

March 15, 2023

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Ladies and Gentlemen of  
the Palm Beach Town Council,

Town Manager's Office

I am Courtlandt Miller, the President of a 24-unit multi-residential co-operative located one block west of the Vineta and a resident of PB for over 33 years.

Among our shareholders, we have not had much discussion of the plans for the Vineta that would otherwise have led to a survey among our residents. Accordingly, my views today are mine alone.

About 10 Presidents of mid-town residential buildings met earlier this week with Duarte Bon de Souza representing the Oetker Group, the management company for the Vineta. We asked a number of questions of him to which he responded to all of them.

Frankly, we came away viewing the Oetker Group's plans for the hotel as an absolute gift to the community and their responsiveness to the concerns already communicated to the Group.

The biggest concern we had by far was on-street parking. They have committed that other than the handful of spaces on the north and west sides of the building, they will be using NO on-street parking. Both their employees and guests vehicles will be parked in WPB and in office buildings on Royal Palm Way with speed regulated EV vehicles running valets between the Hotel and the guest parking. This is an incredible response to the concerns of the impacted residents and one that should be applauded.

They are also reducing the number of hotel rooms from 57 to 41 rooms. With respect to seat density, the Chesterfield operated with 270 seats and they are asking to operate with 177 seats. The ratio of seats to rooms will slightly be reduced from 4.7 historical seats to 4.3.

The "nightclub" designation they acquired is solely related to the bar operating hours where the old Leopard Lounge regularly closed at 3AM. The Vineta bar area using that designation would have only 33 seats and close at 1AM or 2AM in the event any guests want to stay up that late.

Given the absolute world class hotels Oetker manages including the Hotel du Cap/Eden Roc in Antibes and the Bristol in Paris, it is inconceivable to me that the Vineta will not be a terrific new neighbor, one very sensitive to how Palm Beach works. I do believe that any issues that may arise will be swiftly addressed by Oetker.

I hope the Town Council strikes a fair balance between, on the one hand, the needs of the group trying to build and operate a \$60-\$70 million world class hotel with enough seats and amenities to turn a profit and, on the other hand, the residents and your concerns relating to congestion.

Given this exciting addition to the neighborhood, one could argue that the residences surrounding the hotel would actually increase in value similar to what we

Courtlandt G. Miller

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have seen in our building with the renovation of the Marina and Royal Park.

Very truly yours,



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