally known to me to be the individual described in, and who executed, the foregoing instrument, and that said individual, this day acknowledged before me that

Witness my hand and official seal, this day of A. D. 19 in said County and State.

STATE OF FLORIDA, COUNTY OF PALM BEACH

On this day of *December*, 19*22*, the instrument was recorded by Book One of Florida at page 2, P. 6.

W. Henry Sullivan
Notary Public

Deed Record 1, Palm Beach County, Florida. Deed Jacksonville, 1922

11, 11

This Indenture, Made this 23rd day of March A. D. 1912

BETWEEN Ethel McFarlane, Widow
of the County of Palm Beach in the State of Florida, part 1st of the
first part, and

Aussie L. Phipps
of the County of _____ in the State of _____, part 2nd of the
second part,

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of Five (\$5.00)
Dollars and other good and valuable considerations to her in hand paid by
the said part 2nd of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to
the said part 1st of the second part, her heirs and assigns, forever, the following described land, situate, lying
and being in the County of Palm Beach, State of Florida, to-wit: Beginning at an iron bolt
driven in the rock on the Eastern shore of Lake Worth at
a point about one hundred (100) feet South of the South line
of land owned by H. D. Hendrickson in Section two (10)
 Township forty-three (43) South of Range forty-three (43) East;
thence in an Easterly direction parallel with the North line
of said Section two (10) three hundred (300) feet; thence in a
Southerly direction parallel with the East line of said Section
two (10) one hundred feet; thence in a Westerly direction
parallel with the North line of said Section two (10) to
the shore of Lake Worth; thence in a Northerly direction
along the shore of Lake Worth to place of beginning; said
lot being a part of Section two (10) Township forty-
three (43) South of Range forty-three (43) East.

And the said part 1st of the first part do her hereby fully warrant the title to said land, and will defend the same against the lawful
claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part 1st of the first part has hereunto set her hand and
seal, the day and year first above written.

Signed, sealed and delivered in presence of us:

A. L. Matthews
M. D. Carmichael

Ethel McFarlane (Seal)
(Seal)

State of Florida, County of Palm Beach 55

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and
take acknowledgments, Ethel McFarlane to me well known to be the person described in and who executed
the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes
therein expressed.

AND I FURTHER CERTIFY, That the said _____ known to me
to be the wife of the said _____

is a separate and
private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made
her said deed for the purpose of releasing, releasing and conveying all her right, title and interest, whether of
dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said
deed freely and voluntarily and without any coercion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Palm Beach County of Palm Beach and State of
Florida this 23rd day of March A. D. 1912.

(Seal)
7.00
Seal

M. D. Carmichael

Notary Public

State of Florida, County of Palm Beach.

I do hereby certify that the foregoing is a true copy of the original. Dated this 29 day
of April 1912 and recorded at 29 day of April 1912.

Notary Public
By J. E. S. S. S. Clerk,
D. C.

2 286

WARRANTY DEED.

Enoch Root, et al.,
 The Town of Palau Beach, a corp.
 Filed for record 12th day of December 1911.
 Northern B. Cunningham, Clerk of the Circuit Court,
 Deputy Clerk.

This Warranty Deed of Conveyance, executed this 8th day of December, in the year of our Lord One Thousand Nine Hundred and Eleven, by and between Enoch Root and Victoria A. Root, husband and wife of the first part, and The Town of Palau Beach, a corporation,

of the second part, Witnesseth: That the said parties of the first part, for and in consideration of the sum of Six Hundred Dollars, lawful money of the United States of America, to them in hand paid by the said party of the second part, at or before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents, do give, grant, bargain, sell, alien, convey, release, convey and confirm unto the said party of the second part, and its heirs, that certain parcel of land in the County of Palm Beach, and State of Florida, described as follows:

Being known as Lot Number Eighteen in Block Subdivision of Sub. 9, of Lot 10, (4) Section Fifteen (15), and part of Section Twenty (20) Township Forty Three (43) South, Range Forty Three (43) East, subject to a ten foot right of way across south side of said lot, according to a plat of said subdivision, now on file in the office of the Clerk of the Circuit Court of Palm Beach County, Florida.

together with all and singular the rights, appurtenances and appurtenances thereto in anywise appertaining, and the revenues and revenues, rents and profits thereof; and also all the mine, right, title, interest, claim and right of dower, separate estate property, joint estate, claim and demand whatsoever, at law and in equity, equity and both, of the said parcel of land, in and to the same, and every part and parcel thereof.

