

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Carriage House -- outdoor dining  
**Date:** Thursday, September 29, 2022 8:31:12 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:** kirsten shilling <kikishilling@gmail.com>  
**Sent:** Thursday, September 29, 2022 5:56 AM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Cc:** community@carriagehousepb.com  
**Subject:** Carriage House -- outdoor dining

\*\*\*\*\*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.\*\*\*\*\*

RE: Carriage House Outdoor Seating

Dear Mayor and Town Council members,

We would like to let you know of our support for the Carriage House's application for outdoor dining. As we are all aware, since the pandemic, outdoor seating has become crucial. We still choose outdoor dining when possible and we know this is even more important for some of our older community members for their health and safety. We ourselves have vulnerable family members (4 of them in 80s and 90s) and would love to be able to eat with them at Carriage House. Much of the magic of Florida over COVID has been the ability to gather outside and share meals. I think this helped us make it though. 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 and hope you will. 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 noise level at bay.

Please feel free to reach out to us if we can offer any further information.

Many thanks.

Kiki and Drew Shilling

Kiki Shilling Design  
93 Old Sudbury Road  
Lincoln, Massachusetts 01773  
978-807-8312

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Carriage House Outdoor Seating Request  
**Date:** Thursday, September 29, 2022 2:31:10 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:** Melanie Charlton Fowler <melanie@clos-ette.com>  
**Sent:** Thursday, September 29, 2022 2:18 PM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Cc:** community@carriagehousepb.com  
**Subject:** RE: Carriage House Outdoor Seating Request

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Dear Mayor and Town Council members:

Great efforts have been taken to meticulously preserve and restore the original features of the Carriage House Club House 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 a new role in Palm Beach's architecture history for the next century.

Following a successful first season, the Club 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.

To protect the welfare of the public and neighbors, the Club has ensured that there is no impact to the community through minimizing staff impact, traffic, and noise levels. There is no interference with public sidewalks for outdoor seating. The courtyard is internal and has been designed to keep noise levels at bay.

Outdoor seating has become the new normal in town since the pandemic began. I think we should honor that as Carriage House has focused so keenly on honoring all of the social, cultural

and community and environmental nuances proposed and dictated by the Town.

Thank you for your time and for keeping the town growing while preserving the best parts of its legacy!

Warmly,

Melanie Charlton Fowler  
9175202635  
Sent from my iPhone

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Carriage House Outdoor Seating Request  
**Date:** Friday, September 30, 2022 10:38:56 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:** Mike Masterson <masterson00@gmail.com>  
**Sent:** Friday, September 30, 2022 10:28 AM  
**To:** Kelly Churney <KChurney@TownofPalmBeach.com>  
**Cc:** Dugald McGinness <dugald@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.*

**Further points of assistance:**

- **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 a new role in Palm Beach's architecture history for the next century.
- **Cultural contribution:** Following a successful first season, the Club 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.

- **Community focused:** To protect the welfare of the public and neighbors, the Club has ensured that there is no impact to the community through minimizing staff impact, traffic, and noise levels. There is no interference with public sidewalks for outdoor seating. The courtyard is internal and has been designed to keep noise levels at bay.
- **The ‘new normal’:** Outdoor seating has become the new normal in town since the pandemic began.

Kind regards,

Michael and Gloria Masterson

274 Orange Grove Rd.

Palm Beach

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Carriage House Outdoor Seating Request  
**Date:** Friday, September 30, 2022 9:55:46 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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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:** Haslam, Dee <DHaslam7@haslamsports.com>  
**Sent:** Friday, September 30, 2022 9:44 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 am writing in support of outdoor dining at the Carriage House. Outdoor dining offers a safe environment for people to gather in the community. As well as, the outdoor experience continues to be one of the most attractive settings to show off the attributes of Palm Beach. Continuing to create these outdoor experiences in our community will certainly be important for our future.

We are excited about the upcoming season and look forward to spending time in town and hopefully grabbing dinner outdoors at the Carriage House.

We appreciate your service to this community and appreciate your attention and dedication to creating one the most wonderful communities in the country.

Thank you,

Dee Haslam  
CEO, Haslam Sports



*This message may contain confidential, proprietary and/or legally privileged information of the Cleveland Browns. If it has been sent to you in error, please inform the sender of the error, and immediately delete this message from your system. Thank you.*

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Carriage House Outdoor Seating Request  
**Date:** Friday, September 30, 2022 9:40:20 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)

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

From: Robert Keith <[rmkeithjr@gmail.com](mailto:rmkeithjr@gmail.com)>  
Sent: Friday, September 30, 2022 9:34 AM  
To: Kelly Churney <[KChurney@TownofPalmBeach.com](mailto:KChurney@TownofPalmBeach.com)>  
Cc: [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
Subject: Carriage House Outdoor Seating Request

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To Whom It May Concern:

The purpose of this correspondence is to make you aware of our support for the Carriage House application for outdoor dining.

In that regard, our support for this application is founded upon the following rationale:

1. The current Declaration of Use Agreement pre-dated the pandemic and doesn't consider the health benefits of having an outdoor dining option. Obviously, other restaurants and clubs in town have been granted expanded use during and post the pandemic.
2. Since the proposed outdoor dining area at Carriage House is fully enclosed by current Club structures and landscaping, disruption to the surrounding neighborhood will be negligible, if not, completely unnoticeable.
3. The Club's record to date of effectively managing its impact on the Palm Beach community has been laudatory and should give the town a great deal of comfort that its outdoor dining request will be managed in a fashion consistent with these standards.

Hopefully, after a successful first year of operation the town can better envision how the Carriage House is additive to the vibrant cultural scene in Palm Beach.

Thank you in advance for giving the Carriage House application for outdoor dining the scrutiny that it deserves.

Sincerely,

Bob and Katie Keith  
218 Merrain Road

> Sent from my iPad

**From:** [Kelly Churney](#)  
**To:** [Antonette Fabrizi](#)  
**Subject:** FW: Carriage House Outdoor Seating Request  
**Date:** Wednesday, September 28, 2022 1:55:18 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:** Brian Simmons <brian@simmonsfamily.com>  
**Sent:** Wednesday, September 28, 2022 12:36 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. The Club has already proven itself to be a good neighbor. After a meticulous renovation of an important, historical building, the Club opened last spring with no noise, parking conflicts, or other issues. I predict that Carriage House will quickly become a positive part of the social fabric in Palm Beach along with other private clubs and many restaurants – all of which have outdoor dining. Please consider positively the Club's request to use its internal courtyard for cocktails and dining.

