

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Carriage House Outdoor Seating Request  
**Date:** Tuesday, September 27, 2022 7:59:57 AM

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*Kelly Churney*  
Deputy Town Clerk

**Town of Palm Beach**  
360 S. County Rd.  
Palm Beach, FL 33480  
561-838-5416  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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**From:** John Sculley <jsculley@sculleyadvisors.com>  
**Sent:** Monday, September 26, 2022 8:18 PM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Cc:** community@carriagehousepb.com  
**Subject:** Carriage House Outdoor Seating Request

\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

*Dear Mayor and Town Council members:*

*I would like to lend my support to the Club's application for outdoor dining. As we are all aware, since the pandemic, outdoor seating has become crucial. At this time, Carriage House is not able to offer meals in their internal courtyard due to their Declaration of Use Agreement, which was agreed to and signed before COVID.*

*I believe outdoor dining should be allowed at the Carriage House as it is with other restaurants and clubs in town. This is a new reality we all must consider. I also do not believe it to be a nuisance to the neighborhood because the courtyard is internal to the building and screened by walls, buildings and landscaping that will keep any potential noise level at bay.*

*Sincerely,*

*John Sculley*

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Carriage House Outdoor Seating Request  
**Date:** Friday, September 23, 2022 11:17:38 AM

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*Kelly Churney*  
Deputy Town Clerk

**Town of Palm Beach**  
360 S. County Rd.  
Palm Beach, FL 33480  
561-838-5416  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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**From:** Jake Leone <jake.leone@frisbiegroup.com>  
**Sent:** Friday, September 23, 2022 10:33 AM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Cc:** community@carriagehousepb.com  
**Subject:** Carriage House Outdoor Seating Request

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Dear Mayor and Town Council Members,

I would like to lend my support to the Carriage House's application for outdoor dining. As we know, outdoor seating has become the norm for many establishments since the pandemic, and I believe that outdoor dining should be allowed at the Carriage House as it is with many other restaurants and clubs in the town. Currently the Carriage House is unable to offer outdoor dining in their internal courtyard due to their Declaration of Use Agreement which was signed before COVID.

The Club had a successful first season and provides a great cultural contribution to Palm Beach. The Club has made sure that there is no impact to the community by minimizing noise levels, and there is no interference with public sidewalks for outdoor seating. The Club's courtyard is internal which will keep noise levels at bay.

I do not believe that outdoor dining at the Club will be a nuisance to the neighborhood as the internal courtyard is screened by walls, buildings and landscaping that will reduce any potential noise level.

Sincerely

Jake

Jake Leone

[Frisbie Group](#) | Palm Beach, FL

(C): 561 602 9726

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Carriage House Outdoor Seating Request  
**Date:** Monday, September 26, 2022 10:22:58 AM

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*Kelly Churney*  
Deputy Town Clerk

**Town of Palm Beach**  
360 S. County Rd.  
Palm Beach, FL 33480  
561-838-5416  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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**From:** Catherine Korsant <catherinekorsant@gmail.com>  
**Sent:** Monday, September 26, 2022 10:15 AM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Cc:** community@carriagehousepb.com  
**Subject:** Carriage House Outdoor Seating Request

\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Dear Mayor Moore and Town Council Members Zeidman, Lindsay, Araskog, Crampton and Cooney:

We would like to lend our support to the Carriage House's application for outdoor dining. As we are all aware since the pandemic, outdoor seating has become crucial. At this time, Carriage House is not able to offer meals in their internal courtyard due to their Declaration of Use Agreement, which was agreed to and signed before Covid-19. We both believe it is only fair for Carriage House to be able to offer meals in their outdoor dining courtyard, as it is with other restaurants and clubs in the Town of Palm Beach. This is a new reality that we must all take into consideration. We also do not believe it to be a nuisance to the neighborhood because the courtyard is internal to the building and screened by walls, buildings and landscaping that will keep any potential sound level at bay. Carriage House does not have to resort to infringing on public walkways/roads to include safer dining.

