



Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	176 SEMINOLE AVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	2ND STORY ADDITION TO EXISTING GARAGE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 S.F. REQ.	10,197	N/C
6	Lot Depth	100'-0" MIN REQ.	116.00'	N/C
7	Lot Width	100'-0" MIN REQ.	89.00	N/C
8	Lot Coverage (Sq Ft and %)	30% (2 STORY)	30'-3"	24.16%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structures, etc)	N/A	3,708 SF	4,186 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.00 (40,800 CF)	4.05 (41,321 CF)	4.41 (44,956 CF)
11	*Front Yard Setback (Ft.)	30'-0"	30'-3"	N/C
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	N/A
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	17'-6"	N/C
14	*Rear Yard Setback (Ft.)	10'-0" (1ST) / 15'-0" (2ND)	14'-0" (EX. 1ST)	14'-0" (2ND) VARIANCE
15	Angle of Vision (Deg.)	100 Degrees	100 Degrees	N/C
16	Building Height (Ft.)	22'-0"	19'-10"	N/C
17	Overall Building Height (Ft.)	30'-0"	29'-0"	N/C
18	Crown of Road (COR) (NAVD)	8.86' NAVD	8.86' NAVD	8.86' NAVD
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/C	N/C
20	Finished Floor Elev. (FFE)(NAVD)	9.00 NAVD	9.00 NAVD	N/C
21	Zero Datum for point of meas. (NAVD)	9.00 NAVD	9.00 NAVD	9.00 NAVD
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 %)	4,585 (45%)	3,647 (35.8%)	3,847 (37.8%)
25	Perimeter LOS (Sq Ft and %)	2,292 (50%)	1,016 (45.1%)	N/C
26	Front Yard LOS (Sq Ft and %)	902 (40%)	2,242 (61%)	2,292 (62.3%)
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

PREVIOUSLY PROPOSED

ZONING LEGEND
SCALE: NTS

NEW ADDITION
176 SEMINOLE AVENUE
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 2023-12-27
FIRST SUBMITTAL 2023-01-05

NO: -
DWG. BY: -
SHEET:
A-ZL

ARC-23-032 / ZON: 23-041



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
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Line #	Zoning Legend			
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12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	N/A
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14	*Rear Yard Setback (Ft.)	10'-0" (1ST) / 15'-0" (2ND)	14'-0" (EX. 1ST)	14'-0" (2ND) VARIANCE
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19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/C	N/C
20	Finished Floor Elev. (FFE)(NAVD)	9.00 NAVD	9.00 NAVD	N/C
21	Zero Datum for point of meas. (NAVD)	9.00 NAVD	9.00 NAVD	9.00 NAVD
22	FEMA Flood Zone Designation	Flood Zone X		Flood Zone X
23	Base Flood Elevation (BFE)(NAVD)	+7	N/C	7.0 NAVD
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* 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

S.M

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PALM BEACH, FLORIDA 33480
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DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP 2023-12-27
FIRST SUBMITTAL 2023-01-05
DEFERRAL SUB. 2023-06-05

NO: -
DWG. BY: -
SHEET:
A-ZL

ARC-23-032 / ZON: 23-041



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

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

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JONATHAN C. MOORE
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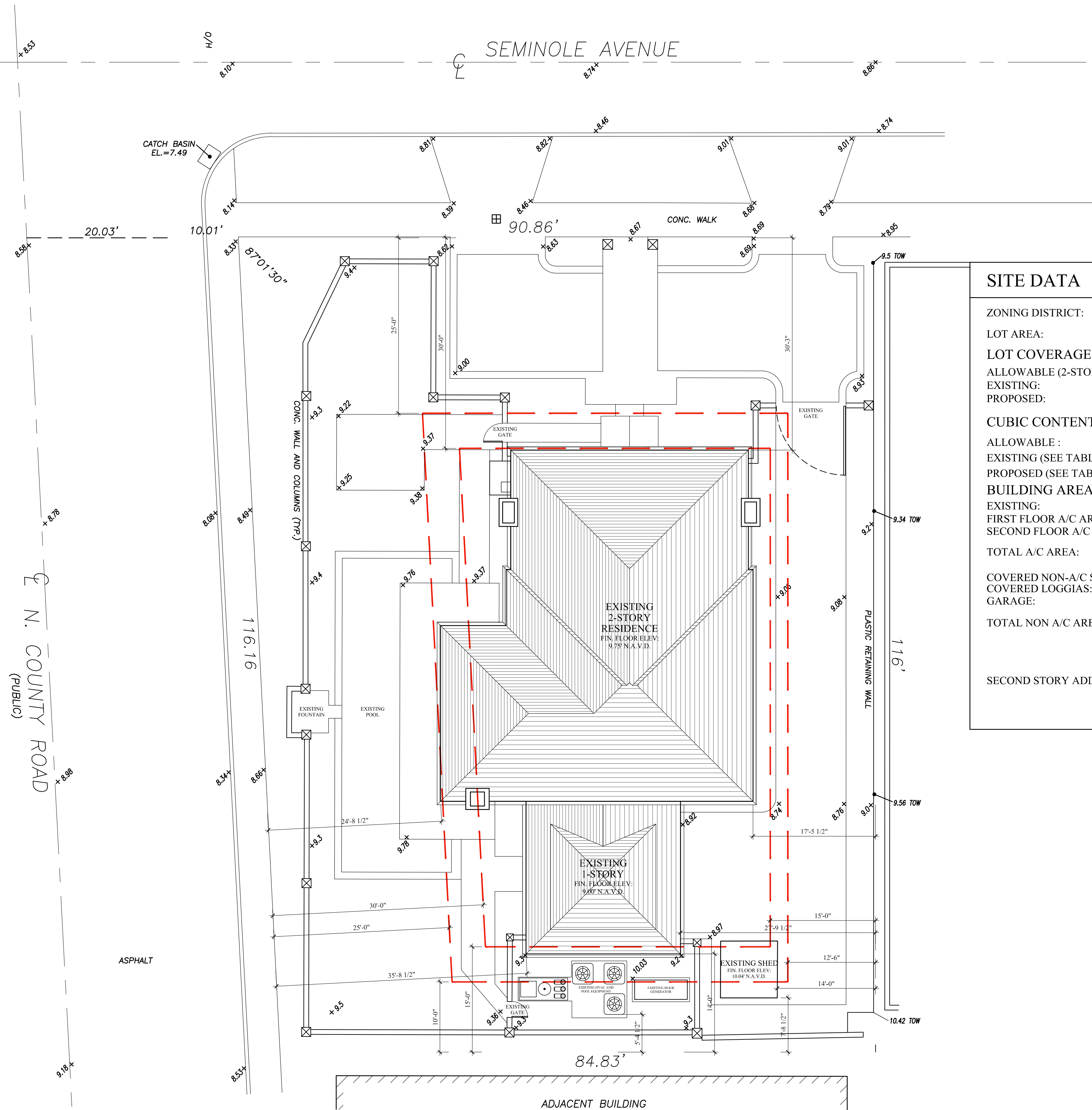
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL 2022-12-27
FIRST SUBMITTAL 2023-01-05