Sincerely,

Julie & Brian Simmons  
303 Maddock Way

**From:** [Devon Vogt](#)  
**To:** [Kelly Churney](#); [Donna Acquavella \( donnajo820@gmail.com\)](#)  
**Cc:** [community@carriagehousepb.com](#)  
**Subject:** RE: Carriage House Outdoor Seating Request  
**Date:** Friday, September 30, 2022 4:19:05 PM

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Dear Mayor and Town Council Members,

I am writing on behalf of Donna Acquavella to support the Carriage House Club's application for outdoor dining.

Since the pandemic, outdoor seating has become crucial and the "new normal". 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 began. 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 not interfere with public sidewalks and will keep any potential noise level at bay.

I wholeheartedly support the Carriage House's request for outdoor dining, and I hope their application will be considered favorably. Thank you.

Sincerely,

Donna Acquavella  
[Donnajo820@gmail.com](#)

**CHARLES AYRES  
150 BRADLEY PLACE, PHE  
PALM BEACH, FL 33480**

September 30<sup>th</sup>, 2022

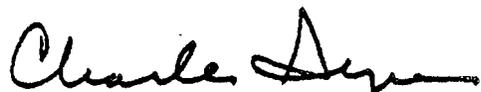
Town of Palm Beach  
360 South Country Road  
P.O. Box 2029  
Palm Beach, FL 33480

RE: Carriage House Outdoor Seating Request

Dear Mayor and Town Council members:

I would like to lend my support to the Club's application for outdoor dining. As we are all aware, since the pandemic, outdoor seating has become a positive and necessary increment to safe dining. My understanding is that at this time, Carriage House is not able to offer meals in their internal courtyard due to their Declaration of Use Agreement, which members thought 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 trust it would not 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 am grateful for your careful consideration.

My very best,

A handwritten signature in black ink that reads "Charles Ayres". The signature is written in a cursive style with a long, sweeping underline.

Charlie Ayres

**From:** [MERRILYN BARDES](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House request  
**Date:** Friday, September 30, 2022 5:20:33 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 Members of our Town Council,

It is my pleasure to write this letter asking you for your support for outside dining at the Carriage House. The Carriage House has a lovely interior terrace that is waiting to welcome members and their guests for lunch and dinners! It is about as charming a spot as any in Palm Beach.

As you know, the 264 building is beautiful. Every detail seems perfection to me in every way. It is just missing outside dining.

Please give the Carriage House request every consideration.

Thank you and warmest regards,

Merrilyn Bardes

**From:** [Ellen Breed](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Outdoor seating considerations  
**Date:** Saturday, October 01, 2022 8:29:40 AM

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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,

Alan and I would like to add our support to the Carriage House efforts to obtain outdoor seating. We have come a long way from the early days of COVID but it is still here. The outdoor seating allows us to continue to practice good distancing while enjoying the most beautiful weather and setting palm beach has to offer! Other restaurants in the area have obtained their outdoor seating quickly as it was so important to get them back open while keeping their patrons safe. The Carriage House should now be given the same opportunity.

The Carriage House has also developed a fabulous outdoor area that is not only beautiful, but also designed to keep noise levels low for residents in the area. Also by allowing outdoor dining now you will be helping the the fabulous staff who are eager to start serving the new outdoor area.

Thank you for your consideration.

Sincerely,

Ellen and Alan Breed

Sent from my iPhone

James & Krista Corl  
100 Royal Palm Way, Apt. G-4  
Palm Beach, FL 33480

Town of Palm Beach  
Planning, Zoning and Building Department  
360 South County Road  
Palm Beach, FL 33480

**RE: Application of Carriage House Properties Partners, LLC for outdoor café seating**

Dear Town Council of Palm Beach,

This letter shall record our support of the application of the Carriage House for outdoor dining privileges.

We have been Royal Palm Way residents, seasonally, since 2014. We very much enjoy our building and its location within the exciting and elegant midtown neighborhood. Nonetheless, we recognized at the time we chose our location, that the northern edge of midtown, with its many retail vacancies along South County Road, was a bit of a fallow zone in the otherwise rich and exciting texture of commercial activity in the midtown area. We hoped that over time the rebounding economy would help to fill in the activity level in this area. We have been very pleased to see this happen, with the addition of exciting retail concepts like La Goulue, and now, The Carriage House. The rejuvenation of the area around Phipps Plaza that is going along with this is also a plus for the neighborhood and of course we are very much looking forward to a high quality re-development of the Palm House hotel site on our block.

As midtown residents, and, frankly, as a lifelong real estate investment professional, I believe that when one selects a residential location in the midst of a commercial district, one implicitly accepts the tradeoffs that go along with this type of location. On the one hand, we tremendously enjoy the benefit of being in a pedestrianized zone that allows us quick, convenient access to many, many shopping and dining and cultural amenities. On the other hand, we likewise accept the fact that we live in commercial area that will entail some accompanying but commensurate noise and traffic and parking challenges. To believe that one can have one without the other is unrealistic and self-contradictory.

In our view, the Carriage House is shaping up to be an ideal neighbor and a great addition to the neighborhood. The amount of capital they have poured into the existing, historic buildings they are occupying is admirable and has already beautified the neighborhood. The exterior and interior improvements they have made are in good taste and reflect the best architectural and design traditions of Palm Beach. The usage that is planned there seems to be completely in keeping with the longstanding use of that location as an exciting, tasteful, town-serving, dining and socializing establishment. The sponsorship is top-notch and the organization appears to have comported themselves with a high level of professionalism and to have demonstrated great respect for the town and the surrounding neighborhood.

We believe that tasteful, properly controlled outdoor dining facilities add to residents' enjoyment and enhances the romantic ambience of Palm Beach -- particularly in the COVID era where many people find it more comfortable and relaxing to eat outside. As such, we support the extension of these privileges to the Carriage House. We find it to be compatible with the commercial use and with the neighborhood. The containment of the proposed outdoor dining inside an enclosed courtyard will make it particularly unobtrusive, in our view. It should be noted that our apartment is on the extreme western end of the 100 Royal Palm Way building, which places us less than one block from the site in question; and we have line-of-sight to the Carriage House from our fourth floor master bedroom window and outdoor balconies.

