

# KOCHMAN & ZISKA PLC

Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman

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

## VIA HAND DELIVERY

October 20, 2022

Director of Public Works  
Town of Palm Beach  
951 Old Okeechobee Road  
West Palm Beach, FL 33401

**RE: Application for Abandonment Dedicated Public Property**  
**1265 South Ocean Boulevard, Palm Beach, Florida**

To whom it may concern:

Enclosed, please find the following in accordance with the above referenced matter:

- **Original** Application for Abandonment of Dedicated Public Property
- 20 copies of the Application for Abandonment of Dedicated Public Property
- Check #7998 from Kochman & Ziska PLC in the amount of \$1,200.00 representing the application fee

Please put this matter on the agenda for the next available Town Council meeting. Should you have any questions, please feel free to contact me at 561-802-8960.

Very truly yours,

  
Maura Ziska



Enclosure  
53071.DOC

**TOWN OF PALM BEACH  
ABANDONMENT OF DEDICATED PUBLIC PROPERTY  
(RIGHT-OF-WAY AND EASEMENTS)**

**A pre-application meeting with the Public Works Department (Town Engineer) is required  
prior to submission of application for abandonment of dedicated public property.**

**Application Form**

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements," please complete this application for Abandonment of Dedicated Public Property. Submit an application fee of \$1,200.00 and one original plus twenty (20) copies of the signed application to the Director of Public Works, Town of Palm Beach, 951 Okeechobee Road, West Palm Beach, FL 33401. A privilege fee of 100 percent of the total land value of the petitioned site may be required upon approval of the application by the Town Council, and a portion of the application fee may be credited towards the privilege fee.

1. APPLICANT'S NAME:

Blossom Way Holdings LLC

ADDRESS:

c/o Kochman & Ziska PLC

222 Lakeview Ave., Ste 1500, West Palm Beach, FL 33401

2. TYPE OF PUBLIC PROPERTY TO BE ABANDONED (Easement or Right-of-Way):

Easement

3. PROPERTY ADDRESS:

1265 South Ocean Boulevard, Palm Beach, FL 33480

4. LEGAL DESCRIPTION OF PETITIONED SITE: (Provide legal description and a scaled map, drawing or plat showing the area involved and the location of the specific property of interest to be abandoned. Label as "EXHIBIT A")

Blossom Estate Replat No. 2, according to the map or plat thereof as recorded in

Plat Book 133, Page 33, Public Records of Palm Beach County, Florida.

5. REASON FOR ABANDONMENT REQUEST: (Use additional sheets, if necessary, and label as "EXHIBIT B")

As part of the above referenced Replat No. 2; interim utility easements were required to be dedicated as part of the

approval. The lots have all been joined by a Unity of Title to create a property for one home on the North side of the Replat

and one home on the South side of the Replat. As such, the interior easements will not be necessary.

7. ATTACH CONSENT LETTERS FROM ALL UTILITY PROVIDERS LISTED BELOW WHETHER THEY HAVE FACILITIES IN THE PETITIONED SITE OR NOT:

☒ AT&T - Telephone

☒ Florida Public Utilities - Gas

☒ City of West Palm Beach - Water

☒ Town of Palm Beach - Electrical Bureau

☒ Comcast - Cable Services

☒ Town of Palm Beach - Water Resources Div.

☒ Florida Power & Light

Other: \_\_\_\_\_

**CHECK-MARK (✓) ONLY THOSE UTILITY PROVIDERS OCCUPYING THE PETITIONED SITE**

8. APPLICANT'S SIGNATURE:

9. DATE: 10-20-22

I Certify that the information given in this application is true and correct to the best of my knowledge.

Manaziona, Authorized Representative

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of OCTOBER, 2022,  
MAURA ZISKA, who is personally known to me, or showed \_\_\_\_\_  
(type of identification; i.e., driver's license number, etc.), and who did take an oath.

