

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); heron1107@aol.com; [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Kirk Blouin](#); [Wayne Bergman](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: Chesterfield
Date: Tuesday, February 14, 2023 2:05:21 PM

Hello,

Please see the letter below.

Sincerely,
Deb

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

From: KT Catlin <ktcatlin@hotmail.com>
Sent: Tuesday, February 14, 2023 9:03 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.*****

Good morning Mayor and Town Council members,

I am writing to you, because I am concerned with regards to the renovation plans for the Chesterfield. While I do not live in the immediate neighborhood, I do know that happy neighbors, make happy towns, and, everyone in Palm Beach is in fact, my neighbor.

You have an existing use that has worked well in the neighborhood for years. Palm Beach is fast becoming over populated with restaurants, bars, and the noise, traffic and potential police activity that always comes along with the increase in drinking. This is especially true with nightclub atmospheres.

Long before Palm Beach was a haven for multiple restaurants and bars, it was a beautiful, sleepy hamlet. It was made up of wonderful homes, exclusive, and fun shops, and a few great restaurants. I urge you to remember that, as you review the request from the new owners of the Chesterfield.

An enlarged or additional bar area and a nightclub is definitely not needed in the town of Palm Beach. To reduce sorely needed hotel rooms in exchange for the not needed night club and bar is a poor choice.

I am sure you have heard from many fellow Palm Beach residents and I hope you will listen to the voice of the neighbors and their objection to the proposed additional and new uses.

KT Catlin
265 Fairview Rd.
Palm Beach

Sent from my iPhone

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Kirk Blouin](#); [Wayne Bergman](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: Chesterfield Plan
Date: Tuesday, February 14, 2023 1:52:37 PM

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

From: Mikell Howington <mahowington@gmail.com>
Sent: Tuesday, February 14, 2023 6:49 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Chesterfield Plan

*****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 the town council,

When considering the new plan for the Chesterfield, please hold the line on the following:

1. The restaurant and bar area cannot exceed the 113 seats that was pre-existing and the proposed increase to 197 seats cannot be exchanged for reduction in hotel rooms.
 2. Maintain pre-existing condition that the rear pool, bar and function areas as exclusive use of the hotel patrons and not incorporate these spaces into the public realm
 3. Solve the rooftop mechanical penetrations that will clearly be visible from surrounding condos and may require temporary mockups so residents can visualize what is proposed
 4. Eliminate on-street valet parking which is in competition with resident use. Hotel must find private parking for staff, valet operations and guests.
 5. Applicant must find interior storage for trash, grease traps, recycling, noisy glass wine bottles and soiled laundry.
 6. Full landscaping and noise buffers required along residential sides of property
- Sincerely, Mikell Howington

Pamelee Murphy
100 Royal Palm Way
Palm Beach, FL 33480
pamelee.murphy1@gmail.com

Danielle H. Moore, Mayor
Members of Town Council
Palm Beach, FL 33480

February 13, 2023

RE: Development of The Vineta Hotel

Dear Mayor Moore and Members of Town Council:

I have lived in Palm Beach for five years and each year, save for the 2020 pandemic months, the density, traffic, and competition for parking spaces, have become increasingly problematic and stressful. We are losing our town and everything that has made it special and unique.

Please do not allow the Veneta to grab more than the 113 spaces presently allotted to it. The "Old Chesterfield Hotel Revamp" will be an opportunity for the town to begin to reverse the swift pace of overdevelopment in Palm Beach. Please assure that the quality of life for residents who have enjoyed living here is a first priority.

Thank you very much for your hard work and dedication to the town and its best interests.

Sincerely,

Pam Murphy

From: Sarah Cecil <SARAHANDJACK@att.net>
Sent: Monday, February 13, 2023 10:39 PM
To: Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>
Subject: Chesterfield 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:

I am signing this today regarding the upcoming project for the Chesterfield Hotel with its new name The Veneta.

I live in Midtown at xxxxxx and I'm very concerned about an increase in density and traffic. The Chesterfield proposal to increase its seats to 197 is too much. The restaurant and bar area should not exceed 113 seats.

In fact, the hotel should also find parking for its staff elsewhere because they are taking up residential spots every day.

We live in Palm Beach because we have liked the pleasant, charming atmosphere, that the town has always had. Today there is too much traffic and congestion. We do not need another restaurant with a big draw to block our streets and take our parking.

Please do everything in your power to maintain the town the beautiful way it has always been.

Thank you for your time and effort on behalf of the residents.

Sincerely,

David F. Obu
311 Coconut Row #102
P.B. FLA, 33480

From: [Marsha Wilson](#)
To: [Antonette Fabrizi](#)
Cc: [John Corey](#)
Subject: Chesterfield Hotel Renovation
Date: Tuesday, February 14, 2023 11:19:50 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.*****

Good morning!

I didn't see the second letter I wrote on February 9 in the letters you kindly forwarded to John Cory. Please see below and kindly add it to the public record.

Thank you!

Marsha

Dear Mayor and Town Council Members,

I wrote earlier as president of the Board of Directors of La Maisonette, a four unit condominium across the street from the Chesterfield Hotel, to express our concerns. Today I write on my behalf.

Having attended the Landmarks Preservation Commission meeting where the building design was presented, I am fully supportive of the beautiful, world class hotel that the developers propose. However, as you are hearing from many neighbors, I am not in favor of expanding the restaurant seating from 113 to 197, with all of the downstream problems created by such an expansion.

This is a quiet, residential part of town and I hope the Council will take the necessary actions to ensure it remains so. We do not need more traffic or parking challenges as I am sure you appreciate.

The proposed new pool is beautiful. I ask that its use be restricted to hotel guests only. At the Landmarks Preservation Commission meeting, the developers offered to build a wall to shield abutting neighbors from pool noise and I believe they were asked to present a lighting plan as well. This is one example of how the developers can work with neighbors to illustrate their commitment to being a welcomed part of our neighborhood. There are other issues such as the rooftop mechanical plans and the need to find interior storage for trash, grease traps, recycling, etc.that warrant further scrutiny.

I want to thank you and Town staff for being such good stewards of our way of life. Yesterday I attended a symposium sponsored by the Naval Academy Foundation and the Naval War College Foundation on sustaining U.S. maritime dominance in an era of strategic competition. One of the speakers, Admiral Harry Harris, USN (Ret.), stated that Palm Beach has one of the best municipal governments in the country and I agree!

Respectfully submitted,

Marsha Tanner Wilson
350 Cocoanut Row
Apartment 2A
Palm Beach, FL 33480
561.838.9006

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Kirk Blouin](#); [Wayne Bergman](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: The Chesterfield remodeling, and hearing scheduled for 2/15 at 2Pm.
Date: Tuesday, February 14, 2023 2:07:23 PM

Hello,

Please see the letter below.

Sincerely,
Deb

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

From: Tania Zouikin <tzouikin@mac.com>
Sent: Tuesday, February 14, 2023 11:27 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: The Chesterfield remodelling, and hearing scheduled for 2/15 at 2Pm.

*****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,

As a resident of Palm Beach and a close neighbor of the Chesterfield Hotel/The Vineta redevelopment, I hope you will consider the neighborhood interest in preserving quiet, peace, safety, flow of traffic, and parking availability.

While the new developers are proposing increased restaurant and bar area, without increasing the number of rooms, this will add immeasurably to the daily/nightly traffic and noise activity affecting the surrounding neighbors. Bars/nightclubs are not exactly what this neighborhood is about, as it is a residential neighborhood. If these additions are approved, please ensure that there is serious state of the art soundproofing, there will be no loud noise from the pool, and the additional trash/bottles will be removed as quietly as possible.

