

January 10, 2023

Dear Mayor and Town Council:

A Certificate of Appropriateness and Zoning application for the former Chesterfield Hotel is scheduled to be heard next Wednesday, January 18th at the Landmarks Preservation Commission. I'm not against the rehabilitation of this iconic building but I'm concerned because the application was allowed to move forward in the face of several major zoning and code issues. As a property owner within the cone of notification, I'm requesting that the hearing be postponed until the following issues are addressed:

LPC NOTICE

- 1) The LPC Notice contains a summary highlighting the reconstruction of historic door and window locations, landscape changes, roof top mechanical and the reduction in hotel rooms, but fails to identify a massive 75% increase to the restaurant and the addition of 25' wide nano wall between the pool and a second bar area. The absence of these two important details may disenfranchise residents as both could have detrimental impacts to residents' quality of life. The extra 84 seats and open lounge area would be the main concerns and must be part of this top line summary.
- 2) The Notice also justifies the additional restaurant seats by weighing them against the reduction in rooms, but this analysis is flawed since the code only counts off-street parking spaces in these types of tradeoffs and not on-street parking. The application fails to provide concurrency. Any changes to the existing hotel/restaurant composition would force a Chapter 30 review and include parking and traffic studies to ensure no adverse effects prior to the application being accepted by the town. The LPC Notice actually states that the "Granting of variances will not be contrary to the public's interest because no impact to the neighbors will result. In fact, the almost 30% reduction in rooms will decrease impacts such as parking". How can this be stated without the Chapter 30 review?

VALET PARKING

- 3) The current Revocable Valet Parking Permit was renewed on October 10, 2022, but how can a valet permit be valid when the business is closed? This permit seems to be part and parcel to this application and no reference is made in any of the applications.
- 4) I maintain that the valet permit is obsolete as the parking spaces identified for use within the residential areas adjacent to the hotel, are not fully available since they are within the Residential Parking Program currently in place. Actually only 58 parking spaces are available with the current permit map. If you add the parking spaces required for the current 57 rooms and 113 seat restaurant, the code requires a total of 138 off-street spaces, so even if on-street is substituted for the required off-street spaces, we are already short 80 before making any changes. The parking spaces

allocated are shared spaces, so are not always available. This must be resolved before any changes to use can be contemplated and would be part of the Chapter 30 review.

ROOF TOP ROOMS

- 5) There are two guest rooms on the 4th floor. According to town staff, they do not meet egress and by definition would be illegal. These illegal units are part of the plans, but they will require a variance and should be incorporated into the notice so the public is aware.

Sincerely,

A handwritten signature in black ink, appearing to read 'JD Corey', with a long horizontal flourish extending to the right.

John David Corey
426 Australian Ave
Palm Beach



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

NOTICE

LANDMARKS PRESERVATION COMMISSION

NOTICE IS HEREBY GIVEN to all property owners within 1000' of the subject property that the LANDMARKS PRESERVATION COMMISSION of the Town of Palm Beach will hold a public meeting on **Wednesday, January 18, 2023 at 9:30 a.m.** in the Town Council Chambers, Town Hall, 2nd Floor, 360 South County Road, Palm Beach, Florida 33480. At this meeting, the Commission will review the following project:

COA-23-002 (ZON-23-019) 363 COCOANUT ROW—THE VINETA HOTEL (COMBO).

The applicant, 363 Cocoanut Row Popco LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of the interior and exterior renovation of an existing Landmarked four-story hotel structure including alterations to the façades, a reduction of rooms from 57 keys to 41, the reconstruction of historic door and window locations and associated hardscape/landscape and rooftop projections requiring height variances for rooftop allowances. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

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

The time listed above indicates the start of the Landmarks Preservation Commission 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. Any of the above items 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 Landmarks Preservation Commission 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!

