

**From:** [Aly Serrano](#) on behalf of [Town Council](#)  
**To:** [Town Council & Mayor](#)  
**Cc:** [Kelly Churney](#)  
**Subject:** FW: Zoning Ordinance Rewrite  
**Date:** Wednesday, May 26, 2021 5:01:15 PM

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**From:** dlleavitt@verizon.net <dlleavitt@verizon.net>  
**Sent:** Wednesday, May 26, 2021 2:10 PM  
**To:** Town Council <TCouncil@TownofPalmBeach.com>  
**Cc:** wberman@townofpalmbeach.com; jmurphy@townofpambeach.com  
**Subject:** Zoning Ordinance Rewrite

\*\*\*\*\*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.\*\*\*\*\*

David Leavitt  
1480 Via Manana  
Palm Beach, FL 33480

May 26, 2021

Dear Mayor and Members of the Town Council,

Town Council meetings shocked me with the volume of variances and special exceptions and how many were granted. This volume of variances is a sign that the ordinances are in dire need of a rewrite. I was an elected township supervisor and chair of a planning commission for many years and only saw a few variances granted because we followed the letter of the law and had appropriate ordinances in place.

My history in the north end goes back to the 1950's and I am concerned with the changes that I have seen. Bigger and taller houses are being built with smaller setbacks, more impervious surface and are being raised. They are looking down and taking the privacy away from one story neighbors. I watched a neighbor's raised house be built to current standards for storm water retention and have seen moderate rains cause seepage beds to fill and driveway inlets become outflows and flood the street. North Lake Way has been flooded next to my house and my garage has been thigh deep in water twice. This is what happens with raised houses, more impervious surface and a high water table. Bigger, taller houses and those built on combined lots are incongruous with existing houses. Instead of relying on ARCOM solely to determine whether the house is dissimilar, zoning ordinances could be written, tailored to individual neighborhoods, since they can be so different.

Right now houses are designed to maximize square feet under roof. There are better parameters. Please start with the hiring of a good planner and a rewrite of the Comprehensive Plan and then based on that, draft appropriate zoning ordinance. Please do this before a tipping point is reached and it is too late and Palm Beach is swept into the future based on self interest and financial gain instead of good planning that is based on foresight and vision for the neighborhoods you desire and that are right for the community.

Regards,

David Leavitt