

From: [Cheryl Kleen](#)
To: [Bobbie Lindsay](#); [Danielle Hickox Moore](#); [Gail Coniglio](#); [Julie Araskog](#); [Margaret Zeidman](#); [Richard Kleid](#)
Cc: [Paul Castro](#); [Public Comment](#)
Subject: FW: Carriage House Private Club
Date: Friday, February 09, 2018 2:31:48 PM
Attachments: [Carriage House Parking Valet Plan 272018\[2\].pdf](#)

From: Maura Ziska [mailto:MZiska@floridawills.com]
Sent: Friday, February 09, 2018 12:34 PM
To: Town Council <TCouncil@TownofPalmBeach.com>; Gail Coniglio
<GConiglio@TownofPalmBeach.com>
Subject: Carriage House Private Club

Dear Neighbors, we have reviewed all of your letters and wish to apprise you of the following information so that you have accurate facts with regard to the Carriage House pending zoning application:

- The 264/270 South County Road buildings are located in the C-TS Zoning District which is a commercial (not residential) district in mid-town, a mixed use area of town and the buildings are Town of Palm Beach Historic Landmarks
- The proposed private club is not a “nightclub” but will be an upscale social club with dignified members, a dress code and akin to the clubs in London (Annabelle’s, 5 Hertford and Marks). The proposed club will not focus on meals but on a place to meet with friends for a glass of wine, a coffee or to play cards
- The usable square footage of the proposed private club is 7,600 not 11,000 square feet (the larger number is the “gross” number that includes bathrooms and other non-public spaces)
- A private club is tied to number of members, not seats or square footage. There are no variances being requested with this approval, only a special exception for a private club in excess of 3,000 square feet. The membership number is capped at 244 members. This number is derived by using the number of restaurant seats that 264 Grill had without needing to provide any on-site parking. Again, no variances for parking if membership cap is 244
- Number of people at Events are capped at 60 people per daytime and 90 people at nighttime. Off duty police officers will be hired for any large event to help traffic flow
- A private club is less intense then a restaurant and the Town code supports this as the parking requirement for a restaurant is 1 space per 3 seats and for a club it is 1 space per 4 members. If a restaurant is opened in the space in lieu of a private club there is no control of public customers and employees who will park anywhere they wish
- **The valet circulation does not go through the residential neighborhoods. The only “Sea” street used is the middle block of Seaview which has commercial, schools, rec center and**

limited residential. There will be two drop off locations (on west side of S. County Road and SW corner of Seaview and S. County Road) and one pick up location (at SW corner of S. County Road and Seaview)(SEE ATTACHED VALET PLAN)

- **The valet will park the members and guests vehicles in the parking lot on 230 Royal Palm Way where there are 68 parking spaces with room to park more by stacking**
- **The valet will not use any of Phipps Plaza or the Sea streets other then the middle block of Seaview. This restriction will be codified in a “Declaration of Use” Agreement between the Club and the Town and which will bind the Club to conditions of approval with severe penalties and fines. As a practical matter, the valet would not use the ocean block of Seaview as it is a “right turn only” at the intersection of South County Road**
- A new business in this area with beautifully renovated Landmarked buildings will increase value of the properties surrounding the proposed private club, not decrease values. What is decreasing values are the empty storefronts with paper in their windows and old buildings not being maintained
- There will be state of the art soundproofing, new hurricane impact windows amongst other upgrades that will mitigate noise
- All employees will park off island and will be shuttled to work (this is the only business in Town that would have this requirement and it would be part of the conditions of approval in the Declaration of Use)
- **Parking and traffic will not be negatively impacted in Phipps Plaza or on the Sea streets since there is an enforceable parking plan that would utilize a parking lot on Royal Palm Way with 68 + parking spaces and if there is overflow parking spaces needed there are 39 spaces on the ocean block of Royal Palm Way and 31 parking spaces on South County Road (Total 70 parking spaces). The majority of the members will use the valet and if they choose to self park there is ample parking on County Road and Royal Palm Way.**

Please let me know if you have any questions with the foregoing.

Maura A. Ziska, Esq.
Kochman & Ziska PLC
222 Lakeview Avenue, Suite 1500
West Palm Beach, FL 33401
561-802-8960 (telephone)
561-802-8995 (fax)

This electronic message transmission contains information from the law firm of Kochman & Ziska PLC which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited.