

January 25, 2021

To: Maura Ziska

To: Maura Ziska

Re: 60 Blossom Way

Dear Maura:

You have informed FPL that you have a project under construction at 60 Blossom Way, and have asked us for a letter stating that your project doesn't interfere with our facilities or ability to provide you with new service. Upon reviewing your plans, we have determined FPL has no issue releasing the easement and replatting this site as long as all facilities in the existing easement are removed or a new easement is recorded for them.

The issue in the above-referenced paragraph has no bearing, however, on the issue of the safety of the workers on your project vis a vis FPL's facilities. It is imperative that you visually survey the area prior to commencing construction and determine whether the construction of any proposed structures will bring any person, tool, machinery, equipment or object closer to FPL's power lines than the OSHA-prescribed limits. If it will, you must either re-design your project to allow it to be built safely given the pre-existing power lines, or make arrangements with FPL to de-energize and ground our facilities, or relocate them at your expense. You must do this before allowing any construction near the power lines. It is impossible for FPL to know or predict whether or not the contractors or subcontractors, and their employees, will operate or use cranes or other mobile equipment, or handle materials or tools, in dangerous proximity to such power lines during the course of construction, and, if so, when and where. Therefore, if it becomes necessary for any contractor or subcontractor, or their employees, to operate or handle cranes, draglines, mobile equipment, or any other equipment, tools or materials in such a manner that they might come closer to overhead power lines than is permitted by local, state or federal regulations, you and any such contractor or subcontractor must notify FPL in writing of such planned operation prior to the commencement thereof and make all necessary arrangements with FPL in order to carry out the work in a safe manner. Any work in the vicinity of the electric lines should be suspended until these arrangements are finalized and implemented.

The National Electrical Safety Code ("NESC") has certain minimum clearances that must be maintained. If you build your structure so that those clearances can not be maintained, you will be required to compensate FPL for the relocation of our facilities to comply with those clearances. As such, you should contact FPL prior to commencing construction near pre-existing overhead power lines to make sure that your proposed structure does not impinge upon the NESC clearances.

If you have any questions, please feel free to contact me at 561-616-1645.

Sincerely,

amanda tunno

Amanda Tunno Associate Engineer

KOCHMAN & ZISKA PLC

Ronald S. Kochman* Maura A. Ziska

Amy D. Bahl
*Also admitted in New York

Esperante
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401

Telephone: (561) 802-8960 Facsimile: (561) 802-8995

January 26, 2021

Comcast Cable
Miya Fisher
10435 Ironwood Road
Palm Beach Gardens, FL 33410

RE: Proposed Re-Plat (2) of The Blossom Estate, Palm Beach, Florida ("Property")

Dear Miya:

I represent the property owners of Blossom Way Holdings LLC, Lungomare, LLC, and CPPB Holdings, LLC, who, collectively, own Lots 1, 2, 3, 4, 5, 6 and 10 in the Blossom Estate subdivision. Due to the additional land obtained by my client, he is requesting that the Town replat the east side of the Blossom Estates Subdivision, making the following modifications to the plat, which would only apply to the east side of South Ocean Boulevard:

- *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.

The Town of Palm Beach requires that the utility companies be notified of this request and sign off that they do not object to the abandonment of the Plat, nor the dividing of the Property into two parcels. If you do not object, please sign and date at the bottom of this letter and return via fax or email and U.S. Mail to the attention of Maura Ziska, Esquire at fax number 561-802-8995, email mziska@floridawills.com, and address Kochman & Ziska PLC, 222 Lakeview Avenue, Suite 1500, West Palm Beach, FL 33401. Should you have any questions or concerns about this request or wish to meet on-site, please call me at 561-802-8960 at the earliest possible time.

Thank you for your assistance with is matter.

Cable has no objection to the Re-Plat No. 2 of The Blossom Estate.