Regrettably, we will be unable to attend the meeting on October 12 to discuss this matter with you in person. However, we are happy to have our letter read into the record on this matter. Please feel free to contact us should you have any further questions about our advocacy for this Special Exception Request.

Respectfully submitted,

James & Krista Corl

[jim@corl.com](mailto:jim@corl.com)  
(917) 796-1829

**From:** [Stephen Dattels](#)  
**To:** [Kelly Churney](#); [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House - Letter of Support For the Carriage House Outdoor Dining  
**Date:** Friday, September 30, 2022 1:54:12 PM

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Dear Mr. Churney:-

My wife, Jennifer Dattels, and I are members of the Carriage House which we believe is a fantastic development for the Town of Palm Beach. It is clearly providing unparalleled excellence for fine dining which has greatly enhanced the appeal and experience Palm Beach offers to its residents.

We would very much appreciate your tabling with the Mayor and Town Council Members this Letter of Support at the upcoming council meeting when the Club's application for outdoor dining will be considered.

First and foremost, Michael & Paula Bickford spared no expense in developing the Carriage House to the most exacting standards possible with exquisite design in keeping with the most prestigious historic buildings in Palm Beach and it is now frankly a key landmark of Palm Beach. In our opinion, initial objections by several residents were not only unwarranted but extremely unfair to what the Bickford's together with their backers and members were creating for the Town. I think it is widely recognised at this juncture that the Carriage House is a tremendous addition to making Palm Beach an internationally recognised destination for elegant fine dining amongst other many attributes it provides.

Outdoor dining has become a staple for Palm Beach dining with numerous venues providing outdoor dining - particularly with the advent of Covid. Even prior to Covid many private and public establishments provided outdoor dining making it incredibly unfair to deprive members of the Carriage House with this service and safety net. Furthermore, we do not see how permitting the Carriage House to provide outdoor dining in any way prejudices or interferes

with the lifestyle of other residents. In fact, some of the initial objectors have applied for membership having realized the benefits which the Carriage House provides to themselves and the community. Lastly, the courtyard is internal, is surrounded by buildings and has been landscaped with screening to limit any peripheral noise. The courtyard in no way interferes with residents. Indeed, it is far less obtrusive than other establishments which spill outdoor dining on to open public areas.

I am sure Town Council will also recognise that the Carriage House has been instrumental in rejuvenating Phipps Plaza and surrounding areas to a newly refreshed historical perspective which will stand the test of time. It will now become one of the most important destinations for Palm Beach' residents not only for fine dining but also culturally as well as being an important generational family gathering place.

We would very much appreciate Town Council's support in permitting requested outdoor dining for the courtyard – many thanks.

Yours very truly,

Stephen & Jennifer Dattels



DAVID T. FISCHER  
AMBASSADOR OF THE UNITED STATES OF AMERICA, (RET.)

September 30, 2022

Via Electronic Mail

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

Re: Carriage House Outdoor Seating Request

Dear Mayor and Town Council Members,

Jennifer and I write to express our support of the Carriage House' application for outdoor dining.

We understand that prior to the Covid pandemic Carriage House signed a Declaration of Use Agreement that does not permit dining service in their courtyard and restricts them from requesting modifications until May, 2024.

As you know much has changed in our world as a result of the Covid pandemic. Outdoor seating has not only become crucial for customers but the new norm. Many restaurants in the Town of Palm Beach provide outdoor dining, and as such we believe it is important that the Carriage House be permitted to do the same.

Moreover, the Carriage House courtyard is internal and fabulously designed to assure noise levels are reduced if not eliminated and will not be a concern to the neighborhood.

For these reasons, we fully support the Carriage House in this application. Thank you for your consideration.

Sincerely

Two handwritten signatures in black ink. The first signature is 'David' and the second is 'Jennifer'.

David & Jennifer Fischer

September 30, 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:

Heather and I are extending our support to The Carriage Club's application for outdoor dining. The success of the club, the magic of this unique property, is the extraordinary outdoor space they created for its members. The Club has left no stone unturned over the last 5 years planning and building this one-of-a-kind property. The vast majority of the membership are residents of Palm Beach Island, all who materially enjoy outdoor dining at the dozens of restaurants and clubs across the island. The single largest positive to come from Covid was outdoor dining, which the entire community enjoys. I think about Pizza Al Fresco, Renato's, The Everglades Club, Bricktops, Club Colette, Swifty's, and the list goes on. Fantastic experiences for all Palm Beach residents are enjoyed at all these outdoor establishments. It's made Palm Beach even more special, and the envy of the state of Florida.

The unique design and sensitivity to the neighborhoods concerns allows them to have a courtyard that's screened by walls and internal to its own building. I don't know of another establishment that has both a "protected space" coupled with a smaller number of targeted afternoon and nightly seating's relative to its peers on the island. It's an intimate space that's visually and noise enclosed.

Careful consideration was applied to this property, which has jump started a "business vacant" space between Worth Ave and Royal Poinciana, reinvigorating Phipps Plaza, and creating enhanced value to the area. The club's ownership was hyper-sensitive towards its neighbors; working carefully with the design team to deliver an architectural gem for the greater good of the town, as well as protecting the important relationship with the surrounding property owners. Noise related concerns was priority #1, which has been validated with the building's design.

Please feel free to reach-out to me if you have any additional questions. The Carriage House is an extraordinary new asset for the Town of Palm Beach, and one we all should be very proud of.

Thank you for your consideration



Mark & Heather Flaherty  
145 Peruvian Ave  
Unit 102  
Palm Beach, FL 33480  
617-974-1662



**From:** [Katie Frisbie Crowell](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com); [Cody Crowell](#)  
**Subject:** RE: Carriage House Outdoor Seating Request  
**Date:** Friday, September 30, 2022 4:41:22 PM

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Dear Mayor and members of Town Council,

The Crowells are pleased to offer their full support of the Carriage House's application for outdoor seating. As illustrated since the onset of the pandemic, outdoor seating not only enhances the quality of a dining experience, but also helps to ensure the wellness and safety of our Palm Beach community. With a climate celebrated for its year round beauty, Palm Beach is known historically for its many iconic restaurants that boast wonderful outdoor seating, and the right to utilize exterior spaces should be available to Carriage House just as it is to so many other reputable establishments. Currently, however, Carriage House is unable to offer outdoor dining in their internal courtyard due to the pre-COVID Declaration of Use Agreement. After an incredible opening season, Carriage House has demonstrated to this community their commitment to quality and excellence, and their Town-serving mentality and preservationist attitude; they have made every effort to ensure nothing but positive impacts on the community through the restoration and beautification of the 264 Mizner building, and their planned restorations in surrounding areas of Phipps Plaza and S County Rd will further contribute to the overall community benefit. Additionally, given the extensive landscape screening and intelligent design, the intimate outdoor seating proposed would have no impact on the adjacent public spaces. We are hopeful this highly additive amenity will be approved and thank you for your consideration.