NO:
DWG. BY: DK
SHEET:

A-001

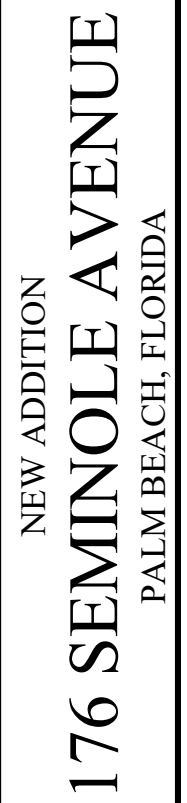


SITE DATA	
ZONING DISTRICT:	R-B
LOT AREA:	10,197 SQ. FT.
LOT COVERAGE BY BUILDING:	
ALLOWABLE (2-STORY):	3,059 SQ. FT. = 30.0%
EXISTING:	2,530 SQ. FT. = 24.81%
PROPOSED:	2,464 SQ. FT. = 24.16%
CUBIC CONTENT RATIO (SEE DIAGRAMS):	
ALLOWABLE :	4.00 40,800 CF
EXISTING (SEE TABLE):	4.05 41,321 CF
PROPOSED (SEE TABLE):	4.41 44,956 CF
BUILDING AREAS:	
EXISTING:	
FIRST FLOOR A/C AREA:	1,737 SQ. FT.
SECOND FLOOR A/C AREA:	1,737 SQ. FT.
TOTAL A/C AREA:	3,474 SQ. FT.
COVERED NON-A/C SPACE:	
COVERED LOGGIAS:	234 SQ. FT.
GARAGE:	478 SQ. FT.
TOTAL NON A/C AREA:	712 SQ. FT.
SECOND STORY ADDITION ABOVE GARAGE:	478 SQ. FT.

EXISTING SITE PLAN

SCALE: 1/8"=1'-0"

ARC:23-032 / ZON: 23-041



SMITH AND MOORE ARCHITECTS, INC.
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FLORIDA AAC

NO. 001285

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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

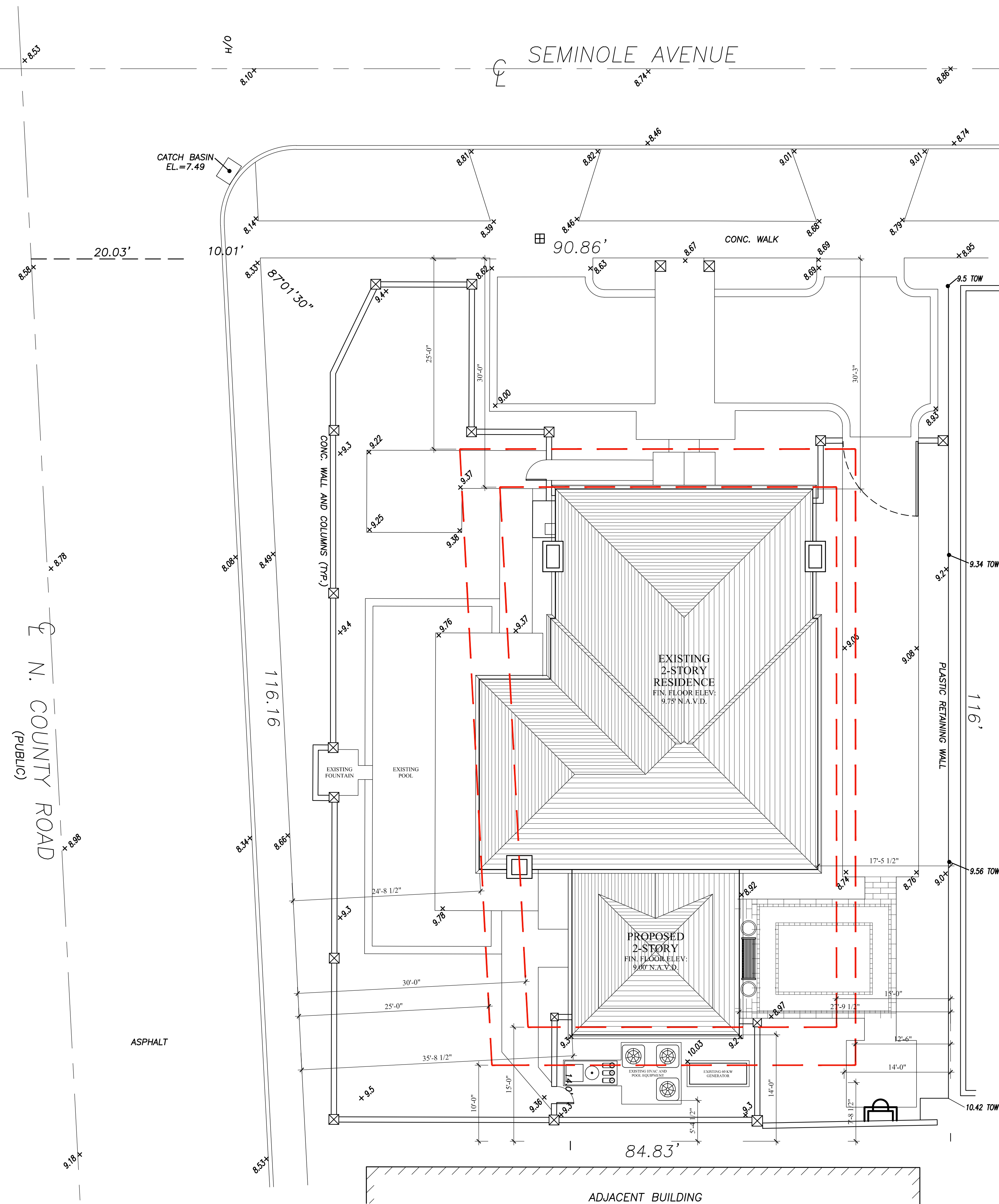
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL	2022-12-27
FIRST SUBMITTAL	2023-01-05

NO:
DWG. BY: DK
SHEET:

A-002



PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

PREVIOUSLY PROPOSED

SITE DATA

ZONING DISTRICT:		R-B
LOT AREA:	10,197 SQ. FT.	
LOT COVERAGE BY BUILDING:		
ALLOWABLE (2-STORY):	3,059 SQ. FT.	= 30.0%
EXISTING:	2,530 SQ. FT.	= 24.81%
PROPOSED:	2,464 SQ. FT.	= 24.16%
CUBIC CONTENT RATIO (SEE DIAGRAMS):		
ALLOWABLE :	4.00	40,800 CF
EXISTING (SEE TABLE):	4.05	41,321 CF
PROPOSED (SEE TABLE):	4.41	44,956 CF
BUILDING AREAS:		
EXISTING:		
FIRST FLOOR A/C AREA:	1,737 SQ. FT.	
SECOND FLOOR A/C AREA:	1,737 SQ. FT.	
TOTAL A/C AREA:	3,474 SQ. FT.	
COVERED NON-A/C SPACE:		
COVERED LOGGIAS:	234 SQ. FT.	
GARAGE:	478 SQ. FT.	
TOTAL NON A/C AREA:	712 SQ. FT.	
SECOND STORY ADDITION ABOVE GARAGE:	478 SQ. FT.	

