

The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

SCOPE OF WORK

THE PROPOSED WORK INCLUDES THE RENOVATION OF THE EXISTING 4-STORY 32,758 SQUARE FOOT HOTEL. THE SCOPE OF WORK INCLUDES THE COMPLETE EXTERIOR AND INTERIOR RENOVATION INCLUDING THE REDUCTION OF ROOMS FROM 57 KEYS TO 41, THE RECONSTRUCTION OF HISTORIC DOOR AND WINDOW LOCATIONS AND ASSOCIATED HARDSCAPE/LANDSCAPE. THERE ARE NO PROPOSED MODIFICATIONS TO THE NUMBER OF EXISTING PARKING SPACES.



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+ PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419

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TINO ZERVUDACHI & ASSOCIES
ARCHITECTURE INTERIEURE ET DECORATION



SHEET	NAME
COVER	COVER
AC-0.1.0	VICINITY LOCATION MAP
AC-0.2.0	SUBJECT PROPERTY IMAGES
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AC-0.2.2	SUBJECT PROPERTY IMAGES
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REVISED FINAL SUBMITTAL 03-03-2023

LPC# COA-23-002 (JANUARY 2023)

ZONING# ZON-23-019 (FEBRUARY 2023)

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EDG

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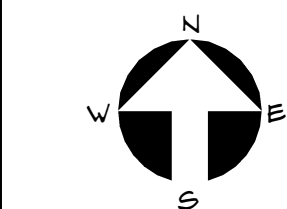
COVER



VICINITY LOCATION MAP

VICINITY LOCATION MAP

AC-0.1.0



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PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



PARTIAL NORTH ELEVATION



PARTIAL NORTH ELEVATION



COURTYARD PARTIAL ELEVATION



COURTYARD PARTIAL ELEVATION



COURTYARD PARTIAL ELEVATION



PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION



POOL DECK



PARTIAL SOUTH ELEVATION



EXISTING TEA LOUNGE



EXISTING LOBBY



EXISTING LOBBY



EXISTING CIGAR LOUNGE





EXISTING LEOPARD LOUNGE & RESTAURANT



EXISTING LEOPARD LOUNGE & RESTAURANT



EXISTING POOL LOUNGE



EXISTING FOURTH FLOOR HOTEL ROOM



EXISTING TYPICAL HOTEL ROOM



EXISTING FOURTH FLOOR HOTEL ROOM



EXISTING CORRIDOR

SUBJECT PROPERTY IMAGES

AC-0.2.5

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300 AUSTRALIAN AVE



310 AUSTRALIAN AVE



303 AUSTRALIAN AVE



322 AUSTRALIAN AVE



335 AUSTRALIAN AVE



415 AUSTRALIAN AVE



336 AUSTRALIAN AVE



331 AUSTRALIAN AVE



303 AUSTRALIAN AVE





403 BRAZILIAN AVE



319 BRAZILIAN AVE



345 BRAZILIAN AVE



315 BRAZILIAN AVE



416 BRAZILIAN AVE



412 BRAZILIAN AVE



401 BRAZILIAN AVE



331 BRAZILIAN AVE



346 BRAZILIAN AVE



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AC-0.3.1

ADJACENT PROPERTY IMAGES



434 CHILEAN AVE



419 CHILEAN AVE



408 CHILEAN AVE



401 CHILEAN AVE



353 CHILEAN AVE



349 CHILEAN AVE



317 CHILEAN AVE



419 CHILEAN AVE



401 CHILEAN AVE





331 COCOANUT ROW



351 COCOANUT ROW



339 COCOANUT ROW



370 COCOANUT ROW



335 COCOANUT ROW



401 COCOANUT ROW



350 COCOANUT ROW



340 COCOANUT ROW



330 COCOANUT ROW



401 PERUVIAN AVE



420 PERUVIAN AVE



350 PERUVIAN AVE



405 PERUVIAN AVE



417 PERUVIAN AVE



401 PERUVIAN AVE



357 PERUVIAN AVE



341 PERUVIAN AVE



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ADJACENT PROPERTY IMAGES

AC-0.3.4



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	363 COCOANUT ROW, PALM BEACH, FL 33480		
2	Zoning District:	R-C (MEDIUM DENISTY RESIDENTIAL)		
3	Structure Type:	HOTEL		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000 SF	18,750 SF	N/C
6	Lot Depth	100'-0"	150'-0"	N/C
7	Lot Width	100'-0"	125'-0"	N/C
8	Lot Coverage (Sq Ft and %)	5,625 SF (30%)	12,460 SF (66.4%)	12,398 (66.12%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	TBD	TBD	N/C
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	25'-0" (W)	0'-0" (W)	N/C
12	* Side Yard Setback (1st Story) (Ft.)	20'-0" (N) /20'-0" (S)	0'-0" (N) / 5'-3" (S)	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
14	*Rear Yard Setback (Ft.)	30'-0" (E)	8'-4" (E)	N/C
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	23'-6" FLAT	47'-7" FLAT	47'-7" FLAT
17	Overall Building Height (Ft.)	26'-6" FLAT	50'-1" FLAT	50'-1" FLAT
18	Crown of Road (COR) (NAVD)	TBD	TBD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	TBD	TBD	N/C
21	Zero Datum for point of meas. (NAVD)	TBD	TBD	N/C
22	FEMA Flood Zone Designation	AE 6	N/C	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.00 NAVD	N/C	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	6,562 SF (35%)	1,118 SF (5.96%)	1,330 SF (7.09%)
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	?? SF (40%)	N/A	N/A
27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal
direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per
category as required by Ord. 24-2021 on
separate table