Respectfully,  
Katie Frisbie Crowell & Cody Crowell

Katie Frisbie Crowell  
[Frisbie Group](#) | Palm Beach, FL  
(C): [215 353 3999](tel:2153533999)

**From:** [Tommy Frist](#)  
**To:** [Kelly Churney](#)  
**Subject:** Carriage House - application for outdoor seating  
**Date:** Friday, September 30, 2022 12:53:03 PM

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To whom it may concern,

I would like to voice my support for allowing the Carriage House to offer outdoor dining in its internal courtyard consistent with restaurants and other clubs in town. I don't think it presents any problems of noise or nuisance to the community and is an option that patrons expect living in a post-Covid world.

Thank you for your thoughtful consideration of this small request.

Sincerely,

Tommy Frist

BRADLEYGEIST  
234 Phipps Plaza  
Palm Beach, FLORIDA  
33480

To: The Honorable Members  
of the Town Council

From: BradleyGeist  
Re: ZON- 22- 109

My wife , Catharine Warren , and I  
reside at 234 Phipps Plaza. We write today to register our opposition to the  
Application for the Special Exception designated ZON - 22-09. We are unable to attend the Town Council's  
meeting scheduled for October 11, 2022 since we are in France and will not return to Palm Beach until  
October 20, 2022.

By way of background, it has been over five years since Laurie Volk  
first rallied the neighbors in Phipps Plaza and the surrounding Sea Streets  
in an effort to resist the infringement of and /or loss of the right to quiet enjoyment of our unique residential  
neighborhood, which was endangered by the grandiose plans of the property developer behind a club called  
the Carriage House ( CH ).

The terms and conditions which govern the operation of this Club were the subject of a painstakingly  
negotiated agreement called the Declaration of Use ( DOUA).

Upon information and belief, the DOUA was unanimously approved and entered into by the Town  
Council ( TC ) and the CH , and with the important input of representatives from the residential  
neighborhood. An implied fiduciary duty between the TC and the residents existed then and exists today.  
Like most negotiated agreements the DOUA reflected compromise ; but certain terms and conditions were  
precisely stated and fundamental. It is five of these terms that the CH now seeks to abrogate or undercut.  
Three are procedural in nature and two substantive, but each critically important in order "to preserve the  
residential character of the neighborhood " — the stated " intent " of the Agreement. ( Par. 16 DOUA)  
They are:

- the two year prohibition ( Par. 31)
- the January - May requirement  
( Par. 31 )
- the outdoor dining prohibition  
( Par. 6 )
- the music prohibition ( Par. 6)
- the addition of the " extenuating  
circumstances " condition  
( Par. 31).

We ask the TC to honor the DOUA by standing behind the terms as written  
and agreed to and deny the CH's Application ZON -22-09.

To do any less would strike at the very foundation of the trust the Phipps and Sea Street residents placed in  
its TC.

On an anticipatory note, let me say , COVID is no longer a valid argument for outdoor dining and  
never an argument for outdoor music. As for  
any " me too " arguments , none of the restaurants that have been accorded outdoor dining privileges had  
signed a DOUA expressly prohibiting such use .

Frankly, that ZON- 22- 09 is even before the TC today is inexplicable. We  
certainly hope that the TC sees it this way and acts accordingly.

Respectfully,  
BradleyGeist



Sent from my iPhone

**From:** [Scott Goodwin](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating  
**Date:** Friday, September 30, 2022 10:57:09 AM

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Dear Mayor and Town Council Members -

We would like to lend our support to the Club's application for outdoor dining. In a post pandemic world we believe outdoor dining is a crucial feature of dining establishments and should be allowed at Carriage House in a similar manner to how it is allowed in other dining establishments on our island. We were very sad and frustrated to not be able to make use of the Club's courtyard for outdoor activities this past season. The club's courtyard is also an internal area that should never be a nuisance to anyone else in the area. We know the club has taken incredible precautions to ensure that it is a wonderful cultural contribution to the community and helps foster an atmosphere that makes people happy to be on the Island. We hope you will allow them to make use of their courtyard in a timely manner.

Respectfully,

Scott and Kimberly Goodwin  
201 Ocean Terrace, Palm Beach, FL 33480  
[sg@diametercap.com](mailto:sg@diametercap.com)

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**From:** [Jack grace](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating  
**Date:** Friday, September 30, 2022 12:25:13 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 Mayor and Town Council Members,

I believe the Carriage house should be allowed to provide its members with outdoor dining. In these Covid related times, when people are significantly more concerned about viruses, the Town has done a wonderful job accommodating the needs of its residents and its restaurants and clubs by allowing more outside dining than it had previously. The Carriage House should be treated in the same manner; especially since its original application and declaration of use was pre Covid, and its intended location for outside dining is within the club grounds and surrounded by walls. You can make the approval subject to there not being a significant number of noise violations and retain the ability to revisit the approval every three months for the first year. The club has done a wonderful job restoring the property and assimilating a diverse membership. It would be a shame to deny it the same rights that all the other clubs and restaurants in the town enjoy.

Thank you for all you do to make Palm Beach special.

Sincerely,

Jack Grace

240 Bahama Lane  
Palm Beach, FL 33480

**From:** [Ned Grace](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Letter of Support for outdoor seating at Carriage House  
**Date:** Friday, September 30, 2022 3:19:54 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 am writing in support of the Club's application for outdoor dining. As you know, preferences have evolved substantially over the last few years which has led to outdoor seating becoming a necessity. We were very lucky to have a large central courtyard at the White Elephant hotel where we could accommodate patio seating in a private and secluded way. Many customers of Lola41 are adamant about being seated outside and we have had great success with no interruption to hotel guests that stay right above the courtyard. I believe Carriage House's building configuration and screening are far superior to that of Lola41 and as such will have no effect on the neighborhood.

