

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: Carriage House Club
Date: Tuesday, February 13, 2018 8:45:06 AM

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

From: Mary Kathleen Ernst [<mailto:marykathleen.ernst@icloud.com>]
Sent: Tuesday, February 13, 2018 8:37 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Carriage House Club

Dear Members of the Town Council,

Dear Council Member Araskog,

I am writing to declare my strong opposition to the zoning commission granting any approvals or exceptions for the proposed Carriage House Club.

Such a venue would completely and irrevocably change the character of the historic Phipps Plaza residential and small business community, surrounding businesses, restaurants and peaceful residential neighborhoods.

From what I have gleaned from the zoning codes, this project does not meet a number of requirements - it doesn't have ample parking; it grossly exceeds the square footage of the original restaurant space, resulting in high density occupancy; it's proposed hours of operation will disrupt daily (and nightly) life of the town's residents and quiet neighborhoods adjacent to it.

As a resident of the North End, my husband and I spend frequent time together and with friends in the Phipps Plaza neighborhood patronizing the shops, galleries and restaurants, Seaview Recreation Center, Post Office and banks. Street parking is a constant challenge.

The Carriage House Club concept is not inclusive and does not provide any benefit to most town residents or visitors to Palm Beach and its social and night-club type activities have the potential to create a negative impact on our community.

Thank you for sharing my views to members of the Town Council and the Mayor.

Sincerely,

Mary Kathleen Ernst

Mary Kathleen Ernst
MaryKathleenErnst.com
310 Via Linda
Palm Beach, FL 33480
202.288.9600