

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Ted Cooney](#); [Julie Araskog](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Wayne Bergman](#); [Kirk Blouin](#); [Carolyn Stone](#); [Bob Miracle](#); [Antonette Fabrizi](#)
Subject: FW: The Chesterfield Hotel / renovation - meeting Wednesday Feb 15th
Date: Monday, February 13, 2023 10:44:07 AM

Hello,

Please see the email below.

Thank you,
Deb

-----Original Message-----

From: Michele de Araujo <michele.dearaujo@gmail.com>
Sent: Sunday, February 12, 2023 4:01 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Sergio de Araujo <dearaujo.sergio@gmail.com>
Subject: The Chesterfield Hotel / renovation - meeting Wednesday Feb 15th

*****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.*****

Dear Town Council Members and Landmarks Commission,

As my husband and I are unable to attend the Wednesday meeting concerning proposed variances requested by the owners of The Vineta Hotel, we wish to express our comments in writing.

I am aware that numerous residents in our neighborhood have already contacted the Town Council regarding The Vineta Hotel's requests. My husband and I strongly agree with our neighbors' comments, so I will not repeat the list.

As town residents since 1987, we have seen many changes in Palm Beach, but none so prominent as what we have witnessed in the last two years with the influx of new residents both on the island and in West Palm Beach. Let me just focus on one issue others have raised that will be impacted by The Vineta Hotel renovation.....and this is parking, and traffic. Coconut Row, a major north/south artery is narrow and heavily traveled as are East/West streets, Australian Ave., Chilean Ave and Peruvian. Let's not ignore the fact that the Brazilian Court, one block from The Vineta Hotel, has their own parking lot on Hibiscus, and for quick access, still utilizes street parking.

To compound the impact of growth and additional traffic is a safety concern that has not gone unnoticed, and warrants input from the Palm Beach Police Dept. Rarely does a car or truck, electric scooter/skateboard or bicyclist actually make a "full stop" at the 4-way corners at the cross streets along Coconut Row from Brazilian Ave. through to Peruvian Ave., all with Stop signs. Providing daily 24-hour hotel Valet parking increases the need for speed so that hotel guests and dining customers receive top service. I believe it is imperative that the owners of The Vineta Hotel seek an alternative customer and employee parking solution that does not include neighboring streets.

Thank you for taking the time to read this letter.

Sincerely,
Michele de Araujo
330 Coconut Row, Apt 2C, Palm Beach

Sent from my iPad

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: The Chesterfield - Traffic Generation Statement - ZON-23-019
Date: Friday, February 10, 2023 12:13:36 PM
Attachments: [Chesterfield Traffic Study \(dragged\) 2.pdf](#)

Kelly Churney
Deputy Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: Deborah Jones <djones@TownOfPalmBeach.com> **On Behalf Of** Town Council
Sent: Friday, February 10, 2023 11:18 AM
To: Danielle Moore <daniellemoorepb@gmail.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; heron1107@aol.com; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Julie Araskog <juliearaskog@aol.com>; Councilwoman Julie Araskog <juliearaskogtowncouncil@gmail.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Bobbie Lindsay <bobbie.lindsay@icloud.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Lew Crampton <lewcrampton@gmail.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>; Lew Crampton <lcrampton@coxsciencecenter.org>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: FW: The Chesterfield - Traffic Generation Statement - ZON-23-019

Hello Mayor & Town Council,

Please see the email and attachment from John David Corey.

Thank you,
Deb

From: John David Corey <johncorey84@gmail.com>
Sent: Thursday, February 09, 2023 3:25 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Kirk Blouin <KBlouin@TownofPalmBeach.com>
Subject: The Chesterfield - Traffic Generation Statement - ZON-23-019

*****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.*****

Dear Mayor and Town Council:

I want to put into the record that the traffic study that was submitted with The Chesterfield application (ZON-23-019) is flawed since it calculates the demand based on 197 "Fine Dining" restaurant seats, but the breakdown of seats as requested in the Development Review Application is a mix of bar, lounge, nightclub and fine dining and each has their own unique demand load per the *ITE Trip Generation Manual* as referenced in the traffic study. The resulting demand calculation skews incorrectly low due to the lower demand for fine dining than for the other uses requested. The traffic study report needs to reflect the proper requested makeup of the establishment. See attachment below.