Further, their proposal will increase the flow of traffic, and the additional spaces are meant for other than hotel patrons. This is already a congested area, drivers frequently ignore the 4-way stops, and there is little street parking available in the eventings. Please consider eliminating on-street valet parking for the additional traffic, which is in serious competition with resident use, the hotel should find private off street parking for these guests. The new marina, which is beautiful, already takes up so much parking on S Lake Drive, and residents are forced to find parking on the cross streets.

Very importantly, bikers use Coconut Row frequently and I am concerned for the increased congestion of cars in that area. I am a biker and do not relish the thought of adding more traffic on these streets.

Thank you for your consideration in preserving the peace, quiet, safety, and parking management of our beautiful neighborhood.

Thank you for your service,

Tania Zouikin
389 S Lake Dr
Beautiful Palm Beach, FL

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Ted Cooney](#); [Julie Araskog](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Wayne Bergman](#); [Kirk Blouin](#); [Carolyn Stone](#); [Bob Miracle](#); [Antonette Fabrizi](#)
Subject: FW: The Chesterfield Hotel / renovation - meeting Wednesday Feb 15th
Date: Monday, February 13, 2023 10:44:07 AM

Hello,

Please see the email below.

Thank you,
Deb

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

From: Michele de Araujo <michele.dearaujo@gmail.com>
Sent: Sunday, February 12, 2023 4:01 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Sergio de Araujo <dearaujo.sergio@gmail.com>
Subject: The Chesterfield Hotel / renovation - meeting Wednesday Feb 15th

*****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 and Landmarks Commission,

As my husband and I are unable to attend the Wednesday meeting concerning proposed variances requested by the owners of The Vineta Hotel, we wish to express our comments in writing.

I am aware that numerous residents in our neighborhood have already contacted the Town Council regarding The Vineta Hotel's requests. My husband and I strongly agree with our neighbors' comments, so I will not repeat the list.

As town residents since 1987, we have seen many changes in Palm Beach, but none so prominent as what we have witnessed in the last two years with the influx of new residents both on the island and in West Palm Beach. Let me just focus on one issue others have raised that will be impacted by The Vineta Hotel renovation.....and this is parking, and traffic. Coconut Row, a major north/south artery is narrow and heavily traveled as are East/West streets, Australian Ave., Chilean Ave and Peruvian. Let's not ignore the fact that the Brazilian Court, one block from The Vineta Hotel, has their own parking lot on Hibiscus, and for quick access, still utilizes street parking.

To compound the impact of growth and additional traffic is a safety concern that has not gone unnoticed, and warrants input from the Palm Beach Police Dept. Rarely does a car or truck, electric scooter/skateboard or bicyclist actually make a "full stop" at the 4-way corners at the cross streets along Coconut Row from Brazilian Ave. through to Peruvian Ave., all with Stop signs. Providing daily 24-hour hotel Valet parking increases the need for speed so that hotel guests and dining customers receive top service. I believe it is imperative that the owners of The Vineta Hotel seek an alternative customer and employee parking solution that does not include neighboring streets.

Thank you for taking the time to read this letter.

Sincerely,
Michele de Araujo
330 Coconut Row, Apt 2C, Palm Beach

Sent from my iPad

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); heron1107@aol.com; [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Kirk Blouin](#); [Wayne Bergman](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: Vineta refurbishment
Date: Tuesday, February 14, 2023 2:04:20 PM

Hello,

Please see the letter below.

Sincerely,
Deb

From: Patricia Bilden <pfbpalmbeach@gmail.com>
Sent: Tuesday, February 14, 2023 8:28 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Vineta refurbishment

*****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,

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

I read in the Shiny Sheet that the hotel wishes to reduce the number of rooms, which is their decision, but to add *substantially* to the number of restaurant and bar seats. This will increase traffic, noise and disturbances to the local neighborhood far in excess of what was experienced when the Chesterfield was operating. I strongly oppose adding any additional restaurant or bar seating.

I also understand that the hotel wishes to make the pool, bar and function areas part of the public use of the hotel, again driving increased daily (but not over-night) use of the hotel's spaces, increasing demand for parking, valet services, etc. I oppose this change of use.

Due to the residential aspect of the surrounding neighborhood, I would also request that the hotel be required to develop off-street parking for its guests' and staff parking, so that the neighborhood can retain its residential feel and not become a commercialized zone. 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.

The hotel must, to be a good neighbor, and in conformance with neighborhood practices, commit to

store its commercial by-products of trash, grease debris, laundry facilities and recycling and disposal of non-recyclables in an interior fashion, lest the neighborhood become a noisy commercial zone, disrupting the enjoyment residents have of their own neighborhood.

The hotel must, to be a good neighbor, and in keeping with Palm Beach traditions, provide full landscaping and noise buffering, to protect the residential feel and conditions of this neighborhood.

Aesthetically, the hotel should ensure that the exterior of the building is in keeping with the lovely and serene esthetics of the surround Palm Beach community, and screen the rooftop mechanisms to ensure tranquil views for all.

Thank you for your service to this 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 balancing act and the residents appreciate your commitment.

Kind regards,

Patricia Bilden

300 S Ocean Blvd
Palm Beach FL 33480

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Kirk Blouin](#); [Wayne Bergman](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: Chesterfield - town parking
Date: Wednesday, February 15, 2023 10:08:54 AM

Attention: Mayor and Town Council,

Please see the email below.

Thank you,
Deb

From: Emily Clifford <e.b.clifford@gmail.com>
Sent: Wednesday, February 15, 2023 9:46 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Chesterfield - town parking

*****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 whom it may concern,

As a resident of Palm Beach for the past 13 years, all living in midtown, the increased traffic and lack of parking raises particular concern.

We are lucky so many people want to be in Palm Beach but please keep the focus on what keeps this island special— the small town nature and beauty. As a parent— or authority figure— saying no is so very hard BUT also so very necessary. There need to be firm boundaries. Please adhere to the rules set forth by the town and do not approve variances requested by businesses, restaurants and hospitality establishments until the current traffic, noise and parking concerns are resolved.

I greatly appreciate the time you each give to keeping Palm Beach special.

Best,

Emily Clifford
156 Peruvian
301 Seabreeze

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: The Chesterfield - Traffic Generation Statement - ZON-23-019
Date: Friday, February 10, 2023 12:13:36 PM
Attachments: [Chesterfield Traffic Study \(dragged\) 2.pdf](#)

Kelly Churney
Deputy 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: Friday, February 10, 2023 11:18 AM
To: Danielle Moore <daniellemoorepb@gmail.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; heron1107@aol.com; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Julie Araskog <juliearaskog@aol.com>; Councilwoman Julie Araskog <juliearaskogtowncouncil@gmail.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Bobbie Lindsay <bobbie.lindsay@icloud.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Lew Crampton <lewcrampton@gmail.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>; Lew Crampton <lcrampton@coxsciencecenter.org>; Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: FW: The Chesterfield - Traffic Generation Statement - ZON-23-019

Hello Mayor & Town Council,

Please see the email and attachment from John David Corey.

