

PALM BEACH TOWN COUNCIL
PRESENTATION 03.15.23

The Vineta Hotel Renovation
363 Cocoanut Row, Palm Beach, FL 33480



THE VINETA – 363 Coconut Row, Palm Beach



NEIGHBORHOOD – QUALITY OF LIFE

During February 15th Town Council meeting we were asked to reach out to our neighbors and address their concerns.

After reflecting on the words of our neighbors at the Town Council Meeting and reading the letters submitted to the Town Council the areas of concern can be boiled down to include:



NEIGHBORHOOD – QUALITY OF LIFE

- Hotel Room Count
- Parking
- Traffic
- Seat Count
- Proposed Hours of Operation & Outdoor Spaces
- Private Events
- Guest and Staff Entrances
- Landscape Buffer for Outdoor Noise
- Trash and Waste Management
- Deliveries
- Grease Trap Location
- Noise from Equipment on the Roof
- Neighborhood Security



NEIGHBORHOOD – QUALITY OF LIFE

The following presentation aims to address the Council Members' & Neighbors' concerns while providing additional detail on our operating procedures.

While many of the issues raised in this presentation will be developed in the Declaration of Use, as these items were concerns of our neighbors, we thought it helpful to clarify them in this presentation.





THE VINETA – ROOM COUNT

EXISTING AND PROPOSED

Chesterfield Room Count – 57 Existing

Vineta Room Count – 41 Proposed

The new hotel will have 16 less hotel rooms,
which represents a 28% reduction.



SEATING CREDIT – PRINCIPAL OF EQUIVALENCY

The room deduction entitles the hotel to a seating credit for parking spaces that may be applied to any existing use.

16 Room Reduction x 1.75 Parking Spaces
= 28 Parking Space Credit

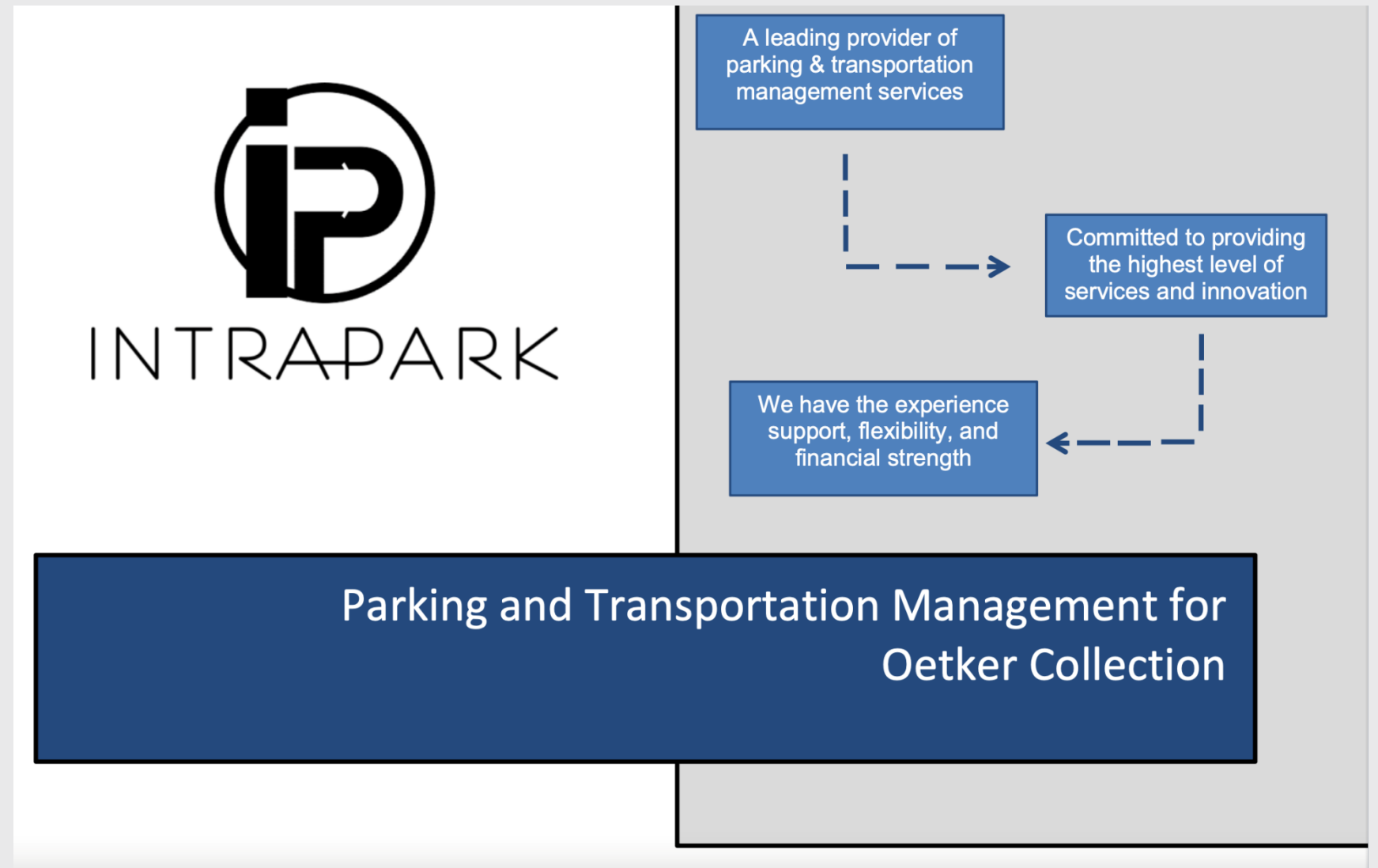
28 Parking Spaces x 3 Seats per Space
= 84 Additional Seats

113 Seats on the Record +
84 Seats Credit for the Room Reduction
= 197 Seats

PARKING

PARKING SOLUTIONS

- **ALL** staff parking off-site
- **VALET ONLY** parking for hotel guests and public
- **NO** street parking
- **Engaged** Intrapark, a professional parking and transportation management company to coordinate all parking and transportation operations for The Vineta.



STAFF PARKING – OFF SITE

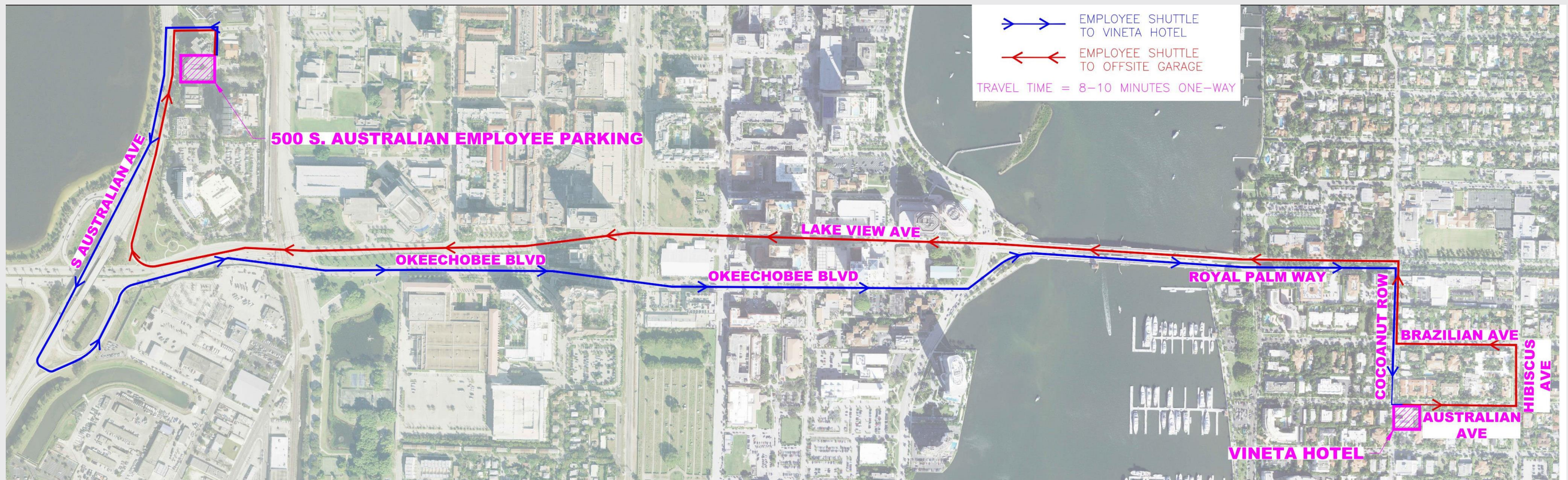
- Secured 50 parking spaces at 500 S Australian Ave in West Park Beach and this is an agreeable restriction to be placed in the Declaration of Use.
- Staff will park their vehicles and Intrapark will operate a staff shuttle bus service to bring staff to and from the hotel.
- Shuttle turnaround time: 8 – 10 Minutes one direction
- The shuttle will run on an as-needed bases for staff. If staff arrive late or have an appointment out of the shift change time, offsite parking spaces and a ride to the hotel will always be available.
- Staff shuttle buses will accommodate 15 – 17 staff members per trip.



Address: 500 S Australian Ave West Palm Beach

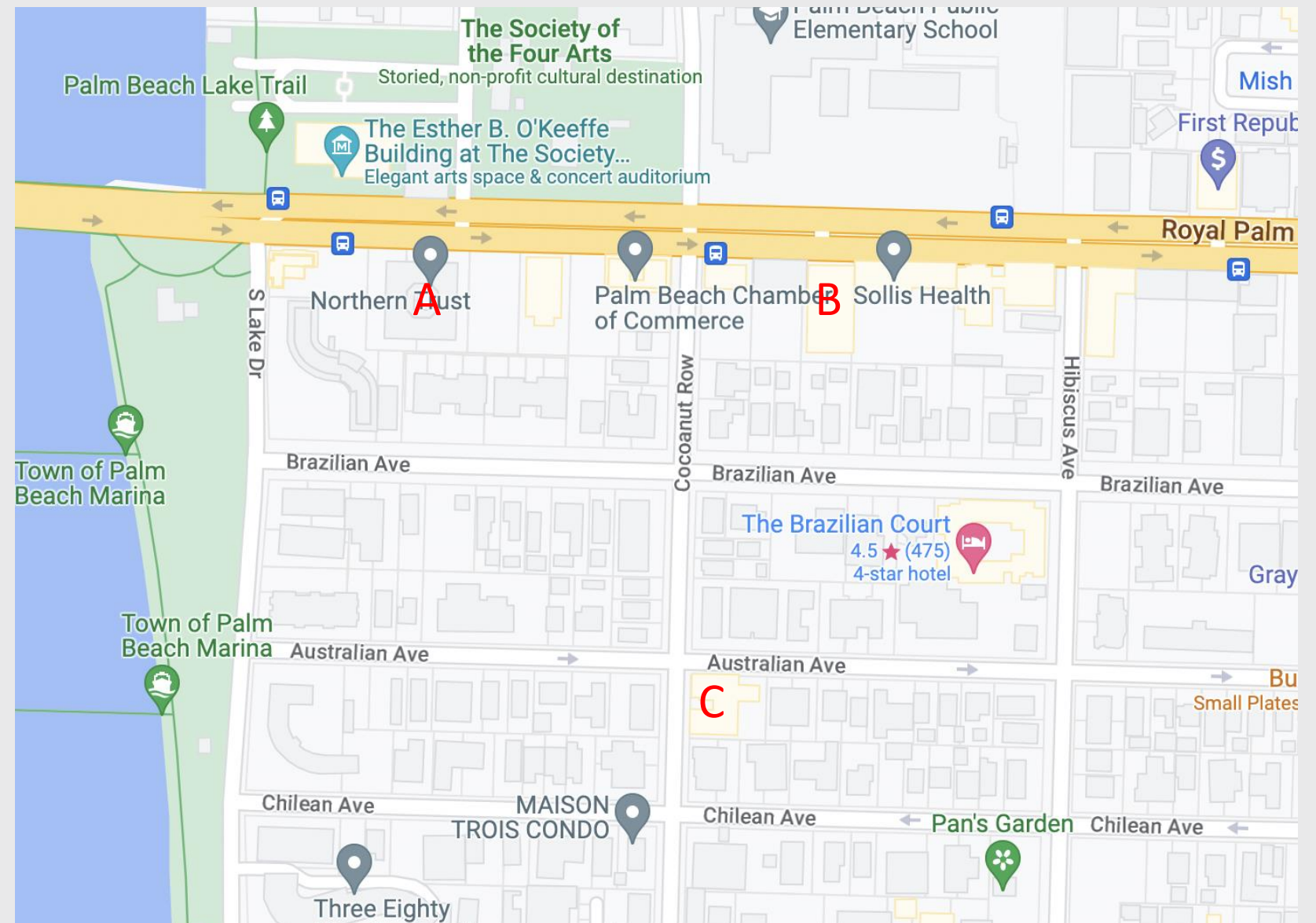
ROUTES

- Employee shuttle route to and from The Vineta Hotel. This will greatly reduce traffic in the surrounding neighborhood as compared to historic use.



