

Techniques for Sound and Slow Growth



How do we **encourage** homes like: 461 Olympus Drive Juno Beach - Architect Rick Gonzalez and William Waters?

How do we **discourage** homes like: Contemporary modern home in Ft. Lauderdale neighborhood - towers over its neighbor in this waterfront older neighborhood on the intracoastal



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U.S. 1 Front of
homes



Interaction of U.S. 1 homes
with rear of existing
residents

What additional tools are needed by Staff to review a new building project impacts on existing residents? Consider 3-D GIS Scene View to calculate scale in relation to surrounding structures, consider setback with scale in relation to other structures, consider screening requirements, consider not allowing the same building to repeat, articulation, and

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3-D GIS Scene View - example of a tool to aid Planning and Zoning decisions to depict 3-D scale of the proposed build in relation to 3-D scale of existing buildings



A local view shows buildings within an area of interest in a neighborhood

Topographical Features - what do other Town's require to stabilize soils of neighboring properties prior to excavation & are there limits on excavations?



Wall height of 4 ft front and 6 ft side and rear lot - meaningless because of a **Series of Walls** are not required to meet height limits of code, nor are they required to meet setbacks for structure



Series of Walls: front and side yard total of 15 feet in height in the side yard (11 ft wall with 4' railing) without meeting setback requirements for



Unlimited fill, unlimited walls, unlimited heights and minimal or no setbacks for a swimming pool and deck on second floor

be limits on the amount of fill brought in to elevate an existing grade in relation to neighboring properties? What about elevating a deck or swimming pool to a second floor

