

## KOCHMAN & ZISKA PLC

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May 26, 2023

Mr. Wayne Bergman  
Town of Palm Beach  
360 South County Road  
Palm Beach, Florida 33480

**Re: Waiver to Zoning in Progress for Lugano Diamonds-ARC-23-096/ZON-23-073**

Dear Mr. Bergman:

Please let this letter stand as a request by Lugano Diamonds for a waiver to the recently enacted Zoning in Progress that would prohibit any new restaurants from obtaining approval. Since the proposal is to have a room in the retail space that may occasionally have private dinner events, a “waiver” is necessary to proceed with the new location on Worth Avenue. Lugano Diamonds is not a restaurant as set for the below:

Lugano Diamonds is a luxury jewelry retailer – it does not sell food nor will they operate a restaurant/dining hall within the proposed space.

Lugano Diamonds may host some charity events at the proposed retail store on Worth Avenue that would include catering.

A few items are important to note on this subject:

- All in-salon events are catered and do NOT depend on any breakroom equipment for food-related services.
- All in-salon events are private and invitation-only, no payment is required.
- In-salon events are occasional and typically not on a weekly occurrence.

The proposal at 150 Worth Avenue is to include in the floorplan design elements that will allow flexible use – principally for retail use with occasional private, catered events (see attached Floorplan). Within the submitted plans, there is a table with seating for up to 16 people. This table is consistently and primarily used as a jewelry viewing surface, meeting space, and conference area. The induction range/oven will be used solely for warming food.

To close, Lugano Diamonds is a high-end jewelry retailer specializing in one-of-a-kind wearable works of art. This salon, much like their others across the country, will serve the local community with both jewelry and philanthropic efforts. If there is any further info that may help clarify this point, please feel free to reach out anytime.

Sincerely,

*Maura Ziska*  
Maura Ziska

/maz

Attachment

cc: Client

#### CONSULTANTS

PROFESSIONAL LICENSE NUMBER  
FL: AR99652

#### VERSIONS

NO.	DATE	DESCRIPTION
	04.24.2023	PRE-APP REVIEW
	05.02.2023	PRELIMINARY PLANS
	05.11.2023	FIRST SUBMITTAL
	05.30.2023	SECOND SUBMITTAL

#### PROJECT

LUGANO  
DIAMOND

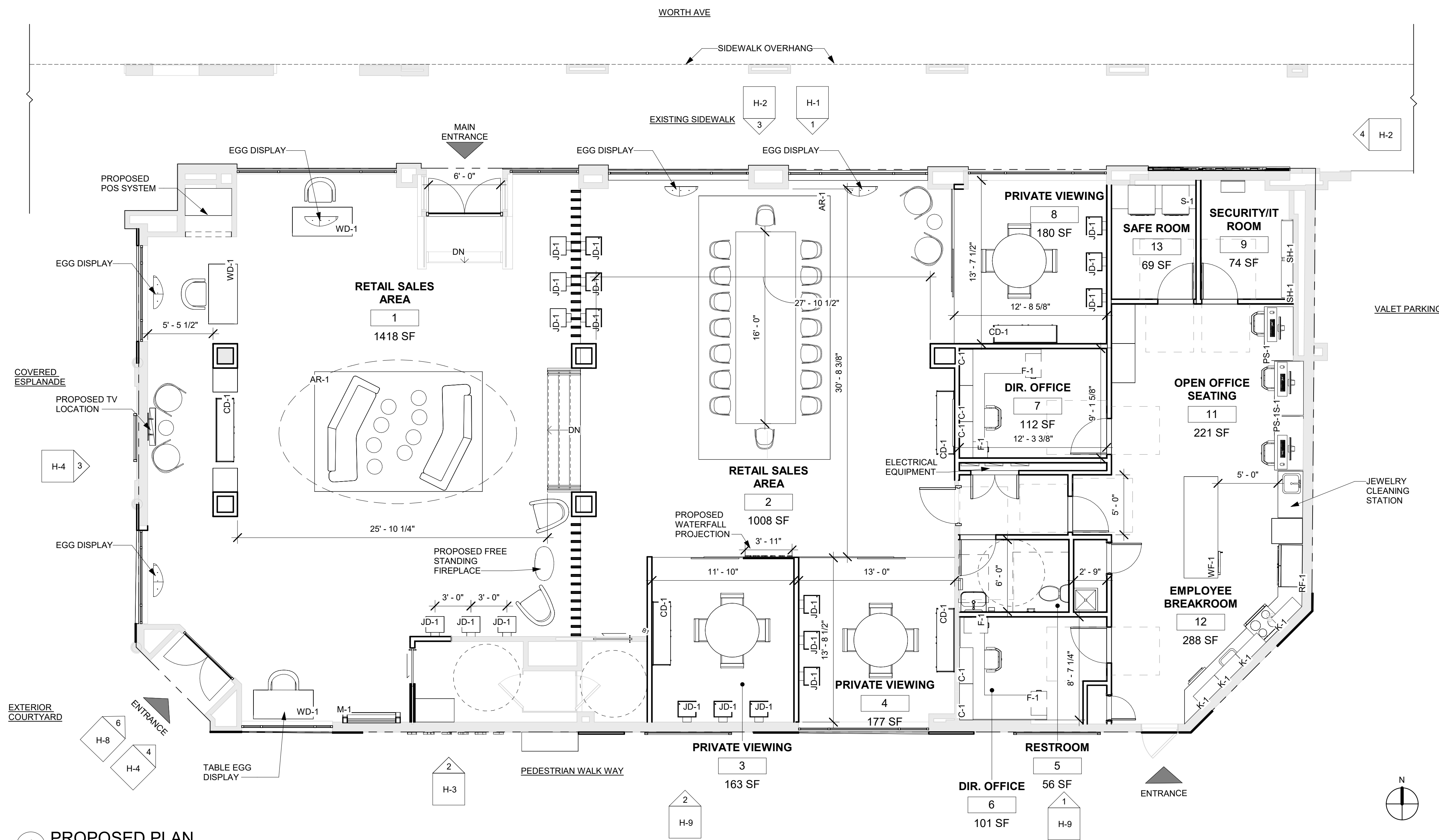
150 WORTH AVE  
ESPLANADE, SUITE 137,  
PALM BEACH, FL 33480

