

210 Jamaica Lane
Palm Beach, Florida 33480

May 28, 2021

June 9, 2021 Meeting of the Town Council regarding development

Dear Mayor and Members of the Town Council,

My husband and I are victims of uncontrolled North End development and would like to share our story.

A few years ago, a speculator purchased the property next door to our 1940's home. At ARCOM we fought unsuccessfully to limit the size and massing of the proposed house as it would greatly over shadow and dwarf our home.

As construction unfolded, the nightmare of this new giant quickly unfolded. We lost all privacy on the east side of our home; requiring us to keep our shutters closed to maintain privacy and separation. With the new two-story house placed so close to our property all of its windows along that side peer into our home and yard from above. This is a set-back issue that needs to be addressed and changed in a code revision.

The home built by the speculator is massive compared to our home and looks incongruous as the two structures stand shoulder to shoulder. The current use of the Cubic Content Ratio (CCR) formula that is utilized by the Town of Palm Beach allowed this. I wonder if Floor Area Ratio (FAR) might be a better tool in regulating size and mass? I would ask that you consider this.

There are other issues you should be aware of. The new home completely blocks out light and breeze which we value so much; these benefits of south Florida living are now gone forever. The placement of the back-up generator created another problem for us as the Town required it to be placed not far from our master bedroom. This was yet another insult.

With the new F.E.M.A. requirements that dictate higher elevations for new construction these problems will be magnified.

After living here for 26 years, we implore the Town Council to tackle the issue of North End development. We have waited too long.

Yours truly,

Robin and Bill Weeks

