

**From:** [Cheryl Kleen](#)  
**To:** [Public Comment](#)  
**Subject:** FW: Application of Carriage House Properties at 264 and 270 S. County Rd.  
**Date:** Friday, February 09, 2018 8:52:04 AM

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**From:** David Gottlieb [mailto:dave.1215@yahoo.com]

**Sent:** Thursday, February 08, 2018 6:14 PM

**To:** Town Council ; Town Clerks Staff

**Subject:** Application of Carriage House Properties at 264 and 270 S. County Rd.

February 6, 2018

Dear Town of Palm Beach Council Members,

Many of my fine neighbors have made clear our community objections to the application for a private club at 264 and 270 S. County Road with regards to parking issues, traffic circulation, noise and public safety as well as adherence to the town's own laws, zoning rules and comprehensive plan. I share in all of these expressed concerns.

Also, I am particularly concerned about congestion and displacement as it effects the surrounding commercial activities as well as through traffic from Royal Palm Way to the North and from Royal Poinciana Way to the South. This proposed club seems outsized for its location in a building which, as you know, was originally built as a brokerage office for E.F. Hutton.

The intensity of use as proposed seems to exacerbate congestion with current and already planned activities. Currently we have two schools on Seaview Avenue with drop-off and pick-up lines often rounding onto S. County Road. Also, as you know, there are plans to renovate and expand the utilization of the recreation center on Seaview Avenue which will require the intersection at S. County Road to bear additional burdens. The existing businesses in the immediate area as well as those on S. County Road just to the South of Royal Palm Way may not feel free to challenge the Town Council but surely would suffer as their customers would be unable to find parking proximate to their businesses. We all want vibrant town-serving commercial activities and **should be concerned about crowding out existing businesses** which have invested in this town and are operating by the town's rules.

The bolus of arrivals and departures at a private club, particularly during special events, would undoubtedly lead to congestion at a most critical artery for travel. This S. County Road block between Royal Palm Way and Seaview Avenue *must be open for through traffic* into and out of downtown from the North side of the island including for patrons of The Breakers, for patrons of businesses on and around Royal Poinciana Way, and for residents living on the North side of Seaview Avenue who wish to access the downtown area. A pragmatic evaluation, including a critical view of bought-and-paid-for traffic studies, would lead a reasonable person to realize that this **critical travel artery would be subsumed for the benefit of a private club at the expense and risk of most other townspersons.**

I am hopeful you will consider these concerns as well as those expressed by the many other Town of Palm Beach residents who have weighed in on this matter.

Respectfully submitted,

David Gottlieb

126 Seaview Avenue

Palm Beach 33480