Please note that this issue goes away if Variance #1 (increase in seating from 113 to 197) is withdrawn or denied. The pre-existing restaurant size and capacity would theoretically be grandfathered in and then we would just need to work within the Special Exception process to solve parking, noise and operational issues in conjunction with nearby residents.

Thank you of your time.

Sincerely,
JDC

John David Corey
426 Australian Avenue
Palm Beach, FL 33480
H (561) 408-2880
C (617) 590-0886

1.0 SITE DATA

The subject parcel is located at 363 Cocoanut Row in the Town of Palm Beach, Florida and contains approximately 0.43 acres. The Parcel Control Number (PCN) for the subject parcel is 50-43-43-23-05-006-0010. The site is currently vested with a 57 room hotel and 113 seat fine dining restaurant. The site is proposed to be modified, including dining seat reallocation for hotel use, to a total 41 room hotel and 197 seat fine dining restaurant with a project build-out of 2024.

Site access will remain unchanged and is existing via a valet stand on Cocoanut Row on the west side of the site. Parking is proposed to continue as only valet parking. The Valet Circulation Exhibit and the hotel-provided Valet Operation Plan are attached to this report. For additional information concerning site location and layout, please refer to the Site Plan prepared by Spina O'Rourke + Partners, Inc.

2.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses. The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/current approval traffic.

The traffic currently vested to the parcel has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11th Edition* and provided by the Palm Beach County Engineering Traffic Division as shown in Tables 1, 2, and 3 attached with this report. Table 1 shows the daily traffic generation associated with the existing/vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generated by the vested development may be summarized as follows:

Existing/Vested Development

Daily Traffic Generation	=	532 tpd
AM Peak Hour Traffic Generation (In/Out)	=	24 pht (15 In/9 Out)
PM Peak Hour Traffic Generation (In/Out)	=	44 pht (24 In/20 Out)

The traffic to be generated by the proposed site modifications has also been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11th Edition* and rates published by the Palm Beach County Engineering Traffic Division as shown in Tables 4, 5, and 6. Table 4 shows the daily traffic generation associated with the proposed plan of development. Tables 5 and 6 show the AM and PM peak hour traffic generation, respectively.

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Town Council Development Review Notice - The Chesterfield - ZON-23-019
Date: Thursday, February 09, 2023 10:56:09 AM
Attachments: [Varince TC Notice.pdf](#)

Hi Antonette,

For the Record. Can you print this one too for the folders?

Thank you,

Kelly Churney
Deputy Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: John David Corey <johncorey84@gmail.com>
Sent: Thursday, February 09, 2023 9:29 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Kirk Blouin <KBlouin@TownofPalmBeach.com>
Subject: Town Council Development Review Notice - The Chesterfield - ZON-23-019

*****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.*****

Dear Mayor and Town Council Members:

I would also like to bring to your attention a concern with the Town Council Development Review Notice that was mailed to the 1000' radius surrounding The Chesterfield. I have attached the Notice below for your reference. Only the reduction in hotel rooms from 57 to 41 is clearly identified, but no corresponding mention of the applicant's request to **increase** the restaurant footprint into basically the entire first floor of the hotel including pool area or mention of the increase in number of seats from 113 to 197 (a 74% increase). I have spoken with many residents in the area and not a single one understood that this was part of the application. The lack of information in the notice may disenfranchise residents if any such increase is granted.

However, if Variance #1 (expansion of the restaurant) is withdrawn or denied, then the hotel could continue with a 113 seat restaurant (with tight protocols for off street parking, hours of operation and further protections for nearby residents) as part of a standard Special Exception request allowed in the the town code.

