



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Combination Staff Memorandum: Architectural Commission and Town Council

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

SUBJECT: ZON-23-118 (ARC-23-140) 2278 IBIS ISLE RD (COMBO)

MEETING: JANUARY 24, 2024 ARCOM  
FEBRUARY 14, 2024 TC

**ARC-23-140 (ZON-23-118) 2278 IBIS ISLE RD (COMBO).** The applicant, Angel Arroyo, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing one-story residence, including the demolition of an existing screen porch, a new roof, façade and window alterations, and a variance to not provide the required garage enclosure for two vehicles. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

**ZON-23-118 (ARC-23-140) 2278 IBIS ISLE RD (COMBO)—VARIANCE.** The applicant, Angel Arroyo, has filed an application requesting Town Council review and approval for a Variances (1) to eliminate the required garage enclosure for two vehicles in the R-B district. The Architectural Commission shall perform design review of the application.

Applicant: Angel Arroyo  
Professional: Bartholemew + Partners Architecture and Design (Kyle Bartholemew Fant)

**HISTORY:**

The existing one-story residence was built in 1965.

This item was originally presented at the NOVEMBER 20, 2023 ARCOM meeting. There was lengthy discussion regarding the proposed architectural improvements, including concerns about the elimination of an enclosed vehicular garage. The item was deferred (7-0) for one month. At the DECEMBER 15, 2023 ARCOM meeting, the item was deferred at the request of the applicant. At the JANUARY 24, 2024 ARCOM meeting, the item was presented and approved (5-2). The Commission requested additional landscaping conditioned as part of the approval. A motion was made and carried (5-2) that the implementation of the variances would not negatively impact the architecture.

**THE PROJECT:**

The applicant has submitted plans, entitled " Renovation for the Arroyo Residence 2278 IBIS ISLE ROAD", as prepared by **Bartholemew + Partners Architecture and Design** received, and dated by the Town as January 04, 2024.

The following is the scope of work for the project:

- Demolition of existing screened patio.

- New exterior windows and doors, new roofing material
- Conversion of existing garage into storage space requiring a variance for the removal of required parking
- Site modifications, including landscaping.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **Variance 1: Sec. 134-2179(b):** A Variance to eliminate the existing garage and not provide the required enclosed off-street parking spaces in the R-B zoning district and turn it into habitable living space.

Site Data			
<b>Zoning District</b>	R-B	<b>Lot Size (SF)</b>	12,510 SF
<b>Future Land Use</b>	SINGLE FAMILY	<b>FEMA Zone</b>	AE 6
<b>Landscape Open Space (LOS)</b>	<b>Existing:</b> 51.8% (6,476 SF) <b>Proposed:</b> 47.3% (5,917 SF) <b>Required:</b> 45% (5,630 SF)	<b>Lot Coverage</b>	Existing: 25% (3,229 SF) Proposed: 24.1% (3,016 SF) Permitted: 40% (5,004 SF)
<b>Cubic Content Ratio (CCR)</b>	<b>Existing:</b> 2.26 (28,382 CF) <b>Proposed:</b> 2.08 (26,118 CF) <b>Permitted:</b> 3.97 (53,595 CF)	<b>Enclosed SF</b>	<b>Existing:</b> 3,006 SF <b>Proposed:</b> 2,990 SF
<b>Crown of Road (COR)</b>	4.5' NAVD	<b>Finished Floor Elevation</b>	8.7' NAVD (house) 7.7' NAVD (garage)
Surrounding Properties / Zoning			
<b>North</b>	Vacant / R-B		
<b>South</b>	Vacant / R-B		
<b>East</b>	2022 Two-story residence / R-B		
<b>West</b>	1959 Two-story residence / R-B		

### **STAFF ANALYSIS**

A review of the project indicates that the application, as proposed, appears to be inconsistent with the abovementioned sections of the Town zoning code. The application requests modifications to all façades including substantial window and door modifications to the modest one-story ranch residence and a change to the roofing material. The front (south), side (east), and rear (north) elevations are seeking considerable fenestration improvements to allow much more light into the residence through the incorporation of larger window openings, new doors, the removal of a large garage door panel, and the installation of fixed and operable french door systems. Along the front façade the alterations include the removal of a brick windowless wall and the introduction of a bowed bay window and curved outdoor planter.