I would add the following points:

- Public Safety: It can only be responsible for a dining venue to incorporate outdoor space at its outset, long before a public health crisis, such as a pandemic, makes that

planning an afterthought that might in fact intrude on neighbors due to the fact that that outdoor dining impedes public access to sidewalks and is outside the space of the venue. Carriage House has the space available; we highly recommend its use! Being of a certain age group, of which many in Palm Beach are, we did not eat out at all until just recently, even then mostly using outdoor space already part of the restaurant or club. Our experience on sidewalk/roadway dining additions fell far short of a relaxing meal. It is a fact that the common cold and the flu during Covid were quite low in number due to mask wearing, social distancing and outdoor dining. It only makes sense for a municipality to encourage such a plan.

- Town-serving: Great efforts have been made to meticulously preserve and restore the original features of the 264 Mizner Building. We think the job they have done is exemplary. This restoration forms part of a wider plan to continue to regenerate the surrounding areas of South County Road and Phipps Plaza to create longevity for the community and a new role in Palm Beach's architectural history for the next century. Our home is a well-preserved, landmarked Maurice Fatio residence, so we have respect for preservation and historical tradition.
- Cultural contribution: Following a successful first season, Carriage House provides a cultural contribution to the Town of Palm Beach and a place for generations of friends and families with both new and generational ties to Palm Beach to enjoy. It would be good to let Carriage House provide it in a healthy environment as well.
- Community focused: To protect the welfare of the public and neighbors, Carriage House has ensured that there is no impact to the community by minimizing staff impact, traffic and sound levels. There is no interference with public sidewalks for outdoor seating. The courtyard is internal and has been designed to keep sound levels at bay.
- The "new normal": Outdoor seating has become the new normal in town since the pandemic began. It would be wise of Palm Beach to be one of the leaders in continuing to be one of the safer places to dine in Florida. Carriage House would like to be a leader in supporting this.

Respectfully submitted,

Catherine and Philip Korsant  
Casa Giravento  
115 Via La Selva  
Palm Beach, Florida 33480

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Outdoor Dining At The Carriage House  
**Date:** Tuesday, September 27, 2022 11:30:27 AM

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*Kelly Churney*  
Deputy Town Clerk

**Town of Palm Beach**  
360 S. County Rd.  
Palm Beach, FL 33480  
561-838-5416  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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**From:** John Townsend <johntownsend829@msn.com>  
**Sent:** Tuesday, September 27, 2022 11:27 AM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>; community@carriagehousepb.com  
**Subject:** Outdoor Dining At The Carriage House

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Dear Members Of The Town Council,

I am writing to respectfully request your careful consideration of the application for outdoor dining submitted by The Carriage House. The club has one of the loveliest private courtyards in all of Palm Beach and has all of the infrastructure in place to offer first class outdoor dining. The original Declaration of Use Agreement was entered into prior to the pandemic when outdoor dining was much less of an essential priority than is the case today. Given that so many other venues have already been granted permanent outdoor dining capacity it seems equitable to do the same for The Carriage House, and our members are very eager for this alternative. Our courtyard is extremely private, well landscaped and well off of any public areas and I think noise levels would be muted to those outside of the club's facilities.

As a founder of The Carriage House I want to emphasize that our foremost objective is to create an institution that conducts itself as a highly respected citizen of the community, much like other longer established clubs in Palm Beach. In every respect we want to be the very best neighbor possible and, in the case of outdoor dining, would gladly work with the town to offer this amenity in the most courteous and gracious of ways.

Thank you for your consideration.

John L. Townsend, III

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Support for Carriage House Outdoor Seating Request  
**Date:** Monday, September 26, 2022 8:26:57 AM

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*Kelly Churney*  
Deputy Town Clerk

**Town of Palm Beach**  
360 S. County Rd.  
Palm Beach, FL 33480  
561-838-5416  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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**From:** Clifton Robbins <cliff@crobbins.com>  
**Sent:** Sunday, September 25, 2022 2:22 PM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Cc:** community@carriagehousepb.com; dugald@carriagehousepb.com  
**Subject:** Re: Support for Carriage House Outdoor Seating Request

\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Dear Mayor and Town Council Members:

My name is Cliff Robbins and my family and I have been residents of Palm Beach for over forty years. I am pleased to be a member of the Carriage House and I would like to lend my support to the Club's application for outdoor dining.

