

From: [Sallie Giordano](#)
To: [Antonette Fabrizi](#)
Subject: proposed Project at 171 El Pueblo
Date: Monday, March 27, 2023 3:36:43 PM

*****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.*****

Could you please forward this letter to the members of Arcom as well as the members of the Town Council?

Dear Sirs and Madams,

I am the current and perennial tenant at 1161 North Ocean Way, which is adjacent to 171 El Pueblo. I am writing to express my disapproval of the proposed project at 171 El Pueblo,

Over the last few years, I have developed an ardent affection for the enormous buttonwood tree in my back yard that lords over all the trees in the neighborhood like a big arboreal mother and which is protected by Palm Beach ordinance number 02-73 which makes it illegal to "effectively destroy or damage any historic tree or specimen tree." I have since found out that it is the oldest tree in Palm Beach and that it has actually been placed on the national registry of Big Trees because it is the largest of its species, a National Champion tree in fact.

Currently the lot next door at 171 El Pueblo, which is very small, has a one-story structure and a small pool off to the side, which was obviously granted a variance when it was put in. The current proposed plans describe a new 2-story residence which would surely cost more than 35% of the worth of the current home. This alone should invalidate all past variances. But the plans also propose a new pool all along the rear, only 5' from the property line (!), and directly over the roots of this tree. There is no way a pool could be dug without significant damage to its root structure. In addition, it looks in the computer-generated images provided with the variance request that they propose an approximately 15' (!) high ficus hedge all around the back of the pool, reaching mid-way into their proposed 2nd story, which would be forbidden. The list of plants proposes a climbing jasmine on trellis but I believe that would still be prohibited at that height, if it requires a structure to grow on. Nowhere in the proposal is there a tree protection plan of the sort that would be required to be followed, much like at the Norton where they built around the banyon tree. At that time, the town arborist went everyday to make sure that the tree and its roots were safe.



As a Palm Beach native, I remember when almost all the houses in the North End were little bungalows like the one that I rent, and it's been sad to see all the change. I do understand that times change and that people have a right to have the house they want, but they do not have the right to ask for innumerable variances that make a mockery of any and all zoning rules, especially when it threatens such a critical icon of our natural history. If you want more house and recreational space that what a lot clearly can support, then buy a different, larger lot!

Like many others, I am frustrated with all of the new construction that does not respect the feel of our town. In this case, however, this is not about the changing look and feel of our neighborhoods, it is about the preservation of our natural history, and there is no room for tolerance. These variances should not be granted when the preservation of this tree is at stake.

Sincerely yours,
Sallie Giordano
917-882-6216



Reply

Forward