

**From:** [Paul Castro](#)  
**To:** [Kelly Churney](#)  
**Subject:** FW: Z-21-00356, Site Plan Review/Special Exception for Buccan  
**Date:** Tuesday, July 13, 2021 2:20:39 PM  
**Importance:** High

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Kelly,

Can you put in the folder?

**Paul Castro, AICP**  
**Zoning Manager**

**360 South County Road**  
**Palm Beach, FL 33480**  
**(561)227-6406**  
[pcastro@townofpalmbeach.com](mailto:pcastro@townofpalmbeach.com)

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**From:** Thomas MacCowatt <tmaccowatt@gmail.com>  
**Sent:** Monday, July 12, 2021 7:16 PM  
**To:** Paul Castro <PCastro@TownofPalmBeach.com>  
**Cc:** Wayne Bergman <wbergman@TownOfPalmBeach.com>; James Murphy <jmurphy@TownOfPalmBeach.com>; Kelly Churney <KChurney@TownofPalmBeach.com>; Bradley Falco <bfalco@TownOfPalmBeach.com>  
**Subject:** Re: Z-21-00356, Site Plan Review/Special Exception for Buccan

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

Hi Paul,

I noticed on the online agenda for 7/14 that our email letter from 6/8 is not included. I know it was not included for last meeting due to the late submission, but can it be included this time?

Thank you,

Tom

Tom MacCowatt  
[tmaccowatt@gmail.com](mailto:tmaccowatt@gmail.com)

On Jun 9, 2021, at 8:03 AM, Paul Castro <[PCastro@townofpalmbeach.com](mailto:PCastro@townofpalmbeach.com)> wrote:

Mr. MacCowatt,

We will get it to them but they may not have time to read it given how late we received it. If you have concerns you should either attend the meeting or join via Zoom using the link on the Town's website ([www.townofpalmbeach.com](http://www.townofpalmbeach.com)).

Thank you,

**Paul Castro, AICP**  
**Zoning Manager**

**360 South County Road**  
**Palm Beach, FL 33480**  
**(561)227-6406**  
**[pcastro@townofpalmbeach.com](mailto:pcastro@townofpalmbeach.com)**

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**From:** Thomas MacCowatt <[tmaccowatt@gmail.com](mailto:tmaccowatt@gmail.com)>  
**Sent:** Tuesday, June 8, 2021 11:54 PM  
**To:** Paul Castro <[PCastro@TownofPalmBeach.com](mailto:PCastro@TownofPalmBeach.com)>  
**Subject:** RE: Z-21-00356, Site Plan Review/Special Exception for Buccan

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Hi Paul,

Further to our conversation today, we are sending this email to be submitted for the hearing tomorrow morning. Please confirm receipt. Thank you.

Dear Members of the Town Council,

We received notice of this application as we live diagonally across the street from Buccan in the condominium building at 227 Australian Avenue.

We love dining at Buccan for dinner and it is one of our favorite restaurants on the island. We also occasionally purchase sandwiches at the sandwich shop. We are in favor of three of their four requests: to install two new awnings to match the

attractive existing awnings, as well as a new door and modifying the interior floor plan. However, we have concerns on the application to expand the hours of operation to include take-out breakfast:

1. The application says that the expanded “use will not cause any injury to the value of property in the neighborhood and will only improve the value of neighboring properties both aesthetically and practically by providing an additional option for breakfast on the go.” We believe consideration should be given to the negative impact on neighbors on this residential side street caused by additional hours and greater intensity of use, such as increased traffic and noise from 7AM on, as well as the potential need for additional restaurant deliveries and garbage pickup.

2. The application states that there is “adequate ingress, egress and parking provided on County Road and Australian Avenue”. This is already a very congested location, making passage for pedestrians and cars difficult as Australian Avenue approaches South County Road, due to a number of factors:

a. Pick-ups for Buccan take-out for lunch and dinner are primarily on Australian Avenue, and it is likely that people will pick up breakfast on Australian.

b. There are only two public parking spots on Australian in front of Buccan Sandwich Shop, and they are often in use, as they are two-hour spots. As a result, take-out diners who are picking up lunch or dinner often double-park on Australian.

c. There are regular morning deliveries to the restaurant, garbage and recycling pickups as well as other deliveries throughout the day, often with two trucks at a time idling in the loading zone or elsewhere on the street

d. The gas station across the street has two very busy entrance/exits onto Australian (with a public parking spot in between)

e. Next door to the gas station, there is the entrance/exit to the municipal parking lot that is used at all hours

f. Last, but not least, we regularly witness cars going the wrong way on Australian from South County.

In sum, we are very supportive of Buccan as a town-serving establishment, but are worried about the impact of continued expansion of use on our residential side street to include four hours of breakfast take-out. We are concerned about congestion and safety due to the flow of traffic and limited parking in this area and believe the site requires further review and perhaps a trial period, before approving this application.

Thank you for your consideration of our concerns.

Best regards,

Anne and Tom MacCowatt

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.