As we are all aware, since the pandemic, outdoor seating has become crucial. At this time, Carriage House is not able to offer meals in their internal courtyard due to their Declaration of Use Agreement, which was agreed to and signed before COVID. I believe outdoor dining should be allowed at the Carriage House as it is with other restaurants and clubs in town. I also do not believe it will be a nuisance to the neighborhood because the courtyard is internal to the building and screened by walls, buildings and landscaping that will keep any potential noise level at bay.

It is the new reality, post the pandemic, that town residents prefer outdoor dining and I would like this to be available at the Carriage House.

Thank you for your consideration of this application.

With regards,

Clifton S. Robbins



**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Town Council/Outdoor Dining Application for Carriage House  
**Date:** Monday, September 26, 2022 3:38:51 PM

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*Kelly Churney*  
Deputy Town Clerk

**Town of Palm Beach**  
360 S. County Rd.  
Palm Beach, FL 33480  
561-838-5416  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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**From:** Clay Rohrbach <cjrohrbach@hotmail.com>  
**Sent:** Monday, September 26, 2022 3:04 PM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Cc:** community@carriagehousepb.com  
**Subject:** Town Council/Outdoor Dining Application for Carriage House

\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

To the Mayor and Council Members of Palm Beach:

We are members of Carriage House and long-time residents of Palm Beach. This dining club is a great addition to the town, and we have been especially impressed with the care and attention to detail which has gone into making the property and buildings compatible with the neighborhood and the traditions of Palm Beach.

We are also neighbors of Carriage House living at 330 South Ocean Blvd (two blocks away) and very familiar with outdoor dining at numerous restaurants in our neighborhood such as La Goulue, Café L' Europa, Bucan and Cafe Boulud all within a block or two of Carriage House. While Covid brought outdoor dining to the neighborhood and Palm Beach (and it could return), I find fellow residents believe it is a great enhancement to this part of town and hope it will be expanded further as appropriate.

In that regard, we are lending our voices as voters, neighbors, and members in support of permitting outdoor dining in the courtyard at Carriage House and fully support the application being considered by the Town Council at its October 12<sup>th</sup> meeting.

With best regards,

Anne and Clay Rohrbach

September 26, 2022

**RECEIVED**

By Antonette Fabrizi at 1:17 pm, Aug 31, 2022

29 August 2022

Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

**RE: 264 – 270 S COUNTY RD SPECIAL EXCEPTON REQUEST WITH SITE PLAN  
REVIEW\_\_ZON-22-109**

Members of Town Council:

Good evening. We hope this letter finds each of you safe and well. As the property owners of 180 Royal Palm Way, our team has reviewed the application requesting Town Council review and approval for Special Exception Request With Site Plan Review to allow for outdoor café seating (62 seats) within a private courtyard in conjunction to an existing private club/restaurant. Please accept this letter as our formal support of this project. We believe the proposed changes are designed, located, and proposed in a way that is additive to the applicant without negatively impacting the public.

Thank you for your time in this matter and for continuing to protect Palm Beach.

Respectfully,

FG PALM BEACH FUND  
LLC &  
EYE MAN LIMITED  
PARTNERSHIP &  
TAU MID PARTNERSHIP  
LLP

**From:** [Blythe Masters](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Thursday, September 22, 2022 7:09:54 PM  
**Attachments:** [image001.png](#)

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Attention: Kelly Churney  
360 South County Road  
P.O. Box 2029  
Palm Beach, FL 33480

Dear Mayor and Town Council members

I would like to lend my support to the Club's application for outdoor dining. As we are all aware, since the pandemic, outdoor seating has become an important way of life, crucial to health and safety, but also to the new normal in which people have become comfortable interacting socially. At this time, Carriage House is not able to offer meals in their own internal courtyard due to their Declaration of Use Agreement, which was agreed to and signed before COVID. I believe outdoor dining should be allowed at the Carriage House as it is with other restaurants and clubs in town. This is a new reality we all must consider. I also do not believe it to be a nuisance to the neighborhood because the courtyard is internal to the building and screened by walls, buildings and landscaping that will keep any potential noise level at bay.

