



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

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: HSB-24-0008 10 TARPON ISLE

MEETING: OCTOBER 16, 2024, LPC

**HSB-24-0008 10 TARPON ISLE.** The applicant, Jacqueline Bayliss on behalf of Fernando Wong Outdoor Living Design, has filed an application requesting the review and approval of landscape and hardscape modifications to the property containing a Historically Significant Structure (HSB).

Applicant/Professional: Jacqueline Bayliss / Fernando Wong Outdoor Living Design

**HISTORY:**

The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program was adopted through Ordinance No. 02-2020 in August 2020. **The HSB designation of 10 Tarpon Isle was completed in June 2021.** The residence was designed by the architect Howard Major and constructed in 1939. The property is located within the Estate Conservation District. As indicated in the designation form: *"Tarpon Island, originally known as Clement Island, was a small natural island that the Palm Beach Company filled in, bulkheaded and landscaped creating an approximately 2½ acre island. This development was part of the Everglades Island development that began in 1937 when Island Road Development Company created a bulkhead around the island (formerly Lone Cabbage Island) filled it in to create house lots and designated the east-west road along the golf course Island Road and the north-south road along the lake Island Drive. Clement Island was accessed by a road leading south off of Island Road. Steuart Davis purchased the Clement Island property from the Palm Beach Company in 1939, had a picturesque bridge built connecting his island to the mainland and hired esteemed architect Howard Major to design a British West Indies style house for the extensive property."*

At the August 18 and September 24, 2021, LPC meetings, partial demolition, renovation, and an addition to the two-story residence, as well as hardscape and landscape improvements including a new pool were approved (H-005-2021).

Several administrative approvals have been issued for landscape and hardscape modifications, pool configuration changes, relocation of mechanical equipment, and minor exterior alterations to the residence (L-21-00527; L-21-00539; L-22-00553; L-22-00610; and L-22-00629).

**THE PROJECT:**

The applicant has submitted plans, entitled "10 TARPON ISLE", as prepared by **Fernando Wong Outdoor Living Design**, received by the Town on September 8, 2024.

The following is the scope of work for the Project:

- Landscape modifications including lighting.
- Hardscape modifications including artificial turf.
- New fencing and gates.

Site Data			
Zoning District	R-A	Year of Construction	1939
Architect	Major	Lot Area	98,830.5 SF
Overall Landscape Open Space	Required: 50% Proposed: 57%	Front Yard Landscape Open Space	Required: 45% Proposed: 96%
Surrounding Properties / Zoning			
North, South, East, and West	Lake Worth Lagoon		

**STAFF ANALYSIS**

The application is seeking approval for hardscape and landscape modifications, as well as the installation of new fencing and gates. As stated in the Letter of Intent, the primary goals of the new homeowners are safety of their young children and privacy for the family.

Most of the existing hardscape will remain except for walkways on the south side of the property. The smaller historic pool, located on the east side of the property, will remain. In addition, the existing clay tennis court will be resurfaced with artificial turf. New hardscape surfaces include walkways and terraces that provide opportunities to view artwork. Extensions to the existing pool deck are also proposed. The surface materials are proposed to be coral stone and porcelain tile.



Material: Coral Stone  
Size: 8" x 16" (128 SF), 4" x 16" (64 SF)  
16" x 16" (16 SF), 16" x 8" (32 SF)

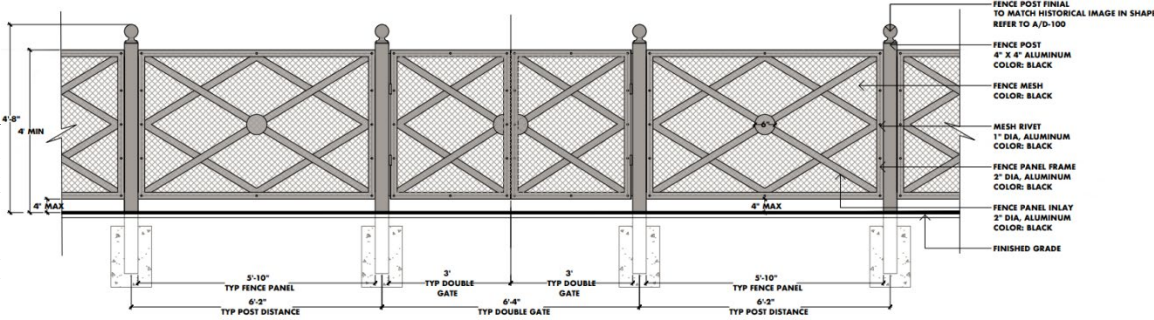


Material: Oolite  
Size: 24" x 6" Wall (128 SF),  
12" x 6" Wall (128 SF)



