



Town of Palm Beach

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

S·M

Line #	Zoning Legend			
1	Property Address:	164 SEMINOLE AVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	NEW SINGLE STORY RESIDENCE ON VACANT LOT		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 S.F. REQ.	14,100	N/C
6	Lot Depth	100'-0" MIN REQ.	116.00'	N/C
7	Lot Width	100'-0" MIN REQ.	121.77'	N/C
8	Lot Coverage (Sq Ft and %)	40% (1STORY) / 30% (2 STORY)	N/A	36.72% (VARIANCE)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	N/A	4,799.62 SQ FT
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.96 (55,836 CU FT)	N/A	3.816 (53,809 CU FT)
11	*Front Yard Setback (Ft.)	25'-0"	N/A	25'-0"
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	12'-6" (VARIANCE)
14	*Rear Yard Setback (Ft.)	10'-0"	N/A	10'-0"
15	Angle of Vision (Deg.)	100+8 = 108 DEGREES	N/A	116 DEGREES (VARIANCE)
16	Building Height (Ft.)	14'-0"	N/A	14'-0"
17	Overall Building Height (Ft.)	17'-0"	N/A	17'-0" (PARAPET HEIGHT)
18	Crown of Road (COR) (NAVD)	N/A	+10.595	N/C
19	Max. Amount of Fill Added to Site (Ft.)	9"		6"
20	Finished Floor Elev. (FFE)(NAVD)	+12.32	N/A	+12.32
21	Zero Datum for point of meas. (NAVD)	+12.32	N/A	+12.32
22	FEMA Flood Zone Designation	Flood Zone X		Flood Zone X
23	Base Flood Elevation (BFE)(NAVD)	+7	N/C	7.0 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	6,397 (45%)	N/A	4,402 (45.32%)
25	Perimeter LOS (Sq Ft and %)	3,198	N/A	6,402 (45.32%)
26	Front Yard LOS (Sq Ft and %)	1,217 (40%)	N/A	1,292 (42.44%)
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 requited by Ord. 24-2021 on
separate table

If value is not changing, enter N/C

ZONING LEGEND
SCALE: NTS

NEW RESIDENCE FOR
164 SEMINOLE AVE
PALM BEACH, FLORIDA, 33480

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC
NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP 2023-04-25
FIRST SUBMITTAL 2022-05-09

NO: -
DWG. BY: -
SHEET:

A-ZL

ARC: 22-144 / ZON: 22-103



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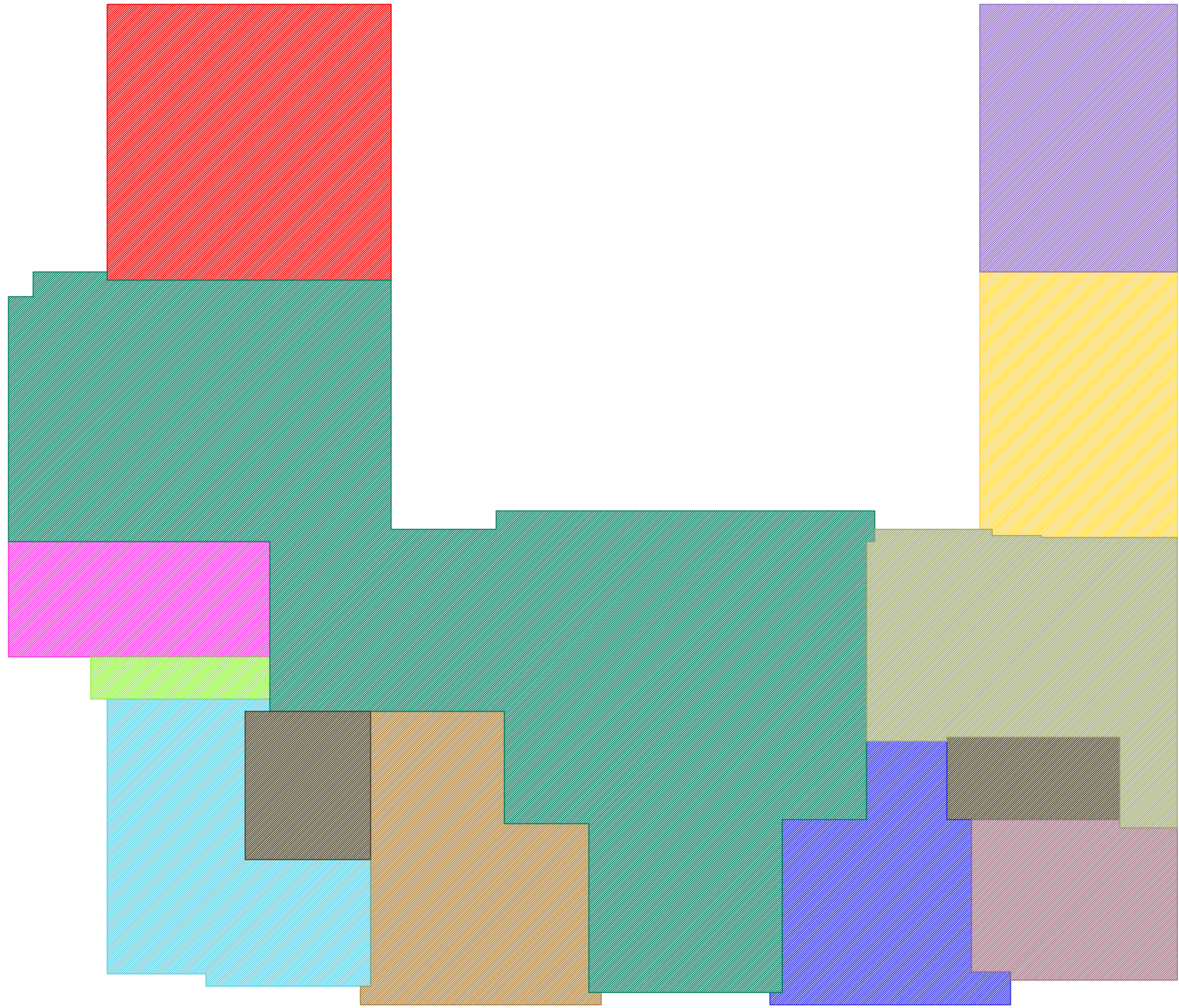
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CUBIC CONTENT RATIO CALCULATION:

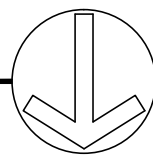
LOT AREA: 14,100 SQ.FT.
ALLOWABLE: CCR = 3.5 + (((60,000 - 14,100) / 50,000)) X 0.5] = 3.5 +0.46 = 3.96 CCR = 3.96 X 14,100 SQ.FT. = 55,836 CU. FT.
PROPOSED: 53,809 CU. FT.

2 CAR GARAGE SOUTH	(514 SQ.FT. x 7'-9" HEIGHT)	3,983.5 CU.FT.
2 CAR GARAGE NORTH	(480 SQ.FT x 7'-9" HEIGHT)	3,720.0 CU.FT.
BUTLER'S / LAUNDRY	(198 SQ.FT x 9'-0" HEIGHT)	1,782.0 CU.FT.
SERVICE STAIR	(50 SQ.FT. x VARIED HEIGHT)	176.0 CU.FT.
GUEST BEDROOM + MISC	(360 SQ.FT. x 11'-0" HEIGHT)	3,960.0 CU.FT.
LIVING / KITCHEN	(1,886 SQ.FT. x 12'-0" HEIGHT)	22,632.0 CU.FT.
OFFICE NORTH+ MISC	(281 SQ.FT. x 11'-0" HEIGHT)	3,091.0 CU.FT.
OFFICE SOUTH	(343 SQ.FT. x 11'-0" HEIGHT)	3,773.0 CU.FT.
MASTER CLOSET`	(212 SQ.FT. x 9'-0" HEIGHT)	1,908.0 CU.FT.
MASTER BEDROOM + SHOWER	(450 SQ.FT x 12'-0" HEIGHT)	5,400.0 CU.FT.
MECHANICAL ROOM NE	(122 SQ.FT x 7'-0" HEIGHT)	854.0 CU.FT.
MECHANICAL ROOM NW + MBATH	(94 SQ.FT x 16'-0" HEIGHT)	1,504.0 CU.FT.
LOGGIA	(349.3 SQ.FT x 11'-0" HEIGHT)	3,817.0 CU.FT.

TOTAL PROPOSED: 56,600.5 CU.FT.
TOTAL PROPOSED - LOGGIA CREDIT (2,791.1CU.FT): 53,809.4 CU.FT.
53,809 CU.FT. / 14,100 SQ.FT. = 3.816 CCR

CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =

CUBIC CONTENT RATIO
SCALE: NTS



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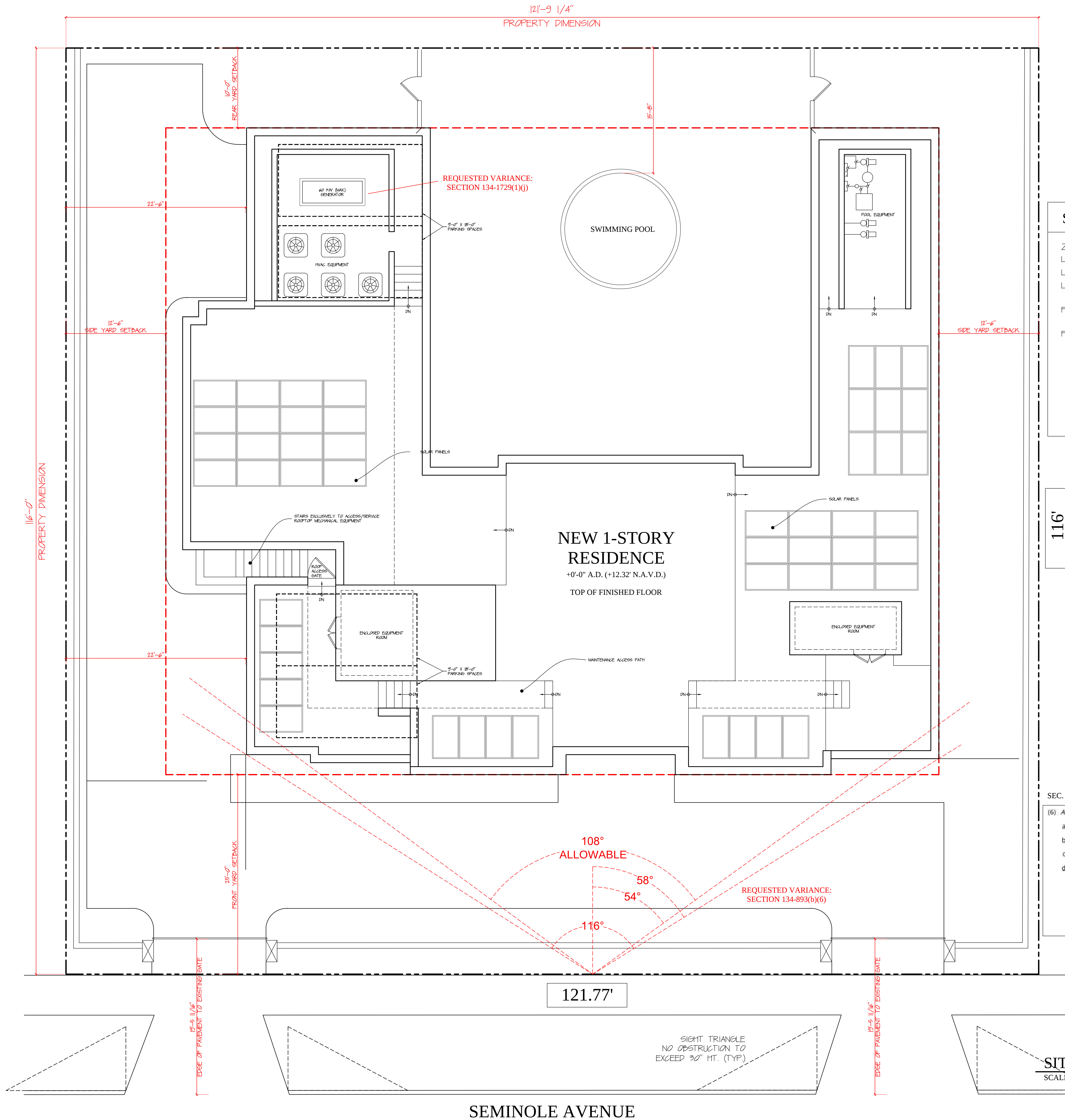
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SHEET:

A-SITE



SITE DATA	
ZONING DISTRICT:	TOWN OF PALM BEACH (R-B)
LOT AREA	14,125 SQ. FT.
LOT COVERAGE ALLOWED:	5,650 SQ. FT. = 40%
LOT COVERAGE BY BUILDING PROPOSED:	5,186 SQ. FT. = 36.72%
FLOOR AREA CONDITIONED:	
TOTAL CONDITIONED AREA	3,814 SQ. FT.
FLOOR AREA NON-CONDITIONED:	
SOUTH 2-CAR GARAGE:	514 SQ. FT.
NORTH 2-CAR GARAGE:	475 SQ. FT.
COVERED ENTRY:	95 SQ. FT.
COVERED LOGGIA:	348 SQ. FT.
TOTAL NON-CONDITIONED AREA:	1,372 SQ. FT.

SEC. 134-893 - LOT, YARD AND AREA REQUIREMENTS - GENERALLY.