I sincerely hope you will accommodate the request.

Best regards  
Blythe

**Blythe Masters**  
Founding Partner



C: [+1 917.880.7829](tel:+1917.880.7829)  
E: [blythe@motivepartners.com](mailto:blythe@motivepartners.com)  
Hermitage Farm South  
14136 Equestrian Way  
Wellington  
FL. 33414

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John Bloomfield Beach  
140 Seaview Avenue  
Palm Beach, Florida 33480

**RECEIVED**

SEP 06 2022

TOWN OF PALM BEACH  
PZB DEPARTMENT

September <sup>6</sup>~~1~~, 2022  
Via Hand Delivery

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

RE: Zon-22-109, 264 & 270 S. County Road

I oppose the Special Exception to Amend the Carriage House Declaration of Use agreement prematurely for any purpose that allows them to expand. So far, they've been a nuisance and inconsiderate neighbor.

Paragraph 31 of the Declaration of Use stipulates the Town Council meetings regarding any Declaration of Use revisions occur between January and May; Applicant is requesting approval at the October 12 meeting but this deviation is not clearly stated in the Notice to residents.

During their 1<sup>st</sup> season, we experienced numerous late-night disturbances related mostly to employee parking. Carriage House has no listed phone number and did not respond to e-mails we sent them.

Hopefully they will be more considerate in their 2<sup>nd</sup> year of operation and may seek revisions then in accordance with the Declaration of Use Agreement.

Sincerely,

*John Bloomfield Beach*

John B. Beach

Mrs. Emilia Fanjul  
105 Jungle Rd.  
Palm Beach, Florida 33480

Friday, September 23, 2022

**Attention:** Kelly Churney  
360 South County Road  
P.O. Box 2029  
Palm Beach, FL 33480

**RE:** Carriage House Outdoor Seating Request

Dear Mayor and Town Council members:

I would like to give my support to the Carriage House Club's application for outdoor dining. Since the pandemic, outdoor seating has become crucial. I believe outdoor dining should be allowed at the Carriage House as it is already in place at other restaurants and clubs in town.

We all must consider this new reality. I also do not believe it to be an inconvenience to the neighborhood because the courtyard is internal to the building. The Club members would appreciate your kind approval of this request.

Sincerely,

*Emilia Fanjul*

Mr. J. Pepe Fanjul  
105 Jungle Rd.  
Palm Beach, Florida 33480

Friday, September 23, 2022

**Attention:** Kelly Churney  
360 South County Road  
P.O. Box 2029  
Palm Beach, FL 33480

**RE:** Carriage House Outdoor Seating Request

Dear Mayor and Town Council members:

I am a member of the *Carriage House* and I understand they are applying for a permit for outdoor dining to make use of the beautiful courtyard. I respectfully urge the council to approve it, as it will greatly enhance the dining experience for members and guests of the Club.

The one good thing coming out of the pandemic is the condition of outside dining in so many places around the country including our beautiful of Palm Beach. In this case, it is even better as it is not on the sidewalk, road or any public walkways.

Sincerely,

*J Pepe Fanjul*

**From:** [DANIEL STANTON](#)  
**To:** [Kelly Churney](#); [Margaret Zeidman](#); [Bobbie](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Dining  
**Date:** Friday, September 23, 2022 2:32:14 PM

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Dear Mayor, Maggie, Bobbie, Julie, Lew & Ted,

I am writing to each of you to lend my support to the Carriage House request to have outdoor dining. We have all seen most restaurants in Palm Beach offer outdoor alternatives as a response to the pandemic. Most of those are on sidewalks or other open spaces. At the Carriage House their request is for dining within an enclosed courtyard bordered by their buildings, walls and interior plantings. That enclosure will clearly buffer any noise much more than other establishments with more visible and unobstructed outdoor seating arrangements.

