

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Worth Avenue and Vineta Hotel applications
Date: Monday, March 13, 2023 12:42:56 PM

Hello all,

Please see the email below.

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

Sincerely,
Deb

From: Garrison, Robert N. <RNG@GarrisonArch.com>
Sent: Sunday, March 12, 2023 8:26 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Worth Avenue and Vineta Hotel applications

*****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.*****

We are asking you to not approve either application. Both of these projects have requested variances that have no basis ' except they want them.

Thank you for your service to make our Town special.

Bob Garrison
156 Seabreeze Ave
Sent from my iPhone

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Nelson Peltz

March 8, 2023

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

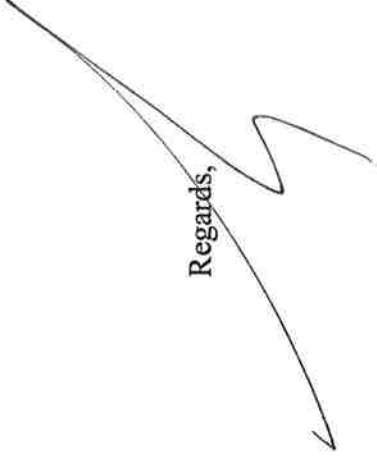
Dear Honorable Mayor Moore and Town Council:

I have owned a home in Palm Beach since 1988 and have known the Reubens for almost that long. They are close personal friends as well as business associates. I have found them to be both extremely honest and ethical.

The Oekter Collection is known to me both as a hotel and restaurant organization of the highest standards.

I look forward to the reopening of the Vineta and expect it to enhance the quality and choices in Palm Beach.

Regards,

A handwritten signature in black ink, consisting of a long, sweeping horizontal stroke followed by a sharp upward curve and a small loop at the end.

From: [Pat Gayle-Gordon](#)
To: [Kelly Churney](#); [Antonette Fabrizi](#)
Subject: FW: The Chesterfield (Vineta) - 113 Seat Count Solution without Variance
Date: Friday, March 10, 2023 8:54:25 AM
Attachments: [COA-23-002 \(ZON-23-019\) 363 COCOANUT ROW PRESENTATION DROP OFF MAR23 \(dragged\) copy.pdf](#)

From: John David Corey <johncorey84@gmail.com>
Sent: Friday, March 10, 2023 7:46 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Pat Gayle-Gordon <PGayle-Gordon@TownofPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>
Subject: The Chesterfield (Vineta) - 113 Seat Count Solution without Variance

*****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.*****

Dear Mayor and Town Council:

Please allow me to suggest how The Chesterfield (Vineta) Hotel could arrange the current 113 seat license within the proposed 1st floor plan that would allow the applicant full use of the space, rather than approving a controversial variance that has become a referendum on the direction of the town.

I have attached the applicant's proposed seat plan below and as you can see, the developer has proposed 66 seats in the old Leopard Lounge space and 33 seats in a new Lobby Lounge. Both fine. If the courtyard seats are approved under our outdoor Cafe Seating Ordinance 134-2106 (b) (1) *"Outdoor cafe seating is not allowed to increase the capacity of a restaurant"*, then any seats desired to be outside are simply removed from the inside count like other restaurants in Palm Beach (e.g: Bricktops, Sant Ambroeus, etc.). That leaves the owner with 14 seats remaining (113-66-33=14) which could be used in the rear pool area for hotel guests only and similar to past conditions. The rear pool lounge is then eliminated entirely as that is not a pre-existing condition and is a clear expansion of a non-confirming use in the residential zoning district.

Two more points that I ask you to please keep in mind:

- 1) The Leopard Lounge opened at 5pm, so the Rotary Club lunches and afternoon English Tea events were not taking place simultaneously and therefore potentially never violated the 113 seat maximum allowed by license.
- 2) If the new owners want to maintain the nightclub license, that might disqualify them for outdoor Cafe Seating under the same ordinance but section (b)(2) *"Bars/lounges and nightclubs are not permitted to have outdoor cafe seating"*. Alternatively, the nightclub license may have to be forfeited for any outdoor dining requests.

I hope my analysis is helpful and really shows a successful hotel operation with an accessory restaurant, bar/lounge, and outdoor courtyard seating without the need for an unsubstantiated variance and its associated negative community impacts. **#NoMoreSeats #113Max #ComprehensivePlan**

Thank you very much,
JDC

Outdoor Cafe Seating per 134-2106 (b)(1)

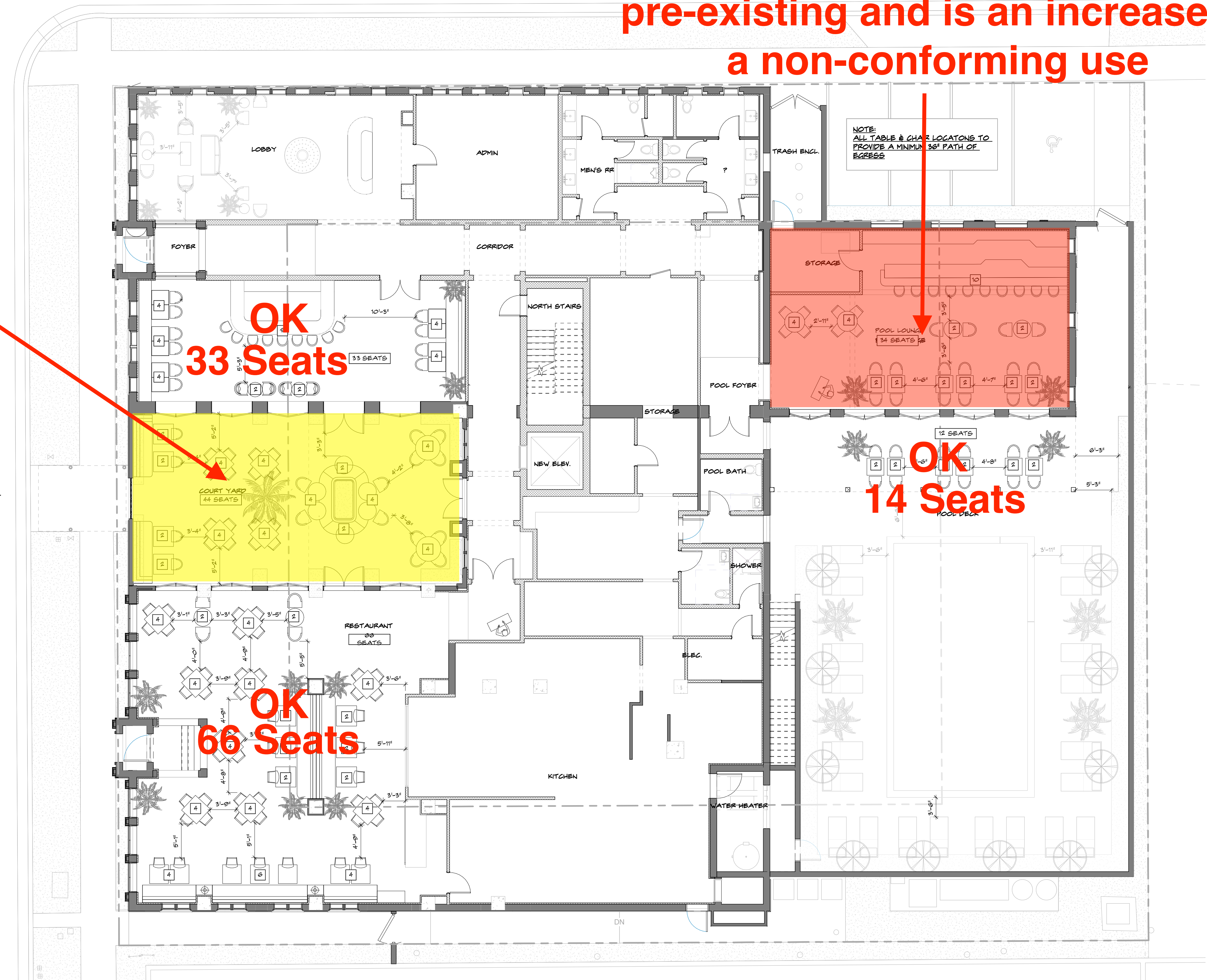


Proposed Courtyard Furniture



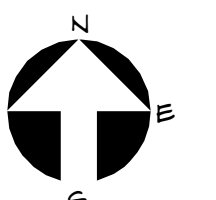
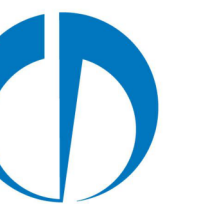
Proposed Pool Lounge Furniture

