

From: [Paul Castro](#)
To: [Kelly Churney](#); [Kathleen Ruderman](#)
Subject: FW: Carriage House Proposal Concerns
Date: Thursday, January 25, 2018 3:00:08 PM

For the files.

thanks

From: niks77@aol.com [mailto:niks77@aol.com]
Sent: Thursday, January 25, 2018 2:31 PM
To: Gail Coniglio <GConiglio@TownofPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>
Cc: Paul Castro <PCastro@TownofPalmBeach.com>; John Page <JPage@Termed.TownOfPalmBeach.com>
Subject: Carriage House Proposal Concerns

Dear Mayor and Town Council:

The prospect of restoring two historic buildings at 264 and 270 South County Road for a high-end private social club sounds very attractive for our Town, but we are concerned by recent reports that the plan now differs from its earlier representations that its supplementary parking plans included use of the Wells Fargo bank lot as reported by the Palm Beach Daily News on August 13, 2017.

If that is no longer the case, the CARRIAGE HOUSE proposal may now be deficient in its proposed parking plans-- if the Wells Fargo lot is no longer available-- and no other commercial lots have been lined up-- beyond the 68 night-time (after 5 p.m.) supplemental off--site shared parking spaces at 230 Royal Palm Way for the proposed club's employees and valet operation.

Since the CARRIAGE HOUSE proposes membership up to 264 members— more than twice as much use as was required by the 118-seat limits of the former restaurant—yet the new proposed club will operate much later into the evening on some days, up until 2 a.m.

It will be very important for Town Council to quell the rising residential neighborhood concerns that the private club's valet will end up using nearby residential street parking --that may impose unwelcome noise and activity that disturbs the tranquility of quiet residential areas late at night.

The simplest solution for all is to require that the applicant contract for additional commercial-supplemental parking lot spaces---like the Wells Fargo lot--- to meet their private business demands-- without upsetting the tranquility of the peaceful residential neighborhoods nearby.

Sincerely,

Dr. and Mrs. J. John Goodman
350 Seabreeze Avenue