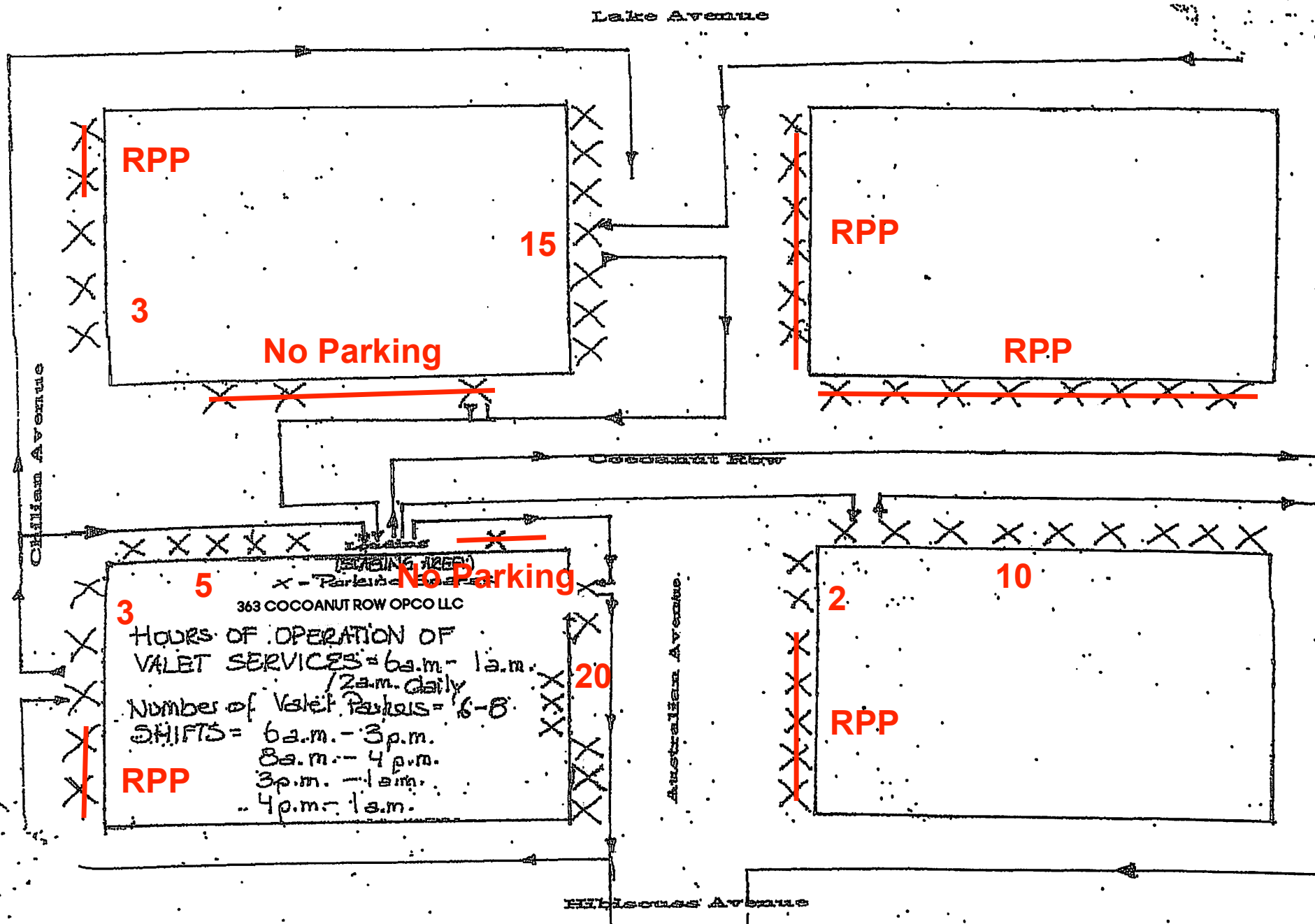
1. Section 134-226, 134-227 and 134-326. Special exception and site plan approval to permit the following non-conforming uses: hotel with reduction of rooms from 57 to 41; restaurant, nightclub and swimming pool with 197 combined seats.
2. Section 134-2106. Special exception to permit outdoor café seating.
3. Section 134-948(8)(d): A variance for new construction of an elevator bulkhead on an existing nonconforming fourth floor in lieu of the 2 stories maximum allowed. This variance request is referred to as Variance #1.
4. Section 134-948(8)(d) and (e): A variance to allow new construction of a covered trellis on an existing nonconforming third floor with a building height & overall building height of 33'0" in lieu of 23'6" maximum height and 26'6" maximum building height permitted. This variance request is referred to as Variance #2.
5. Section 134-1607(1). A variance to permit the installation five air conditioning units on the roof at a height of 9' above the maximum height permitted in lieu of 4' maximum height permitted for air conditioning units. This variance request is referred to as Variance #3.
6. Section 1607(1). A variance to permit two air conditioning scrubber exhaust mechanisms at a height of 7' in lieu of 3' maximum permitted. This variance request is referred to as Variance #4.
7. Section 134-201(a)(6) and 134-387. A variance to permit the expansion of the restaurant, nightclub and pool area uses with 197 combined seats. Originally, 113 seats were permitted for the dining room use. Additional seats do not require parking as a result of credit for the elimination of 16 hotel rooms. This variance request is referred to as Variance #5.

The special exception should be granted because all of the requested uses are grandfathered due to continuous use in the same manner for many, many years in this landmarked hotel. Section 134-386 of the Zoning Code specifically permits the continuation of such uses.

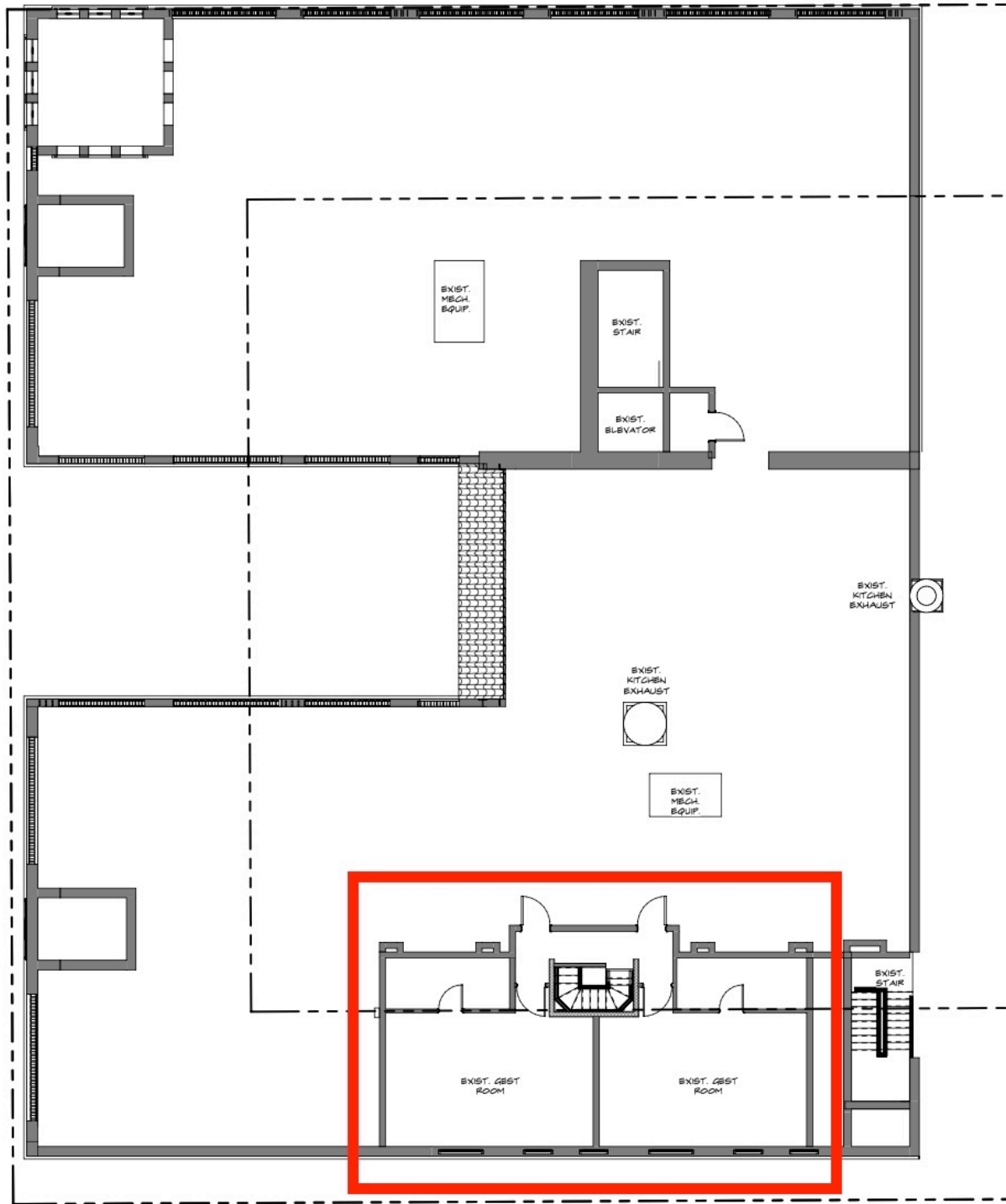
The site plan should be approved because the intensity of use is not being increased and the number of rooms is being decreased from 57 to 41. No negative impact will result.

