

February 6, 2018

Dear Mayor Coniglio and Members of the Palm Beach Town Council,

My husband and I would like to add our voices to the members of our neighborhood opposing the approval of the Carriage House Club (CHC). We have noted that the proposed club would:

- (1) Clearly violate the stated goals for a C-TS zone
- (2) Violate the permitted uses for a retail establishment in a C-TS zone
- (3) Impose safety hazards via the hours of operation and the parking limitations in residential neighborhoods

We would like to focus on some of the Quality of Life concerns:

- (1) Loss of Neighborhood Parking Spaces:

We enjoy entertaining friends at our home. Many of our friends are in their 70's and 80's. They need the convenience of nearby parking. If CHC valets are vying for available parking spaces each evening, this would put a terrible burden on those of us who live here and need convenient evening parking for our guests. Not all of us can afford to hire our own valets for small parties.

- (2) Reckless Endangerment:

Having valets, CHC patrons and employees vying for available parking spaces on our residential streets is a safety hazard. This will primarily occur in the evening when light is dimming or when darkness obscures clear vision.

- (3) Noise and Disturbance:

The late night hours of operation for CHC will insure that valets and patrons are on our residential streets as late as 2 am. With three bars available in the proposed Club, we think it's reasonable to conclude that there will be noise at night – long after many of us have gone to bed and do not want to be disturbed.

We believe the excellent research done by Steve Greenwald and Carol LeCates makes a strong case against granting a “special exception” to allow the Carriage House Club to go forward as proposed. Their research on zoning and planning regulations and statutes shows that approving such a club clearly

violates the current zoning regulations and over-rides C-TS guidelines in a way that will create a dangerous precedent for all Palm Beach residents.

We elect our Town Council and believe that their primary concern is protecting residents and promoting the town's and residents' best interests. This includes our safety, well-being and quality of life.

The current Carriage House Club proposal has the potential for a myriad of negative impacts on many Palm Beach residents. We implore you not to let this happen.

Respectfully Yours,

Pat and Mike Hertzberg

129 Seaspray Avenue