

From: [Cheryl Kleen](#)
To: [Bobbie Lindsay](#); [Danielle Hickox Moore](#); [Gail Coniglio](#); [Julie Araskog](#); [Margaret Zeidman](#); [Richard Kleid](#)
Cc: [Paul Castro](#); [Public Comment](#); [John \(Skip\) C. Randolph](#)
Subject: FW: Development of Phipps Plaza
Date: Monday, February 12, 2018 1:01:20 PM

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

From: Shelton Robert [<mailto:rshelton@sheltonandcareylaw.com>]
Sent: Saturday, February 10, 2018 3:57 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Development of Phipps Plaza

Ladies and gentlemen:

I will make this brief and attempt not to be redundant.

I have owned one of units units at 215 Phipps since 1989.

1. Phipps Plaza is not zoned commercial. Some time back the architect John Volk and others, wanting to preserve the character of this special spot, obtained residential zoning. The exceptions are grandfathered and consist of the buildings immediately upon entering the plaza on the North side. The building currently owned by Scott Snyder is also residential except for a small portion as to which grandfather rights were asserted and granted.

2. With only one exception all of the residences are in excellent shape. Most have been renovated at least once, a couple more than once. The house occupied by the architect Shumate as has been completely rebuilt. The exception is the structure previously owned by the architect Volk.

3. Buildings are designed by famous Palm Beach architects including Volk, Schumate, Mizner, and and Fatio.

3. Most of the houses have a value in the millions. I know from the internet one is assessed at over \$4 million.

The inconvenience and degradation of life has been adequately described by others. As well as safety issues.

But I submit the principal issue is that an enterprise of the size, character, and scope of that proposed would destroy a jewel in the rubric and history of the town of Palm Beach.

Robert Shelton
215 Phipps Plaza