(NOTARY SEAL)



Jeanette M. Civils  
NOTARY PUBLIC - STATE OF FLORIDA

Print Name: Jeanette M. Civils  
My commission expires: \_\_\_\_\_

For Use by Public Works Department

CHECK NO.: 7998

TOWN COUNCIL HEARING:

AMOUNT OF CHECK: \$1,200

DATE: 12/13/2022 RESOLUTION #: \_\_\_\_\_

RECEIVED BY : Public Works

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

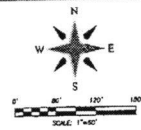




# EXHIBIT A

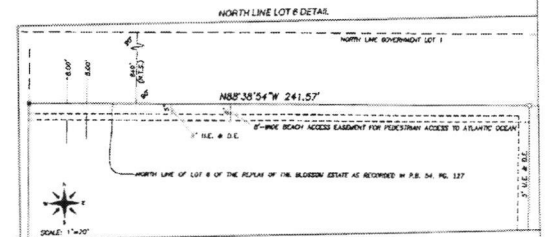
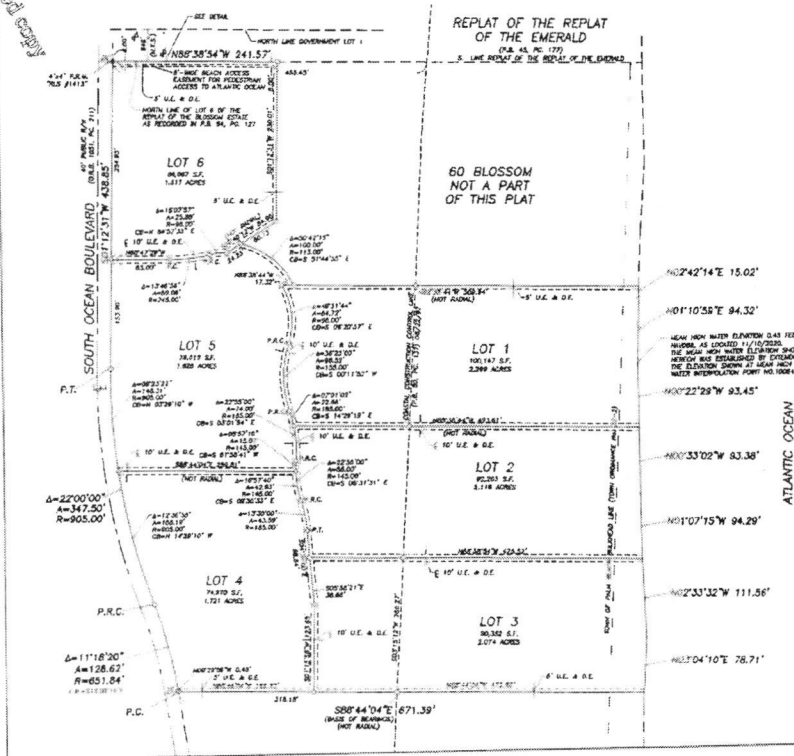
## BLOSSOM ESTATE REPLAT NO. 2

BEING A REPLAT OF LOTS 1 THROUGH 6 AND THE PRIVATE ROAD KNOWN AS BLOSSOM WAY, ACCORDING TO THE REPLAT OF THE BLOSSOM ESTATE AS RECORDED IN PLAT BOOK 54, PAGE 127, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.



35

SHEET 3 OF 3



### ABBREVIATIONS & SYMBOLS

- CONCRETE MONUMENT FOUND (SEE NOTES)
- 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED
- 1" x 1" DISK
- SET 3/4" IRON ROD AND CAP STAMPED "BLOSSOM LB #1088"
- FOUND IRON ROD AND CAP (SEE NOTES)
- SET AND IRON ROD STAMPED "BLOSSOM LB #1088"
- SET AND IRON ROD STAMPED "BLOSSOM LB #1088"
- ALSO FINDING
- A.C. ADJACENT
- B. C. BOUNDARY
- D. C. DRAINAGE
- E. C. EASEMENT
- F. C. FLOODING
- G. C. GROUNDWATER
- H. C. HAZARDOUS WASTE
- I. C. INTERFERING
- J. C. JUDICIAL
- K. C. KITCHEN
- L. C. LIVING
- M. C. MECHANICAL
- N. C. NORTH
- O. C. OFFICE
- P. C. PLAT BOOK
- Q. C. QUARTERS
- R. C. ROAD
- S. C. SOUTH
- T. C. TOWN
- U. C. UTILITY
- V. C. VENTILATION
- W. C. WETNESS
- X. C. X-RAY
- Y. C. YARD
- Z. C. ZONE

DATE: 10/1/2000  
BY: [Signature]  
CHECKED: [Signature]  
DATE: 10/1/2000

### BLOSSOM ESTATE REPLAT NO. 2

DATE: 10/1/2000	BY: [Signature]	CHECKED: [Signature]	DATE: 10/1/2000
DATE: 10/1/2000	BY: [Signature]	CHECKED: [Signature]	DATE: 10/1/2000

