

From: [Cheryl Kleen](#)
To: [Public Comment](#)
Subject: FW: Carriage House development
Date: Friday, February 09, 2018 8:52:34 AM

-----Original Message-----

From: Grier Pressly [<mailto:grier@pprplaw.com>]
Sent: Thursday, February 08, 2018 9:38 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Town Clerks Staff <TownClerk@townofpalmbeach.com>
Subject: Carriage House development

Dear Town Council members:

We are writing again to voice our continued objection to the Carriage House Club application for special exception.

We are year-round residents at 242 Seaspray Ave. along with our 10-year daughter. Our family will always support new town businesses that are compatible with the character of the town and not deleterious to surrounding neighborhoods. Unfortunately, the Carriage House Club, as proposed, fails grossly in both aspects.

We will not reiterate the legal deficiencies of the application and its proposed departure from our Town zoning code, which have been addressed by a number of concerned neighborhood residents, and which are well known to the Council and Town staff.

Instead, we will emphasize the negative impacts that the proposed Club would have on our daily lives and the daily lives of all of our neighbors on the Sea Streets:

*Safety on the Sea Streets: On the Sea Streets, with its smaller lots and smaller backyards, and with the luxury of its sidewalks, residents are pedestrians in our neighborhood, and young children (including our own child) play in front of their houses and near the street. The increased traffic created by the proposed Club would endanger the safety of our neighborhood residents and children. We already bear a disproportionate burden of the traffic (usually exceeding the speed limit) generated by the schools on Seaview, but that is predominantly daytime, weekday traffic. The Club would make matters significantly worse, extending the traffic issues into the nighttime and early morning hours, and into weekends.

*Safety on S. County Road: My family turns north or south from Seaspray onto S. County Rd. multiple times each day. The intersection is already so congested as to be a safety hazard. Visibility is often very poor. The Club would make matters significantly worse.

*Parking: My family depends on the availability of our street side parking. We host small dinner parties. We invite friends and family over to join us at the beach, to ride bikes on the Lake Trail, and to walk to our local restaurants. It is one of the many conveniences that makes living on the Sea Streets enjoyable. The Club's lack of designated parking would unquestionably create a trickle-down parking shortage throughout all of the the Sea Streets.

*Peace and quiet: Our quiet enjoyment of our neighborhood, particularly after we return from work and on the weekends, would be compromised by the realities of a large club operation: traffic, sprinting valets, slamming car doors, beeping car alarms, etc. These unwanted sounds will be even more noticeable, and harder to ignore, during the Club's late night hours of operation.

*Adverse impact on neighborhood businesses that service the neighborhood: The proposed Club would create parking challenges for businesses, like Lewis Pharmacy, that service our neighborhood.

*Property values: All the above issues that would be created by the Club would undoubtedly lead to plummeting property values in our neighborhood.

These are not abstract concerns. They are real problems that will certainly result from an approval of the special exception for this club that is clearly out of scale. To believe otherwise is naive.

Thank you for your consideration and your stewardship of our great Town.

Respectfully submitted,

Grier & Kristy Pressly

Sent from my iPad