

Jennifer Ash Rudick
350 South Ocean Boulevard
Palm Beach, Fl.
33480

10, March 2023

Dear Palm Beach Mayor and Town Council Members,

We welcome the new Vineta Hotel management and hope that they will seek to fit into the town rather than to diminish the town's charm through variances and exceptions that will set a dangerous precedent for other Island hotels.

While it's hard to imagine what increasing the restaurant seats by 60 percent will bring to the community, it is easy to imagine how it will compromise the neighborhood. It will increase traffic in these already congested streets by 60 percent. Valets and clients from The Brazilian Court constantly circle the neighborhood looking for spots and afternoon bridge traffic is often backed up to Australian Avenue. More restaurant and bar seats beget more delivery trucks, and ultimately more trash (which hopefully will be handled inside the property and not on the residential street.) Furthermore, the guest entrance is on narrow Coconut Row with no turn-around so traffic will come to a standstill as 60 percent more people enter and exit.

We welcome new business owners to Palm Beach and we're sure that once they spend meaningful time in the community, they too will want to protect what attracted them to the island in the first place - a rare integration between residential and commercial. Please don't allow the scales to be tipped and compromise our neighborhoods. The businesses should be here to serve our residents, not vice versa.

Sincerely,

Jennifer Ash Rudick
350 South Ocean Boulevard (at Australian)
Palm Beach, Fl. 33480