6. NAMES AND ADDRESSES OF ALL PROPERTY OWNERS WITHIN 300 FEET OF THE PETITIONED SITE: (Use additional sheets, if necessary, and label as "EXHIBIT C")
- 

See attached property owners list



Property Appraiser GIS - Property Detail list by parcel control number
--

## Buffer:

<u>50434402100000010</u>	Acres	12.02	Sales instr	WD	MTG	BLOSSOM ESTATE REPL
BLOSSOM WAY HOLDINGS LLC	Value \$	299,038,850.00	Price	\$ 37,950,000.00	PUSE VACANT	LTS 1 THRU 4 &
131 S DEARBORN ST	Taxbl \$	243,802,900.00	Date	12/27/2012	TaxDist 50447	2-44-43, N 292 FT OF S 1092 FT OF GOV LT 1 LYG E OF & ADJ TO
	Bldg \$	0.00	Book	25678		
CHICAGO IL 60603 5517	Land \$	299,038,850.00	Page	1803	NAV	

## Buffer: 300

<u>50434402000010022</u>	Acres	3.59	Sales instr	DT	MTG	2-44-43, TH PT OF GOV LT 1 LYG OF OCEAN BLVD AS IN OR3752
PROVIDENCIA PARTNERS LLC	Value \$	87,133,200.00	Price	\$ 99,132,500.00	PUSE VACANT	P1353
60 BLOSSOM WAY	Taxbl \$	69,792,800.00	Date	8/28/2019	TaxDist 50447	
	Bldg \$	0.00	Book	30868		
PALM BEACH FL 33480 5002	Land \$	87,133,200.00	Page	1910	NAV	

<u>50434402000010070</u>	Acres	3.21	Sales instr	WD	MTG	2-44-43, TH PT OF N 292 FT OF S 1092 FT OF GOV LT 1 LYG W OF
MAHONEY MERRILL TRUST LLC	Value \$	38,189,244.00	Price	\$ 40,000,000.00	PUSE SINGLE FAMILY	S OCEAN BLVD & S 292 FT TR OF SUBMERG LANDS ADJ THERETO
1296 S OCEAN BLVD	Taxbl \$	36,214,148.00	Date	3/5/2020 1	TaxDist 50447	WITHIN LIMITS OF US GOVT PIERHEAD LI IN TR DEED IN
	Bldg \$	1,315,344.00	Book	31273		
PALM BEACH FL 33480 5022	Land \$	36,873,900.00	Page	1468	NAV	

<u>50434402100000050</u>	Acres	1.61	Sales instr	WD	MTG	BLOSSOM ESTATE REPL	LT 5
BLOSSOM WAY HOLDINGS LLC	Value \$	34,600,384.00	Price	\$ 20,250,000.00	PUSE SINGLE FAMILY		
230 S CLARK ST	Taxbl \$	21,251,832.00	Date	5/1/2018 1	TaxDist 50447		
	Bldg \$	7,344,784.00	Book	29857			
CHICAGO IL 60604 1406	Land \$	27,255,600.00	Page	1068	NAV		

<u>50434402100000060</u>	Acres	1.45	Sales instr	WD	MTG	BLOSSOM ESTATE REPL	LT 6
BLOSSOM WAY HOLDINGS LLC	Value \$	27,460,924.00	Price	\$ 15,250,000.00	PUSE SINGLE FAMILY		
131 S DEARBORN ST	Taxbl \$	17,711,198.00	Date	6/29/2015	TaxDist 50447		
	Bldg \$	1,923,874.00	Book	27640			
CHICAGO IL 60603 5517	Land \$	25,537,050.00	Page	36	NAV		