The management team at Carriage House have done an amazing job creating a best in class amenity and have taken careful care and consideration in all aspects of the club operations. In addition to the operations, the restoration of this Palm Beach landmark is second to none and will be celebrated for generations to come.

Thank you for all the hard work that you do to make Palm Beach an amazing place to live.

Best,

Ned Grace

--

Ned Grace | [Co-Founder & Managing Partner](#)



Office: (561) 725-4518

Mobile: (321) 377-6502  
[www.ndtdevelopment.com](http://www.ndtdevelopment.com)

--  
Ned Grace  
321-377-6502

**From:** [melindahassen](mailto:melindahassen)  
**To:** [Kelly Churney](mailto:Kelly.Churney)  
**Cc:** [ICE -Tom Hassen](mailto:ICE-Tom.Hassen); [daniellemoorepb@gmail.com](mailto:daniellemoorepb@gmail.com); [lindsaybobbie@gmail.com](mailto:lindsaybobbie@gmail.com); [Julie Araskog](mailto:Julie.Araskog)  
**Subject:** Outdoor Seating Request: CARRIAGE HOUSE  
**Date:** Friday, September 30, 2022 2:25:22 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 Dani and Town Council Members,

We would like to enthusiastically support the Carriage House's application for outdoor dining.

The Club has made great efforts to preserve and restore the 264 Mizner building and well as create a magnificent space within the Club - including the area outside on South County and especially Phipps Plaza. It has built extremely insulated walls to minimize noise which we saw during construction. It has created a valet service to reduce any traffic impact. It has done so much to comply with every detail in the Declaration of Use Agreement - which was created before Covid and its effects.

The Outdoor Seating area is contained between the two buildings, totally off the street and the Plaza so there will be nothing on the sidewalk; and the walls of the buildings will contain the noise. The chance to have lunch or dinner there would be so nice — just like at the other restaurants you have approved. Only this one is away from cars, streets and sidewalks!

Please vote favorably for this. The area in question is beautiful and the people working at the Club are lovely, gracious and very well trained. It would be such a nice addition to Palm Beach.

Thank you for your consideration,

*Melinda and Tom Hassen*

**From:** [Laffont, Philippe](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Friday, September 30, 2022 3:01:29 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,

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 meal service in their internal courtyard due to their Declaration of Use Agreement, which was agreed to and signed prior to the COVID-19 pandemic.

We 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 bear in mind.

Additionally, given the courtyard is internal to the building and screened by walls, buildings and landscaping, we firmly believe that any potential noise will be kept at bay.

We thank you in advance for considering the Carriage House's application.

With Warmest Regards,

Philippe & Ana Laffont

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**KARIN F. LUTER**  
**1000 INDIAN ROAD**  
**PALM BEACH, FL 33480**

September 30, 2020

Attn: 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's application for outdoor dining. As we are all aware, since the pandemic, outdoor seating has become crucial. Currently, Carriage house is not able to offer meals in their internal courtyard due to their Declaration of Use Agreement. This agreement was put in place prior to COVID. I believe outdoor dining should be allowed at the Carriage House as other restaurants and clubs in town. Please consider revising the Declaration of Use Agreement for the Carriage House to provide outdoor dining our "new normal".

Sincerely,

A handwritten signature in black ink, appearing to read 'Karin Luter', with a long horizontal flourish extending to the right.

Karin Luter

**From:** [Ashley Miller](#)  
**To:** [Kelly Churney](#)  
**Cc:** [Prescott Miller](#)  
**Subject:** Town of Palm Beach Carriage House  
**Date:** Friday, September 30, 2022 12:51:06 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 Members of the Town Council,

I am writing this letter in support of the Carriage House application for outdoor dining. My husband, Prescott and I feel outdoor dining is a necessity after covid. We believe the Carriage House has gone to great lengths to keep any noise at a minimum. We hope you will consider allowing this for their members to enjoy, just as many other restaurants and local clubs are able to do. Thank you for your consideration.

With gratitude,

Ashley H. Miller

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

September 30<sup>th</sup>, 2022

RE: Carriage House Outdoor Seating Request

Dear Mayor and Town Council members: My wife Anna and I would like to lend our support to the Carriage House Clubs application for outdoor dining. As we are all aware, since the pandemic, outdoor seating has become not only crucial, but a new normal.

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. We 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 not only accept, but rather embrace as part of living on Palm Beach Island.

We do not believe it to be a nuisance to the neighborhood because the courtyard is internal to the building, screened by walls, buildings and landscaping that will keep any potential noise level at bay. Furthermore, there are numerous examples where this type of courtyard use is permitted on Palm Beach and therefore the Carriage House is not seeking any special treatment, rather only seeking fair and equitable treatment being granted to its neighbors.

As you and the members of Town Council are aware, 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 a new role in Palm Beach's architecture history for the next century. We believe this not only serves the broader interests of the town, but that it helps to enhance the cultural traditions of Palm Beach. Following a successful first season, the Club provides a cultural contribution to the town of Palm Beach and a place for generations of friends and families with both new and with generational ties to Palm Beach to enjoy.

The Club aims to be an asset to the town and requires the additional seating to ensure continued economic viability of its operations such that it will remain able to serve its membership, who are town residents, and continue to enhance the cultural traditions of the island. We aim to accomplish this with the community in mind. Our priority is to protect the welfare of the public and neighbors, the Club has ensured that there is no impact to the community through minimizing staff impact, traffic, and noise levels. There is no interference with public sidewalks for outdoor seating. The courtyard is internal and has been designed to keep noise levels at bay. We encourage you to rethink your position on the outdoor dining request, and thank you for your service.

Warm Regards,

Sean Miller  
304 Indian Road.  
Palm Beach FL, 33480

**From:** [Patrick Ryan](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Re: An Important Message from Carriage House  
**Date:** Friday, September 30, 2022 11:50:34 AM  
**Attachments:** [image001.png](#)

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## Carriage House Letter

*Dear Mayor and Town Council members:*

*My name is Patrick Ryan and I have been a tax paying resident of Palm Beach since 2014. My family has lived here pre-COVID, during COVID and post-COVID. We could not be more pleased with the way the mayor and the town has navigated the pandemic. As a year round resident with a child at the Benjamin School, outdoor dining has been a key feature in keeping life as “normal” as possible during these trying times. I can assure you as a CEO in the healthcare sector, outdoor dining is paramount in keeping residents safe while also keeping “the season” here a wonderful experience for both visitors and residents alike.*

*Hence, I would like to lend my support to the The Carriage House’s application for outdoor dining. At this time, Carriage House is not able to offer meals in their internal courtyard due to their Declaration of Use Agreement was agreed to and signed before COVID. Unfortunately, times have significantly changed. 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. As a resident at 150 Brazilian Ave, I also do not believe it to be a nuisance to the neighborhood. I live approximately 50 yards from a restaurant today with out door dining. The Carriage house is uniquely located because the courtyard is internal to the building and screened by walls, buildings and landscaping that will keep any potential noise level at bay.*

Please feel free to contact me directly with any questions.