ARC:23-032 / ZON: 23-041



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

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FLORIDA AAC

NO. 001285

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REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
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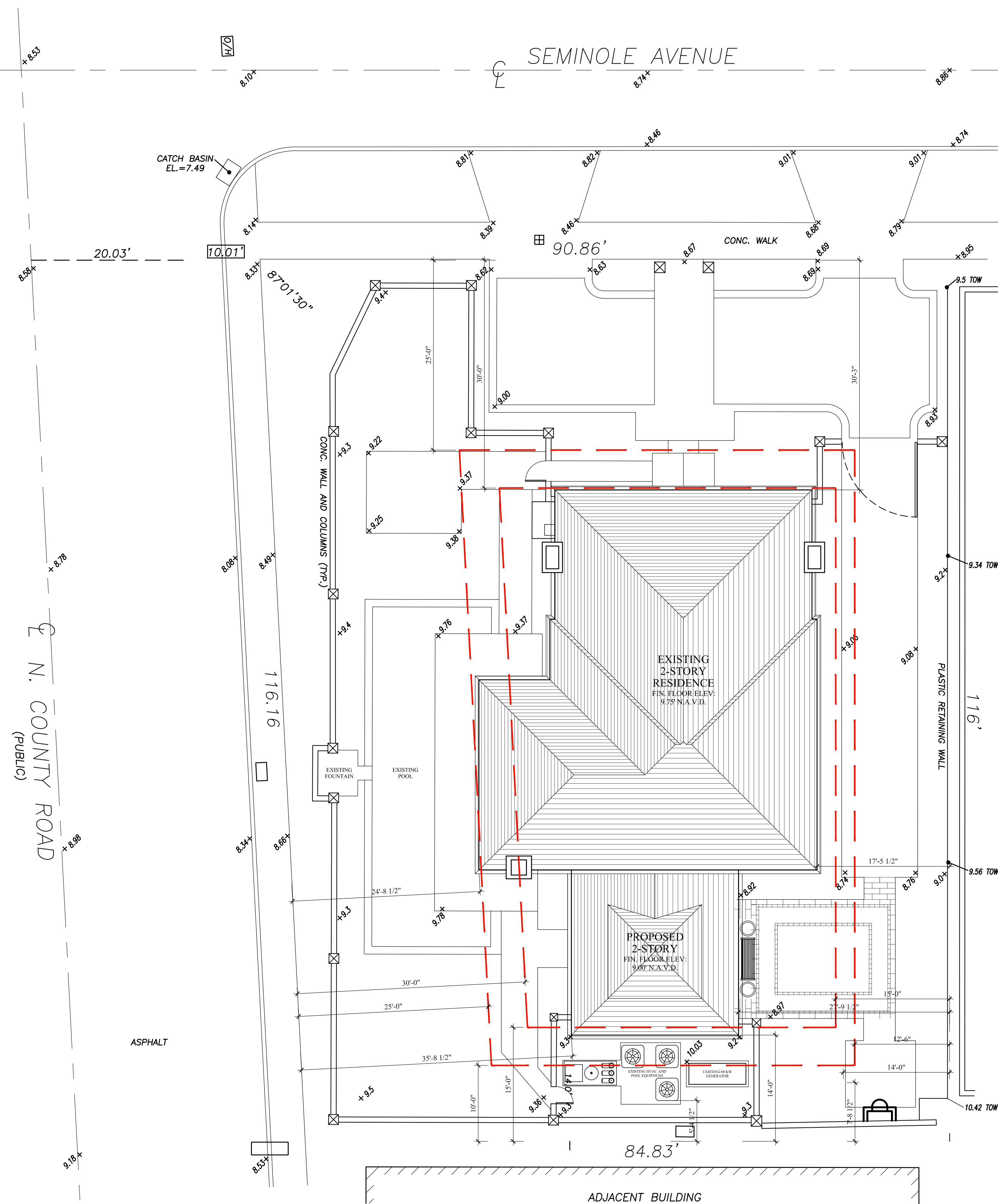
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL	2022-12-27
FIRST SUBMITTAL	2023-01-05

NO:
DWG. BY: DK
SHEET:

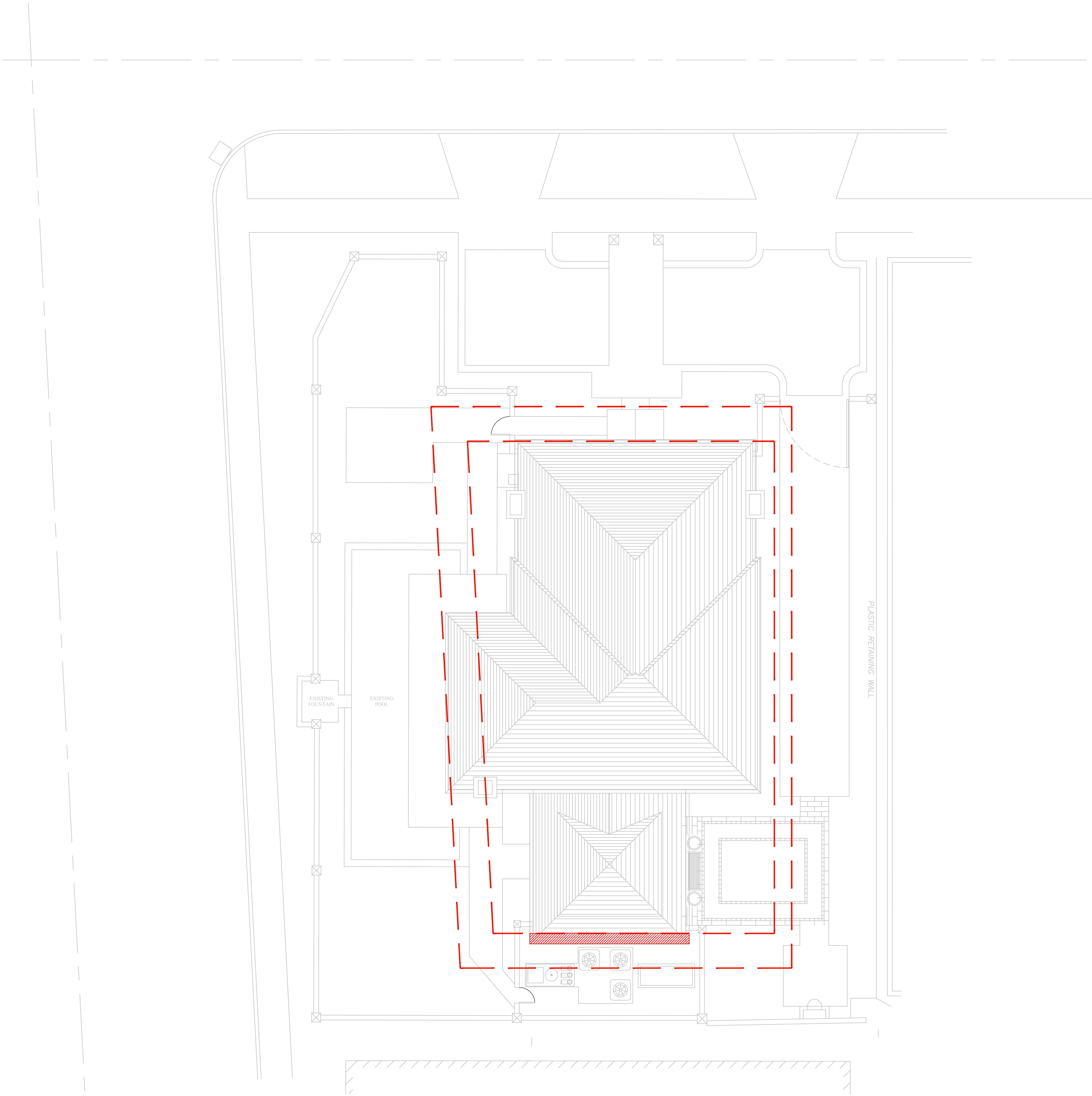
A-002



 CURRENTLY PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

SITE DATA		
ZONING DISTRICT:	R-B	
LOT AREA:	10,197 SQ. FT.	
LOT COVERAGE BY BUILDING:		
ALLOWABLE (2-STORY):	3,059 SQ. FT.	= 30.0%
EXISTING:	2,530 SQ. FT.	= 24.81%
PROPOSED:	2,464 SQ. FT.	= 24.16%
CUBIC CONTENT RATIO (SEE DIAGRAMS):		
ALLOWABLE :	4.00	40,800 CF
EXISTING (SEE TABLE):	4.05	41,321 CF
PROPOSED (SEE TABLE):	4.38	44,730 CF
BUILDING AREAS:		
EXISTING:		
FIRST FLOOR A/C AREA:	1,737 SQ. FT.	
SECOND FLOOR A/C AREA:	1,737 SQ. FT.	
TOTAL A/C AREA:	3,474 SQ. FT.	
COVERED NON-A/C SPACE:		
COVERED LOGGIAS:	234 SQ. FT.	
GARAGE:	478 SQ. FT.	
TOTAL NON A/C AREA:	712 SQ. FT.	
SECOND STORY ADDITION ABOVE GARAGE:	478 SQ. FT.	



VARIANCE DIAGRAM

SCALE: 1/8"=1'-0"



NEW ADDITION
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PRE-APP SUBMITTAL 2023-12-27
FIRST SUBMITTAL 2023-01-05

NO:
DWG. BY: DK
SHEET:

A-003

ARC:23-032 / ZON: 23-041



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

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

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PRE-APP SUBMITTAL 2022-12-27
FIRST SUBMITTAL 2023-01-05

NO:
DWG. BY: DK
SHEET:

A-004

ARC:23-032 / ZON: 23-041





NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
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PRE-APP SUBMITTAL 2022-12-27
FIRST SUBMITTAL 2023-01-05

NO:
DWG. BY: DK
SHEET:

A-004

ARC:23-032 / ZON: 23-041



VARIANCE DIAGRAM

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



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

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FLORIDA AAC

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JONATHAN C. MOORE
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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

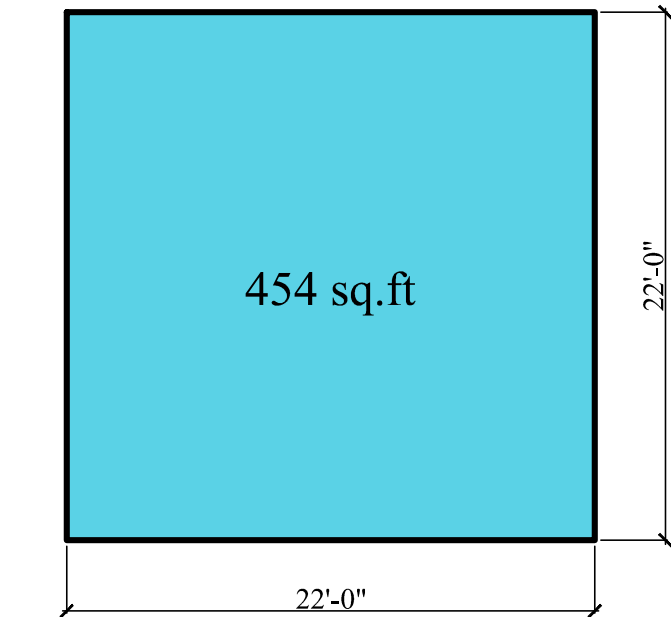
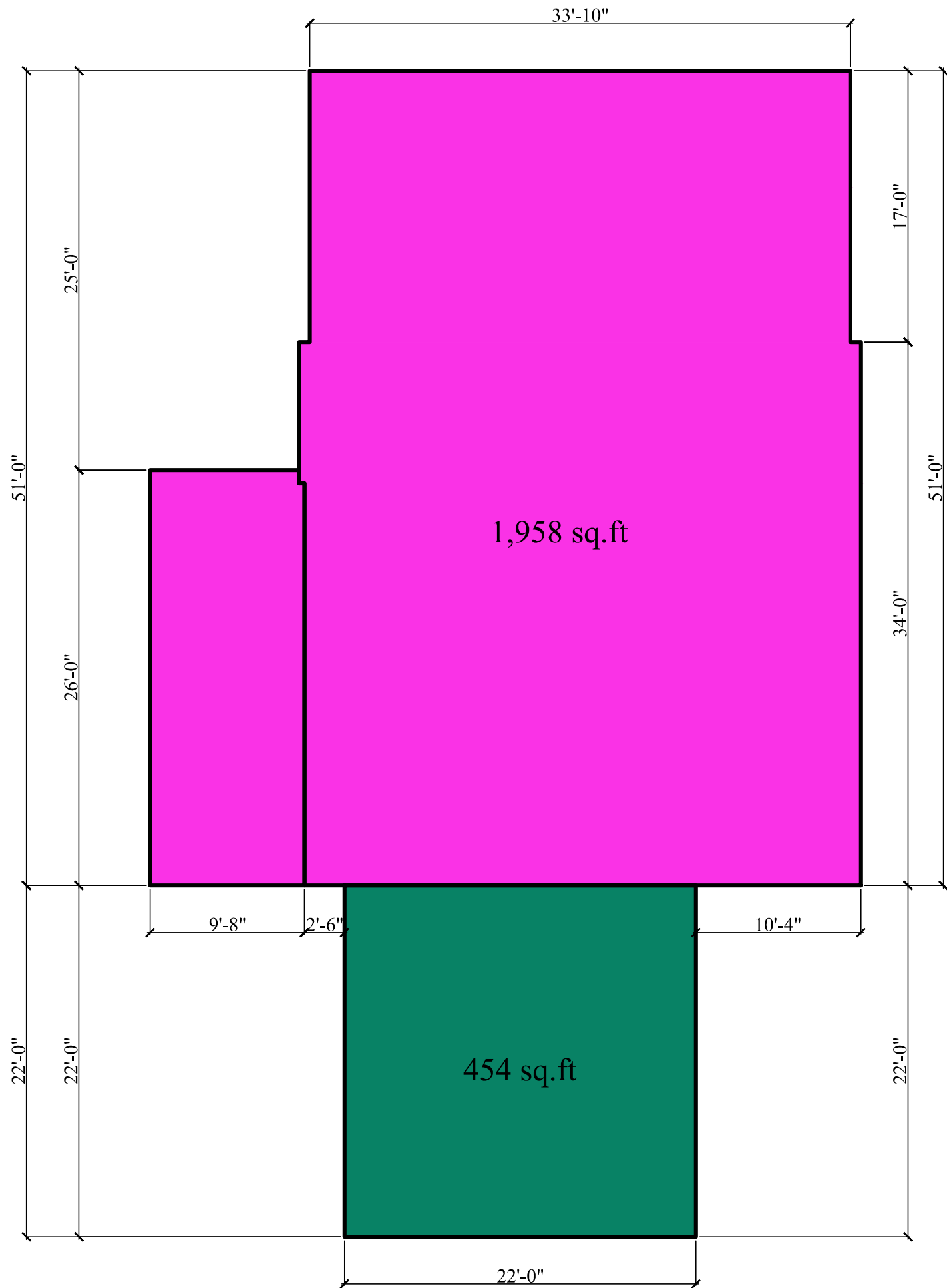
DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL 2022-12-27
FIRST SUBMITTAL 2023-01-05

