

**From:** [Paul Castro](#)  
**To:** [Kelly Churney](#); [Kathleen Ruderman](#)  
**Subject:** FW: Carriage house Wells Fargo Ziska Carriage House zoning request Hearing May 9  
**Date:** Thursday, May 03, 2018 9:17:10 AM  
**Attachments:** [Club ZISKA - SUPPLEMENTAL OFF-SITE SHARED PARKING.pdf](#)

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Kathleen and Kelly,

Please make sure this gets in the Council backup and in the file.

Thanks,

*Paul Castro, AICP*

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**From:** Steven Jeffrey Greenwald, Esq. [mailto:3102724@gmail.com]

**Sent:** Thursday, May 03, 2018 9:05 AM

**To:** Town Council <TCouncil@TownofPalmBeach.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Gail Coniglio <GConiglio@TownofPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>; Town Clerks Staff <TownClerk@townofpalmbeach.com>; Lew Crampton <lcrampton@sfsiencecenter.org>; Lew Crampton <lcrampton@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>

**Subject:** Carriage house Wells Fargo Ziska Carriage House zoning request Hearing May 9

To Town Council, Mayor and Mr Castro:

Attached is an April 6 letter from Maura Ziska, attorney for developer of Carriage House. It seems to be a request to change the entire Wells Fargo Parking lot (a/k/a the C-B zoning district) day and night, forever to become "supplemental off site shared parking." The hearing for this is scheduled for Wednesday May 9, at last order of business.

There is a simple reason why the Wells Fargo lot was never in the history of the Wells Fargo parking lot (formerly known as Bank of Palm Beach) allowed to be "supplemental off site shared parking." It is as follows:

The Wells Fargo lot, as it stands, would never have been able to meet the other requirement in section 134.2182 (c)3, which reads: *"the applicant shall provide evidence which shall prove to the satisfaction of the town council that the off-site shared parking use shall not increase noise, light or traffic impacts upon neighboring residential districts."*

The Wells Fargo lot is surrounded, and actually abutted on the North and East, by open residential property, by a completely residential district. Allowing the bank to even have built such a large lot, abutted by so many residences would require very limited and carefully restricted use. From the very start this would *exclude* the type of use that would be off-site shared use, ie., valets, employees, etc., at the Wells Fargo lot.

There is no other parking lot like this in the Town. Very unusual given its location right at so many residences. To make this more clear, the Wells Fargo lot is abutting people's homes, where they live, on its North side and East side. There are people who live in these homes. If you are in their living rooms, when cars are driving through the Wells Fargo lot especially at night, it is like the cars are in your backyard.

Note, the request by Ms Ziska is not simply asking for Wells Fargo off site shared use in the daytime, but for any hours. Her request is not limited. It is simply a request to change the ordinance, obviously for her client, the *Carriage House*.

Should a long standing sound sensible policy of the Town toward the Wells Fargo lot be changed *after the residents on Seaview and Ocean Drive have bought and owned their homes; to placate a Club, restaurant, bar developer which establishment is new to town and untired or tested. Very odd request.*

What is more odd is the manner in which something so important is being applied for, potentially affecting tens of millions of dollars worth of homes on Seaview and on Ocean Drive, (and likely Clark, Seabreeze, Seaview Ocean blocks, depending on the ultimate route used by the fast driving valets, and over time).

The manner of the letter "application" does not show the true applicant behind the "applicant". The Council knows who the real applicant is and the purpose. These kinds of things are really destroying a certain amount of *trust* in the community toward the entire Carriage House enterprise.

Why not say in the letter and in the announcement of the hearing: "the Carriage House is interested in using the parking lot at Wells Fargo. In order to do that, we would need to change the Wells Fargo lot to shared use."

One possible reason they did not do this sort of simultaneously, is that they would have a problem with another requirement, rule 134.2182(c) 6 which reads: *"Off-site shared parking shall only be supplemental, and such parking shall not be used to meet required parking for new construction or expansion..."*

Sorry folks, but that is the law, or should we now change that too? ... to satisfy the developer of the Carriage House.

Since in reality the ultimate reason to share the lot is the Carriage House, the request to change the zoning at Wells Fargo is in *reality* for the new club, its expansion, etc., the Council may as well just deny, as it all clearly is a violation of 134.2182 (c) 6. Or at least wrap this whole mess up, and hear it in November as one issue, when residents are in town to have at least input on how this affects their lives and their most important investment, their homes.

In fact, if the hundred or more careful residents who are on "Carriage House watch" (on Seaspray, Clarke, Seaview, Seabreeze, Phipps, and including many attorneys) did not spot this, it would have gone completely under the radar. Residents of Seaview and Ocean Drive would have been in for a rude awakening. It is *not good* that residents who are in some cases just a few feet from the proposed club/bar, are constantly being left in the dark.

Also, is the owner or lessor of the Wells Fargo lot even aware of Ms Ziska's current request? What do they think of this? All unknown from her letter "application".

I was originally for club parking at Wells Fargo. Until I sat in the living room of a friend's home on Ocean Drive one nite. It was as though the cars driving in the lot were driving into the living room.

Respectfully your neighbor and friend, Steve

All of the above was on information and belief

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