I think most residents would agree that the Carriage House to date has been an exemplary Palm Beach institution. They have completed a beautiful restoration of their facility. They have taken the entrance on County Road and moved it out of view into an adjacent parking lot which minimizes road congestion. They offer valet service to the club for members to minimize vehicular traffic and congestion. Their entrance reconfiguration is an enhancement for Phipps Plaza which benefits both from lower vehicular density and the upgrade of the building at their street entrance.

New clubs always face some pushback in their early stages. Having built a club in the Northeast I have experienced those types of reactions. Today the other clubs in our Town have become institutions that are appreciated by our residents and indeed are an amenity that is very much part of the decision to move to our Town. The waiting lists to join every club on island are a testament to that. The Carriage House will become part of that draw to Palm Beach I believe. It is an institution in its earliest stages trying to provide a high grade experience to a diverse group of our residents.

Their outdoor dining request will be part of that member experience. I believe the request is very reasonable and very manageable. It has my support and I urge you to evaluate it in a positive light and allow the enclosed dining space to be approved.

Thanks for your consideration,

Dan Stanton

**From:** [Ver Bockel, John](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House  
**Date:** Saturday, September 24, 2022 1:33:24 PM

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\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Dear Mayor and Town Council members:

I would like to add my name in support of the Carriage House application for outdoor dining.

I am a full-time (year-round) Palm Beach resident (live on Mockingbird Trail), and a member of the Carriage House.

Just as other high-quality Palm Beach restaurants offer outdoor dining, I believe that the same privilege should be afforded to the Carriage House.

Outdoor seating has become much more prevalent as we all have navigated the Pandemic.

The inner courtyard layout should provide additional seclusion from nearby residents.

Also, if outdoor dining is allowed, it would probably be almost imperceptible to anyone nearby.

Thank you,

John Ver Bockel

**John Ver Bockel**

Managing Director, Wealth Manager  
First Republic Investment Management  
First Republic Private Wealth Management

241 Royal Palm Way | Palm Beach, FL 33480

Office: (561) 803-1091 | Fax: (561) 803-1000 | Email: [jverbockel@firstrepublic.com](mailto:jverbockel@firstrepublic.com)



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FL Insurance # W116991



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First Republic Private Wealth Management  
111 Pine Street  
San Francisco, CA 94111

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September 24, 2002

RE: Carriage House Outdoor Seating Request

*Dear Mayor and Town Council members:*

*I would like to voice my support regarding the Carriage House's application for outdoor dining. As we are all aware, since the pandemic, outdoor seating has become crucial. At this time, Carriage House is not able to offer meals in their internal courtyard due to their Declaration of Use Agreement, which was agreed to and signed before COVID. I believe outdoor dining should be allowed at the Carriage House as it is with other restaurants and clubs in town. This is a new reality we all must consider. I also do not believe it to be a nuisance to the neighborhood because the courtyard is internal to the building and screened by walls, buildings and landscaping that will keep any potential noise from impacting neighbors. I own a house a block away on Seaview and am not concerned about noise or other violations. To date the Club appears to have lived up to all of their commitments regarding parking, noise abatement, operating hours, etc.*

*Please consider these further points:*

- **Town-serving:** Great efforts have been taken to meticulously preserve and restore the original features of the 264 Mizner building. This restoration forms part of a wider plan to continue to regenerate the surrounding areas of South County Road and Phipps Plaza to create longevity for the community and to provide a new model in Palm Beach's architecture history for the next century. Contrast this with some of the run down and long vacant properties along South County, which are eyesores in our neighborhood and devalue our properties.
- **Community focused:** To protect the welfare of the public and neighbors, the Club has ensured that there is no impact to the community by minimizing staff impact, traffic, and noise levels. There is no interference with public sidewalks for outdoor seating, as there is with several nearby restaurants. The courtyard is internal and has been designed to keep noise levels at a minimum.
- **The 'new normal':** Outdoor seating has become the new normal in town since the pandemic began. I support the decisions you have made in this regard and encourage you to make one in favor of the Carriage House, which would have much less impact on the neighborhood than others previously allowed.