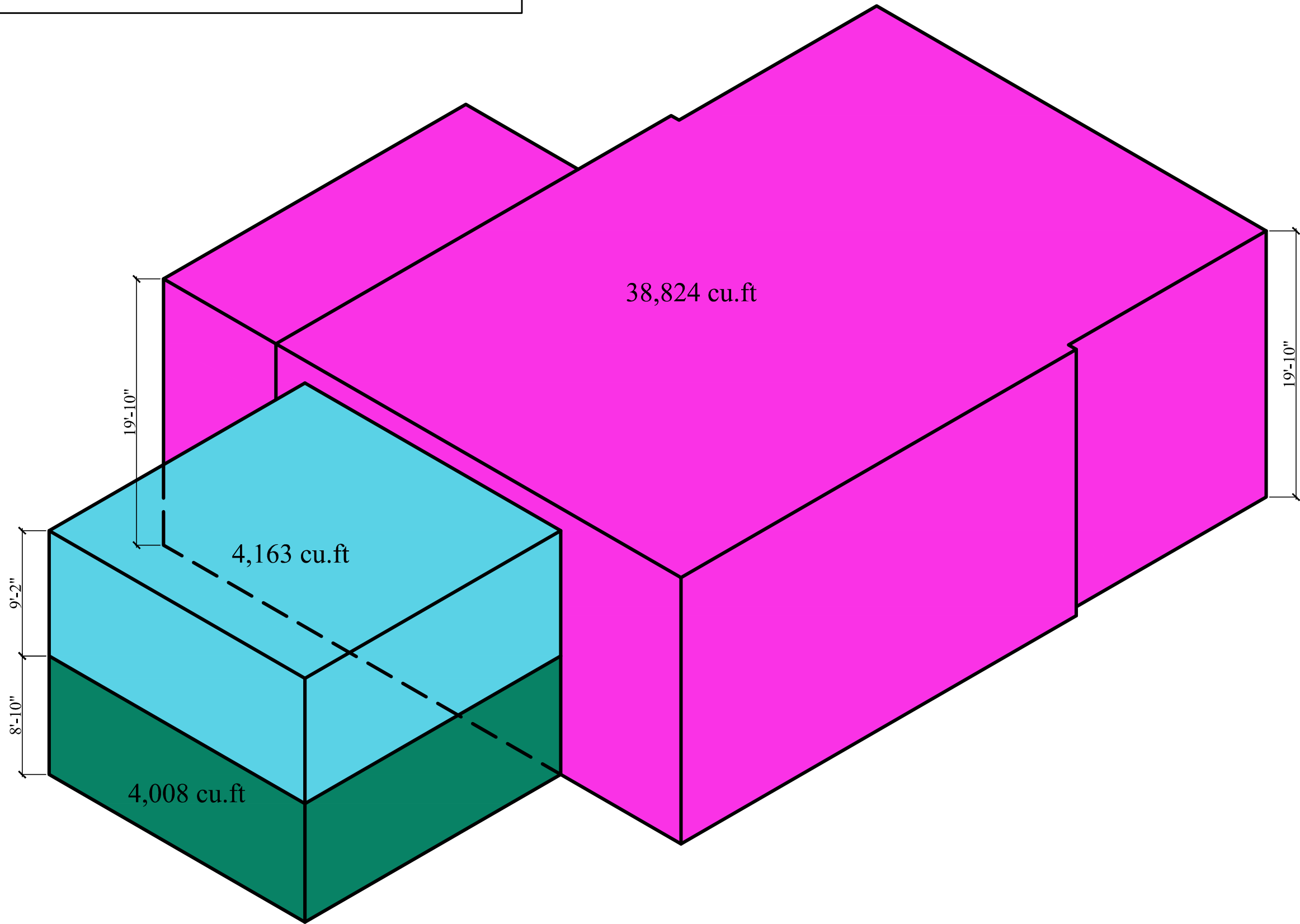
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DWG. BY: DK
SHEET:

A-005

ARC:23-032 / ZON: 23-041



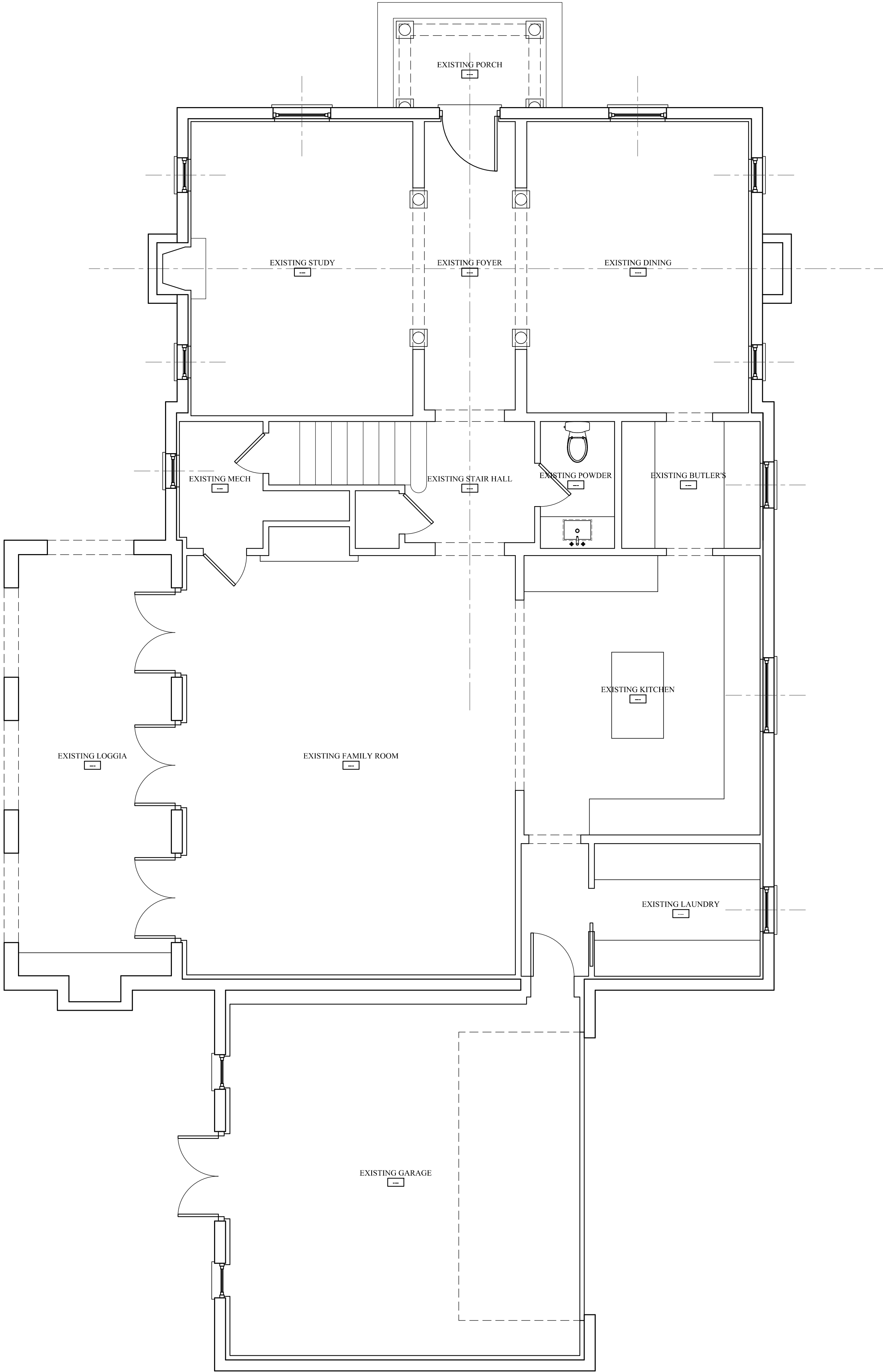
LOT AREA: ALLOWABLE: CCR = 4.0 = 4.0 X 10,197 SQ.FT. = 40,800 C.F. EXISTING:		10,197 SQ.FT. 40,800 CU. FT. 41,321 CU. FT.
EXISTING TWO-STORY MASS	(1,958 SQ.FT. x 19'-10" HEIGHT)	38,824 CU.FT.
1- STORY GARAGE	(454 SQ.FT x 8'-10" HEIGHT)	4,008.0 CU.FT.
EXISTING SHED	(66 SQ.FT x 8'-0" HEIGHT)	528.0 CU.FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		TOTAL EXISTING: 43,360 CU.FT. TOTAL EXISTING - LOGGIA CREDIT (2,039CU.FT): 41,321 CU.FT. 41,321 CU.FT. / 10,197 SQ.FT. = 4.05 CCR
PROPOSED CUBIC CONTENT RATIO CALCULATION:		
LOT AREA: ALLOWABLE: CCR = 4.0 = 4.0 X 10,197 SQ.FT. = 40,800 C.F. PROPOSED: CCR=4.41		10,197 SQ.FT. 40,800 CU. FT. 44,956 CU. FT.
EXISTING TWO-STORY MASS	(1,958 SQ.FT. x 19'-10" HEIGHT)	38,824 CU.FT.
1- STORY GARAGE	(454 SQ.FT x 8'-10" HEIGHT)	4,008.0 CU.FT.
SECOND STORY ADDITION	(454 SQ.FT x 9'-2" HEIGHT)	4,163.0 CU.FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT / LOT AREA) =		TOTAL EXISTING: 46,995 CU.FT. TOTAL EXISTING - LOGGIA CREDIT (2,039CU.FT): 40,793 CU.FT. 44,956 CU.FT. / 10,197 SQ.FT. = 4.41 CCR

