



**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-24-0068 2291 IBIS ISLE RD

MEETING: SEPTEMBER 25, 2024 ARCOM

**ARC-24-0068 2291 IBIS ISLE RD** The applicant, 2291 Ibis Isle Road East LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modification and the installation of a pergola and terrace.

Applicant: 2291 Ibis Isle Road East LLC  
Architecture: Environment Design Group

**HISTORY:**

Construction of a new two-story residence at 2291 Ibis Isle Rd E was approved under B-006-2021 at the March 2021 ARCOM meeting. The landscape plans returned the following month for approval.

**THE PROJECT:**

The applicant has submitted plans, entitled "The Pappas Residence" as prepared by **Environment Design Group**, dated August 13, 2024.

The following scope of work is proposed:

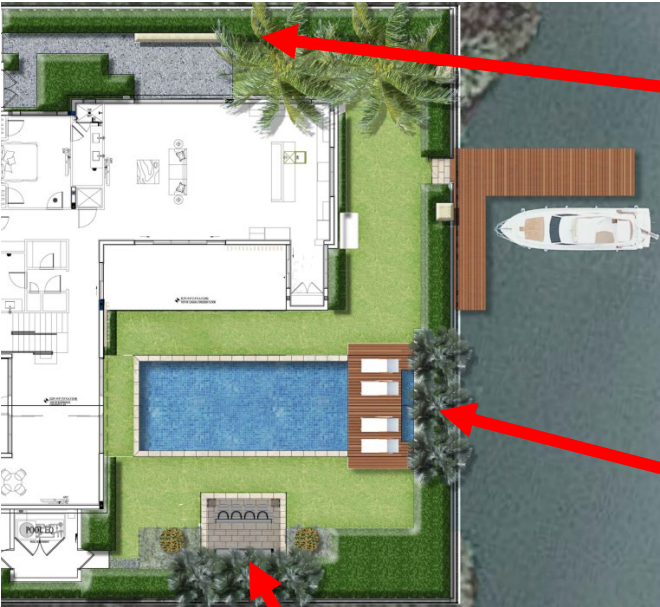
- Landscape and hardscape changes including a living wall on the north side.
- Installation of a water feature adjacent to existing pool.
- Removal of existing terrace to be replaced with new hardscape and pergola.
- Installation of vehicular gate.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Depth	151'	Lot Width	100'
Lot Size	12,000 SF	Overall Landscape Open Space	Existing: 46% Proposed: 45%
Perimeter Landscape Open Space	Existing: 61.2% Proposed: 55.8%	Front Yard Landscape Open Space	Existing: 78% No Change
Surrounding Properties			
North	2285 Ibis Isle Rd   Residence / R-B		
South	2299 Ibis Isle Rd   Residence / R-B		
East	Intracoastal Waterway		

West	2278 Ibis Isle Rd   Residence / R-B
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**STAFF ANALYSIS**

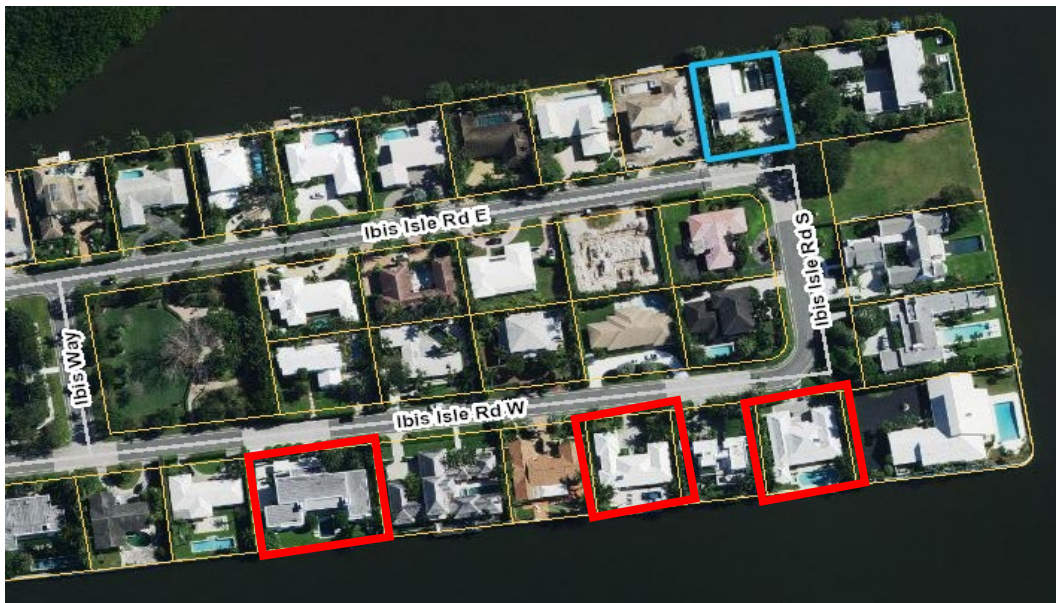
The subject property is a waterfront site near the southeastern corner Ibis Isle. The application is for various site improvements. The proposed enhancements to the rear yard include the installation of an outdoor "living wall" along the north side of the property, offering a scenic view from the living room.



Surrounding the pool area will be a custom water feature, an outdoor BBQ, and a pergola. The water feature, situated on the east side where the current spa is located, will incorporate a decorative wood slat element and a wooden deck. The BBQ pergola will be constructed from aluminum and painted to match the home's existing color scheme. Both the water feature and the new vehicular gate at the front of the home will feature the same wood slat design, echoing the architectural details already present on the property, ensuring a cohesive aesthetic throughout.



Staffs review of vehicular gates in the area show only 3 other residences on Ibis Isle on the other western block area as noted below in red.



As such, only 3 of the 22 waterfront properties south of Ibis Way with water frontage, or 13% of the parcels feature vehicular gates. The introduction of another gate on this side of the Isle would be out of character. The application as proposed is consistent with Town of Palm Beach zoning code in regards to height of gate and backup distance required.

**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.