

From: [Cheryl Kleen](#)
To: [Bobbie Lindsay](#); [Danielle Hickox Moore](#); [Gail Coniglio](#); [Julie Araskog](#); [Margaret Zeidman](#); [Richard Kleid](#)
Cc: [John Lindgren](#); [Paul Castro](#); [Kathleen Ruderman](#)
Subject: FW: Charter House parking
Date: Wednesday, January 31, 2018 1:57:28 PM

From: Alan Gozlan [mailto:alan@g-3-corp.com]
Sent: Wednesday, January 31, 2018 10:56 AM
To: Town Council <TCouncil@TownofPalmBeach.com>; Gail Coniglio <GConiglio@TownofPalmBeach.com>
Cc: Renee Gozlan <reneegozlan@rogers.com>
Subject: Charter House parking

To Council, Mayor and Town.

We have lived in Palm Beach seasonally since 1990 when we purchased our first condo on the ocean.

Since that time our family has grown and our love for Palm Beach has grown even more. In 2009 we purchased a condo at 360 South Ocean and were immediately drawn to midtown life. We walk, bike and live town life to the fullest. Instead of the fanatic pace of Miami we opted to purchase a home in beautiful Palm Beach, on Seaview, 141, in 2015. Our three married sons and their children enjoy the ocean block, the safety of beach access, the quiet thoroughfare of our one way street and the convenience of walking and biking to experience in town living. While we are not opposed to the Charter House Club and in fact, appreciate new establishments in once shuttered establishments, we have not been informed properly of the club's parking requirements and situation .

We feel strongly that our in town parking be restricted as it is now to permit parking which would include the evening hours. Our street is extremely quiet, very child friendly and safe. If the club or it's members were able to access our street for parking at night it would create a noisy,unsafe and busy avenue similar to Miami living.This is not what we opted for when we decided on Palm Beach years ago and more recently Seaview in 2015. In the evening hours there is no present establishments open for business after 6pm on South County in the midtown section (Seaview, Seaspray, Seabreeze, Clarke). Therefore there is ample parking on both sides of South County to accommodate the Clubs patrons. In the event that this is not sufficient, there is an enormous lot behind Wells Fargo, practically three town blocks long, that could alleviate parking tensions on the midtown blocks.

I strongly object to allowing any night time parking for Charter House on any midtown streets in any blocks, ocean, middle etc. There are plenty of viable alternate options and strategies to better accommodate the parking situation for Charter House. The council should heed to the citizens' concerns for safety, residential quiet and integrity of midtown Palm Beach life and require the club to search for and negotiate proper parking solutions within the area. It simply does not make sense to have a huge unused parking lot behind Wells Fargo and not try to utilize that untapped resource . Furthermore if the Wells Fargo site is used it should be made clear that no cars or valets could use the lot that would directly face the backyards of the Seaview neighbours but rather use the portion of the lot closet to Royal Palm way where no residential homes will be effected. This would also include not using egress from the Seaview Avenue exit of the Wells Fargo site. There is a general consensus in the neighbourhood that all residents are very concerned and against any parking on any of the Sea Streets and Clarke

during the evening hours.

We are also opposed to a 2AM closing on weekends for this establishment. It will directly impact the quality, safety and viability of residential peaceful environment that is so critical to Palm Beach in town living.

Finally approval of this application without serious consideration of proper parking facilities would be in direct contravention of goals stated in the Executive Summary (page 1-5) of the Town's comprehensive plan:

"POLICIES REGARDING CHANGE

While many of the Town's concerns regarding growth control originated in a desire to maintain a high quality of life and a small town character, many issues are clearly related to State-wide efforts to curb growth when the facilities needed to serve new development are not available.

The Town recognizes that future development and attendant population growth would aggravate traffic problems, perhaps bringing the Town to a critical level of overuse. The Town has therefore adopted the following policy regarding growth:

To prevent critical and dangerous overuse of its streets, parking resources, public services and facilities, and damage to its historic character and to overall property values of the community, the Town will take all technical and administrative measures legally available, including the use of this Comprehensive Plan, **to minimize the change or transition of existing low-density areas or structures to more intensive use patterns, and thereby lower the pattern of density, where possible,** and to minimize tourism inflow." (Emphasis ours.)

I hope I have made my position clear and look forward to seeing you all on February 14 at the town meeting for this application.

Thanks for your attention to this matter.

Sincerely,

Alan and Renee Gozlan
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Palm Beach
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