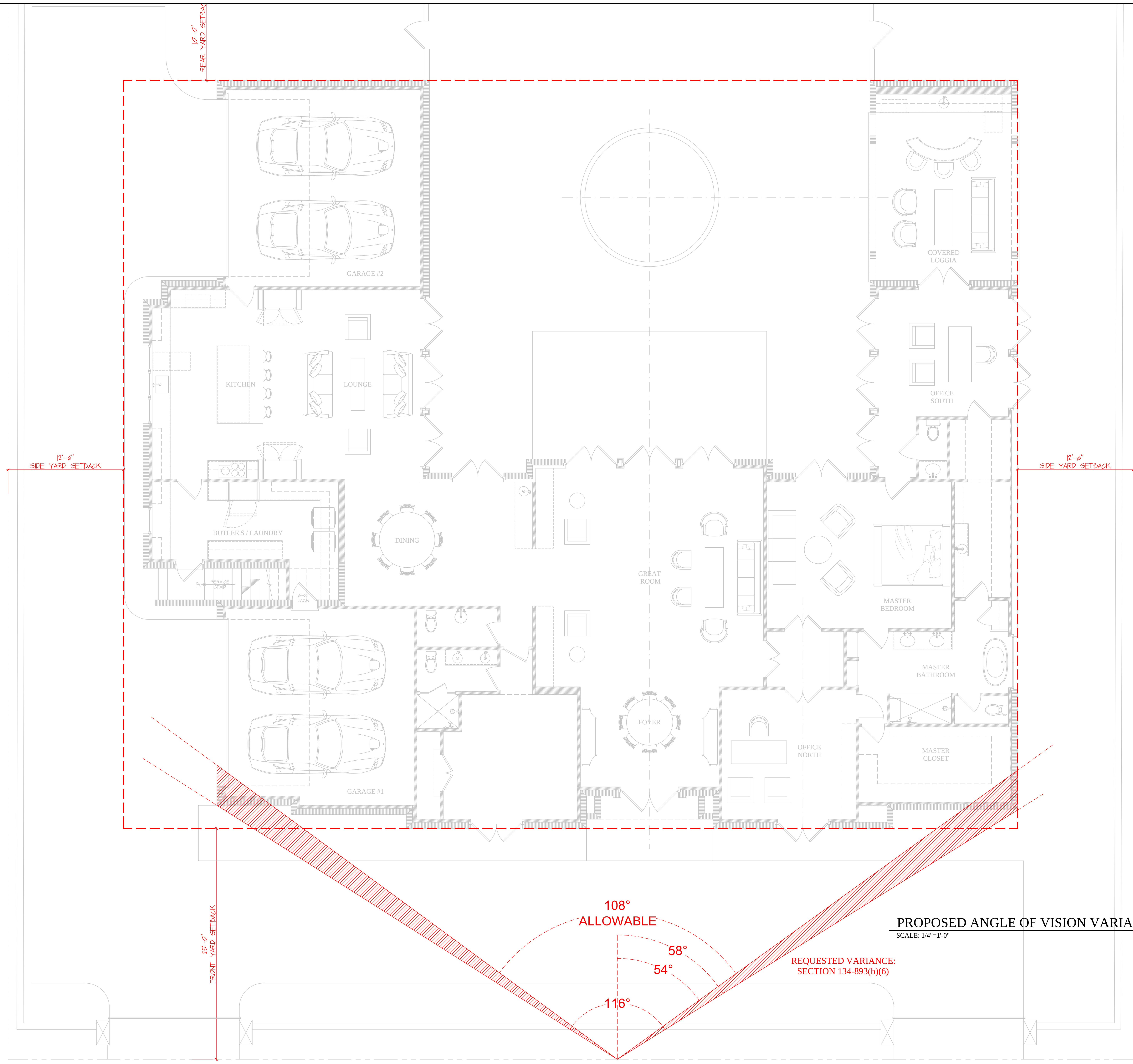
(6) Angle of vision.

a. The building angle of vision (front setback) for one-story buildings is 100 degrees.

b. The building angle of vision (front setback) for two-story buildings is 100 degrees.

c. Building angle of vision is not applicable to lots fronting on cul-de-sacs.

d. No portion of any individual building shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 40 feet in the R-B district.