1
AC-7.1.1
Proposed Seating Plan
SCALE: 1/8" = 1'-0"



Remove Pool Lounge as it is not pre-existing and is an increase in a non-conforming use

SEATING COUNT		
	EXISTING	PROPOSED
INDOOR		
LOBBY LOUNGE	-	33
RESTAURANT	113	66
POOL LOUNGE (INDOOR)	-	34
SUBTOTAL	113	133
OUTDOOR		
COURTYARD	-	44
POOL LOUNGE (OUTDOOR)	-	12
SUBTOTAL	-	56
TOTAL	113	189
PARKING CREDIT		
HOTEL ROOMS	EXISTING	PROPOSED
POOL LOUNGE (INDOOR) X 113' X 113' X 113' PER 10' M = 21 SEAT CREDIT		41
13 SPACES X 11 SEATS PER 10' M = 84 SEAT CREDIT (SEE ABOVE)		



*John David Corey
426 Australian Avenue
Palm Beach, FL 33480*

March 8th, 2023

Dear Palm Beach Mayor and Town Council Members:

I am looking forward to a refreshed Chesterfield (Vineta) Hotel that can serve as a boutique, quiet, and sophisticated establishment here in Palm Beach. However, the matter at hand are variances and special exceptions which would increase non-conforming uses and affect the quality of life within the residential neighborhood. I would like to take a moment and present a path forward for the applicant, town staff and town residents:

Variance #1: Increases the public restaurant from 113 to 189 seats (60% increase) – **Deny or (better yet) withdrawn by the applicant.** By expanding the non-confirming use, this variance violates our Comprehensive Plan, would adversely affect the residential character of the area, is contrary to the public interest, and would cause undue demand on town parking resources. There is no justification for this variance and town staff has confirmed that the hotel is licensed for 113 seats (be them inside or out). Any increase would trigger a variance in a time when we are amid a town wide zoning review, resident zoning charrettes, a town-wide traffic study, and Mayor Moore's Strategic Committee undertaking. Please hold the line at 113 and support the residents.

Variance #4 and #5: 9' high air conditioning units and 7' high restaurant scrubber.

Defer – These elements could be incorporated into the hotel existing rooftop addition and avoid impacting the views of adjacent condo buildings. At the Landmarks Commission approval hearing, the motion clearly states that staff is charged with assessing the visibility of any new roof top additions and this process must be allowed to proceed with temporary wood mockups (2' by 4' frames) painted orange to clearly understand the visual impact. The visibility sketches provided by the applicant are not sufficient and only show very up-close locations at grade next to the hotel. Also, the scrubber variance may be unnecessary with holding the restaurant seat count at 113.

Site Plan Review: - **DEFER** – While continued use as a hotel, restaurant, nightclub, and swimming pool seems to be grandfathered in, a full review of the site plan and operations are needed. Site plan must show all trash and back of house storage **INSIDE** the building envelope and not outside. Current plan shows a trash area visible along Australian Avenue and the recycling area adjacent to the townhouses to the south. Landscaping screening must improve, especially to the south. This location is unique in town as the hotel is surrounded on all four sides by private residences.

Special Exception 1: Restaurant - **DEFER** with same number of seats (113) to study a tight operating agreement with all pool and rear areas accessible to hotel guests only as was the historical practice at this location and is consistent with the nearby Brazilian Court.

Special Exception 2: Outdoor Cafe seating - **DEFER** to study a tight Operating Agreement with outdoor café seating regulated to the front courtyard as was the existing condition. Outdoor pool dining area should be prohibited to reduce noise spillover into adjacent residences.

The elephant in the room is the parking. With only 4 on-site parking spaces, the applicant must find a way to solve their parking demands. The current valet system does not work and is very disruptive to the residential neighborhood. The applicants own traffic study is flawed and cannot be relied on as it advocates for unsafe U-turns, lacks the actual valet parking space locations/distances, and incorrectly categorizes all seats as "Fine Dining" when the current proposal includes a mix of casual dining, nightclub, and bar patrons. Private off-street parking spaces for all the hotel demands must be found for the applicant to move forward and not continue to scatter vehicles throughout the residential neighborhood. Please remember, that the newly expanded Marina has also created additional parking demands and most 2 hour spaces in the area are occupied by crew and maintenance vehicles. The applicant has not provided a parking plan that accounts for all staff, guests, and restaurant parking demands for 41 hotel rooms, 113 seats and employees.

Thank you very much for protecting your fellow residents against undue and substantial quality of life impacts.

Sincerely,



John David Corey

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Veneto Project Concerns
Date: Monday, March 13, 2023 12:19:00 PM

Hello all,

Please see the email below.

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

Sincerely,
Deb

From: Simmons, Douglas <Douglas.Simmons@FMR.COM>
Sent: Saturday, March 11, 2023 2:42 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Veneto Project Concerns

*****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.*****

My name is Douglas Simmons. My wife Molly Simmons and our two daughters reside full time at 345 Australian Ave. There has been a lot of anxiety and uneasiness in the community around the development of the old Chesterfield hotel. I have met several new neighbors who have come to knock on our door or put notes in our mailbox to discuss the issue.

My largest concern is around parking. Parking in the 300 block of Australian is a huge issue. Permits for the 300 block do not allow residents to park on Coconut. The Chesterfield used all of the two hour spots for valet and some of the resident parking places as well. With all the two hour spots always taken by the hotel, resident spots are in very short supply and many times non-existent.

Parking needs to be addressed by the Veneto Development group. I don't see how street parking can work for the hotel. There should also be more flexibility for existing Australian residents to park on Coconut with the residential permits.

Douglas Simmons

617-448-7952

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Vineta Hotel proposal - 363 Cocoanut Row
Date: Monday, March 13, 2023 12:44:52 PM

Hello all,

Please see the email below.

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

Sincerely,
Deb

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

From: Thomas MacCowatt <tmaccowatt@gmail.com>
Sent: Monday, March 13, 2023 10:24 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Vineta Hotel proposal - 363 Cocoanut Row

*****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.*****

Dear Council Members,

My wife and I have lived a block away from the Chesterfield Hotel at 227 Australian Avenue for five years, and I had been a business guest at the Chesterfield for almost 30 years.

We live in a quiet residential neighborhood and would like it to remain that way. At the same time, we would like the Vineta to be a successful boutique hotel, as the Chesterfield was for so many years, but not for it to become a nightclub destination for non-residents.

The proposed design elements of the renovated Vineta look great, but we have concerns with regards to seating and hours.

