

From: [Antonette Fabrizi](#)
To: [Town Council & Mayor](#)
Cc: [Town Clerks Staff](#); [Kirk Blouin](#); [Jay Boodheshwar](#); [Wayne Bergman](#); [James Murphy](#); [Paul Castro](#)
Subject: FW: Bricktops Expansion Request - Z-20-00311
Date: Monday, October 11, 2021 11:25:50 AM

From: John David Corey <johncorey84@gmail.com>
Sent: Sunday, October 10, 2021 4:29 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>; James Murphy <jmurphy@TownOfPalmBeach.com>
Subject: Bricktops Expansion Request - Z-20-00311

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October 10, 2021

Dear Mayor and Town Council:

I respectfully ask the Town Council *deny* the Bricktops request for expansion 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 amended July 28, 2017) 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 and should not be exacerbated.

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) We are starting our zoning code review and these expansion uses will be part of the discussion and should not be preempted.

6) The Heart of Palm Hotel will reopen and may unleash unintended consequences and further affect residents' quality of life and general parking and traffic congestion concerns.

By denying 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 residential neighborhoods.

Thank you for being Resident First,

John David Corey
426 Australian Avenue