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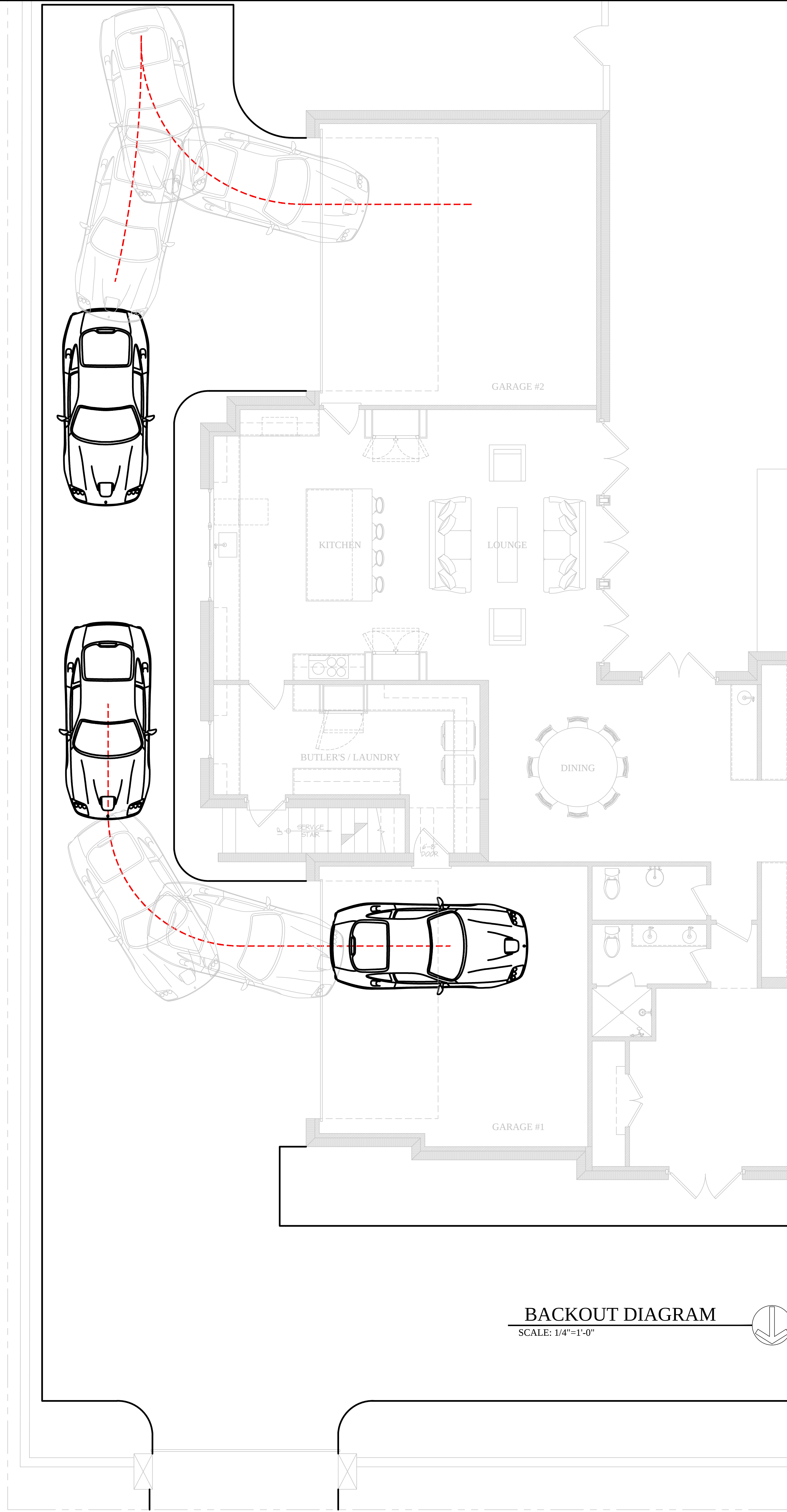
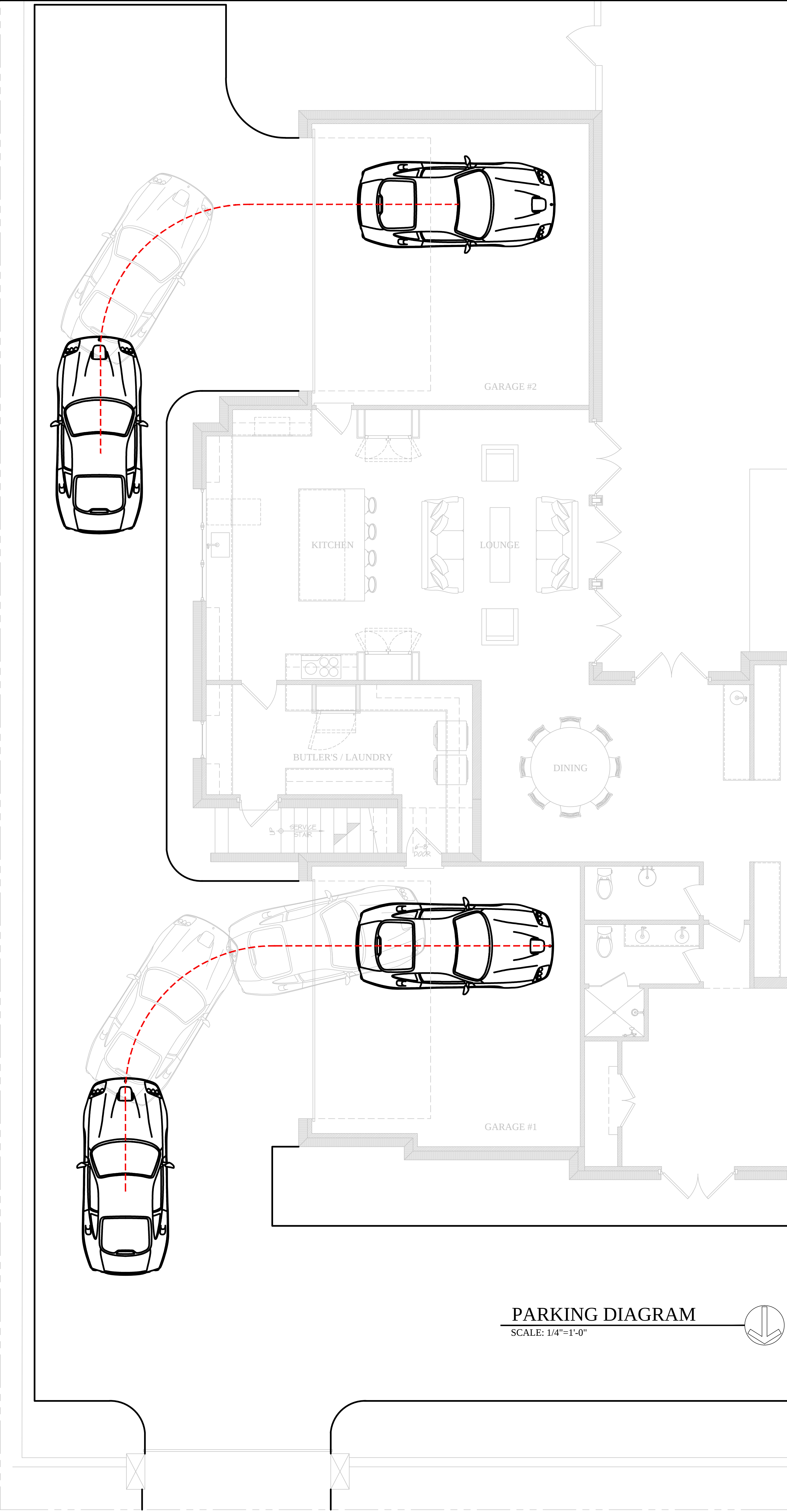
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A-SZ1