The Chesterfield was always a fairly staid quiet place and never appeared to be utilized to capacity in the bar/dining room. The other seats mentioned in the proposal in the tea room, board room, pool lounge and pool deck were rarely if ever used. When I stayed there, I would typically have one rental car with me and occupy one room. When I went to the pool there were only a couple of guests there at any given time. The guest rooms were so small, that no more than two people could occupy a room at one time, and only one car would be needed for a hotel stay for an individual or a couple. The new owner's proposal is to receive a parking space credit of 1.75 spaces for each room, when in practice, only one parking space per room was likely used in the past, and only one or two guests were in a room. Therefore, by my math, a 16 room reduction would equate to 16 parking spaces x 1 or 2 seats = 16 to 32 additional seats at most rather than the 84 seat credit proposed. Our preference would be to not add any new seats to expand the non-conforming use at this location. A revitalized venue, even without more seats, will likely lead to greater usage of the current seats than in the past and be a more intense use of the property, bringing in additional people, traffic, parking demand and noise in and around the residential neighborhood.

The closing hours proposed to 2AM are too late and not appropriate for a residential neighborhood and are not in line with other restaurants and hotel establishments. Cafe Boulud at the Brazilian Court ends dinner service at 10PM and the small interior bar closes at 12AM. Swifty's at the Colony Hotel closes at 10PM. The new Vineta hours should be consistent with, and no more generous than, established neighborhood hours.

Thank you for consideration of our concerns.

Best regards,

Tom MacCowatt
tmaccowatt@gmail.com

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: The Chesterfield (Vineta) Town Council Hearing – Wednesday, March 15th, 2023
Date: Friday, March 10, 2023 11:20:24 AM
Attachments: [image002.png](#)

Hello all,

Re: The Veneta Hotel / Old Chesterfield Hotel

Please see letter below from [Elizabeth and Adolfo Garcia](#).

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

From: McKinley, Mae I. <MMcKinley@brownrudnick.com> **On Behalf Of** Garcia, Adolfo R.
Sent: Friday, March 10, 2023 10:14 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Garcia, Adolfo R. <AGarcia@brownrudnick.com>
Subject: The Chesterfield (Vineta) Town Council Hearing – Wednesday, March 15th, 2023

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Town Council,

We write in opposition to the expansion of seats at the old Chesterfield Hotel. We are opposed to the hotel not providing off-street parking. As neighbors who own property a block

away and are already impacted negatively, we do not want to expand an existing nonconforming use. They are allowed 113 seats under their current nonconforming use in a crowded residential neighborhood with difficult parking, especially on Friday and Saturday nights. They are looking to expand it to 196 approximately and the idea is that they should keep it as existing 113. The current load is more than enough.

We are also opposed to more noise in our neighborhood and increased traffic congestion. We are opposed to a nightclub destination. We do not need to expand and enlarge this attraction in Palm Beach and at this location. Keep Palm Beach for the benefit and enjoyment of its residents.

Sincerely,

Elizabeth and Adolfo Garcia
Park Place, Inc.
369 South Lake Drive, 1-D
Palm Beach, FL 33480
508-932-4211

brownrudnick

Adolfo R. Garcia

Partner

Brown Rudnick LLP
One Financial Center
Boston, MA 02111
T: 617.856.8321
F: 617.289.0430
M: 508.932.4211
agarcia@brownrudnick.com
www.brownrudnick.com

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

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

From: [Annie Hildenbiddle Iorio](#)
To: [Kelly Churney](#)
Cc: [Matthew Iorio](#)
Subject: Opposition to Changes Proposed to the old Chesterfield Hotel
Date: Wednesday, March 8, 2023 11:10:30 AM

*****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.*****

Dear Mayor and Town Council:

We're writing in opposition to the expansion of the old Chesterfield Hotel to include a larger restaurant, a second bar and adjacent pool lounge. We are strongly opposed to the addition of a nightclub. We are opposed to the hotel not providing off street parking. These changes will increase the noise and traffic congestion that is already a major issue on the island. We understand that change is inevitable; however, we must make changes where it adds benefit to our home/neighborhood, not harm. Please understand that the island is our home, not a tourist attraction.

Best regards,

Annie and Matt Iorio

131 Seaview Ave, Palm Beach, FL

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: The Chesterfield (Vineta) - 113 Seat Count Solution without Variance
Date: Wednesday, March 15, 2023 9:22:28 AM

Good morning,

I will print copies for you as well.

Sincerely,
Deb

From: Bruce M Langmaid <bruceinpb@yahoo.com>
Sent: Wednesday, March 15, 2023 5:11 AM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>
Subject: Re: The Chesterfield (Vineta) - 113 Seat Count Solution without Variance

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Dearest Mayor & Town Council ,

The Barbarians are at the gate... please keep the Chesterfield/Viñeta at 113 seating and closing at 10pm. Mr. Corey is spot on!

Thank you very much.

Bruce Langmaid

[Sent from Yahoo Mail for iPad](#)

On Tuesday, March 14, 2023, 8:23 AM, John David Corey <johncorey84@gmail.com> wrote:

Good Morning PB Residents!

A reminder that The Chesterfield (Vineta) Hotel project will be heard tomorrow, **Wednesday, March 15th at 2pm** by the Town Council. What I have heard is unanimous resident support for the hotel renovation by a first class operator, but also unison opposition for the increase in licensed restaurant/bar/lounge/nightclub seats above 113. While many parts of our zoning code may be broken, in this circumstance, it is working since the expansion of seats requires a variance as the location is within a residential enclave. As we have all pointed out, the variance fails to show hardship and must be denied; however, I maintain that the applicant should withdraw the variance request to show good faith in their community support.

To highlight how a successful food and beverage operation can be maintained within the existing seat count, please allow me to suggest a way The Chesterfield (Vineta) Hotel could arrange the current 113 seat license within the proposed 1st floor plan that would allow the applicant full use of the space, rather than approving a controversial variance that has become a referendum on the direction of the town.

I have attached below the applicant's proposed seat plan and as you can see, the developer has proposed 66 seats in the old Leopard Lounge space and 33 seats in a new Lobby Lounge. Both fine. If the courtyard seats are approved under our outdoor *Cafe Seating Ordinance 134-2106 (b)(1) "Outdoor cafe seating is not allowed to increase the capacity of a restaurant"*, then any seats desired to be outside are simply removed from the inside count like other restaurants in Palm Beach (e.g: Bricktops, Sant Ambroeus, Bice, etc.). That leaves the owner with 14 seats remaining ($113 - 66 - 33 = 14$) which could be used in the rear pool area for hotel guests only and similar to past conditions. No hardship. The rear pool lounge is then eliminated entirely as that is not a pre-existing condition and is a clear expansion of a non-confirming use in the residential zoning district.

Two more points that I ask you to please keep in mind:

- 1) The Leopard Lounge opened at 5pm, so the Rotary Club lunches and afternoon English Tea events were not taking place simultaneously and therefore potentially never violated the 113 seat maximum allowed by license.
- 2) If the new owners want to maintain the nightclub license, that might disqualify them from an outdoor cafe seating permit under the same ordinance but section (b)(2) *"Bars/lounges and nightclubs are not permitted to have outdoor cafe seating"*. Alternatively, the nightclub license may have to be forfeited for any outdoor dining requests.

I hope my analysis is helpful and really shows a successful hotel operation with an accessory restaurant, bar/lounge, and outdoor courtyard seating without the need for an unsubstantiated variance and its associated negative community impacts. Now we can work on the site plan review with dumpster and recycling locations, food and beverage hours of operations, delivery logistics, valet and parking logistics ;).

**#NoMoreSeats #113Max #ComprehensivePlan #HotelWins #ResidentsWin
#PreservationWins**

Thank you very much,
JDC

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Opposition to Grant Variances to La Vineta
Date: Wednesday, March 15, 2023 9:36:21 AM

Good morning,

I will print copies for you.

