

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

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

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Dear Mayor and Town Council:

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

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

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

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

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

Thank you very much,  
JDC



Dining Chair  
(To 2 Tops)



Dining Chair  
(To 4 Tops)



Dining Table  
Verdigris metal top with  
central white base



The floor plan shows a restaurant layout with the following seating areas and capacities:

- LOBBY:** 33 Seats (OK)
- COURT YARD:** 44 Seats (OK)
- RESTAURANT:** 66 Seats (OK)
- POOL LOUNG:** 34 Seats (OK)
- POOL DECK:** 14 Seats (OK)

Other areas include: ADMIN, MEN'S RR, Foyer, CORRIDOR, NORTH STAIRS, NEW ELEV., STORAGE, POOL FOYER, POOL BATH, SHOWER, B.E.C., KITCHEN, WATER HEATER, and TRASH ENCL. A note specifies: "NOTE: ALL TABLE & CHAIR LOCATIONS TO PROVIDE A MINIMUM 36" PATH OF EGRESS".