

From: [Cheryl Kleen](#)
To: [Paul Castro](#)
Cc: [Kathleen Ruderman](#)
Subject: FW: Carriage House Z-17-00020
Date: Thursday, February 08, 2018 11:45:07 AM

From: seaspraypb@gmail.com [mailto:seaspraypb@gmail.com]
Sent: Tuesday, January 30, 2018 4:44 PM
To: Gail Coniglio <GConiglio@TownofPalmBeach.com>
Cc: Richard Kleid <RKleid@TownofPalmBeach.com>
Subject: Fwd: Carriage House Z-17-00020

The Sea Streets are zoned and intended for residential use. Having temporary agreements for off street parking should not be a factor in the Town Council approving this project. Given the well known safety issues of crossing County Road, it is apparent to all, that what is told to the Town Council regarding "Valet Stands" promises, and enforcing same would be like trying to herd cats. Plus, parking agreements expire.

The size of the proposed club is double the size of the previous restaurant. The night hours are certainly longer. Sound is amplified on this island, and more so in mid town. We already have numerous construction sites operating, or waiting for permits in this area, in addition to landscapers and pool service companies. It is very difficult for residents (who buy decals, and placards in order to park somewhat near to their homes) to find parking.

Undergrounding is heading towards midtown as well.

Are we supposed to find all of this charming?

To approve this project is placing the convenience of a commercial enterprise above the basic needs of the resident tax paying voters. The Sea Streets are established residential neighborhoods with the zoning limitations of such. And, Phipps Park is a rare gem.

Children have walked to school, the recreation center, and the Four Arts Library for many decades from these neighborhoods. Do we wish to lose this?

As another neighbor wrote, " Congestion, Safety , AND Quality of Life!

Respectively,

Joan de Bie
164 Seaspray Avenue
34 year resident of ocean block