

From: [Aly Serrano](#) on behalf of [Town Council](#)
To: [Town Council & Mayor](#)
Cc: [Kelly Churney](#)
Subject: FW: zoning reform
Date: Thursday, June 03, 2021 3:55:47 PM

-----Original Message-----

From: robb=helical.com@flex.helical.com <robb=helical.com@flex.helical.com> On Behalf Of Robb Aley Allan
Sent: Thursday, June 03, 2021 3:54 PM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Town Council
<TCouncil@TownofPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; James Murphy
<jmurphy@TownOfPalmBeach.com>
Subject: zoning reform

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Dear Mayor and Members of Town Council:

It is clear that the time has come for Town Council to attempt to address the growing problem of our current zoning rules. I appreciate that it is a painful process, and the result will never satisfy all constituencies. It is, however, a necessary undertaking.

There are many issues that are making this an urgent imperative.

The requirement that new homes be raised higher has caused water runoff into neighboring older homes. Two story new homes, raised by fill, are built next to older one story homes that are at a lower elevation, and the flooding that results after a storm is predictable.

On the ocean we see the same issue: ever larger homes next door to older homes that did not max out the zoning rules when built.

On the ocean we also see the problem of new homes attempting to build as close to the sand as is legal, while they should be encouraged to do just the opposite, given the location and the future impacts of global warming (see the Woods Hole report presented at a Town meeting recently). I have long wondered why we are not attempting to address this particular piece of short-sighted planning through zoning reform.

The combination of rapidly increasing land values with the emergence of ever more spec builders intent on maximizing the number of sq. ft under air as a metric of the dollar value they are creating for a later sale, have led to applications that simply utilize the maximums permitted under our antiquated zoning rules, with the minimum setbacks allowed.

This is why we are seeing the max'd out two story "McMansions" in mid-blocks next door to modest one story homes. Applications to combine mid-block lots to create wildly out of scale buildings next to smaller homes also appear to have increased.

ARCOM constantly faces this very problem when they have to review application after application and comment on the inappropriate "massing" and aesthetic incompatibilities of proposed homes too large, too tall, and too close to their neighbors, despite being presented with plans which technically comply with current zoning rules.

Those are just some of the issues of which we are aware. I am sure there are others. I don't envy you having to address this topic, but the Town will thank you in the future.

Robb Aley Allan