

**From:** [Dotsy Letts](#)  
**To:** [Kelly Churney](#); [Town Council](#); [Wayne Bergman](#); [Danielle Hickox Moore](#)  
**Subject:** Palm Beach Day Academy Application to pave over green space at 241 Seaview  
**Date:** Monday, June 20, 2022 10:57:59 AM

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June 20, 2022

Re: Palm Beach Day Academy Application to pave over green space at 241 Seaview

Dear Landmarks Preservation Commission:

As a resident of Palm Beach for over 85 years and living at 419 Seaview Avenue, a home I purchased with my husband, The Hon. Gavin Letts, deceased, in 1960, I am writing to state that I strongly oppose the Palm Beach Day Academy's Application to pave over green space at 241 Seaview.

The area within the Sea Streets where the applicant proposes to eliminate green space is swampland filled in the early 20th century to develop our neighborhood, Poinciana Park. The land on which 38 cement and asphalt parking spaces is proposed is essential for water absorption. To mitigate the flooding that is known to occur, the School needs to preserve the green space.

The continued expansion of non-residential uses into our Sea Streets neighborhood is detrimental to our property values, the maintenance of our historic architectural assets, and the character of our neighborhood. The Landmarks Preservation Commission is charged with preservation of our historic architectural assets. Flooding these assets does not help preserve them. Parking lots are not sustainable, are environmentally damaging, and unattractive. We do not need more asphalt or more parking. More parking will simply bring more traffic to the area. The School needs to seek alternative underused sites for parking or have a shuttle from its W. Palm Beach school for the teachers. Adding more parking to the School will simply free up more spaces for more non-residential uses, such as the Carriage House Club and future development of the Wells Fargo site. The Market Study by Anderson and Carr, Inc. submitted in 2018 in conjunction with the School's attempt to pave over this land and was resubmitted at the last Landmarks Preservation Commission meeting determined that replacing greenspace with a parking lot has a negative impact on the value of the neighboring properties.

As one of your commissioners said, "parking on asphalt is an affront to everything we are trying to achieve: sustainability, permeability, reduction in carbon footprint and exhaust fumes, reduction in heat, increased drainage, responsiveness to climate change and rising sea levels on a barrier island, as well as quality of residential life." The Sea Streets are residential streets with a number of pre-zoning non-conforming

uses such as the School, public school, and the Four Arts. Adding more parking simply encourages more intensity and increases the negative impacts on neighbors, their homes and our island environment.

Sincerely,  
Dotsy Letts  
419 Seaview Avenue