7. ATTACH CONSENT LETTERS FROM <u>ALL</u> UTILITY PROVIDERS LISTEI WHETHER THEY HAVE FACILITIES IN THE PETITIONED SITE OR NOT:				
	AT&T - Telephone	V	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 THO PETITIONED SITE	SE UTILIT	TY PROVIDERS OCCUPYING THE	
8.	APPLICANT'S SIGNATURE:	9.	DATE: FEBRUARY 14,2023	
<u>М</u> о	ify that the information given in this applicat	ion is true and	May & Aurth	
	E OF F LORIDA GEORGIA VTY OF PALM BEACH			
The fo	oregoing instrument was acknowledged before F. GARRETT , who is personally known in the personal of identification; i.e., drive in the personal of identification; i.	own to me, or sl), and who did NOTAF	THE day of FEBRUARY, 2023, nowed take an oath. RY PUBLIC - STATE OF FLORIDA GEORGIA THE DRY PUBLIC - STATE OF	
For	r Use by Public Works Department			
	CK NO.: 1716		UNCIL HEARING: APRIL 3, 2023	
AMO	EIVED BY: WAVE MENNIT	DATE:	1/3/2023 RESOLUTION #:	
RECI	EIVED BY: WAVE MENNIT	Approved	Denied:	



Counsel: Kinley I. Engvalson Jeffrey S. Hochfelsen Andrea M. Holloway Paul A. Krasker Marshall J. Osofsky James S. Werter

HALPERIN LAW, Of Counsel Ellie Halperin. Esq.

Direct Line: 561.478.4722 Email: ellie@halperin-law.com

28 February 2023

Via Federal Express

Town of Palm Beach 951 Old Okeechobee Rd Suite A

West Palm Beach, Fl 33401

Attn: Paul Brazil, Director of Public Works

Re:

1287 N Ocean Way

Dear Mr. Brazil,

We represent M2B Properties, LLC, the owner of 1287 N Ocean Way. Enclosed please find a completed application to abandon a dedicated public easement and twenty (20) copies. The application fee in the amount of \$1,200.00 is also included as Check No. 1716 made payable to the Town of Palm Beach.

If you require anything further or have any questions, please do not hesitate to contact me.

Thanking you in advance for you and your staffs time and attention to this matter.

Sincerely,

Ellie Halperin

Enc.

ec: Gregory Palmer

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:	ADDRESS:		
M2E	3 Properties LLC	1266 W PACES FERRY RD NW # 500ATLANTA GA 30327 2306		
2.	TYPE OF PUBLIC PROPERTY T	O BE ABANDONED (Easement or Right-of-Way):		
eas	sement			
3.	PROPERTY ADDRESS:			
128	37 N Ocean Way			
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")			
atta	ached			
5.	REASON FOR ABANDONMEN' as "EXHIBIT B")	T REQUEST: (Use additional sheets, if necessary, and label		
Tog	give the owner the option, in the future, t	to combine this lot with the lot to the east [1285 N Ocean Blvd]		
20				
-				

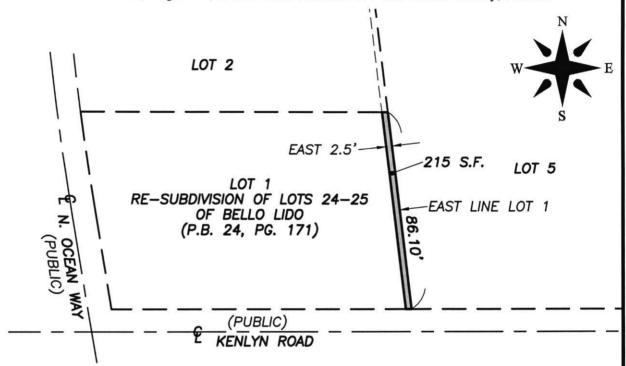
6.	NAMES AND ADDRESSES OF <u>ALL</u> PROPERTY OWNERS WITHIN 300 FEET OF THE PETITIONED SITE: (Use additional sheets, if necessary, and label as "EXHIBIT C")				
2					

Description Sketch For: M2B PROPERTIES LLC

EXHIBIT "A"

LEGAL DESCRIPTION:

The East 2.5 feet of Lot 1, **RE-SUBDIVISION OF LOTS 24-25 OF BELLO LIDO**, according to the Plat thereof, as recorded in Plat Book 24, Page 171, of the Public Records of Palm Beach County, Florida.



NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is
 possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No
 search of the Public Records has been made by this office.
- 2. This sketch cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation.
- 3. This is not a survey!
- 4. Unless presented in digital form with electronic seal and electronic signature this sketch must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

CERTIFICATION:

I HEREBY ATTEST that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

Craig L. Wallace Professional Surveyor and Mapper Florida Certificate No. 3357

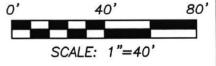
<u>LEGEND</u> = CENTERLINE

LLC = LIMITED LIABILITY CORPORATION

PB = PLATBOOKPG. = PAGE

SF = SQUARE FEET

SF - SQUARE FEET





WALLACE

CORP, LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 09/14/22	DWG. No.: 97-1097-5		
OFFICE: S.W.	SHEET: 1 OF 1		
C'K'D.: C.W.	JOB No.: 97-1097.14		



Counsel: Kinley I. Engvalson Jeffrey S. Hochfelsen Andrea M. Holloway Paul A. Krasker Marshall J. Osofsky James S. Werter

HALPERIN LAW, Of Counsel Ellie Halperin. Esq. Direct Line: 561.478.4722

Email: ellie@halperin-law.com

31 August, 2022

via email: West-Palm-Service-Planning-WBO. SharedMailbox@nexteraenergy.com

Florida Power & Light Co. 810 Charlotte Avenue West Palm Beach, FL 33401

Attn: West Palm Beach Service Planning-Construction Svc.

re: Easem

Easement abandonment

1287 N. Ocean Way, Palm Beach, FL 33480

PCN: 50-43-43-03-07-000-0010

Please consider this letter our request for a LETTER OF NO OBJECTION to the abandonment of the easement highlighted in yellow on the attached exhibit. The easement is located in the Town of Palm Beach, Florida.

If you have no objections, please indicate your consent by signature below and return this letter no later than <u>September 15, 2022</u> by e-mail to <u>assistant@halperin-law.com</u>. If you have any questions or comments or if I may be of further assistance, please contact me at 561-478-4700.

Thank you for your assistance in this matter. I look forward to hearing from you shortly.

Sincerely yours,

Law Office of Paul A. Krasker, P.A.

Florida Power & Light Co. has no objection to the abandonment.

By:

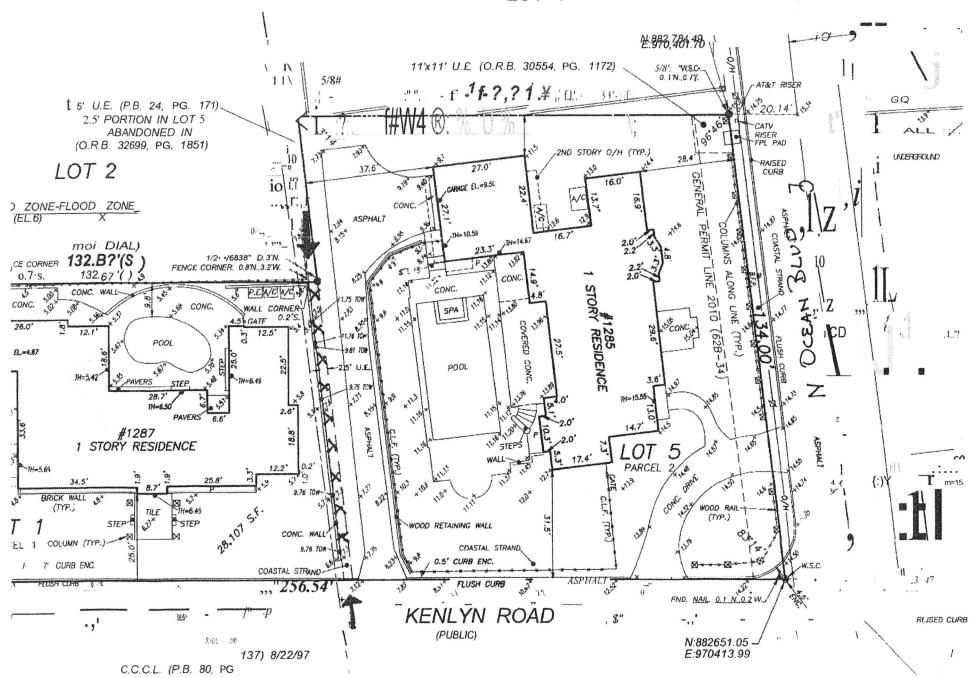
Stacey K. Mackenzie

Legal Assistant

By Nicolas Geraci

Print Name: Nicolas Geraci

Title: Engineer II



Abandonnent Area



Counsel: Kinley I. Engvalson Jeffrey S. Hochfelsen Andrea M. Holloway Paul A. Krasker Marshall J. Osofsky James S. Werter

HALPERIN LAW, Of Counsel Ellie Halperin. Esq. Direct Line: 561.478.4722 Email: ellie@halperin-law.com

31 August, 2022

<u>via email: engineering-WPB@CHPK.com</u>
<u>Bcollins@CHPK.com</u>
Pbono@CHPK.com

Florida Public Utilities 209 Sapodilla West Palm Beach, FL 33401

Attn: Brad Collins - Engineering Department

re: Easement abandonment

1287 N. Ocean Way, Palm Beach, FL 33480

PCN: 50-43-43-03-07-000-0010

Dear Mr. Collins:

Please consider this letter our request for a LETTER OF NO OBJECTION to the abandonment of the easement highlighted in yellow on the attached exhibit. The easement is located in the Town of Palm Beach, Florida.

If you have no objections, please indicate your consent by signature below and return this letter no later than <u>September 15, 2022</u> by e-mail to <u>assistant@halperin-law.com</u>. If you have any questions or comments or if I may be of further assistance, please contact me at 561-478-4700.

Thank you for your assistance in this matter. I look forward to hearing from you shortly.

Sincerely yours,

By:

Law Office of Paul A. Krasker, P.A.

Stacey K. Mackenzie

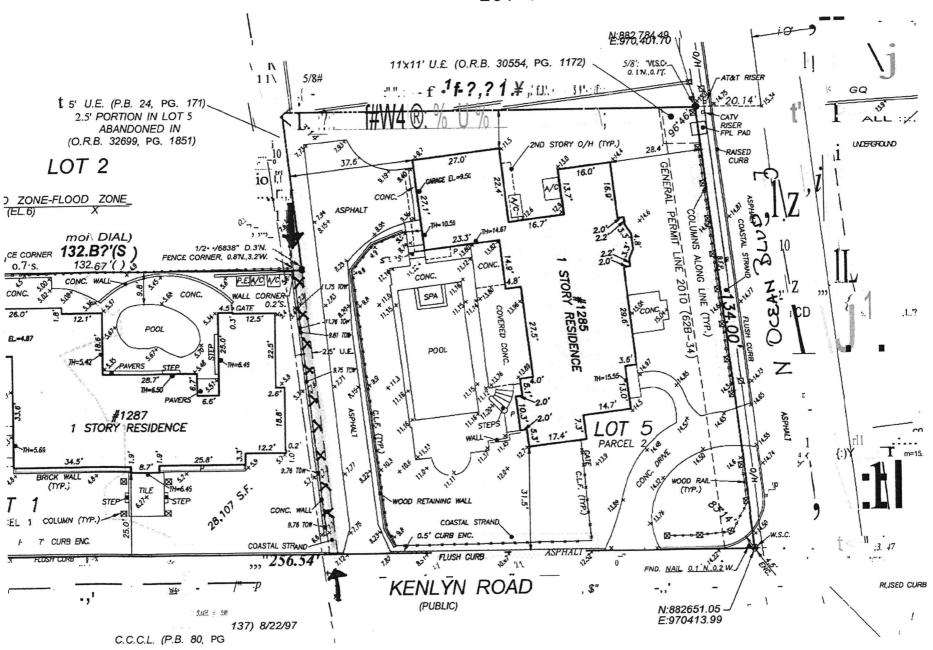
Legal Assistant

Florida Public Utilities has no objection to the abandonment.

