



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-ARB
Director PZ&B

SUBJECT: ARC-24-0068 2291 IBIS ISLE RD

MEETING: DECEMBER 20, 2024 ARCOM

ARC-24-0068 2291 IBIS ISLE RD The applicant, 2291 Ibis Isle Road East LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modification and the installation of a pergola and terrace.

Applicant: 2291 Ibis Isle Road East LLC
Architecture: Environment Design Group

HISTORY:

Construction of a new two-story residence at 2291 Ibis Isle Rd E was approved under B-006-2021 at the March 2021 ARCOM meeting. The landscape plans returned the following month for approval.

The current application (ARC-24-0068) was reviewed at the September 25, 2024 ARCOM meeting and received approval for all requested items, with the exception of a new vehicular gate. The applicant subsequently appealed this decision to the Town Council. At the November 13, 2024, Town Council hearing, the appeal was granted, and the matter of the vehicular gate was remanded back to ARCOM for further review. Additional details regarding this appeal are provided in the "Staff Analysis" section of this memorandum.

THE PROJECT:

The applicant has submitted plans, entitled "The Pappas Residence" as prepared by **Environment Design Group**, dated December 4, 2024.

The following scope of work is proposed:

- Installation of vehicular gate.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Depth	151'	Lot Width	100'
Lot Size	12,000 SF	Overall Landscape Open Space	Existing: 46% Proposed: 45%
Perimeter Landscape Open Space	Existing: 61.2% Proposed: 55.8%	Front Yard Landscape Open Space	Existing: 78% No Change
Surrounding Properties			

North	2285 Ibis Isle Rd Residence / R-B
South	2299 Ibis Isle Rd Residence / R-B
East	Intracoastal Waterway
West	2278 Ibis Isle Rd Residence / R-B

STAFF ANALYSIS

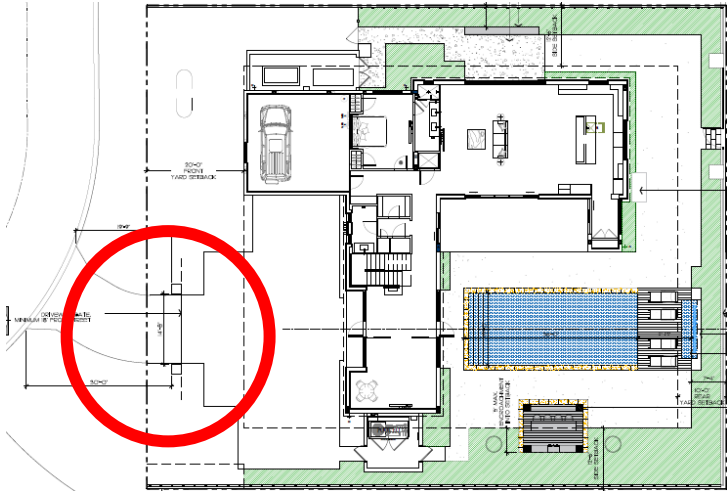
The subject property is a waterfront site near the southeastern corner Ibis Isle. The portions of the application previously approved were for various site improvements. These enhancements included the installation of an outdoor "living wall" along the north side of the property, a custom water feature, an outdoor BBQ, and a pergola.

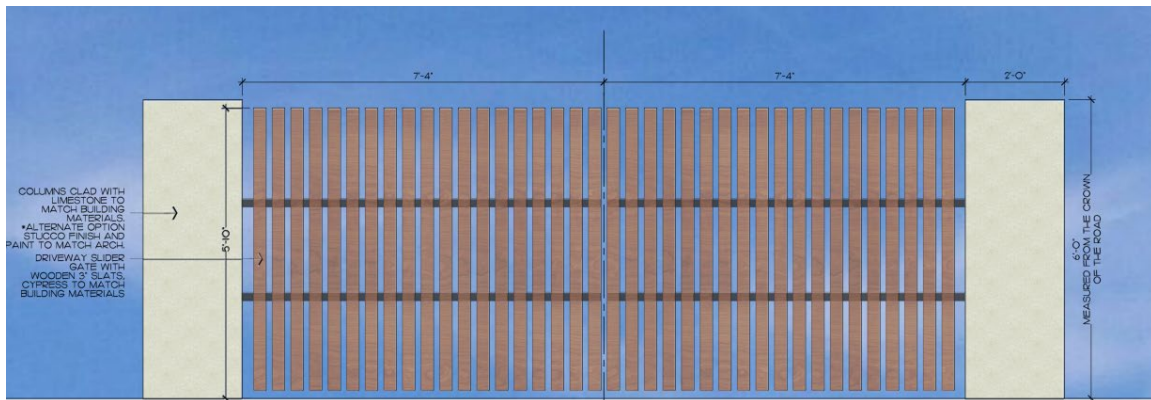
The proposed vehicular gate at the front of the home was designed to feature a wood slat pattern, reflecting the architectural details present on the property and ensuring a cohesive aesthetic. However, ARCOM unanimously voted to approve the design as presented with the condition that the BBQ be relocated to another area of the property, while denying the installation of the vehicular gate.

On October 7, 2024, Kochman & Ziska PLC filed an appeal of this decision with the Town of Palm Beach. The notice of appeal asserted that ARCOM's decision deviated from the criteria outlined in Section 18-205 of the Town of Palm Beach Code. The appeal was heard at the November 13, 2024, Town Council meeting, where the appeal was unanimously granted, allowing for the installation of the vehicular gate on the property.

- 1. Appeal of the Architectural Review Commission's Decision to Partial Deny Application **ARC-24-0068, 2291 Ibis Isle**, at their September 25, 2024, Meeting.
ACTION: THE PROJECT SHALL BE REMANDED BACK TO THE ARCHITECTURAL COMMISSION WITH THE UNDERSTANDING THAT THE TOWN COUNCIL APPROVED A GATE, BUT THE COMMISSION WILL WEIGH IN ON THE ARCHITECTURAL DESIGN OF THE GATE. (5-0)

On December 4, 2024 the applicant resubmitted plans to staff with the original gate design from the September hearing to be reviewed for architectural design.





CONCLUSION:

Approval of the project will require one (1) motion 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