




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

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

TO: LPC Chairperson and Members

FROM: Wayne Bergman, MCP, LEED-AP 
Director PZ&B

SUBJECT: COA-23-029 363 COCOANUT ROW | THE VINETA HOTEL

MEETING: JULY 19, 2023

COA-23-029 363 COCOANUT ROW—THE VINETA HOTEL. The applicant, 363 Cocoanut Row Popco LLC, has filed an application requesting a Certificate of Appropriateness to alter the color of the previously approved windows from green to white and modifications to the east elevation facing the pool deck, specifically three new service doors and the coordination of the historic window locations.

Applicant: 363 Cocoanut Row Popco LLC
Professional: Nelo Freijomel | Spina O'Rourke + Partners
Representative: Timothy Hanlon

HISTORY:

A major rehabilitation to the landmarked Vineta Hotel was reviewed and approved by the Landmarks Preservation Commission, with conditions, at the January 18, 2023, meeting. The project also required variances, site plan reviews, and special exceptions, which were granted by the Town Council the following month. Final review of the conditions of approval required by the LPC at the January meeting were reviewed and approved at the April 19, 2023, meeting.

The replacement windows approved by the LPC at the January meeting have a green exterior finish. Additionally, the approval granted the applicant permission to modify the existing fenestration to replicate the historic window and door locations, types, and configurations based on historic documentation.

THE PROJECT:

The applicant has submitted plans, entitled "The Vineta Hotel", as prepared by **Spina ORourke + Partners**, dated June 21, 2023.

The applicant is requesting review of the following scope of work for the subject property:

- Exterior windows and doors to be finished in white, in lieu of the previously approved green.
- Modifications to fenestration on the east elevation, including the relocation of windows and service doors.

Site Data			
Zoning District	R-C	Lot Size	18,750 SF
Future Land Use	MULTIFAMILY MODERATE	Total Building Size	32,758 SF
Finished Floor Elevation	3'-10" (3.76' NAVD) Must be flood-proofed	Designated Landmark *Nat'l Register	01/08/91
Year of Construction:	1925	Architect:	Unknown 1937 Renovations by Volk
Surrounding Properties / Zoning			
North	Two-story condominium / R-C		
South	Two-story townhouse / R-C		
East	Two-story townhouse / R-C		
West	Three-story condominium / R-C		

STAFF ANALYSIS

The application is seeking minor modifications to the previously approved rehabilitation plan, including the change of the exterior window frame color from green to white, the addition of three pairs of service doors under the east façade exterior stairs, and modifications to the second and third floor east façade window sizes and locations.

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. Approval of the project will require one (1) motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

JGM:JRH