Sincerely,
Deb

From: Derek Limbocker <dllndl545@gmail.com>
Sent: Tuesday, March 14, 2023 5:47 PM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Town Council
<TCouncil@TownofPalmBeach.com>
Subject: Opposition to Grant Variances to La Vineta

*****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.*****

Dear Mayor and Town Council,

We are writing to express our opposition to some of the requests of La Vineta hotel in their endeavor to renovate and reopen the Chesterfield Hotel. Please do not give their organization more seats. Please work to reduce the traffic, congestion and density in that area of Palm Beach. We appreciate the work that all of you do for our town and thank you for your attention to this matter.

Sincerely,
Nicole and Derek Limbocker, 977 N Ocean Blvd, Palm Beach, FL 33480

Dear Mayor and Town Council,

I am writing in opposition to the proposed project at the Chesterfield Hotel, La Vineta.

Please do not grant a variance to allow more seats. Please work to reduce the traffic, congestion and density in Palm Beach.

Thank you for your attention.

Sincerely,

Jenny Jordan McCall
Jennifer Jordan McCall
227 Australian Ave
Apt 5C
Palm Beach FL

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Chesterfield Hotel Project
Date: Wednesday, March 15, 2023 9:20:57 AM

Good morning,

Please see the email below. I will print copies and place in the dais.

Sincerely,
Deb

From: Lucinda Stonestrom <l_stones@bellsouth.net>
Sent: Wednesday, March 15, 2023 8:15 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Chesterfield Hotel Project

*****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.*****

Dear Mayor and Town Council

I am writing in opposition to the proposed project at The Chesterfield Hotel, La Vineta.

Expanding the dining capacity will exponentially increase noise and traffic levels, effectively destroying the lovely, residential midtown neighborhood where the hotel is situated.

Please do not grant a variance to allow more dining seats, and help to fight the increased traffic of the town from encroaching on residential areas.

Thank you for your consideration,

Lucinda Stonestrom

137 Kings Road
Palm Beach, FL

Nevin Bauman

339 Australian Ave
Palm Beach, Fl.

Dear Members of the Town Council,

I grew up in Palm Beach and I am full time resident. My wife, two young daughters and I live directly across the street from the Chesterfield hotel.

I am writing in opposition to the expansion of the number of seats at the hotel.

Given that the Chesterfield only has four off street parking spaces, I am not sure how any additional seating can be considered.

While I support the renovation of this landmark structure, I am opposed to the hotel not being required to provide off street parking. Before the renovation, while jockeying for parking spots, the valet parkers were constantly creating an unsafe condition in our neighborhood.

As it stands right now, there is not enough room for two lanes of traffic (particularly with hotel serving trucks) and double loaded parking on the 300 block of Coconut. This unsafe condition will only be exacerbated by increased seating at Chesterfield.

Additional seats without off street parking will just create more noise and increase traffic congestion in our neighborhood.

We are opposed to the Chesterfield becoming a nightclub destination. This is a predominately residential neighborhood that does not need any additional attractions.

Sincerely,

A handwritten signature in black ink, appearing to read "Nevin P. Bauman". The signature is stylized with a large, looped "N" and a cursive "Bauman".

Nevin P. Bauman

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Veneto Renovations
Date: Monday, March 13, 2023 11:10:48 AM

Good morning all,

Please see the email below from residents Alan Leist, Nancy and Rick.

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

Sincerely,
Deb

From: Alan R. Leist <aleist@investstrategic.com>
Sent: Saturday, March 11, 2023 8:41 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Bill Farrell <bfarrell07@gmail.com>; Rick Hallet <rick@rphpropertymgmt.com>
Subject: Veneto Renovations

*****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.*****

My name is Alan Leist and I have the "privilege" of serving as President of the Casa de Carlos complex on the corner of Cocoanut Row and Australian avenues.

The owners in our complex recently had our annual meeting are united in expressing multiple concerns in opposition to the Veneto Renovation project:

1. Noise elevation with an increase in late night activities
2. Increases in traffic with the comings and goings of employees, guests, and bar patrons
3. Substantial increase in pressure on parking spaces in the surrounding neighborhood, which are already in short supply.
4. Other collateral issue's associated with the renovated hotel becoming a nightclub destination.
5. A somewhat related issue is that parking is allowed on both sides of Cocoanut Row posing problems navigating on the street all the time and this will make it worse.
6. Parking now on Sundays on surrounding streets is unrestricted, versus restricted on other days, making it difficult / impossible for owners with on street parking passes to secure space on Sunday's. The new hotel's parking demands will substantially worsen that. Not sure why restrictions on Sunday's are eliminated, but feel that should be changed. Thank you for your consideration

Alan Leist
315-534-0740

Get [Outlook for iOS](#)

From: Janet N. Reynolds <rphmgmt@gmail.com>

Sent: Friday, March 10, 2023 5:23:07 PM

Cc: Richard Hallett <rick@rphpropertymgmt.com>

Subject: Australian Coconut - 2023 Annual Meeting Minutes

Good Evening Australian Coconut Townhouse Owners:

Please see attached a copy of the 2023 Annual Meeting Minutes.

Best Regards,
Janet for Rick

Investment Advisory Services are offered through Strategic Financial Services, Inc., a registered investment advisor. Registered investment advisor means that the company has filed the necessary documentation to maintain registration as an investment advisor with the Securities and Exchange Commission and does not imply a certain level of skill or training.

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From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Chesterfield
Date: Monday, March 13, 2023 12:45:24 PM

Hello all,

Please see the email below.

Thank you,
Deb

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

From: Irene Davis <ireneirina@gmail.com>
Sent: Monday, March 13, 2023 10:31 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Chesterfield

*****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.*****

We write in opposition to the expansion of seats at the old Chesterfield Hotel. We are opposed to the hotel not providing offstreet parking. We are opposed to more noise in our neighborhood and increased traffic congestion. We are opposed to a nightclub destination. We do not need any more attractions in Palm Beach. Keep Palm Beach for its residents. We do not seek entertainment. Please do not change the existing parking requirements; they have preserved our town-enforce them!

Sincerely,
Irene and Mike Davis
100 Royal Palm Way
Sent from my iPhone

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Chesterfield (Vintner) 363 Cocoanut Row - Opposition - Council Meeting 3/15/23
Date: Monday, March 13, 2023 9:07:00 AM

I have printed this for the backup.

Kelly Churney
Acting Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: John C. Dotterer <jdotterer@hotmail.com>
Sent: Saturday, March 11, 2023 4:10 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Kelly Churney <KChurney@TownofPalmBeach.com>
Subject: Chesterfield (Vintner) 363 Cocoanut Row - Opposition - Council Meeting 3/15/23

*****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.*****

John C Dotterer
1470 N Ocean Blvd

Dear Mayor and Council,

Applicant's variance request for enlarging nightclub and dining seating above the long accepted level should be denied, residents' interests defended by Council, adopting instead residents' proficient and balanced solution submitted by Mr. Corey on March 8, 2003.

Despite Applicant's calculations and entreaties, the stark reality is that so vastly expanding the nightclub and restaurant capacities will vastly intensify the noise and traffic at an establishment that provides

only 4 on-site parking spaces. Valets and perhaps worse, less familiar customers will ceaselessly circle, scour the blocks of this placid neighborhood for spots where they may dare squeeze their cars. Operations proposed through 2 AM importunes undue disturbance.

There is no hardship presented here, only a “want” for more, by new ownership. That never justifies a variance, especially one that directly contravenes our Comprehensive Plan.

John C. Dotterer

[Please distribute to Mayor, Council and Applicable Staff, supplementing filed Opp Ltr of 2/14/23].