By Fernando Van Leeuwen

Print Name: Fernando Van Leeuwen

Title: Gas Operations Supervisor



Abandonnent Area



Counsel: Kinley I. Engvalson Jeffrey S. Hochfelsen Andrea M. Holloway Paul A. Krasker Marshall J. Osofsky James S. Werter

HALPERIN LAW, Of Counsel Ellie Halperin. Esq. Direct Line: 561.478.4722 Email: ellie@halperin-law.com

31 August, 2022

via email: vnoel@wpb.org

City of West Palm Beach - Water Utilities 401 Clematis Street, 4th Floor West Palm Beach, FL 33401

Attn: Vincent J. Noel

Engineering Land Development Manager

re:

Easement abandonment

1287 N. Ocean Way, Palm Beach, FL 33480

PCN: 50-43-43-03-07-000-0010

Dear Mr. Noel:

Please consider this letter our request for a LETTER OF NO OBJECTION to the abandonment of the easement highlighted in yellow on the attached exhibit. The easement is located in the Town of Palm Beach, Florida.

If you have no objections, please indicate your consent by signature below and return this letter no later than September 15, 2022 by e-mail to assistant@halperin-law.com. If you have any questions or comments or if I may be of further assistance, please contact me at 561-478-4700.

Thank you for your assistance in this matter. I look forward to hearing from you shortly.

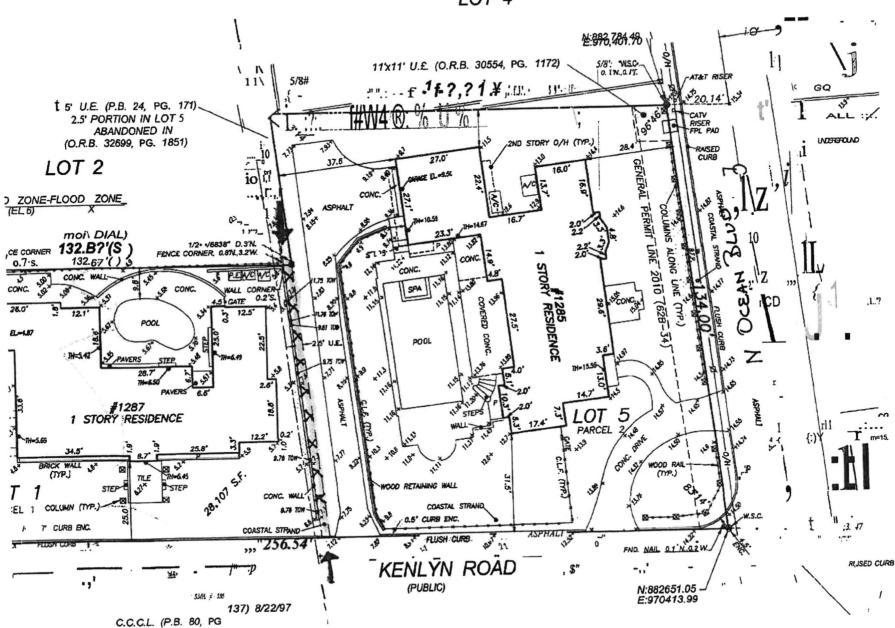
Sincerely yours,

Law Office of Paul A. Krasker, P.A.

Stacey K. Mackenzie

Legal Assistant

City of West Palm Beach Water Utilities has no objection to the abandonment.



Abandament Area



Counsel: Kinley I. Engvalson Jeffrey S. Hochfelsen Andrea M. Holloway Paul A. Krasker Marshall J. Osofsky James S. Werter

HALPERIN LAW, Of Counsel Ellie Halperin. Esq. Direct Line: 561.478.4722 Email: ellie@halperin-law.com

31 August, 2022

via email: ch4421@att.com G30576@att.com

AT&T 321 SE 2nd Street Delray Beach, FL 33483

Attn: Cassandra Hendrix

Manager of Operations, Planning and Engineering

re:

Easement abandonment

1287 N. Ocean Way, Palm Beach, FL 33480

PCN: 50-43-43-03-07-000-0010

Dear Ms. Hendrix:

Please consider this letter our request for a LETTER OF NO OBJECTION to the abandonment of the easement highlighted in yellow on the attached exhibit. The easement is located in the Town of Palm Beach, Florida.

If you have no objections, please indicate your consent by signature below and return this letter no later than September 15, 2022 by e-mail to assistant@halperin-law.com. If you have any questions or comments or if I may be of further assistance, please contact me at 561-478-4700.