Thank you very much,
JDC

John David Corey
426 Australian Avenue
Palm Beach, FL 33480
H (561) 408-2880
C (617) 590-0886



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

NOTICE

TOWN COUNCIL DEVELOPMENT REVIEW

NOTICE IS HEREBY GIVEN to all property owners within **1000'** of the subject property that the TOWN COUNCIL DEVELOPMENT REVIEW of the Town of Palm Beach will hold a public meeting on **Wednesday, February 15, 2023 at 9:30 a.m.** in the Town Council Chambers, Town Hall, 360 South County Road, 2nd Floor, Palm Beach, Florida 33480. At this meeting, the Town Council will review the following project:

ZON-23-019 (COA-23-002) 363 COCOANUT ROW—THE VINETA HOTEL (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES.

The applicant, 363 Coconut Row Popco LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for the interior and exterior renovation to an existing Landmarked four-story hotel structure for (1) For modifying the existing four-story hotel use including a reduction of rooms from 57 keys to 41 in the R-C district and (2) For outdoor café seating use. Additionally the applicant is seeking review and approval for Variances (1) to modify and increase a nonconforming hotel use and accessory restaurant uses in the R-C district under Sec. 134-201(a)(6) of the Town Zoning Code, (2) to exceed the maximum overall building height in order to construct rooftop projections (stair and elevator bulkheads), (3) to exceed the maximum overall building height in order to construct rooftop projections (third floor trellis), (4) to exceed the maximum height of rooftop mechanical equipment for air conditioners and (5) commercial kitchen exhaust scrubber on a rooftop, in conjunction with the renovation of an existing Landmarked four-story hotel and accessory restaurant uses. The Landmarks Preservation Commission will perform the design review.

This application has been filed with the Planning, Zoning, and Building Department for review by the Town Council, and will be considered pursuant to the Town Council's authority under Town of Palm Beach Code.

The time listed above indicates the start of the Town Council meeting only, it does not intend to reflect the actual time any item will be heard or the order in which the matter will be arranged with the other items on the agenda. The above item may be deferred and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (561)-838-5431 for information as to the status of this item as a result of any action at the meeting.

All interested persons may appear and be heard at said Public Hearing and may likewise submit written statements prior to and at said Public Hearing and such shall be made part of the record of such proceedings. These applications and plans are on file in the Planning, Zoning & Building Department, 360 South County Road, Palm Beach, and are available for view between 8:30 a.m. and 4:30 p.m. Monday through Friday, or may also be available for viewing digitally at <https://www.townofpalmbeach.com/676/Development-Review-Applications>

Pursuant to Section 286.0105, Fla. Stat., the Town hereby advises the public that: If any person decides to appeal any decision made by the Town Council with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Town for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In Accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Town Manager's Office, at (561) 838-5410 for assistance, no later than five (5) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice), for assistance.

NOTIFICATION TO SURROUNDING PROPERTIES OF PENDING APPLICATION

Rich in history... Rich in service... Always exceptional!

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Chesterfield Hotel rebuild
Date: Monday, February 13, 2023 10:34:18 AM

Kelly Churney
Deputy Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: Deborah Jones <djones@TownOfPalmBeach.com> **On Behalf Of** Town Council
Sent: Monday, February 13, 2023 10:29 AM
To: Danielle Moore <daniellemoorepb@gmail.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Bobbie Lindsay <bobbie.lindsay@icloud.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Julie Araskog <juliearaskog@aol.com>; Councilwoman Julie Araskog <juliearaskogtowncouncil@gmail.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Lew Crampton <lewcrampton@gmail.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; Kirk Blouin <KBlouin@TownofPalmBeach.com>; Carolyn Stone <cstone@TownOfPalmBeach.com>; Bob Miracle <rmiracle@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: FW: Chesterfield Hotel rebuild

Good morning,

Please see the email below regarding the Chesterfield Hotel.

Sincerely,
Deb

From: abbf@aol.com <abbf@aol.com>
Sent: Monday, February 13, 2023 7:45 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Chesterfield Hotel rebuild

*****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.*****

My husband and I live at 353 Cocoanut Row in close proximity to the Chesterfield Hotel

We read with interest the submission by the new owners to renovate the property and their assertion that because they were reducing the number of rooms from 57 to 41 there was no need to alter the existing parking arrangement

THERE IS NO PARKING ARRANGEMENT

And when you add in the 198 seat restaurant where conceivably many diners will arrive at the same time, chaos will reign.

