



Atlantic Grove Partners, LLC

January 31, 2024

Amy Alvarez, AICP
Assistant Development Services Director
City of Delray Beach
Delray Beach, FL 33444

Dear Amy,

Atlantic Grove Partners, LLC requests the vacation of that portion of Atlantic Grove Plat No. 2 known as Tract P. The following information specified in LDR Section 2.4.8(E) is provided:

- (a) Proof of ownership pursuant to Article 2.4;
- (b) A certified copy of the plat which is to be vacated;
- (c) A petition, by letter, stating the action which is sought and the basis therefore;
- (d) The legal instrument which is to effectuate the vacation.

Items (a) and (b) are attached hereto as Exhibits 1 and 2 respectively. This letter serves as Item (c), the petition. Item (d) will be the City Commission Resolution vacating the plat, which will not be available until that action is actually taken. A draft of that resolution is attached as Exhibit 3.

The basis for the requested action is the Palm Beach County Property Appraiser's office has taken the position that Tract P of Atlantic Grove Plat No. 2 should not have been included in the plat because it (Tract P) was already added to the Atlantic Grove Condominium by Court Order (attached as Exhibit 4).

The Property Appraiser's office is therefore requesting Tract P be removed from Atlantic Grove Plat No. 2. It has been agreed by all involved parties that the most viable means of doing this is by vacating that portion of the existing Atlantic Grove Plat No. 2 known as Tract P. This approach has been approved by John Enck of the Property Appraiser's office in an email dated January 30, 2024, on which you were copied.

Thank you for your time and attention to this matter. Should you require any additional information, please advise.

Sincerely,

Atlantic Grove Partners, LLC
By: New Urban Atlantic Grove

**TIMOTHY
HERNANDEZ**

Digitally signed by TIMOTHY
HERNANDEZ
Date: 2024.01.31 23:24:56
-05'00'

Timothy L. Hernandez, AICP, Manager, Applicant and Agent