**PREVIOUSLY PROPOSED FRONT ELEVATION**

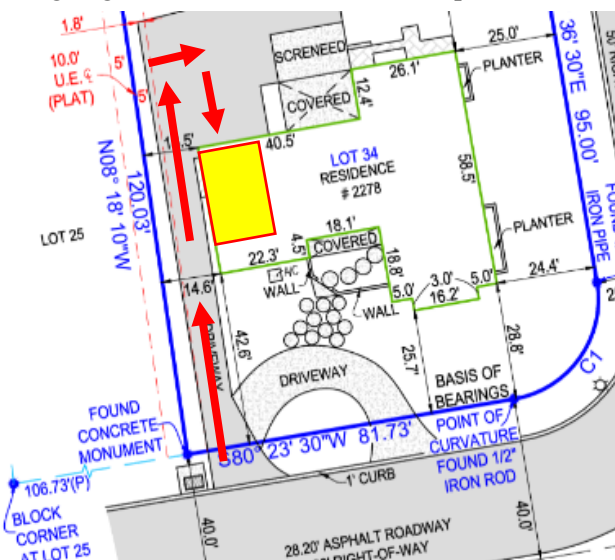


***CURRENTLY PROPOSED FRONT ELEVATION***

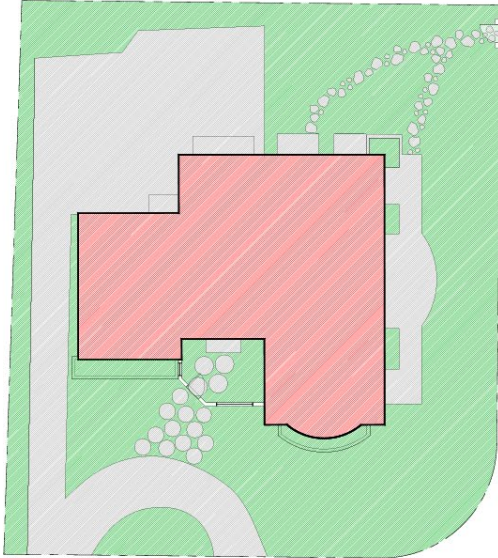
Additionally, the application involves the removal of a non-original screened porch and the interior conversions of an attached two-car garage into a new habitable area. A newly composed side terrace area is proposed accessed from the reconfigured living space. Additionally, the roof material will be changed to a white flat concrete roof tile.

**Variance #1** to eliminate the two (2) required off-street garage parking spaces to convert the existing garage area into new habitable area. The garage is located in the northwest portion of the residence and is accessed from Ibis Isle Road South via a long very narrow driveway, ending with an awkward tight 180° turn into the garage area. According to the applicant the garage is currently not at use due to the existing driveway being sizeable enough for comfortable on-site parking.

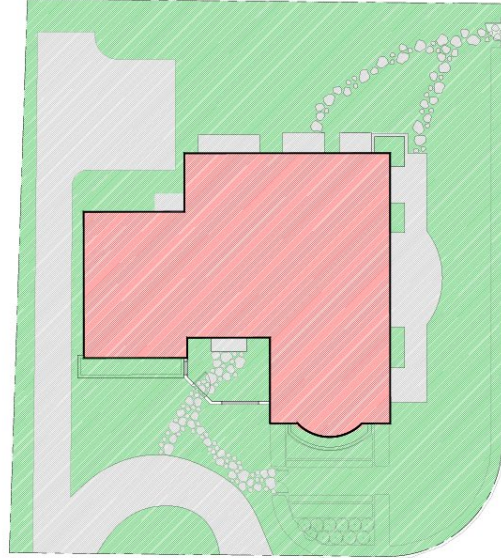
The narrow drive along the west side yard will remain, as will the majority of the paved area in the rear of the site. Further, the property maintains a circular front motor court, which can also accommodate parking. In the proposed configuration, the property will be able to accommodate a minimum of two vehicles parked off-street



on the driveways. Staff has no objections to the elimination of the garage.



PREVIOUSLY PROPOSED LOT COVERAGE DIAGRAM



CURRENTLY PROPOSED LOT COVERAGE DIAGRAM

**CONCLUSION:**

Approval of the project will require one motion to be made by the Town Council:

- (1) that the variances **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

WRB:JGM