



TOWN OF PALM BEACH
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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-24-0025 2273 IBIS ISLE RD

MEETING: AUGUST 28, 2024 ARCOM

ARC-24-0025 2273 IBIS ISLE RD. The applicant, Hayati Banastey, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence with final hardscape, landscape and swimming pool.

Applicant: Hayati Banastey
Architecture: B1 Architect (Gregory Bonner)
Landscape: Environment Design Group (Dustin Mizell)

THE PROJECT:

The applicant has submitted plans, entitled "New Single Family Residence: Private Residence" as prepared by **B1 Architecture**, submitted July 12, 2024.

The following scope of work is proposed:

- Construction of a new, two-story, single-family residence with hardscape, landscape and new swimming pool.

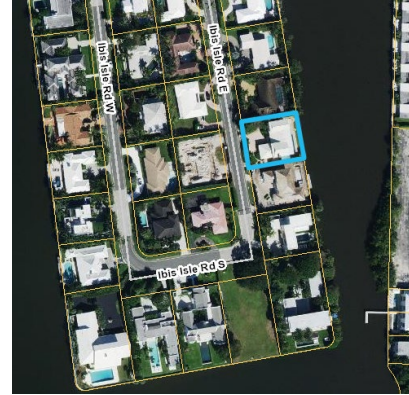
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	12,000 SF	Crown of Road	6.10' NAVD
Lot Depth	100'	Lot Width	120'
Lot Coverage	Permitted: 30% (3600 SF) Proposed: 27.96% (3395 SF)	Enclosed Square Footage	Proposed: 4953 SF
Cubic Content Ratio (CCR)	Permitted: 3.98 (47760 CF) Proposed: 3.97 (47696 CF)	Angle of Vision	Permitted: 100° Proposed: 91°
Building Height	Permitted: 22' Proposed: 18.83'	Overall Building Height	Permitted: 25' Proposed: 20.83'
Finished Floor	Proposed: 7.60' NAVD	FEMA Flood Zone	Zone X
Maximum Fill	Permitted: 0.75' Proposed: 0.08'	Zero Datum	7.6' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 48.8%	Front Yard Open Space	Required: 40% Proposed: 83.2%
Surrounding Properties / Zoning			

North	2267 Ibis Isle Rd Residence / R-B
South	2285 Ibis Isle Rd Residence (Under Construction) / R-B
East	Lake Worth Lagoon
West	2270 Ibis Isle Rd Residence (Under Construction) / R-B

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with hardscape, landscape, and new swimming pool on a waterfront parcel of land located on the south-east side of Ibis Isle. A preliminary review of the project indicates that the application, as proposed, is consistent with the zoning code.

The subject property is located on the east side of Ibis Isle near the southern end of the island with water frontage. The proposed house is sited approximately center on the lot with a main two-story massing and features a one-story 2-car side-loaded garage projection towards the front of the property on the left (north) end of the house. Balconies and loggias are proposed at the rear of the structure offering views over the proposed swimming pool and on to the Lake Worth Lagoon and Palm Beach Island. The design is contemporary in style featuring flat roofs, smooth white stucco with stucco banding details around the main entry and first floor west facing windows. The front door is proposed as a double door, all glass, with a decorative black aluminum grill and black finish frame. Windows are also proposed in a black finish with horizontal divided light pattern.



West (front) elevation.

Ibis Isle is one of a few neighborhoods in Palm Beach where modern or contemporary architectural style residences can be found. The map below indicates the location of the subject parcel and the location of six other residences built in a similar style. The first of this style is constructed around 1965 with other new residences of the style constructed between 2010 through 2021.



Mechanical equipment is proposed to be contained within walled equipment areas in the north and south side yards of the parcel, accessed by a white painted aluminum gate. The entry drive is center to the front entry and composed of tabby concrete and gravel. Steppingstones and covered loggias are proposed with coral flagstone pavers. The front and sides of the parcel are proposed to be buffered with plant material, and the side property lines will feature concrete drainage curbs and a chain link fence beginning at the equipment yard areas and concealed within the landscape buffer.

CONCLUSION:

Approval of the project will require one (1) motion(s) 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.

WRB:JGM:BMF