



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 *WRB*
 Director PZ&B

SUBJECT: ARC-24-0087 215 SEMINOLE AVE

MEETING: OCTOBER 23, 2024 ARCOM

ARC-24-0087 215 SEMINOLE AVE. The applicants, Brenda H. Schwerin (Environment Design Group), have filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications including a new water feature, pedestrian gates and front yard wall.

Applicant: Brenda H. Schwerin
 Architecture: Environment Design Group

HISTORY:

The two-story single-family residence, originally built in 1922, underwent a pool house renovation with interior improvements in 2017. Since that time, no major work has been conducted on the property. In June 2024, a staff-level application (ARCS-24-0161) was submitted for the proposed scope of work. This application was reviewed by both the Staff and the ARCOM Chair, but was ultimately denied and forwarded to ARCOM for further review. The applicant has since submitted a new application (ARC-24-0087), which is scheduled for review at October 23, 2024, hearing.

THE PROJECT:

The applicant has submitted plans, entitled “Private Residence 215 Seminole Ave” as prepared by **Environment Design Group**, dated September 9, 2024.

The following scope of work is proposed:

- Installation of site wall and pedestrian gate.
- New water feature with landscape and hardscape modifications.

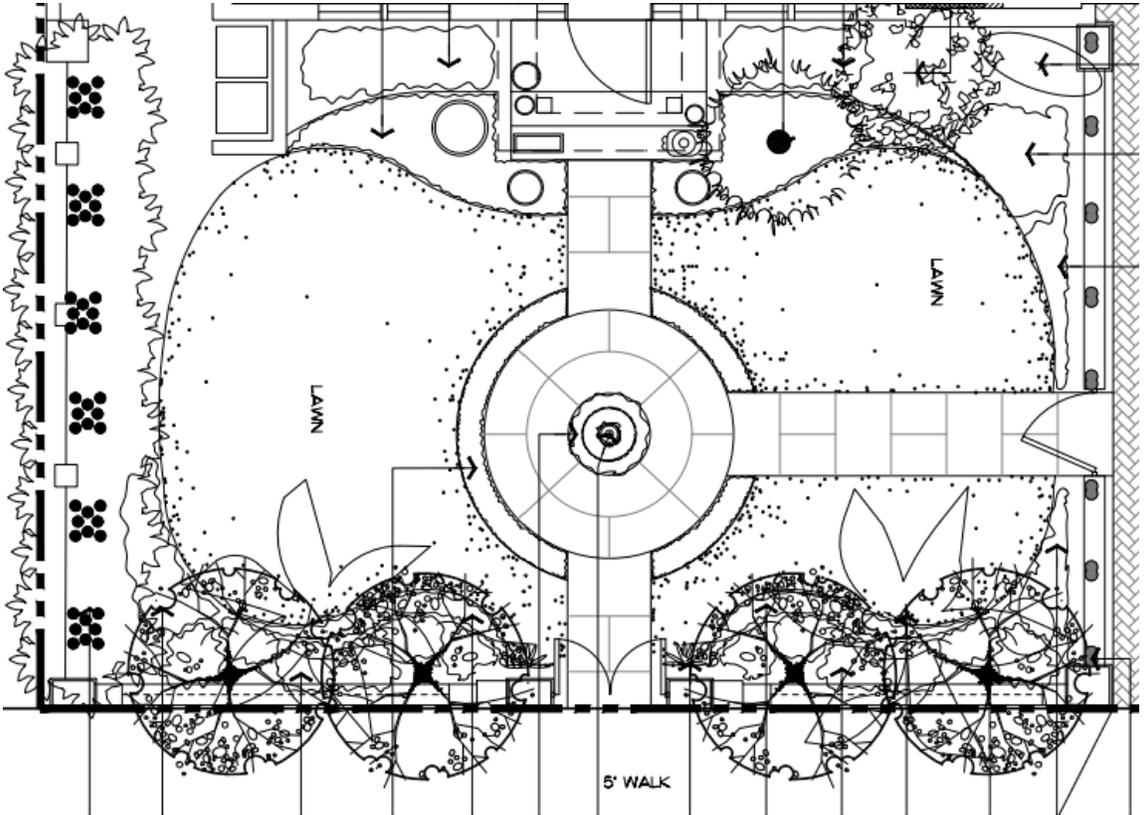
Site Data			
Zoning District	R-C	Future Land Use	Singly Family
Landscape Open Space	Required: 45% Existing: 33.99% Proposed: 34.16 %	Front Yard Open Space	Required: 40% Existing: 45% Proposed: 58.74%
Surrounding Properties / Zoning			
North	200 Everglade Ave Condominium / R-C		
South	190 N County Rd Residence / R-C		
East	209 Seminole Ave Residence / R-C		
West	219 Seminole Ave Residence / R-C		

STAFF ANALYSIS

The application requests the demolition of the existing front yard pedestrian path and some vegetation to facilitate a new landscape design. The proposed design will feature a focal water element placed on axis with the front door, complemented by a shell stone walkway and a new lawn surround. Additionally, new landscaping will encircle the lawn and walkways, incorporating four native trees and thirty new native shrubs and vines.

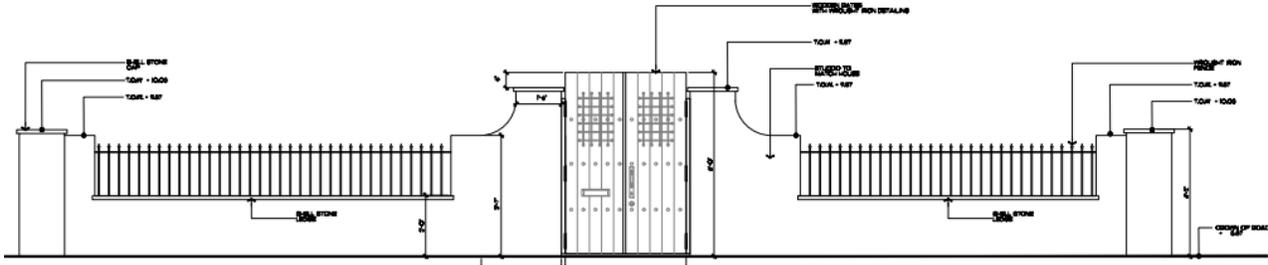


CURRENT CONDITIONS



PROPOSED DESIGN

A 2' foot site wall will be constructed between the existing 4'2" columns on either side with a new wooden entry gate. Above the 2' masonry wall will be wrought iron fencing for transparency.



The scope of work exceeds what may be approved at the administrative level. This application was reviewed by both the Staff and the ARCOM Chair, but was ultimately denied and forwarded to ARCOM for further review due to the extent of the work within the front yard and the introduction of the solid pedestrian gates.

CONCLUSION:

Approval of the project will require one (1) motion 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

WRB:JGM:SCP