

DEC 14 2020

Town of Palm Beach
PZB Dept

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VIA HAND DELIVERY

December 11, 2020

Paul Castro
Planning Zoning & Building
360 South County Road
Palm Beach, FL 33480

RE: RePlat No. 2 of The Blossom Estate Subdivision

Dear Mr. Castro:

I represent Blossom Way Holdings, LLC, Lungomare LLC and CPPB Holdings LLC (now also known as Blossom Way Holdings, LLC through merger), ("Owner") who collectively owns Lots 1, 2, 3, 4, 5, 6 and 10 in The Blossom Estate Subdivision. The Owner is requesting to replat the Subdivision, which will require Town Council approval. I am requesting this matter be placed on the January 13, 2021 Town Council Agenda. I have enclosed a check in the amount of \$4,000.00 for the filing fee for a Replat.

To give a brief history, The Blossom Estate Subdivision was originally platted in 1982 dividing the property into ten (10) parcels for future development. In 1986, there was a replat of Blossom Estate (see attached copies of plat, replat and proposed replat no. 2). My client currently owns 7 of the 10 lots of the subdivision. My client also purchased 60 Blossom Way, which was not part of The Blossom Estate Subdivision, but adjacent and to the east of Lot 6. My client also purchased 1290 South Ocean Boulevard, which was not part of The Blossom Estate Subdivision, but adjacent and to the south of Lots 3 and 4. This parcel has already been annexed to the Blossom properties by a Unity of Title Agreement. It is now the desire of my client to combine all of the properties owned on the east side of South Ocean Boulevard into only two (2) buildable lots. The proposed replat will accomplish:

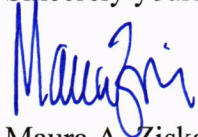
- Abandon in total Blossom Way right of way; thus the only access to the properties on the east side of South Ocean Boulevard would be via South Ocean Boulevard;
- Abandon the current (previously relocated) beach access and dedicate a new 8 foot wide beach access along the north side of the proposed replat
- Terminate the Limited Access Easement along the east side of South Ocean Boulevard that mandated access to the platted properties via Blossom Way;

- Combine and incorporate the 60 Blossom Way and 1290 South Ocean Boulevard properties into the new Lots 1 and 2 of Blossom Estate subdivision.

I hereby submit 20 copies of the survey and proposed Replat No. 2 of The Blossom Estate Subdivision. I will be submitting the utility company consents, HOA consent and the two remaining owner's consents under separate cover.

Please call me if you have any questions with the foregoing or require any additional information.

Sincerely yours,



Maura A. Ziska

/maz

Attachments

cc: Client
Wayne Bergman
John C. Randolph, Esq.