To have and to hold the above described premises, each and every, unto the said party of the second part, its heirs and assigns, in fee simple, absolute, forever.

And the said parties of the first part, for themselves, their executors and administrators, jointly and severally, covenant, promise, and agree to and with the said party of the second part, its heirs, executors and administrators, and assigns, that the said party of the first part, at the time of the executing and delivery of these presents, shall lawfully hold in the title of a good, absolute and indefeasible estate of inheritance of and to all and singular the above described premises, each and every, and shall have good right, full power and lawful authority to convey the same in fee simple and form aforesaid; that the said party of the second part, its heirs, executors and assigns, shall and may at all times lawfully peacefully and quietly have, hold, use, occupy, possess and enjoy the above described premises and every part and parcel thereof, without any let, hindrance, interruption, violation or disturbance of the said parties of the first part, their heirs or assigns or of any other person or persons lawfully claiming or to claim the same; that the said parties of the first part, their heirs, executors and assigns, shall and may at all times lawfully peacefully and quietly have, hold, use, occupy, possess and enjoy the above described premises and every part and parcel thereof, without any let, hindrance, interruption, violation or disturbance of the said parties of the first part, their heirs or assigns or of any other person or persons lawfully claiming or to claim the same; that the said parties of the first part, their heirs, executors and administrators, each and every, shall make, execute and acknowledge such further and other deeds and conveyances as by counsel lawfully given to them shall seemeth necessary to carry out the full intent and meaning of this instrument.

EXHIBIT “C”

This Indenture, made this 12th day of November A. D. 1911, between Enoch Root and Victoria A. Root husband & wife of the County of Palm Beach and State of Florida parties of the first part and Town of Palm Beach, a corporation of the County of Palm Beach and State of Florida party of the second part, Witnesseth, that the said parties of the first part, for and in consideration of the sum of One Dollars in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said party of the second part and its successors forever, all the right, title, interest, claims and demand which the said parties of the first part own, use and to the following described lot, piece, or parcel of land, to-wit: Being a right of way in what is known as Roots Subdivision to Palm Beach, Palm Beach County, Florida, and known as "Roots Trail". Ten feet wide at the South end of lot of land out in said subdivision and extending from the County road on the West to the Atlantic Ocean on the East, said trail or strip of land hereby quit-claimed, to be kept open and maintained, by said grantee, and its successors as a public highway for the benefit of the public and the lot owners bordering thereon. To have and to hold the same together with all and singular the appurtenances therunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors, forever. In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of
Henry T. Grant
H. J. Nuttall
State of Florida
County of Palm Beach
Enoch Root - Seal
Victoria A. Root - Seal
I hereby certify that on this day personally

appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Enoch Root, and Victoria A. Root to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed. And I further certify, that the said Victoria A. Root known to me to be the wife of the said Enoch Root on a separate and private examination, taken and made by and before me, separately and apart from her said husband, did acknowledge that she executed the foregoing deed for the purpose of relinquishing, alienating and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband. Witness my hand and official seal at West Palm Beach, County of Palm Beach and State of Florida this 13th day of December A. D. 1911.

(Seal)
W. D. Seal

William J. Metcalf

Notary Public

Notary Public, State of Florida

My commission expires May 6, A. D. 1914

Filed July 1-1912

Recorded July 2-1912

Deed Book 22 - Page 408

Hudson D. Sammons Jr.

Clerk Circuit Court.

By Geo E. Fenn. D.C.

This Indenture, made this 3rd day of June A. D. 1912, between Dorinda H. Breleford, widow, Palm Beach, of the County of Palm Beach and State of Florida, party of the first part, and Town of Palm Beach, of the County of Palm Beach and State of Florida party of the second part, Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and its successors all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach State of Florida, to-wit: Being a right of way ten feet wide beginning at the East side of the present County road and running East, on the north line of tract of land deeded on March 22nd 1893 by Elizabeth F. M. Kingel and husband to Dorinda H. Breleford and recorded in Book 3rd page 211 Records of Dade County Florida, to the Atlantic Ocean, thence south ten (10) feet, thence west parallel to the first line, and ten (10) feet therefrom, to the present County Road thence north ten (10) feet to the place of beginning. Said Right of way to be kept open and maintained, by said Town of Palm Beach, and if not used as public highway to revert to owners. To have and to hold the same, together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, heirs and assigns forever.

In Witness Whereof the said party of the first part has hereunto set hand and seal the day and year first above written.