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Chesterfield
Date: Monday, March 13, 2023 12:07:37 PM

Good morning all,

Please see the email below.

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

Sincerely,
Deb

From: Alison Feagin <Ali-wat@msn.com>
Sent: Sunday, March 12, 2023 11:13 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Chesterfield

*****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.*****

Dear Town Council,

I am writing regarding the old Chesterfield Hotel /Viñeta. Living in the Midtown area, I find that there is already an enormous amount of congestion on the roads and not enough parking for our current commercial establishments. This leads to significant double parking and unsafe driving conditions while trying to maneuver around pedestrians and cars. The hotel with its increase in seats from 113 to 195 will contribute greatly to the problems we experience today.

Please consider the impacts on the residents in midtown and do not approve a variance for an increase in seats permitted to 195.

Thank you for your consideration,

Alison Feagin

100 Worth Avenue, Apt 602

From: [William Gilbane](#)
To: [Antonette Fabrizi](#)
Subject: THE VINETA HOTEL IN PALM BEACH
Date: Friday, March 03, 2023 3:38:28 PM

*****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.*****

Dear Town Council

I am writing today to express my excitement for the redevelopment of the former Chesterfield Hotel. The Oetker Family of Hotels are clearly at the top of their game and in a class of their own.

This past summer I visited Capri and spent time exploring and admiring how the community their addresses many of the issues facing Palm Beach - parking, trash removal, peak season crowds and Contruction. Each day I spent time admiring the redevelopment project by Oetker La Palma there. Given my background I am particularly inquisitive around design and execution of building projects and the impact of development on communities.

I was able to see first hand how Oetker approaches their projects. It is clear to me that they are experienced in redeveloping a hotel in a logistically tight environment with an extremely high focus on quality. They seem to be approaching thag redevelopment with a high concern and consideration of the impact to the adjacent neighbors and community. If the Vineta is going to be developed with these same principles I saw in action in Capri this will be a wonderful asset to Town.

I realize there are many complexities to this redevelopment that the Council will have to consider. Two important ones for me are the teams previous experience/track record of developing and operating similar facilities in environments with similar constraint to Palm Beach and improvements to their proposed traffic and parking management plan above and beyond those of the previous Chesterfield Hotel.

As always thank you for all you do for us residents of Palm Beach

Billy

William J. Gilbane III
675 N Lake Way
Palm Beach, Florida 33480

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From: [Pat Gayle-Gordon](#)
To: [Antonette Fabrizi](#)
Cc: [Kelly Churney](#)
Subject: FW: Commercial Development
Date: Wednesday, March 08, 2023 3:38:01 PM
Attachments: [image001.png](#)

From: Deborah Jones <djones@TownOfPalmBeach.com> **On Behalf Of** Town Council
Sent: Wednesday, March 8, 2023 3:35 PM
Subject: FW: Commercial Development

Good afternoon,

Please see the letter below from residents Mikell, and Frank Howington.

Bcc: M&TC & Town Managers

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: 561-227-6310

From: Mikell Howington <mahowington@gmail.com>
Sent: Wednesday, March 08, 2023 1:55 PM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Town Council
<TCouncil@TownofPalmBeach.com>
Subject: Commercial Development

*****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.*****

Dear Mayor and Town Council,

I am writing on behalf of my husband Frank and myself, however, every single person with whom I have discussed these issues, feels the same way we do.

We loved the quaintness and beauty and tranquility that we found here in Palm Beach when we moved here, but have seen a big change in traffic and congestion over the last ten years. We believe that if things go any farther, the desirability of the island will begin to diminish. We have seen the impact of over development on the property values in Atlanta and don't want that here.

Please hold the line on the following items:

We don't want Palm Beach to be a destination. We don't want any more traffic coming from West Palm and elsewhere.

We specifically oppose the addition of more seating capacity for the new (non-resident) owners of the Chesterfield.

We don't want any more commercial development or expansion such as retail and restaurants because all of that attracts even more traffic over the bridge.

We don't want any four story buildings on Worth Avenue and we don't want parking meters on Worth Avenue. Worth Avenue is the crown jewel of Palm Beach and preserving its visual beauty should be a priority. Parking meters and/or four story buildings will definitely diminish our idyllic shopping venue.

Please do not allow any of these deleterious changes and please remember that you were elected by the residents to represent the residents.

Please don't kill the goose that laid the golden egg.

Thank you,

Mikell Howington, and Frank Howington

Dear Mayor and Town Council,

I am writing in opposition to the proposed project at the Chesterfield Hotel, La Vineta.

The traffic, congestion and density in Palm Beach gets worse every day. We cannot afford to grant a variance to expand an existing nonconforming use. 113 seats is already too many.

Please protect our neighborhood.

Thank you for your attention and hard work.

Sincerely,

Tom Revocable Trust
227 Australian Ave 5A
Palm Beach FL 33480

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Please consider the concerns of the residents
Date: Monday, March 13, 2023 11:57:27 AM

Good morning all,

Please see the email below.

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

Sincerely,
Deb

From: Nancy Madden <nancyhmadden@me.com>
Sent: Sunday, March 12, 2023 3:34 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Please consider the concerns of the residents

*****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.*****

To the members of the Town Council -

My husband and I reside on Brazilian Avenue, approximately one block from the site of the proposed Vineta Hotel.

I write to you to voice my concerns as to the wisdom of allowing continued growth in this residential neighborhood. On the subject of the lack of parking availability for expanded dining and hotel services, the additional parking spaces required will bring massive congestion to our neighborhood.

Over my 10 plus years of living in our home here, we have had to cope with the employees of The Brazilian Court Hotel who run a rotation of exchanging parking spots and jockeying for spaces. This leaves little or no room for guests to visit the neighborhood.

Parking will be a problem we must deal with. In addition, the traffic will be impossible. As of this moment, between 3:00 and 5:00 o'clock every day, traffic on Cocoanut from Chilean Avenue (past the proposed Vineta Hotel) to the intersection of Royal Palm Way is often at a dead stop. Should the bridge go up during that time, all those who wish to escape the island are locked in bumper to bumper. As a result my street is unreachable.

Two other factors come to mind — the noise factor and the garbage accumulated by a venue that is open until 2:00 a.m. should be added to the conversation.

Please respect those of us who make their home here and base your decisions based on maintaining the peace and quiet of our home here in Palm Beach.

Most respectfully,

Nancy H. Madden
429 Brazilian Avenue, Palm Beach
nancyhmadden@me.com

From: [Deborah Jones](#)
Subject: La Vineta Hotel variance requests
Date: Monday, March 13, 2023 10:58:39 AM

Good morning all,

Please see the email below from resident Sarah Mettler Cecil.

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

Sincerely,
Deb

From: Sarah Cecil <sarahmcecil@gmail.com>
Sent: Friday, March 10, 2023 11:45 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Fwd: La Vineta Hotel variance requests

*****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.*****

To The Palm Beach Town Council,

Sitting on my porch at the SE corner of Cocoanut Row and Brazilian, it's roughly 4:30 pm, and the traffic is backed up from the light at Royal Palm to Australian /crisscrossed by more traffic on Brazilian backed up half a block. People are waiting to go home, exiting Worth Ave, attempting to go grocery shopping, or crossing the bridge, who knows? People are impatient—a few horns honk, loud music plays, a man in a car becomes frustrated then turns around and screeches off with his exhaust pipes blaring. Maybe he'll exit over the middle or southern bridge. And this is without The Chesterfield, soon to be La Vineta in full operation.