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NEW RESIDENCE FOR
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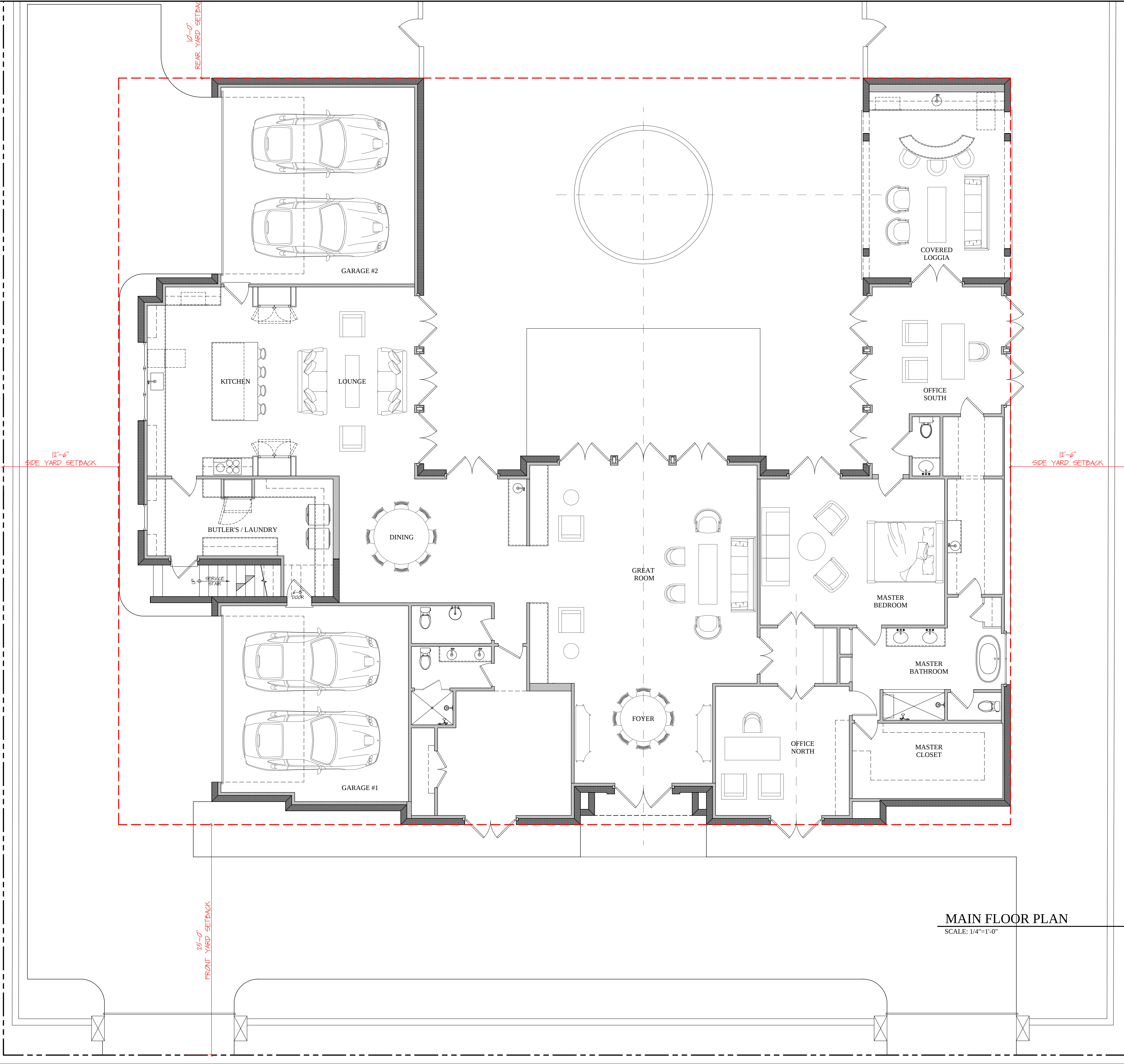
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MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