Thank you for your time,  
Patrick T Ryan



**From:** [Jack Sebastian](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Friday, September 30, 2022 1:33:04 PM

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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. The Carriage house is currently not able to offer meals in their internal courtyard due to their Declaration of Use Agreement which was agree to and signed before Covid. As we all know since the pandemic, outdoor seating has become really crucial to the dining experience. I sincerely believe that outdoor seating should be allowed at the Carriage House, similar to other restaurants and clubs in town. Also, I don't believe this will be issue with the neighborhood, as the courtyard is internal and provides good buffer to any noise.

Sincerely,

Jack & Alissa Sebastian  
224 La Puerta Way  
Palm Beach, FL

Sent from my iPad

**From:** [Douglas Simmons](#)  
**To:** [Kelly Churney](mailto:kelly.churney@carriagehousepb.com); [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House  
**Date:** Friday, September 30, 2022 6:28:10 PM

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Kelly,

My name is Douglas Simmons. My wife Molly Simmons and I live on Australian and moved to Palm Beach in the summer of 2021 with our two daughters. We are members of Carriage House.

In our time since moving to the island, it is clear the City Council plays a very important role in many aspects of the community.

We write to encourage the granting of Carriage House's permits for outdoor seating for dining.

With consideration,  
Douglas Simmons

**From:** [joe swan](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriage@carriagehousepb](#)  
**Subject:** Carriage House Outdoor Dining  
**Date:** Friday, September 30, 2022 12:44:07 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 am writing a letter of support for The Carriage House outdoor dining request. I am a lifelong resident of Palm Beach. I have seen multiple restaurants come and go. I have watched closely the development of town regulations, governance and growth. The pandemic forced town committees and regulators to adopt more flexible policies for the benefit of residents and community while still maintaining appropriate restrictions. The common sense process has been done well and should be described as a “win-win” for the town residents as well as the businesses community and the town. I have watched carefully the development of our towns newest restaurant/club The Carriage House. The Bickford’s have completed construction of a first class facility and are now requesting 63 additional outdoor seats in a courtyard that will be a beautiful enhancement to the Town of PB. The Bickford’s are interested in creating a long term responsible relationship and bond between the club and the town. To do anything other than that would be foolish. They fully understand that all actions need to be in compliance with the best interest of the entire community. I am in full support of allowing there request for the 63 additional outdoor seats for dining.

Sincerely,

Joseph E Swan  
400 South Ocean Blvd Unit PHF  
Palm Beach. Fl 33480

Sent from my iPhone

**From:** [Lisa Tananbaum](#)  
**To:** [Kelly Churney](#)  
**Cc:** [Steve Tananbaum](#)  
**Subject:** Carriage House outdoor seating request  
**Date:** Friday, September 30, 2022 11:15:42 AM

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Dear Mayor and Town Council Members,

We are writing this letter on behalf of the Carriage House's application for outdoor seating and dining. As you know, with the outbreak of covid and the continued possibility and waves of the pandemic, it has become very crucial for Palm Beach to have outdoor dining. As with other restaurants and clubs in town, it would be very helpful to allow Carriage House to provide this dining option. It should not be a nuisance to the town as it is in an enclosed and internal courtyard which is screened and heavily landscaped to help reduce any potential noise.

Thank you for your careful consideration.

Sincerely,  
Lisa and Steven Tananbaum



GRAHAM CAPITAL MANAGEMENT, L.P.

KENNETH G. TROPIN  
CHAIRMAN

September 30, 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 lend my support to the Club's application for outdoor dining. Currently, Carriage House is not able to serve meals in their courtyard because of the Declaration of Use Agreement. This agreement was signed before COVID. Given how times have changed since the pandemic, I believe outdoor dining should be allowed and is critical. After COVID, many other restaurants and clubs in town have been given permission to have outdoor seating to prevent the spread of the virus.

The Carriage House has a solid group of members that take great interest in our Palm Beach Community. The Club has made efforts to serve the town by preserving and restoring the 264 Mizner building. Additionally, they have focused on the interests of the community by minimizing the noise and travel levels to its neighbors. The welfare of our entire community is paramount.

Overall, the pandemic has significantly impacted our community. The 'new normal' has encouraged outdoor dining wherever possible to stop the spread of COVID. As such, given that the Club has a private internal courtyard that has been designed to minimize noise levels, I am in full support for the Club's application for outdoor dining.

If you have any questions at all, please feel free to reach out to me at (203)899-3490.

Warm Regards,

Kenneth G. Tropin

**From:** [Karl Wellner](#)  
**To:** [Kelly Churney](#)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Friday, September 30, 2022 1:35:01 PM  
**Attachments:** [image001.png](#)

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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 Moore and Town Council Members,

I would like to lend my support to Carriage House's application for outdoor dining at its location on 264-270 South County Road in Palm Beach. The dining area would be located inside a beautifully designed and landscaped interior walled courtyard. The area is not visible from outside the premises. The club owns and occupies buildings on three sides of the courtyard and has a high wall toward South County Road, which would limit any potentially disturbing noise. It would not be unprecedented since other restaurants further south on South County Road already have outdoor eating, which has become very popular with Palm Beach diners (La Goulue, Surfside Diner, Buccan, Brick Tops and others). Carriage House has the advantage, like Le Bilboquet on Worth Avenue, of a courtyard area which is basically "indoor" but without a roof on top.

I humbly and respectfully ask the Town Council to look favorably upon this application. An approval would be received with great joy by all the club members.