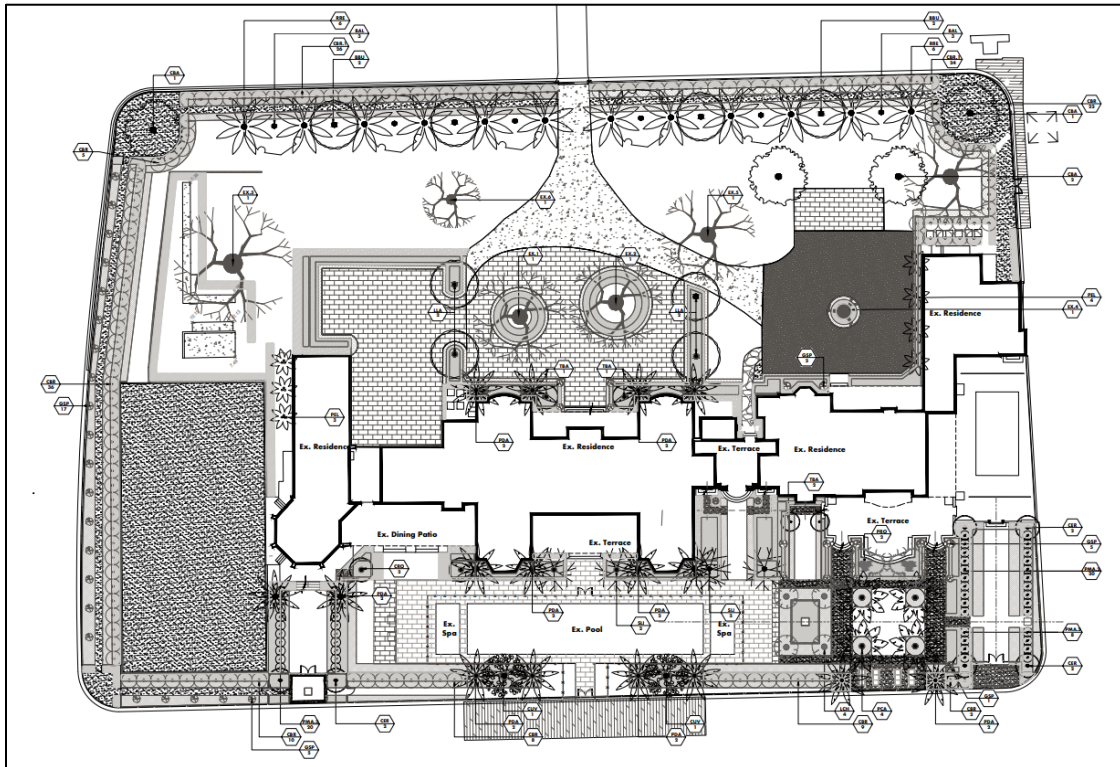
Material: Porcelain Tile  
Size: 24" x 24" (144 SF) To Match Existing  
Color: To Match Existing

Two (2) new fence types are proposed. Glass fencing surrounding the pool and black aluminum fencing along the perimeter of Tarpon Island. The black aluminum fencing will have a height of 4'-8" and feature a post finial and a crisscross design inspired by a historical photo of the property. New retaining walls are also proposed surfaced with oolite.





FRONT YARD ELEVATION EXTERIOR (NORTH)



Landscape lighting is proposed per the plan on sheet LL-100. The design and specifications of the light fixtures are available on sheet LL-101.

**CONCLUSION:**

As an HSB project, the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.

WRB: JGM: FHM: ALF