

**From:** [Cheryl Kleen](#)  
**To:** [Gail Coniglio](#)  
**Cc:** [Paul Castro](#); [Kathleen Ruderman](#)  
**Subject:** FW: 264 phipps plaza  
**Date:** Thursday, February 08, 2018 2:01:26 PM

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**From:** Jerry [mailto:gmlmd17@aol.com]  
**Sent:** Thursday, February 08, 2018 10:55 AM  
**To:** Town Council <TCouncil@TownofPalmBeach.com>  
**Cc:** Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Richard Kleid <RKleid@TownofPalmBeach.com>  
**Subject:** 264 phipps plaza

**Dear Council members,**

**We are asking for your help to prevent an impending blight on our neighborhood and the town of Palm Beach. On Wednesday, February 14, at 11 AM the Town Council is voting to approve a private eating, drinking, music and entertainment club (the now defunct 264 restaurant building originally of 3000 sq. feet expanded to 11000 sq.ft. with annexation of adjacent building), which is on South County Road in the (residential) Phipps Plaza, across from Seaview Avenue and close to all the streets of our neighborhood. We have serious concerns about the approval for this request for the following reasons:**

**) The developer is seeking approval to start with a 260 membership (with a 2 AM closure on the weekends) but is requesting 400 person occupancy of the building.**

**They have insufficient parking and are requesting to use valet parking on the streets in the area. Although valet parking will be available only in the evening, the club will be open through the day thus requiring members to park on the streets if necessary.**

**Parking difficulties require valet service on both South County Road on the west and Seaview Avenue on the east, requiring circuitous pickup and drop off which makes it**

**dangerous since this is a busy section of South County Road.**

**A 30 to 50 person staff will be bused in from a depot in West Palm Beach or peddling to town on bikes.**

**This area of the Town is already deficient in parking for the neighborhood shops and drugstore and would have a serious impact on those businesses.**

**It is stated that half the members would be from out of town and the other half would be townspeople. However, people who would stay overnight , for example , at an in- town hotel could be considered for membership.**

**Allegedly, the developer of this scheme stated that he wished to create a private club that he is fond of in London named Annabelle's. Enclosed are some pictures (published by that London club) of activities at Annabelle's. Is this what you want for Palm Beach?**

**This application must be denied because of its negative impact upon the residents and their property value.**

**We recognize your commitment to our neighborhood and thank you in advance for your help in this urgent matter**

**G.M.Lemole M.D. 124 Clarke Ave.**

**From Annabelles website:**

Members club London



<http://mediacd.n.grabone.co.nz/asset/9t7eYStvPu/box=615x0>

