

**From:** [Deborah Jones](#) on behalf of [Town Council](#)  
**Subject:** FW: Chesterfield Hotel ( Vineta Hotel)  
**Date:** Friday, March 10, 2023 11:32:52 AM

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Hello all,

Re: The Chesterfield Hotel

Please see letter below from Resident Caroline Geerlings.

Bcc: M&TC, Town Managers, Wayne, Antonette, Pat, Kelly

Sincerely,  
Deborah Jones

Administrative Clerk  
Town Manager's Office  
Town of Palm Beach  
360 South County Road  
Palm Beach Fl. 33480  
Direct: 561-227-6301  
Main: 561-838-5410

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

From: Caroline Geerlings <caroline.geerlings975@gmail.com>  
Sent: Thursday, March 09, 2023 4:10 PM  
To: Town Council <TCouncil@TownofPalmBeach.com>  
Subject: Chesterfield Hotel ( 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.\*\*\*\*\*

As a resident of midtown Palm Beach, I would like to lodge my objections to the proposed refurbishment of the Chesterfield Hotel.

It is my understanding that the new owners want to significantly increase the number of seats in their restaurant(s), bar and pool area.

This will increase traffic, noise, and disturbances to the local neighborhood far in excess of what was experienced when the Chesterfield was in operation.

Eventhough the guest room count is suppose to be decreased, the wishes of the new owners to increase the number of seats in the pool, bar and restaurant areas for public use of the hotel will have a significant effect on parking, valet services, noise etc.

Due to the residential aspects of the surrounding neighborhood, and the limited on-street parking, I would request that the hotel's public seating capacity is restricted to a more reasonable level and that they would be required to develop off-street parking for its hotel, restaurant, pool and bar guests as well as hotel staff.

Having constant valet parking utilizing residential parking spaces detracts greatly from the enjoyment of the beautiful surrounding neighborhood and deprives neighbors of parking for themselves and their guests. In addition, the hotel must be a good neighbor and be in conformance with neighborhood practices, and commit to not disrupting the enjoyment of the residents in their own neighborhood, with trash, noise, smells and other type of typical commercial zone by products that are offensive. I would ask the Town Council to further define this with specifics. Thank you for all your service to the lovely town of Palm Beach we call home. Your mission is to ensure enjoyment of it by its residents, ensuring safety and maintaining our way of life, while acknowledging that others come to visit

to enjoy it as well. It is a constant balancing act and the residents much appreciate your time and commitment.

With kind regards,

Caroline Geerlings

300 South Ocean Boulevard,

Palm Beach, FL 33480

Sent from my iPad