Property Appraiser GIS - Property Detail list by parcel control number
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<u>50434402100000070</u> PETERFFY THOMAS P 1255 S OCEAN BLVD  PALM BEACH FL 33480 5008	Acres 5.98 Value \$ 87,980,541.00 Taxbl \$ 43,865,858.00 Bldg \$ 13,569,891.00 Land \$ 74,410,650.00	Sales instr Price \$ 22,660,000.00 Date 4/8/2011 1 Book 24453 Page 539	DT MTG PUSE SINGLE FAMILY TaxDist 50447  NAV	BLOSSOM ESTATE REPL	LT 7 & LT 8 (LESS S 7.50 FT)
<u>50434402100000081</u> PETERFFY THOMAS P TRUST & 1255 S OCEAN BLVD  PALM BEACH FL 33480 5008	Acres 0.08 Value \$ 867,465.00 Taxbl \$ 31,448.00 Bldg \$ 0.00 Land \$ 867,465.00	Sales instr Price \$ 22,660,000.00 Date 4/8/2011 1 Book 24453 Page 539	DT MTG PUSE VACANT TaxDist 50447  NAV	BLOSSOM ESTATE REPL	S 7.50 FT OF LT 8
<u>50434402100000090</u> 1275 SOUTH OCEAN BOULEVARD LLC 885 3RD AVE STE 8  NEW YORK NY 10022 5264	Acres 1.84 Value \$ 33,503,046.00 Taxbl \$ 29,649,268.00 Bldg \$ 7,616,346.00 Land \$ 25,886,700.00	Sales instr Price \$ 28,500,000.00 Date 12/2/2013 Book 26480 Page 1349	WD MTG PUSE SINGLE FAMILY TaxDist 50447  NAV	BLOSSOM ESTATE REPL	LT 9
<u>50434402100000100</u> LUNGOMARE LLC 230 S CLARK ST # 336  CHICAGO IL 60604 1406	Acres 1.90 Value \$ 26,252,948.00 Taxbl \$ 22,065,031.00 Bldg \$ 1,417,448.00 Land \$ 24,835,500.00	Sales instr Price \$ 10.00 Date 2/26/2018 Book 29725 Page 1287	QC MTG PUSE SINGLE FAMILY TaxDist 50447  NAV	BLOSSOM ESTATE REPL	LT 10
<u>50434402100010000</u> BLOSSOM EST HMOWNERS ASSN INC 505 S FLAGLER DR STE 1002  WEST PALM BEACH FL 33401 5949	Acres 0.58 Value \$ 0.00 Taxbl \$ 0.00 Bldg \$ 0.00 Land \$ 0.00	Sales instr Price \$ Date Book Page	MTG PUSE RESIDENTIAL COMMON AR TaxDist 50447  NAV	BLOSSOM ESTATE REPL	PRIVATE RD K/A BLOSSOM WAY
<u>50434402110000010</u> WEMIO LLC 1295 S OCEAN BLVD  PALM BEACH FL 33480 5008	Acres 2.11 Value \$ 27,355,569.00 Taxbl \$ 17,794,579.00 Bldg \$ 19,419.00 Land \$ 27,336,150.00	Sales instr Price \$ 16,200,000.00 Date 6/20/2019 Book 30718 Page 1776	DT MTG PUSE VACANT TaxDist 50447  NAV	CASA APAVA	LT 1

Property Appraiser GIS - Property Detail list by parcel control number
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<u>50434402110000020</u>	Acres 1.94	Sales instr WD	MTG	CASA APAVA
1330 SOUTH OCEAN LLC	Value \$ 43,717,037.00	Price \$ 10.00	PUSE SINGLE FAMILY	LT 2
1330 S OCEAN BLVD	Taxbl \$ 43,717,037.00	Date 4/1/2022 1	TaxDist 50447	
	Bldg \$ 18,535,487.00	Book 33455		
PALM BEACH FL 33480 5021	Land \$ 25,181,550.00	Page 1898	NAV	

<u>50434402110000051</u>	Acres 2.61	Sales instr DT	MTG	CASA APAVA LT 5 (LESS S 10 FT) & N 82 FT
WEMIO LLC	Value \$ 136,542,854.00	Price \$ 78,291,000.00	PUSE SINGLE FAMILY	OF LT 6 LYG WITHIN N 210 FT OF LT 5
1295 S OCEAN BLVD	Taxbl \$ 85,380,758.00	Date 6/20/2019	TaxDist 50447	
	Bldg \$ 67,018,949.00	Book 30718		
PALM BEACH FL 33480 5008	Land \$ 69,523,905.00	Page 1782	NAV	

<u>50434402110000052</u>	Acres 5.13	Sales instr WD	MTG	CASA APAVA
JONES PAUL TUDOR II	Value \$ 140,365,601.00	Price \$ 10.00	PUSE SINGLE FAMILY	S 10 FT OF LT 5 & LT 6 (LESS N 82 FT)
1300 S OCEAN BLVD	Taxbl \$ 65,417,570.00	Date 3/30/2015	TaxDist 50447	
	Bldg \$ 30,671,126.00	Book 27465		
PALM BEACH FL 33480 5021	Land \$ 109,694,475.00	Page 124	NAV	

