

From: [Cheryl Kleen](#)
To: [Bobbie Lindsay](#); [Danielle Hickox Moore](#); [Gail Coniglio](#); [Julie Araskog](#); [Margaret Zeidman](#); [Richard Kleid](#)
Cc: [Paul Castro](#); [Public Comment](#)
Subject: FW: Proposed Carriage House Club
Date: Friday, February 09, 2018 10:11:59 AM

From: Burke Ross [mailto:burke@eburkerossjr.com]
Sent: Friday, February 09, 2018 10:02 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Proposed Carriage House Club

Town Council Members,

I share the concerns of many residents relative to the proposed Carriage House Club's effect on the surrounding residential neighborhood, particularly in respect of its impact on traffic and parking. Moreover, has the Town focused on the impact that the proposed Club will have on the 11 small businesses that are located in that part of town e.g., on or just west of South County Road from Royal Palm Way up to Seaspray Ave.? My business offices are located right behind Lewis Pharmacy near the intersection of Seaview and South County. Many of these small businesses tell me that, even under today's conditions, available public parking for their customers and their employees is a tremendous challenge. Shortage of public parking is a major part of why small businesses in this part of town go out of business.

In terms of public parking spaces available for these small businesses (and for those customers of Wells Fargo and J.P. Morgan who choose to park on South County), there are a total of 35 public parking spaces on South County between Royal Palm and Seaspray. There is also a large number of public parking spaces on the middle block of Seaview and 2 public parking spaces on the Ocean block of Seaview.

Yesterday, I stepped out of my office on a number of occasions at different times of the day to visually inspect the public parking situation. In every instance, it appeared that all of the Seaview public parking spaces were totally occupied. In respect of the 35 public parking spaces on South County, the number occupied ranged from a low of 15 and a high of 25. My conclusion was therefore that during daytime business hours (when for other reasons the Club will not offer valet service) it would only take 10-20 additional cars emanating from the proposed Club to totally fill up all of the available South County public parking spaces and to leave no parking spaces for would-be customers of these 11 small businesses.

I am in Lewis Pharmacy at least once a day to buy my daily newspapers and to purchase other items. Lewis Pharmacy is typical of the Town-serving small businesses that has existed for many years in Palm Beach. If the public parking spaces in front of Lewis' are constantly unavailable to their customers, Lewis' will go out of business and we will have yet one more vacant storefront. Under these circumstances, it will be very difficult to impossible to bring a new tenant in because of the public parking problem.

I know that the Town historically has had numerous parking and traffic studies. Nonetheless, I believe the Town would be well served by forming a task force to brainstorm creative and perhaps innovative ideas to alleviate and to minimize the public parking shortage which exists in certain parts of town. This problem is going away.

Sincerely,
E. Burke Ross, Jr.

E. Burke Ross, Jr.

172 South Ocean Boulevard
Palm Beach, FL 33480

Phone: (561) 833-4686

Cell: (561) 308-8733

E-Mail: burke@eburkerossjr.com

There has been a recent hack into my email account. If you see anything suspicious, please contact my assistant, Layla Rial, directly at 561-693-0835.