



Date: February 16, 2023

Mayor & Members of Town Council
Members of ARCOM
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: 140 N. County Road - Modification to the Special Exception with Site Plan Review: ZON
23-031

Honorable Mayor Moore, Members of Town Council & Members of ARCOM,

Thank you for this opportunity to be heard.

MSPB LLC owns the property at 210-208 Sunset Avenue, 100-118 N. County Road, and 203-207 Royal Poinciana Way, all within 300' of the subject property at 140 N. County Road, and as such, has a vested interest in this project. The Bank of America financial center and walk-up ATM has proven its town serving nature by serving the needs of Palm Beachers for decades. The plans meet the standards of the Town of Palm Beach's Comprehensive Plan and Land Use Regulations.

Kindly accept this letter as MSPB LLC's unequivocal support of the modification to the special exception with site plan review for our neighbor at 140 N. County Road.

In appreciation,

MSPB LLC
212 Sunset Avenue
Palm Beach, FL 33480

221 Royal Poinciana Suite 1
Palm Beach, FL 33480

frisbiegroup.com | @frisbiegroup