Thank you,
Deb

From: John David Corey <johncorey84@gmail.com>
Sent: Thursday, February 09, 2023 3:25 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Kirk Blouin <KBlouin@TownofPalmBeach.com>
Subject: The Chesterfield - Traffic Generation Statement - ZON-23-019

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Dear Mayor and Town Council:

I want to put into the record that the traffic study that was submitted with The Chesterfield application (ZON-23-019) is flawed since it calculates the demand based on 197 "Fine Dining" restaurant seats, but the breakdown of seats as requested in the Development Review Application is a mix of bar, lounge, nightclub and fine dining and each has their own unique demand load per the *ITE Trip Generation Manual* as referenced in the traffic study. The resulting demand calculation skews incorrectly low due to the lower demand for fine dining than for the other uses requested. The traffic study report needs to reflect the proper requested makeup of the establishment. See attachment below.

Please note that this issue goes away if Variance #1 (increase in seating from 113 to 197) is withdrawn or denied. The pre-existing restaurant size and capacity would theoretically be grandfathered in and then we would just need to work within the Special Exception process to solve parking, noise and operational issues in conjunction with nearby residents.

Thank you of your time.

Sincerely,
JDC

John David Corey
426 Australian Avenue
Palm Beach, FL 33480
H (561) 408-2880
C (617) 590-0886

1.0 SITE DATA

The subject parcel is located at 363 Cocoanut Row in the Town of Palm Beach, Florida and contains approximately 0.43 acres. The Parcel Control Number (PCN) for the subject parcel is 50-43-43-23-05-006-0010. The site is currently vested with a 57 room hotel and 113 seat fine dining restaurant. The site is proposed to be modified, including dining seat reallocation for hotel use, to a total 41 room hotel and 197 seat fine dining restaurant with a project build-out of 2024.

Site access will remain unchanged and is existing via a valet stand on Cocoanut Row on the west side of the site. Parking is proposed to continue as only valet parking. The Valet Circulation Exhibit and the hotel-provided Valet Operation Plan are attached to this report. For additional information concerning site location and layout, please refer to the Site Plan prepared by Spina O'Rourke + Partners, Inc.

2.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses. The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/current approval traffic.

The traffic currently vested to the parcel has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11th Edition* and provided by the Palm Beach County Engineering Traffic Division as shown in Tables 1, 2, and 3 attached with this report. Table 1 shows the daily traffic generation associated with the existing/vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generated by the vested development may be summarized as follows:

Existing/Vested Development

Daily Traffic Generation	=	532 tpd
AM Peak Hour Traffic Generation (In/Out)	=	24 pht (15 In/9 Out)
PM Peak Hour Traffic Generation (In/Out)	=	44 pht (24 In/20 Out)

The traffic to be generated by the proposed site modifications has also been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11th Edition* and rates published by the Palm Beach County Engineering Traffic Division as shown in Tables 4, 5, and 6. Table 4 shows the daily traffic generation associated with the proposed plan of development. Tables 5 and 6 show the AM and PM peak hour traffic generation, respectively.

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Town Council Development Review Notice - The Chesterfield - ZON-23-019
Date: Thursday, February 09, 2023 10:56:09 AM
Attachments: [Varince TC Notice.pdf](#)

Hi Antonette,

For the Record. Can you print this one too for the folders?

Thank you,

Kelly Churney
Deputy Town Clerk

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

From: John David Corey <johncorey84@gmail.com>
Sent: Thursday, February 09, 2023 9:29 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Kirk Blouin <KBlouin@TownofPalmBeach.com>
Subject: Town Council Development Review Notice - The Chesterfield - ZON-23-019

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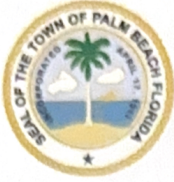
Dear Mayor and Town Council Members:

I would also like to bring to your attention a concern with the Town Council Development Review Notice that was mailed to the 1000' radius surrounding The Chesterfield. I have attached the Notice below for your reference. Only the reduction in hotel rooms from 57 to 41 is clearly identified, but no corresponding mention of the applicant's request to **increase** the restaurant footprint into basically the entire first floor of the hotel including pool area or mention of the increase in number of seats from 113 to 197 (a 74% increase). I have spoken with many residents in the area and not a single one understood that this was part of the application. The lack of information in the notice may disenfranchise residents if any such increase is granted.

However, if Variance #1 (expansion of the restaurant) is withdrawn or denied, then the hotel could continue with a 113 seat restaurant (with tight protocols for off street parking, hours of operation and further protections for nearby residents) as part of a standard Special Exception request allowed in the the town code.

Thank you very much,
JDC

John David Corey
426 Australian Avenue
Palm Beach, FL 33480
H (561) 408-2880
C (617) 590-0886



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

NOTICE

TOWN COUNCIL DEVELOPMENT REVIEW

NOTICE IS HEREBY GIVEN to all property owners within **1000'** of the subject property that the TOWN COUNCIL DEVELOPMENT REVIEW of the Town of Palm Beach will hold a public meeting on **Wednesday, February 15, 2023 at 9:30 a.m.** in the Town Council Chambers, Town Hall, 360 South County Road, 2nd Floor, Palm Beach, Florida 33480. At this meeting, the Town Council will review the following project:

ZON-23-019 (COA-23-002) 363 COCOANUT ROW—THE VINETA HOTEL (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES.

The applicant, 363 Coconut Row Popco LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for the interior and exterior renovation to an existing Landmarked four-story hotel structure for (1) For modifying the existing four-story hotel use including a reduction of rooms from 57 keys to 41 in the R-C district and (2) For outdoor café seating use. Additionally, the applicant is seeking review and approval for Variances (1) to modify and increase a nonconforming hotel use and accessory restaurant uses in the R-C district under Sec. 134-201(a)(6) of the Town Zoning Code, (2) to exceed the maximum overall building height in order to construct rooftop projections (stair and elevator bulkheads), (3) to exceed the maximum overall building height in order to construct rooftop projections (third floor trellis), (4) to exceed the maximum height of rooftop mechanical equipment for air conditioners and (5) commercial kitchen exhaust scrubber on a rooftop, in conjunction with the renovation of an existing Landmarked four-story hotel and accessory restaurant uses. The Landmarks Preservation Commission will perform the design review.

This application has been filed with the Planning, Zoning, and Building Department for review by the Town Council, and will be considered pursuant to the Town Council's authority under Town of Palm Beach Code.

The time listed above indicates the start of the Town Council meeting only, it does not intend to reflect the actual time any item will be heard or the order in which the matter will be arranged with the other items on the agenda. The above item may be deferred and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (561)-838-5431 for information as to the status of this item as a result of any action at the meeting.

All interested persons may appear and be heard at said Public Hearing and may likewise submit written statements prior to and at said Public Hearing and such shall be made part of the record of such proceedings. These applications and plans are on file in the Planning, Zoning & Building Department, 360 South County Road, Palm Beach, and are available for view between 8:30 a.m. and 4:30 p.m. Monday through Friday, or may also be available for viewing digitally at <https://www.townofpalmbeach.com/676/Development-Review-Applications>

Pursuant to Section 286.0105, Fla. Stat., the Town hereby advises the public that: If any person decides to appeal any decision made by the Town Council with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Town for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In Accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Town Manager's Office, at (561) 838-5410 for assistance, no later than five (5) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice), for assistance.

NOTIFICATION TO SURROUNDING PROPERTIES OF PENDING APPLICATION

Rich in history... Rich in service... Always exceptional!

