

From: [Joshua Martin](#)
To: [Kathleen Ruderman](#)
Cc: [Wayne Bergman](#); [Paul Castro](#); [Joshua Martin](#)
Subject: CARRIAGE HOUSE BACK UP ONE
Date: Thursday, March 07, 2019 11:46:56 AM
Attachments: [DOURev.3-6-19.docx](#)
[Sec. 106-283.pdf](#)
[Sec.106-257.pdf](#)

**Josh Martin, AICP, CNU-A
Director**

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From: Joshua Martin <jmartin@TownOfPalmBeach.com>
Sent: Wednesday, March 06, 2019 10:49 AM
To: John (Skip) C. Randolph <JRandolph@jonesfoster.com>; Maura Ziska <MZiska@floridawills.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>; Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: FW: Revised DOU

FYI

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From: Carol LeCates <clecates@comcast.net>
Sent: Wednesday, March 06, 2019 7:44 AM
To: Joshua Martin <jmartin@TownOfPalmBeach.com>
Subject: Revised DOU

Good morning, Josh,

Please find attached a copy of the DOU that you sent yesterday, with my edits based on agreed to terms at the Feb. council meeting. Please note that Grier has not yet had a chance to compare the new vs. the old, and I have not had time to listen to the entire hearing, so there may be a few more edits to come.

Speaking for myself and many of the neighbors, the use of the interior of Phipps Plaza, i.e. the park, is a problem. Since this was a new topic at the least meeting, I'm not sure that council was able to give adequate attention to it and I believe that code Sec.106-283 (6) actually prohibits any for-profit activity there. (See attached.) Even if the code permitted it, there are substantial reasons to prohibit events in Phipps Plaza and the town has the authority to do so, according to Sec. 106-257 (1). (See attached.) Given the nature of its location, the plaza park is most suitable for individual use and not as event space. Furthermore, the DOU has a preponderance of provisions that are intended precisely to keep club operations out of and away from the plaza interior, with a particular emphasis on the minimization of noise. Permitting the club to operate there in any form would thus contradict some of the most critical elements of the DOU and furthermore would generate an increase in the operating square footage of the use, with the accompanying increased patron/parking demand numbers (requiring a new traffic and parking analysis).

I look forward to our discussion this afternoon.

Best regards,

Carol