The three other hotels on Palm Beach Island including the Breakers, the Colony and the Brazilian Court all have parking lots.

You cannot approve this petition without a specific plan for OFF STREET PARKING

The operation of the Chesterfield took every non resident parking place every day and every night. These places are on Cocoanut Row and Australian Ave
The valets jockeyed the cars and double and triple parked until they could free up a space. The operation was disorganized, unsafe and a major blight on an otherwise lovely street.

As you know Cocoanut Row is a major two way North South road for both commercial and local traffic. Both the middle and northern bridges are accessed off Cocoanut Row

In the eight years we have lived here we witnessed the overflow of cars, frazzled valets and really annoyed residents.

Thank you

William and Anne Farrell
353 Cocoanut Row

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Vineta Hotel
Date: Monday, February 13, 2023 10:34:25 AM

Kelly Churney
Deputy Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

-----Original Message-----

From: Deborah Jones <djones@TownOfPalmBeach.com> On Behalf Of Town Council
Sent: Monday, February 13, 2023 10:33 AM
To: Danielle Moore <daniellemoorepb@gmail.com>; Danielle Hickox Moore
<DMoore@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; Bobbie Lindsay
<BLindsay@TownofPalmBeach.com>; Bobbie Lindsay <bobbie.lindsay@icloud.com>; Julie Araskog
<jaraskog@TownOfPalmBeach.com>; Julie Araskog <juliearaskog@aol.com>; Councilwoman Julie Araskog
<juliearaskogtowncouncil@gmail.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Lew Crampton
<lewcrampton@gmail.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; Kirk Blouin <KBlouin@TownofPalmBeach.com>;
Carolyn Stone <cstone@TownOfPalmBeach.com>; Bob Miracle <rmiracle@TownOfPalmBeach.com>; Paul
Castro <PCastro@TownofPalmBeach.com>
Subject: FW: Vineta Hotel

Hello,

Please see the email below regarding the Chesterfield Hotel.

Sincerely,
Deb

-----Original Message-----

From: dawncharlie@earthlink.net <dawncharlie@earthlink.net>
Sent: Monday, February 13, 2023 12:43 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Vineta Hotel

*****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.*****

I am writing as a multi-year, full time resident of 330 Cocoanut Row, roughly a block from the subject hotel. It would appear that the proposal to make multiple changes to the previously named Chesterfield Hotel reflects a desire to attract a younger, larger crowd with louder music, and more undesirable noise in a predominantly residential neighborhood. Cocoanut Row is a very narrow street already drawing more automobile and truck traffic than is safe and desirable. We all know about the existing parking challenges the Town faces. What I am particularly concerned about are the six variances being requested. I fail to see any hardships that would justify these, other than not allowing the new ownership to do what they wish, without objection. Thank you.

Charles J. Frankel III
330 Coconut Row, 1B
Palm Beach, Florida 33480

Sent from my iPhone

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Chesterfield Hotel
Date: Thursday, February 09, 2023 7:39:53 AM
Attachments: [image001.png](#)

Kelly Churney
Deputy Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: Deborah Jones <djones@TownOfPalmBeach.com> **On Behalf Of** Town Council
Sent: Wednesday, February 8, 2023 5:00 PM
To: Danielle Moore <daniellemoorepb@gmail.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; heron1107@aol.com; Bobbie Lindsay <bobbie.lindsay@icloud.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Lew Crampton <lewcrampton@gmail.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>; Lew Crampton <lcrampton@coxsciencecenter.org>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Julie Araskog <juliearaskog@aol.com>; Councilwoman Julie Araskog <juliearaskogtowncouncil@gmail.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: Re: Chesterfield Hotel

Good afternoon Mayor and Town Council,

Please see the email below regarding the Chesterfield Hotel.