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Chesterfield Hotel; Prevent Expansionism; Preserve site, Palm Beach
Date: Wednesday, February 15, 2023 1:16:10 AM

Kelly Churney
Deputy Town Clerk

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

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

From: John C. Dotterer <jdotterer@hotmail.com>
Sent: Tuesday, February 14, 2023 7:03 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Kelly Churney <KChurney@TownofPalmBeach.com>
Subject: Chesterfield Hotel; Prevent Expansionism; Preserve site, Palm Beach

*****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 Madame Mayor and Council :

Being out of town this fortnight and unable to attend tomorrow's DRA hearing in person, i would like consideration of the follow reflections on the impending Chesterfield site application.

The subject traditional property is surrounded on all sides by a venerated, stable, admired residential neighborhood which must be recognized, valued, and defended by the Town. To allow any intensified commercialization of the location would be an irretrievable error in our history.

We must diligently and intelligently guard against any expansionism of use, traffic, noise, activity by potential ambitious operators of the presently muted demeure site.

The size of the building and number of rooms must not be increased. The boutique hotel usage must not be expanded to add a "club like" arrangement that allows usage of its amenities by anyone other than actual registered guests.

The valet stand that tends to project out into Coconut Row should be eliminated or receded from streetside visibility and interference. Visual and audio screening must be preserved and fortified.

A design with propensity to draw any increase of traffic, noise, "fanfare" should rightfully declined by Council, for you are the ultimate elected protectors of our exemplary Town, our way of life.

Respectfully,

John C Dotterer
1470 N Ocean Blvd

[Ms. Churney, pls distribute to Mayor, Council, and applicable staff].

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Chesterfield Hotel rebuild
Date: Monday, February 13, 2023 10:34:18 AM

Kelly Churney
Deputy 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, February 13, 2023 10:29 AM
To: Danielle Moore <daniellemoorepb@gmail.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Bobbie Lindsay <bobbie.lindsay@icloud.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Julie Araskog <juliearaskog@aol.com>; Councilwoman Julie Araskog <juliearaskogtowncouncil@gmail.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Lew Crampton <lewcrampton@gmail.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; Kirk Blouin <KBlouin@TownofPalmBeach.com>; Carolyn Stone <cstone@TownOfPalmBeach.com>; Bob Miracle <rmiracle@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: FW: Chesterfield Hotel rebuild

Good morning,

Please see the email below regarding the Chesterfield Hotel.

Sincerely,
Deb

From: abbf@aol.com <abbf@aol.com>
Sent: Monday, February 13, 2023 7:45 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Chesterfield Hotel rebuild

*****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 husband and I live at 353 Cocoanut Row in close proximity to the Chesterfield Hotel

We read with interest the submission by the new owners to renovate the property and their assertion that because they were reducing the number of rooms from 57 to 41 there was no need to alter the existing parking arrangement

THERE IS NO PARKING ARRANGEMENT

And when you add in the 198 seat restaurant where conceivably many diners will arrive at the same time, chaos will reign.

The three other hotels on Palm Beach Island including the Breakers, the Colony and the Brazilian Court all have parking lots.

You cannot approve this petition without a specific plan for OFF STREET PARKING

The operation of the Chesterfield took every non resident parking place every day and every night. These places are on Cocoanut Row and Australian Ave
The valets jockeyed the cars and double and triple parked until they could free up a space. The operation was disorganized, unsafe and a major blight on an otherwise lovely street.

As you know Cocoanut Row is a major two way North South road for both commercial and local traffic. Both the middle and northern bridges are accessed off Cocoanut Row

In the eight years we have lived here we witnessed the overflow of cars, frazzled valets and really annoyed residents.

Thank you

William and Anne Farrell
353 Cocoanut Row

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Vineta Hotel
Date: Monday, February 13, 2023 10:34:25 AM

Kelly Churney
Deputy Town Clerk

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

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

From: Deborah Jones <djones@TownOfPalmBeach.com> On Behalf Of Town Council
Sent: Monday, February 13, 2023 10:33 AM
To: Danielle Moore <daniellemoorepb@gmail.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Bobbie Lindsay <bobbie.lindsay@icloud.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Julie Araskog <juliearaskog@aol.com>; Councilwoman Julie Araskog <juliearaskogtowncouncil@gmail.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Lew Crampton <lewcrampton@gmail.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; Kirk Blouin <KBlouin@TownofPalmBeach.com>; Carolyn Stone <cstone@TownOfPalmBeach.com>; Bob Miracle <rmiracle@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: FW: Vineta Hotel

Hello,

Please see the email below regarding the Chesterfield Hotel.

Sincerely,
Deb

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

From: dawncharlie@earthlink.net <dawncharlie@earthlink.net>
Sent: Monday, February 13, 2023 12:43 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: 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.*****

I am writing as a multi-year, full time resident of 330 Cocoanut Row, roughly a block from the subject hotel. It would appear that the proposal to make multiple changes to the previously named Chesterfield Hotel reflects a desire to attract a younger, larger crowd with louder music, and more undesirable noise in a predominantly residential neighborhood. Cocoanut Row is a very narrow street already drawing more automobile and truck traffic than is safe and desirable. We all know about the existing parking challenges the Town faces. What I am particularly concerned about are the six variances being requested. I fail to see any hardships that would justify these, other than not allowing the new ownership to do what they wish, without objection. Thank you.

Charles J. Frankel III
330 Coconut Row, 1B
Palm Beach, Florida 33480

Sent from my iPhone

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Kirk Blouin](#); [Wayne Bergman](#); [Antonette Fabrizi](#)
Subject: FW: Opposition to Vineto Hotel project
Date: Tuesday, February 14, 2023 11:14:17 AM

Hello,

Please see the email below.

Thank you.

Sincerely,
Deb

From: Peter Geisler <pngeisler@yahoo.com>
Sent: Monday, February 13, 2023 5:28 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Opposition to Vineto 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.*****

We live on Brazilian Avenue at 315 South Lake Drive and are writing in opposition to the project

proposed by the Vineto Hotel at 363 Cocoanut Row to expand Restaurant and Bar seating.

We are very concerned by the increase in traffic and density suggested by this project.

My grandparents and parents have lived here since the 1920's and we are here with children and

grandchildren. We love the Island, but recently have been overwhelmed by increasing traffic and

contractors.

Specifically, we do not want increased traffic, congestion and double parking with speeding valets in our neighborhood due to an increase in Restaurant and Bar Clientele.

The valets are already taking up too much of the residential parking.

The Vineto is going to be a fancy and novel destination attracting more people than normal from off

the Island.

This stretch of Cocoanut Row is a very busy corridor in a residential area, leading to and from

the middle bridge, already overused.

Please, keep the size of the hotel the same and do not increase the number of restaurant and bar

clientele.

Thank you,

Connie and Peter Geisler

From: [Kelly Churney](#)
To: [Antonette Fabrizi](#)
Subject: FW: Chesterfield Hotel
Date: Thursday, February 09, 2023 7:39:53 AM
Attachments: [image001.png](#)

Kelly Churney
Deputy 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: Wednesday, February 8, 2023 5:00 PM
To: Danielle Moore <daniellemoorepb@gmail.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; heron1107@aol.com; Bobbie Lindsay <bobbie.lindsay@icloud.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Lew Crampton <lewcrampton@gmail.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>; Lew Crampton <lcrampton@coxsciencecenter.org>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Julie Araskog <juliearaskog@aol.com>; Councilwoman Julie Araskog <juliearaskogtowncouncil@gmail.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>
Subject: Re: Chesterfield Hotel

Good afternoon Mayor and Town Council,

Please see the email below regarding the Chesterfield Hotel.

