



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 *WLB*
Director PZ&B

SUBJECT: ARC-24-067 | 576 ISLAND DR

MEETING: MAY 29, 2024 ARCOM

ARC-24-067 576 ISLAND DR. The applicant, Mr. & Mrs. Creamer, has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape improvements.

Applicant: Mr. & Mrs. Creamer
Design Professional: Environment Design Group

HISTORY:

In 2023 the single-family residence at 576 Island Dr filed application #ARC-23-020 for exterior modifications as part of a major interior modification. The project included a new front entry way and doors. Replacement of railings, piers and several windows. The project was approved unanimously at the April 26, 2023 meeting.

THE PROJECT:

The applicant has submitted plans, entitled “Private Residence” as prepared by Environment Design Group, submitted April 15, 2024.

The following scope of work is proposed:

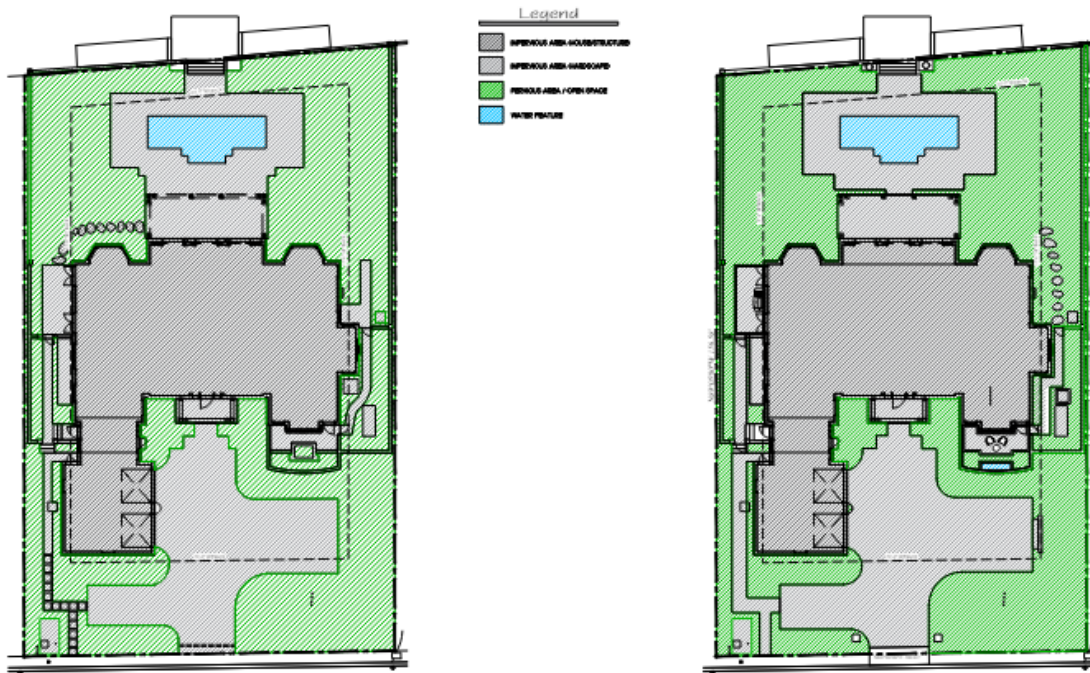
- Sitewide landscape and hardscape improvements.
- New pool decking and installation of an outdoor grill.
- Relocation of mechanical equipment.
- New pedestrian gate designs.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 16,056 SF	Overall Landscape Open Space	Existing: 41.9% Proposed: 42.3%
Lot Coverage	Existing: 64.6% Proposed: 64.4%	Native Landscape	New Plantings: 35%
Surrounding Properties / Zoning			
North	568 Island Dr Residence / R-B		
South	584 Island Dr Residence / R-B		
East	Waterway/ Everglades Club Residence / R-B		
West	576 Island Dr Residence / R-B		

STAFF ANALYSIS

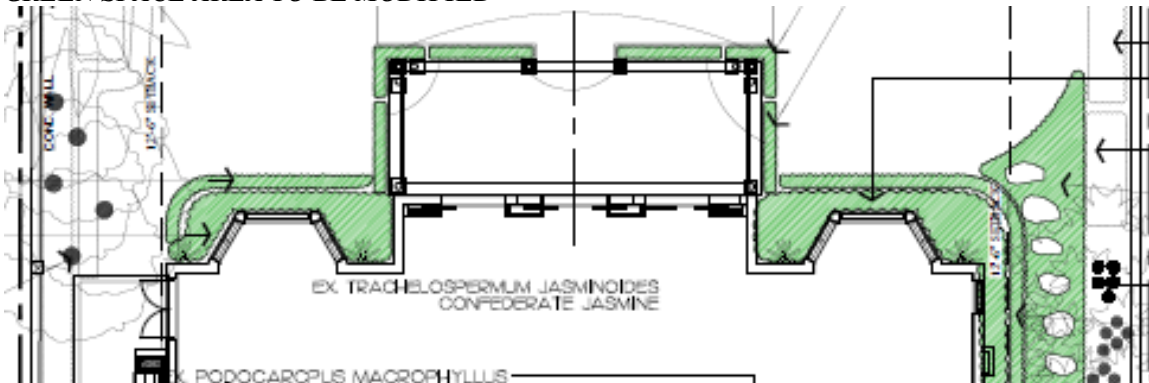
The scope of work exceeds what may be reviewed and approved at the administrative level according to the ARCOM Designation Manual. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code.

The project is before ARCOM for review most notably for the change in driveway configuration as a minor project. The project proposes new, improvements throughout the site, including the relocation of an AC unit, new pedestrian gates (internal to the site), the incorporation of a built in outdoor grill and other hardscape modifications.



The existing pool decking will be removed and replaced with a white limestone in the same footprint. An existing water feature will be restored, and a second new water feature will be installed to the east side of the motor court. The site currently doesn't meet the 45% green space requirements, however under the current code the property is not required to meet that threshold if they are not modifying more than 50% of the overall landscape/green space (Sec.66-285). Landscape open open space does increase, and new plantings will be 35% native.

GREEN SPACE AREA TO BE MODIFIED



CONCLUSION:

Approval of the project will require one (1) motions 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.

WRB:JGM:SCP