

Dear Mayor and Council Members

We own Apartment 5 at 200 Phipps Plaza. We have written to you two times before objecting to the Carriage House Club. We remain opposed and hope that you reject the application.

Since our first letter where we pointed out that the project is a SIGNIFICANT intensification of use, the developers have broadened their footprint in Phipps Plaza. They now own four buildings -264 and 270 South County and 236 and 238 Phipps Plaza. More on that below.

We are very concerned that approval of a project of the size and scope proposed by the Developers will negatively impact the character of Phipps Plaza as well as the neighborhood to the north. The hours of operation, lack of parking, the flawed valet solution, lack of loading areas, a proposal to use the Phipps Plaza refuse containers, likely music and overall late night noise are all major concerns.

The developers continue to believe they can enforce a valet only policy on Club members . That simply is impossible. Members as well as their guests will park where they chose and that will likely include Phipps Plaza and the neighboring Sea Streets.

We question their representation that the Club will be town serving. Club rules have not been disclosed specifically if a member can extend use to others when the member will not be present. If members can extend the privilege of use, without being present, to family, friends, business associates it is highly likely the majority of users will not be town people. If this is the case it will also make enforcement of valet parking only and quiet use impossible.

The developers, hedge fund managers at Round Hill Capital, control two limited liability companies that own the four adjacent buildings. 264 and 270 South County Road (through Carriage House Properties Partners LLC) and 236 and 238 Phipps Plaza (through Phipps Plaza Properties Partners LLC). These limited liability companies share a joint manager, Joshua Levy of Green Light Partners, and a common address in Jacksonville, FL. Mr. Levy is also a partner of Mr. Bickford in Round Hill Capital. Mr. Bickford is continually featured as the local town resident developing this project. It is not clear to us who actually will own and more importantly finance this project. Ownership of the Phipps Plaza properties opens up the Plaza to permit parking by the developers and the Club. It is likely that it will come to pass that the townhouse at 238 Phipps Plaza and the apartment building at 236 will be used for transient lodging for Club members.

Phipps Plaza and the Sea Streets are unique and historic residential communities. All we continue to ask is that we can continue to enjoy the quiet community we share with our neighbors. I have attached two photos taken from our apartment, one from the terrace and one from our bedroom. The four red tile roofs you see are the buildings controlled by the Club developers. It gives one a sense of how large is their footprint and how close this project is to our home.

Please uphold the letter and spirit of the zoning code. Please listen to the Town staff who are against this project in this location. Please turn down this project.
Thanks for your consideration

John H Schaefer and Pamela D Zilly

February 8, 2018