Miya Fisher Attachment

Date 1-26-21

Maura Ziska

From:

Paul Brazil < PBrazil@TownofPalmBeach.com>

Sent:

Monday, January 25, 2021 1:28 PM

To:

Maura Ziska; Patricia Strayer

Cc:

Paul Castro; Wayne Bergman; Craig Hauschild

Subject:

RE: REPLAT of Blossom Estate

Good afternoon.

We have no comments or concerned at this stage. We will comment when the civil plans are developed.

Paul

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

Town of Palm Beach Public Works Department 951 Old Okeechobee Road West Palm Beach, FL 33401 Phone: 561-838-5440

www.townofpalmbeach.com

From: Maura Ziska <MZiska@floridawills.com> Sent: Monday, January 25, 2021 12:05 PM

To: Paul Brazil <PBrazil@TownofPalmBeach.com>; Patricia Strayer <PStrayer@TownofPalmBeach.com> Cc: Paul Castro <PCastro@TownofPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>

Subject: REPLAT of Blossom Estate

******Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.******

Paul: See attached proposed replat to combine all of the lots on the east side of SOB into two lots for the Griffin family. Please confirm if public works has any concerns about the replat. There will be more Blossom Way cul-de-sac or road for the Town to service and the only entrances for the new houses will be via South Ocean Boulevard. The utilities will also come from So. Ocean and any easements we need to give the town we will. Thanks. Maura

Maura A. Ziska, Esq. Kochman & Ziska PLC 222 Lakeview Avenue, Suite 1500 West Palm Beach, FL 33401 561-802-8960 (telephone) 561-802-8995 (fax)

This electronic message transmission contains information from the law firm of Kochman & Ziska PLC which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you

are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited.

From: Info < info@WallaceSurveying.com>
Sent: Wednesday, January 20, 2021 3:27 PM
To: Maura Ziska < MZiska@floridawills.com>

Subject: 50 blossom way

Hello Maura, please see attached pdfs!

Thank you,

Amanda Camacho, Administrative Assistant



Setting the benchmark for excellence

5553 Village Boulevard West Palm Beach, FL 33407 (561) 640-4551 Fax: (561) 641-9773

We would love to hear your feedback, and we would be incredibly grateful if you could take a couple of minutes to write a quick Google review for us. This will allow us to improve our service and let others recognize the value we provide.

To submit your review, simply click on the Google Icon below and let us know what you think:



Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

KOCHMAN & ZISKA PLC

Ronald S. Kochman* Maura A. Ziska

Amy D. Bahl
*Also admitted in New York

December 11, 2020

Esperante

222 Lakeview Avenue, Suite 1500 West Palm Beach, Florida 33401

Telephone: (561) 802-8960 Facsimile: (561) 802-8995

City of West Palm Beach

Vincent J. Noel 401 Clematis, 4th Floor West Palm Beach, FL 33401

RE: Proposed Re-Plat (2) of The Blossom Estate, Palm Beach, Florida ("Property")

Dear Vincent:

I represent the property owners of Blossom Way Holdings LLC, Lungomare, LLC, and CPPB Holdings, LLC, who, collectively, own Lots 1, 2, 3, 4, 5, 6 and 10 in the Blossom Estate subdivision. Due to the additional land obtained by my client, he is requesting that the Town replat the east side of the Blossom Estates Subdivision, making the following modifications to the plat, which would only apply to the east side of South Ocean Boulevard:

- *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;
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- *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.

The Town of Palm Beach as part of the procedure for abandonment and dedication of utility easements requires that letters of no objection be received from all utilities. If you do not object to the abandonment and dedication of the utility easement as outlined in this letter, please sign and date at the bottom of this letter and return via fax or email and U.S. Mail to the attention of Maura Ziska, Esquire at fax number 561-802-8995, email mziska@floridawills.com, and address Kochman & Ziska PLC, 222 Lakeview Avenue, Suite 1500, West Palm Beach, FL 33401. Should you have any questions or concerns about this request or wish to meet on-site, please call me at 561-802-8960 at the earliest possible time.

Thank you for your assistance with is matter.

