



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

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

SUBJECT: ARC-24-0087 215 SEMINOLE AVE

MEETING: NOVEMBER 22, 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.

At the October hearing the applicant received comments relating to the proposed gate design and proximity of the proximity of the site wall to the sidewalk/right of way. The applicant resubmitted with revisions for the November 22, 2024 meeting.

THE PROJECT:

The applicant has submitted plans, entitled “Private Residence 215 Seminole Ave” as prepared by **Environment Design Group**, dated November 4, 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: 34.64 %	Front Yard Open Space	Required: 40% Existing: 67% Proposed: 67.7%
Surrounding Properties / Zoning			
North	200 Everglade Ave Condominium / R-C		
South	190 N County Rd Residence / R-C		

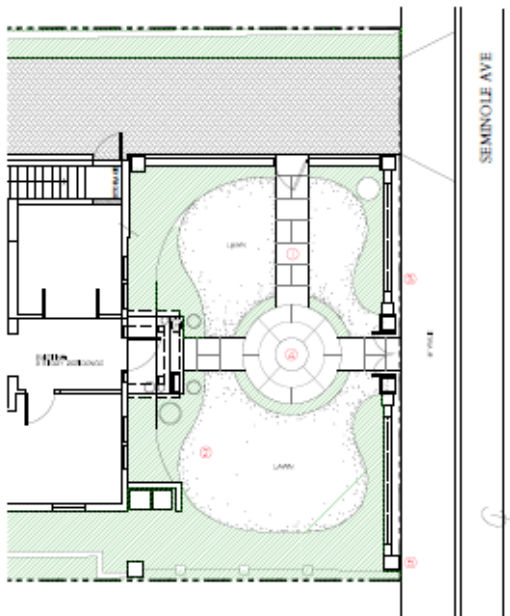
East	209 Seminole Ave Residence / R-C
West	219 Seminole Ave Residence / R-C

STAFF ANALYSIS

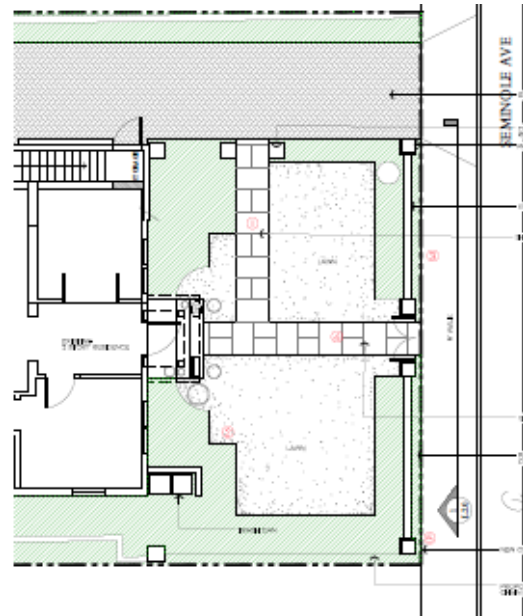
The application requests the demolition of the existing front yard pedestrian path and some vegetation to facilitate a new landscape design. The revised plans reflecting comments from the October hearing reduced front yard landscape elements, altered the walkway, modified wall and columns and removed the previously proposed water feature.



CURRENT CONDITIONS



Previously Proposed Front Site Plan



Proposed Front Site Plan

A 2-foot-high masonry site wall is planned for construction between the existing 4-foot-2-inch columns, complemented by a new wooden entry gate. To enhance visibility, a wrought iron fence will be installed above the masonry wall, maintaining transparency. The applicant has revised the front entry design by removing the sloped stucco wall sections adjacent to the existing columns and lowering the pedestrian gates to a 6-foot height for horizontal alignment. To enrich the landscaping