GUEST PARKING – NO STREET PARKING

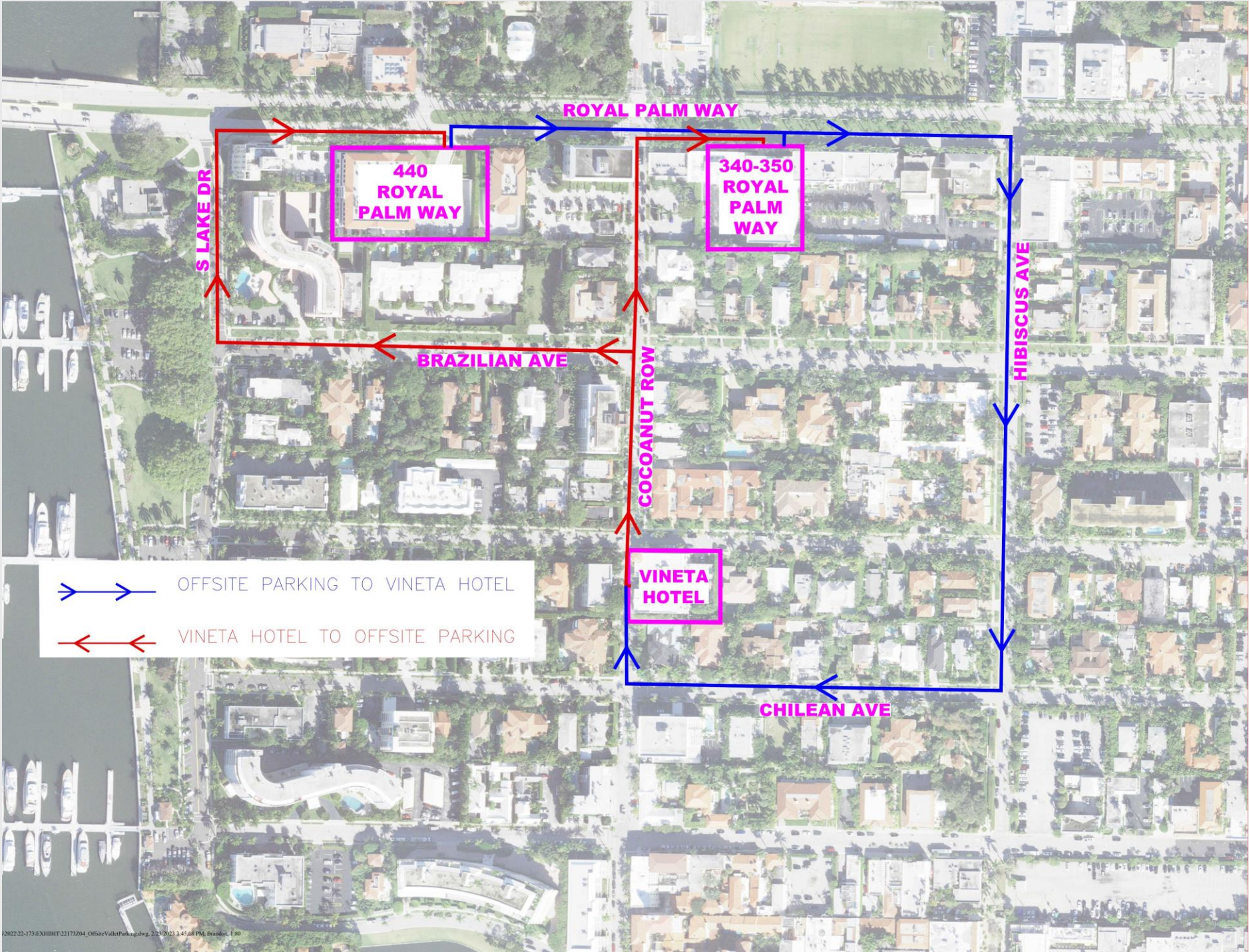
- Guest Parking will be compiled of **50 VALET OFFSITE PARKING SPACES** across, at least two separate properties.
- **35 PARKING SPACES** at 440 Royal Palm Way, Palm Beach.
- **15 PARKING SPACES** at 340-350 Royal Palm Way, Palm Beach.
- The owner is willing to agree to this offsite valet commitment in the Declaration of Use Agreement.



A: 440 Royal Palm Way
B: 340—350 Royal Palm Way
C: The Vineta Hotel

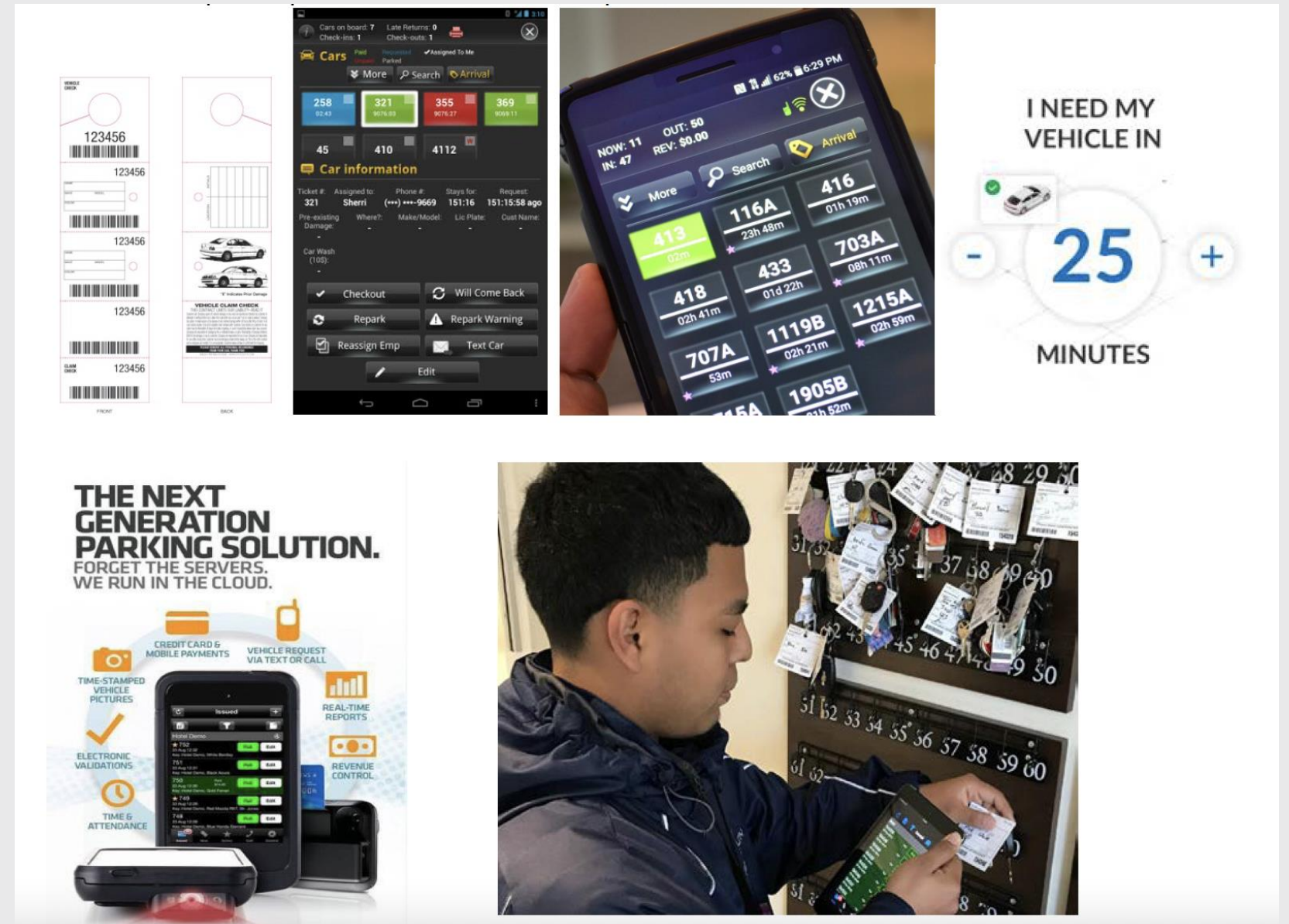
ROUTES

- Routes optimized based on time of year, time of day & real-time traffic.



VALET PARKING LOGISTICS

- Guests are greeted at the front of the hotel by the valet staff members.
- Car is driven by valet to one of two parking locations.
- Guests can download an app to request their vehicle.
- App advises the guest when their car arrives at the hotel.
- Valet parking attendants travel between the parking facility and hotel by golf cart when not driving a guest's car.



VALET STAFF TRAINING

- Our staff will be trained to the global Oetker Collection standard of service.
- Orientation, safety training, customer service training and company culture training will be offered.
- Staff will be efficient and mindful to minimize noise and not cause nuisance to neighborhood residents.
- Staff will be given handheld devices that monitor their vehicle speed during the day and will be held accountable for transgressions, if any.



HOUSE CARS - FOR GUESTS AND TOWN SERVING

- 2 house cars will be available to hotel and restaurant guests.
- House cars can be ordered to pick-up Palm Beach residents from their home and bring them to the hotel for lunch or dinner.
- House cars can be used to take hotel guests around the Town of Palm Beach.
- Airport trips for hotel guests will be provided by Intra Park.



TRAFFIC

SUMMARY

The highest concern from the neighbors was from the intensification of the neighborhood due to traffic and parking generated by hotel guests.