S.M

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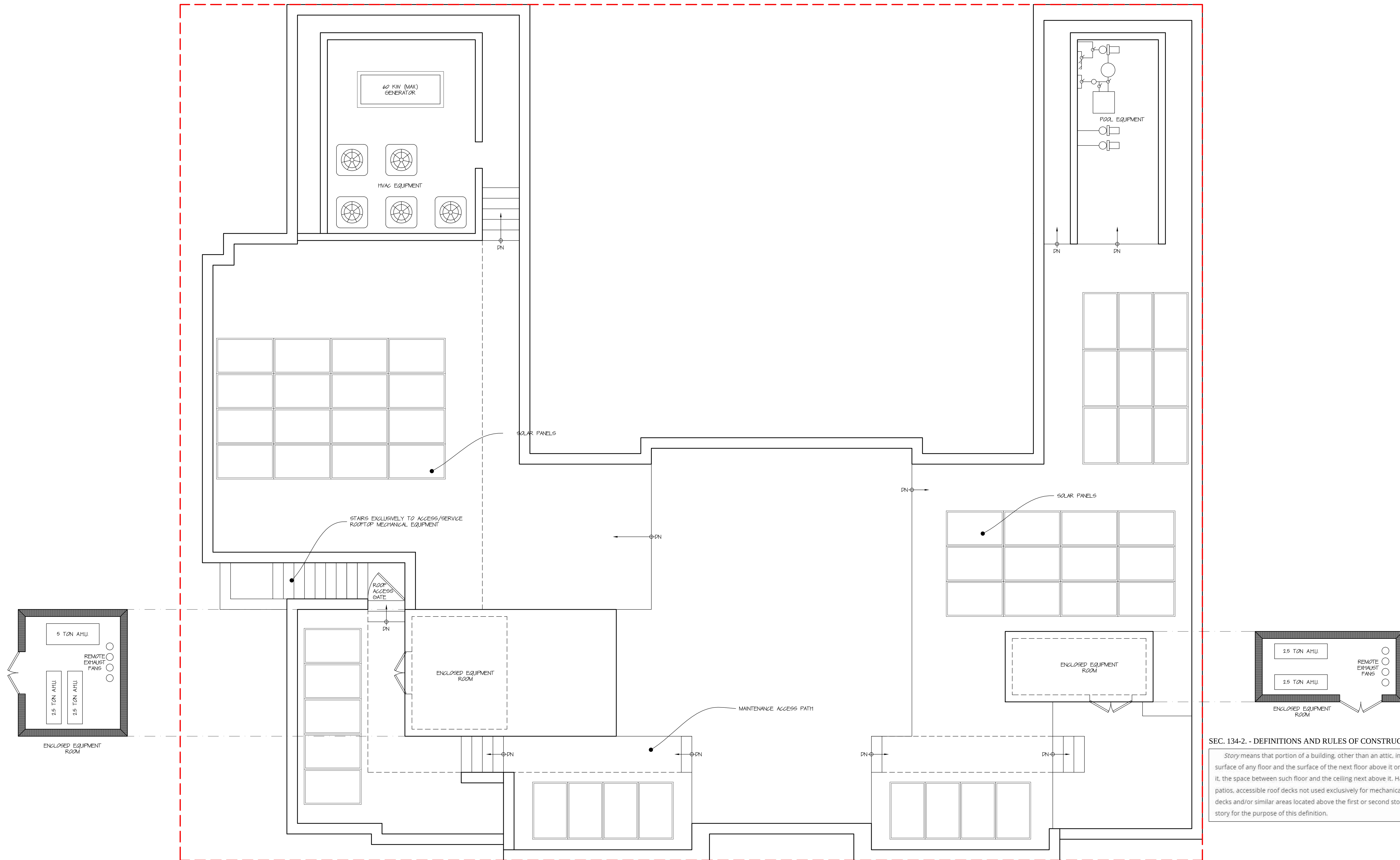
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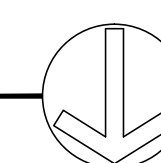


SEC. 134-2. - DEFINITIONS AND RULES OF CONSTRUCTION.

Story means that portion of a building, other than an attic, included between the surface of any floor and the surface of the next floor above it or, if there is no floor above it, the space between such floor and the ceiling next above it. Habitable space, open patios, accessible roof decks not used exclusively for mechanical equipment, observation decks and/or similar areas located above the first or second story shall be considered a story for the purpose of this definition.

ROOF PLAN

SCALE: 1/4"=1'-0"





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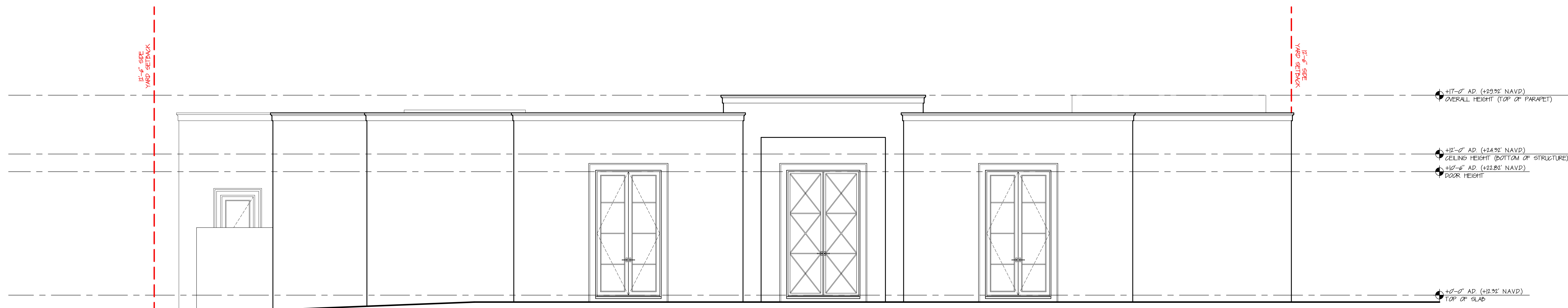
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DWG. BY: -
SHEET:
EL-1



