

From: [Cheryl Kleen](#)
To: [Bobbie Lindsay](#); [Danielle Hickox Moore](#); [Gail Coniglio](#); [Julie Araskog](#); [Margaret Zeidman](#); [Richard Kleid](#)
Cc: [Paul Castro](#); [Kathleen Ruderman](#)
Subject: FW: Carriage House Club
Date: Thursday, February 01, 2018 5:10:39 PM

From: Gigi Tylander [mailto:gytylander@gmail.com]
Sent: Thursday, February 01, 2018 2:50 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 Club

Dear Mayor Coniglio, Town Council Members Kleid, Arasko, Lindsay, Moore and Ziedman ,

As property owners of 225 South County Rd., we, along with many of our neighbors in the Sea streets are strongly opposed to the Carriage House Club Proposal for a Special Exception Use.

Before we enumerate the deficiencies of the proposal, we would like to point out that approval of this application would be in direct contravention of goals stated in the executive summary of the Towns Comprehensive Plan:

“Policies Regarding Change:

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 intense use patterns, and thereby lower the pattern of density “.

With regard to conditions to be met for a Special Exception Use we find the Carriage House to be deficient in the following areas:

Exhibit A- Request For Special Exception

2. The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

We believe the proposed increase in occupancy from 118 seats to 244 seats a 107% increase plus an unknown number of Staff will negatively impact our neighborhood due to increased traffic and parking on our side streets . This will create a safety issue for children and families. Staff comments: “The proposed new valet drop off on the east side of S. County Rd. requires that members and guests visiting the club at night cross that busy street at night. This could result in a dangerous situation. Paul Castro, Zoning Administrator 1/4/2018

3. The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Property values on the Sea Streets will most certainly be negatively impacted as a result of added traffic from commercial intensification in the immediate area.

A condition requiring club patrons to use valet cannot possibly be enforced, and many patrons will prefer to park their own cars and will do so on the sea streets. The ample parking on surrounding streets in the carriage house proposal refers to the spaces in front of our homes. Parking off island for staff members is also an unenforceable condition and will result in staff parking in the Sea streets.

Although the club is in a commercial zone they will be using parking in a residential neighborhood.

Staff Comments: "Staff, however, continues to believe that an operation of a private club of this magnitude in this area will be a negative impact to the surrounding properties." Paul Castro, Zoning Administrator

6. The use will comply with all elements of the comprehensive plan.

The applicants response "The proposed club will comply with the comprehensive plan if applicable."

We feel it is very applicable and that the town should follow it's comprehensive plan, to minimize the change or transition of existing low density areas or structures to more intense use patterns and thereby lower the pattern of density where possible".

14. The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations.

The applicants response, "the proposed club should not place a greater burden on town services as there is ample parking on the surrounding streets and the use as a club is a less intense use as compared to other commercial operations such as restaurants."

We do not agree that this club will be a less intense use of the property. The previous 264 Grill had at tops a 118 seats and Carriage House is requesting 244 seats.

Staff Comments: Conversion of "restaurant" to "club" equals intensification of use. John Page, Director, Planning, Zoning & Building.

Notably absent from this proposal is a Parking Statement. It is our understanding the ALL Commercial Properties must, 1) Provide number of offstreet parking spaces available for employees on the subject property. 2) Provide number of employees/staff per shift. 3) Indicate location where employee park offsite.

Response from Carriage House N/A

Staff comment: parking for all staff/employees/sub contracted staff/employees should be identified and submitted as part of the parking traffic plan. Benjamin Alma, Code Enforcement and Parking Manager

Conclusion

We would like to see successful retail on S. County Rd., but we do not think the proposed club that seeks to operate in a already busy neighborhood with no off street parking until 5 PM and only 66 spaces after 5 PM is a good partner. **If the Club can secure 122 offstreet parking spaces for it's 244 occupants and agree to operating hours that do not exceed midnight any night ,we would not object.**

Thank you for your consideration.

Gigi Tylander and Bill Tylander

Cell 561/762-6983 | gtylander@gmail.com
225 S. County Rd. | Palm Beach | FL | 33480

Sent from my iPhone