



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-24-0015 (ZON-24-0008) 253 SEMINOLE AVE (COMBO)

MEETING: AUGUST 28, 2024 ARCOM
SEPTEMBER 11, 2024 TC

ARC-24-0015 (ZON-24-0008) 253 SEMINOLE AVE (COMBO). The applicant, Thomas Dagostino, has filed an application requesting Architectural Commission review and approval for an expanded pool deck and new awning shade structure, requiring variances related to landscape open space and lot coverage. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-0008 (ARC-24-0015) 253 SEMINOLE AVE (COMBO) – VARIANCES. The applicant, Thomas Dagostino, has filed an application requesting Town Council review and approval for two (2) variances; (1) to expand existing nonconforming lot coverage beyond maximum permitted, and (2) to decrease existing nonconforming landscape open space below minimum permitted; as part of hardscape and awning shade structure improvements. The Architectural Commission shall perform design review of the application.

Applicant: Thomas Dagastino
Landscape: Environment Design Group (Dustin Mizell)

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence: 253 Seminole Avenue" as prepared by **Environment Design Group**, submitted July 9, 2024.

The following scope of work is proposed:

- New 295 SF awning structure.
- Expansion of existing pool deck by 111 SF.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **VARIANCE 1:** Sec. 134-948(9)b.: A variance to exceed the maximum allowable lot coverage of 33.53% existing and the 30% maximum lot coverage permitted for 38.5% proposed in lieu.
- **VARIANCE 2:** Sec. 134-948(11)b.: A variance to further reduce the landscape open space of 33.9% existing and 40% minimum required for 32.09% proposed in lieu.

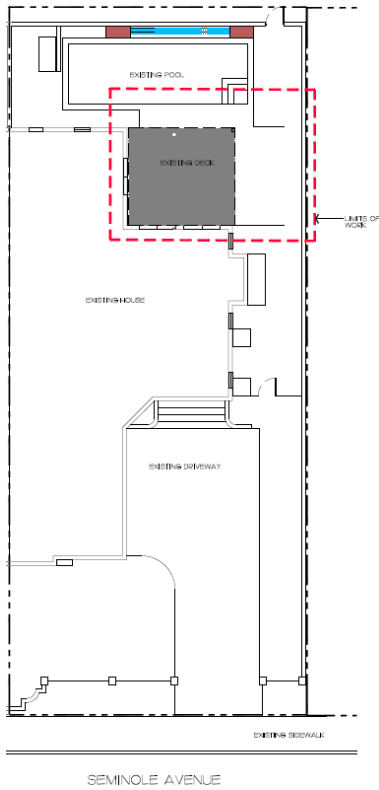
Site Data			
Zoning District	R-C	Future Land Use	Multi-Family Medium Density
Lot Size	5,949 SF	Lot Coverage	Permitted: 30% (1784.7 SF) Existing: 33.53% (1995 SF) Proposed: 38.5% (2290 SF) Variance Requested
Lot Depth	119.02'	Lot Width	50'
Overall Landscape Open Space	Required: 40% (2379.6 SF) Existing: 33.9% (2020 SF) Proposed: 32.09% (1909 SF) Variance Requested	Front Yard Landscape Open Space	Required: 35% Existing: 53.9% Proposed: 53.9%
Surrounding Properties / Zoning			
North	250 & 256 Everglade Ave Duplex / R-C		
South	256 Seminole Ave Residence / R-C		
East	249 Seminole Ave Residence / R-C		
West	255 Seminole Ave Attached Residence / R-C		