Thank you for your assistance in this matter. I look forward to hearing from you shortly.

Sincerely yours,

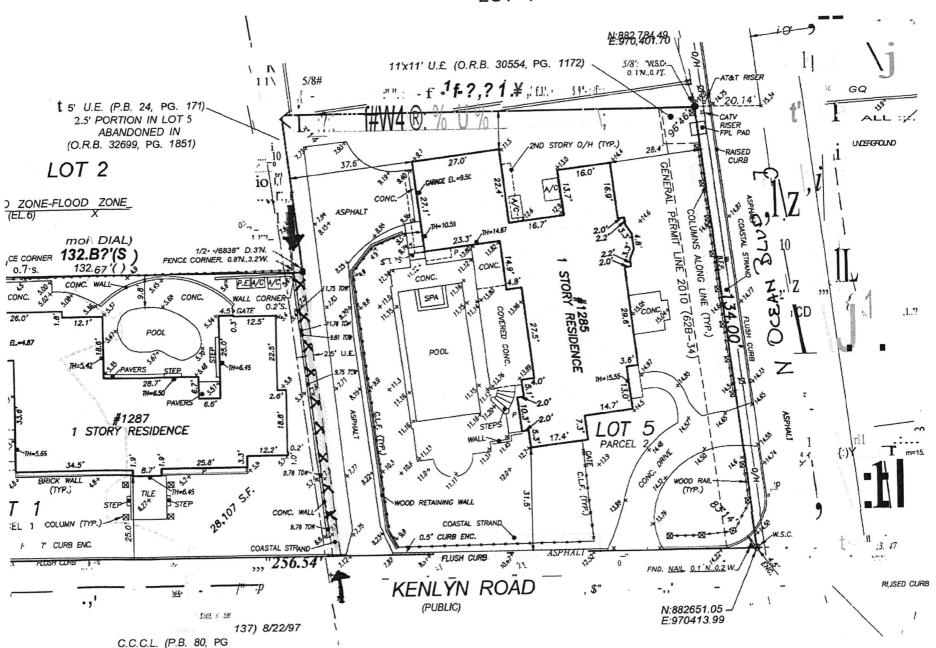
Law Office of Paul A. Krasker, P.A. Stacev K. Mackenzie.

Legal Assistant

AT&T has no objection to the abandonment.

Staphan Buck

Stephen Buck Print Name: Title: OSPE



Abandonnent Area



Counsel: Kinley I. Engvalson Jeffrey S. Hochfelsen Andrea M. Holloway Paul A. Krasker Marshall J. Osofsky James S. Werter

HALPERIN LAW, Of Counsel Ellie Halperin. Esq. Direct Line: 561.478.4722 Email: ellie@halperin-law.com

31 August, 2022

<u>via email: daniel_tiburcia2@comcast.com</u> <u>Vanessa Guerrero@comcast.com</u>

Comcast Cable – PBC Construction Dept. 10435 Ironwood Road Palm Beach Gardens, FL 33410

Attn: Daniel Tiburcio Vanessa Gurrero

re: Easement abandonment

1287 N. Ocean Way, Palm Beach, FL 33480

PCN: 50-43-43-03-07-000-0010

Please consider this letter our request for a LETTER OF NO OBJECTION to the abandonment of the easement highlighted in yellow on the attached exhibit. The easement is located in the Town of Palm Beach, Florida.

If you have no objections, please indicate your consent by signature below and return this letter no later than <u>September 15, 2022</u> by e-mail to <u>assistant@halperin-law.com</u>. If you have any questions or comments or if I may be of further assistance, please contact me at 561-478-4700.

Thank you for your assistance in this matter. I look forward to hearing from you shortly.

