

From: [Bruce Payne](#)
To: [Paul Castro](#); [Emily Lyn](#); [Bradley Falco](#)
Subject: FW: Meat Market Restaurant Application for Permanent Outdoor Café Seating
Date: Friday, December 10, 2021 3:28:41 PM
Attachments: [Bradley Place sidewalk 1.JPG](#)
[Bradley Place sidewalk 6.JPG](#)
[Meat Market valet stand.jpg](#)
[Seminole Avenue view 1.jpg](#)

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Mr. Castro:

I received a reply to the following email that Ms. Churney is out of the office today. In her absence, please forward this email to the Town Council and Mayor for me. As head of Zoning, I trust this issue should annoy you as much as it does us!

Thank you,

Bruce Payne
261 Seminole Avenue
Palm Beach

Sent from [Mail](#) for Windows

From: [Bruce Payne](#)
Sent: Friday, December 10, 2021 3:20 PM
To: [Kelly Churney](#)
Subject: Meat Market Restaurant Application for Permanent Outdoor Café Seating

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

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

Dear Ms. Churney:

Please forward this letter to our mayor and to each member of our Town Council to address the referenced matter which you noted will be reviewed at the next Town Council meeting on Wednesday, December 15. I have attempted to reach our representative Ted Cooney through the

Town's office to discuss the issue on behalf of our residential neighborhood but regretfully my phone call has not been returned. Please include the attached photos of the obstructed pedestrian right-of-way along Bradley Place and Seminole Avenue caused by the Meat Market's outdoor seating arrangements.

My wife Debbie and I live at 261 Seminole Avenue, less than 30 yards across the street from where the Meat Market restaurant has been allowed to have a temporary sidewalk café configuration that it now would like to make permanent. We and our neighbors strongly oppose the outdoor seating application of this restaurant located at the corner of Bradley Place and Seminole Avenue for the following reasons:

1. Imposing this outdoor commercial enterprise on our quiet residential street of Seminole Avenue substantially reduces our property values, our quality of life, and pedestrian mobility. In contrast to Meat Market's highly misleading application for permanent outdoor seating, its property along Bradley Place – where seating for over 30 people currently is set up - directly faces the residential condominium property of Il Lugano. Moreover, the restaurant's frontage on our street of Seminole Avenue – where five tables and 20 chairs are set up – faces our residential property at 261 Seminole, our neighbor Lois Rosenthal's home at 265 Seminole and it is adjacent to the eight residential apartments of 264 Seminole. Because of its outdoor seating and frequently opened front door - used by 48 additional customers and wait staff - we frequently hear its loud music and smell the distinct aroma of steak in our own backyards.
2. Because of the restaurant's outdoor seating, umbrellas, heaters, valet parking stand, and canopy posts that block pedestrian's right-of-way, we are unable to walk along this portion of Bradley Place's sidewalk during restaurant operating hours. We can barely get through during daytime hours without walking single file. The restaurant's blockage of this public right-of-way along Bradley Place is certainly not ADA compliant – no wheelchair could navigate through this narrow space due to the gauntlet of obstacles the restaurant has placed in our path. ***Please see the attached photos.*** During restaurant hours, the sidewalk along Bradley Place is further blocked by either diners extending their seating space into the already congested sidewalk area, by smokers, and by patrons using valet parking. We and our neighbors currently have to walk in the street to avoid them – however, the street is usually impassable as well - filled by the restaurant patrons' cars that are allowed to park in the red-curbed loading area. In summary, the restaurant is the poster child for violating Town Code Sections 134-2106[a][6] and [a][7] "All outdoor café seating furniture shall be located in such a manner that a minimum five foot-wide unobstructed pedestrian path is maintained." And "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."
3. The outdoor sidewalk on our Seminole Avenue – during both daylight hours and restaurant hours - consistently looks like an unkept storage area filled with chairs, tables and now space heaters in a state of disarray. This violates Town Code Section 134-2106 [a][11]: "All outdoor seating furniture...shall be stored inside a building after close of business".
4. Meat Market provides no off-street parking. Instead, it simply commandeers all of the public parking spaces along the street in its vicinity. Moreover, many of its patrons also illegally

occupy our permit only parking spaces along Seminole Avenue or illegally park in the yellow curbed no-parking spaces. During daylight hours, the restaurant's vendors park their large delivery trucks on Seminole Avenue, which is not a loading zone.

5. Meat Market has located its Pick-Up Service and its large sign advertising this service on Seminole Avenue, which once again, is not the restaurant's loading zone. And its valet parking service also frequently extends over from Bradley Place to Seminole Avenue causing traffic congestion at our intersection of Seminole Avenue and Bradley Place.
6. The Meat Market cannot contend that the denial of its application for permanent outdoor seating would cause it any economic hardship. Prior to the temporary allowance for outdoor seating due to COVID, the restaurant successfully operated solely within its four walls for a number of years. In contrast, the permanent addition of 48 outdoor seats, constituting 40% of its dining operations, would degrade the residential character of the surrounding neighborhood (particularly on Seminole Avenue), permanently inconvenience our residents, and contrary to Meat Market's misleading application, it would unquestionably "cause substantial injury to the value of the property in the neighborhood where it is to be located."

Meat Market is NOT a town-serving restaurant. We see its clientele every evening and can assure you that the majority are not from Palm Beach. I invite the entire Town Council to dinner at the Meat Market restaurant on a Thursday evening after 9:00 PM (Disco Night) to see for yourselves the motley clientele from across our bridges who frequent this notorious night club and steak house. Because of the boisterous "ladies night" type of atmosphere the restaurant attracts to our residential neighborhood on Thursday evenings, we note that either the Town or the restaurant now employs off-duty police to serve as security guards for this restaurant/nightclub after 9:00 PM when it transforms into a nightclub. The situation at Meat Market has no doubt degenerated into its current security risk because of the non-Palm Beach clientele the restaurant attracts by using its outdoor restaurant seating as its expansion space, thus allowing it to expand its dance floor within the restaurant's interior space for its Thursday – Saturday after-dinner bar and nightclub activities.

The Meat Market restaurant's application for permanent outdoor café seating should be unconditionally denied in all respects.

Thank you very much for your consideration of our objections.

Sincerely yours,

Bruce L. Payne
261 Seminole Avenue
Palm Beach, FL 33480
720-480-5467

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