Sincerely,
Deb

Deborah Campbell-Jones
Administrative Clerk (TMO)



Town of Palm Beach
360 South County Road

Palm Beach Fl. 33480
Direct: 561-227-6301
Main: 561-227-6310

From: Neal Gordon <gornea725@gmail.com>
Sent: Wednesday, February 08, 2023 2:01 PM
To: Town Council <TCouncil@TownofPalmBeach.com>; Kirk Blouin
<KBlouin@TownofPalmBeach.com>
Subject:

*****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.*****

I live at 330 Cocconut in Palm Beach, a block away from the Chesterfield Hotel ("Hotel"). I have become aware of the plans for the renovation of the Hotel.

The style and beauty of this downtown residential area, where the Hotel is located, combined with its rich history, make our neighborhood unique. I listened to the Hotel's recent presentation to the Town Council of its renovation plans and its stated interest in keeping the Hotel's history in tact in accordance with its landmark status. It is hard to reconcile the Hotel's plans with these statements when the room capacity will be decreased in order to increase the dining/nightclub capacity. Increased dining/nightclub activity brings with it increased traffic, noise and need for parking capacity which does not exist. In a sense our neighborhood is a landmark worthy of preservation. We should not be an extension of commercial Worth Avenue. The fact that the management of the new Hotel is world-famous for managing top luxury hotels around the world, one of which I know, does not allay my concerns for the impact of this expanded "entertainment" business on this neighborhood.

I hope that the Council will take these concerns into consideration in their deliberations.

Neal Gordon

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); heron1107@aol.com; [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Wayne Bergman](#); [Kirk Blouin](#); [Carolyn Stone](#); [Bob Miracle](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: The Vineta Hotel (former Chesterfield) expansion plans
Date: Monday, February 13, 2023 10:47:06 AM

Hello,

Please see the email below.

Sincerely,
Deb

From: jats2682@aol.com <jats2682@aol.com>
Sent: Saturday, February 11, 2023 5:19 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Kirk Blouin <KBlouin@TownofPalmBeach.com>
Subject: The Vineta Hotel (former Chesterfield) expansion plans

*****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.*****

To Palm Beach Town Council

Dear Council Members:

As owner of a property on Cocoanut Row for over 20 years, I am deeply disturbed, and surprised, by the plans of the new owners of The Vineta Hotel, former Chesterfield. While the restoration of the landmark building is welcome, the potential expansion of the restaurant, bar, lounge, pool and nightclub use is extremely inappropriate for our neighborhood. While technically, the hotel has had a pre-existing "nightclub" allowable use, the hotel and Leopard Lounge operated as a fine dining establishment. Even with a subdued lounge/bar area, near constant noise and disturbances from patrons exiting late at night affected the quality of life of us nearby residents. The past valet operations of stashing cars in and around the residential neighborhood must come to an end and the owners/operators need to find off-street parking as there is not even enough parking for our residential needs including landscaping, repairmen, domestic help and medical assistance.

The new owners have to rethink their plans and take into consideration all of us who live in the vicinity of the hotel. I ask the Town Council to hold the line on these requested items:

- 1) The restaurant and bar area **cannot exceed the 113 seats** that was pre-existing
- 2) Maintain that the **rear pool, bar and function areas as exclusive use of the hotel patrons** and not incorporate these spaces into the public realm
- 3) Solve the **rooftop mechanical penetrations** that will be clearly visible from surrounding condos and may require mockups so we can see what is proposed

- 4) **Eliminate on-street valet parking**
- 5) Applicant **must find interior storage for trash, grease traps, recycling, noisy glass wine bottles and soiled laundry**
- 6) **Full landscaping and noise buffers** required especially along residential sides of property

As it is, the detrimental impact will reach the Town itself, not just the neighbors.

Please give us your support.

I thank you in advance for your attention to this matter.

Julia T. Stetson
330 Cocoanut Row
Palm Beach

Mr. and Mrs. Neil Bluhm
215 Brazilian Avenue
Palm Beach, FL 33480
February 8, 2023
Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Re: Vineta Hotel ZON-23-019

Dear Honorable Mayor Moore and Town Council:

We are writing to express our enthusiastic support for the approval of the Vineta Hotel Zoning Application ZON-23-019. We live at 215 Brazilian Avenue, 0.3 mile from the hotel property.