Witness sealed & delivered in presence of
 E. M. Breleford
 Mary L. Hood

Dorinda H. Breleford

State of Florida
County of Palm Beach }

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida duly qualified and acting, hereby Certify that Dorinda H. Prelesford, to me personally known, this day has acknowledged before me that she executed the foregoing instrument, and I further Certify that I know the said person making said acknowledgment to be the individual described in and who executed the said instrument.

In Witness Whereof I hereunto set my hand and official seal, at Palm Beach, said County and State, this third day of June, A. D. 1912.

(N.P.
seal)

Enoch Root
Notary Public

My commission expires Dec 21st 1913.

Filed July 1-1912

Recorded July 3-1912

Deed Book 22- Page 410.

Hudson & Saunders Jr

Clerk Circuit Court

by Fred E. Fernald D.C.

Articles of Agreement, made this 15th day of June, in the year of our Lord one thousand nine hundred and twelve Between A. Hoffman and Anna Hoffman, his wife, parties of the first part, and M. H. Milton, party of the second part, witnesseth, that if the said party of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said parties of the first part hereby covenant and agree to convey and assure to the ^{said} party of the second part, in fee simple, clear of all incumbrances whatever, by a good and sufficient deed, the lot, piece or parcel of ground situated in the County of Palm Beach, State of Florida, known and described as follows, to wit: Commencing at the South East (S.E.) corner of Lot One (1) of Block one hundred (100), running North on Aithan Street a distance of seventy feet (70) feet, thence East a distance of Forty seven feet (47) feet, thence South (S.)

EXHIBIT “D”

Name

Address

OCTOBER 13, 2020 BACK-UP ITEMS

MAR-15-1995 5:13pm 95-080077

ORB 8659 Pg 565

DOROTHY H. WILKEN, CLERK PB COUNTY, FL

Property Appraisers Parcel Identification (Folio) Number(s):

DA-513
R. 06/93

TAX COLLECTOR'S CERTIFICATION

DATE OF TAX DEED APPLICATION

9-20-94

This is to certify that COUNTY OF PALM BEACH, holder of Tax Sale Certificate Number 18453, issued the 1ST day of JUNE, 19 91, and which encumbers the following described property located in the County of PALM BEACH, State of Florida, to-wit: 50 43 43 14 00 002 0041 14-43-43, N 10.3 FT OF SUB P OF GOV LT 2 LYG E OF OCEAN BLVD

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes.

I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

Certificates Owned by Applicant and Filed in Connection With This Tax Deed Application:

Certificate Number	Date of Sale	Face Amount of Certificate		Interest		Total	
18453	6-1-91	413	22	247	93	661	15

Certificates Redeemed by Applicant in Connection With This Tax Deed Application:

Certificate Number	Date of Sale	Face Amount of Certificate		Tax Collector's Fee		Interest		Total	
11321	6-1-88	256	01	5	00	243	21	504	22
12682	6-1-88	265	65	5	00	255	02	525	67
14270	6-1-90	403	23	5	00	209	68	617	91
18609	6-1-92	417	93	5	00	175	53	598	46
16428	6-1-93	423	59	5	00	33	89	462	48
15084	6-1-94	433	49	5	00	26	01	464	50

SUBJECT TO 1994 & SUBSEQUENT TAXES

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed By Applicant	3834	39
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		
3. Total of Current Taxes Paid by Tax Deed Applicant		
4. Ownership and Encumbrance Report Fee	125	00
5. Tax Deed Application Fee		
6. Total Certified By Tax Collector To Clerk of Court		
* 7. Clerk of Court Statutory Fee	60	00
* 8. Clerk of Court Certified Mail Charge	23	20
* 9. Clerk of Court Advertising Charge	90	00
*10. Sheriff's Fee	42	00
*11. Total of Lines 5 through 9	4,174	59
*12. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S. 6 months @ 9%	375	72
*13. Total of Lines 10 & 11 (Statutory or Opening Bid)	4,550	31

**Done this the 26TH day of OCTOBER, 1994

Date of Sale JOHN K. CLARK TAX COLLECTOR OF PALM BEACH COUNTY

By John K. Clark, 19

*To be completed by the Clerk of the Circuit Court after certification from the Tax Collector.

