

From: [Cheryl Kleen](#)
To: [Gail Coniglio](#)
Cc: [Paul Castro](#); [Kathleen Ruderman](#)
Subject: FW: Re: Special Exception #Z17-00036/ 264 South County Road
Date: Thursday, February 08, 2018 1:59:47 PM

From: David Feldman [mailto:DFeldman@camrost.com]
Sent: Thursday, February 08, 2018 9:15 AM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; Richard Kleid <RKleid@TownofPalmBeach.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>
Cc: Angela Feldman <AFeldman@camrost.com>
Subject: : Re: Special Exception #Z17-00036/ 264 South County Road

Madam Mayor and Members of the Town Council,

My wife and I have lived in Palm Beach seasonally for more than ten years and recently moved into a newly built home at [160 Seaview Avenue](#). We particularly enjoy being on the ocean block of Seaview Avenue as it is an extremely quiet, child friendly, and a safe mews-like residential part of the street.

While our initial reaction to this application was somewhat favourable, we now realize the location of the subject property lacks the infrastructure for the proposed use.

It will create a seriously negative impact on the surrounding residential neighbourhood. The large size of the club for this in-town location does not have sufficient designated parking and a total lack of on-site parking for staff and patrons. Therefore, a commercial club use will unnecessarily overburden the neighbourhood with major parking, congestion and nuisance issues. Being close to the subject property and the applicant's proposed valet parking station, the ocean block of Seaview Avenue will be particularly impacted, as it will be the natural residential block that the commercial club will take over for its traffic flow and parking patterns. This would destroy the charm, quiet and safe nature of this mews-like residential block.

We are also concerned over the applicant's plan for there to be later than normal night hours of operation. This adds to the nuisance value to the overall neighbourhood. This further compels me to strongly object to allowing any night time parking for this proposed commercial club's use on any of our midtown streets in any of the blocks being ocean, middle, etc. The council should be most concerned and heed to the citizens' concerns for safety, residential quiet and integrity of midtown Palm Beach life

I urge council to reject this application as it contravenes the required findings of town council pursuant to the requirements of the town code governing special exceptions and is injurious to the area involved and detrimental to the public welfare.

This application is not for a proposed restaurant use for a slightly larger space than 3,000 square feet, but for a club which is proposed to be well in excess of the code requirement. A club use is a much more intense use than a restaurant use and this property does not have the infrastructure necessary to accommodate a large club.

Perhaps just as important, are the safety issues created by establishing a valet return station location across the street from the proposed club. South County Road is one of two (2) primary north south roads in the town. Speed limits on that road are the maximum speed limits in the town. To require that those using the club cross the street to access the proposed valet return location, perhaps after enjoying a drink or two, is a recipe for disaster.

In summary, there is no off street parking available on this property, so any parking, be it valet or on street uncontrolled self parking would necessitate the use of neighbourhood streets. Contrary to the Applicant's position, in practice, the valet attendants and patrons are not going to find the use of the lot on Royal Palm Way sufficient or convenient; they will use the closest available space being those in the surrounding residential neighbourhoods, the traffic generated by this use will overburden the neighbourhood, and hours of operation are excessive. In granting this application, council's action would directly conflict with the Comprehensive Plan's directive to prevent critical and dangerous overuse of the town's streets and parking resources thereby damaging the town's historic character and overall property values.

For the above reasons, I respectfully request that you deny this application.

Sincerely,

David Feldman,

as authorized officer for CORAL BEACH CORPORATION, registered owner of 160 Seaview Avenue.

--

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.