

Dear Mayor and Town Council:

While I enjoy a good deviled egg from Bricktops like the rest of us, I respectfully ask the applicant to **withdraw** the seating expansion request for the following reasons:

- 1) The applicant has already been granted a variance for extra seating since the restaurant did not have enough nearby parking to meet code requirements when they expanded the outdoor seating in 2015. The current restaurant already pushes the boundary of residents' expectations for quiet-enjoyment and town-serving.
- 2) The 40 extra seats would clearly violate our Comprehensive Plan as the increase in seating intensifies the use, would increase traffic, increase congestion, increase truck deliveries and cause greater noise for the residents. Since opening, the restaurant has become a high-turnover establishment, so we must assume 5 table turns, which translates into approximately 200 more diners **per day** and further strains their delivery coordination, trash pickup, valet operation, employee parking demand and traffic pressures onto and around the island and would trigger further concurrency tests.
- 3) With this chain restaurant's name recognition and desirable Palm Beach location, it appears that it is becoming a super-regional destination pulling diners from greater Palm Beach County and beyond. The current draw appears to be already in violation of our resident ratified 2017 Comprehensive Plan which outlines our social compact.
- 4) The zoning in this area is an open question due to the opening of an adjacent wine bar and an entertainment district was not envisioned when the as of right uses were added
- 5) The Yard + Co retail study which is on the docket for the fall or winter is to address proper use mix along this corridor and should not be preempted.
- 6) The Heart of Palm hotel will open soon and may unleash unintended consequences and further affect residents' quality of life and general parking and traffic congestion concerns.

By withdrawing this request for additional seating, it eliminates a potentially divisive outcome between Palm Beach residents and allows the restaurant to continue its successful operation serving residents, local employees, visitors staying on the island and an already steady stream of off-island customers. Rebalancing outdoor seating from inside during the dryer months, is the best solution and is certainly supported by the residents as long as proper vetting and controls are in place to ensure acceptance to adjacent neighborhoods. If the applicant will not withdraw the request for outdoor seating without additional capacity, then the proposal should be denied.

Thank you,



John David Corey
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Palm Beach