

From: [Cheryl Kleen](#)
To: [Bobbie Lindsay](#); [Danielle Hickox Moore](#); [Gail Coniglio](#); [Julie Araskog](#); [Margaret Zeidman](#); [Richard Kleid](#)
Cc: [Paul Castro](#); [Kathleen Ruderman](#)
Subject: FW: Letter of Objection to Carriage House Club Application
Date: Tuesday, February 06, 2018 5:04:49 PM

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

From: Anne Pepper [<mailto:annepepper@me.com>]
Sent: Tuesday, February 06, 2018 1:50 PM
To: Gail Coniglio <GConiglio@TownofPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>
Subject: Letter of Objection to Carriage House Club Application

Dear Mayor and Council Members,

You have received many, many letters of objection to the application for a private club at 264 S. County Road. Carol Lecates who serves on the Planning and Zoning Commission has outlined all the ways in which this application is deficient and why it should be denied. Allowing a special exception of this intensity in the C-TS zone is clearly against the code. The night club nature of this application is not the same as a small neighborhood restaurant of prior years. 264 could have only 118 seats at night as well as at lunch. The Club is seeking 244 seats at night and to operate til 2:00 am on the weekends. This level of activity is not in keeping with the residential neighborhood nor with the Comprehensive Plan's goals for a C-TS district.

The Council has seen no specific marketing documents, no pricing for membership, nor to whom the club is being marketed. The private nature of this nightclub is unlikely to serve the local residents. The bar has been set so low for the 122 members required to be 'townspeople' as to be laughable. Anyone staying in a hotel can be considered a townspeople and therefore qualify as a member! If all the polo players or Bickford's London pals came to town and stayed at one of the hotels to qualify for membership as townspeople, the entire club membership could actually be non-residents. How is this town-serving? To be truly town serving, the 122 members ought to be town residents not 'townspeople'.

Much of the worry about parking and the invasion of it on our residential streets is based on the concern that the membership will be primarily from elsewhere such as Wellington and therefore require more parking. No longer will local people be walking to this nightclub. The car parkers race up and down the streets to deliver the cars quickly. Gone is the peaceful evening enjoyment of our dog walks. Speeding cars risk injury to local residents. The onus for enforcing speeding, illegal u-turns, left turns off the ocean block of Seaview and parking compliance falls on the residents. This is not their job. It is your job to protect our neighborhood and to enforce the spirit of the zoning code.

The Council needs to consider the pressure on the Sea streets from already deficient parking. We have overflow from the Four Arts, the Day School, and the Rec Center all day long. New businesses are coming into the empty stores on S. County Road. Where will their customers park during business hours if all the parking on S. County is taken up by the Club members?

This project's future applications for roof-top dining and outdoor dining will surely be coming should this 'nose of the camel under the tent' application be approved. The precedent which granting a special exception for this intensified use will not stop here at 264. Uphold the letter and the spirit of the zoning code. Deny this application which is incompatible with the code, the neighborhood and the Town.

Sincerely,

Anne and Charlie Pepper
333 Seaspray Ave