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION

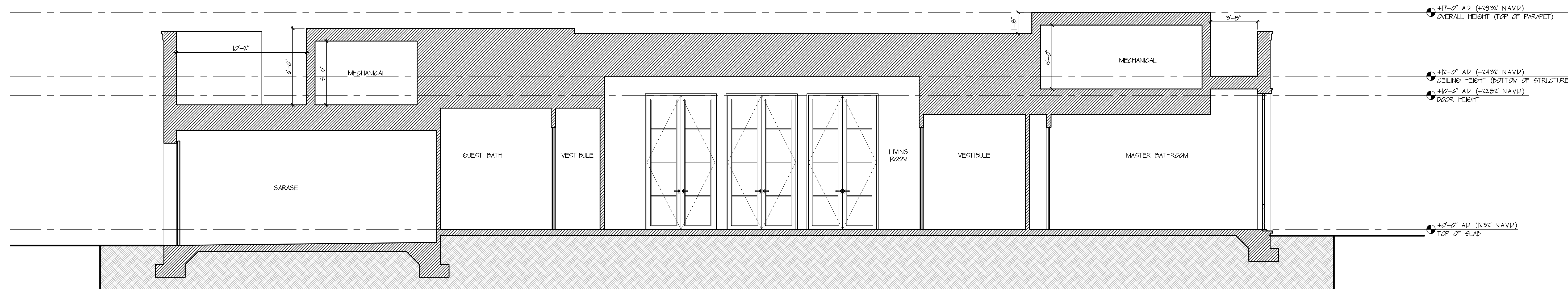
SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

STAIRS EXCLUSIVELY TO ACCESS/SERVICE
ROOFTOP MECHANICAL EQUIPMENT



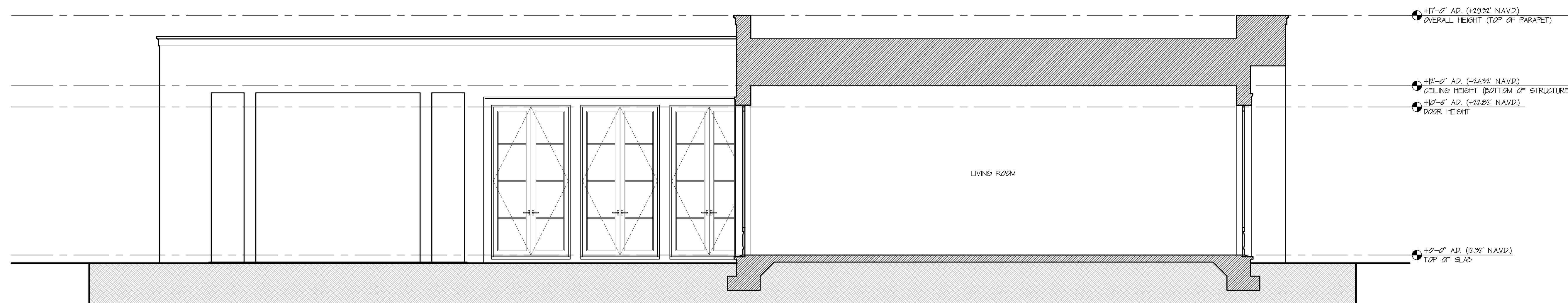
BUILDING/ MECHANICAL ROOMS SECTION

SCALE: 1/4"=1'-0"



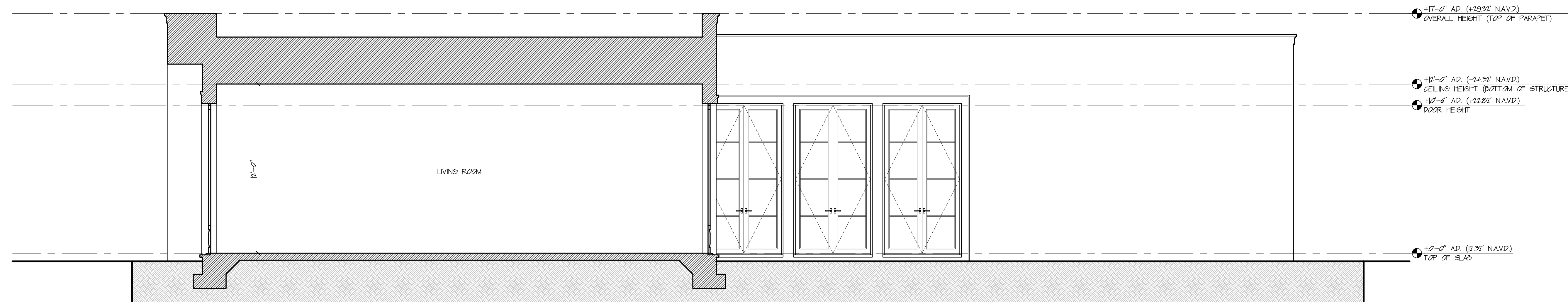
GARAGE / LOGGIA SECTION

SCALE: 1/4"=1'-0"



LIVING ROOM SECTION

SCALE: 1/4"=1'-0"



LIVING ROOM SECTION

SCALE: 1/4"=1'-0"