If value is not changing, enter N/C

REV BF 20220304

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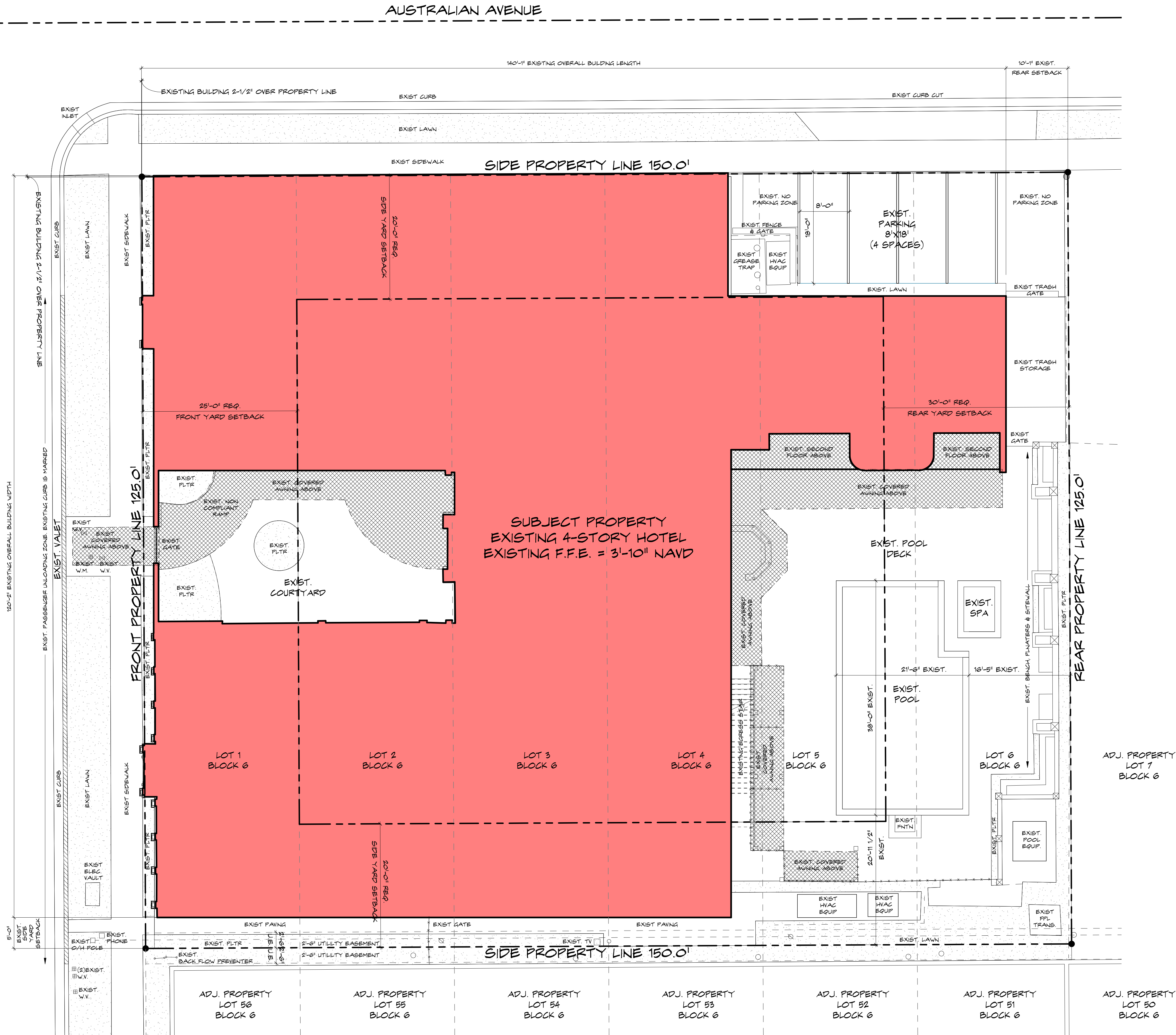
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ZONING LEGEND

AC-1.0.0

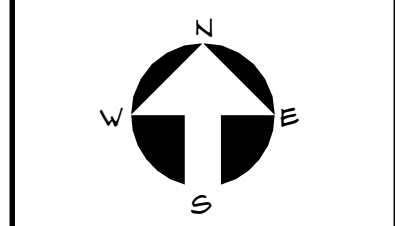
1 SITE PLAN - EXISTING
AC-1.1.0 SCALE: 1/8" = 1'-0"

