

Dean & Marianne Metropoulos

219 Chilean Avenue

Palm Beach, FL 33480

July 13, 2021

Re: Zoning Case #Z-21-00356 - Buccan Restaurant Expansion

Town of Palm Beach

Attn: Mayor and Town Council

My wife and I moved to Palm Beach in early 2015. To our surprise the garbage smell from the Buccan Restaurant became evident almost immediately. In fact we cannot open the windows on the east side of our house.

I spoke to the restaurant management who made promises about odor reduction that were never kept. I advised the Town of this issue but were afforded no positive results. I submit to you a letter (exhibit 1) from a former neighbor who twenty seven years ago had the same problem that we are having now. We now have the opportunity, after decades of abuse, to solve this problem.

With this Board's wisdom and guidance please mandate that the Applicant conform to Industry Standards that were not available in the 1990's. Please insist that garbage be refrigerated indoors and grease stored indoors as well. These current Industry Standards must always be adhered to.

Thank you for your consideration.

Dean Metropoulos

Attachments:

Exhibit 1 – 1994 Letter

H E C T O R C O R T E S

RECEIVED

JUL 1 1994

TOWN OF PALM BEACH
BUILDING & ZONING

Town of Palm Beach
Building and Zoning Department
P.O.Box 2029
Palm Beach, Florida
33480

Re:Special Exceptions #19-94

June 28,1994

Dear Sir,

I am writing to make you aware of my complete and total opposition to the Special Exception request made by Unique Restaurant of Palm Beach Island.

You are familiar with the numerous and incessant problems encountered with the previous restaurants that operated at this location but so that there is no misunderstanding,I will once again outline them briefly. As I am the owner of the property adjacent to the location in question,I know firsthand the implications of the proposed enlargement of the said restaurant.

1)Improper and insufficient kitchen ventilation resulting in tremendous cuisine odors in the neighborhood.

2)Improper and insufficient disposal of waste made more evident by the lack of a designated area for trash containers.With the previous establishments,this was a never ending problem which was impacting the value of my property.

STAFF (U.S.A.)



3) Improper and insufficient loading zone for delivery trucks. The net result of this flaw is that delivery trucks constantly block my driveway while unloading their merchandise.

These are just a few of the problems that we have encountered with the previous restaurants that operated at this location and I hope very much to avoid seeing them occur again. The enlargement of the restaurant will, in my opinion, only enlarge these problems and perhaps create new ones.

The owner of the property in question, Mr. Bustani, has refused to cooperate in any manner to resolve these past problems amicably and having had him as a neighbor for 22 years, I predict this will not change.

To conclude, may it be further noted that inebriated patrons of the previous restaurant could often be found transacting drug transactions in the alleyway behind the restaurant and alleviating themselves in my garden. As I am often out of the country, I would feel more assured if this was not to happen.

I know you will consider these objections!

Sincerely yours,

Hector Cortes

cc: The Town Council of Palm Beach