# KOCHMAN & ZISKA PLC

Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman

Amy D. Bahl

\*Also admitted in New York

AT&T

Attention: Cassandra Hendrix  
2012 S Military Trail, Room 107  
West Palm Beach, FL 33415

March 21, 2022

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

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

Re: **Easement Abandonment**  
**Blossom Estate RePlat No. 2**

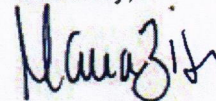
Dear Ms. Hendrix:

Attached is the recently recorded RePlat that shows 5 foot utility and drainage easements and 10 foot utility and drainage easements along the perimeter property lines of the individual lots within the Replat. These easements were dedicated in Plat Book 133 at Page 33, Official Records of Palm Beach County, Florida. There is currently a unity of title and there will be an amended unity of title to combine all of the lots into two properties and construct one residence on the north side of the Replat and one residence on the south side of the Replat. As such, the interior easements will not be necessary and will hinder the new house designs and permitting process. I am requesting all interior easements in the attached Replat be abandoned. There will be an easement along South Ocean Boulevard to bring the drainage and utilities to the houses.

The Town of Palm Beach, as part of the procedure for abandonment of easements, requires that letters of no objection be received from all utilities. If you do not object to the abandonment of the utility and drainage easements as outlined in this letter, please sign and date at the bottom of this letter and return via email to the attention of Maura Ziska, Esquire at [mziska@floridawills.com](mailto:mziska@floridawills.com). 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. Time is of the essence with regard to our submittal to the Town. Please respond with a signed letter no later than **March 31, 2022**.


Thank you for your assistance with is matter.

Sincerely,



Maura Ziska

Utility Company has no objection to the abandonment of the easements within the Replat No. 2 of Blossom Estate, Palm Beach as illustrated in on the attached sketch.



Area Manager AT&T

Date 3/22/2022

DARRELL DAVIS

No objection with the understanding that if existing services to Lot 6 are in conflict with project AT&T is compensated for relocation to replacement easement.

# KOCHMAN & ZISKA PLC

Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman

March 21, 2022

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

Amy D. Bahl  
\*Also admitted in New York  
City of West Palm Beach  
Attention: Vincent Noel  
401 Clematis Street, 4<sup>th</sup> Floor  
West Palm Beach, FL 33401

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

Re: **Easement Abandonment**  
**Blossom Estate RePlat No. 2**

Dear Mr. Noel,

Attached is the recently recorded RePlat that shows 5 foot utility and drainage easements and 10 foot utility and drainage easements along the perimeter property lines of the individual lots within the Replat. These easements were dedicated in Plat Book 133 at Page 33, Official Records of Palm Beach County, Florida. There is currently a unity of title and there will be an amended unity of title to combine all of the lots into two properties and construct one residence on the north side of the Replat and one residence on the south side of the Replat. As such, the interior easements will not be necessary and will hinder the new house designs and permitting process. I am requesting all interior easements in the attached Replat be abandoned. There will be an easement along South Ocean Boulevard to bring the drainage and utilities to the houses.

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Thank you for your assistance with is matter.

Sincerely,

  
Maura Ziska

Utility Company has no objection to the abandonment of the easements within the Replat No. 2 of Blossom Estate, Palm Beach as illustrated in on the attached sketch.

  
\_\_\_\_\_

Date 3/23/22



# KOCHMAN & ZISKA PLC

Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman

March 21, 2022

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

Amy D. Bahl  
Comcast Cable  
Also admitted in New York

PBC Construction Dept.

Attention: Daniel Tiburcio or Vanessa Guerrero  
10435 Ironwood Road  
Palm Beach Gardens, FL 33410

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

Re: **Easement Abandonment**  
**Blossom Estate RePlat No. 2**

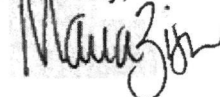
Dear Mr. Tiburcio or Ms. Guerrero:

Attached is the recently recorded RePlat that shows 5 foot utility and drainage easements and 10 foot utility and drainage easements along the perimeter property lines of the individual lots within the Replat. These easements were dedicated in Plat Book 133 at Page 33, Official Records of Palm Beach County, Florida. There is currently a unity of title and there will be an amended unity of title to combine all of the lots into two properties and construct one residence on the north side of the Replat and one residence on the south side of the Replat. As such, the interior easements will not be necessary and will hinder the new house designs and permitting process. I am requesting all interior easements in the attached Replat be abandoned. There will be an easement along South Ocean Boulevard to bring the drainage and utilities to the houses.