**This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

MAR-15-1995 5:13 PM 95-080078
 ORB 8659 Pg 566
 MAR 15 1995 03 10 11 01 018 000

Palm Beach Daily Business Review

Published daily, Monday through Friday except legal holidays
 West Palm Beach, Palm Beach County, Florida

STATE OF FLORIDA
 COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared D. Mullin, who on oath says that she is the General Manager of the Palm Beach Daily Business Review 1/1/s Palm Beach Review, a newspaper published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement or Notice in the matter of

CERT. NO. 18453

NOTICE OF APPLICATION FOR TAX DEED
 NAME IN WHICH ASSESSED:
 RHODES L PERDUE ET AL

In the XXXXXX Court,
 was published in said newspaper in the issues of
 Feb 7, 1995 Feb 14, 1995
 Feb 21, 1995 Feb 28, 1995

Affiant further says that the said Palm Beach Daily Business Review is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, and has been entered as second class mail matter at the post office in West Palm Beach in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither sold nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

D. Mullin

Sworn to and subscribed before me this

28 day of February A.D. 1995

Linda Rappaport

(SEAL)

D. Mullin sworn to by LINDA RAPPAPORT
 MY COMMISSION # 00287180 EXPIRES
 February 14, 1997
 BONDED THRU TROY PAIR INSURANCE, INC.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that COUNTY OF PALM BEACH the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 18453

Year of Issuance JUNE 1, 1991

Description of Property

14-43-43, N 10.3 FT OF SUB

P OF GOV

LT 2 LYG E OF OCEAN BLVD

50-43-43-14-00-002-0041

Name in which assessed

RHODES L PERDUE ET AL

Said property being in the County of PALM BEACH, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at the courthouse door on the 15th day of MARCH, 1995, in Courthouse Lobby, Second Street entrance at 11:00 a.m.

Dated this 7th day of FEBRUARY, 1995.

SUBJECT TO 1994 TAXES

DOROTHY H. WILKEN

Clerk of Circuit Court of

PALM BEACH County, Florida

(Circuit Court Seal)

DELINQUENT REAL ESTATE

TAXES DUE FOR THE YEARS:

1990, 1991, 1992, 1993, 1994, 1995 & 1996

TOTAL AMOUNT TO BE RE-

DEEMED: \$4,550.31

2/7-14-21-28

P85-1-0207126

STATE OF FLORIDA

COUNTY OF PALM BEACH

OCTOBER 13, 2020 BACK-UP ITEMS

ORB 8659 Pg 567
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

I, DOROTHY H. WILKEN, Clerk of the Circuit Court of the Fifteenth Judicial Circuit, in and for Palm Beach County, State of Florida, do hereby certify that I, the Clerk, did on the 7th day of February, 1995 mail a copy of notice addressed to:

SEIDEN HOLDING CORPORATION, 2 LOUIS LEIBOVIT ALIY, 205 WORKIE AVENUE, PALM BEACH, FL
RHODES L PERDUE ET AL, 340 E PACES FERRY RD NE, ATLANTA, GA 30305
TOWN OF PALM BEACH, 360 S COUNTY ROAD, PALM BEACH, FL 33480
COUNTY OF PALM BEACH, 2 PREM, BLDG 503, 3323 BELVEDERE ROAD, WES TPALM BEACH, FL 33406
LMC PROPERTIES INC, 2 SUNBURST TRUST DEPT, P.O.BOX 23053, JACKSON, MS 39225
RICHARD F OR MILDRED OLSON, 7901 NE 8TH COURT, BOCA RATON, FL 33487
HEARTWOOD 88' INC, TAX CERTIFICATE DEPT, 2981 GATEWAY DRIVE, POMPANO BEACH, FL 33069
TCJV 1 RICHARD SUNSHINE TR, 140 BEACON LANE, JUPITER, INLET COLONY FL 33469
SOUTHTRUST EST & TRS CO, 135 W CENTRAL BLVD # 1200, ORLANDO, FL 32801
BANK ATLANTIC, TAX CERT DEPT J CHIN, 2981 GATEWAY DRIVE, POMPANO BEACH, FL 33069