COCOANUT ROW



EXISTING OVERALL SITE PLAN

AC-1.1.0



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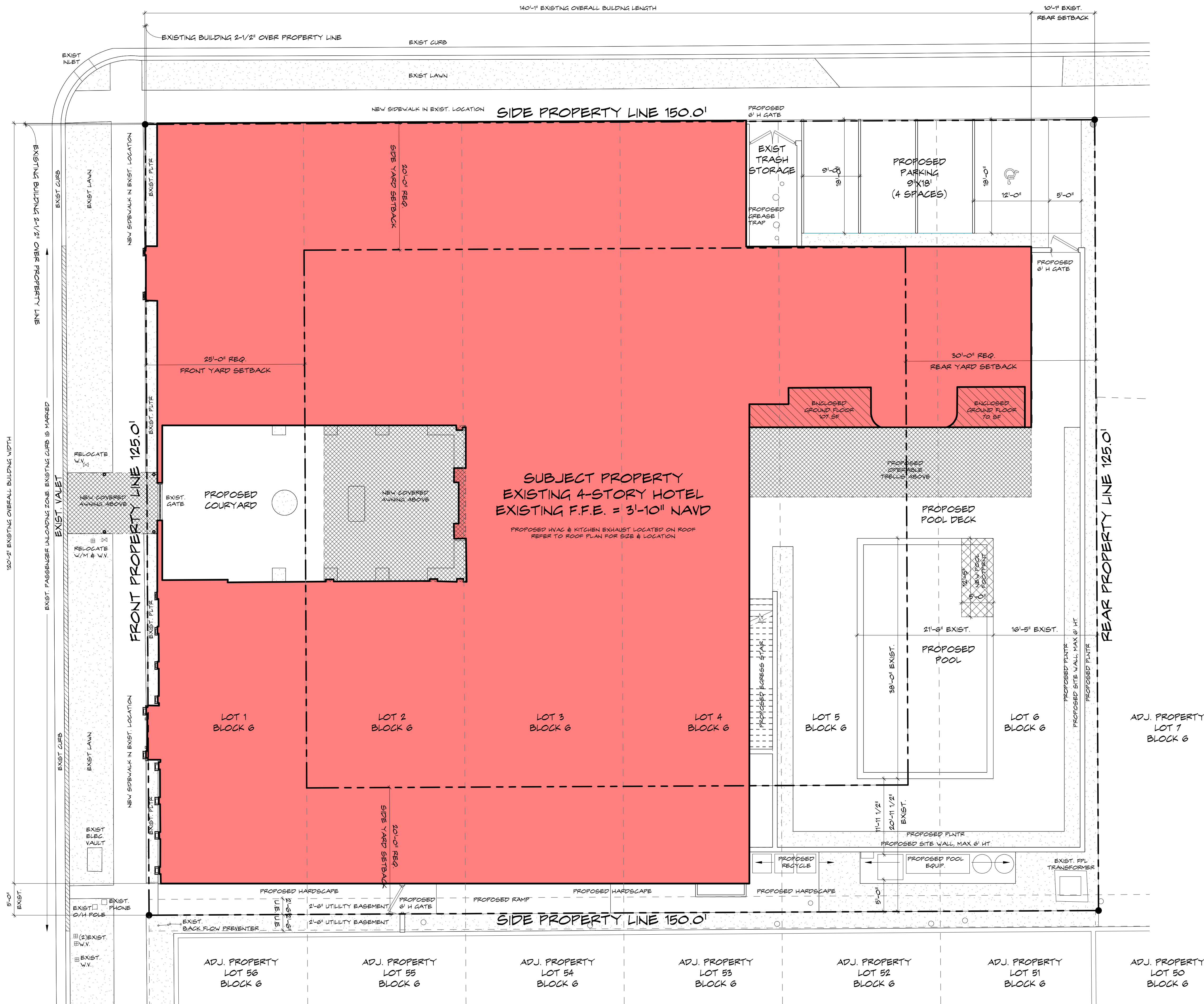
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1
AC-1.1.1

SITE PLAN - PROPOSED

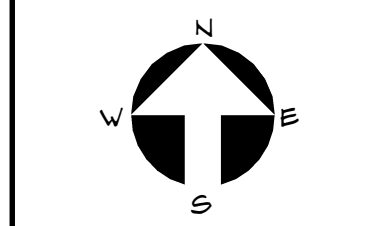
SCALE: 1/8" = 1'-0"