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Thank you for your assistance with is matter.

Sincerely,



Maura Ziska

Utility Company has no objection to the abandonment of the easements within the Replat No. 2 of Blossom Estate, Palm Beach as illustrated in on the attached sketch.

\_\_\_\_\_  
Date\_\_\_\_\_



West Palm Area / Florida Region  
3960 RCA Blvd. Ste. 6002  
Palm Beach Gardens, FL 33410

March 23, 2022

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

**RE: PETITION TO ABANDON Easement- Blossom Estate RePlat No.2**

Dear Maura Ziska:

After carefully surveying the above referenced Abandonment Request Located in Palm Beach County Area Comcast does not have any objection to the above request to Abandon/Vacate the utility easement. Provided in the future some type of Utility Easement will be granted for future use also that the Builder and or Owner will be held financially responsible for all cost to relocate the said Comcast Cable facilities to the newly dedicated right of way and or utility easement to feed remaining/existing and or new customers.

Please call 1-800-432-4770, 811 or [www.callsunshine.com](http://www.callsunshine.com) before you dig.

If you have any further questions, please feel free to contact me during normal business hours at 561-454-5846 or email [miya\\_fisher@comcast.com](mailto:miya_fisher@comcast.com)

Sincerely,

A handwritten signature in black ink, appearing to read "Miya Fisher".

Mr. Miya Fisher

Construction Specialist 2.

# KOCHMAN & ZISKA PLC

Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman

Amy D. Bahl

\*Also admitted in New York

Florida Power & Light  
Attention: Amanda Tunno, Associate Engineer  
810 Charlotte Avenue  
West Palm Beach, FL 33401

March 21, 2022

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

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

Re: **Easement Abandonment**  
**Blossom Estate RePlat No. 2**

Dear Ms. Tunno:

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Thank you for your assistance with is matter.

Sincerely,



Maura Ziska

Utility Company has no objection to the abandonment of the easements within the Replat No. 2 of Blossom Estate, Palm Beach as illustrated in on the attached sketch.

Nicolas Geraci Nicolas Geraci  
Florida Power & Light  
Distribution Engineer

Date 10/10/2022



# KOCHMAN & ZISKA PLC

Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman

Amy D. Bahl

\*Also admitted in New York

Florida Public Utilities

Attention: Brad Collins or Peter Bono

P.O. Box 3395

West Palm Beach, FL 33401

March 21, 2022

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

Telephone: (561) 802-8960

Facsimile: (561) 802-8995

Re: **Easement Abandonment**  
**Blossom Estate RePlat No. 2**

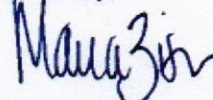
Dear Mr. Collins or Mr. Bono:

Attached is the recently recorded RePlat that shows 5 foot utility and drainage easements and 10 foot utility and drainage easements along the perimeter property lines of the individual lots within the Replat. These easements were dedicated in Plat Book 133 at Page 33, Official Records of Palm Beach County, Florida. There is currently a unity of title and there will be an amended unity of title to combine all of the lots into two properties and construct one residence on the north side of the Replat and one residence on the south side of the Replat. As such, the interior easements will not be necessary and will hinder the new house designs and permitting process. I am requesting all interior easements in the attached Replat be abandoned. There will be an easement along South Ocean Boulevard to bring the drainage and utilities to the houses.

The Town of Palm Beach, as part of the procedure for abandonment of easements, requires that letters of no objection be received from all utilities. If you do not object to the abandonment of the utility and drainage easements as outlined in this letter, please sign and date at the bottom of this letter and return via email to the attention of Maura Ziska, Esquire at [mziska@floridawills.com](mailto:mziska@floridawills.com). 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. Time is of the essence with regard to our submittal to the Town. Please respond with a signed letter no later than **March 31, 2022**.

Thank you for your assistance with is matter.

Sincerely,



Maura Ziska

Utility Company has no objection to the abandonment of the easements within the Replat No. 2 of Blossom Estate, Palm Beach as illustrated in on the attached sketch.