SHEET  
TITLE

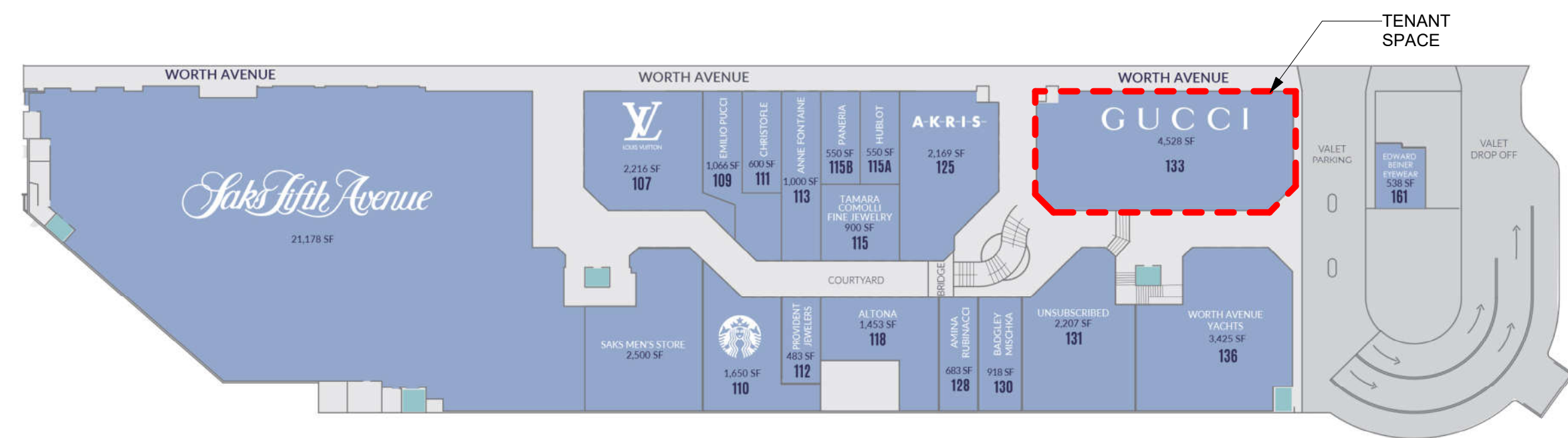
#### PROPOSED PLAN

SQUARE FT. DRAWN BY PAGE #  
4390 SF LT 8 / 16  
SCALE CHECKED BY PROJECT #  
AS NOTED BY MB 23-020  
SHEET NO.

G-2



1 PROPOSED PLAN  
3/16" = 1'-0"



2 RENDER KEY PLAN 2  
N.T.S.

#### NOTE:

1. IF EXTERIOR WINDOWS REQUIRE REPLACEMENT, A BARRICADE WILL BE CONSTRUCTED AS PER APPLICABLE TOWN AND LANDLORD REQUIREMENTS.