SUMMARY

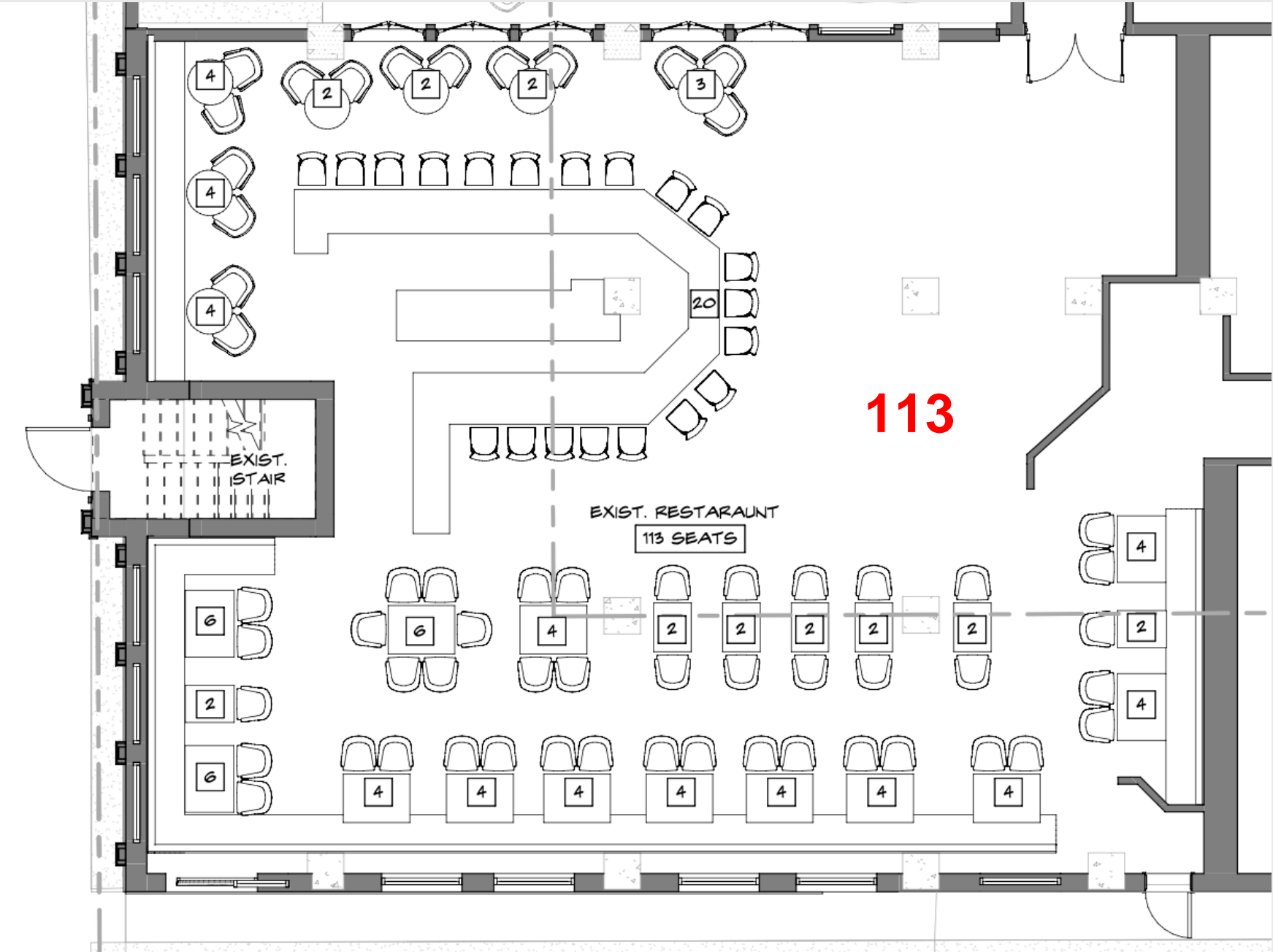
- The offsite employee parking will provide a significant reduction in traffic and parking from the previous conditions.
- The offsite valet parking will substantially eliminate any on-street parking by the valet service. This will also provide a significant benefit to traffic as the valet attendants will no longer continuously traverse the residential roadways looking for empty parking spaces.
- Valet attendants will no longer be required to continuously repark on-street parked vehicles due to 2-hour time limitations. This will further reduce traffic on the residential roadways.
- The commitment of a professional, experienced and high-tech valet operator will improve traffic operations and provide for an orderly flow. There will be no confusion when guests arrive on where to park their car.
- The reduction of hotel rooms and reduction of total number of seats will reduce the amount of overall traffic and parking demand.

SEAT COUNT

BUSINESS TAX RECEIPT

Currently 113 seats based on the BTR (business tax receipt) for the restaurant.

No set limitation is stated for the other BTR’s for the hotel.



THE VINETA – SEAT COUNT

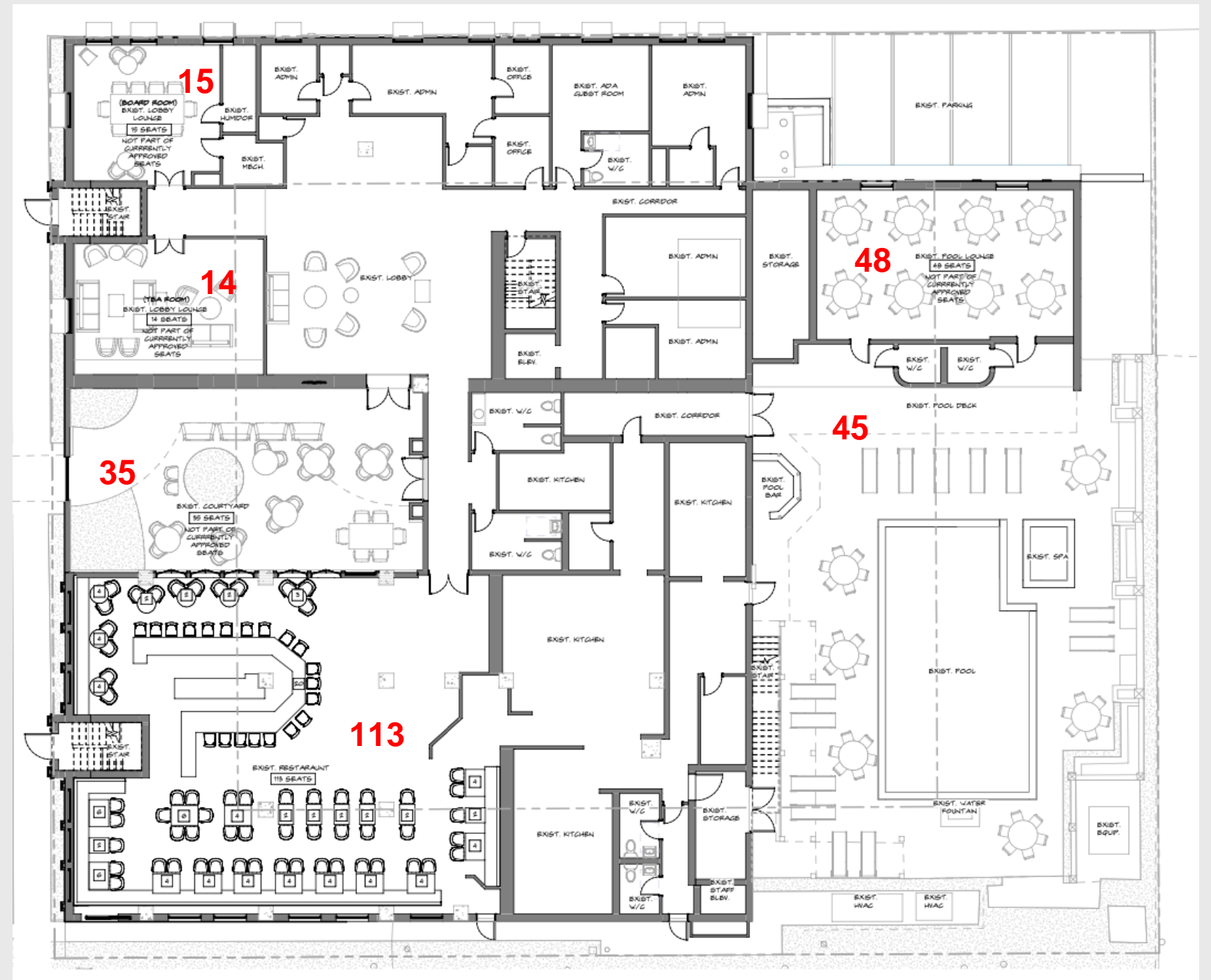
IN REALITY

The hotel has historically operated with many more seats than those just shown in the restaurant.

Up until the last day of operation as The Chesterfield there were a total seats of:

- 113 seats in the restaurant
- 35 – 40 seats in the courtyard
- 14 seats in the tea room
- 15 seats in the board room
- 48 seats in the pool lounge
- 45 seats on the pool deck

Total number of seats 270



THE VINETA – SEAT COUNT

IN REALITY and HISTORICALLY

Leopard Lounge and Dining

113

These photographs confirm the number and location of seats historically used in the hotel.



THE VINETA – SEAT COUNT

IN REALITY and HISTORICALLY

Courtyard

35-40



THE VINETA – SEAT COUNT

IN REALITY and HISTORICALLY

Tea Room

14

Board Room

15



IN REALITY and HISTORICALLY

Pool Deck Lounge – aka Rotary Room

48



IN REALITY and HISTORICALLY

Pool Deck

45



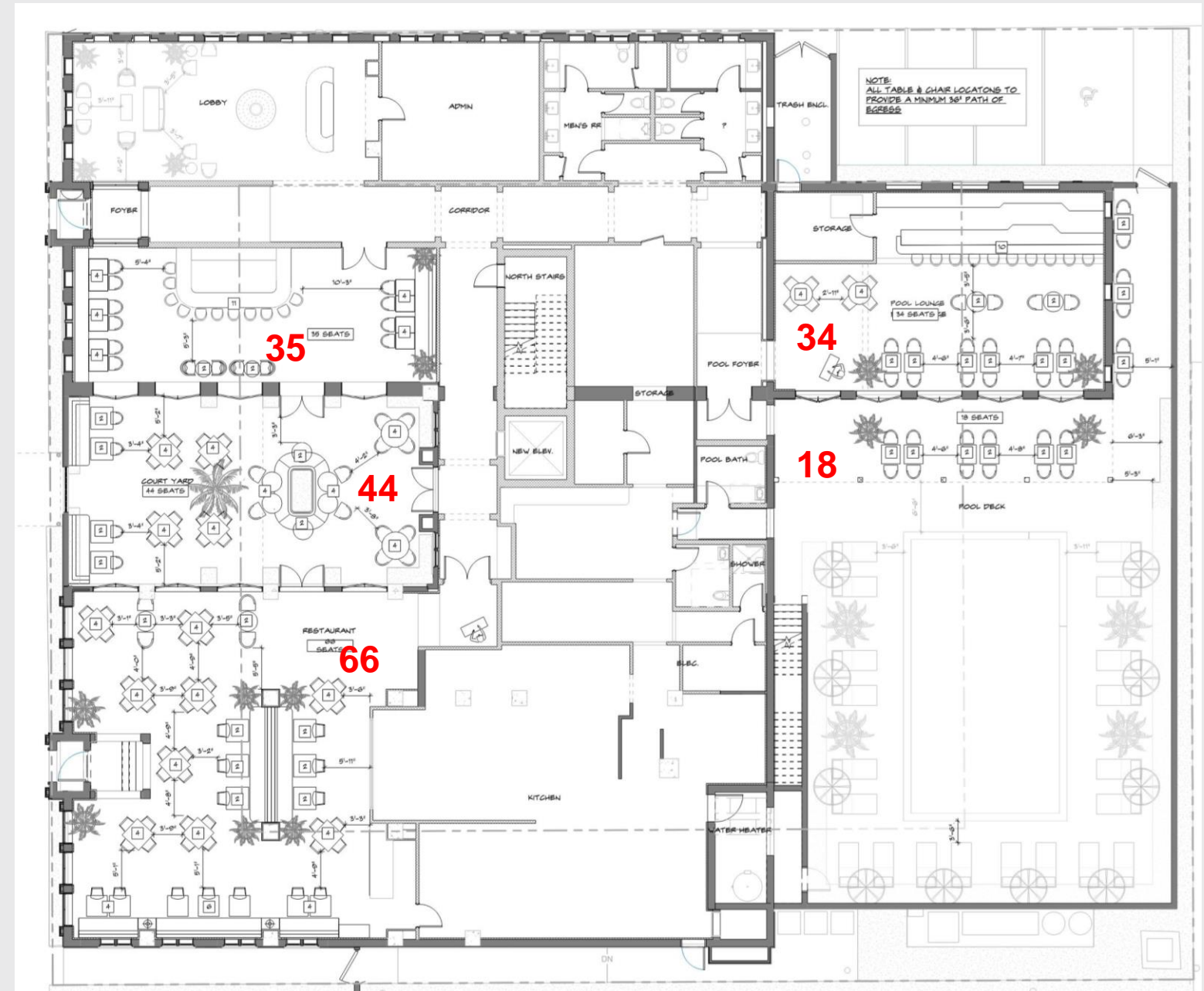
THE VINETA – SEAT COUNT

PROPOSED

Adding the seating credit of 84 to the approved seating of 113 we initially proposed a seating plan as follows:

- 66 - Restaurant
- 44 - Courtyard (outdoor)
- 35 - Lobby Lounge
- 34 - Pool Lounge (indoor)
- 18 - Pool Lounge Deck (outdoor)