Sincerely,

Museum

Nation Zitke

City of West Palm Beach has no objection to the Re-Plat No. 2 of The Blossom Estate. See Attached Letter.

Date 1/12/21

Vincent J. Noel

Attachment



Engineering Services

Engineering Services Department

401 Clematis Street, 4th Floor West Palm Beach, Florida 33401

TEL: 561-494-1096 FAX: 561-494-1116

January 12, 2021

Ms. Maura Ziska Kochman & Ziska, PLC 222 Lakeview Ave. Suite 1500 West Palm Beach, FL 33401

Re: Replat (2) of the Blossom Estate

Ms. Ziska,

The City of West Palm Beach has no objection to the proposed replat with the following conditions:

- If the existing City owned water main in Blossom Way is to remain, then a Utility Easement will need to be granted to the City prior to the abandonment of Blossom Way.
- 2. If the water main is to be abandoned, then a Development Application will be required through Engineering Services.

Sincerely, The City of West Palm Beach

By:

Vincent J. Noel, P.S.M.

Engineering Land Development Manage

Cc: Laura Le, Public Utilities Engineer

KOCHMAN & ZISKA PLC

Ronald S. Kochman* Maura A. Ziska

Amy D. Bahl
*Also admitted in New York

Esperanté 222 Lakeview Avenue, Suite 1500 West Palm Beach, Florida 33401

Telephone: (561) 802-8960 Facsimile: (561) 802-8995

December 11, 2020

Florida Public Utilities Company Brad Collins P.O. Box 3395 West Palm Beach, FL 33401

RE: Proposed Re-Plat (2) of The Blossom Estate, Palm Beach, Florida ("Property")

Dear Brad:

I represent the property owners of Blossom Way Holdings LLC, Lungomare, LLC, and CPPB Holdings, LLC, who, collectively, own Lots 1, 2, 3, 4, 5, 6 and 10 in the Blossom Estate subdivision. Due to the additional land obtained by my client, he is requesting that the Town replat the east side of the Blossom Estates Subdivision, making the following modifications to the plat, which would only apply to the east side of South Ocean Boulevard:

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Thank you for your assistance with is matter.

Maura Ziska

Florida Public Utilities has no objection to the Re-Plat No. 2 of The Blossom Estate.

AVAN GABBS

Date 1-26-2021

Attachment

BEING A PART OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AND ADMICENT SUBMERGED LANDS IN THE LAKE WORTH TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

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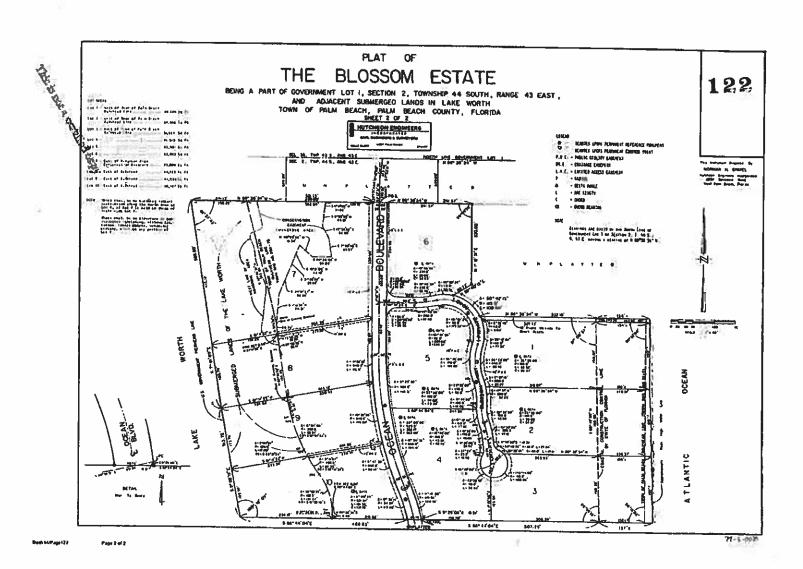
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THE BLOSSOM ESTATE

