



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

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

SUBJECT: ARC-24-0035 245 SEMINOLE AVE

MEETING: SEPTEMBER 25, 2024 ARCOM

ARC-24-0035 245 SEMINOLE AVE The applicant, LIFL LLC (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for a new driveway configuration with associated landscape and hardscape.

Applicant: LIFL LLC
Landscape: Nievera Williams Design

HISTORY:

Rear yard modifications have already been submitted and approved under A-24-03499 in February 2024. The applicant reconfigured the hardscape/patio, added a spa to the existing pool and added native landscaping. The current application is for modifications in the front yard only.

THE PROJECT:

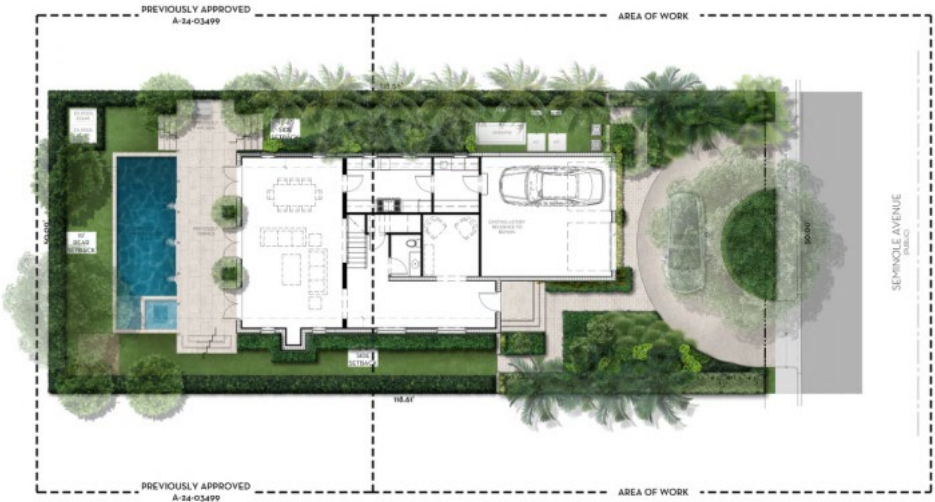
The applicant has submitted plans, entitled "Private Residence" as prepared by Nievera Williams Design, dated August 13, 2024.

The following scope of work is proposed:

- Modification and resurfacing to existing driveway.
- New front yard plantings.
- Addition of a generator and relocation of existing A/C equipment.

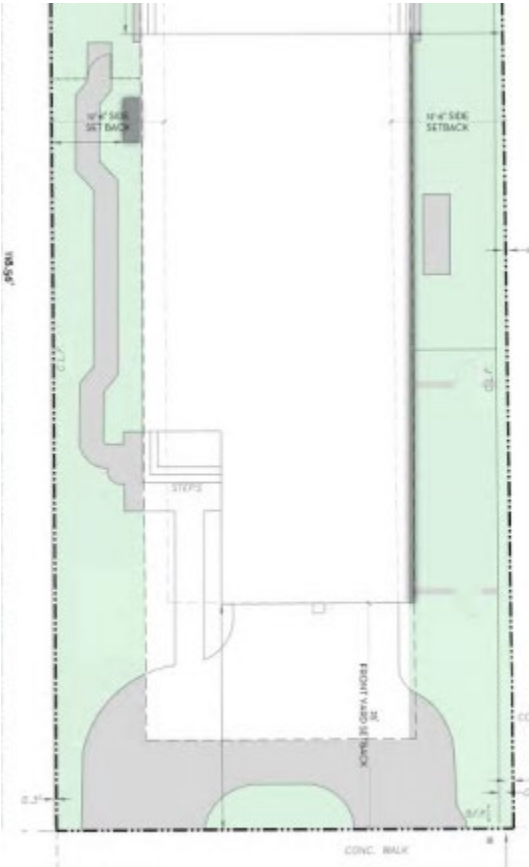
Site Data			
Zoning District	R-C	Lot Size	5,939 SF
Lot Depth	118'	Lot Width	50'
Lot Coverage	Existing: 1723 SF (29%)	Overall Landscape Open Space	Required: 45% Existing: 40% Proposed: 41.3%
Front Yard Landscape Open Space	Required: 40% Existing: 37.6% Proposed: 43.8 %	Perimeter Landscape Open Space	Required: 50% Existing: 81% Proposed: 79%
Surrounding Properties / Zoning			
North	236 Everglade Ave Residence / R-C		
South	240 Seminole Ave Residence / R-C		
East	243 Seminole Ave Residence / R-C		

West	247 Seminole Ave Residence / R-C
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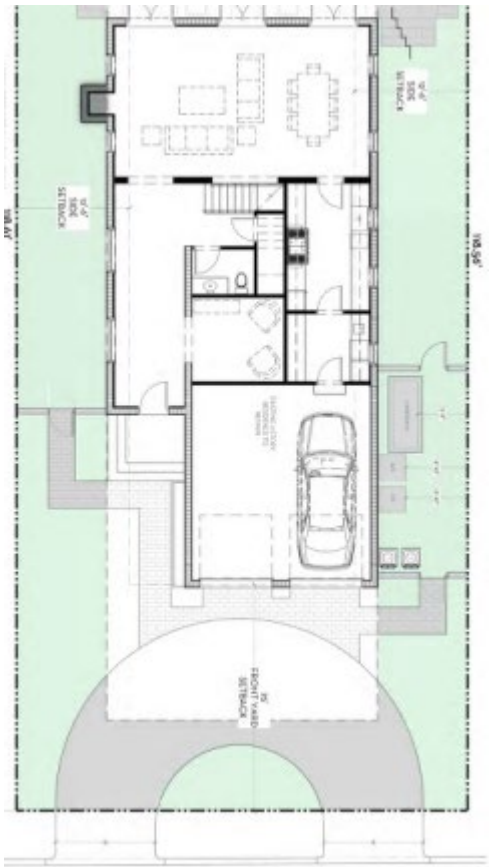


STAFF ANALYSIS

The applicant is proposing alterations to the front and side yard area of an existing single-family residence, located midblock on the north side of Seminole Ave.



EXISTING CONDITIONS



PROPOSED CONDITIONS

The existing concrete pavers will be removed to allow for a redesigned driveway featuring tabby concrete, complemented by natural limestone walkways. The front yard will maintain much of the

mature landscaping, selectively relocating plants where necessary, while incorporating several new native species.

On the west side of the property, the demolition of the pedestrian path will provide an opportunity to increase green space. A new equipment enclosure will be constructed on the eastern side for the proposed generator and the existing A/C equipment. The enclosure consists of a 6 ft site wall and screens all mechanical equipment from from the right of way.

Following a preliminary review, the proposed modifications are consistent with the Town's zoning regulations.

CONCLUSION:

Approval of the project will require one (1) separate motion to be made by the Architectural Commission:

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

WRB:JGM:SCP