



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

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

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

SUBJECT: ARC-24-0066 324 PLANTATION RD

MEETING: OCTOBER 23, 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, originally constructed in 2004, underwent an exterior remodel of the outdoor rear loggia in 2013, followed by a roof replacement in 2023. At the ARCOM meeting held on September 25, 2024, the current application was reviewed and approved for landscape and hardscape modifications. However, the pergola design was requested to be further studied.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence" as prepared by **Environment Design Group**, dated October 8, 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%
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		

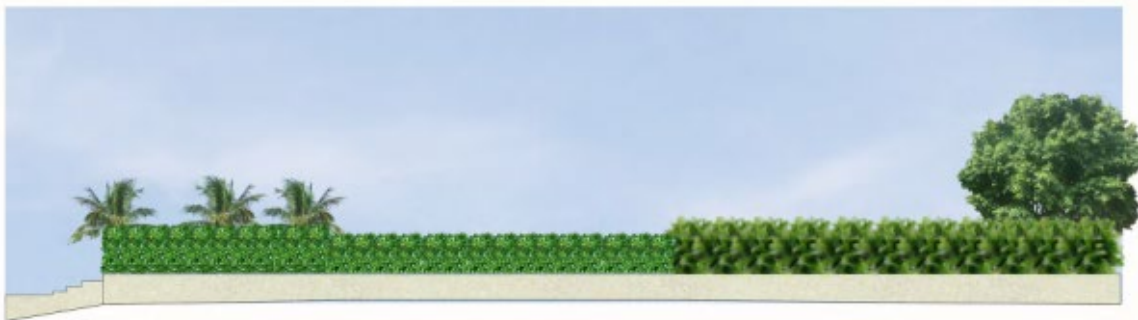
East	316 Plantation Rd Residence / R-B
West	Intracoastal Waterway

STAFF ANALYSIS

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. The application for the addition of a new 7'-0" high site wall and landscape along the property line was approved at the September ARCOM meeting however the applicant asked to restudy the proposed rear pergola structure and return.

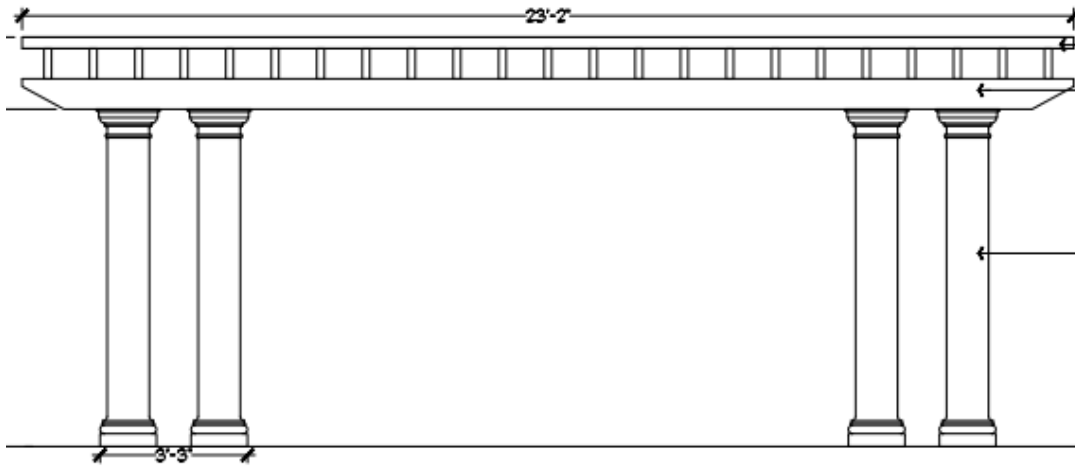


PROPOSED SITE PLAN – APPROVED AT THE 9/25/24 ARCOM MEETING.

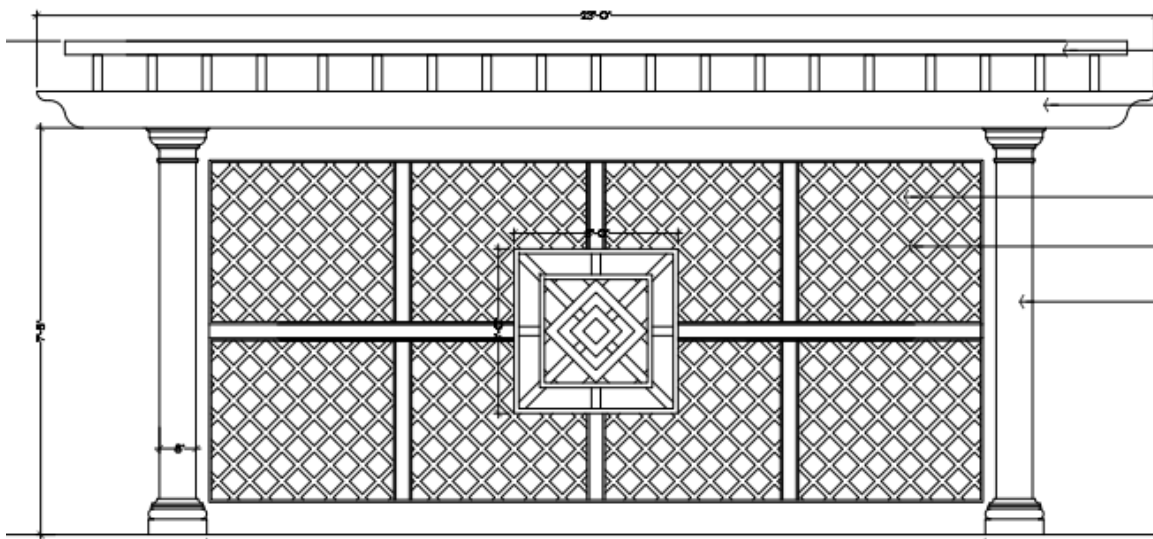


PROPOSED SOUTH ELEVATION – APPROVED AT THE 9/25/24 ARCOM MEETING.

The revised pergola is a 9' in height in the rear yard, positioned south of the existing pool. A decorative metal screen panel has been introduced and the double column has been eliminated.



PREVIOUSLY PROPOSED PERGOLA STRUCTURE



CURRENTLY PROPOSED PERGOLA STRUCTURE

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.

WRB:JGM:SCP