

From: [Steven Jeffrey Greenwald, Esq.](#)
To: [Danielle Hickox Moore](#); [Bobbie Lindsay](#); [Margaret Zeidman](#); [Julie Araskog](#); [Gail Coniglio](#); [Lew Crampton](#); [Kirk Blouin](#); [Wayne Bergman](#); [John \(Skip\) C. Randolph](#); [Kelly Churney](#); [Paul Castro](#)
Subject: One more word about Historic Conservation Districts Ordinance, 131 Seaview, and new proposed Town Code, Wednesday July 15
Date: Tuesday, July 14, 2020 10:02:25 AM
Attachments: [image.png](#)

*******Note:** This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

RE: One more word about the Historic Conservation Districts Ordinance, 131 Seaview, and the new proposed Town Code, Hearing scheduled 9:30 am, tomorrow Wednesday July 15

To Council, Mayor and Staff: Again, town Staff worked hard on the new Historic Conservation Ordinance. It is a nice balance. Preservationists are pleased with historic designation of older homes in town, with **Landmarks Preservation (LPC)** to have the say in all plans of older homes. And the rule is townwide, so the *Seas neighborhood feels much better* about it. Well done.

When this ordinance is passed tomorrow Wednesday July 15, as the planned ordinance is fine, it **should now** be **Landmarks Preservation (LPC)** who under this ordinance, should finish deciding the entire construction and landscape plans of **131 Seaview** (an older home too).

This includes their **giant trees and hedges, that are to be exactly at the roof soffits of our now designated historic home at 128 Seaspray**. Council should require LPC decide on all aspects of 131 Seaview plans, including **how its landscaping plans negatively affect our now designated “historic” home**.

Our home is now for sale (128 Seaspray). Potential buyers all want to save 128 Seaspray. Buyers have been most interested in its *historic garage apartment building, sitting just inches from the property line in the back of the house*.

Grandfathered with its unique large apartment, and **extreme soffits** just at the very edge of the lot, it provides open space for a great look from the street (see pic below). That look creates a nice feeling on the entire Seaspray ocean block. Neighbors and other citizens love the look, and how it's all situated on the lot.

So what of the new **131 Seaview** (just behind it) plans for **35 feet across of huge trees** and hedges **smashing** against **128 Seaspray's** interesting building and grand soffits during **storms and hurricanes**, tree hedge plans that carry **iguanas**, bugs, termites and rats to these roof, soffits and attic?

With **iguanas climbing daily up their planned huge tree-hedge ladders to the roof of 128 Seaspray**, and **iguana feces** falling on its owners, which happened for 3 years, and also feces splashing with rain back onto 131 Seaview's own patio!

Buyers could have *second thoughts*. Buyers could argue to the town (and preservationists) that 128 Seaspray and its grand soffits are **too close** to its southern lot end, and thus is **not saveable**. That the new unnecessary trees hedges of 131 Seaview are apparently **more important** than our now designated "historic" home at 128 Seaspray, built in 1925.

We as sellers (my wife a Broker, and me a lawyer) may be obligated to *reveal* to preservation minded buyers about a 23 year ongoing problem of the 131 Seaview tree hedges and its impact on our roof soffits. *And the destructive plans of 131 Seaview.*

This problem was *not revealed* last week at the ARCOM meeting by either the 131 Seaview landscape planner nor architect in charge (you can listen to the *Town ARCOM meeting on 131 Seaview, live recording online*).

These professionals did not even point out at the 131 Seaview ARCOM hearing, about the **extreme proximity of our soffits just at the property line** of 128 Seaspray: *exactly where their planned giant trees and hedges are to be*. The 131 Seaview applicants (and their advisers) were aware of this situation when they bought 131 Seaview several months ago. And were well aware of the problem of the close proximity of our 128 Seaspray soffits to their planned huge tree hedges, from our friendly informative letters and phone calls.

All are welcome to *come by our house and see the **destruction to our soffits**, about 4 feet across, caused exactly by the 131 Seaview tree hedge*. Now the new owners are in fact proposing **35 feet** of huge tree hedges all the way across our garage apartment building! See pages 45 and 52 of their current plans of Seaview submitted to the Town. It is right there easy to see, and should now be reviewed in total by **LPC**.

Will anyone care about preserving 128 Seaspray, a very recognizable home in town?

Aside from the iguana roof feces health hazards to be caused by their planned *14 foot and 18 foot giant tree hedges just at our roof soffits*, there are *hurricanes and big storms that would batter these tree hedges against our precious old soffits* (original home built 1925). Anyone is welcome to come by and see the *termite and bug destruction* caused to this interesting building, exactly where the 131 Seaview hedges were before.

Also, Wayne Bergman's other common sense proposed Code add, preventing owners from planning **new** tall growing trees near a **neighbor's** buildings, should be passed. If owners want to plant nearby trees that risk their own homes (hurricanes, iguanas, rats, etc.) that is fine, but **not near a neighbor's home**.

Thank you for your important service, and for time spent reading this letter.

Martha and Steven Jeffrey Greenwald, Esq.

(K Churney or Clerk, please file in the various backups for hearings cited above, and please copy all recipients,, as at times it is not transmitted via "townofpalmbeach.com" Thank you. SJG)



128 Seaspray Ave.

Sheet article about 128 Seaspray with photos, click the blue link:

<https://www.palmbeachdailynews.com/photogallery/LK/20190711/NEWS/711009995/PH/1>

(You may need to click blue link twice to have the article appear).

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