*Please feel free to reach out to me with any questions.*

*Christine Watkins, Owner 333 Brazilian Ave and 235 Cocoanut Row, Palm Beach*

**From:** [Bill Ford](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Thursday, September 22, 2022 3:24:31 PM

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Dear Mayor and Town Council members:

I would like to lend my support to the Club's application for outdoor dining. As we are all aware, since the pandemic, outdoor seating has become crucial. At this time, Carriage House is not able to offer meals in their internal courtyard due to their Declaration of Use Agreement, which was agreed to and signed before COVID. I believe outdoor dining should be allowed at the Carriage House as it is with other restaurants and clubs in town. It will best serve the Town in many ways. Public safety will be served by dining in the open air. Public well-being will be served as those still reluctant to return to public places can transition back to a gradual sense of comfort in their community. I also do not believe it to be a nuisance to the neighborhood because the courtyard is internal to the building and screened by walls, buildings and landscaping that will keep any potential noise level at bay. People will go where there is outdoor dining. Outdoor dining can only serve to draw residents and visitors alike to our wonderful town. This is a new reality we all must consider.

Kind regards,

Bill Ford

**WILLIAM E. FORD**  
Chairman and CEO  
General Atlantic  
212.715.4020  
[wford@generalatlantic.com](mailto:wford@generalatlantic.com)

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**From:** [Dave Frisbie](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Application  
**Date:** Thursday, September 22, 2022 1:55:08 PM

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Dear Mayor and Town Council Members,

The Frisbie family would like to lend our support to the Carriage House outdoor seating application. As we all now recognize, outdoor seating is very additive to both the (i) wellness of our community and (ii) our Palm Beach quality of life. Historically, outdoor dining has been a wonderful offering from many of our Palm Beach iconic restaurants and clubs. Currently the Carriage House is unable to offer outdoor dining in their internal courtyard due to the pre-COVID Declaration of Use Agreement.

With a wonderful first season, Carriage House has revealed to our community, a very professionally orchestrated cultural amenity. The Club has ensured that all of its offerings are characterized by excellence, with only positive impacts to our quality of life. And as the Club's internal courtyard is screened by walls, buildings and landscaping, this outdoor seating will have no impacts to our public sidewalks. Accordingly, we're hoping this very additive amenity will be approved.

Respectfully,

Dave Frisbie

**From:** [Drew Guff](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Dining.  
**Date:** Thursday, September 22, 2022 1:04:13 PM

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\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Dear Ms. Churney, Mayor and Town Council Members,

I write this letter to you from my bedside where I am currently recovering from CoVid. I had avoided CoVid for over two and a half years but recently succumbed to it even after just receiving the new bivalent booster.

I had largely avoided the virus by being as careful as possible about spacing and remaining outdoors as much as possible for social interactions. But with the pandemic now fading from people's minds, we all have convinced ourselves we are safe again when in reality we still need to be cautious. I know that I contracted CoVid from more recent and more crowded interactions indoors.

One of the greatest features of our community in Palm Beach is that we are able to enjoy outdoor social interactions and enjoy the wonderful weather — which during CoVid has meant a great deal of safety for all of us. I always marvel at our far lower rates of CoVid versus the northern states.

I am writing you specifically to ask your support to allow outdoor dining on the Carriage House premises. Their eating area is not visible to passersby and not heard as it is shielded by the walls of an interior courtyard. Other eating establishments are allowed outdoor dining and some even on public sidewalks.

It's notable that Carriage House's original Declaration of Use was issued before the pandemic and before the need for Palm Beach in general to allow safe outdoor dining as a policy.

The permission that Carriage House seeks seems perfectly reasonable and in line with the policy and intention of the Town of Palm Beach — to allow quiet non-disruptive social activity and dining that is also a public safety good. I hope you will please support it. The Carriage House has also been a good local citizen of the Palm Beach community. The restoration of their two landmark buildings (by Palm Beach's two great architects) convey to all the special beauty of Palm Beach architecture and the club's activities benefit the Town's tax base in a substantial way.

