

John Beach
140 Seaview Avenue
Palm Beach, Florida 33480

RECEIVED
SEP 06 2022
TOWN OF PALM BEACH
PZB DEPARTMENT

September ⁶~~31~~, 2022
Via Hand Delivery

Town of Palm Beach
Planning, Zoning & Building Department
360 South County Road
Palm Beach, Florida 33480

RE: Zon-22-111, 239 S. County Rd Ste. 2A & 1D

I oppose Applicant's Special Exception Request to allow a 4,875 SF professional office at 239 S. County Road.

The Applicant and proposed Tenant, Palm Beach Club Services LLC, is the legal entity that operates the Carriage House Club. Granting this Special Exception would be a de facto amendment to the Club's Declaration of Use Agreement prior to its 2-year revision prohibition, outside the January through May window to request revisions and without proper Notice to residents.

Mostly, we're concerned about the Club using the 239 S County parking lot for employee parking. The lot is contiguous to single family homes on the south side of Seaview Avenue and a large portion of the lot itself is zoned Low Density Single Family.

During the Club's 1st season we experienced numerous very late-night disturbances from employees leaving work who had parked at the 239 S. County lot adjacent to the Seaview Avenue homes. We tried to contact the Club but they do not have a listed telephone number and they did not respond to e-mails.

Please do not allow Carriage House or it's operator to expand any further, especially without the safeguards outlined in their Declaration of Use Agreement as it relates to timing and Notice to neighbors. So far, they've been a nuisance and inconsiderate neighbor.

Sincerely,

John Bloomfield Beach

John B. Beach