COCOANUT ROW



PROPOSED OVERALL SITE PLAN

AC-1.1.1



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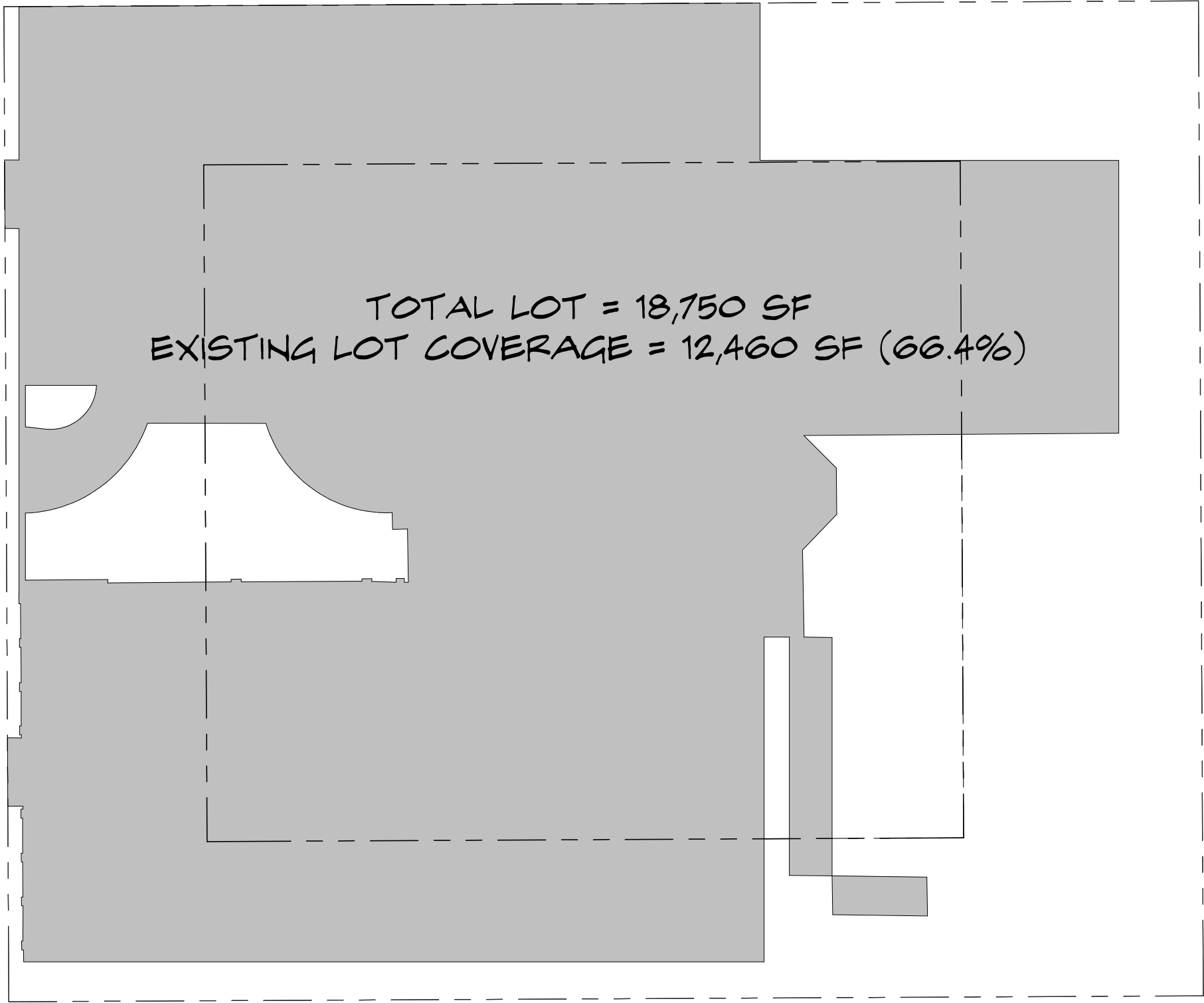
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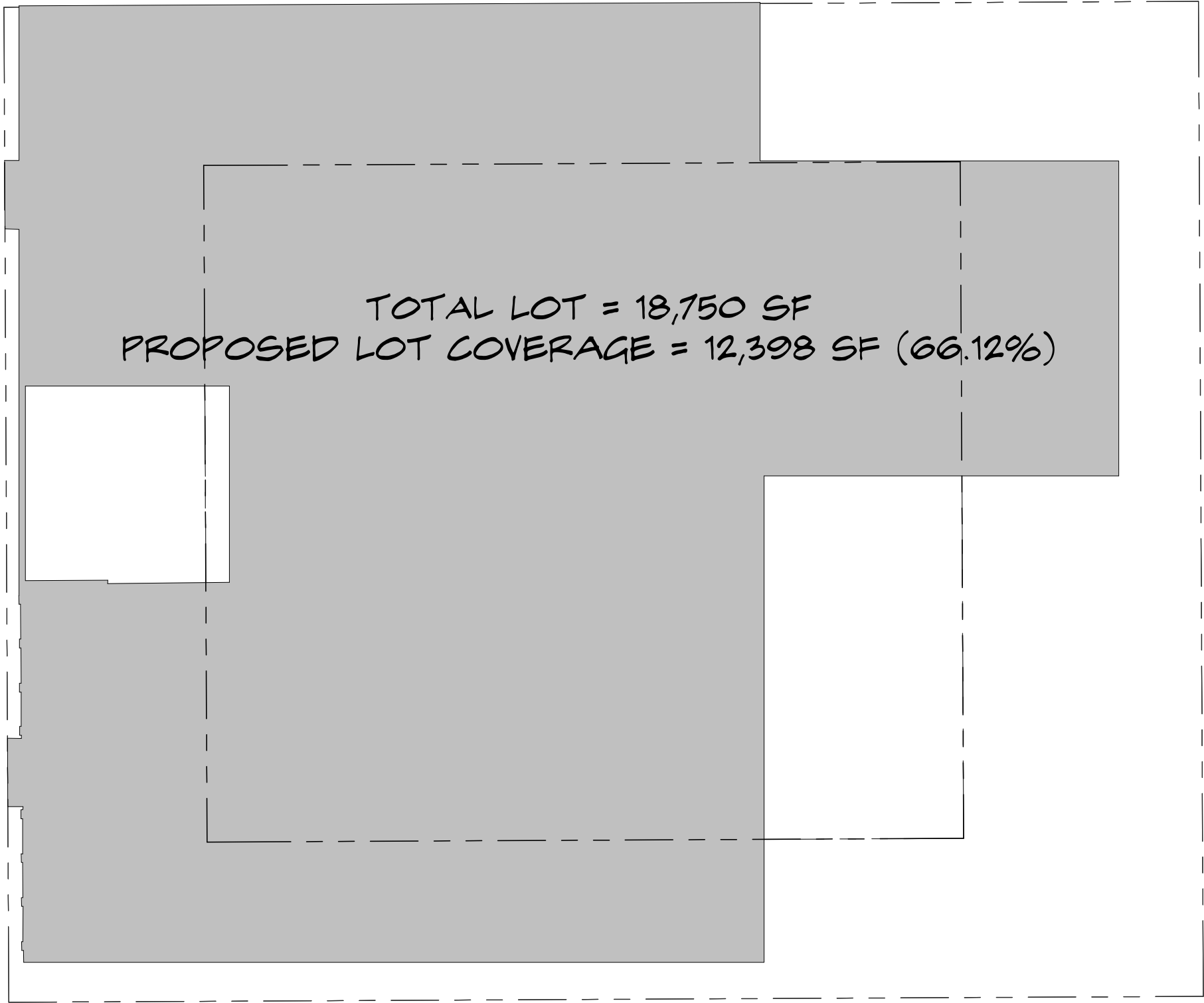