DOROTHY H. WILKEN

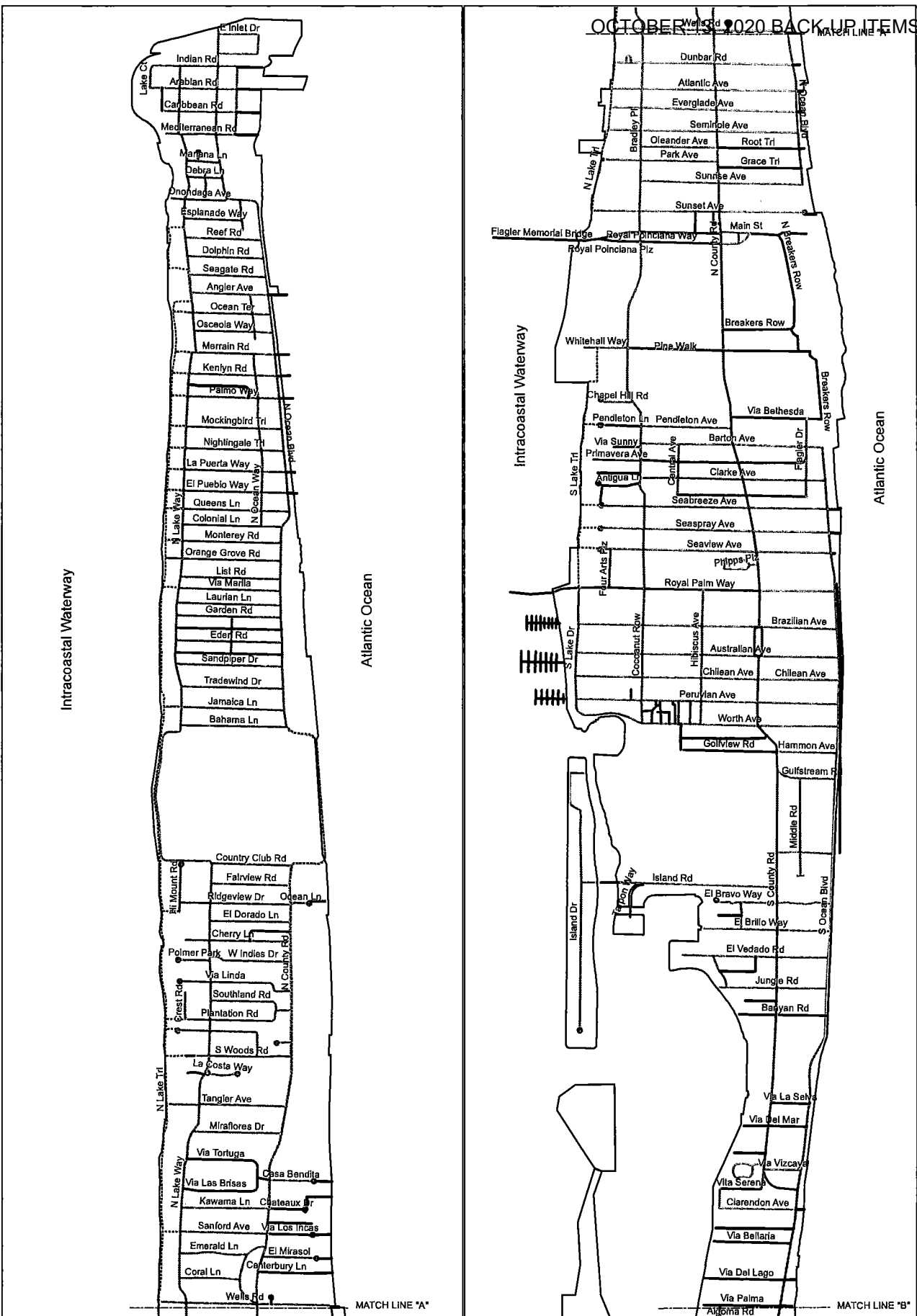
CLERK OF THE CIRCUIT COURT

BY:

Tomara T. Stambaugh
DEPUTY CLERK

TAMARA T. STAMBALGH
MY COMMISSION # CC 230482 EXPIRES
October 29, 1995
FARMER NEW TRUTH LIFE INSURANCE, INC.

EXHIBIT “E”



TOWN OF PALM BEACH EXISTING ROAD, BICYCLE & PEDESTRIAN NETWORK MAP - 2017
Planning, Zoning & Building Department

— BEACH ACCESS PRIVATE	— PRIVATE BRIDGE	— STATE BRIDGE	— TOPB ROAD
— BEACH ACCESS PUBLIC	— PRIVATE DRIVE	— STATE ROAD	— TOWN BRIDGE
— CUL-DE-SAC	— PRIVATE PATHWAY	— TOPB ALLEY	— TOPB BIKE/PEDESTRIAN PATHWAY
— PRIVATE ALLEY	— PRIVATE ROAD	— TOPB DOCK	