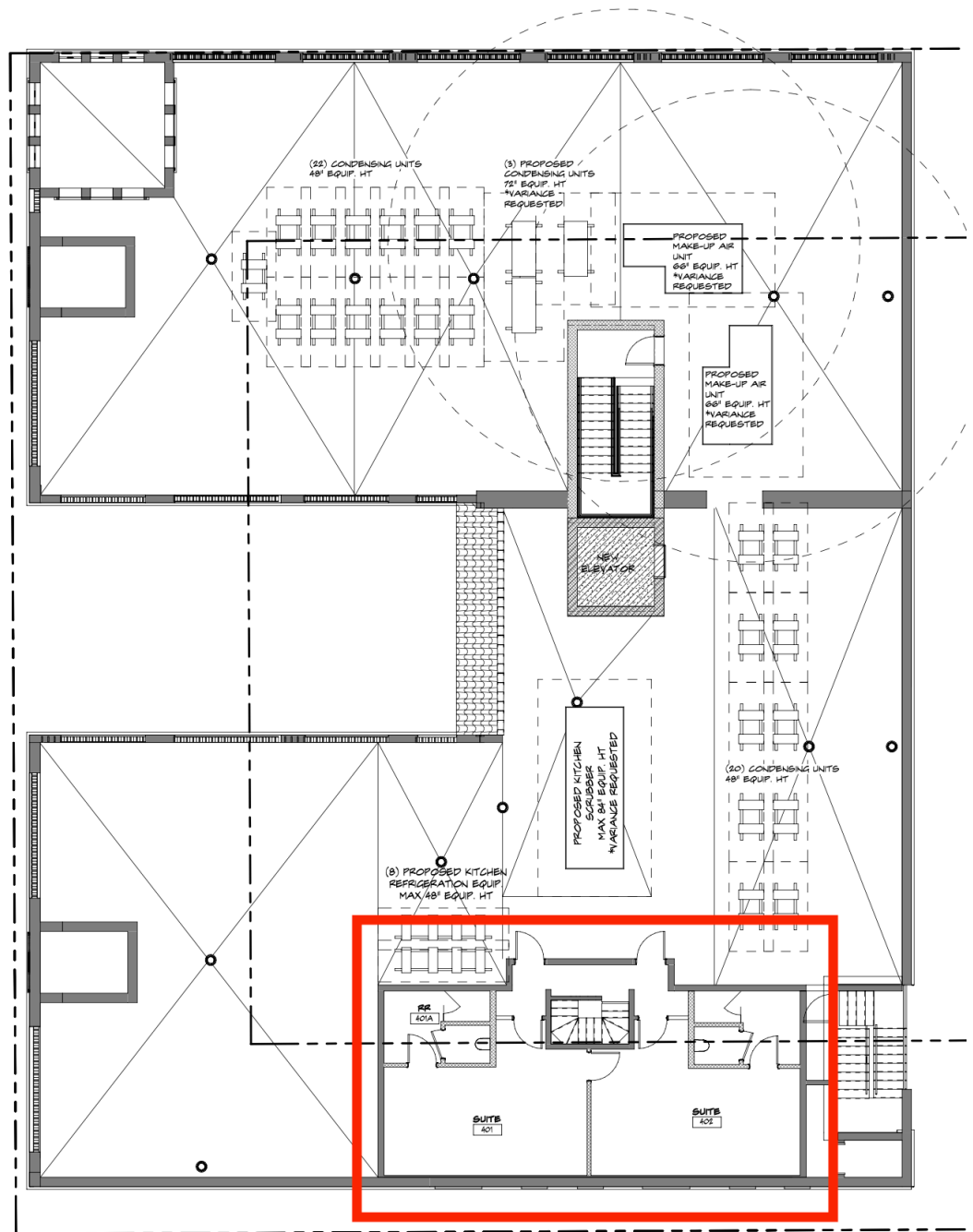
The hardship that runs with the property is that the current hotel is a Town and federally landmarked building first constructed in 1918. The use is not permitted by right or by special exception in the R-C zoning district, so it is virtually impossible to renovate and enhance the hotel, which is in great need of renovation, restoration and enhancement, without the need to obtain variances. Quite simply, the zoning code for the R-C zoning district was not drafted to apply to a hotel. The Applicant proposes to actually reduce the number of hotel rooms, which will reduce the impact on the surrounding neighborhood and on required Town services.