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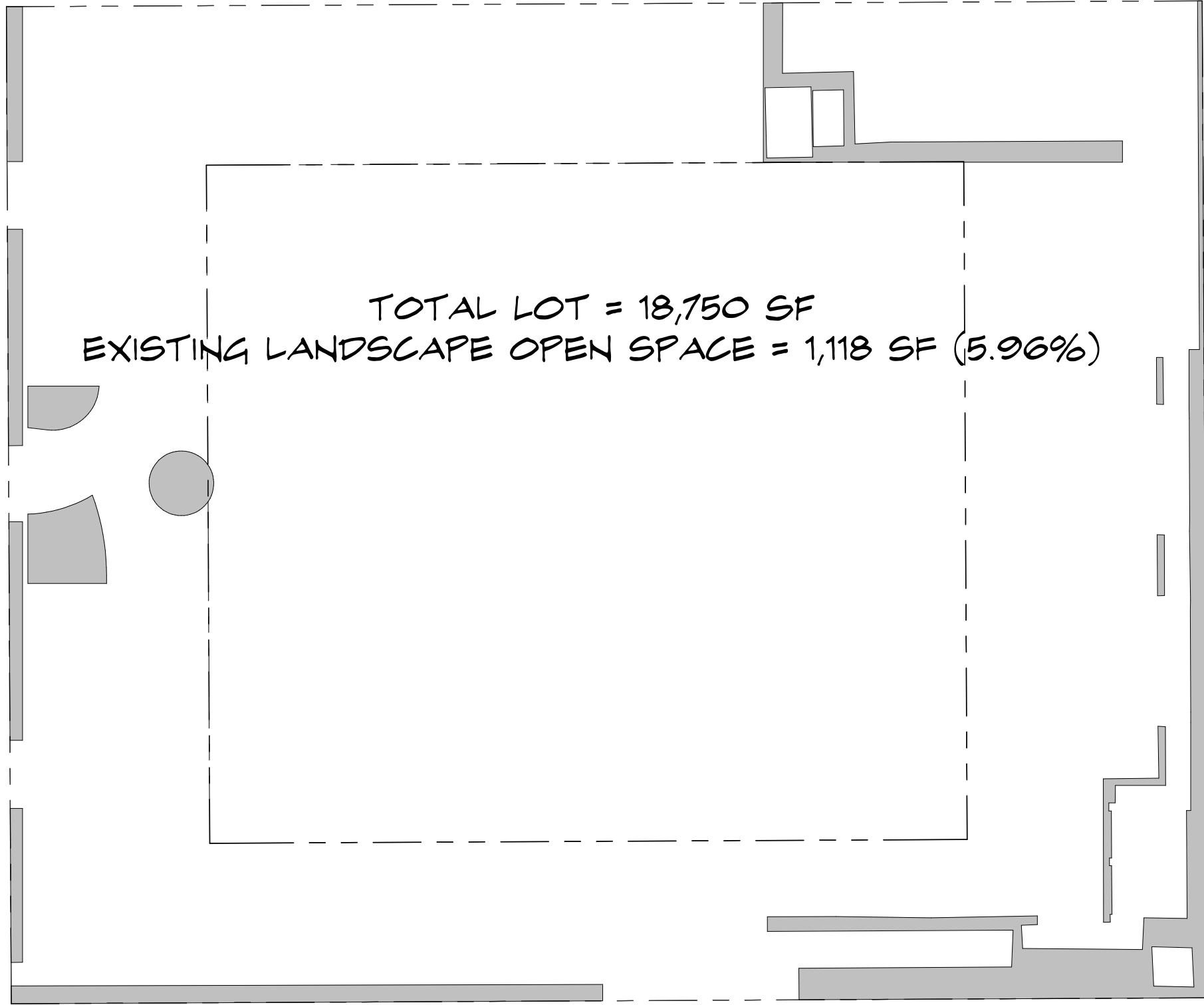
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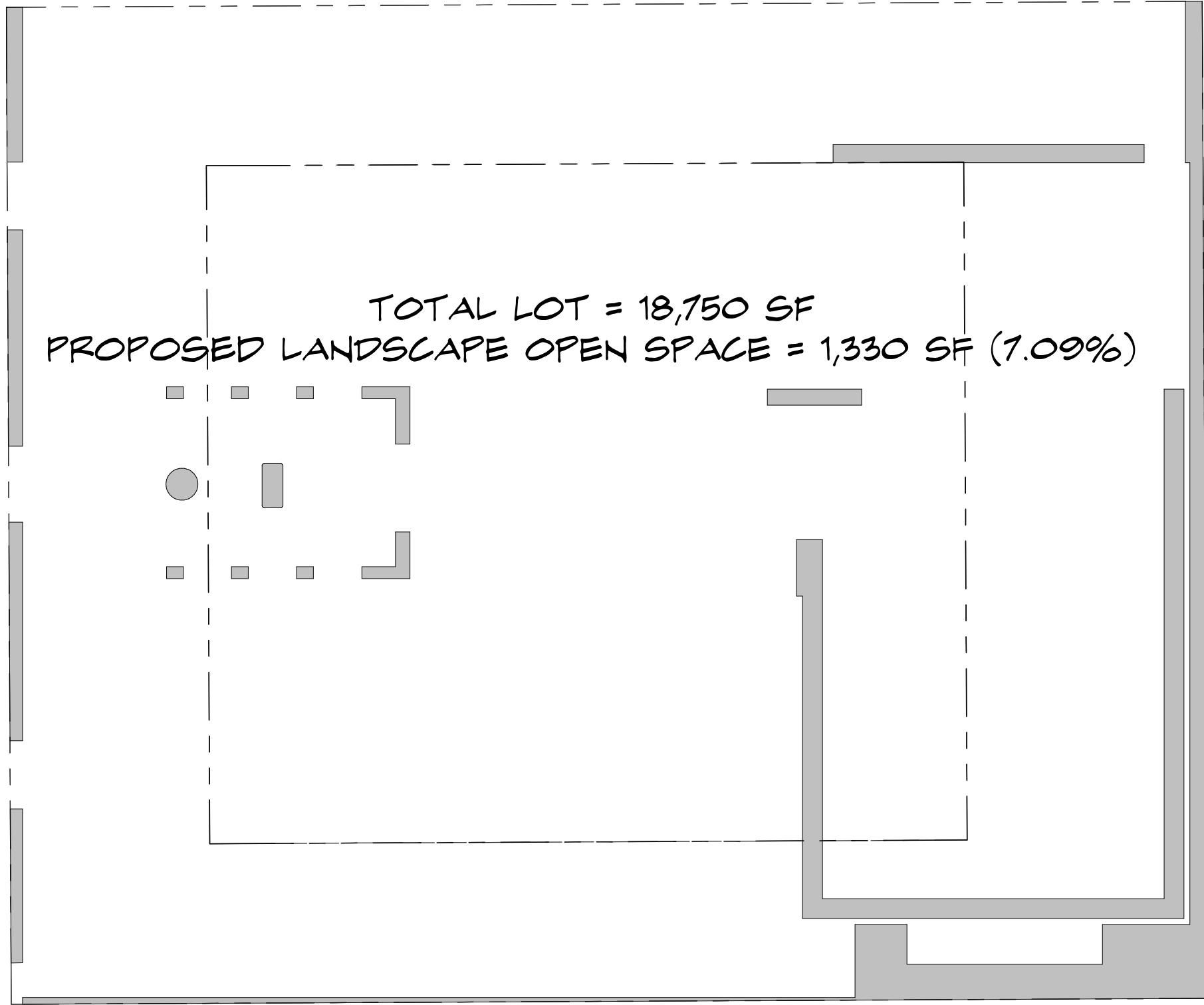
3 LOT COVERAGE - EXISTING
SCALE: 1/16" = 1'-0"



