



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

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-23-020 576 ISLAND DR

MEETING: APRIL 26, 2023

ARC-23-020 576 ISLAND DR. The applicant, 576 Florida Land Trust Towl Anne Marie Tr, has filed an application requesting Architectural Commission review and approval for exterior modifications to the entry porch and replacement of the entry door and second floor window to an existing two-story residence.

Applicant: 576 Florida Land Trust Towle Anne Marie Tr
Professional: Roy & Posey

HISTORY:

The subject property is an existing two-story residence located on the eastern side of Everglades Island on a 15,973 SF lot and built in 1968. The project was first heard at the February 22, 2023 meeting. The item was deferred with feedback from the Commission to raise the entablature of the front entry way and simplify second floor modifications. Applicant submitted plans on April 10, 2023 to be heard at the April 26, 2323 meeting.

THE PROJECT:

The applicant has submitted plans, "576 Island Dr", as prepared by Roy & Posey, dated April 10, 2023.

The following is the scope of work for the Project:

- Exterior modifications to the front façade including entry door, windows and doors.
- Exterior modifications to the rear façade including doors, windows and a new open terrace.

Site Data			
Zoning District	R-B Low Density	Lot Size (SF)	15,973 SF
Future Land Use	SINGLE FAMILY	Total Building Size (SF)	6,271 SF
Project			
Lot Coverage	Required: 30% Existing: 28.6% Proposed: 28.6	Front Yard Landscape Open Space	Required: 40% Existing: 67% Proposed: 67%

Landscape Open Space (LOS)	Required: 45% Existing: 45% Proposed: 45%	
Surrounding Properties / ZONING		
North	Single Family Residence / R-B	
South	Vacant Lot / R-B	
East	Inter Coastal Waterway	
West	Single Family Residence / R-B	

STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town of Palm Beach zoning code.

The application was deferred at the February 22, 2023 meeting. The applicant deferred from the March meeting to restudy the front entry way and fenestration after feedback from the Commission.

Due to the façade and fenestrations changes proposed on all 4 elevations the project exceeds what can be approved administratively. Approval of the subject property will require one motion to be made by the Architectural Review Commission.

WRB:JGM:SP