

Morton H. Simkins  
1741 South Ocean Boulevard  
Palm Beach, Florida, 33480



August 5, 2020

Subject – Zoning Case Number Z-20-00276

To: Town of Palm Beach Council  
360 South County Road, Palm Beach, Florida

RECEIVED  
AUG 11 2020  
Town of Palm Beach  
PZB Dept

Architectural Review Commission  
Application B-051-2020

1742 LLC/Robert Simmons, President  
658 West Indiantown Rd. #204  
Jupiter, Florida 33458

Maura Ziska, Attorney for 1742 LLC  
222 Lakeview Avenue, Suite 1500  
West Palm Beach, Florida 33401

Anthony Lomangino, Manager for  
1742 LLC c/o Maura Ziska

I am the owner and resident of 1741 South Ocean Boulevard, Palm Beach; directly next to 1742 South Ocean Boulevard, subject of the Zoning Application. I will be out of state for the meeting on September 9 and for the ARCOM meeting on August 26. Therefore I am writing herewith two concerns regarding this project as follows:

Concern #1

Water to my home at 1741 South Ocean Boulevard comes from the main water line on South Ocean Boulevard at a connection at the corner of Via Agape Rd. and South Ocean Boulevard located on the property of 1742 and then thru a pipe running underground on the front lawn (north side facing Via Agape) of 1742. The underground copper line was maybe put in when 1742 was originally built.

The line goes all the way across 1742 property until it goes under my driveway and to my home.

Heavy demolition trucks used for the demolition of existing 1742 and heavy construction trucks used in building the new 1742 home could and would damage the water line causing either no water to my home or high extra water bills from leaks to the damaged pipe.

This water line should be relocated to the other side of the 1742 wall facing Via Agape at north side of 1742 or the line should be underground in the center of Via Agape from South Ocean Boulevard to my home.

Concern #2

Via Agape which runs from South Ocean Boulevard to a Cul de sac where my home is, has always been a No Parking Anywhere in the street. It is most important that the new 1742 home has enough off-street parking sufficient for all visitors and will agree to and maintain the No Parking Anywhere situation. It is understood that during demolition and construction, some construction vehicles might park in the street, as long as their weight and treads do not damage the street.