There is no doubt that The Chesterfield needs a facelift and that the Oetker Group will create an exquisite new life for it. The primary issue,

as far as I'm concerned, is that we cannot approve additional seating. Even with improved valet service and potential parking utilizing local bank parking lots at night. (What about during the day?), the fact is, that even at the current grandfathered 113 allowed seating, which will turn over at least twice per evening meal or bar service, is already too busy for this predominantly quiet, residential area. My secondary concern, the east- and south-facing apartments in our building, which may be unique in that their location is only a block away from the La Vineta, will be fully exposed to potentially increased light pollution, late evening noise, and additional equipment if can't be tastefully camouflaged.

In the past, the Town has issued directives for businesses to adhere to their orders, i.e.:

The Royal needing to go back to its original name The Royal Poinciana Plaza, the building space above Tiffany's should not be visible (yet, it is). If these examples are true, we need to enforce these with fines and reprimands. Same needs to be true of The Vineta. What you declare goes.

Having spent my formative years in our Town, change is inevitable and when managed properly improves the fabric of our community. Admittedly, the number of residents and visitors has risen over the decades, but that does not give them the right to redefine us. If they choose to come here they need to abide by rules and regulations put thoughtfully in place over the last 100 years. We owe that to our predecessors, current residents, and those who come after us to preserve this unique island paradise.

It is perfect timing that the Mayor and Town Council have taken the initiative to review all the current zoning codes. This will allow our community to reassess who we are and what we choose to be in the future. It's time to take a pause after this initial surge of variance applications and requests, remember who we were and how we got here, and cling to our core beliefs.

Yes, thankfully we are a genteel, well-mannered Town, BUT it doesn't mean changing our character, our soul, and our sense of place to the whim of the loudest or fanciest proposals. We can and should say NO when appropriate and remember, WE are the ones in control and who should define our future. We owe this to the many who came before us; we owe it to our children and future generations as well.

My very best regards,
Sarah Mettler Cecil

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Letter in opposition to the application of the Chesterfield
Date: Monday, March 06, 2023 9:35:08 AM

In case you didn't receive it

Kelly Churney
Acting Town Clerk

Town of Palm Beach
360 S. County Rd.
Palm Beach, FL 33480
561-838-5416
www.townofpalmbeach.com

From: Deborah Jones <djones@TownOfPalmBeach.com> **On Behalf Of** Town Council
Sent: Monday, March 6, 2023 9:03 AM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Danielle Moore <daniellemoorepb@gmail.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; heron1107@aol.com; Bobbie Lindsay <bobbie.lindsay@icloud.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Julie Araskog <juliearaskog@aol.com>; Councilwoman Julie Araskog <juliearaskogtowncouncil@gmail.com>; Lew Crampton <lewcrampton@gmail.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Kirk Blouin <KBlouin@TownofPalmBeach.com>; Carolyn Stone <cstone@TownOfPalmBeach.com>; Bob Miracle <rmiracle@TownOfPalmBeach.com>
Subject: Letter in opposition to the application of the Chesterfield

Good morning Mayor and Town Council Members,

Please see the letter below from Carter Pottash.

Sincerely,
Deb

From: Carter P <drcarterp@gmail.com>
Sent: Monday, March 06, 2023 6:18 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Letter in opposition to the application of the Chesterfield

*****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.*****

Dear Members of Town Council:

I am writing in opposition to the application of the Chesterfield to increase restaurant seating, regardless of where on the property, and regardless of whether some of the restaurant seats are designated as seating for hotel guests. Unfortunately, I am out of town the day of the public hearing and cannot attend in person.

The simple reality is that there is simply no capacity on our roads and our parking lots for additional valet parking.

Valet parkers at Meat Market, Trevini, Lola at the White Elephant, and elsewhere do not follow their arrangements and promises to the Town, and instead park all over neighboring streets, taking away from parking from residents. Even Trevini, which has its own garage, still blocks off extra street spaces with cones, illegally, to use for their valets (this is in addition to designated valet parking street spaces). The only restaurant which appears to honor its commitments about where they will park their patrons' cars is the new Carriage House. Worth Avenue is often backed up by cars waiting for the valet to remove them.

In the case of the Chesterfield, increasing valet parking on a very busy two-way street will lead to even more congestion and backups; it will be dangerous, as cars will attempt to pass on the opposite lane going the wrong way when there is the normal valet backup. The idea that some seats will be reserved for hotel guests is as impractical to enforce as the rule related to "Town-serving" seats and capacity for residents. In the 38 years I have lived here, I have never been asked where I live when making a reservation or being seated.

It should be obvious that this application for additional restaurant seating of all types needs to be rejected.

Thank you for your service to our Town,

Respectfully,
Carter Pottash

--

Carter A. Pottash, MD, DLFAPA
Distinguished Life Fellow, the American Psychiatric Association
Clinical Professor of Psychiatry, New York University School of Medicine
Office: 561 837 2215
Fax: 561-461-6260
Mailing Address: PO Box 381, Palm Beach, Florida 33480-0381
Email Address: drcarterp@gmail.com

Dear Town Council Members,

In review of the expansion plans for the Chesterfield Hotel, residents have a number of serious concerns. While a remodeled hotel is welcomed, consideration must be given to the sized and scope of the overall project and its impact on the surrounding residential neighborhood.

- Exceeding the licensed 113 seat capacity for the bar and restaurant to 189 seats will create an excess burden on the already short supply of on-street parking as well as greatly increase traffic and noise in the area.
- Procuring private, off street parking for hotel guests, staff and valet services will be necessary to accommodate the excess number patrons an expanded hotel, restaurant, bar and nightclub will draw.
- Nightclubs are not a welcome addition to any residential neighborhood for the obvious reasons of increased traffic and noise into the late hours of the night.
- Rooftop mechanical installations should be minimized to prevent unsightly obstructions to surrounding apartment views.

Palm Beach has already reached a crisis point of capacity with existing traffic snarls, little to no parking left for residents and overburdened general services for the entire town. Continuing to allow unrestrained development will not only add to that burden but change the town of Palm Beach in undesirable ways. It is possible to keep the unique beauty and small town charm of Palm Beach, while allowing for carefully planned development respectful of existing constraints, only if developers are held to exacting review of planned projects. The Chesterfield expansion is no exception to this concept. Residential impact and concerns must be considered first and foremost.

Thank you for your attention to this matter.

Sincerely,

Alison Reed

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: Chesterfield (Vineta) Town Council Hearing
Date: Monday, March 13, 2023 11:02:35 AM

Good morning all,

Please see the email below from resident Nancy Roe.

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

Sincerely,
Deb

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

From: Nancy Roe <nroe@roe-associates.com>
Sent: Friday, March 10, 2023 2:20 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Chesterfield (Vineta) Town Council Hearing

*****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.*****

Dear Town Council Members,

I am writing to you to express my opposition to the expansion of seats at the old Chesterfield hotel. It is my understanding that the property is a non-conforming use, and as such the intention to expand a non-conforming use is unacceptable.

The neighborhood, and indeed in adjacent neighborhoods, cannot tolerate this expansion, which will inevitably result in increased traffic, parking debacles, noise, and personal safety issues. I respectfully ask you to consider the position of Palm Beach residents before the business plan of outside developers who do not appreciate the spirit of Palm Beach and the needs and desires of its residence.

Sincerely,
Nancy Roe

400 S. Ocean Boulevard
Apt. 421
Palm Beach
Sent from my iPhone

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Proposed Vineta Renovations to Chesterfield Hotel
Date: Monday, March 13, 2023 12:50:30 PM

Hello all,

Please see the email below.