STAFF ANALYSIS

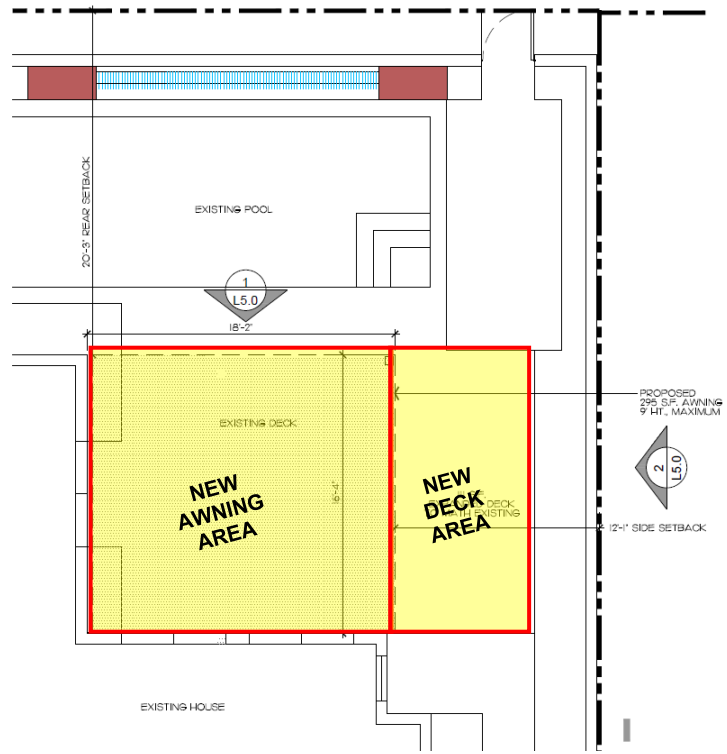
The applicant is proposing the construction of a new canopy awning structure with a related hardscape expansion at the rear of the property at the pool deck. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires two (2) variances to achieve the application as proposed.

The subject property is one-half of a duplex located on the north side of Seminole Avenue. The proposed awning addition is 295 SF and is proposed over existing decking and planter areas at the rear of the structure. The height of the awning will not exceed 9' in height. The applicant is also proposing to expand existing hardscape to the east by removing sod and installing 111 SF of acid washed white cast stone to match existing deck materials. No other landscape changes are proposed. The site is nonconforming to both lot coverage and landscape open space regulations as it exists. The proposed changes exacerbate the nonconformities and require variances from the zoning code.

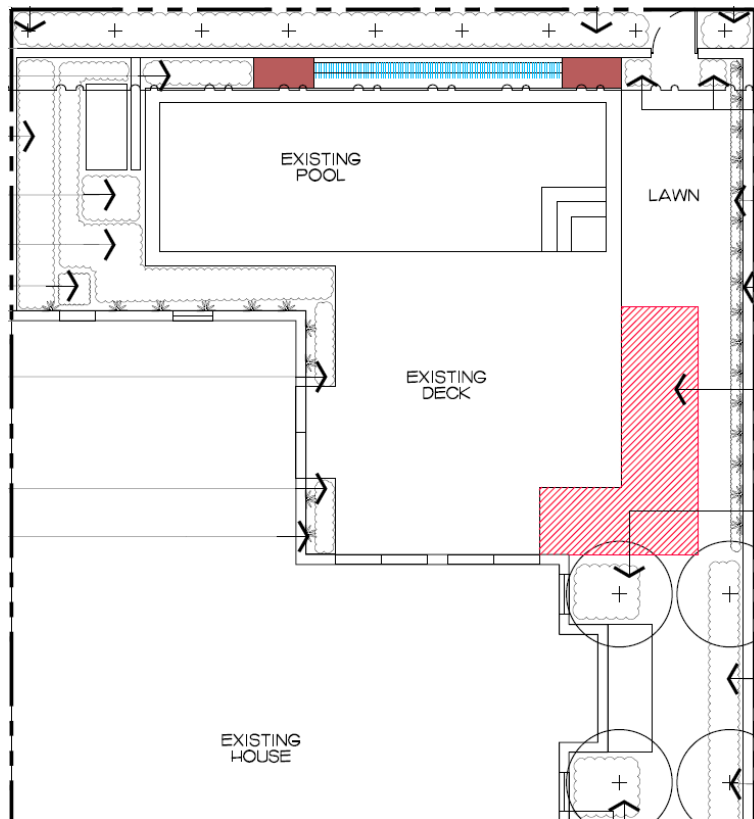




Area of Work



New Awning and Hardscape Area Enlarged



Landscape area (sod) to be removed.

Code Section	Permitted/Required	Proposed	Variance
<u>VARIANCE 1:</u> Sec. 134-948(9)b.	30% lot coverage	38.5% proposed 32.09% existing	+8.5% From Permitted +4.97% From Existing
<u>VARIANCE 2:</u> Sec. 134-948(11)b	40% Landscape Open Space	32.09% proposed 33.9% existing	-7.91% From Required -1.81% From Existing

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions, and
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion(s) to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.

WRB:JGM:BMF