Total number of seats 197

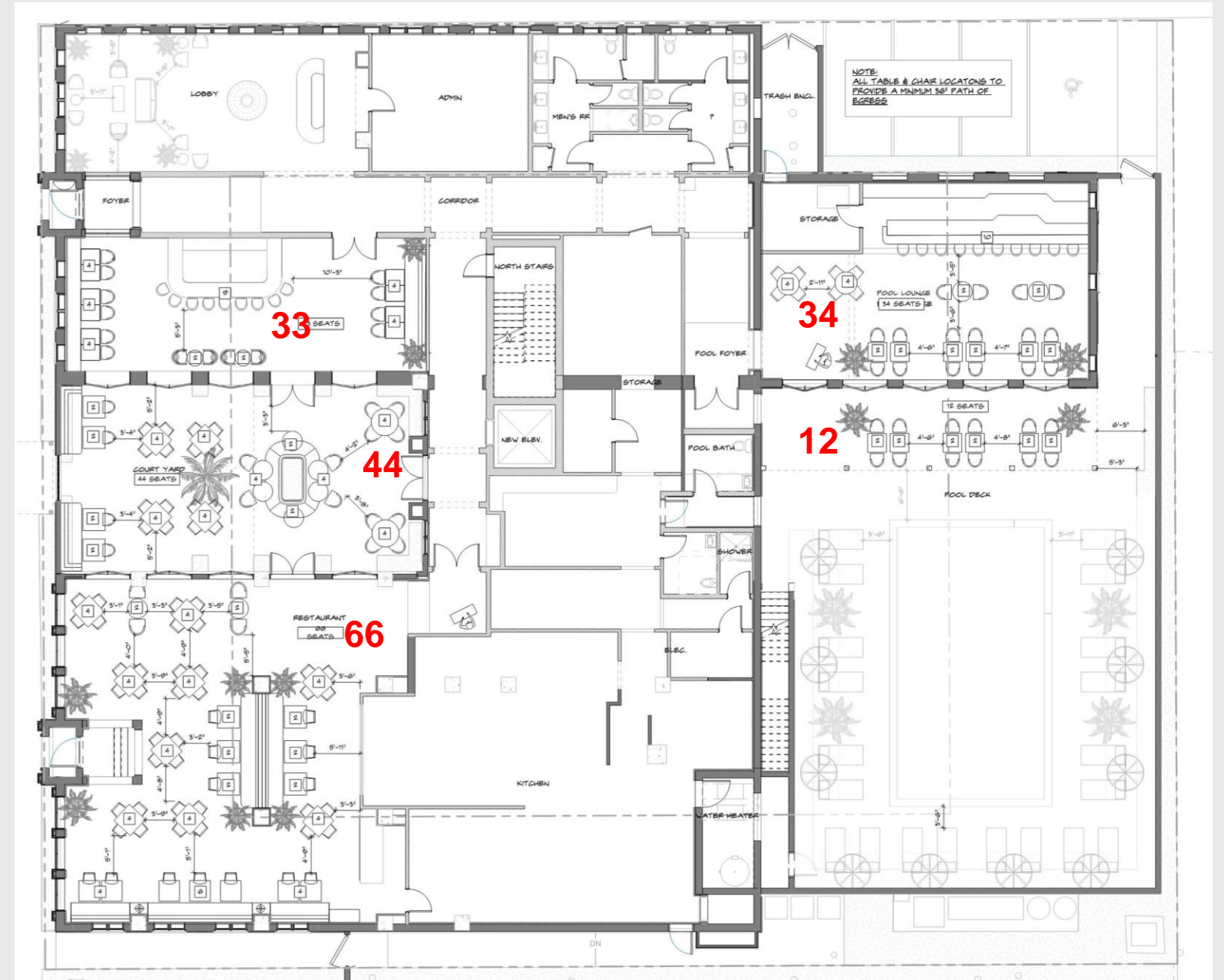


PROPOSED REDUCTION

Taking the concerns of the neighbors into account, we propose to reduce the seat count by removing **2** seats from the lobby lounge and **6** seats from the Pool Lounge (Outdoor).

- 66 - Restaurant
- 44 - Courtyard (outdoor)
- 33 - Lobby Lounge
- 34 - Pool Lounge (indoor)
- 12 - Pool Lounge (outdoor)

Total number of seats 189
REDUCTION OF 8



PROPOSED HOURS OF OPERATIONS
AND OUTDOOR SPACES

RESTAURANT

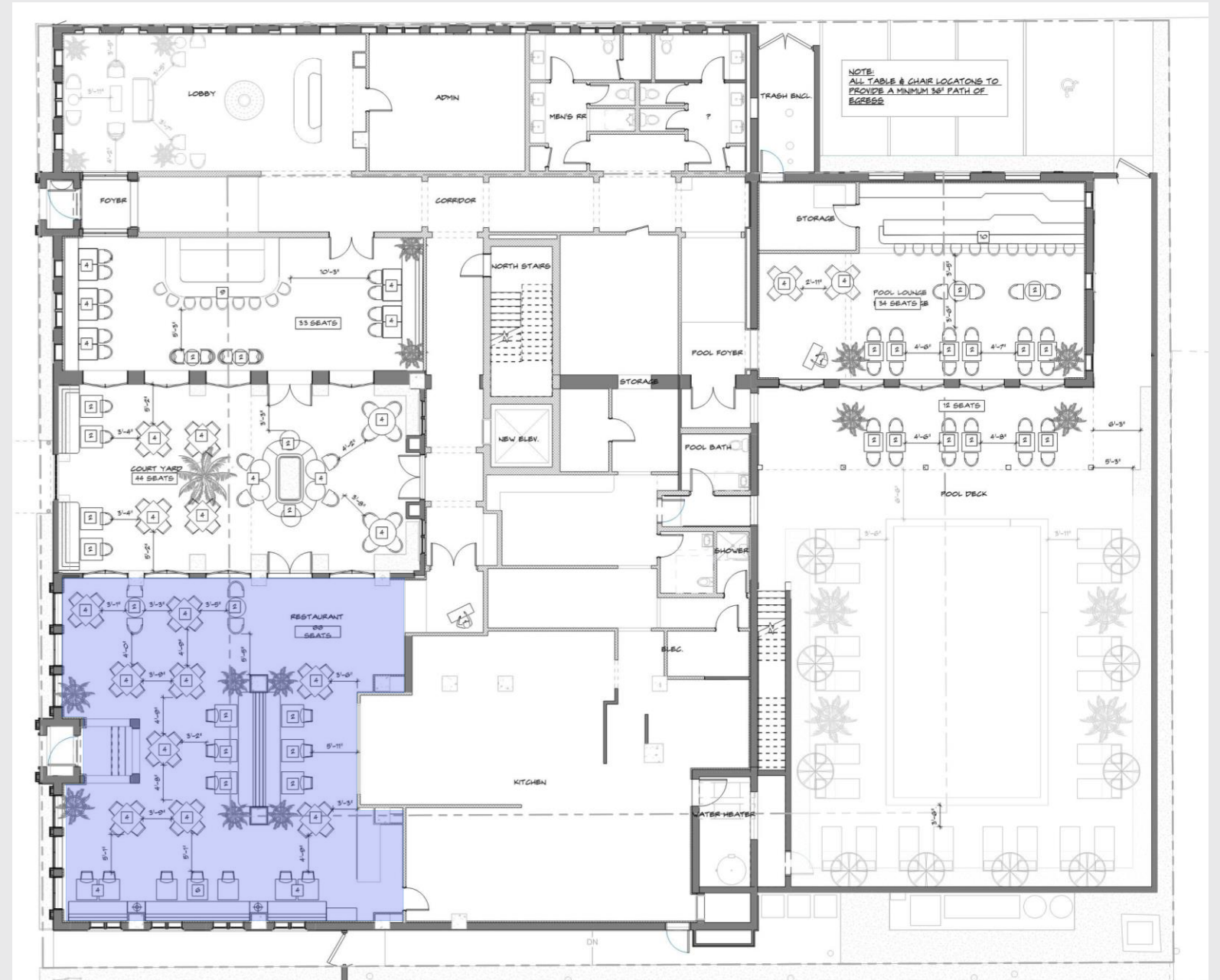
- Fine dining restaurant
- Seats 66 guests
- Open for Breakfast, Lunch and Dinner
- Hours of service 7am to 2am
- Open to the public and hotel guests



CONCEPT ILLUSTRATION ONLY SUBJECT TO CHANGE

RESTAURANT

- Fine dining restaurant
- Seats 66 guests
- Open for Breakfast, Lunch and Dinner
- Hours of service 7am to 2am
- Open to the public and hotel guests



COURTYARD

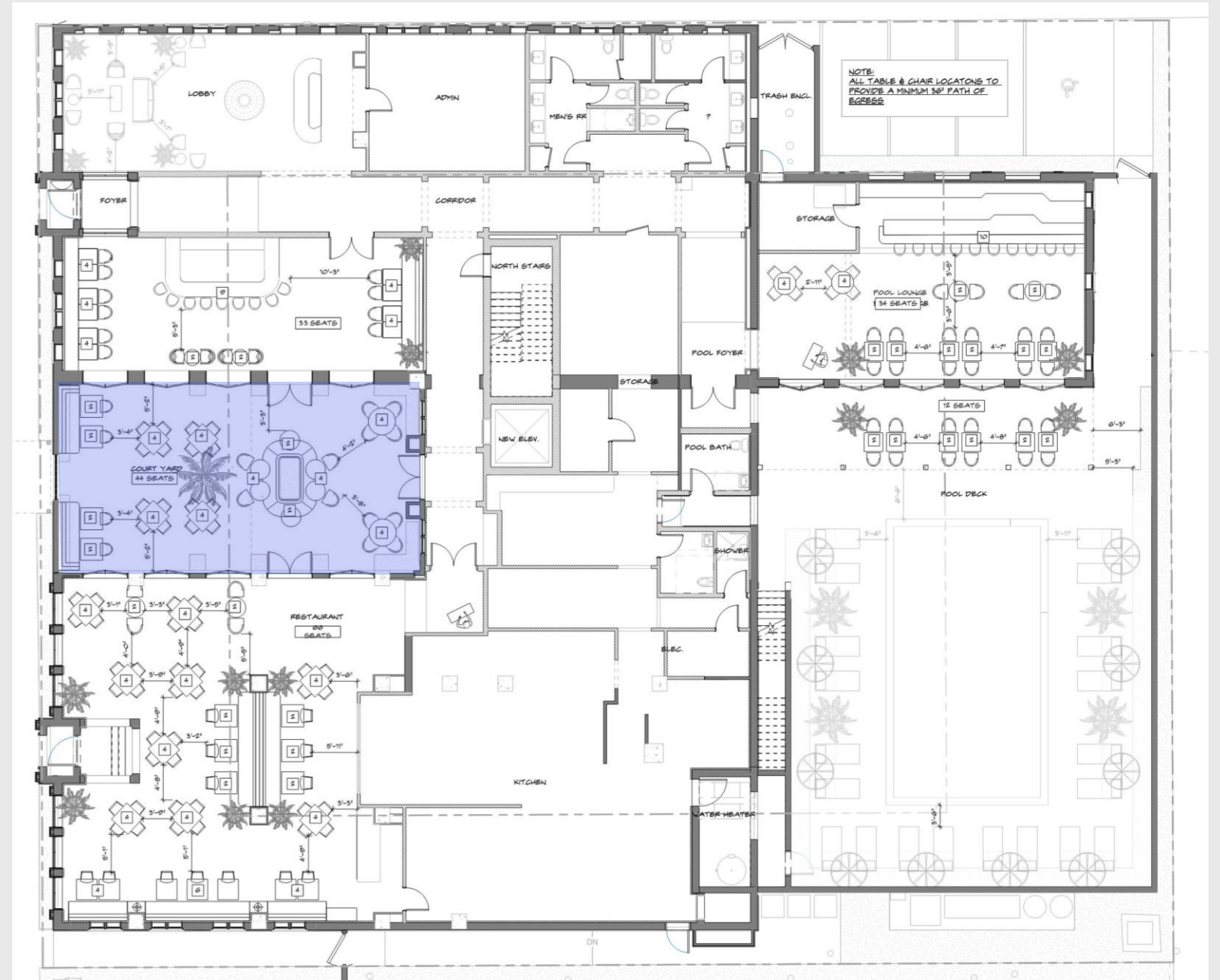
- Fine and Casual Dining
- Seats 44 guests
- Open for Breakfast, Lunch and Dinner
- Hours of service 7am to 10pm
- Open to the public and hotel guests