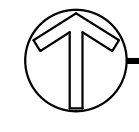


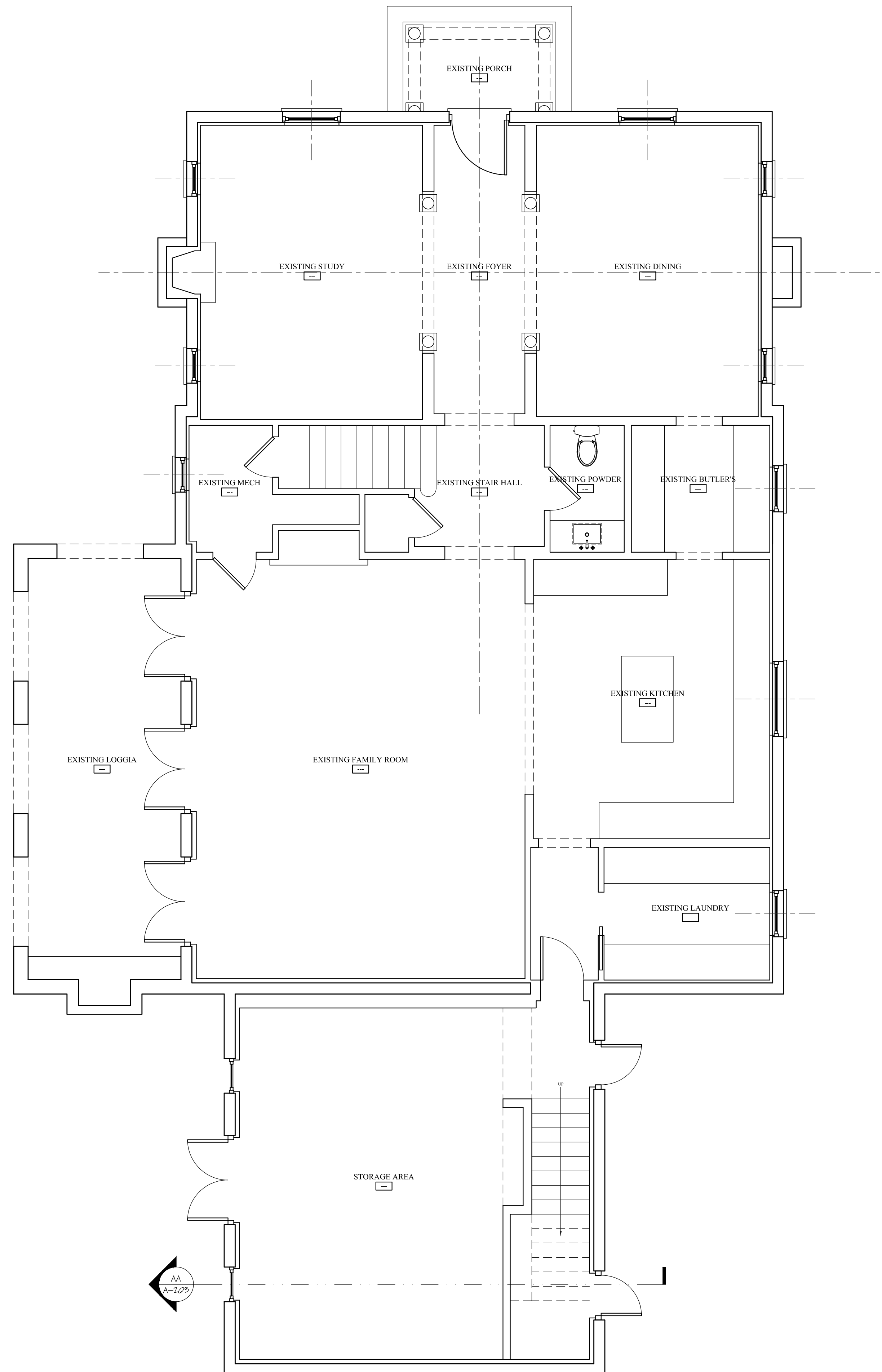
CUBIC CONTENT DIAGRAM

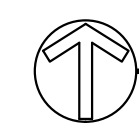
SCALE: 1/8"=1'-0"

PREVIOUSLY PROPOSED



 **EXISTING FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"



 **PROPOSED FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

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

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FLORIDA AAC

NO. 001285

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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRE-APP SUBMITTAL	2022-12-27
FIRST SUBMITTAL	2023-01-05

NO:
DWG. BY: DK
SHEET:

A-100

ARC:23-032 / ZON: 23-041



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

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

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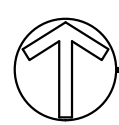
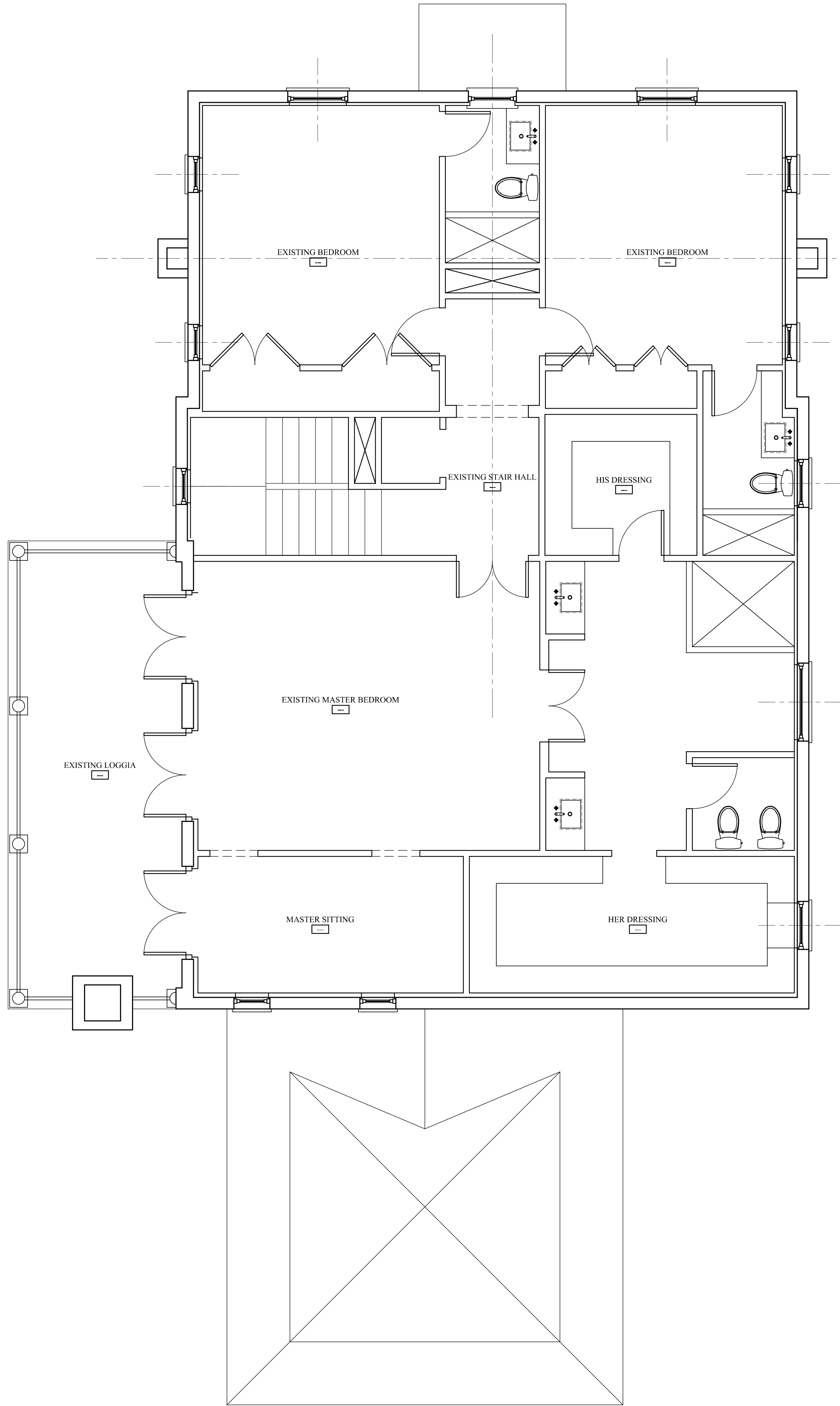
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PRE-APP SUBMITTAL 2022-12-27
FIRST SUBMITTAL 2023-01-05

