



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

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

SUBJECT: ZON-22-059 (ARC-22-086) 2219 IBIS ISLE RD (COMBO)

MEETING: July 13, 2022

ZON-22-059 (ARC-22-086) 2219 IBIS ISLE RD (COMBO)—SITE PLAN REVIEW. The applicant, GLOBAL ONE INVESTMENT GROUP LLC (Alfredo Borges), has filed an application requesting Town Council review and approval for Site Plan Review to allow the construction of a residence on a non-conforming platted lot which is 90 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District. The Architectural Commission will perform design review of the application.

ARCOM NOTICE:

ARC-22-086 (ZON-22-059) 2219 IBIS ISLE RD (COMBO). The applicant, GLOBAL ONE INVESTMENT GROUP LLC (Alfredo Borges), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in the Cape Dutch style containing 4100 SF and with new landscaping and hardscape on vacant site. Town Council will review the site plan review portion of the application.

Applicant: Global One Investment Group, LLC (Alfredo Borges)
Professional: SKA Architect + Planner / Nievera Williams Design
Representative: Maura Ziska, Esq.

HISTORY:

This item has been deferred since the May Town Council meeting as it was pending ARCOM approval.

THE PROJECT:

The applicant has submitted plans, entitled "Global I Investment Group, LLC 2219 Ibis Isle Rd E Palm Beach, Florida 33480 New Construction", as prepared by **SKA Architect + Planner**, dated June 15, 2022.

The following is the scope of work:

- A new two-story residence approximately 4,100 SF designed in the Cape Dutch style on an empty lot with final landscape and hardscape.

The following Site Plan Review is required to complete the project:

- Section 134-446: Site Plan Review to allow the construction of a residence on a non-conforming platted lot which is 90 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

Site Data			
Zoning District	R-B	Lot Size (sq ft)	10,877 sq. ft.
Future Land Use	Residential	Total Building Size (sq ft)	4100 sq. ft.
C-O-R	5.4' NAVD	Flood Zone	X & AE 6
Finished Floor Elevation	7' NAVD	Max Fill	0.8'
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	30%	N/A	23.8%
Building Height	22'	N/A	19.5'
Overall Building Height	30'	N/A	27.5'
Point of Measure	7' NAVD Min.	N/A	7' NAVD
Landscape Open Space (LOS)	45%	N/A	55%
Native Plant Species %		N/A	Complies
Cubic Content Ratio (CCR)	3.912	N/A	3.899

*If value is not applicable, N/A

*If value is not changing, N/C

Surrounding Properties / Zoning	
North	1968 2-story condominium.(Villa Lac Beau of Ibis Isle Condominium)
South	2005 2-story Single-Family Residence
East	Lake Worth Lagoon
West	Ibis Isle Central greenspace

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code:

- Section 134-446: Site Plan Review to allow the construction of a residence on a non-conforming platted lot which is 90 feet in width in lieu of the 100-foot minimum width required in the R-B Zoning District.

The applicant is proposing a new two-story single-family residence on a vacant parcel of land on Ibis Isle. The parcel is deficient in minimum width (90') for the R-B Zoning district (100') thus requires site plan review and approval by Town Council. The subject property contains its original geometric configuration and dimensions as it was originally platted in 1955 as Lot 'H'. Staff has no objections to the granting of the site plan review.