4 LOT COVERAGE - PROPOSED
SCALE: 1/16" = 1'-0"



1 LANDSCAPE OPEN SPACE - EXISTING
SCALE: 1/16" = 1'-0"



2 LANDSCAPE OPEN SPACE - PROPOSED
SCALE: 1/16" = 1'-0"



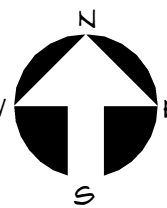
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AC-1.2.0

ZONING DIAGRAMS

VARIANCE
WITHDRAWN

APPROVED AT
FEBRUARY 2023
MEETING

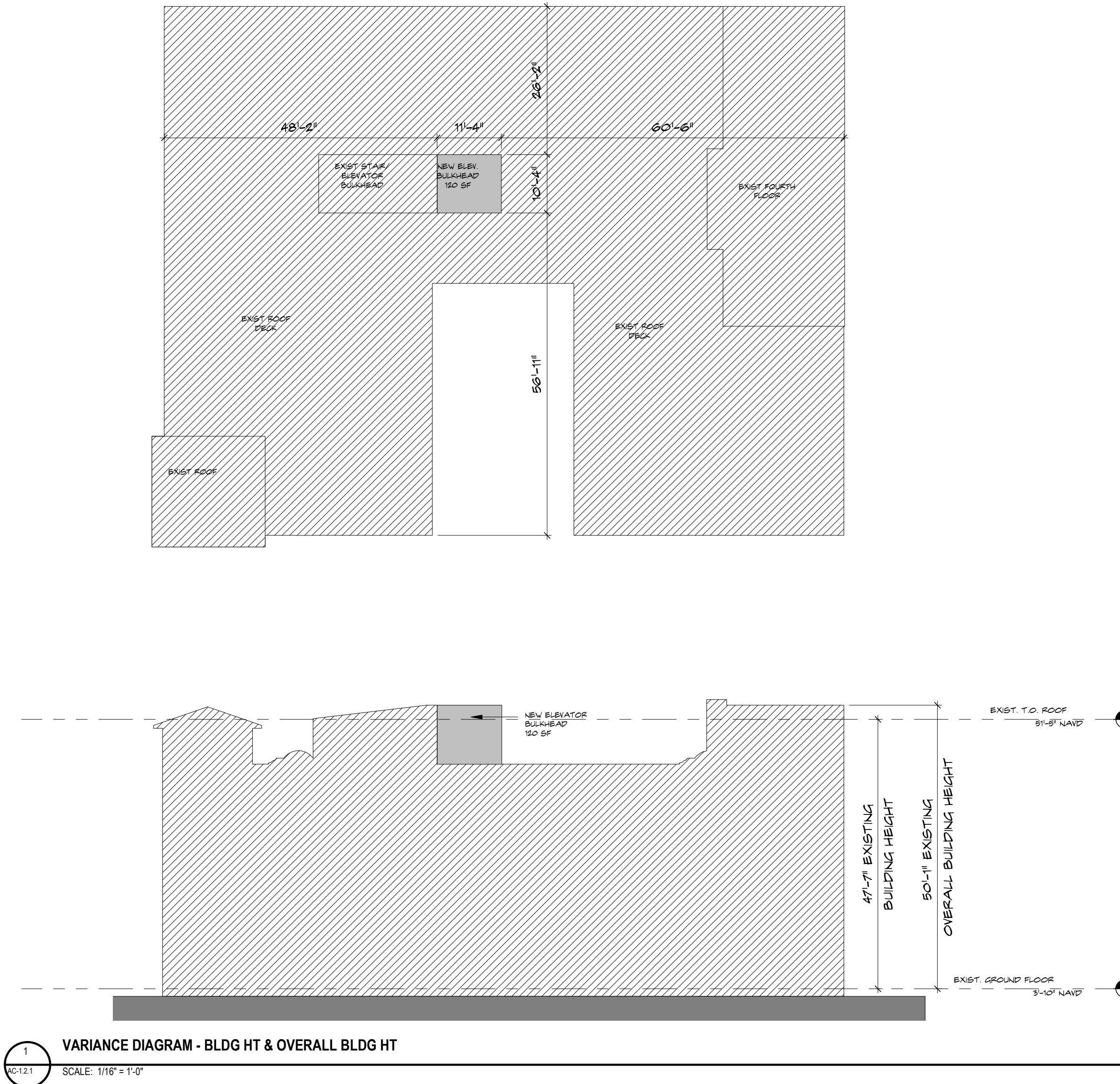
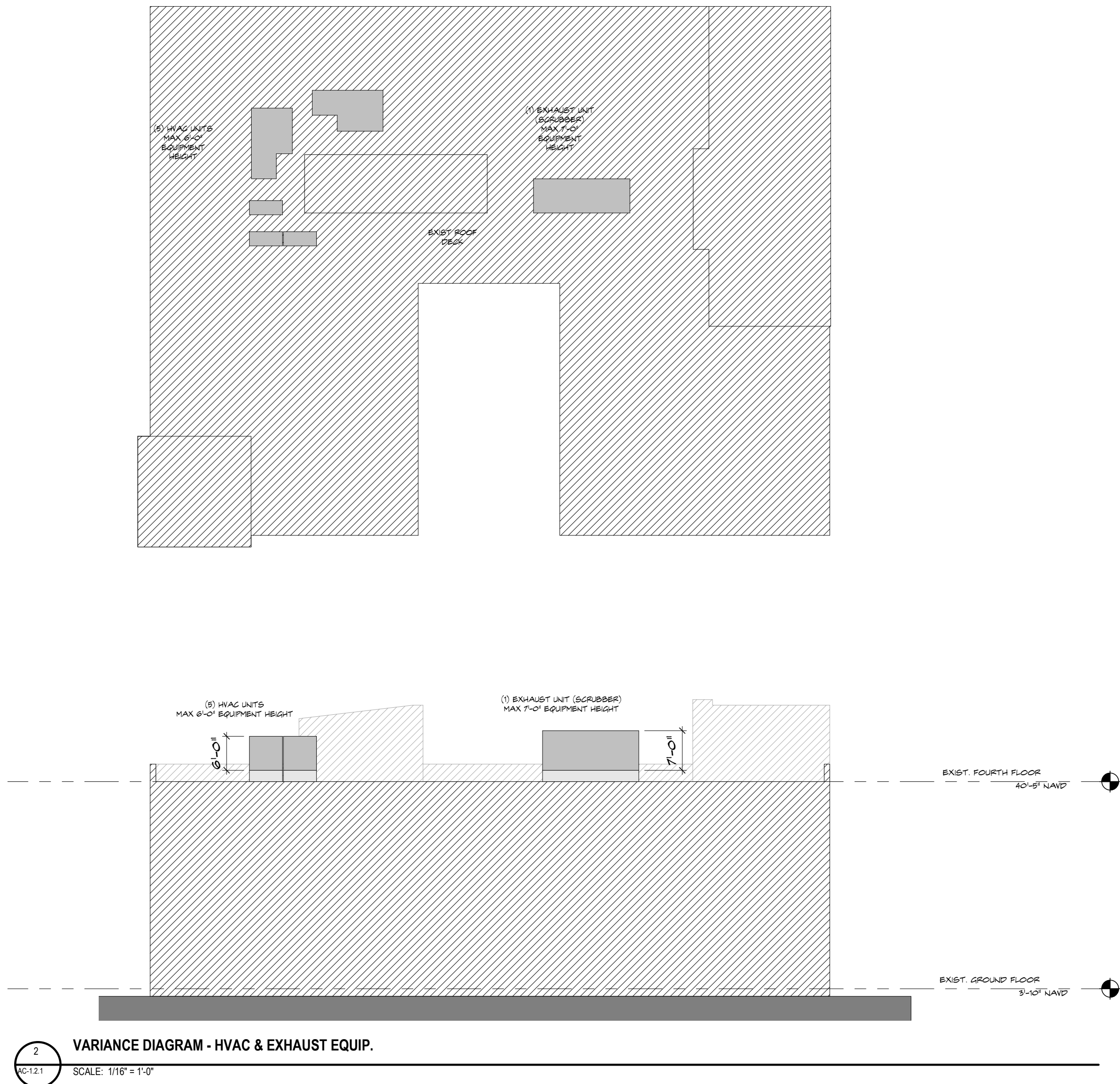
~~VARIANCE 1: SECTION 134-948(B)(D) AND (E): A VARIANCE TO ALLOW NEW CONSTRUCTION OF A COVERED TRELLIS ON AN EXISTING NONCONFORMING THIRD FLOOR WITH A BUILDING HEIGHT & OVERALL BUILDING HEIGHT OF 33'0" IN LIEU OF 23'6" MAXIMUM HEIGHT AND 26'6" MAXIMUM BUILDING HEIGHT PERMITTED.~~
~~REFER TO EXTERIOR ELEVATIONS~~

VARIANCE 2: SECTION 134-948(B)(D) AND (E): A VARIANCE TO ALLOW NEW CONSTRUCTION OF AN ELEVATOR BULKHEAD ON AN EXISTING NONCONFORMING FOURTH FLOOR WITH A HEIGHT OF 47'6" AND OVERALL BUILDING HEIGHT OF 50'1" TO MATCH THE EXISTING HEIGHT AND OVERALL HEIGHT IN LIEU OF 23'6" MAXIMUM HEIGHT AND 26'6" MAXIMUM BUILDING HEIGHT PERMITTED.
REFER TO DIAGRAM 1 BELOW

VARIANCE 3: 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.
REFER TO DIAGRAM 2 BELOW

VARIANCE 4: SECTION 1607(1): A VARIANCE TO PERMIT ONE KITCHEN EXHAUST AIR SCRUBBER AT A HEIGHT OF 7' IN LIEU OF 3' MAXIMUM PERMITTED.
REFER TO DIAGRAM 2 BELOW

VARIANCE 5: 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.
NO DIAGRAM FEASIBLE. REFER TO SHEETS AC-7.1.0 & AC-7.1.1 FOR SEATING PLANS



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AC-12.1