

From: s.ahmuty34@gmail.com
To: [Kelly Churney](#)
Subject: Meat Market Application for Permanent Outdoor Café Seating
Date: Monday, November 01, 2021 1:09:41 PM

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Ms. Kelly Churney
Deputy Town Clerk
Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

Re: Meat Market Application for Permanent Outdoor Café Seating
ARC-21-084 (ZON-21-022) 191 Bradley Place (Combo)

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Dear Ms. Churney:

My wife Cynthia and I reside at 255 Seminole Avenue. I am writing to object to the special exception zoning application of Meat Market restaurant (NDL Property Palm Beach Property LLC) for 48 permanent outdoor café seats. The Town should unconditionally deny this application for the reasons stated below.

I would greatly appreciate your passing my objections on to the Mayor, Town Council and Architectural Commission. If you would like me to communicate with them in some other manner, please let me know and I will do so.

Most restaurants in the Town of Palm Beach that received permission to provide temporary outdoor café seating on a street sidewalk or courtyard are located in heavily commercial areas, e.g., Cucina, La Goulou, Sant Ambroeus courtyard, Lola 41 courtyard, Café L'Europe, Henry's, Palm Beach Grill and Honor Bar to name a few, such that their outdoor seating does not face or adjoin any residential properties. In contrast, the outdoor seating configuration at Meat Market, which runs the entire length of its frontage on Bradley Place, directly faces the il Lugano residential condominium complex. Moreover, the restaurant has staged five additional tables on Seminole Avenue facing or adjacent to residential properties. The Seminole Avenue tables are set for dinner on the weekends. Accordingly, the statement in Meat Market's application that "[t]he outdoor seating is proposed on the street side of the subject property, not adjacent to residential properties" is incorrect. Its statement that the proposed outdoor seating is "harmonious with the surrounding neighborhood" is similarly incorrect since the surrounding neighborhood is overwhelmingly residential.

“Outdoor café seating is not allowed to increase the capacity of a restaurant” (Sec. 134-2106[a][1]). Meat Market’s application states that “[a] total of 48 outdoor seats will be provided, and interior seating will be decreased by the same amount.” Meat Market has a maximum capacity of 125 seats. Although Meat Market oddly proposes to reduce its indoor seating capacity by nearly 40%, its application is conspicuously silent as to how it intends to redeploy the additional interior space no longer allocated to dining. Meat Market should clarify its intentions in this regard. We object to any expansion of Meat Market’s after-dinner lounge operations that already create a boisterous nightclub atmosphere in and around the restaurant, which is totally incompatible with the surrounding residential neighborhood.

According to Meat Market’s application, its operations are and will continue to be “town-serving.” Of all the restaurants featuring outdoor café seating mentioned above, however, Meat Market is by far the least “town-serving” both by reputation and in its actual operation, regardless of what its self-generated “mailing lists” may show. As other Seminole Avenue residents have noted, one need only observe the clientele and atmosphere at Meat Market, especially from Thursday through Saturday nights, to appreciate that it promotes a nightclub-like atmosphere and its customers are overwhelmingly not Town residents.

Meat Market habitually fails to comply with the requirements and conditions for outdoor café seating in its current operations. There is no reason to believe this will change should it be granted permanent outdoor seating.

“All outdoor café seating furniture shall be located in such a manner that a minimum five foot-wide unobstructed pedestrian path is maintained” (Sec. 134-2106[a][6]). “No outdoor café seating furniture shall be permitted around the perimeter of an outdoor seating area that would have the effect of forming a physical or visual barrier discouraging the use of the pedestrian sidewalk” (Sec. 134-2106[a][7]). Meat Market does not comply with either condition. The pedestrian sidewalk along Bradley Place is quite narrow. Meat Market’s outdoor seating configuration does not maintain a five-foot clearance on this sidewalk, especially when it adds a fifth seat at the head of a four-top on the sidewalk. The two street signs on the Bradley Place sidewalk in front of Meat Market, as well as its awning and valet parking stand on the Bradley Place sidewalk, when combined with its outdoor seating, form a physical and visual barrier on Bradley Place that effectively renders the sidewalk impassable. The valet parking stand also blocks the curb cut at the corner of Bradley Place and Seminole Avenue. The congestion generated by the constant stream of customers, waiters and other restaurant staff on and around the Bradley Place sidewalk exacerbates this condition to the extent that Meat Market has essentially co-opted this entire sidewalk for its own private use.

“All outdoor seating furniture * * * shall be stored inside a building after close of business” (Sec. 134-2106[a][11]). Meat Market does not comply with this condition.

Meat Market provides no off-street parking. Instead, it simply commandeers all of the surrounding public parking spaces in its vicinity. Specifically, its valet parking operation places traffic cones on both sides of Bradley Place every evening and then uses those spaces for customer parking. It co-opts additional public parking spaces on Bradley Place north of the intersection with Seminole Avenue. Meat Market's valet parking operation also parks cars on both sides of the west end of Seminole Avenue, including in spaces designated as "permit parking only." In this manner, Meat Market effectively precludes parking in its vicinity every evening by anyone other than its customers. What is more, its vendors park their delivery trucks on Seminole Avenue, which is not a loading zone. Just last week, I personally observed a large Casamigos delivery truck parked in a permit-only space across from 261 Seminole Avenue for well over an hour.

Meat Market does not and cannot contend that the denial of its application for permanent outdoor seating would cause it any economic hardship. Temporary outdoor restaurant seating was a response to the COVID-19 pandemic, which, thankfully, has subsided in Florida. Prior to the addition of its temporary outdoor seating, Meat Market successfully operated within its four walls. In contrast, the permanent addition of 48 outdoor seats at Meat Market constituting 40% of its dining operations would degrade the residential character of the surrounding neighborhood, further inconvenience its residents, and, contrary to Meat Market's application, would unquestionably "cause substantial injury to the value of the property in the neighborhood where it is to be located." This application should be unconditionally denied in all respects.

Thank you very much for your considerations of my objections.

Regards,
Steven Ahmuty

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