

From: David Feldman
To: [Danielle Hickox Moore](#); [Margaret Zeidman](#); [Richard Kleid](#); [Julie Araskog](#); [Town Clerks Staff](#)
Cc: [Angela Feldman](#)
Subject: : Re: Special Exception #Z17-00036/ 264 South County Road
Date: Thursday, February 08, 2018 6:35:53 PM

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.

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.

We are also most concerned with the proposed planned location of the applicant's valet parking station across the street from the subject property and just south of Seaview Avenue on South County. This proposed location just shows that the applicant does not care about our neighbourhood and intends to blatantly ignore our wellbeing by planning to use our strictly residential ocean block to return cars to patrons. This will destroy the current charm, quiet and safe nature of our mews-like residential block! Seaview will become overburdened and the high usage of this street for commercial use will impact our house values. Just as important, are the safety issues created by planning a valet return station location across the street from the subject property on South County Road. South County Road is one of two (2) primary north south roads. 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 summarizing our serious concerns, we wish you to take fully into account that firstly, 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. Secondly, 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, thirdly, the traffic generated by this use will overburden the neighbourhood, and finally, the proposed 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.

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