



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 *WRB*
Director PZ&B

SUBJECT: ARC-24-0066 324 PLANTATION RD

MEETING: SEPTEMBER 25, 2024 ARCOM

ARC-24-0066 324 PLANTATION RD. The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for construction of a pergola structure and site wall with associated landscape and hardscape.

Applicant: Wendy Schriber Trust
Architecture: Environment Design Group

HISTORY:

The single-family residence was constructed in 2004. An exterior remodel of the existing outdoor rear loggia was done in 2013 and a roof replacement completed last year in 2023.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence" as prepared by **Environment Design Group**, dated August 13, 2024.

The following scope of work is proposed:

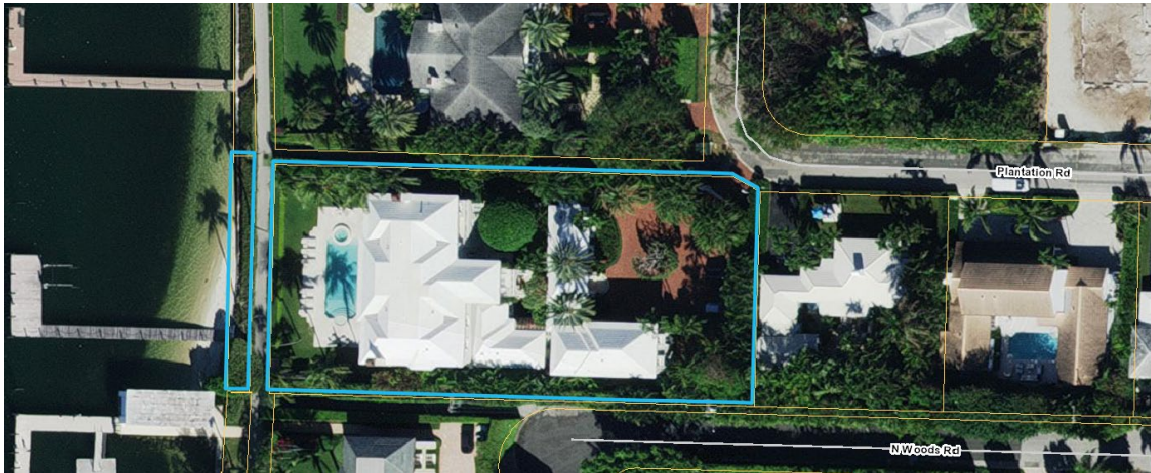
- Removal of south property line hedge.
- Installation of a new site wall along south property line.
- Addition of a pergola in the rear yard.

Site Data			
Zoning District	R-B	Future Land Use	Residential
Lot Size	10,463 SF	Lot Coverage	Existing: 37.8%
Lot Depth	85'	Lot Width	123'
Building Height	14'	Overall Landscape Open Space	Existing: 25.6% Proposed: 45.1%
Perimeter Landscape Open Space	Existing: 45.3% Proposed: 73.7%	Front Yard Landscape Open Space	Existing: 17.7% Proposed: 63.3%
Surrounding Properties			
North	615 Crest Rd Residence / R-B		
South	334 N Woods Rd Residence / R-B		
East	316 Plantation Rd Residence / R-B		

