

**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 and one (1) original plus (5) 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 (100%) 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:

Michael E. Peacock

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

Utility Easement

3. PROPERTY ADDRESS:

249 Monterey Rd., Palm Beach, FL

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")**

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

The easment contains no utilities in it and runs through the middle of the yard.

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



AT&T



Florida Public Utilities



City of West Palm Beach



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**

7. APPLICANT'S SIGNATURE:

8. DATE:

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

Michael Peacock

6/20/24

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20 day of June, 2024.  
Michael Peacock, who is personally known to me, or showed \_\_\_\_\_  
(type of identification; i.e., driver's license number, etc.), and who did take an oath.



SHARON URBANEK  
Notary Public  
State of Florida  
Comm# HH187475  
Expires 10/17/2025

(NOTARY SEAL)

Sharon L Urbanek

NOTARY PUBLIC - STATE OF FLORIDA

Print Name: Sharon L Urbanek  
My commission expires: \_\_\_\_\_

For Use by Public Works Department

CHECK NO.: \_\_\_\_\_

TOWN COUNCIL HEARING: \_\_\_\_\_

AMOUNT OF CHECK: \_\_\_\_\_

DATE: \_\_\_\_\_ RESOLUTION #: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

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

# WALLACE SURVEYING CORPORATION

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

## LETTER OF TRANSMITTAL

DATE: 6/10/2024 JOB NO. : 195893-SE

ATTENTION: Sean Castellano

RE: 249 Monterey Road

TO: PICK UP

GENTLEMEN:

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via the following items.  
☐ Shop Drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐ Other:

COPIES:	DATE:	NO:	DESCRIPTION:
3	6/10/2024		EASEMENT ABANDONMENT SKETCH

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit copies for distribution  
☒ As requested ☐ Returned for corrections ☐ Return corrected prints  
☐ For review and comment ☐ Other:  
☐ FOR BIDS DUE ☐ PRINTS RETURNED AFTER LOAN TO US

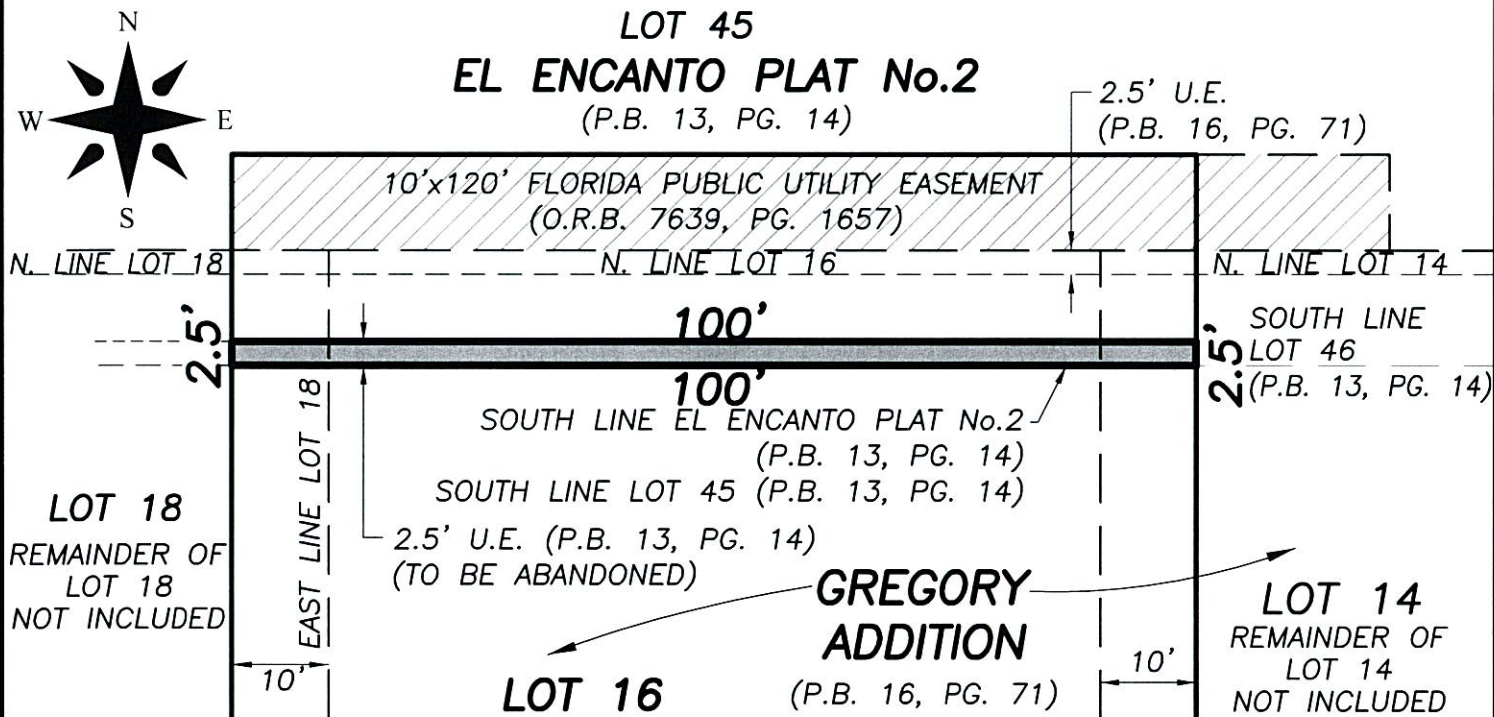
REMARKS: SIGNED & SEALED

COPY TO:

SIGNED: MGC

**EXHIBIT "A"**

*That portion of the 2.50 feet utility easement as shown on the South line of Lot 45 of **EL ENCANTO PLAT NO. 2**, according to the plat filed and recorded in Plat Book 13, Page 14, Public Records of Palm Beach County, Florida, lying within Lot 16 of **GREGORY ADDITION** to the Town of Palm Beach, Florida, according to the plat filed and recorded in Plat Book 16 at page 71, Public Records of Palm Beach County, Florida.*



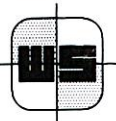
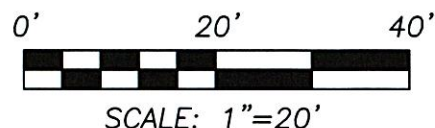
1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No search of the Public Records has been made by this office.*
2. *This sketch cannot 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.*

**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.

**LEGEND**

CL	=	CENTERLINE
LLC	=	LIMITED LIABILITY CORPORATION
PB	=	PLAT BOOK
PG.	=	PAGE
SF	=	SQUARE FEET

James G. Peden, Jr.  
Professional Surveyor and Mapper  
Florida Certificate No. 6122



**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4569  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

DATE: 06/06/24	DWG. No.: 195893
OFFICE: S.W.	SHEET: 1 OF 1
C'K'D.: J.P.	JOB No.: 195893

# KOCHMAN & ZISKA PLC

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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

January 22, 2024

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

Re: ***Easement Abandonment***  
***249 Monterey Road, Palm Beach, FL***

Dear Ms. Hendrix:

Attached is a sketch that illustrates an existing 2.5 foot easement that runs East-West in the middle of the back yard of the property at 249 Monterey Road. This easement is dedicated by plat (Plat Book 13, Page 14). The other 2.5 feet of the originally platted easement was vacated in August 2019 and a new easement was recorded in Official Records Book Volume 7639, Page 1657, so we believe there are no utilities in it. The electric service has been moved to the North property line as part of the undergrounding project. We are requesting this easement to be abandoned (see attached). There will remain easements along the front and rear property lines to accommodate your utility, if required.

The Town of Palm Beach, as part of the procedure for abandonment of utility easements, requires that letters of no objection be received from all utilities. If you do not object to the abandonment 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](mailto: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. Time is of the essence with regard to our submittal to the Town. Please respond with a signed letter no later than **March 31, 2024**.

Thank you for your assistance with is matter.

Sincerely,

*Maura Ziska*

Maura Ziska

Utility Company has no objection to the abandonment of the easement of 249 Monterey Road, Palm Beach as illustrated in on the attached sketch.

*Timothy Gibbs* AT&T

Date 4/30/24



# KOCHMAN & ZISKA PLLC

Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman  
Amy D. Bahl  
\*Also admitted in New York

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

Telephone 561-802-8960  
Facsimile 561-802-8995

January 22, 2024

City of West Palm Beach  
Attention: Vincent Noel  
401 Clematis Street, 4<sup>th</sup> Floor  
West Palm Beach, FL 33401

Re: **Easement Abandonment**  
**249 Monterey Road, Palm Beach, FL**

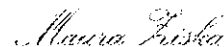
Dear Mr. Noel,

Attached is a sketch that illustrates an existing 2.5 foot easement that runs East-West in the middle of the back yard of the property at 249 Monterey Road. This easement is dedicated by plat (Plat Book 13, Page 14). The other 2.5 feet of the originally platted easement was vacated in August 2019 and a new easement was recorded in Official Records Book Volume 7639, Page 1657, so we believe there are no utilities in it. The electric service has been moved to the North property line as part of the undergrounding project. We are requesting this easement to be abandoned (see attached). There will remain easements along the front and rear property lines to accommodate your utility, if required.

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Thank you for your assistance with this matter.

Sincerely,



Maura Ziska

Utility Company has no objection to the abandonment of the easement of 249 Monterey Road, Palm Beach as illustrated in on the attached sketch.



Date 1/23/24

# KOCHMAN & ZISKA PLC

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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

January 22, 2024

Comcast Cable  
PBC Construction Dept.  
Attention: Daniel Tiburcio or Vanessa Guerrero  
10435 Ironwood Road  
Palm Beach Gardens, FL 33410

Re: **Easement Abandonment**  
**249 Monterey Road, Palm Beach, FL**

Dear Mr. Tiburcio or Ms. Guerrero:

Attached is a sketch that illustrates an existing 2.5 foot easement that runs East-West in the middle of the back yard of the property at 249 Monterey Road. This easement is dedicated by plat (Plat Book 13, Page 14). The other 2.5 feet of the originally platted easement was vacated in August 2019 and a new easement was recorded in Official Records Book Volume 7639, Page 1657, so we believe there are no utilities in it. The electric service has been moved to the North property line as part of the undergrounding project. We are requesting this easement to be abandoned (see attached). There will remain easements along the front and rear property lines to accommodate your utility, if required.

