



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

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

SUBJECT: ARC-24-0001 640 ISLAND DR

MEETING: JUNE 26, 2024

ARC-22-227 640 ISLAND DR. The applicant, 640 Florida Land Trust Ballerano Hames A JR TR, has filed an application to the Architectural Commission for review and approval for modifications to an existing vehicular and pedestrian gate design.

Applicant: 640 Florida Land Trust Ballerano Hames A JR TR
Professional: Nievera Williams Design

HISTORY:

The property at 640 Island Dr was last heard at ARCOM in 2023 under application ARC-22-227. The commission approved construction of a second-floor addition above the existing one-story garage unanimously.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence at 640 Island Drive", as prepared by **Nievera Williams Design** dated May 8, 2024.

The following is the scope of work:

- Modify existing pedestrian and entrance gates.

Site Data			
Zoning District	R-B	Lot Size	18,590 SF
Future Land Use	SINGLE FAMILY	Year Built	2010
Total Building Size (SF)	Existing 7,696 SF Proposed 8,474 SF	Lot Coverage	Permitted 30% (5,577 SF) Existing 26.13% (4,858 SF) Proposed 26.13% (4,858 SF)
Landscape Open Space	Required 45% (8,365 SF) Existing 50.7% (9,427 SF)	Cubic Content Ratio (CCR)	Permitted: 3.91 Existing: 3.91
Crown of Road (COR)	3.3' NAVD	FEMA Zone	AE 6
Surrounding Properties / Zoning			
North	2016 Two-story residence / R-B		

South	2007 Two-story residence / R-B
East	Intracoastal waters
West	1989 Two-story residence / R-B

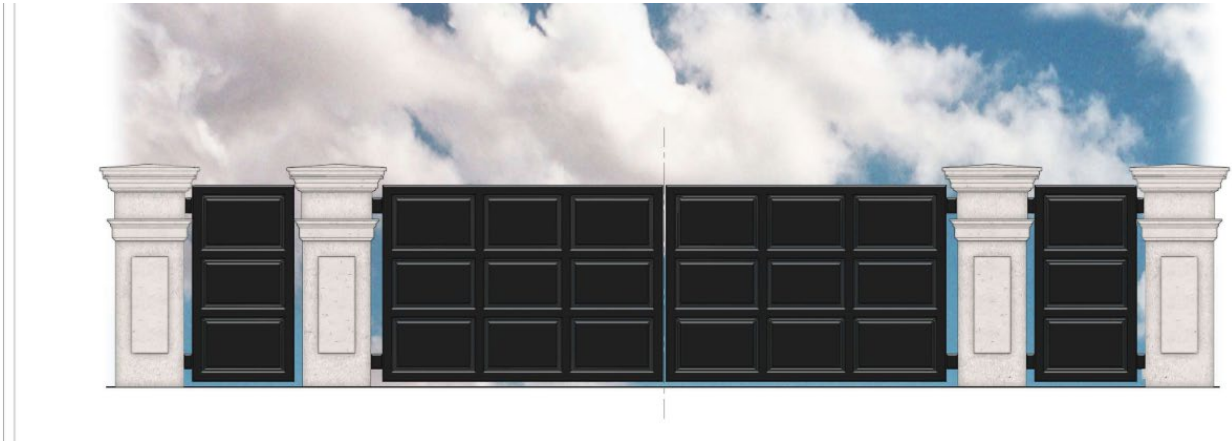
STAFF ANALYSIS

The subject property is an interior site on the eastern side of Everglades Island and currently has vehicular and pedestrian gates at the front of the property. This application requests to maintain the existing location and columns while replacing the current transparent gates with a solid wooden paneled in black/bronze.

EXISTING GATE



PROPOSED GATE



NEIGHBORHOOD CONTEXT – VEHICULAR GATES



Everaldes Island which consists of only 55 residences. Current conditions show 8 vehicular gates all opaque in design. There are two solid bottom vehicular gates with an open picket railing located at 550 Island Dr shown above.

CONCLUSION:

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require motion to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria.