



Palm Beach Office
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July 25, 2022

Dear Honorable Mayor and Town Council:

As a full-time resident of Palm Beach since 1986 and an active licensed real estate broker here since then, I urge you to approve the request from The Palm Beach Day Academy for the creation of 30 parking spaces just west of the school on their west field. We are all aware of the lack of available parking on Seaview Avenue with two schools, the Mandel Recreation Center and commercial businesses along the street.

I understand that some of the neighbors on Seaspray and Seaview Avenues are concerned that the addition of these 30 parking spaces will devalue their properties. I contend that this is not the case, but rather, that there is a premium paid for well-located homes. A primary reason most people purchase homes along the 'Sea' streets is to have close proximity to schools, businesses, recreation, etc. Adding more off-street parking will increase the resident's enjoyment of these facilities.

I have also analyzed sales in the immediate vicinity. From January 2021 to present, there have been 15 sales in this neighborhood that have sold at unprecedented premium prices indicating that Buyers find this part of Town highly desirable. Consider also that Palm Beach Day Academy has been part of the community for over 100 years. All of the neighboring homeowners were aware of the school's proximity when they purchased.

I have reviewed the site plan and with the site wall, drainage, and the attractive landscaping proposed, I believe the plan will be an improvement to the streetscape and help alleviate the lack of on-street parking. I urge you to move to approve the project.

Thank you for your consideration.

James McCann
Broker Associate
Premier Estate Properties