CONCEPT ILLUSTRATION ONLY SUBJECT TO CHANGE

COURTYARD

- Fine and Casual Dining
- Seats 44 guests
- Open for Breakfast, Lunch and Dinner
- Hours of service 7am to 10pm
- Open to the public and hotel guests



LOBBY LOUNGE

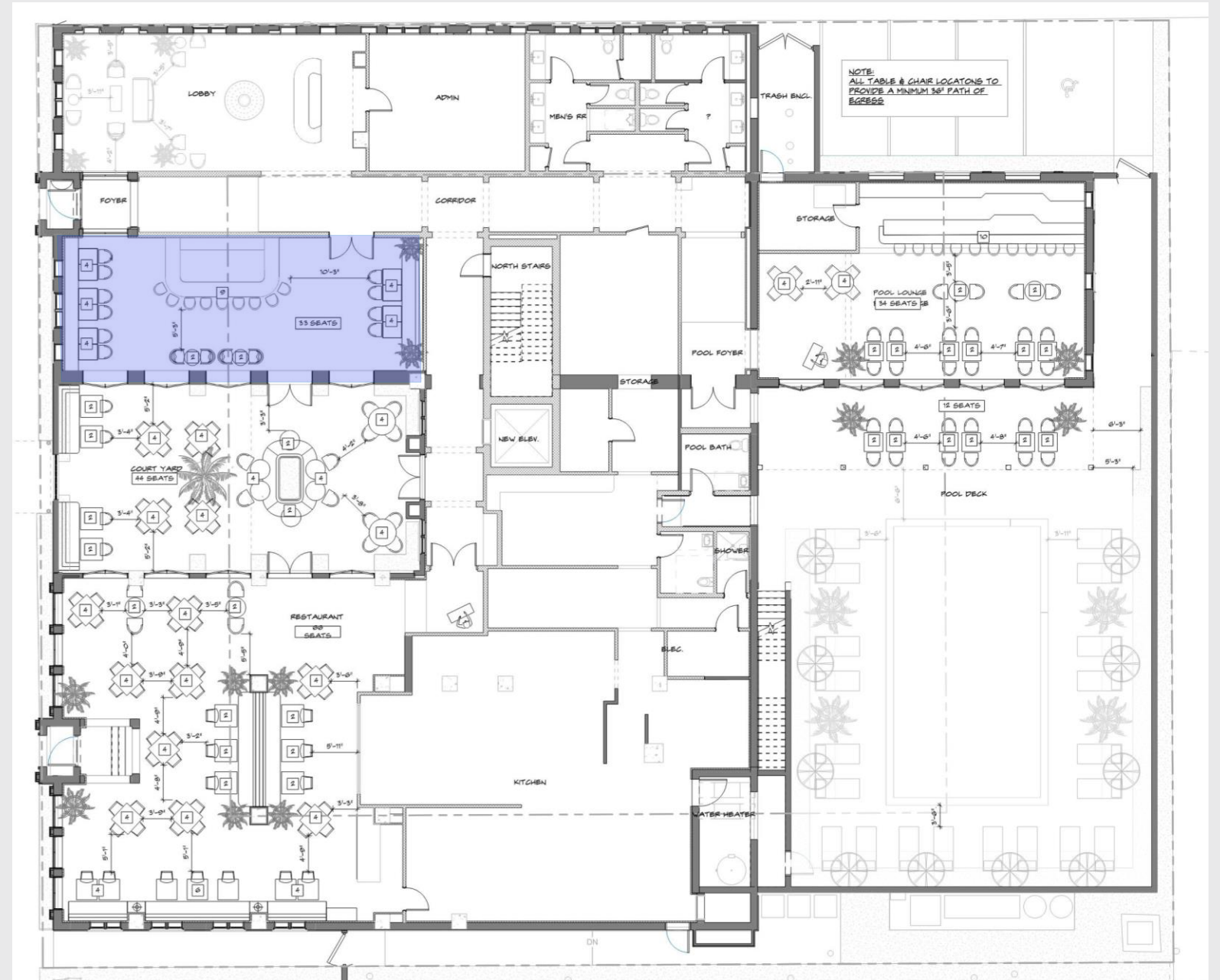
- Bar and casual dining
- Seats 33 guests
- Open for Lunch and Dinner
- Hours of service 11am to 2am
- Open to the public and hotel guests



CONCEPT ILLUSTRATION ONLY SUBJECT TO CHANGE

LOBBY LOUNGE

- Bar and casual dining
- Seats 33 guests
- Open for Lunch and Dinner
- Hours of service 11am to 2am
- Open to the public and hotel guests



POOL LOUNGE

Indoor

- Fine and casual dining
- Seats 34 guests
- **7am to 11am for Breakfast to Hotel Guests only.**
- Open Lunch and Dinner from 11am to 11pm to Hotel Guests and Public

Outdoor

- Fine and casual dining
- Seats 12 guests
- **7am to 11am for Breakfast to Hotel Guests only.**
- Open Lunch and Dinner from 11am to 10pm to Hotel Guests and Public



CONCEPT ILLUSTRATION ONLY SUBJECT TO CHANGE

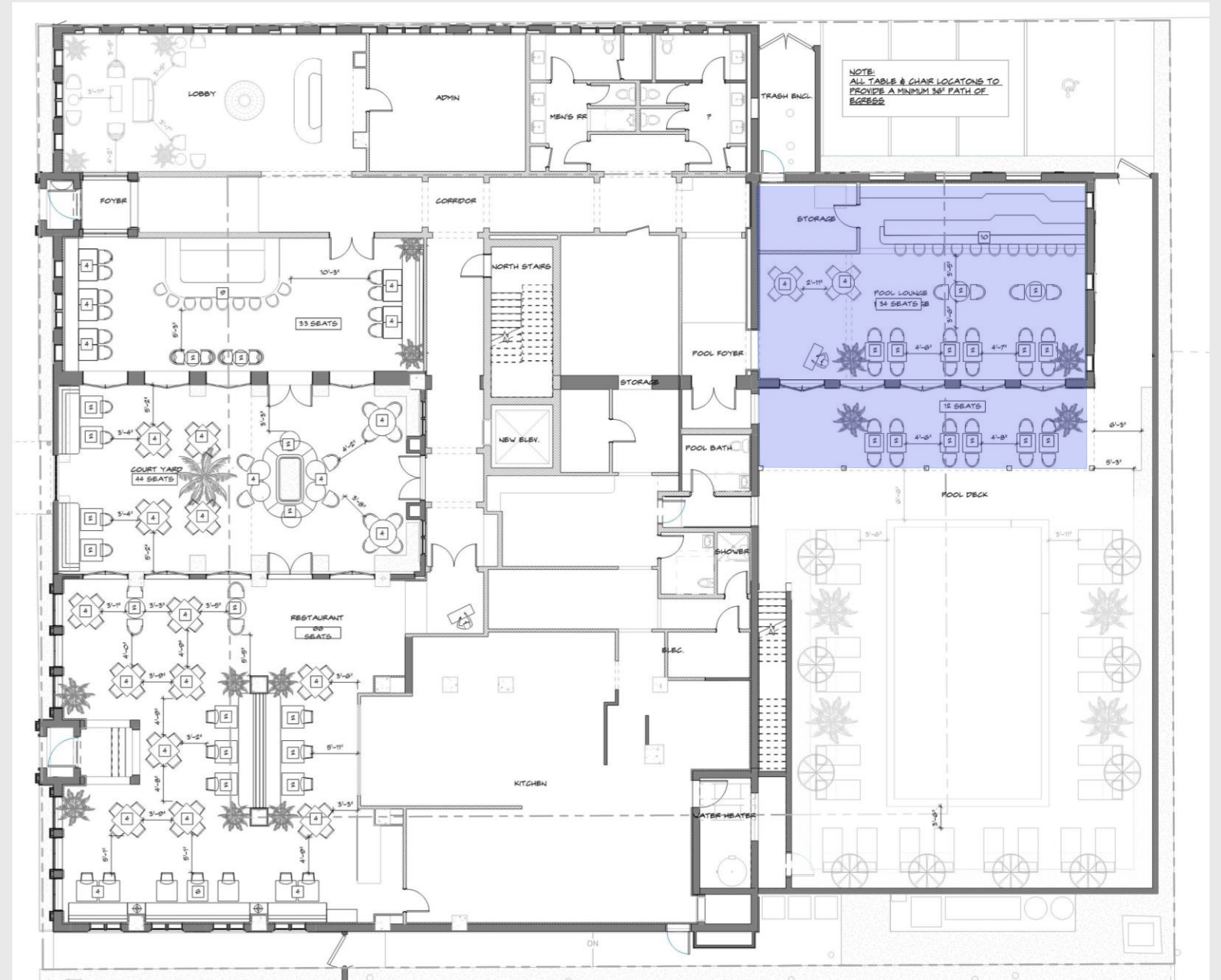
POOL LOUNGE

Indoor

- Fine and casual dining
- Seats 34 guests
- **7am to 11am for Breakfast to Hotel Guests only.**
- Open Lunch and Dinner from 11am to 11pm to Hotel Guests and Public

Outdoor

- Fine and casual dining
- Seats 12 guests
- **7am to 11am for Breakfast to Hotel Guests only.**
- Open Lunch and Dinner from 11am to 10pm to Hotel Guests and Public



POOL DECK

POOL DECK IS ONLY ACCESSIBLE BY HOTEL GUESTS

- Per Town Staff, Pool Deck Seating DOES NOT count towards BTR seats.
- Photometric Plan to be provided to Town Staff Illustrating Light Levels at Property Line Comply with Town Zoning Code.
- Town of Palm Beach zoning code Section 42-228 limits maximum decibel levels on all properties in this zoning district to below 64 decibels during the day and 58 decibels at night (7:00 pm – 9:00 am)