Sincerely,
Deb

Deborah Campbell-Jones
Administrative Clerk (TMO)



Town of Palm Beach
360 South County Road

Palm Beach Fl. 33480
Direct: 561-227-6301
Main: 561-227-6310

From: Neal Gordon <gornea725@gmail.com>

Sent: Wednesday, February 08, 2023 2:01 PM

To: Town Council <TCouncil@TownofPalmBeach.com>; Kirk Blouin
<KBlouin@TownofPalmBeach.com>

Subject:

*****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.*****

I live at 330 Cocconut in Palm Beach, a block away from the Chesterfield Hotel ("Hotel"). I have become aware of the plans for the renovation of the Hotel.

The style and beauty of this downtown residential area, where the Hotel is located, combined with its rich history, make our neighborhood unique. I listened to the Hotel's recent presentation to the Town Council of its renovation plans and its stated interest in keeping the Hotel's history in tact in accordance with its landmark status. It is hard to reconcile the Hotel's plans with these statements when the room capacity will be decreased in order to increase the dining/nightclub capacity. Increased dining/nightclub activity brings with it increased traffic, noise and need for parking capacity which does not exist. In a sense our neighborhood is a landmark worthy of preservation. We should not be an extension of commercial Worth Avenue. The fact that the management of the new Hotel is world-famous for managing top luxury hotels around the world, one of which I know, does not allay my concerns for the impact of this expanded "entertainment" business on this neighborhood.

I hope that the Council will take these concerns into consideration in their deliberations.

Neal Gordon

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Ted Cooney](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Lew Crampton](#); [Lew Crampton](#); [Julie Araskog](#); [Julie Araskog](#); [Julie Araskog](#)
Cc: [Kirk Blouin](#); [Carolyn Stone](#); [Bob Miracle](#); [Wayne Bergman](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: Chersterfield (Vineto) Variance
Date: Tuesday, February 14, 2023 10:58:38 AM

Good morning Mayor & Town Council,

Please see the email below.

Sincerely,
Deb

From: Peter W. Harris <pwharris88@gmail.com>
Sent: Monday, February 13, 2023 8:44 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Heron1107@aol.com; juliearaskog@aol.com; lcrampton@sfspace-center.org; bobbie.lindsey@icloud.com; edward.cooney@gmail.com; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Wayne Bergman <wbergman@TownOfPalmBeach.com>
Subject: Chersterfield (Vineto) 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 Moore and Town Council:

My wife and I are residents on Peruvian Avenue. I am writing in opposition to the project proposed by the Vineto hotel.

Like many residents, we have become increasingly concerned about the exponential rise in traffic over the past few years. We have been coming to this beautiful town since 1984 and have owned other residences on South Lake Drive. Today, we believe that the quality of life in Palm Beach is being increasingly threatened by developers who just want to make money and expand hotels and parking with no concern whatsoever on the impact of such measures.

Specifically at the Chesterfield, please:

1. Maintain the current capacity to 113 seats
2. Eliminate proposed on street valet parking which will compete with residents' use.
3. Mandate that the hotel store their trash in appropriate interior spaces
4. Require landscaping and noise buffers along sides of residential properties

Thank you all for what you do for our Town. Not to be over-dramatic, but I fear we are being invaded by people who do not share the same values of those people who founded the town and who have lived here for decades.

The Chesterfield was an iconic destination for so many people and their families – yes, I can certainly agree to a renovation but only in keeping within the current footprint and one that does not negatively impact on the adjacent residents.

Peter Harris
173 Peruvian

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Kirk Blouin](#); [Wayne Bergman](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: Letter about the Chesterfield
Date: Wednesday, February 15, 2023 9:53:08 AM

Good morning Mayor and Town Council,

Please see the email below.

Thank you,
Deb

From: zanhogan@aol.com <zanhogan@aol.com>
Sent: Tuesday, February 14, 2023 2:53 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Subject: Letter about 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.*****

To Whom it may concern,
I was born and raised in this town and live at 430 Austrailian Ave presently. My parents built the building in 1969. It makes me sad the use for this property will take over the neighborhood. I hope the changes will not be allowed that will affect the entire neighborhood adversely. The parking is already a problem on the street, as well as the deliveries with the large trucks.

Thank you,

Zan and Bob Hogan

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Kirk Blouin](#); [Antonette Fabrizi](#); [Wayne Bergman](#); [Kelly Churney](#)
Subject: FW: The Chesterfield Hotel
Date: Wednesday, February 15, 2023 4:38:26 PM

Hello,

Please see the email below.

Thank you,
Deb

From: DWL <dlaughlin7@gmail.com>
Sent: Tuesday, February 14, 2023 8:01 PM
To: Town Council <TCouncil@TownofPalmBeach.com>; Danielle Hickox Moore <DMoore@TownofPalmBeach.com>; Margaret Zeidman <MZeidman@TownofPalmBeach.com>; Bobbie Lindsay <BLindsay@TownofPalmBeach.com>; Julie Araskog <jaraskog@TownOfPalmBeach.com>; Ted Cooney <tcooney@TownOfPalmBeach.com>; Lew Crampton <lcrampton@TownOfPalmBeach.com>
Subject: The 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 Town Council members:

Having visited Palm Beach for over 50 years, we finally decided to make it our permanent home last year.

We left New York for three reasons; taxes, crime, and noise. The recent notification we received concerning the renovation of the Chesterfield Hotel greatly concerns us. The impact on our Palm

Beach neighborhood, where we now pay taxes, stands to be enormous. The changes could be drastic. Our biggest concern is parking for so many hotel guests and visitors to its many restaurants, where you could conceivably have a minimum of 80 people staying overnight in the hotel.

Where are all those people going to park in our neighborhood? Add to that, the four "entertainment venues" being planned, two of which have access to the outside, and you can't help but wonder how the noise will be contained. If those venues attract large crowds at night, there will be more noise, inside and outside, from multiple people waiting to be admitted. The possibility of close to one hundred transients waiting outside on the sidewalk for their turn to go inside is a recipe for disaster for the peace and quiet we now enjoy in our neighborhood. Please try and place yourself and family in the position of living next door in that kind of environment, how would you feel with that constant noise at night?

We beg you to consider the full impact of the Chesterfield Hotel renovation, before you move

forward any further and consider the problems and challenges it will bring to our small community. Please let's try to preserve Palm Beach as we've come to know and love it, and not jeopardize a very precious thing.

Very truly yours,

Mr. and Mrs. David Laughlin
389 South Lake Drive
Palm Beach

From: [Wayne Bergman](#)
To: [Antonette Fabrizi](#); [James Murphy](#); [Jennifer Hofmeister-Drew](#)
Subject: Fwd: Chesterfield variance/
Date: Monday, February 13, 2023 6:58:00 PM

Wayne Bergman
Sent from my iPhone

Begin forwarded message:

From: Charles Smithgall <casmithgall3@gmail.com>
Date: February 13, 2023 at 6:44:52 PM EST
To: Town Council <TCouncil@townofpalmbeach.com>, heron1107@aol.com, juliearaskog@aol.com, lcrampton@sfsciencecenter.org, Bobbie.lindsay@icliud.com, Edward.cooney@gmail.com, Danielle Hickox Moore <DMoore@townofpalmbeach.com>, Wayne Bergman <wbergman@townofpalmbeach.com>
Subject: Chesterfield 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 members,

I am writing you today, because I am very concerned about the upcoming projects under review for variances at the Chesterfield Hotel. I live at 421 Australian Avenue and the Chesterfield is just around the corner from me.