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Thank you for your assistance with is matter.

Sincerely,

*Maura Ziska*  
Maura Ziska

Utility Company has no objection to the abandonment of the easement of 249 Monterey Road, Palm Beach as illustrated in on the attached sketch.

Comcast Cable *Daniel Tiburcio*

Date 02/15/2024

# 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

January 22, 2024

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

Re: **Easement Abandonment**  
**249 Monterey Road, Palm Beach, FL**

Dear Ms. Lugay:

Attached is a sketch that illustrates an existing 2.5 foot easement that runs East-West in the middle of the back yard of the property at 249 Monterey Road. This easement is dedicated by plat (Plat Book 13, Page 14). The other 2.5 feet of the originally platted easement was vacated in August 2019 and a new easement was recorded in Official Records Book Volume 7639, Page 1657, so we believe there are no utilities in it. The electric service has been moved to the North property line as part of the undergrounding project. We are requesting this easement to be abandoned (see attached). There will remain easements along the front and rear property lines to accommodate your utility, if required.

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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 easement of 249 Monterey Road, Palm Beach as illustrated in on the attached sketch.



Date 05/10/2024



# KOCHMAN & ZISKA PLC

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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

January 22, 2024

Florida Public Utilities  
Attention: Brad Collins or Peter Bono  
P.O. Box 3395  
West Palm Beach, FL 33401

Re: ***Easement Abandonment***  
***249 Monterey Road, Palm Beach, FL***

Dear Mr. Collins or Mr. Bono:

Attached is a sketch that illustrates an existing 2.5 foot easement that runs East-West in the middle of the back yard of the property at 249 Monterey Road. This easement is dedicated by plat (Plat Book 13, Page 14). The other 2.5 feet of the originally platted easement was vacated in August 2019 and a new easement was recorded in Official Records Book Volume 7639, Page 1657, so we believe there are no utilities in it. The electric service has been moved to the North property line as part of the undergrounding project. We are requesting this easement to be abandoned (see attached). There will remain easements along the front and rear property lines to accommodate your utility, if required.

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Thank you for your assistance with is matter.

Sincerely,

*Maura Ziska*

Maura Ziska

Utility Company has no objection to the abandonment of the easement of 249 Monterey Road, Palm Beach as illustrated in on the attached sketch.

*Fernando Van Leeuwen*

Date 02/14/2024

## KOCHMAN & ZISKA PLC

---

Ronald S. Kochman\*  
Maura A. Ziska  
Alexander D. Kochman  
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 22, 2024

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**  
**249 Monterey Road, Palm Beach, FL**

Dear Mr. Colby:

Attached is a sketch that illustrates an existing 2.5 foot easement that runs East-West in the middle of the back yard of the property at 249 Monterey Road. This easement is dedicated by plat (Plat Book 13, Page 14). The other 2.5 feet of the originally platted easement was vacated in August 2019 and a new easement was recorded in Official Records Book Volume 7639, Page 1657, so we believe there are no utilities in it. The electric service has been moved to the North property line as part of the undergrounding project. We are requesting this easement to be abandoned (see attached). There will remain easements along the front and rear property lines to accommodate your utility, if required.

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Thank you for your assistance with this matter.

Sincerely,

*Maura Ziska*

Maura Ziska

Town of Palm Beach Electrical Bureau has no objection to the abandonment of the easement of 249 Monterey Road, Palm Beach as illustrated in on the attached sketch.

*Paul Colby*  
\_\_\_\_\_  
Paul Colby

Date 6/6/2024

## KOCHMAN & ZISKA PLC

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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

January 22, 2024

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**  
**249 Monterey Road, Palm Beach, FL**

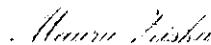
Dear Mr. Coleman:

Attached is a sketch that illustrates an existing 2.5 foot easement that runs East-West in the middle of the back yard of the property at 249 Monterey Road. This easement is dedicated by plat (Plat Book 13, Page 14). The other 2.5 feet of the originally platted easement was vacated in August 2019 and a new easement was recorded in Official Records Book Volume 7639, Page 1657, so we believe there are no utilities in it. The electric service has been moved to the North property line as part of the undergrounding project. We are requesting this easement to be abandoned (see attached). There will remain easements along the front and rear property lines to accommodate your utility, if required.

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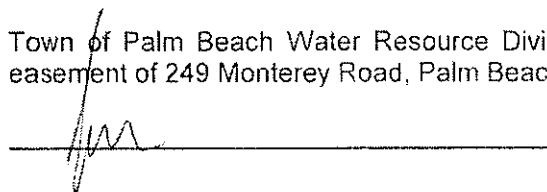
Thank you for your assistance with this matter.

Sincerely,



Maura Ziska

Town of Palm Beach Water Resource Division has no objection to the abandonment of the easement of 249 Monterey Road, Palm Beach as illustrated in on the attached sketch.



Date 6/5/24

[illegible]