Granting of the variances will not be contrary to the public's interest because no negative impact to the neighbors will result. In fact, the almost 30% reduction in the number of rooms will decrease impacts such as parking. The zoning code requirements related to the proposed location of air



- 58 Total 2 Hour On Street Spaces in current valet area
- Hotel/Restaurant/Bar needs 138 Off Street Spaces
- 80 Spaces missing





From: [Marsha Wilson](#)
To: [Antonette Fabrizi](#); [Sarah Pardue](#); [Jordan Hodges](#)
Cc: [Beverly wilbur](#); [Patricia Bray](#); [Forster Darling](#); [Phoebe Patterson](#); [Rick Hallett](#)
Subject: Renovation of the Vineta Hotel
Date: Friday, January 06, 2023 1:21:20 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 Antonette, Sarah and Jordan,

Would you please circulate this email to members of the Town Council and Landmarks Commission?

Thank you very much,

Marsha Wilson

Dear Mayor and Town Council Members,

La Maisonette is a four-unit condominium directly across from the proposed Vineta Hotel at 350 Coconaut Row. While many specific issues have been voiced by other neighbors, we would like to register our concern and ask the Town to step back and take a more detailed review. On its face, this is not merely replacing one hotel with another, but rather an intensification leading to increased pressure on parking by valets due to additional restaurant seats, higher traffic volume within neighboring streets and greater noise from A/C equipment.

Thank you for this opportunity to express our views.

Respectfully yours,

Marsha Tanner Wilson
President, Board of Directors

From: [Warren Kanders](#)
To: [Antonette Fabrizi](#)
Subject: The Vineta-ZON-23-019
Date: Wednesday, February 01, 2023 12:11:01 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 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

From: Kent, Jorie Butler <joriebkent@abercrombiekent.com>

Sent: Tuesday, January 17, 2023 5:59:15 PM

To: Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>

Subject: Chesterfield Hotel/The 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 Esteemed Landmarks Commission Members,

It is with much gratitude that I acknowledge all of your efforts for the residents of Palm Beach. I would like to express my concerns regarding the redevelopment of the Chesterfield Hotel into The Vineta. As an owner who shares a property line with the aforementioned business, I am extremely troubled concerning the potential noise, odors, and parking issues that would be created by the requested changes to the property. The intensification of use will not only affect my property but also those nearby and could potentially lower the value of our properties. Please do consider denying requested increases in seating capacity, additional pool bars and lounges, and any outdoor equipment which would affect my, and surrounding neighbors, rights to quiet enjoyment of our residences. The responsible redevelopment of the Chesterfield Hotel can, and should, occur without a negative impact on the surrounding homes and residential area.

Sincerely,

Jorie Butler Kent

From: lynn foster <lynnafooster@gmail.com>

Sent: Thursday, January 5, 2023 2:47:46 PM

To: Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>; Sarah Pardue <spardue@TownOfPalmBeach.com>; Jordan Hodges <jhodges@TownOfPalmBeach.com>

Subject: Renovation of the 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.*****

Good Afternoon Antonette, Sarah and Jordan

Would you please circulate this email to members of the Town Council and Landmarks Commission.

