

RE: A word about the Historic Conservation Districts Ordinance
Hearing scheduled 9:30 am, Wednesday July 15

Wayne Bergman and Town Staff have worked hard on the new Historic Conservation Districts Ordinance. It appears to be a nice balance. Preservationists are pleased at the *historic* designation of the older homes in town. The little Seas neighborhood feels better that it is a Town wide designation.

And the release valve, if a situation of logical, financial, total impractical (meaning perhaps impossibility) then demolition is there to protect a life's financial investment. As climate change and hurricanes get worse, a few homes will need to be fortified or elevated. During the next 20 years, we will see environmental changes.

But that will really be the *exception*. In the case of *our home now for sale*, of the dozen or so prospective buyers in the past year, all wanted to save the home. The dozen or so prospective buyers had proposed (for description simplicity) a range from 20% on up to 80% improvement. None wanted to *totally* demolish. That is the good news for preservationists. One couple considered actually landmarking it.

So this house is not going anywhere, *as long as the town allows us to protect it* (See **Shiny Sheet** article in link below about our **128 Seaspray Ave**).

What prospective buyers have been most interested in at our house, is its *amazing 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 actually creates a nice feeling on the entire Seaspray ocean block. Neighbors and observers love the look, and how it is all situated on the lot. It brightens up the street (see pic attached).

But if 131 Seaview were to have 35 feet of huge trees and hedges *smashing* against this interesting building and its soffits during storms, and carry bugs and termites to these soffits and attic (not to mention iguanas or rats to its roof) then prospective *preservation minded buyers would have second thoughts*. Prospective buyers may argue to the town (and its preservationists) that this home and all of its grand soffits are too close to the southern lot end, and thus the entire house is not saveable.

We as sellers (and my wife a Florida RE Broker, and me a lawyer) may be obligated to *reveal* to preservation minded buyers about a 23 year ongoing problem of the 131 Seaview hedges and its impact on our roof soffits. *And the destructive plans of the new owner 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 the extreme *proximity* of our soffits just at the property line, and just where their planned giant trees and hedges are to be. These buyers (and their advisers) were aware of this situation when they bought 131 Seaview several months ago.

Anyone is 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 of 131 Seaview are proposing **35 feet** of huge tree hedges all the way across our garage apartment building! (See pages 45 and 52 of their current plans submitted to Town).

It remains to be seen if the preservationists will help, and the town allow us, to protect this now designated “historic” home. Does anyone really care about preserving this fine house?

Aside from the iguana roof feces health hazards that will be caused by the 131 Seaview planned *14 foot and 18 foot trees and giant 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.

We are sure that this outstanding Council and Mayor will show they care on July 15 at 9:30 am, when the hearing on 131 Seaview’s plans (for giant trees and hedges at 128 Seaspray’s soffits) is also scheduled.

Respectfully, Martha and Steven Jeffrey Greenwald, Esq.

Attachments: Photo on the **next page below** of 128 Seaspray, showing the nice garage apartment setback that brightens up the entire Ocean block. That interesting garage apartment building is *now at risk from the 131 Seaview landscape huge tree and hedge plans to be at its soffits*. Also attached, our prior letter to Council about the 131 Seaview iguana tree/hedge ladder plans. In the link below also the **Shiny Sheet article about 128 Seaspray Ave with interesting photos:**

In the link, the **Shiny Sheet** article about 128 Seaspray Ave with interesting photos:



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

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

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