My understanding is that they are seeking to increase the number of seats to a much greater number than currently allowed under their grandfathered permission.

The Town of Palm Beach is a special place, and I have always enjoyed living here. However, in the last few years, there has been too much of an increase in traffic and density, and I think we need to put a stop to it.

Therefore, I am asking that you preserve our town, and its quality and character in the following ways:

1. Maintain the current capacity at 113 seats.
2. Maintain the rear pool, bar and function areas for the exclusive use of the hotel patrons and do not incorporate these spaces into the public realm
3. ensure that the rooftop mechanical penetrations will not be visible from surrounding condos .
4. please eliminate on-street valet parking which is in competition with resident use. We always have such a hard time finding parking. The hotel must find private parking for staff, valet operations and guests but please do not allow any parking garage is to be built in Palm Beach. They would be an extremely unattractive element to our town.

5. Please mandate that the hotel find interior storage for trash, grease traps, recycling, noisy glass wine bottles and soiled laundry.

6. Please require complete landscaping and noise buffers required along residential sides of property.

I am asking that you save the quality of our town. It is under such siege at this time. We cannot support anymore growth and traffic. We have too much density today.

I appreciate all the help and work that you do on behalf of the town.

Sincerely,

Charles Smithgall

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Wayne Bergman](#); [Kirk Blouin](#); [Carolyn Stone](#); [Bob Miracle](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: The Vineta Hotel (former Chesterfield) expansion plans
Date: Monday, February 13, 2023 10:47:06 AM

Hello,

Please see the email below.

Sincerely,
Deb

From: jats2682@aol.com <jats2682@aol.com>
Sent: Saturday, February 11, 2023 5:19 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Kirk Blouin <KBlouin@TownofPalmBeach.com>
Subject: The Vineta Hotel (former Chesterfield) expansion plans

*****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 Palm Beach Town Council

Dear Council Members:

As owner of a property on Cocoanut Row for over 20 years, I am deeply disturbed, and surprised, by the plans of the new owners of The Vineta Hotel, former Chesterfield. While the restoration of the landmark building is welcome, the potential expansion of the restaurant, bar, lounge, pool and nightclub use is extremely inappropriate for our neighborhood. While technically, the hotel has had a pre-existing "nightclub" allowable use, the hotel and Leopard Lounge operated as a fine dining establishment. Even with a subdued lounge/bar area, near constant noise and disturbances from patrons exiting late at night affected the quality of life of us nearby residents. The past valet operations of stashing cars in and around the residential neighborhood must come to an end and the owners/operators need to find off-street parking as there is not even enough parking for our residential needs including landscaping, repairmen, domestic help and medical assistance.

The new owners have to rethink their plans and take into consideration all of us who live in the vicinity of the hotel. I ask the Town Council to hold the line on these requested items:

- 1) The restaurant and bar area **cannot exceed the 113 seats** that was pre-existing
- 2) Maintain that the **rear pool, bar and function areas as exclusive use of the hotel patrons** and not incorporate these spaces into the public realm
- 3) Solve the **rooftop mechanical penetrations** that will be clearly visible from surrounding condos and may require mockups so we can see what is proposed

- 4) **Eliminate on-street valet parking**
- 5) Applicant **must find interior storage for trash, grease traps, recycling, noisy glass wine bottles and soiled laundry**
- 6) **Full landscaping and noise buffers** required especially along residential sides of property

As it is, the detrimental impact will reach the Town itself, not just the neighbors.

Please give us your support.

I thank you in advance for you attention to this matter.

Julia T. Stetson
330 Cocoanut Row
Palm Beach

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Kirk Blouin](#); [Wayne Bergman](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: Resident of Chilean Ave Chesterfield remodel
Date: Tuesday, February 14, 2023 2:09:04 PM

Hello,

Please see the letter below.

Sincerely,
Deb

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

From: John Strasswimmer <strasswimmer@icloud.com>
Sent: Tuesday, February 14, 2023 11:40 AM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: Bobbie Lindsay <BLindsay@TownofPalmBeach.com>
Subject: Resident of Chilean Ave Chesterfield remodel

*****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, I'm a homeowner and have lived at my house at 317 Chilean Ave for 13 years.

I specifically bought my house on that 300 block because it is quiet. I did not want to be surrounded by hotels, valets, and a lot of the other extra congestion that I suspected might happen with S. County Rd. or Worth Avenue.

I love that the Chesterfield Hotel has been bought by an investment company with big plans. However, it really cannot become a night club and dining destination. Please do not allow them variances which will permanently and dramatically alter the character of our residential neighborhood

Unfortunately, I am a working physician and I cannot attend the council meeting in person. My wife and I really do need your help with this.

Specifically:

Please ensure that the rear pool: bar and function areas as exclusive use of the hotel patrons and not incorporate these spaces into the public realm beyond what they have currently done. I'm a member of the rotary club, and the rotary club of Palm Beach currently does hold lunch feedings there which is appropriate. However, turning it into a destination to do is not appropriate

Eliminate on-street valet parking which is in competition with resident use. Hotel must find private parking for staff, valet operations and guests.

Proper landscaping and noise buffers required along residential sides of property

Thank you for keeping our town the beautiful paradise that it has been for 100 years

Sincerely

John
John Strasswimmer MD PhD

317 Chilean Ave
561-809-0026

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Ted Cooney](#); [Julie Araskog](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Lew Crampton](#); [Lew Crampton](#)
Subject: FW: The Venita Hotel
Date: Wednesday, February 15, 2023 5:11:26 PM

Hello,

Please see the email below.

Thank you,
Deb

From: William Strawbridge <wstraw@gmail.com>
Sent: Tuesday, February 14, 2023 2:19 PM
To: Town Council <TCouncil@TownofPalmBeach.com>; Preservation Foundation <askier@palmbeachpreservation.org>; Shiny Sheet <Adavis@pbdailynews.com>
Subject: The Venita 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.*****

The town's character is fading - fast. To much traffic, to many people, government chashing nickel and dime revenue, gridlock. So stop making political designs which allow this to happen.

Cynics say the state has already sunk us, with its A1A expansion plans. Maybe yes. Maybe no, but that's no reason to give up. We're still getting big revenue from the crazy new house prices so DON'T LOOSE IT.

If prices and the sales volume start to drop, then old Palm Beach is done for and we will have failed.

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Julie Araskog](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#)
Cc: [Kirk Blouin](#); [Wayne Bergman](#); [Antonette Fabrizi](#); [Kelly Churney](#)
Subject: FW: Chesterfield
Date: Wednesday, February 15, 2023 4:39:57 PM

Hello,

Please see the email below.

Sincerely,
Deb

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

From: John Tuohy <tuohyjpt1@gmail.com>
Sent: Wednesday, February 15, 2023 10:48 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 are close resident owner / neighbors at 389 South Lake Drive. The Town and new owners must re-think their plans to take into consideration all who live in the vicinity of the hotel and our quality of life. We do not want more traffic, intensification, and noise. The situation is exacerbated by the lack of dedicated parking in an already very tight circumstance.

