



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 South County Road
 Palm Beach, FL 33480
www.townofpalmbeach.com

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

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

SUBJECT: ARC-23-118 143 SEMINOLE AVE

MEETING: SEPTEMBER 27, 2023 ARCOM

ARC-23-118 143 SEMINOLE AVE. The applicant, Lisa Pevaroff, has filed an application requesting Architectural Commission review and approval for the removal and reconfiguration of the driveway with associated landscape and hardscape.

Applicant: Lisa Pevaroff
 Professional: Todd Maclean Outdoors

HISTORY

The single-family residence at 143 Seminole Avenue was constructed in 1921. At the January 26, 2022 ARCOM meeting an application was approved for window and door modifications, removal of the covered carport and construction of an new one and two-story addition to the east and north portions of the residence. Landscape modifications were also made specifically in the northeast perimeter of the property. Construction of the approved plans is currently underway and the applicant seeks to further modify landscape and hardscape in the front (south) side of the property.

THE PROJECT:

The applicant has submitted plans entitled “Private Residence – 143 Seminole Road”, as prepared by **Todd Maclean Outdoors**, stamped August 15, 2023.

The scope of work:

- Removal of existing driveway to be replaced.
- Addition of parking/hardscape area.
- Landscape modifications including removal of Ficus hedge.

Site Data			
Zoning District	R-B	Lot Size (sq ft)	8813 SQ FT
Future Land Use	SINGLE-FAMILY	Total Building Size (sq ft)	2474 SQ FT (Footprint)
Project			
	Required/Allowed	Existing	Proposed
Landscape Open Space (LOS)	45%	45%	45%

Surrounding Properties / Zoning	
North	1922 Two-Story Single-Family residence / 1957 One-Story Single-Family residence / R-B

South	2019 Two-Story Single-Family residence / R-B
East	1921 Two-Story Single-Family residence / R-B
West	1950 Two-Story Single-Family residence / R-B

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code. The applicant is further improving native plant counts with the removal of the Ficus Benjamina and replacing with native landscaping. Per the Project Designation Manual Matrix, the installation new landscaping within the front yard, visible from a public right-of-way, requires ARCOM review and approval as a Minor project.

CONCLUSION:

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec: 18-205 have been met. Approval of the project will require one motion to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.

WRB:SCP