Thank you,
Deb

From: Marvin Samson <marvin.samson@samsonmt.com>
Sent: Monday, March 13, 2023 11:07 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Aleist@investstrategic.com; bfarrell07@gmail.com
Subject: Proposed Vineta Renovations to Chesterfield 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.*****

Dear Council Members;

I own a home in the Casa de Carlos complex, having purchased this property to have a quiet refuge. Accordingly, I am very concerned about the planned Vineta renovations to the Chesterfield Hotel. Although I do not object to the creation of a small boutique hotel with fewer than 50 rooms, the proposed expansion of the restaurant and nightclub will produce conditions that are in total opposition to my reason for living in the development, namely

- Late night activities will increase noise levels.
- Increased traffic will also contribute to noise and disruption.
- Plans for the renovation do not include additional parking. Since parking in the complex is already difficult, owners with on-street parking passes will find it nearly impossible to find parking.

Your consideration to denying the request for the increase in size of the restaurant/nightclub will be most greatly appreciated,

Sincerely,

Marvin Samson
347 Australian Avenue
Palm Beach, FL 33480

--

Marvin Samson

Chief Executive Officer
Samson Medical Technologies, L.L.C.
1815 Garden Avenue
Cherry Hill, NJ 08003
Tel.: +1 (856) 751-5051, Ext. 102
Fax: +1 (856) 751-5044
Email: marvin.samson@samsonmt.com
www.samsonmt.com

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: RE: Chesterfield/Vineta
Date: Monday, March 13, 2023 12:25:03 PM

Hello all,

Please see the email below.

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

Sincerely,
Deb

From: Eric Stonestrom <estonestrom@airspan.com>
Sent: Sunday, March 12, 2023 6:10 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Chesterfield/Vineta

*****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.*****

Dear Mayor and Town Council,

I am writing to express my opposition to the preposed variances for the Chesterfield conversion. The town is absorbing numerous venues already and we do not have space for an increase in seats in my opinion.

Sincerely,

Eric Stonestrom

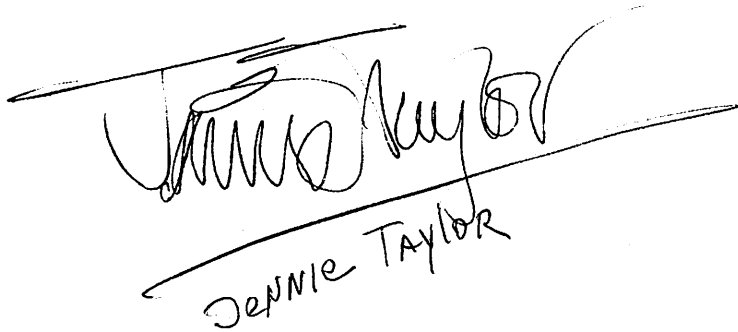
Dear Mayor and Town Council,

I am writing in opposition to the proposed project at the Chesterfield Hotel, La Vineta.

Please do not grant a variance to allow more seats. Please work to reduce the traffic, congestion and density in Palm Beach.

Thank you for your attention.

Sincerely,



Jennie Taylor

100 WORTH AV.

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

From: [Deborah Jones](#) on behalf of [Town Council](#)
Subject: FW: Vineta Bar Close
Date: Monday, March 13, 2023 11:35:30 AM

Hello all,

Please see the email below.

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

Sincerely,
Deb

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

From: John Tuohy <tuohyjpt1@gmail.com>
Sent: Sunday, March 12, 2023 2:54 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Vineta Bar Close

*****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.*****

Worse case, bar close no later than Carriage House: weeknights 12 AM, F,S 12:30.

No hospitality nor restaurant establishment on Island exceeds this, and most are earlier, with 3 possible exceptions:

On Th,F&S, Cucina 2:00 AM. Don't know how they got this, but clearly in non-residential, commercial area. And there has been trouble there before, not a good example.

Almond and Brazilian Ct. may allow customers on F&S nights to dwindle down after 12:30 until 1:00 on case by case basis.

John Tuohy - 389 South Lake Drive
Tuohyjpt1@gmail.com

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

ROBERT F. AGOSTINELLI

March 14, 2023

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Dear Honorable Mayor Moore & Town of Palm Beach Town Council,

I would like to add my support for the application in relation to The Vineta Hotel (363 Cocoanut Row, Palm Beach, FL 33480). The Zoning Application reference is ZON-23-019.

As a long time customer of Oetker Collection's global hotel portfolio, I look forward to a new hotel in Palm Beach. They are a family-owned business with the right values, aligned with the sense and respect of community that is so strong here in Palm Beach. As a neighbour and long-standing Palm Beach resident, I therefore believe that the hotel will be a positive addition to the area. They are serious and professional operators, who respect their neighbours and community.

I have also been in touch with the team at Reuben Brothers, who own the property, to discuss some of my initial concerns regarding this project. The team has provided me with their personal reassurances on every point. Similar to Oetker Collection, Reuben Brothers is a family business who own a number of iconic, heritage properties across the globe.

The team plan on not only bringing the hotel's original name back, but they are also reducing the number of hotel rooms and are addressing my concerns in relation to noise and parking.

I therefore support the hotel's opening and the upgrades they are making. The decreased room count will ensure a private, civilized and calm environment – both for hotel guests and for the local community.

Many of my Palm Beach friends are also supporting this application, for all the right reasons.

Please let me know if there is any further support I can give.

Sincerely,



Robert F. Agostinelli

**Las Loma
196 Banyan Rd
Palm Beach, FL 33480**

D. DIXON BOARDMAN

March 7, 2023

Dear Honorable Mayor Moore and Town Council,

I am writing in support of The Vineta Hotel Zoning Application ZON-23-019.

As a long-standing resident of Palm Beach, I am looking forward to Oetker Collection opening a hotel in the neighborhood. I believe this will add value to our area.

We have stayed at other Oetker Collection (the operators) hotels around the globe, and we know that they pride themselves in world-class hospitality when it comes to hotel rooms, restaurants and the entire offering they present to both hotel guests and the local community. They are always respectful of their neighbors and pay attention to all historical elements involved in creating their hotels.

We also know the Reuben Family (the ultimate owners of the real estate) and have discussed with them their plans for The Vineta. They have made personal commitments to my family and me to assure us that the priorities of Palm Beach residents are taken into consideration, and have talked us through their planned offering on-site and their well thought-out plans in relation to traffic, parking and noise control.

I firmly believe the upgrades they are making at The Vineta are exactly what our community requires. We are therefore happy to confirm our support for this project. The Vineta, which we learned is actually the hotel's original name, will be a fantastic new place for Palm Beach family and friends to gather.

Sincerely,



DDB/kw

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

**Robert B. Crowe, Esq.
330 Cocoanut Row
Palm Beach, FL 33480**

March 10, 2023

Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480
afabrizi@townofpalmbeach.com

Re: Vineta Hotel ZON-23-019

Dear Honorable Mayor Moore and Town Council:

I am writing to you to express my strong support for the Vineta Hotel Zoning Application ZON-23-019. As a neighborhood resident, I welcome the reopening of the hotel with such an experienced and professional team, as the Reuben Brothers and The Oekter Collection hoteliers. I am very familiar with these two organizations, and I am more than sure that this new owner and operator will make the Vineta an asset to the neighborhood.

Sincerely,

Robert B. Crowe

Anthony Fisher Cummings

Anthony F. Cummings
358 Hibiscus Ave
Palm Beach, FL 33480

March 12, 2023

Town of Palm Beach
360 S. County Road
Palm Beach
FL 33480
USA

Dear Honorable Mayor Moore and Town Council,

I am writing in support of The Vineta Hotel Zoning Application ZON-23-019.

As a neighbor of The Vineta (formerly The Chesterfield), I am looking forward to Oetker Collection opening a hotel in Palm Beach. I believe this will add meaningful value to our area.