IVAN GIBBS

Date 4-15-2022



## KOCHMAN & ZISKA PLC

Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman

Amy D. Bahl  
\*Also admitted in New York

March 21, 2022

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

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

Town of Palm Beach  
Public Works Department - Electrical  
Attention: Paul Colby  
951 Old Okeechobee Boulevard, Suite A  
West Palm Beach, FL 33401

Re: **Easement Abandonment**  
**Blossom Estate RePlat No. 2**

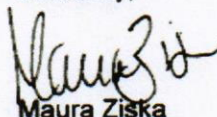
Dear Mr. Colby:

Attached is the recently recorded Replat that shows 5 foot utility and drainage easements and 10 foot utility and drainage easements along the perimeter property lines of the individual lots within the Replat. These easements were dedicated in Plat Book 133 at Page 33, Official Records of Palm Beach County, Florida. There is currently a unity of title and there will be an amended unity of title to combine all of the lots into two properties and construct one residence on the north side of the Replat and one residence on the south side of the Replat. As such, the interior easements will not be necessary and will hinder the new house designs and permitting process. I am requesting all interior easements in the attached Replat be abandoned. There will be an easement along South Ocean Boulevard to bring the drainage and utilities to the houses.

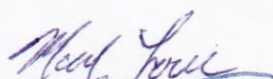
The Town of Palm Beach, as part of the procedure for abandonment of easements, requires that letters of no objection be received from all utilities. If you do not object to the abandonment of the utility and drainage easements as outlined in this letter, please sign and date at the bottom of this letter and return via email to the attention of Maura Ziska, Esquire at [mziska@floridawills.com](mailto:mziska@floridawills.com). 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. Time is of the essence with regard to our submittal to the Town. Please respond with a signed letter no later than **March 31, 2022**.

Thank you for your assistance with is matter.

Sincerely,

  
Maura Ziska

Town of Palm Beach Electrical Bureau has no objection to the abandonment of the easements within the Replat No. 2 of Blossom Estate, Palm Beach as illustrated in on the attached sketch.

  
\_\_\_\_\_  
Tel C/

Date 3/28/22  
3/28/2022

April 19, 2022

Town of Palm Beach  
Public Works Department  
Attention: Jeffery Coleman, Water Resource Div.  
951 Old Okeechobee Boulevard, Suite A  
West Palm Beach, FL 33401

Re: **Easement Abandonment**  
**Blossom Estate RePlat No. 2**

Dear Mr. Coleman:

Attached is the recently recorded Replat that shows 5 foot utility and drainage easements and 10 foot utility and drainage easements along the perimeter property lines of the individual lots within the Replat. These easements were dedicated in Plat Book 133 at Page 33, Official Records of Palm Beach County, Florida. There is currently a unity of title and there will be an amended unity of title to combine all of the lots into two properties and construct one residence on the north side of the Replat and one residence on the south side of the Replat. As such, the interior easements will not be necessary and will hinder the new house designs and permitting process. I am requesting all interior easements in the attached Replat be abandoned. There will be an easement along South Ocean Boulevard to bring the drainage and utilities to the houses. The Owner further agrees to the following:

- The property owner is taking responsibility for all connections from the existing utilities, to the sewer main along South Ocean Blvd
- The property owner understands that the storm system is to be severed and abandoned and no flows from the property or private storm lines will be dispersed onto Town Right of Way or onto South Ocean Blvd storm system.
- The existing laterals, which includes all laterals coming from 10 Blossom Way & 70 Blossom Way (if they are connected to the main at South Ocean, and the line coming from Blossom Way connected at the manhole in the intersecting streets, need to be abandoned.
- New sanitary sewer services from both new homes will need to be constructed and connected to South Ocean.
- The Town will be provided the process in which the above will be accomplished.


The Town of Palm Beach, as part of the procedure for abandonment of easements, requires that letters of no objection be received from all utilities. If you do not object to the abandonment of the utility and drainage easements as outlined in this letter, please sign and date at the bottom of this letter and return via email to the attention of Maura Ziska, Esquire at [mziska@floridawills.com](mailto:mziska@floridawills.com). 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. Time is of the essence with regard to our submittal to the Town. Please respond with a signed letter no later than **April 29, 2022**.

Thank you for your assistance with is matter.

Sincerely,

Maura Ziska

Town of Palm Beach Water Resource Division has no objection to the abandonment of the easements within the Replat No. 2 of Blossom Estate, Palm Beach as illustrated in on the attached sketch.

J.P. Coleman 

Date 5/20/23