Sincerely,

Karl Wellner  
226 Tradewind Drive,  
Palm Beach, FL 33480

---

Karl G. Wellner  
Chairman & CEO  
Papamarkou Wellner Asset Management, Inc.  
[430 Park Avenue, 17th floor](#)  
[New York, NY 10022](#)  
P:(212) 223 2020  
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cid:image001.png@01D4ABF0.AAFBDAC0



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**From:** [Steven Wolf](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House outdoor Seating Request Support  
**Date:** Friday, September 30, 2022 12:50:09 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 express my support to the Club's application for outdoor dining. Outdoor seating has become increasingly important and the new normal across the state. I believe outdoor dining should be allowed at the Carriage House as it is with other restaurants and clubs in town. Given the location of courtyard is internal to the building and screened by walls, buildings and landscaping that should help reduce any potential noise to a minimal level.**

**Yours truly**

**Steven Wolf**

**Local Resident**

October 1, 2022

Palm Beach Town Council  
c/o Ms. Kelly Churney, Deputy Town Clerk  
360 South County Road  
P.O. Box 2029  
Palm Beach, FL 33480

RE: Carriage House Outdoor Seating Request, ZON-22-109

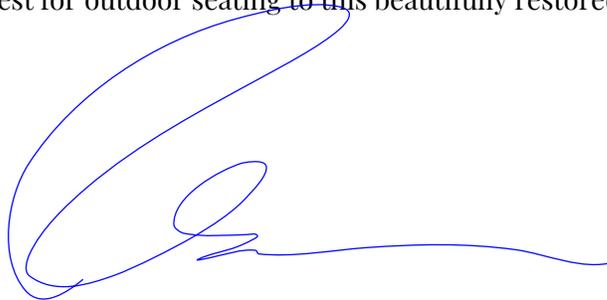
Dear Mayor and Town Council Members,

We strongly support Carriage House's application for outdoor dining. As we understand, Carriage House has not been able to offer dining in their internal courtyard due to their Declaration of Use Agreement, which was agreed to and signed before COVID. We believe outdoor dining should be allowed at the Carriage House as it is with many other restaurants and clubs in Town.

We live nearby on Seaspray Avenue and know that the outdoor dining will not be a nuisance to the neighborhood at all. Since opening, the Club management has done an excellent job of abating all noise and traffic concerns, treating the neighbors and neighborhood with sincere consideration. The proposed dining courtyard is internal to the building and more than adequately screened by walls, buildings and landscaping that will contain any potential noise.

We hope the Town will grant the request for outdoor seating to this beautifully restored addition to Palm Beach.

Sincerely,



Michelle & Michael Fries  
Residents of 146 Seaspray Avenue



September 27, 2022

Attention: Town of Palm Beach

**RE: Carriage House Outdoor Seating Request**

Dear Mayor and Town Council Members:

As a neighbor of the Carriage House, 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.

**Further points of assistance:**

- **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 a new role in Palm Beach's architecture history for the next century.
- **Cultural contribution:** Following a successful first season, the Club 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.
- **Community focused:** To protect the welfare of the public and neighbors, the Club has ensured that there is no impact to the community through minimizing staff impact, traffic, and noise levels. There is no interference with public sidewalks for outdoor seating. The courtyard is internal and has been designed to keep noise levels at bay.
- **The 'new normal':** Outdoor seating has become the new normal in town since the pandemic began.

Please feel free to reach out to [community@carriagehousepb.com](mailto:community@carriagehousepb.com) or [dugald@carriagehousepb.com](mailto:dugald@carriagehousepb.com) with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Berger".

Joe Berger, President & CEO  
BRE Hotels & Resorts

**From:** [Matthew Feuer](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com); [Liz Feuer](#)  
**Subject:** CARRIAGE HOUSE OUTDOOR SEATING  
**Date:** Thursday, September 29, 2022 4:30:11 PM  
**Attachments:** [PastedGraphic-1.pdf](#)

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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.\*\*\*\*\*

Attn: Kelly Churney

Dear Mayor and Town Council members:

As a member of Carriage House, and a resident of Palm Beach (201 Banyan Road), 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.

**Please consider the below as well.....**

**Town-serving:** Carriage House has meticulously preserved and restored 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 a new role in Palm Beach's architecture history for the next century.

**Cultural contribution:** Following a successful first season, the Club 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.

**Community focused:** To protect the welfare of the public and neighbors, the Club has ensured that there is no impact to the community through minimizing staff impact, traffic, and noise levels. There is no interference with public sidewalks for outdoor seating. The courtyard is internal and has been designed to keep noise levels at bay.

In my opinion, this is the 'new normal'. Outdoor seating has become the new normal in town since the pandemic began. The interior courtyard is a perfect setting for elegant outdoor dining.

Thank you for your consideration!

Matthew Feuer and Elizabeth Toll Feuer

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Matthew Feuer  
+1 203 505 2074

The Leather Group, Inc.  
4 Meadow Lane  
Purchase, NY 10577  
USA

The Leather Group, Inc.  
515 N. Flagler Drive  
Suite P-300  
West Palm Beach, FL 33401 USA

**From:** [ed.garno](mailto:ed.garno)  
**To:** [Kelly.Churney](mailto:Kelly.Churney)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Thursday, September 29, 2022 4:57:19 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. 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,*

*Edmund Garno*

**From:** [Larry Meyer](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** RE: Carriage House Outdoor Seating Request  
**Date:** Thursday, September 29, 2022 5:33:03 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. 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.*

**Further points of assistance:**

- **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 a new role in Palm Beach's architecture history for the next century.
- **Cultural contribution:** Following a successful first season, the Club 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.
- **Community focused:** To protect the welfare of the public and neighbors, the Club has ensured that there is no impact to the community through minimizing staff impact, traffic, and noise levels. There is no interference with public sidewalks for outdoor seating. The courtyard is internal and has been designed to keep noise levels at bay.
- **The 'new normal':** Outdoor seating has become the new normal in town since the pandemic began.

Please feel free to reach out to [community@carriagehousepb.com](mailto:community@carriagehousepb.com) or

[dugald@carriagehousepb.com](mailto:dugald@carriagehousepb.com) with any questions or comments.

Kind regards,

Larry

**Larry Meyer**

**JLM Financial Partners**

3839 Bee Caves Rd, suite 205

Austin Texas, 78746

512 426-8897 mobile

[larry@jlmfinancialpartners.com](mailto:larry@jlmfinancialpartners.com)

[www.jlmfinancialpartners.com](http://www.jlmfinancialpartners.com)

**From:** [Adam Munder](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com); [Dugald McGinness](#); [elisabeth.munder@gmail.com](mailto:elisabeth.munder@gmail.com)  
**Subject:** RE: Carriage House Outdoor Seating Request  
**Date:** Thursday, September 29, 2022 5:19:12 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 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.

