

RE: Need for Residential Zoning Changes

217 Caribbean Road

May 24, 2021

For Consideration at the Town Development Meeting, June 9, 2021

Dear Mayor and Members of the Town Council,

I am a long term residents of the North End who is witnessing the continual construction of massive homes that dominate the understated open sky heritage of the North End.

Our residential zoning code has not seen a comprehensive update since the 1970's. During those fifty years much has changed requiring that we take a fresh look at residential zoning. For instance, the new F.E.M.A. Flood Zone maps result in many new homes being built high above their neighbors. Combined with the fact that most new homes are two story in neighborhoods with predominately one story houses produces a lack of harmony for the streetscape.

Another challenge is the doubling up of lots on the interior streets and corner properties. This results in "double-sized" houses that are grossly out of scale with the neighboring

homes. There are more and more examples of this in the North End.

A third issue is the lack of privacy that many new houses cause due to the setbacks that are permitted by current code. New two story homes are built snug against the neighbor's property line which eliminates privacy and blocks the breeze and sunshine we cherish so much here in south Florida.

We are requesting that the Town Council prioritize RESIDENTIAL ZONING and allocate funds for next Fiscal Year to accomplish major adjustments to the residential zoning code that will preserve and enhance our neighborhoods.

Sincerely,

Nixon S. Griffis