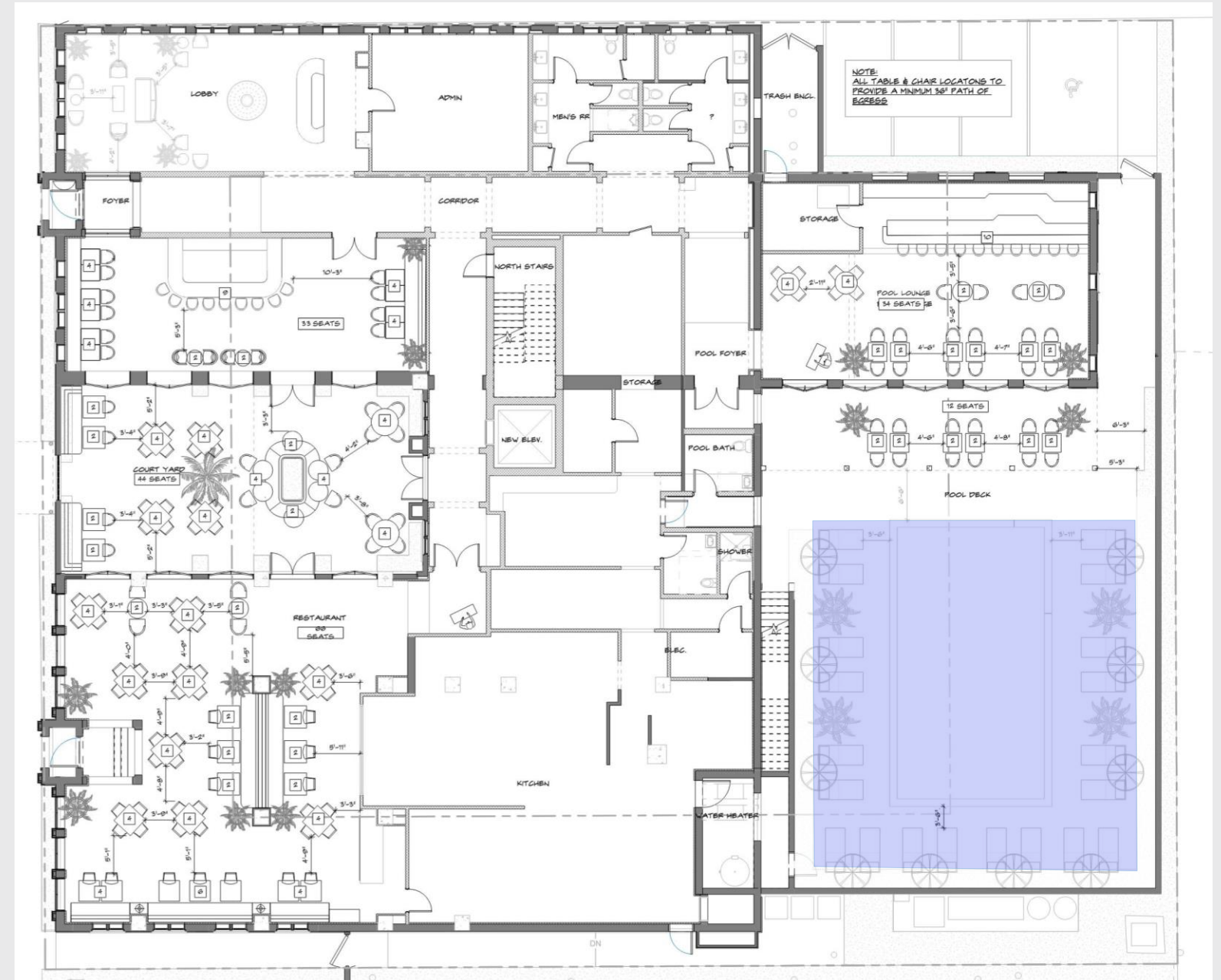


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PRIVATE EVENTS

- There is no dedicated events space within the hotel.
- Any event would be limited in size to the approved seating plan of each F&B venue.
- A private event would replace existing business and not add to the business due to the hotel having no dedicated event space.
- Cocktail parties if requested would be held no more than twice a month.
- Additional valet parking attendants would be scheduled during the cocktail party hours.
- Town of Palm Beach zoning code Section 42-228 limits maximum decibel levels on all properties in this zoning district to below 64 decibels during the day and 58 decibels at night (7:00 pm – 9:00 am)



HOTEL AND PUBLIC GUESTS

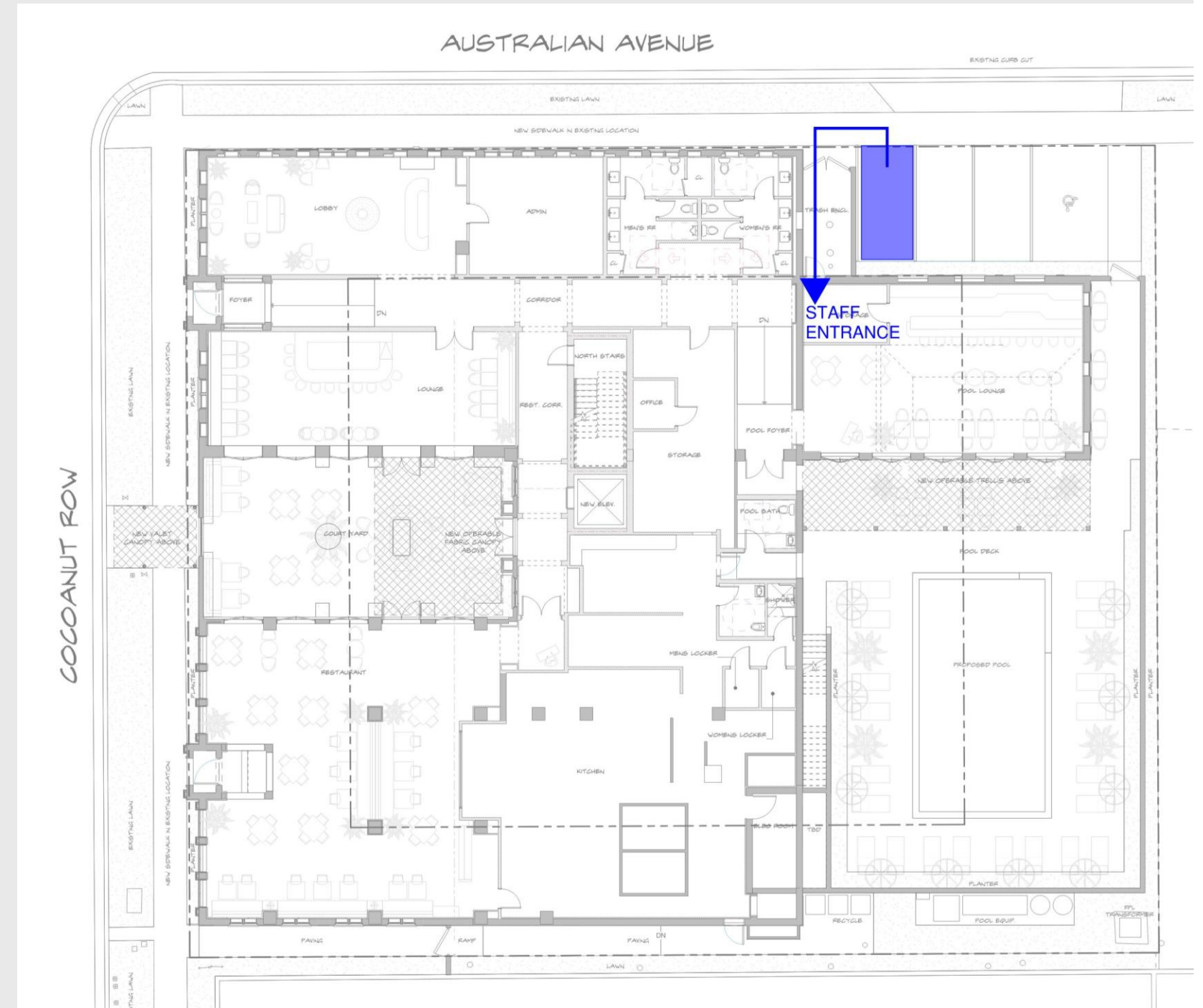
- All hotel guests and members of the public will pull up to the front of the hotel at the existing valet curb and enter through the entrance on the corner of Coconut and Brazilian.
- All cars will be parked by our valets in our parking garages.



THE VINETA – ENTRANCES

STAFF ENTRANCES

- All staff will be bussed to the hotel from our staff parking facility in West Palm Beach.
- Staff will enter and leave the hotel from the entrance on Australian.



LANDSCAPE BUFFER FOR OUTDOOR NOISE

LANDSCAPING

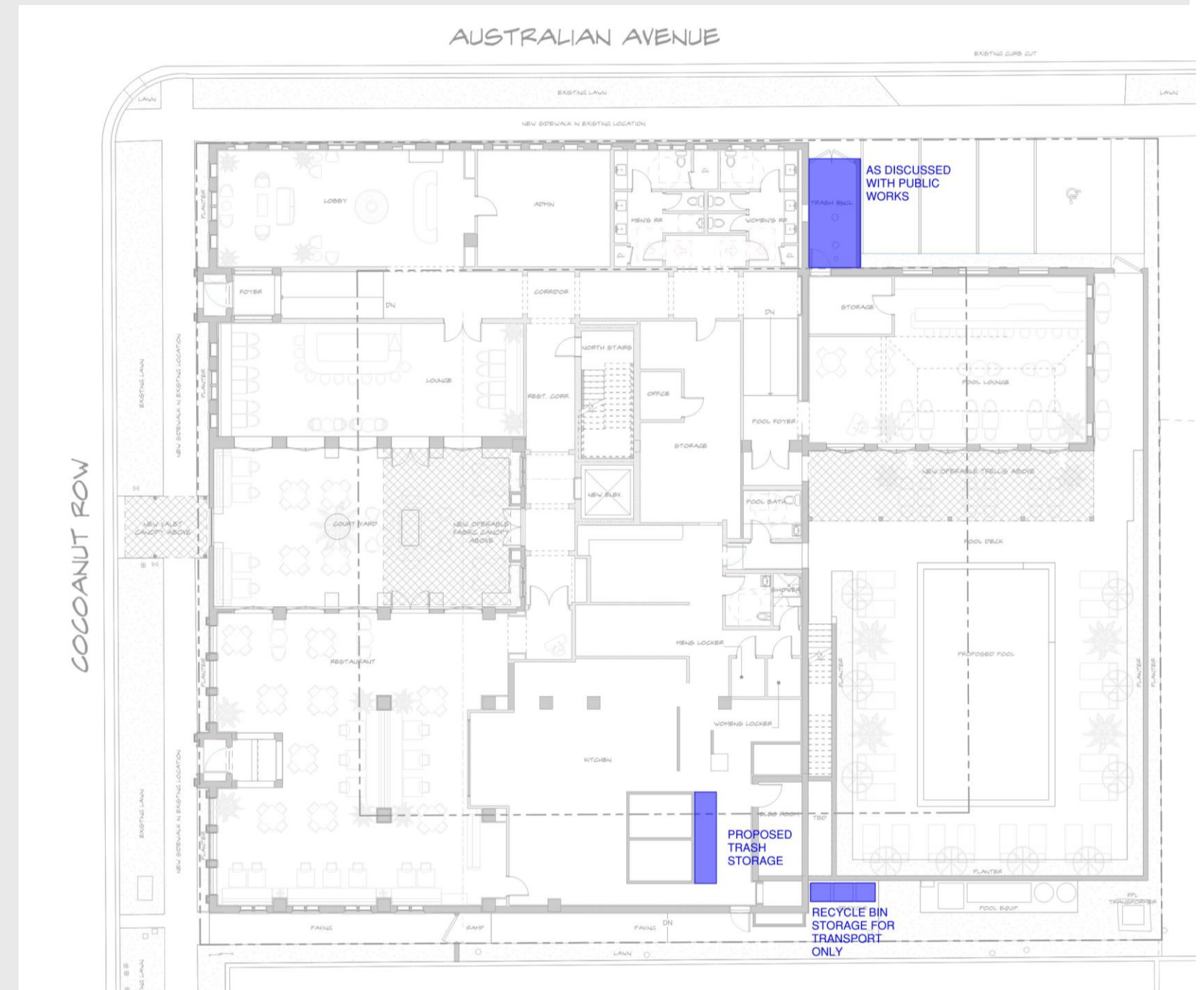
- The existing hedge on the East property will remain and additional landscape buffer will be provided to further mitigate noise to surrounding property owners.
- Town of Palm Beach zoning code Section 42-228 limits maximum decibel levels on all properties in this zoning district to below 64 decibels during the day and 58 decibels at night (7:00 pm – 9:00 am)



TRASH AND WASTE MANAGEMENT

TRASH STORAGE

- Previous Trash Storage violated the Florida Building Code and Florida Fire Prevention Code by storing trash in the only means of egress from the pool deck.
- The proposed trash storage for pick up on the North side of the building has been reviewed and approved by Public Works and the Fire Marshal as the most desirable location for trash storage.
- During business hours, trash will be stored within the hotel and a scheduled trash pick-up will take place daily as required by Public Works.



WASTE MANAGEMENT SOLUTIONS

- Glass Crusher - We will have a glass compactor on premises to crush glass bottles.
- When removed from the hotel there will be no noise caused by bottles as the the glass will be crushed.
- In addition, the Glastender BDS Bottle Crusher reduces the waste volume of bottles by up to 85% reducing the amount of carting.



