



**TOWN OF PALM BEACH**  
 Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
 PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-24-0070 2308 IBIS ISLE RD

MEETING: DECEMBER 20, 2024 ARCOM

**ARC-24-0070 2308 IBIS ISLE RD.** The applicants, Michael Berman & Victoria Hagan, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final hardscape, landscape and swimming pool.

Applicant: Michael Berman & Victoria Hagan  
 Architecture: Smith & Moore Architects (Peter Papadopoulos)  
 Landscape: Nievera Williams Design (Mario Nievera)

**THE PROJECT:**

The applicant has submitted plans, entitled "2308 IBIS ISLE RD. W, PALM BEACH, FL" as prepared by **Smith & Moore Architects**, uploaded December 04, 2024.

The following scope of work is proposed:

- New two-story single-family residence with final hardscape, landscape and swimming pool.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Required: 10,000 SF Existing: 25,940 SF	<b>Crown of Road</b>	+5.27' NAVD
<b>Lot Depth</b>	209.95'	<b>Lot Width</b>	120.12'
<b>Lot Coverage</b>	Permitted: 25% Proposed: 24.33%	<b>Enclosed Square Footage</b>	Proposed: 7,419 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.84 Proposed: 2.98	<b>Base Flood Elevation</b>	+8' NAVD
<b>Building Height</b>	Permitted: Proposed: <i>Variance Required</i>	<b>Overall Building Height</b>	Permitted: Proposed:
<b>Finished Floor Elevation</b>	Proposed: +9' NAVD	<b>FEMA Flood Zone</b>	ZONE AE +8' NAVD
<b>Maximum Fill</b>	Permitted: 1.87' Proposed: 1.87'	<b>Zero Datum</b>	+9' NAVD

<b>Overall Landscape Open Space</b>	Required: 12970 SF Proposed: 12989 SF	<b>Front Yard Landscape Open Space</b>	Required: 887 SF Proposed: 1056 SF
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	2300 Ibis Isle Rd   Residence / R-B		
<b>South</b>	Lake Worth Lagoon		
<b>East</b>	2323 Ibis Isle Rd   Residence / R-B		
<b>West</b>	Lake Worth Lagoon		

**STAFF ANALYSIS**

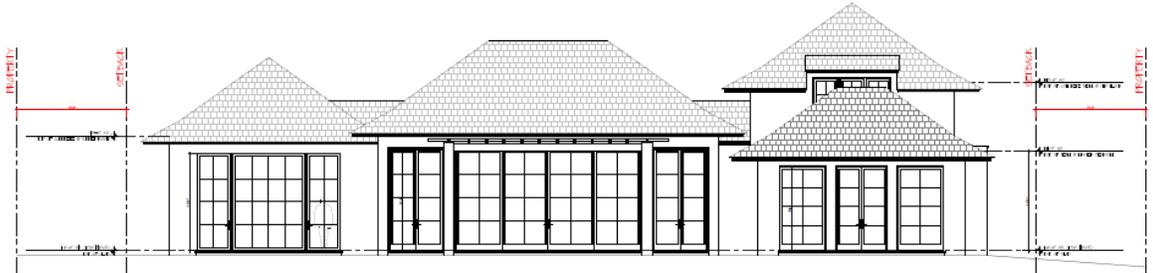
The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.



The subject property is located on the south west corner of Ibis Isle with frontage on the west and south sides of the Lake Worth Lagoon. The structure is laid out as several connecting wing spans. The primary façade/wing stretches east-west and is a single story with centered entrance. This mass is flanked on the west by a one-story wing spanning north-south and on the east by a one and two-story wing also spanning north-south, which creates a courtyard-like entry. The east wing spans the property line, projecting southerly beyond the main wing and west wing, creating separation between the back yard and the neighbor to the east. Outdoor terraces are proposed at the front entry and at the rear between the swimming pool and residence. An additional outdoor terrace area is proposed on the west of the structure. The equipment yard is proposed on the east of structure with A/C units, pool equipment and a generator. A single curb-cut is proposed at the outside of the south-west corner of the paved portion of the Ibis-Isle Road right-of-way. Staff notes that the property does not have frontage that connects directly to the paved right of way. With approval from the public works department, however, the unpaved portions of the Ibis Isle Rd right of way can be improved with hardscaping and landscape to provide access to the site. This part of the right of way is not counted towards lot area or towards minimum landscaping requirements. The design features hipped roofs with light grey weathered shingles, painted wood fascia and copper gutters. Siding is smooth stucco painted white. Exterior elevations feature French doors and windows with divided lite pattern made of coated aluminum, slate in color. The entry features a louvered double door with louvered panels on either side.



Proposed north (front) elevation.



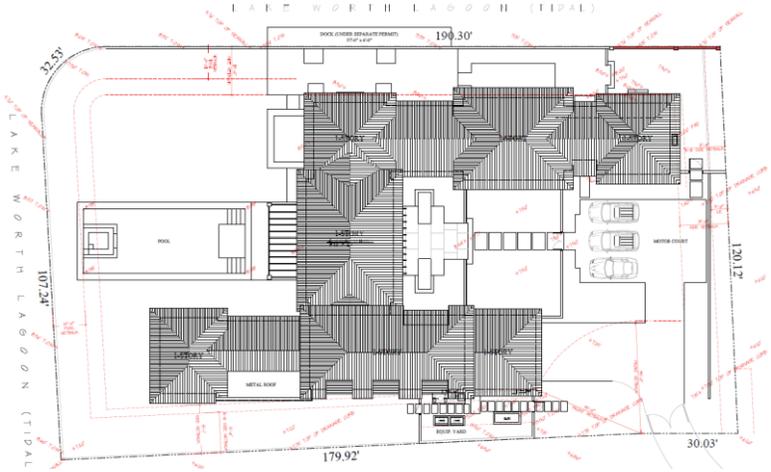
Proposed south (rear) elevation.



Proposed east (side) elevation.



Proposed west (side) elevation.

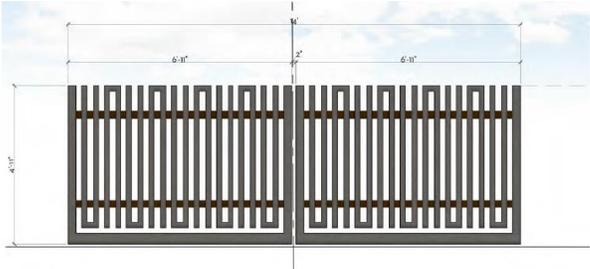


Proposed site plan.

The site is accessed from the outside corner of Ibis Isle Rd at the southwest corner of the property. A drive bordered by coconut palms and Clusia hedge leads west to the property line where vehicular gates are proposed. The drive turns left (south) towards the two-car garage, or continues straight (west) to a motor court located in front of the guest wing. From the motor court, a pedestrian path located beyond courtyard walls and gates follows terracing up to the main entry. Opposite of the main entry, a patio with pergola is proposed between the swimming pool. On the west side of the residence, a wood deck is proposed overlooking the Lake Worth Lagoon.



*Rendering of proposed harscape and landscape plan.*



*Rendering of proposed vehicular gate.*

**CONCLUSION:**

Approval of the project will require two (2) separate 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, and
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion(s) to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.