I know both the owners and the operators of the hotel and hold this team in the highest regard. Having extensive experience in high-end hospitality, I can unequivocally state Oetker is the best luxury hotel operator in the world. Their demographic and approach is perfectly aligned with Palm Beach standards and their presence will be an exceptional addition to our Town. Both the operators and the owners are incredibly considerate and respectful, whilst having the community in mind at all times. I know the Reuben family personally and they will be good and conscientious neighbors. The Reubens take a long term approach to asset ownership, will make the investment required to reposition the property as a best in class hotel, and will be great stewards of this property for generations to come.

I am therefore fully supportive of their plans, and look forward to seeing the project completed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony F. Cummings', with a stylized, cursive script.

Anthony F. Cummings

ALAN & CHRISTINE CURTIS

150 BRADLEY PLACE, PALM BEACH, FLORIDA 33480

March 8, 2023

Ms. Danielle H. Moore
Mayor, Town of Palm Beach

Dear Dani,

We are addressing this letter to you and each of your colleagues on the Town Council. We have resided in Palm Beach for over 30 years and watched the town grow beautifully. During that time, the Town Council has deftly handled the balance between maintaining the residents' quality of life and the necessity of growth to support that quality of life. We are aware of opposition by some residents to the expansion of the former Chesterfield Hotel's seating capacity in its dining room. As residents living near numerous restaurants at the "north end", we understand their concern but consider it shortsighted.

We are very familiar with the Oetker team, led by Mr. Duarte Bon de Sousa, chosen to manage the hotel when the work is complete. We have enjoyed spending considerable time at several of their properties in Europe. We know, firsthand, that this team is comprised of excellent hoteliers and restaurateurs. It is our belief that the new hotel and restaurant will be a welcome addition to the Town of Palm Beach.

Thank you for your consideration.

Very truly yours,

Alan and Christine Curtis

ALAN & CHRISTINE CURTIS

150 BRADLEY PLACE, PALM BEACH, FLORIDA 33480

March 8, 2023

Ms. Margaret Zeidman
Member, Town Council

Dear Ms. Zeidman,

We are addressing this letter to you and each of your colleagues on the Town Council. We have resided in Palm Beach for over 30 years and watched the town grow beautifully. During that time, the Town Council has deftly handled the balance between maintaining the residents' quality of life and the necessity of growth to support that quality of life. We are aware of opposition by some residents to the expansion of the former Chesterfield Hotel's seating capacity in its dining room. As residents living near numerous restaurants at the "north end", we understand their concern but consider it shortsighted.

We are very familiar with the Oetker team, led by Mr. Duarte Bon de Sousa, chosen to manage the hotel when the work is complete. We have enjoyed spending considerable time at several of their properties in Europe. We know, firsthand, that this team is comprised of excellent hoteliers and restaurateurs. It is our belief that the new hotel and restaurant will be a welcome addition to the Town of Palm Beach.

Thank you for your consideration.

Very truly yours,

Alan and Christine Curtis

ALEXANDER HISSOM

1960 S Ocean Blvd
Palm Beach, FL 33480

14 March 2023

Town of Palm Beach,
360 S. County Road,
Palm Beach,
FL 33480

RE: The Vineta Hotel ZON-23-019

Dear Honorable Mayor Moore,

I am writing to you and to the Town Council in support of the approval of Vineta Hotel ZON-23-019.

As Palm Beach residents, we are very in tune with developments taking place, with the desire to always safeguard and protect our precious, tight-knit community.

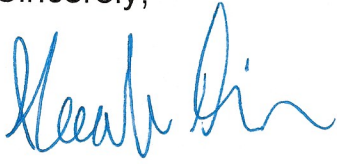
As guests of several Oetker Collection (the operators) hotels around the globe, including the renowned Hotel du Cap in Antibes, France, we know that they pride themselves in world-class hospitality when it comes to hotel rooms, restaurants, and the entire offering they present to both hotel guests and the local community. They are always respectful of their neighbors and pay attention to all historical elements involved in creating their hotels.

To be sure of this, however, we have spoken to the Reuben Family (Reuben Brothers – the owners of the real estate, who we know as well) and Oetker Collection to discuss their plans for The Vineta. They have made personal commitments to my family and me to assure us that the priorities of Palm Beach residents are taken into consideration and account at all times. They

ran us through their planned offering on-site and their well thought-out plans in relation to traffic, parking and noise control.

We were satisfied with all their detailed responses and the upgrades that they are making. It is exactly what our community requires. We are therefore not only happy to add our support this project, but we are also very much looking forward to it. The Vineta, will be a fantastic new place for Palm Beach family and friends to gather.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alex Hissom', with a stylized, cursive script.

ALEXANDER HISSOM

From: [Bayard Kuensell](#)
To: [Antonette Fabrizi](#)
Subject: The Vineta Hotel
Date: Sunday, March 05, 2023 5:10:59 PM

*****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.*****

Hi Town Council,

Thank you for all that you do!

I am writing in support of The Vineta Hotel project. This should be an absolute wonderful opportunity for the town of Palm Beach. With all of the new and over development of our town it is nice to see a restoration project of this magnitude. The Oetker family has some of the most amazing hotels around the world, so I am excited to see what they do with this wonderful space in town! I strongly urge you to give serious consideration to their proposals.

Sincerely,

Bayard Kuensell
223 Atlantic Avenue, Apartment 2F
Palm Beach, FL 33480
484-431-3171

From: [Blue Bonnet](#)
To: [Antonette Fabrizi](#)
Subject: vineta
Date: Sunday, March 12, 2023 6:51:48 AM

*****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.*****

We are very much in favor of The Vineta Hotel. It will be a beautiful addition to our neighborhood and a grand location... we look forward to dining, dancing and enjoying The Vineta.... it will add to the joy of Palm Beach, which we are blessed to experience everyday.

Sincerely,
Suebelle & Richard Robbins
315 Southlake Drive, Ph C
Palm Beach

Suebelle Robbins
617-921-6333
from my iPhone

From: [Bill Roberts](#)
To: [Antonette Fabrizi](#)
Subject: Vineta Hotel
Date: Friday, March 10, 2023 7:11:01 PM

*****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.*****

Members of the Town Council,

I am writing in support of the Vineta Hotel.

I think the addition of the Vineta Hotel will be accretive to the Town in many aspects. I appreciate the concerns that have been raised and as a resident of the area, I am sensitive to the issues, however, I believe that through the joint work of the Town Council and the team, these have been, and can be appropriately addressed. I understand Michael McCarty will be supervising the project. I have known Michael for many years and as a very well respected member of the community, I know he has the best interest of the Town in mind.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Bill Roberts

T. Williams Roberts, III | GW&K Investment Management
Co-CEO

t: 617.850-6331
Broberts@gwkinvest.com
www.gwkinvest.com



Mr Steven & Andrea Wynn
1960 S. Ocean Blvd
Palm Beach, FL 33480
702.770.1020

12th March 2023

Dear Honourable Mayor Moore & Town Council,

Andrea and I are proud and grateful residence of Palm Beach and like all of our neighbours, we treasure the peaceful elegance of our surrounding community. We are also long time, close friends of the Reuben family and hold them in the highest regard. They have joined with the Oetker Group, one of the most highly respected hotel management teams in the world.

We sincerely believe that the Reuben family and the Oetker Group would never allow anything, within their power, to interfere with the quality of their neighbours lives. Therefore, we do support their efforts to bring the Chesterfield Hotel to a new level of elegance by reducing the room total with fewer rooms and larger more luxurious bedrooms.

Although, Palm Beach is experiencing rapid growth and expansion, we all share a common goal that Palm Beach remains a shining example of class and elegance in every respect.

The renovation under the council's current consideration promises to do just that.

Respectfully,



Steve Wynn