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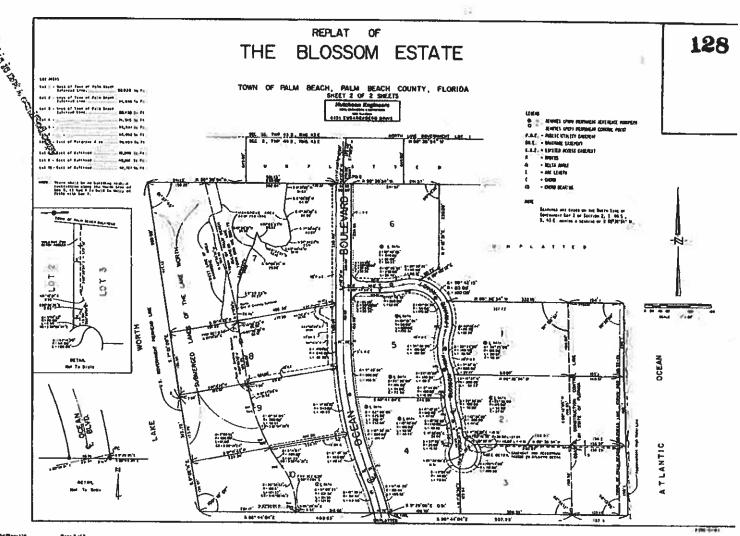








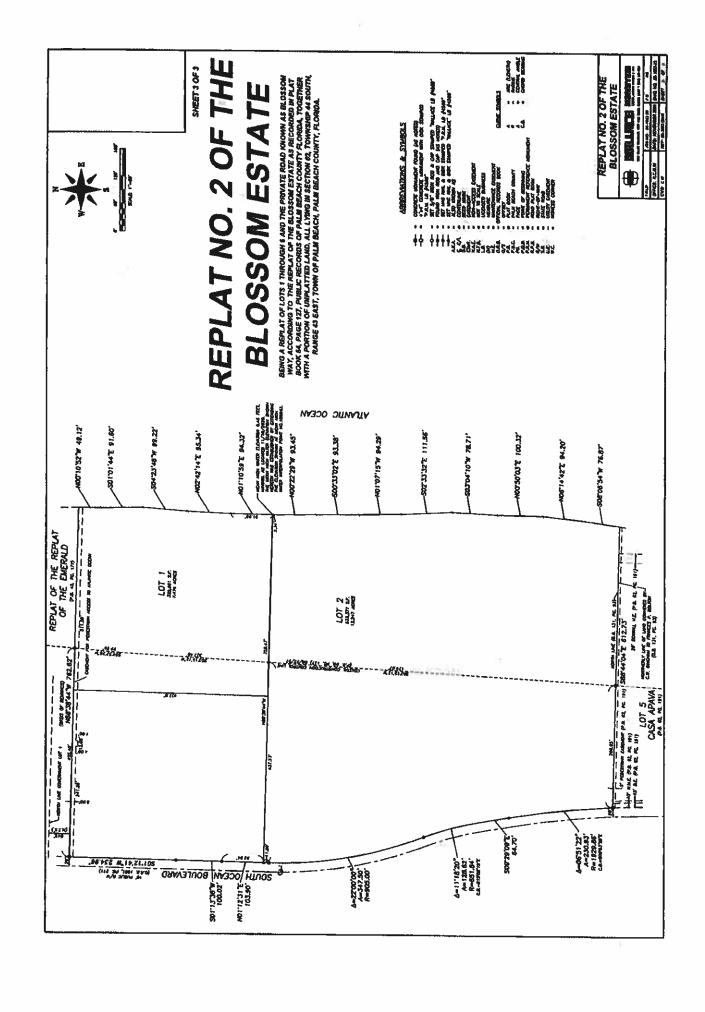
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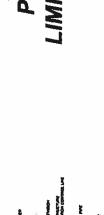


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