Thank you very much,

Lynn Foster

Dear Members of the Landmarks Commission and the Town Council,

The former Chesterfield Hotel was a wonderful neighborhood resource where many of us gathered, enjoyed a cocktail or dinner, and basked in its warm, tropical ambiance. Before moving to Palm Beach in 2011, it was my hotel of choice - friendly, warm, quiet and inviting, yet within walking distance of the more active parts of town. As a Palm Beach icon, the Town Council, Landmarks Commission and the neighborhood are all keenly interested in how the Vineta will be developed in hopes that it will retain the character which we all value so dearly.

The hotel's neighbors recently received a Letter of Intent from the owners to be reviewed by both the Town Council and the Landmarks Commission. Although surprised that the new owners did not reach out in advance to the neighborhood seeking input as to effective ways of working together to ensure success - input which might have clarified or put into context certain statements in the Letter of Intent - this email seeks to identify some of the issues below which should be addressed. It references both the Letter of Intent and pages 23 and 25 of the architectural plans for the proposed renovation found in the link below and dated October 24, 2022.

The Letter of Intent provided by the applicant unfairly asserts that *"Granting of the variances will not be contrary to the public's interest because no negative impact to the neighbors will result. In fact, the almost 30% reduction in the number of rooms will decrease impacts such as parking."*

Decreasing the impact to the neighborhood is simply not demonstrable, nor can a relevant correlation be drawn between the reduction by 16 bedrooms to the increased intensification of pressure on neighborhood parking, noise and disruption by increasing the seat count of the

restaurants and nightclub by 84 seats - from 113 - 197.

The architectural plan represents the applicant's intent to reimagine the purpose of the hotel. The entrance has been shifted. Entrance to the Vineta "hotel" is to the side of the existing primary entrance and leads to a cramped lobby - only a nod to its function as a hotel. The original entrance through a charming landscaped corridor will now become the principal entrance, opening directly into the restaurant, nightclub and bar venues. The Vineta will be transformed from a unique boutique hotel in a residential neighborhood primary to restaurant, bar and nightclub with prominent direct access from the street.

To quantify the increased intensification of pressure on neighborhood parking and traffic by the increase of 84 seats, consider this example. Assume that the additional 84 seats are managed to full capacity. This would equate to two restaurant "turns" a night during season, yielding 168 additional turns. If one projects that turns from the lounges are more frequent, adding another 32 turns is not unrealistic. These 200 additional turns mean that a valet will be doing 200 additional round trips a night (one to park and one to retrieve a car). So there will be 400 comings and goings per night without adjusting for increased pressure on the weekend resulting from multiple turns on brunch services. This is hardly a *"decrease (on) impacts such as parking."*

I propose that the Town Council and Landmarks consider requiring the following:

1. That the existing ground floor plan (page 23) reflect the exact location of the existing 113 restaurant & lounge seats.

With that information, the impact of the proposed 197 seats - shown on page 25, can be better contrasted to the former allowances.

2. That a thorough study of the parking regulations of the streets adjacent to the Vineta be produced. This study should identify the parking available for valet use within the 200-400 blocks of the adjacent streets during which times, and on which days.

3. That the applicant provide a parking plan within the neighborhood for the additional restaurant and lounge utilization.

Absorbing the additional parking requirements proposed by an increase of 84 seats of capacity has not been addressed in the Letter of Intent.

4. That an environmental impact study be prepared comparing the effects of increased hotel height to the neighboring buildings, and that a study

be done contrasting the existing (former) sound levels of the HVAC equipment to that proposed.

5. That the Town negotiate with the applicant rules governing noise and amplified music from the restaurant and lounge venues and confirm plans to strictly enforce them once the hotel reopens.

6. That a projected P & L statement be provided comparing existing to proposed tax revenue to the Town. An economic justification should be secondary to any adverse effects upon the neighborhood.

https://www.townofpalmbeach.com/DocumentCenter/View/20185/COA-23-002-ZON-23-019-363-COCOANUT-ROW_PLANS-_DROP-OFF_JAN23

I thank you very much for your consideration of all of these points of concern. Resolving these issues in advance will help the project to succeed.

Sincerely yours,

Lynn Foster
424 Brazilian Avenue