Thank you in advance for your consideration of this matter.

Best,  
Adam Munder  
301 Dunbar Rd  
Palm Beach, FL

Confidentiality Note: The information contained in this e-mail or any attachment is for the sole use of the intended recipient and may be privileged or confidential. If you are not the intended recipient, please note that any unauthorized distribution or copying of this e-mail or any attachment is strictly prohibited by law. If you have received this e-mail in error, please immediately notify the sender by return e-mail and destroy the original message and any attachment.

Disclaimer: Neither this email nor any attachment will constitute an offer, or be deemed to be a representation or warranty, to the recipient or any other party. Nothing in this email or any attachment will be binding upon the property owner unless the property owner executes and delivers an agreement satisfactory to the property owner in its sole discretion. Furthermore, any proposal contained in this email or any attachment is subject to withdrawal or modification by the property owner at any time prior to the full execution and delivery of such agreement.

**From:** [theresa.d-saunders.com](mailto:theresa.d-saunders.com)  
**To:** [Kelly Churney](mailto:Kelly.Churney)  
**Cc:** [david.d-saunders.com](mailto:david.d-saunders.com); [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Sunday, October 02, 2022 11:32:55 AM

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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 lend my support to the Club's application for outdoor dining. As we are all aware, outdoor seating has become the new normal in town since the pandemic began and has enabled us to continue getting together with family and friends with relatively minor disruptions to our social life as we knew it pre-COVID.

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. Pre-pandemic that made sense, however, as we know, the pandemic brought many changes and therefore 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 must all consider.

Additionally, I have a personal interest in this as my wife has recently completed cancer treatment and is immuno compromised. Outdoor dining would allow her to enjoy the club's facilities and spend time with family and friends.

As the courtyard is internal it allows the club to offer outdoor dining facilities without having to encroach on sidewalks and other public spaces. It is screened by walls, buildings and landscaping that will keep any potential noise level at bay without disturbing neighbors and the public at large.

Based on the above, I respectfully urge you to consider Carriage House's application favorably.

Thank you.

David C. Saunders

1098 North Lake Way  
Palm Beach, FL 33480  
203-803-9000

[david@d-saunders.com](mailto:david@d-saunders.com)

(Sent on behalf of Mr. Saunders)

**From:** [Remy Trafelet](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** RE: Carriage House Outdoor Seating Request  
**Date:** Thursday, September 29, 2022 5:52:32 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 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.

Thank you,

Remy W. Trafelet

1450 N Lake Way  
Palm Beach, FL 33480

**From:** [MAC](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House: Outdoor Dining  
**Date:** Sunday, October 02, 2022 5:17:46 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 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.

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 a new role in Palm Beach's architecture history for the next century. Following a successful first season, the Club 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. To protect the welfare of the public and neighbors, the Club has ensured that there is no impact to the community through minimizing staff impact, traffic, and noise levels. There is no interference with public sidewalks for outdoor seating. The courtyard is internal and has been designed to keep noise levels at bay. Outdoor seating has become the new normal in town since the pandemic began.

Please feel free to contact me if you have any questions.

Kindest Regards,

**MacGregor Read**

[mac@mac29.net](mailto:mac@mac29.net) | Mobile: (415) 279-4952

***Cherie and Jim Flores***

*445 Antigua Lane  
Palm Beach, FL 33480*

September 30, 2022

Town of Palm Beach  
Via email to Kelly Churney, Deputy Town Clerk  
[kchurney@townofpalmbeach.com](mailto:kchurney@townofpalmbeach.com)

Re: Carriage House Outdoor Seating Request Application

Dear Mayor and Town Council Members:

We would like to lend our support to the Club's application for outdoor dining. During Covid, we learned how important outdoor seating is to the community and for restaurants. The Declaration of Use Agreement, signed before the pandemic, limits the ability for the Carriage House to offer meals in the courtyard. We feel the Carriage House should be allowed to offer outdoor dining as is the case with many other restaurants and clubs in Palm Beach. After its first successful season, Carriage House is proving to have the best interests of the community at heart as is evident in the restoration and preservation of the Mizner building and as a gathering place for their members and guests in Palm Beach.

We hope you agree to support the Club's application for outdoor seating and therefore allow Carriage House members and guests to enjoy this added benefit.

Sincerely,

A handwritten signature in cursive script that reads "Cherie & Jim Flores".

cc: Carriage House, Dugald McGinness

**From:** [Francine Purcell](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Saturday, October 01, 2022 6:11:01 PM

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Dear Mayor and Town council Members,

We are writing in support of Carriage House's application for outdoor dining. My husband and I have a unique perspective as we are both a member of Carriage House and a member of the neighborhood with a residence at 209 Phipps Plaza.

Carriage House has been beneficial to the Plaza as the stewards of the Club have done a remarkable job updating, cleaning up, restoring and preserving the original Mizner building at 264 County Rd. It is such a pleasure to drive past the entrance to the Plaza with a beautiful building on the corner. Likewise, they have taken the utmost care to create a lovely experience within the building and we have no doubt they will also take care with creating a lovely outdoor dining experience. We do not feel outdoor dining will impinge upon the quality of life in the neighborhood — the outdoor dining space is an internal courtyard which is screened by walls, landscaping and buildings. Any noise will be kept in check by the location of the dining.

The owners of Carriage House are endeavoring to regenerate and reinvigorate the area while promoting high quality restoration of historically significant buildings.

Regards,

Francine and Greg Purcell

Sent from my iPad

**From:** [Wayne Squibb](#)  
**To:** [Kelly Churney](#)  
**Cc:** [community@carriagehousepb.com](mailto:community@carriagehousepb.com)  
**Subject:** Carriage House Outdoor Seating Request  
**Date:** Sunday, October 02, 2022 3:47:23 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 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.

Thank-you for your consideration.

Maureen & Wayne Squibb (residents 4 La Costa Way)



G. Wayne Squibb  
President & CEO  
**realstar** group  
77 Bloor Street West  
Suite 2000  
Toronto, ON M5S 1M2  
Phone: 416-966-8358  
[wayne.squibb@realstargroup.com](mailto:wayne.squibb@realstargroup.com)