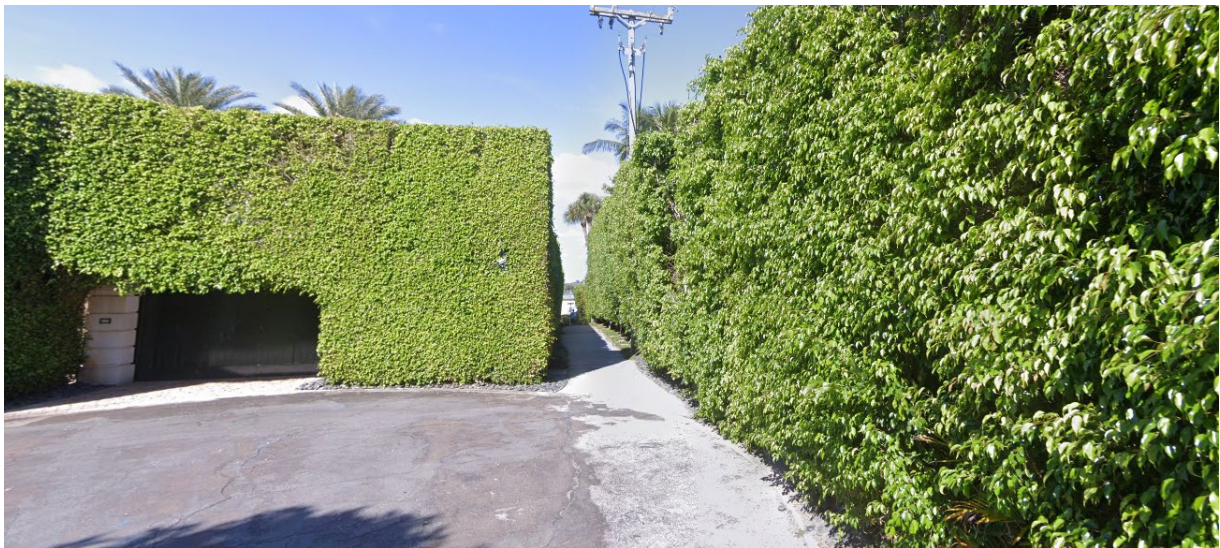
West	Intracoastal Waterway
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STAFF ANALYSIS

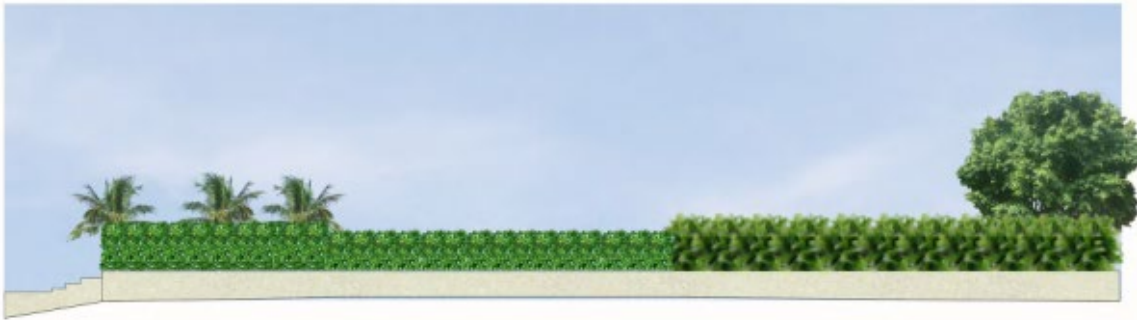
The application for the addition of a new 7'-0" high site wall and landscape along the property line. The subject property is a lakefront site that has access from Plantation Road and N Woods Road. Two pedestrian passages access the east-west way to the Lake Trail.



Although the residence's driveway is accessed from Plantation Road, the southern end of the property borders a cul-de-sac on N Woods Road, which features a pedestrian path connecting to the Lake Trail. Given the removal of the existing landscape hedge and the construction of the new site wall, this project has the potential to affect both residents and pedestrians utilizing N Woods Road to access the Lake Trail. As a result, appropriate notice was required to the affected residents and address any community concerns.



EXISTING CONDITIONS



PROPOSED SOUTH ELEVATION

Also proposed is a 19' x 23' pergola structure in the rear yard, positioned south of the existing pool. In order to maintain current open space the applicant has removed hardscape from the existing south pedestrian paths resulting in an open space decrease of less than 1%.



The current hardscape will be extended to match the pool deck. Cast stone columns with white-coated aluminum beams will be placed in the southeast corner, standing 9'-0" tall, and flanked by the existing coconut plums. A new clusia hedge on the north side of the proposed site wall will provide screening for the pergola from the right of way.

CONCLUSION:

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one (1) motion to be made by the Commission:

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