

From: [Cheryl Kleen](#)
To: [Bobbie Lindsay](#); [Danielle Hickox Moore](#); [Gail Coniglio](#); [Julie Araskog](#); [Margaret Zeidman](#); [Richard Kleid](#)
Cc: [Paul Castro](#); [Kathleen Ruderman](#)
Subject: FW: proposed club on South County Road
Date: Wednesday, February 07, 2018 3:17:00 PM

From: acblj33480@gmail.com [mailto:acblj33480@gmail.com]

Sent: Wednesday, February 07, 2018 11:50 AM

To: Town Council <TCouncil@TownofPalmBeach.com>

Subject: proposed club on South County Road

February 6, 2018

To the Town Council of Palm Beach:

My name is Ann Biggs Jackson. I live at 135 Seaview Avenue where I have owned my house for over 40 years. Unfortunately, a long-planned trip out of town prevents me from coming to the Town Council meeting, so I am writing instead.

I am shocked that the town has not satisfactorily informed residents of the "Sea" streets area of the proposal of a private club at 264 South County Road. I have gotten no notice of it. I have just found out about it. I am appalled that the Town Council would consider approving the application for this club, especially without it having an appropriate parking plan that would insure the peace and safety of the surrounding residents. I live in the ocean block of Seaview Avenue which is the side street closest to the location of the proposed club. How tempting for members and parking valets to use this street for parking as they have no parking lot to handle the members' cars.

Let me remind you that Seaview is a narrow one-way street with parking on only one side. There is permit parking only during the day. After 5:30 PM, many of the residents of houses here depend on that parking for their own use and that of their families and guests. If I have a dinner party, where are my guests going to park if the spaces on the street are filled with the cars of members of this proposed club? I can tell you that I also certainly do not look forward to valets running up this street at 2 AM to collect parked cars and then zooming down the street to deliver them to waiting owners, probably making illegal left hand turns onto County Road to do so. And not just valets, the club patrons at 2 AM have probably been partying and drinking. I don't want a bunch of rowdy drunkards roaming my street in the middle of the night, being noisy, driving badly, breaking into cars and houses, and causing a general disturbance. These "Sea" streets are home to many families with small children. I fear for our safety and security.

And night time parking is not the only concern. The middle block of Seaview is also one-way. And with 2 schools and the Recreation Department and tennis courts, the traffic during the day can be extremely heavy. Will the club expect its members to be able to park there too?

The number of people being considered to occupy the premises is also a huge concern. For many years Doherty's, and then "264" restaurants only occupied half of the space that "264" eventually occupied when it expanded into the Carriage House space. And, I understand that, even that

expanded space only allowed for 118 people. Available public parking on County Road was apparently sufficient for this number. Now I have seen the numbers 248-350 patrons bandied about as the capacity. What about staff and employees? Where are they all going to park? What are you thinking?

And then there are the "town serving" requirement and square footage limits in the Town Code. Council members, take a look at the zoning map to remind yourself of the limits mandated in this area. I shouldn't have to point this out to you. Please, remember that you are town serving too, not developer serving.

I am sure that my neighbors on Seaspray, Seabreeze and Clarke Avenues share my aversion to the proposal of this club. To allow it to happen is unforgiveable. It will turn the most peaceful midtown neighborhood in Palm Beach into a crowded, dangerous and noisy area. Heaven knows we put up with enough construction and landscaping traffic during the day, there isn't enough parking for them either and makes not only parking, but driving difficult. This club expects to use the same areas for their parking? I can only imagine what impact this will have on our property values. We are paying enormous property taxes for our residences and won't stand for this commercial intrusion into our neighborhood. Yet you, the Town Council, is seemingly willing to ignore our concerns for our safety, security, privacy and serenity. It is disgraceful. How would you like this intolerable situation in your backyards?

The developer of this club should have considered the parking situation, occupancy caps, and code restrictions before embarking on this deplorable project. The Town Council absolutely should not allow it to happen.

Yours Sincerely,

Ann Biggs Jackson

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