The restoration of the historic Vineta Hotel is an important opportunity for our community to preserve the character of our neighborhood in style and use. Through our travels, we have experienced the superb quality of service and attention to detail that is Oetker Collection.

We look forward to frequenting the refreshed dining venues and are confident that any traffic concerns will be successfully managed.

We respectfully urge your support of The Vineta Hotel project.

Sincerely,

Mr. and Mrs. Neil Bluhm

Neil Bluhm
Kimberly Paige Bluhm
646-339-4401
kpaige7@gmail.com

Jay Jordan
273 Tangier Avenue
Palm Beach, Florida 33480
312.320.5368

February 6, 2023

Federal Express

Mayor and Town Council
Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Dear Town Council Members,

We are writing to provide an enthusiastic endorsement for the efforts of Monsieur Philippe Perd and the Oetker group regarding the Chesterfield Hotel soon to be name The Vineta. We have enjoyed a relationship with the Oetker group for over 30 years and have visited many of their hotel and hospitality facilities. We can unequivocally say they are totally A+++ first class in every way. Their involvement in the Palm Beach community will be a great asset to the community and enhance the lives of all of us by their presence.

We cannot thank you enough for your serious consideration to their proposals and look forward to receiving the good news that they will be able to proceed accordingly. If you have any questions for us, you can contact us as follows:

273 Tangier Avenue
Palm Beach, FL 33480
312-320-5368

Jay Jordan

JWJ/pd

From: [Warren Kanders](#)
To: [Antonette Fabrizi](#)
Subject: Re: The Vineta-ZON-23-019
Date: Friday, February 10, 2023 9:23:52 PM

*****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.*****

Could you please confirm receipt

Warren B. Kanders

Sent from my iPhone
Please excuse any typos or improper dictation

On Feb 1, 2023, at 12:10 PM, Warren Kanders <wbkanders@kanders.com> wrote:

Members of the ARCOM Committee,

I am writing to support the application of The Vineta hotel. As a full-time resident of Palm Beach with residences at 309 Garden Road and 325 Via Linda, I am encouraged by the design and sensitivity of their approach to this welcome and important renovation. Additionally, I previously owned a hotel in ST Barths which was expertly managed by the Oetker Group. I could not recommend them more highly.

Respectfully,

Warren B. Kanders

Kanders & Company, Inc.
250 Royal Palm Way
Palm Beach, Florida 33480

Sent from my iPhone
Please excuse any typos or improper dictation

**THE MARGOLIS FAMILY
528 N. LAKE WAY
PALM BEACH, FLORIDA 33480**

VIA EMAIL

February 1, 2023

Town of Palm Beach
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480

Re: The Vineta Hotel

Dear Members of the Architectural Commission and Town Council:

I am writing to support the proposed renovation and restoration of The Vineta Hotel and management by Oetker Collection. While the rate of change of population and construction on the island merits caution, a rare project that aims to restore or preserve the island's charm and architecture merits support. The Vineta Hotel is an elegant example of Mediterranean Revival architecture characteristic of traditional Palm Beach. Further, I have known the Oetker team responsible for the management of the property for many years, know them to be reasonable and accommodating, and believe that they have a sincere interest in working with the Town of Palm Beach to design and operate The Vineta Hotel consistent with the values and culture of the Island.

Thank you for your consideration and please do not hesitate to reach out should I be able to provide any further insight into the matter.

Sincerely,

Michael Margolis

Vera Alfieri Serrano

218 Miraflores Drive
Palm Beach, Florida 33480

561-346-5119
LukeL5@aol.com

February 7, 2023

To The Town of Palm Beach,

As a resident of our beautiful Island for 28 years I would like to express my strong support for the upcoming creation of The Vineta. Restoring the Chesterfield into a new, beautiful hotel should be received as gift to our Island.

I have no doubt that under the management of the Oetker Collection this new hotel will be jewel that all of us on this Island will be proud of!

Thank you,

Vera Alfieri