Sincerely yours,

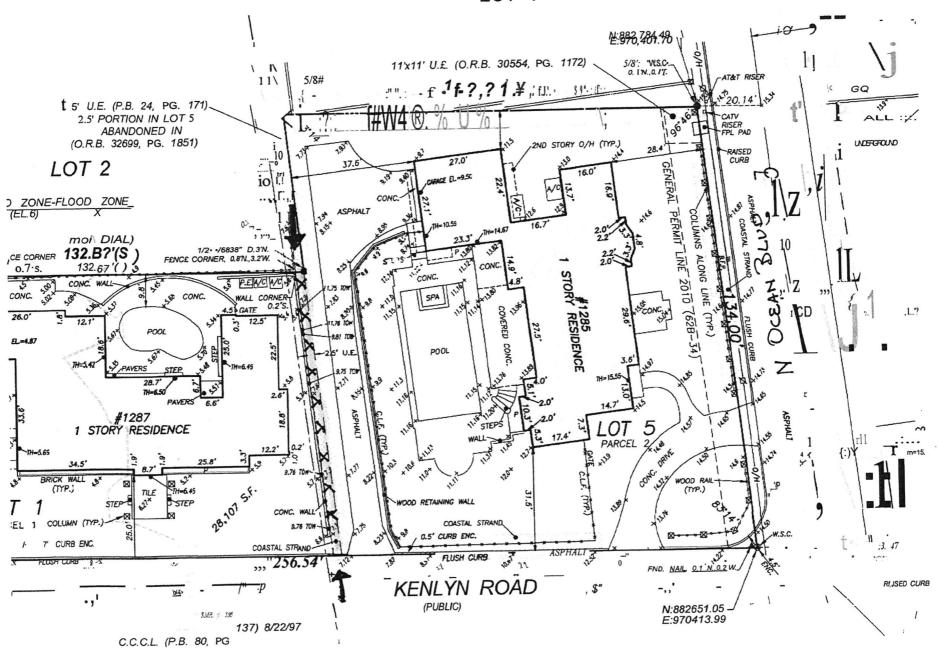
Law Office of Paul A. Krasker, P.A.

Comcast Cable has no objection to the abandonment.

Stacey K. Mackenzie Legal Assistant By *Daniel Tiburcio*Print Name: <u>Daniel Tiburcio</u>

Title: Construction Specl 2

APPROVED



Abandament Area



Counsel: Kinley I. Engyalson Jeffrey S. Hochfelsen Andrea M. Holloway Paul A. Krasker Marshall J. Osofsky James S. Werter

HALPERIN LAW, Of Counsel Ellie Halperin. Esq. Direct Line: 561.478.4722 Email: ellie@halperin-law.com

31 August, 2022

vla fax: (561) 835-4691

Town of Palm Beach – Water Resources 951 Okeechobee Rd., Suite A West Palm Beach, FL 33401

Attn: Jeffery Coleman, Water Resources Division Manager

re: Easement abandonment

1287 N. Ocean Way, Palm Beach, FL 33480

PCN: 50-43-43-03-07-000-0010

Dear Mr. Coleman:

Please consider this letter our request for a LETTER OF NO OBJECTION to the abandonment of the easement highlighted in yellow on the attached exhibit. The easement is located in the Town of Palm Beach, Florida.

If you have no objections, please indicate your consent by signature below and return this letter no later than <u>September 15, 2022</u> by e-mail to <u>assistant@halperin-law.com</u>. If you have any questions or comments or if I may be of further assistance, please contact me at 561-478-4700.

Thank you for your assistance in this matter. I look forward to hearing from you shortly.

Sincerely yours,

Law Office of Paul A. Krasker, P.A.