4004503
Conforms to ANSI/UL STD 73
Certified to CSA STD
C22.2 No. 68

Project: _____	AIA# _____
Item #: _____ Qty: _____	SIS# _____
Model #: _____	

Bottle Disintegration System

BDS

Standard Features

- Reduces volume of glass bottle waste by as much as 85%
- Disintegrates beer, wine, and liquor bottles up to 4" in diameter and 14" in height
- The 4-gallon bucket holds approximately 43 lbs when full and is accessible for emptying by opening the front door
- Compact design fits easily under the bar or in a service station
- It takes mere seconds to crush a bottle and is no louder than a standard blender
- Stainless steel interior and exterior resists corrosion and is easy to keep clean
- Includes safety interlock switches to ensure safe operation. The unit shuts down and a red indicator light is illuminated if the front access door is open or the bucket is not in place.
- Multi-level baffle system on feed chute and gasket seal to maximize glass containment
- No empties means more stock space and a cleaner environment
- Green indicator light identifies when unit is running
- Easy operation - simply turn it on and push a bottle down the feed chute
- Includes locking casters so unit can be easily moved for cleaning
- Weighs 142 lbs. Shipping weight is 167 lbs.
- Includes two buckets. Additional buckets may be ordered under accessory part number 14000053

Specifications

- Electrical*
- 120V, Single phase, 60Hz, 9-foot NEMA 5-15P grounded cord included
 - Dedicated 15 amp circuit recommended
 - Power requirements - 9.0 amps
 - Also available for export with 220V/50Hz or 220V/60Hz electrical. Specify accessory number CE-BDS.



- Capacity*
- The 4-gallon bucket weighs approximately 43 pounds and holds approximately 4 cases of disintegrated long neck beer bottles when full

- Materials*
- 20 gauge stainless steel parts include: cabinet, covers
 - 14 gauge stainless steel parts include: drum, shelf
 - 1/4" steel plate: motor mount
 - Hardened steel: crusher bar
 - Structural pipe, SCH 40: bottle chute

- Service Access:*
- Top cover, front top panel, and door must remain accessible for service
 - One-half inch of clearance above top is required for proper air flow

Glastender, Inc. • 5400 N Michigan Rd • Saginaw, MI • 48604-9780 989.752.4275 • 800.748.0423 • Fax 989.752.4444 www.glastender.com	Approval/Notes: _____
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WASTE MANAGEMENT SOLUTIONS

- We also will have organic compost compactor on site which is expected to reduce size of such waste by 50% and in turn reduce need for more frequent removal.
- The Salvajor Disposal system also saves water by using recirculating gray water to scrap dishes thereby greatly reducing the water wasted during operations.

SALVAJOR
Water Saving Package (WSP)

JOB:

Item No.:



Everything you need to operate more efficiently. Salvajor's patented operator sensor detects the presence or absence of the operator. The Control then adjusts the water flow accordingly, reducing water usage by 80% when the operator is away. In addition, the disposer will power off entirely if the operator does not return to the work area before the adjustable run timer expires.

TWO MODES OF OPERATION

- Standard On/Off mode
- Water Saver mode with timed run



EQUIPMENT FURNISHED:

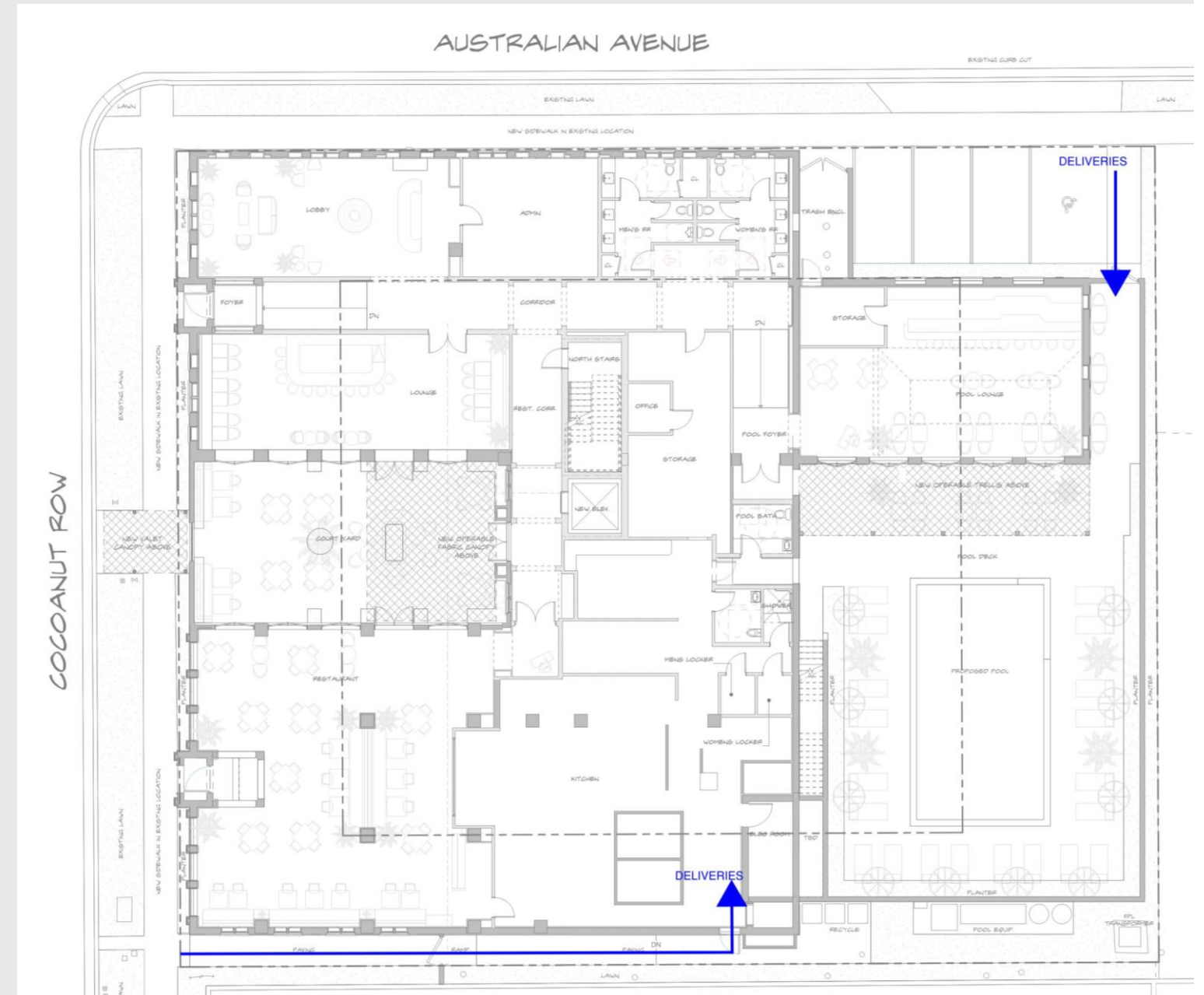
- Disposer Assembly (1,2,3 or 5 hp)
- ARSS-LD Control
- Operator Sensor
- Installation Instructions

U.S. Pat. No. 7,815,134

DELIVERIES

DELIVERIES

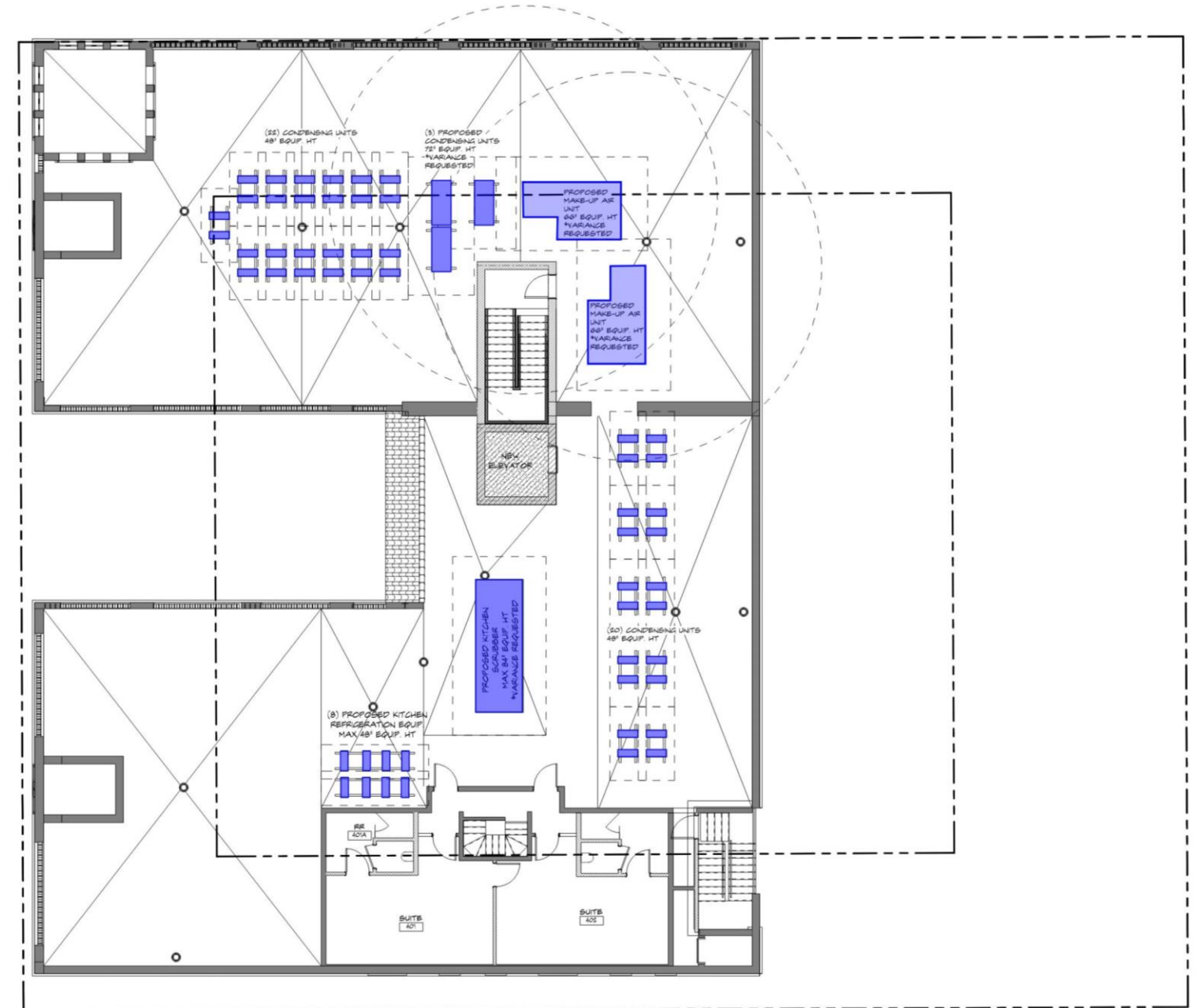
- Dependent on the type, truck size and time of day, deliveries will typically be made to one of the two service entrances.