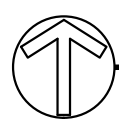
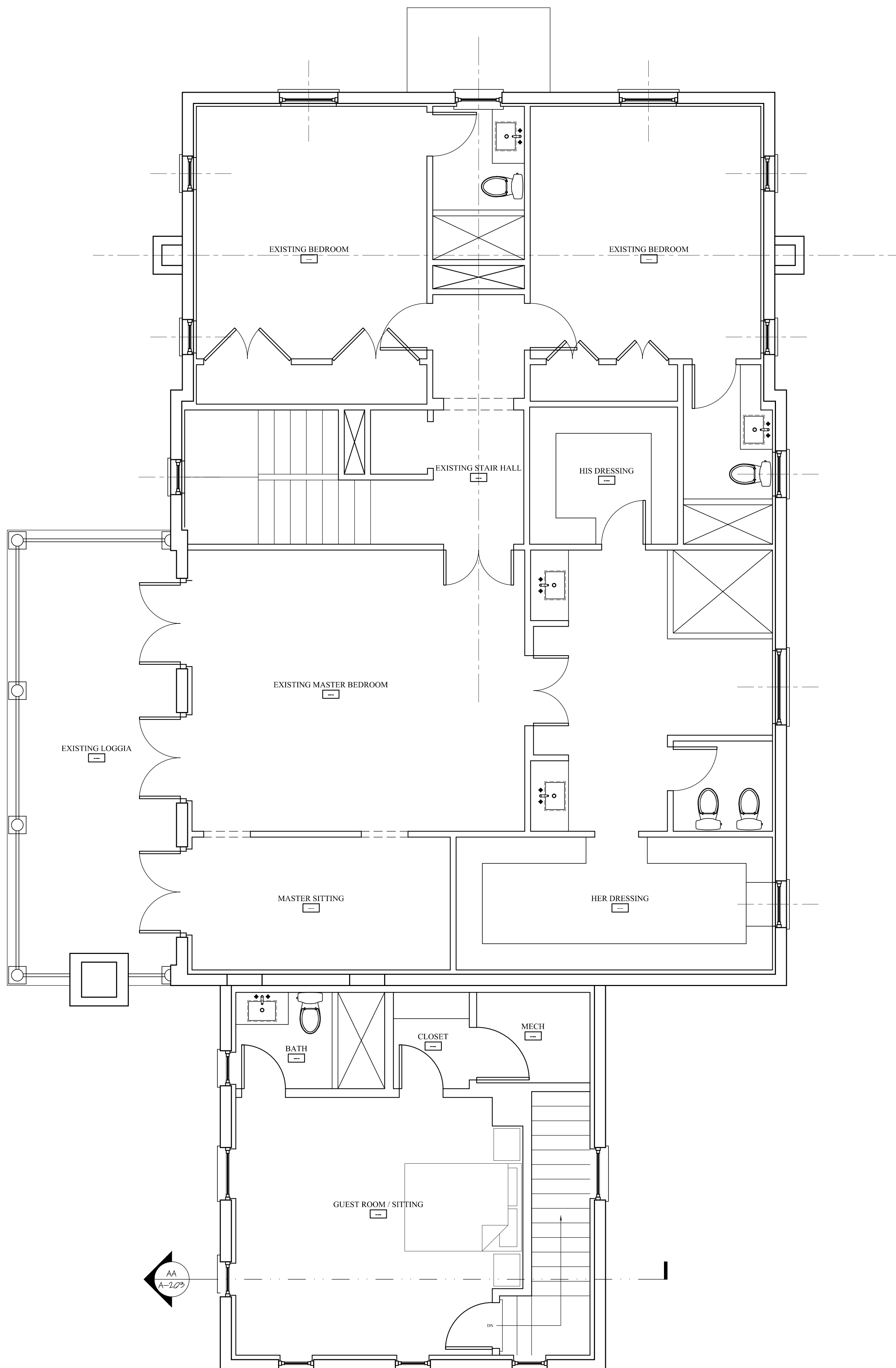
NO:
DWG. BY: DK
SHEET:
A-101

ARC:23-032 / ZON: 23-041



EXISTING SECOND FLOOR PLAN

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



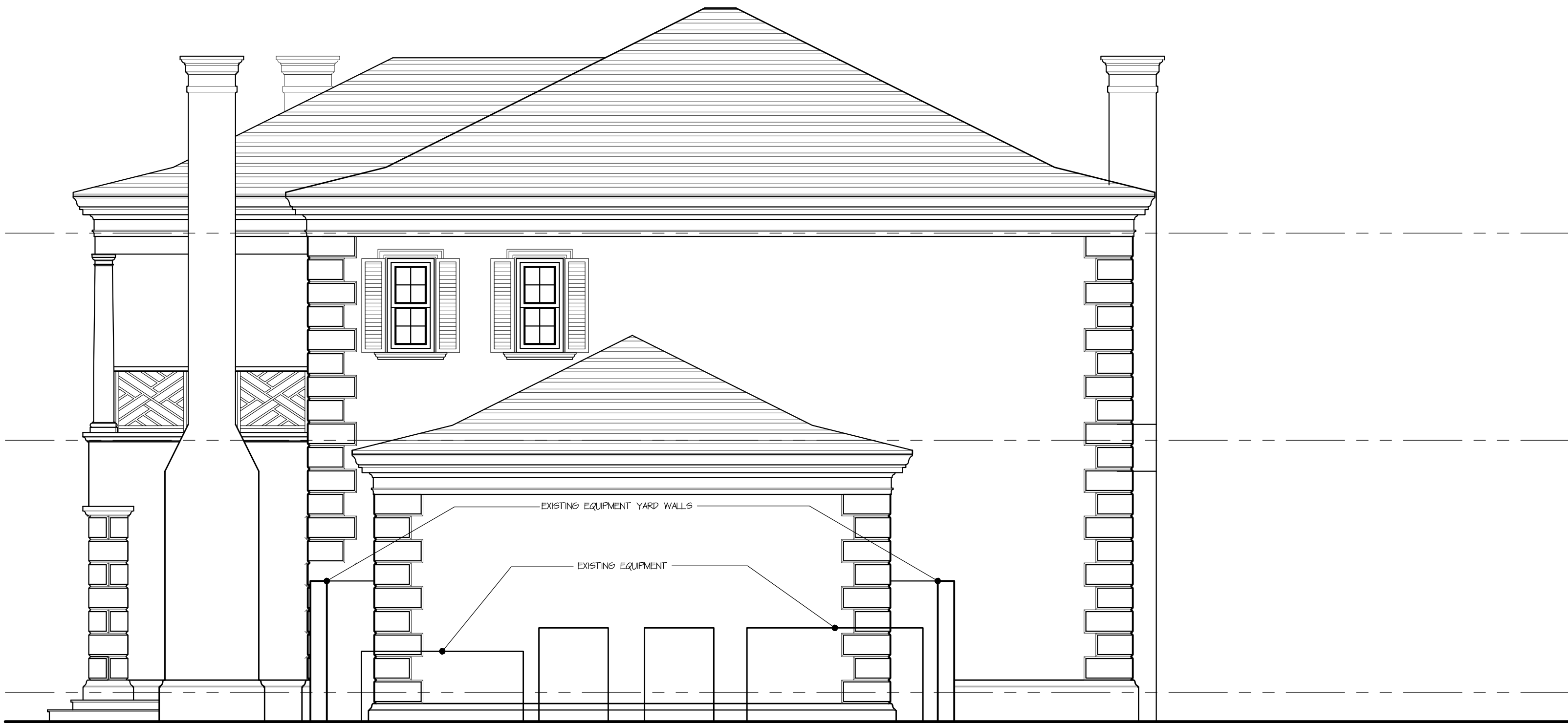
PROPOSED SECOND FLOOR PLAN

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



EXISTING NORTH ELEVATION (NO PROPOSED CHANGES)

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



EXISTING SOUTH ELEVATION

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



PREVIOUSLY PROPOSED

PROPOSED SOUTH ELEVATION

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



NEW ADDITION
176 SEMINOLE AVENUE
PALM BEACH, FLORIDA

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

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FIRST SUBMITTAL 2023-01-05

NO:
DWG. BY: DK
SHEET:

A-200

ARC:23-032 / ZON: 23-041