Can the Town Council please hold the line on the following items:

- 1) The restaurant and bar area cannot exceed the 113 seats that is pre-existing, and the proposed increase to 197 seats cannot be exchanged for reduction in hotel rooms.
- 2) Maintain pre-existing condition that the rear pool, bar, and function areas are for the exclusive use of hotel patrons and not incorporate these spaces into the public realm.
- 3) Solve the rooftop mechanicals that will clearly be visible from surrounding condos and may require temporary mock-ups so residents can envision what is proposed.
- 4) Eliminate incremental on-street valet parking which is in competition with resident use. Hotel must find private parking for incremental staff, valet operations, and guests.
- 5) Applicant must find interior storage for trash, grease traps, recycling, noisy glass wine bottles, and soiled laundry.
- 6) Full landscaping and noise buffers along residential sides of property.

A first class boutique hotel might be viable if it meets these requirements and said parameters are within original footprint and restrictions. Please step back accordingly.

Thank you.

John and Lorraine Tuohy
389 South Lake Drive

From: [Deborah Jones](#) on behalf of [Town Council](#)
To: [Danielle Moore](#); [Danielle Hickox Moore](#); [Margaret Zeidman](#); [heron1107@aol.com](#); [Bobbie Lindsay](#); [Bobbie Lindsay](#); [Julie Araskog](#); [Councilwoman Julie Araskog](#); [Julie Araskog](#); [Ted Cooney](#); [Lew Crampton](#); [Lew Crampton](#)
Cc: [Wayne Bergman](#); [Antonette Fabrizi](#)
Subject: FW: Chesterfield (Vineta) - A Path Forward
Date: Tuesday, February 14, 2023 1:45:55 PM

From: John David Corey <johncorey84@gmail.com>
Sent: Monday, February 13, 2023 3:07 PM
To: Town Council & Mayor <Town_Council_Mayor@TownofPalmBeach.com>; Town Council <TCouncil@TownofPalmBeach.com>
Cc: Kirk Blouin <KBlouin@TownofPalmBeach.com>
Subject: Chesterfield (Vineta) - A Path Forward

*****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 Members:

Like my neighbors, I am looking forward to a refreshed Chesterfield (Vineta) Hotel that can serve as an elegant, sophisticated boutique hotel in Palm Beach, but only if critical variances are denied and special exceptions can be worked out. We must not increase non-conforming uses which will negatively impact the nearby residential quality of life and attempting to exchange hotel rooms for restaurant seats is not allowed especially with no acceptable on site parking (only 4 spaces).

I would like to present a path forward for the town, area residents and the applicant:

Variance #1: Increases the public restaurant from 113 to 197 seats – This must be **DENIED or 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 and would cause undue demand on town parking resources. There is no justification or hardship for this variance. No variance is needed for the larger hotel rooms and reducing the number of rooms does dovetail with the Comprehensive Plan. It was not long ago that the restaurant was truly an accessory use and was only for the private use of hotel guests.

Variance #2: Elevator override – **DENY or defer** - Elevator can be incorporated into existing rooftop enclosures (options should be presented in a subsequent meeting). Landmarks charged Town Staff with analyzing the visibility of ALL new rooftop penetrations. This process must be allowed to proceed with mockups (e.g.: simple 2 x 4 framing of the proposed volumes to help visualize impacts) that would allow resident input and a study of alternative locations.

Variance #3: Rooftop trellis - **DENY** - Ridiculous to ask in the first place and violates every guideline pertaining to the legality of variance approvals. No hardship or justification.

Variance #4: 9' high air conditioning units – **DENY or defer** – These must be scaled down and could be incorporated into the existing rooftop structures. For example, there are two large rooms on the roof that were used as rooms without proper egress. That area could hide a

multitude of equipment. So many buildings in Palm Beach have been allowed to add huge mechanical boxes on the roofs to the detriment of historical structures. We can work with the applicants on finding suitable locations. Landmarks Commission charged staff with this task and must be allowed to occur.

Variance #5: 7' high restaurant scrubber – **DENY or Defer** – Since the restaurant stays at 113 seats with the denial of Variance #1, standard sized machines should work and not resort-sized equipment. Again, the applicant needs to work with staff to do a series of mockups to confirm any equipment is not visible from the public way and properly screened from residential properties. This area is unique as there are 4-5 story condo properties and could be negatively impacted with improper and large roof equipment.

Special Exception and Site Plan Review: - **Can be APPROVED at future hearing** – 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 building envelope and not outside. Current plan shows a prominent trash area along Australian Avenue which is not acceptable to the residents and the recycling area adjacent to the townhouses to the south. No effective landscaping screening is shown to the south.

Special Exception 1: Restaurant – **Can be APPROVED at future hearing** with same number of seats (113) with tight Operating Agreement negotiated with area residents. All pool and rear areas for hotel guests only as was previous and historical practice at this location and is consistent with the Brazilian Court operations. Hours of operation must be tightened. A night club with late hours must not be approved in a residential area.

Special Exception 2: Outdoor Cafe seating – **Can be APPROVED at future hearing** in front courtyard only as was existing condition and part of the 113 seat count. Outdoor pool dining area must be prohibited.

Parking: The elephant in the room is 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 with frequent speeding cars. The applicant's own traffic study is flawed with unsafe u-turns, lack of valet parking locations and incorrect demand categories (all addressed in my emailer email to the Town Council). Even the parking space counts in the town's valet permit are incorrect. The current valet plan has valets able to use 2-hour spaces in the four blocks surrounding the hotel, but if you count those spaces, only 58 exist and over 145 spaces are code required which include restaurant, hotel rooms and any assembly/function spaces. We also must remember that these are shared parking spaces and will only be partially available. Off-street parking spaces must be found in order for the applicant to move forward (e.g. private parking lots or facilities in mid-town).

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

Sincerely,

JDC

John David Corey
426 Australian Avenue

Palm Beach, FL 33480

H (561) 408-2880

C (617) 590-0886

Mr. and Mrs. Neil Bluhm
215 Brazilian Avenue
Palm Beach, FL 33480
February 8, 2023
Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Re: Vineta Hotel ZON-23-019

Dear Honorable Mayor Moore and Town Council:

We are writing to express our enthusiastic support for the approval of the Vineta Hotel Zoning Application ZON-23-019. We live at 215 Brazilian Avenue, 0.3 mile from the hotel property.

The restoration of the historic Vineta Hotel is an important opportunity for our community to preserve the character of our neighborhood in style and use. Through our travels, we have experienced the superb quality of service and attention to detail that is Oetker Collection.

We look forward to frequenting the refreshed dining venues and are confident that any traffic concerns will be successfully managed.

We respectfully urge your support of The Vineta Hotel project.

Sincerely,
Mr. and Mrs. Neil Bluhm

Neil Bluhm
Kimberly Paige Bluhm
646-339-4401
Kpaige7@gmail.com



John Langeloth Loeb, Jr.
Ambassador of the United States of America
Retired

February 6, 2023

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

Re: Vineta Hotel ZON-23-019

Dear Honorable Mayor Moore and Town Council:

We are writing to offer our support for the approval of the Vineta Hotel Zoning Application ZON-23-019. We are the immediate neighbor at 336W Australian Ave, abutting the hotel to the east.

The Vineta Hotel Owner and Operator have met with us to address our potential concerns for the future operation next door. With regards to our concerns with noise, traffic, and shared landscaping they were attentive listeners who were not only professional but conducted a dialogue that was both considerate and respectful to the obvious needs not only of our home but also of all the residents potentially affected by the activities of this commercial enterprise. In addition, we were pleased to learn that the hotel will be made ADA accessible, which is long overdue.

The Owner and Oetker Collection have made a personal commitment to be good neighbors. We also have known Philippe Perd and his team for many years having stayed at several of the hotels they operate world-wide. We would welcome such a world-class hospitality and dining operation to the special landscape of Palm Beach.