In the same way that Carriage House did not abuse the privilege of restoring these buildings — they spent the money and kept their end of the bargain if you will — I am confident they will also comply with whatever outdoor dining rules which apply and so I believe they again will proudly keep their end of the bargain as a good community member.

But mostly, as I lie here in bed with my fever and cough and headache, I HUMBLY IMPLORE you to allow outdoor dining at this discreet wall-off place as a public health matter. CoVid still exists and infects us, as much as we would like to convince ourselves otherwise. Your allowing outdoor dining activities at Carriage House can help make life a little safer for all of us, not to mention some relief for the local healthcare system. It might even save some lives.

Respectfully,

Drew J. Guff

75 Via Mizner  
Palm Beach

**From:** [Brian J. Higgins](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Thursday, September 22, 2022 2:24:03 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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Dear Mayor and Town Council members:

I would like to lend my support to the Club's application for outdoor dining. Currently, Carriage House is unable to offer meals in their internal courtyard due to their Declaration of Use Agreement, an agreement signed before COVID. As we all know, outdoor seating has become crucial since the pandemic. I believe outdoor dining should be allowed at the Carriage House just as it is with other restaurants and clubs in town. The courtyard is completely enclosed by walls within the property allowing noise levels to be kept to a minimum and preventing any disruption to the neighborhood. Outdoor seating has become a part of life since the pandemic, I am hopeful Carriage House is given the opportunity to participate.

Kind regards,

Brian J. Higgins

**Brian J. Higgins**  
*Managing Partner*  
T: +1.212.812.3155  
[BHiggins@kingstreet.com](mailto:BHiggins@kingstreet.com)



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**From:** [Tania Higgins](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House outdoor seating  
**Date:** Thursday, September 22, 2022 2:55:41 PM

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RE: Carriage House Outdoor Seating

Dear Mayor and Town Council members,

I am writing to express my support on behalf of Carriage House's application for an outdoor dining permit.

Outdoor dining is prevalent throughout town, and it would be great if the Carriage Club was also able to participate in this new normal following Covid.

The design of the courtyard is well screened by internal walls and buildings allowing noise from outdoor dining to be limited. The Club serves as a cultural contribution to the town of Palm Beach and a gathering place for generations of family members and friends.

Carriage House enjoys being part of the Palm Beach community. We aim to help protect the welfare of the public and neighbors in our opening and daily operations.

Please consider allowing the Club to offer outdoor dining as most other establishments now do. Thank you for your time.

Best wishes,

Tania Higgins



**From:** [Pfeifler, Brian](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating  
**Date:** Thursday, September 22, 2022 2:05:49 PM

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Dear Mayor and Town Council members:

As a long-time resident of Palm Beach I would like to lend my strong support in favor of the Carriage House's application for outdoor dining. The Carriage House is a wonderful addition to the town of Palm Beach having completed an exemplary renovation and conversion of two buildings into a dining club. As we are all aware, since the pandemic, outdoor seating has become crucial for the survival of our town's restaurants and for the enjoyment of our residents. At this time, the Carriage House is not able to offer meals in their internal courtyard due to their Declaration of Use Agreement, which was agreed to and signed before COVID. I believe outdoor dining should be allowed at the Carriage House as it is with other restaurants and clubs in town. This is a new reality we all should enthusiastically encourage and support. Outdoor dining at the Carriage House should inconvenience no one and as the internal area is surrounded by the club and screened by walls, buildings and landscaping. Many other restaurants recently have been granted outdoor seating permits, which I fully support, and I believe a similar accommodation should be accorded to the Carriage House's request. Thank you very much for your consideration of this important request.

