

From: [Bruce Payne](#)
To: [Kelly Churney](#)
Cc: [Bruce Payne](#); [Debbie Payne](#)
Subject: Meat Market restaurant request for permanent outdoor seating
Date: Monday, October 25, 2021 1:03:56 PM

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Kelly,

Thank you again for returning my call this morning and agreeing to forward our concerns about Meat Market's outdoor seating application to the Town Council and to ARCOM. My wife and I live in a house we recently had built at 261 Seminole Avenue, almost directly across the street from where Meat Market wishes to have permanent outdoor seating at the corner of Bradley Place and Seminole Avenue. My neighbors and I view this as a major property value destroying proposition for the following reasons:

1. It would be converting our peaceful residential neighborhood into a commercial district. Meat Market has operated just fine for a number of years with its existing interior seating, and we take no issue with its rights to operate inside of its four walls. But once the town allowed it to expand out on to the sidewalk along Seminole and Bradley Place due to COVID restrictions, the noise from its rowdy patrons and its steak food smells now drift over to our property and down Seminole Avenue.
2. The sidewalk along Seminole and Bradley Place is quite narrow. With the additional seating Meat Market has commandeered for over 80 patrons, pedestrians cannot easily pass through the commotion, and so we have to walk in the street.
3. Parking along Seminole is already problematic and the expansion of this restaurant's seating allotment will only make matters worse. Its drunken patrons often pull into our driveway to turn around or park in front of it. One group accosted my wife when she told them they were blocking our driveway and to please move.
4. Of all the restaurants we know of in Palm Beach, the Meat Market appears to be the least "town serving" as it is. Clientele (many of whom are in their 20s and dressed like they've just left Miami's South Beach) come from throughout the county to frequent the place, and every Thursday night it turns itself into a discotheque / ladies night after 10:00 PM - second only to Cucina - but in our residential neighborhood. Police cars are often parked outside in response to some disturbance there. We are quite certain the restaurant is violating noise restrictions on Thursday nights.

We recommend that Town Council and ARCOM members view the current situation at this establishment for themselves - by trying to walk along with this narrow sidewalk on a weekend evening or by driving along its Bradley Place entrance at 10:30 on any Thursday night to see its transformation into a noisy nightclub.

We appreciate your consideration of our protest against Meat Market's outdoor seating application and hope it will be declined. This operation must be kept within its interior space

given its location next to a residential neighborhood.

Sincerely yours,

Bruce Payne
261 Seminole Avenue
Palm Beach
720-480-5467
Brucepayne1@gmail.com

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Bruce Payne