We are happy to add our support to the Vineta Hotel project.

Sincerely,

Ambassador John L. Loeb, Jr.
Sharon H. Loeb

Ambassador John L. and Sharon H. Loeb
336W Australian Avenue West
Palm Beach, FL 33480

Jay Jordan
273 Tangier Avenue
Palm Beach, Florida 33480
312.320.5368

February 6, 2023

Federal Express

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

Dear Town Council Members,

We are writing to provide an enthusiastic endorsement for the efforts of Monsieur Philippe Perd and the Oetker group regarding the Chesterfield Hotel soon to be name The Vineta. We have enjoyed a relationship with the Oetker group for over 30 years and have visited many of their hotel and hospitality facilities. We can unequivocally say they are totally A+++ first class in every way. Their involvement in the Palm Beach community will be a great asset to the community and enhance the lives of all of us by their presence.

We cannot thank you enough for your serious consideration to their proposals and look forward to receiving the good news that they will be able to proceed accordingly. If you have any questions for us, you can contact us as follows:

273 Tangier Avenue
Palm Beach, FL 33480
312-320-5368

Jay Jordan

JWJ/pd

From: [Warren Kanders](#)
To: [Antonette Fabrizi](#)
Subject: Re: The Vineta-ZON-23-019
Date: Friday, February 10, 2023 9:23:52 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.*****

Could you please confirm receipt

Warren B. Kanders

Sent from my iPhone
Please excuse any typos or improper dictation

On Feb 1, 2023, at 12:10 PM, Warren Kanders <wbkanders@kanders.com> wrote:

Members of the ARCOM Committee,

I am writing to support the application of The Vineta hotel. As a full-time resident of Palm Beach with residences at 309 Garden Road and 325 Via Linda, I am encouraged by the design and sensitivity of their approach to this welcome and important renovation. Additionally, I previously owned a hotel in ST Barths which was expertly managed by the Oetker Group. I could not recommend them more highly.

Respectfully,

Warren B. Kanders

Kanders & Company, Inc.
250 Royal Palm Way
Palm Beach, Florida 33480

Sent from my iPhone
Please excuse any typos or improper dictation

**THE MARGOLIS FAMILY
528 N. LAKE WAY
PALM BEACH, FLORIDA 33480**

VIA EMAIL

February 1, 2023

Town of Palm Beach
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480

Re: The Vineta Hotel

Dear Members of the Architectural Commission and Town Council:

I am writing to support the proposed renovation and restoration of The Vineta Hotel and management by Oetker Collection. While the rate of change of population and construction on the island merits caution, a rare project that aims to restore or preserve the island's charm and architecture merits support. The Vineta Hotel is an elegant example of Mediterranean Revival architecture characteristic of traditional Palm Beach. Further, I have known the Oetker team responsible for the management of the property for many years, know them to be reasonable and accommodating, and believe that they have a sincere interest in working with the Town of Palm Beach to design and operate The Vineta Hotel consistent with the values and culture of the Island.

Thank you for your consideration and please do not hesitate to reach out should I be able to provide any further insight into the matter.

Sincerely,

Michael Margolis

Vera Alfieri Serrano

218 Miraflores Drive
Palm Beach, Florida 33480

561-346-5119
LukeL5@aol.com

February 7, 2023

To The Town of Palm Beach,

As a resident of our beautiful Island for 28 years I would like to express my strong support for the upcoming creation of The Vineta. Restoring the Chesterfield into a new, beautiful hotel should be received as gift to our Island.

I have no doubt that under the management of the Oetker Collection this new hotel will be jewel that all of us on this Island will be proud of!

Thank you,

Vera Alfieri

From: [Marsha Wilson](#)
To: [Antonette Fabrizi](#)
Cc: [John Corey](#)
Subject: Letter to Mayor and Town Council Members
Date: Thursday, February 16, 2023 12:24:18 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.*****

Good afternoon,

Would you kindly pass the letter below onto the Mayor and Town Council members? Thank you very much!

Marsha

Dear Mayor and Town Council Members,

Thank you for allowing extensive public comment at yesterdays meeting to discuss plans for the Vineta Hotel. I also thank you for the fairness shown to all parties.

I am hoping that staff might work with the developers prior to the next meeting to provide more specifics on the pool area and which portions will be public and for hotel guests only. This was touched on at the end of the meeting and, in my opinion, needs more detailed discussion. I also thank the person who mentioned special events. Both of these items are likely to be part of the use agreement, but it would be helpful to hear from the developers on these two topics, in addition to the long list from yesterday.

Respectfully submitted,

Marsha Tanner Wilson
350 Cocoanut Row
Apartment 2A
Palm Beach, Fl 33480
561.838.9006

From: [John David Corey](#)
Subject: The Chesterfield - February Town Council Summary
Date: Saturday, February 18, 2023 10:12:29 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 Fellow Residents and Neighbors:

I was asked by many to summarize this week's Town Council meeting regarding The Chesterfield and wanted to provide all of you with a quick analysis. Please stay engaged whether you live in the neighborhood or elsewhere in Palm Beach. Intensification efforts are brewing from the North End through Midtown to the South End. Please note that we already have 9,787 restaurant/bar/club approved seats and an average of 75,000 cars a day coming into Palm Beach! Do we really want **more**?

After a robust letter writing campaign, about 50 opposition letters were filed with the town clerk regarding the hotel and its proposed restaurant expansion. Adding to this tremendous achievement, at least 40 neighbors attended the hearing in person and many spoke in support of each other and against the restaurant expansion. Everyone expressed the desire to have the hotel renovated and were quite pleased with the operator's qualifications, but we were all in lockstep against any intensification of the restaurant, bar and nightclub. The good news is that any restaurant expansion is not "as of right", but requires a variance (a very high legal threshold).

We were steadfast that the restaurant stay at the current license of 113 seats (inside and out) and that any pool area seating be for the exclusive use of the hotel guests and not the general public. (Note that any pool seating granted would be vetted through the Site Plan Review process and controlled by an Operating Agreement to protect adjacent neighbors.) The restaurant expansion variance was deferred until next month, but the evidence clearly showed that there is no hardship and that the potential granting would violate our town Comprehensive Plan and be contrary to the public interest (especially due to the impacts in the surrounding neighborhood). Town staff established that the existing license of 113 was the approved capacity (inside and out) whether or not extra seats were added by the past operator which was very helpful.

The other variances for rooftop equipment were also deferred and staff was charged to assess their visibility and noise. The immediate neighbors hope to work with town staff to create mock-ups to scale of the equipment so that they can accurately assess the visual impacts. The variance for the elevator "override" on the roof was approved as that was more of a technical variance due to ADA compliance.

In addition to the variances, the project must be fully vetted and approved for site plan as well as operations (e.g.: how the valet would work, where cars would be parked, proposed hours of operation, trash locations, etc.). These items were all deferred as well since plans were not fully developed and no viable solution to the parking/traffic issues was presented. The applicant was ultimately charged with listening and addressing all of the neighbors concerns and coming back with effective solutions. Also note that their traffic study was particularly flawed and no one was having any of that!

I ask all of us to please stay vigilant and not let our guard down to protect the resident quality of life we all cherish. The next meeting is scheduled for March 15th, but I will keep everyone posted with more details when the agenda is confirmed.

Please remember that we are the ones that vote and the ones that ultimately call the shots. As I like to say “Residents First!”

Sincerely,
JDC