

March 9, 2023

Town Council
Palm Beach

RE: Chesterfield

Dear Council Members:

The hotel can be redeveloped within all its current parameters (with no on-street valet parking) as a small, elegant boutique hotel in the heart of a signature residential PB community.

- 1) Seating - Must remain 113 seats as is - no variance. It basically drives or impacts all of the tangential issues that have been raised. Seat expansion would further drive more Uber, Limo, and Suburban lineups for drop-off and late pick-ups and waiting, plus departure related noise. Other busy establishments in commercial area are better situated for this. Imoto and Buccan for example have the Sunoco location as a pick-up holding area.
- 2) Noise - nothing later than 11:30 last-call for drinks and 12:00 hard stop. This is consistent with comparable, popular, and busy PB hospitality and dining establishments, even though most are in commercial locations. The Colony closes at 11:00, Breakers at 12:00. These include Fri. - Sat. A high percent of seats on any nite will likely be drive-in in from non-PB regional locations day or nite. In a boutique and fine neighborhood setting, they may or may not be Palm Beach compatible. With or without new seats, the novelty of the re-opening will be a draw, hopefully not for long, as a new regional day/night destination would add to the misfortune of neighboring constituents. This transient segment is more likely to remain for late after dinner drinks (particularly with extra seats).
- 3) Rear pool, bar, and function areas exclusive to hotel patrons.

Finally, it is perplexing that you have not already acted more decisively in the negative on most of this, and very worrisome as to the future of the Palm Beach that we love.

Thank you.

John P. Tuohy
389 South Lake Drive 5C