Respectfully,

Brian Pfeifler

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**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Carriage House Outdoor Seating Request  
**Date:** Monday, September 26, 2022 11:08:04 AM

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*Kelly Churney*  
Deputy Town Clerk

**Town of Palm Beach**  
360 S. County Rd.  
Palm Beach, FL 33480  
561-838-5416  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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**From:** Jed Swan <jedswan1@gmail.com>  
**Sent:** Monday, September 26, 2022 11:05 AM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Cc:** community@carriagehousepb.com  
**Subject:** Carriage House Outdoor Seating Request

\*\*\*\*\*Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.\*\*\*\*\*

Dear Mayor & Town Council Members,

I am writing this email in support of The Carriage House application for Outdoor Seating. The world has changed since the pandemic and the ability to offer outdoor/fresh air options for all dining establishments on the island is important for the health and comfort of our community. The Carriage House is a welcome addition to the island and should be afforded the same outdoor dining flexibility as everyone else. Given that the request is for outdoor seating to be in an enclosed courtyard, this will have zero impact on the neighborhood or any public space.

As a 30 year resident of Palm Beach, I appreciate your consideration on this matter.

Sincerely,

Jed Swan

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**Jed Swan**  
400 South Ocean Blvd #210  
Palm Beach, FL 33480  
781-964-1405

**From:** [Rosa Maria Colina](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Thursday, September 22, 2022 5:56:27 PM

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Dear Mayor and Town Council Members,

I am a new resident of Palm Beach and a New York City refugee. I have enjoyed the Carriage House and recently learned of their application for outdoor dining, and I am writing to support this effort.

As you know, outdoor seating became necessary during the pandemic. Many restaurants would not have survived without it, impacting patrons, employers, and employees. Unfortunately, Carriage House cannot offer outdoor dining in its internal courtyard due to its Declaration of Use Agreement, signed before COVID.

The Club's successful first season demonstrated what a significant cultural contribution to Palm Beach The Club quickly became. Additionally, The Club showed that it could function without impacting its neighbors or our community while providing a place for generations of PB friends and families to gather.

As an Architect, Urban Designer, and Foodie, I consider outdoor dining a fantastic amenity for patrons and a healthy option for large social gatherings. I also appreciate the meticulous preservation and restoration of the original 264 Mizner building. As a result, the Club not only preserved a vital piece of Palm Beach's architectural history but contributed to the revitalization of South Country Road and Phipps Plaza.

I believe outdoor dining at Carriage House will not be a nuisance to the neighborhood. Its internal courtyard is screened by walls, buildings, and landscaping, reducing noise and not interfering with public sidewalks.

I sincerely hope you consider my strong support and provide Carriage House permission to operate its internal courtyard.

Respectfully,

Rosa Maria Colina de Winstanley

Sent from my iPhone

Thomas E. Zacharias

September 22, 2022

Via e-mail to:

Ms. Kelly Churney  
Deputy Town Clerk  
360 South County Road  
Palm Beach, FL 33480

Re: Carriage House Courtyard Dining Application

Dear Mayor and Town Council Members:

I am writing in support of the application of the Carriage House to be allowed to serve drinks and dinner in its outdoor courtyard. I understand the application is going before the Town Council on Wednesday October 12<sup>th</sup> at 9:30 am.

I remember when Carriage House was going through the approval process, and it was quite lengthy as no one was quite sure what to expect. Now there are two meticulously renovated historic buildings and a successful and sophisticated club fitting seamlessly into Palm Beach. A unique part of the renovation was the creation of a courtyard between the two buildings. The courtyard is fully surrounded by buildings owned by Carriage House.

Outdoor dining has flourished in Palm Beach, and residents enjoy it and request it. Carriage House is fortunate to have a fully protected and screened area for its members to eat outside. In this case, an outdoor seating component should be allowed, as it has been allowed at nearly all the Palm Beach restaurants. Many people due to the pandemic only feel comfortable eating outside. This will likely continue for some time. I suggest that members of the Council who are not familiar with the sequestered courtyard request a tour so they can be comfortable granting the variance. Use of the outdoor seating for dining will have no effect on the neighbors.

In its first season, the Club has proven itself to be a good neighbor, and a valuable addition to the community. The request to have outdoor dining with 63 seats seems very appropriate. I do hope the Town Council will give this request favorable consideration.

I have great appreciation for all you do to make Palm Beach a wonderful place.

Respectfully,

A handwritten signature in dark ink, appearing to read "Thomas E. Zacharias", written in a cursive style.