Stacey K. Mackenzie

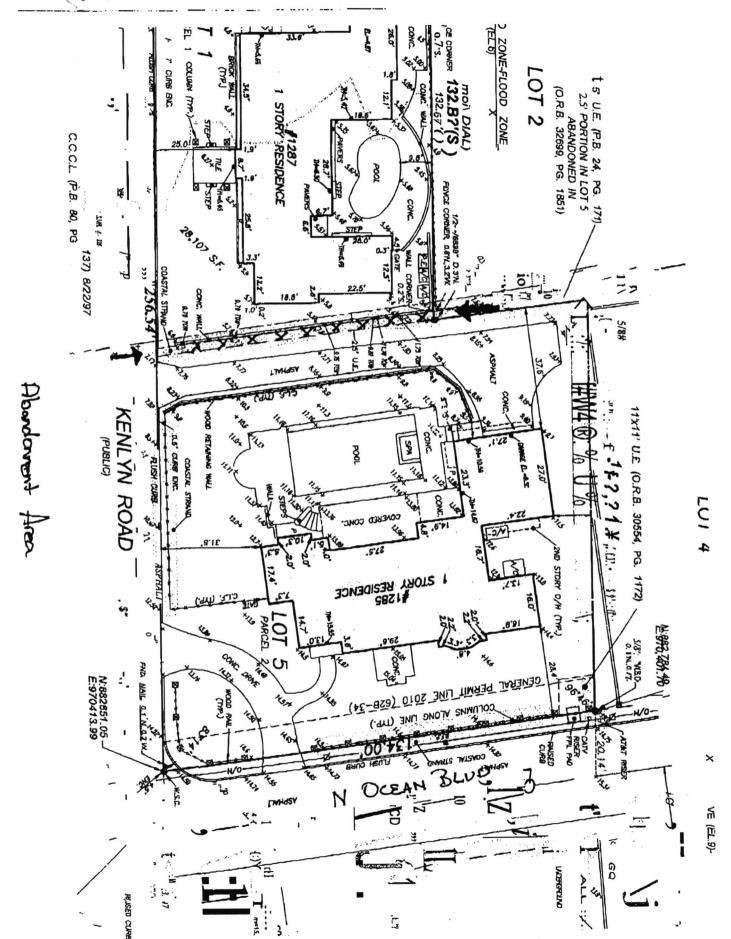
Legal Assistant

Town of Palm Beach – Water Resources

Dept. has no objection to the abandonment.

Print Name: Jot Column

Title: Water Resource





Counsel: Kinley I. Engvalson Jeffrey S. Hochfelsen Andrea M. Holloway Paul A. Krasker Marshall J. Osofsky James S. Werter

HALPERIN LAW, Of Counsel Ellie Halperin. Esq. Direct Line: 561.478.4722 Email: ellie@halperin-law.com

31 August, 2022

via fax: (561) 835-4691

Town of Palm Beach – Electrical 951 Okeechobee Rd., Suite A West Palm Beach, FL 33401

Attn: Paul Colby, Facilities Maintenance Division Manager

re: Easement abandonment

1287 N. Ocean Way, Palm Beach, FL 33480

PCN: 50-43-43-03-07-000-0010

Dear Mr. Colby:

Please consider this letter our request for a LETTER OF NO OBJECTION to the abandonment of the easement highlighted in yellow on the attached exhibit. The easement is located in the Town of Palm Beach, Florida.

If you have no objections, please indicate your consent by signature below and return this letter no later than <u>September 15, 2022</u> by e-mail to <u>assistant@halperin-law.com</u>. If you have any questions or comments or if I may be of further assistance, please contact me at 561-478-4700.

Thank you for your assistance in this matter. I look forward to hearing from you shortly.

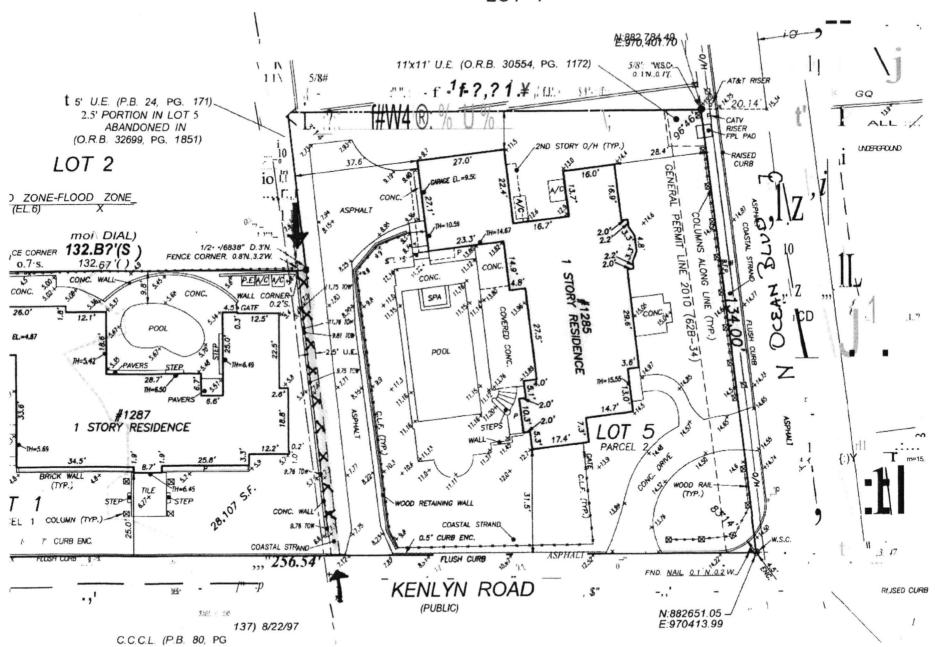
Sincerely yours,

By:	
- ,	Stacey K. Mackenzie
	Legal Assistant

Law Office of Paul A. Krasker, P.A.