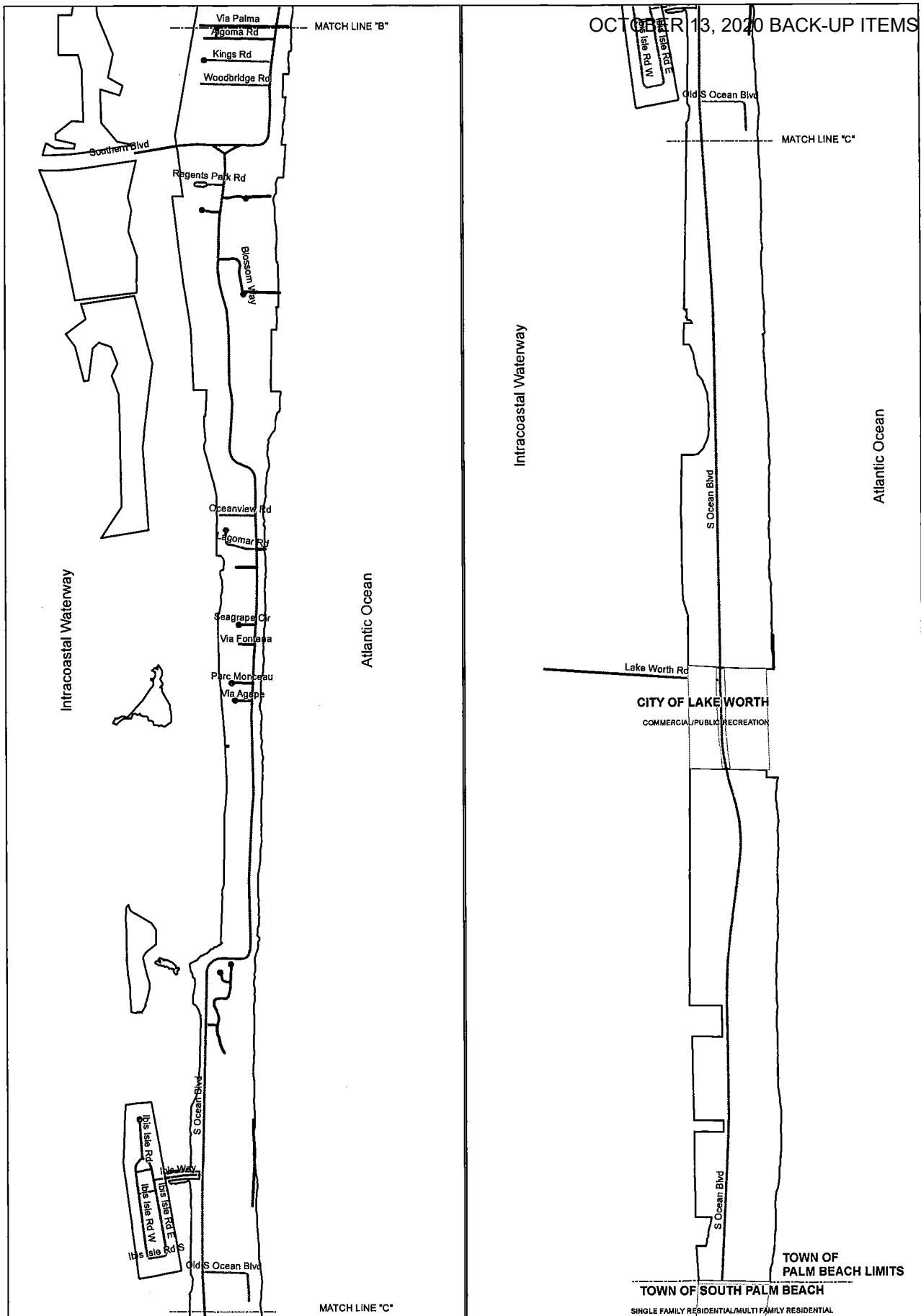


0 1,000 2,000 Feet

Map Created: July 28, 2017
 Town of Palm Beach
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MAP II - 1



TOWN OF PALM BEACH EXISTING ROAD, BICYCLE & PEDESTRIAN NETWORK MAP - 2017
Planning, Zoning & Building Department

BEACH ACCESS PRIVATE	PRIVATE BRIDGE	STATE BRIDGE	TOPB ROAD
BEACH ACCESS PUBLIC	PRIVATE DRIVE	STATE ROAD	TOWN BRIDGE
CUL-DE-SAC	PRIVATE PATHWAY	TOPB ALLEY	TOPB BIKE/PED PATHWAY
PRIVATE ALLEY	PRIVATE ROAD	TOPB DOCK	



0 1,000 2,000 Feet