ROOF EQUIPMENT

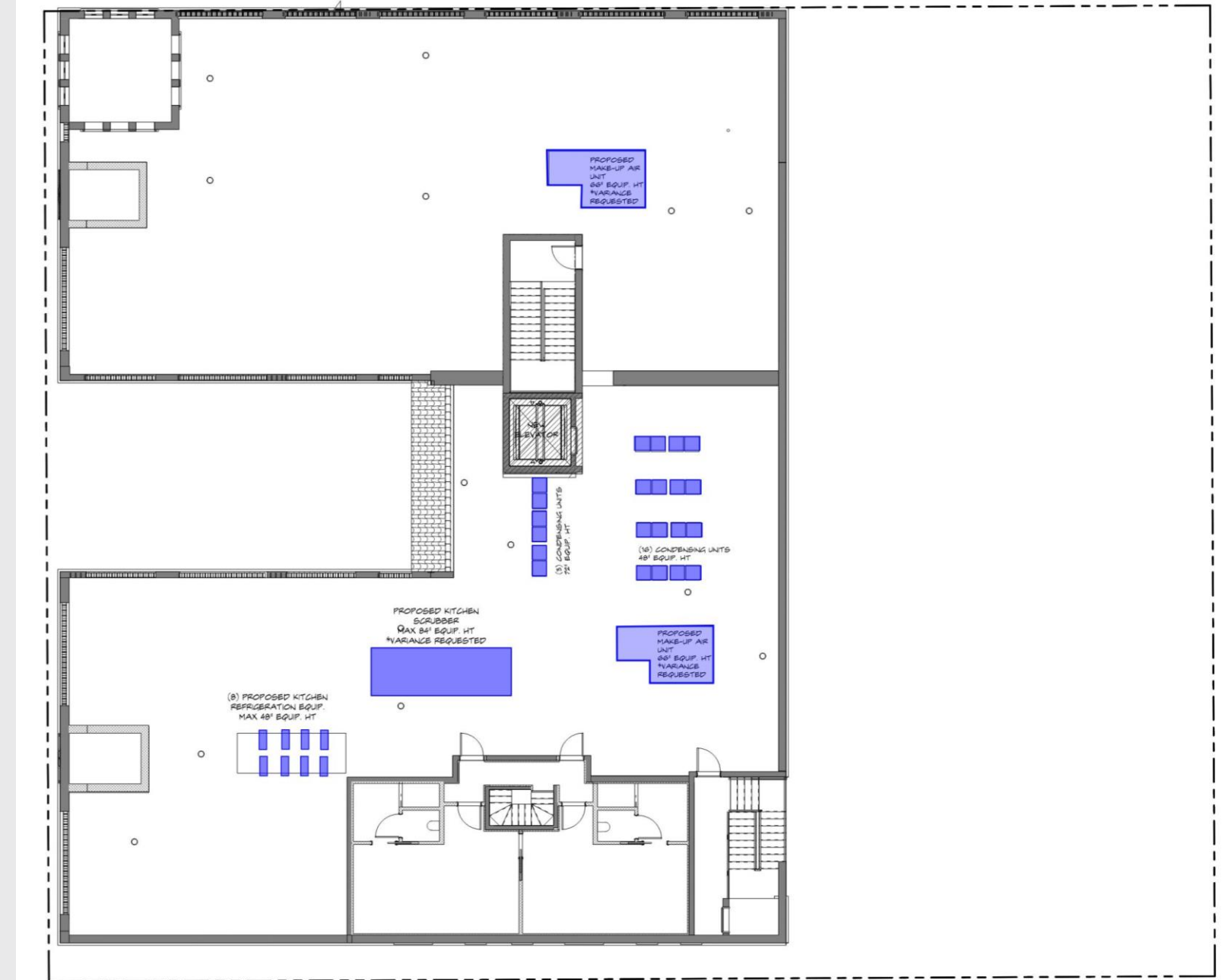
ROOF EQUIPMENT

- Original proposal included the following:
 - (42) HVAC Condensers 48" Tall
 - (3) HVAC Condensers 72" Tall (VARIANCE)
 - (2) Outside Air Units 66" Tall (VARIANCE)
 - (1) Kitchen Scrubber 84" Tall (VARIANCE)
- THIS PLAN WAS APPROVED BY LANDMARKS AND ASSOCIATED VARIANCES RECOMMENDED FOR APPROVAL PENDING THE APPLICANT PROVIDE TOWN STAFF WITH A LINE OF SIGHT DIAGRAM



ROOF EQUIPMENT

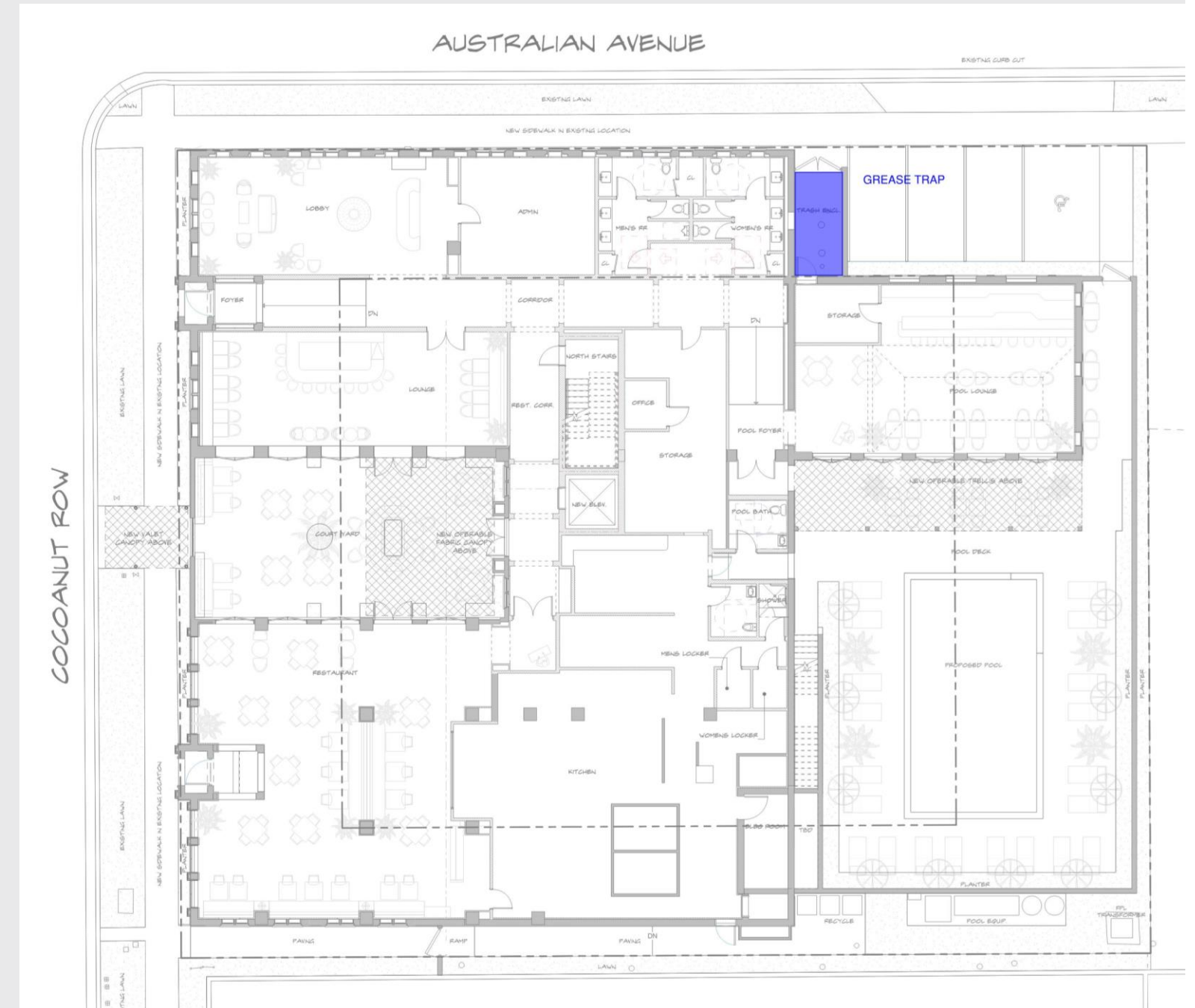
- Revised proposal included the following:
 - (16) HVAC Condensers 48” Tall
 - (3) HVAC Condensers 72” Tall (VARIANCE)
 - (2) Outside Air Units 66” Tall (VARIANCE)
 - (1) Kitchen Scrubber 84” Tall (VARIANCE)
- REMOVES (26) HVAC UNITS FROM THE ROOF
- LINE OF SIGHT DIAGRAM HAS BEEN PROVIDED IN REVISED APPLICATION
- Town of Palm Beach zoning code Section 42-228 limits maximum decibel levels on all properties in this zoning district to below 64 decibels during the day and 58 decibels at night (7:00 pm – 9:00 am)



GREASE TRAP LOCATION

GREASE TRAP LOCATION

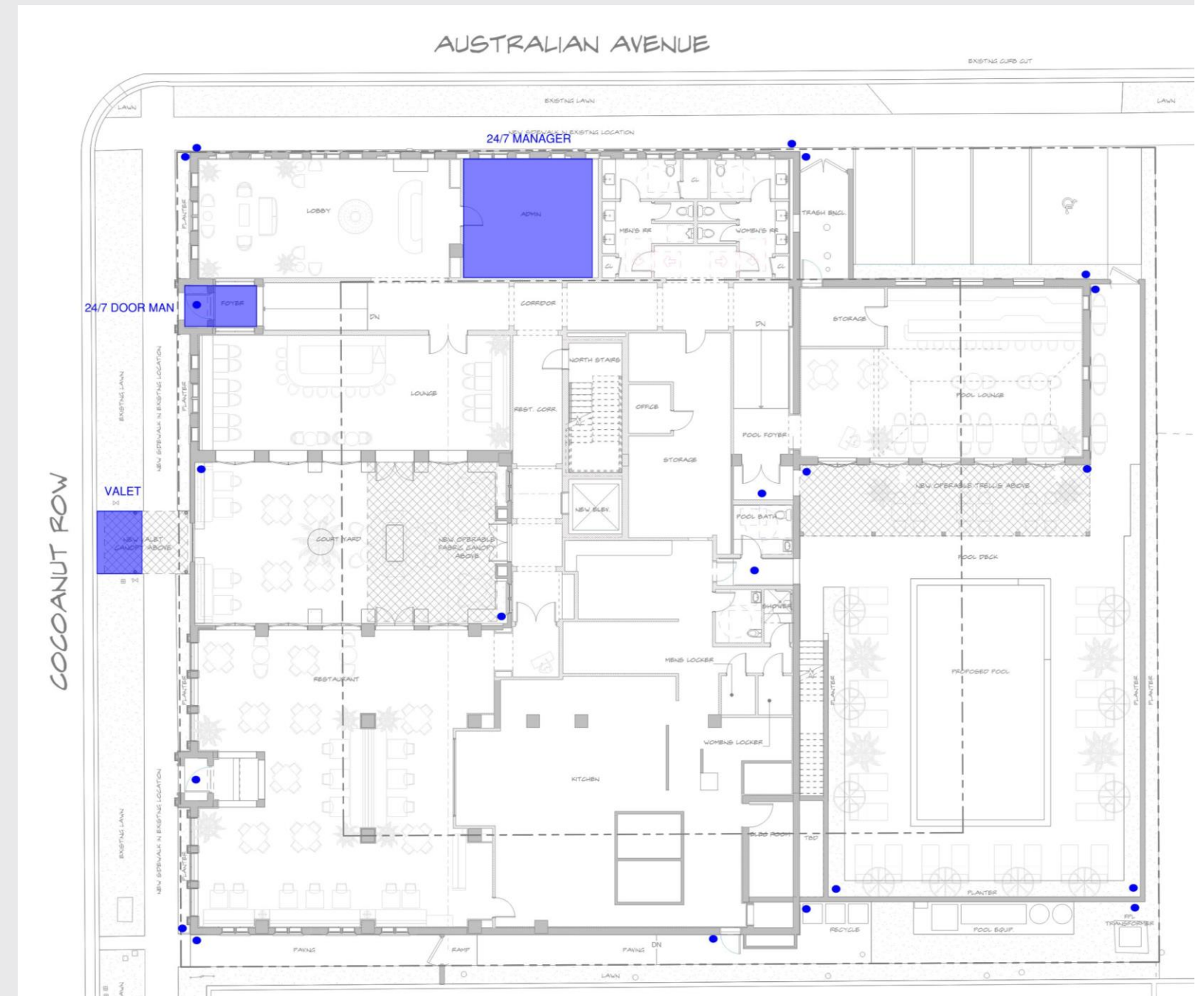
- The existing grease trap is located on the North side of the building in the existing HVAC yard.
- The proposed new grease trap will be located in the same location below the trash storage.



NEIGHBORHOOD SECURITY

SECURITY

- The exterior of the hotel will have 24/7 CCTV monitoring.
- There will be a doorman at the entrance of the hotel 24/7.
- There will be valet attendants from 7am to 2am.
- A manager is on duty 24/7.



THANK YOU