Town of Palm Beach – Electrical has no objection to the abandonment.

Зу	
Print Name:	
Title:	



Abandonnent Area

Parcel Number	Owner Name	Owner Name 2	Mailing 1	City State & Zip	Site Address	Buffer
50434303070000010	M2B Properties LLC		1266 W PACES FERRY RD NW # 500	Atlanta, GA 30327 2306	1287 N Ocean Way	
50434303070000010	Laurence Austin	Molly Austin	1300 N Ocean Blvd	Palm Beach, FL 33480 3123	1300 N Ocean Blvd	300
50434303050000011	Joan Van Der Grift		1300 N Ocean Way	Palm Beach, FL 33480 3131	1300 N Ocean Way	300
50434303050000011	Ashley Deflin McIntosh		235 Merrain Road	Palm Beach, FL 33480 3113	235 Merrain Road	300
50434303060000011	Richard D Buchan III	Hanna F Buchan	1270 N Ocean Blvd	Palm Beach, FL 33480	1270 N Ocean Blvd	300
50434303060000011	Marianne I Conese		1260 N Ocean Blvd	Palm Beach, FL 33480 3119	1260 N Ocean Blvd	300
50434303060000012	William C Johnston	Victoria E Johnston	202 Kenlyn Road	Palm Beach, FL 33480 3108	202 Kenlyn Road	300
50434303060000000	Deanna S Davis		218 Kenlyn Road	Palm Beach, FL 33480 3108	210 Kenlyn Road	300
50434303060000010	Robert A Roddy	V	231 Kenlyn Road	Palm Beach, FL 33480 3107	231 Kenlyn Road	300
50434303060000210	Ronald G Bruno	Lee A Bruno	3305 MISTY LN	Vestavia, AL 35243 2041	211 Kenlyn Road	300
50434303060000220	Robert I Gease	Robert I Gease Trust	201 Kenlyn Road	Palm Beach, FL 33480 3107	201 Kenlyn Road	300
50434303060000240	John L Cohlan	Louise R Cohlan	241 Kenlyn Road	Palm Beach, FL 33480 3107	241 Kenlyn Road	300
50434303060000251	Matthew C Womble	Astrid C Womble	1290 N Ocean Blvd	Palm Beach, FL 33480 3148	1290 N Ocean Blvd	300
50434303060000270	Dutch Italic LLC		200 Merrain Road	Palm Beach, FL 33480 3114	200 Merrain Road	300
50434303060000270	Andrew Stewart	Catherine M Stewart	PO BOX 4372	West Palm Beach, FL 33402 4372	210 Merrain Road	300
50434303060000290	Robert M Keith Jr	Kate L Keith	218 Merrain Road	Palm Beach, FL 33480 3114	218 Merrain Road	300
50434303070000020	Lavinia K Baker	Lavina K Baker Trust	340 Royal Poinciana Way, Ste 317/375	Palm Beach, FL 33480 4048	1291 N Ocean Way	300
50434303070000020	Richard Wehman	Richard H Wehman Trust	110 Merrain Road	Palm Beach, FL 33480 3112	110 Merrain Road	300
50434303070000050	M2B PROPERTIES LLC		1266 W Paces Ferry Road NW # 500	Atlanta, GA 30327 2306	1285 N Ocean Blvd	300
50434303070000030	Terry K Collier	Maria M Collier	1240 N Ocean Way	Palm Beach, FL 33480 3141	1240 N Ocean Way	300
50434303080000240	Marsha C Beeson		1250 N Ocean Blvd	Palm Beach, FL 33480 3119	1250 N Ocean Blvd	300
	Town of Palm Beach		P.O. Box 2029	Palm Beach, FL 33480-2029	265 Palmo Way	300