



**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: Architectural Commission

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

SUBJECT: ARC-24-0066 324 PLANTATION RD

MEETING: DECEMBER 20, 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 December 4, 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		

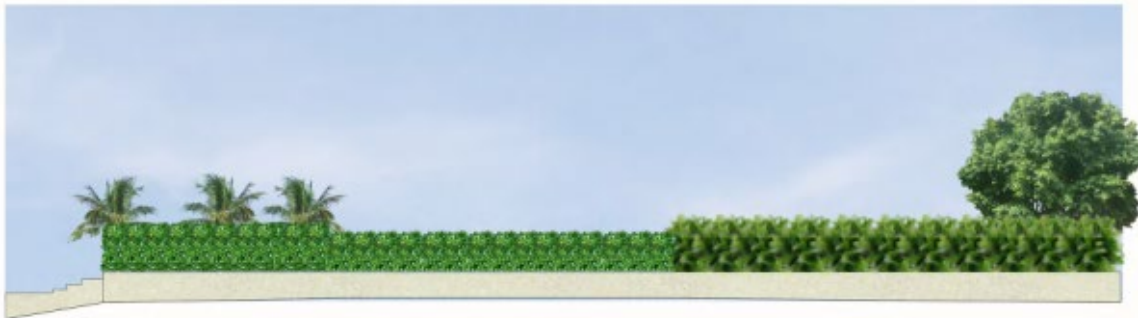
<b>East</b>	316 Plantation Rd   Residence / R-B
<b>West</b>	Intracoastal Waterway

### **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 Commission requested that rear pergola structure be re-studied and return.

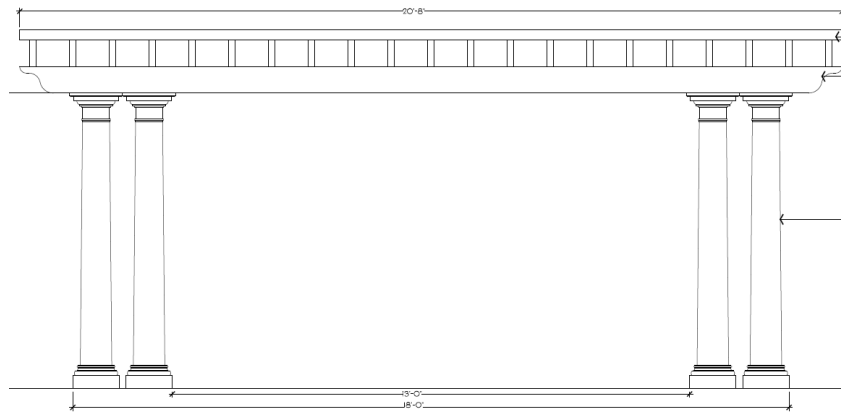


***PROPOSED SITE PLAN – APPROVED AT THE 9/25/24 ARCOM MEETING.***

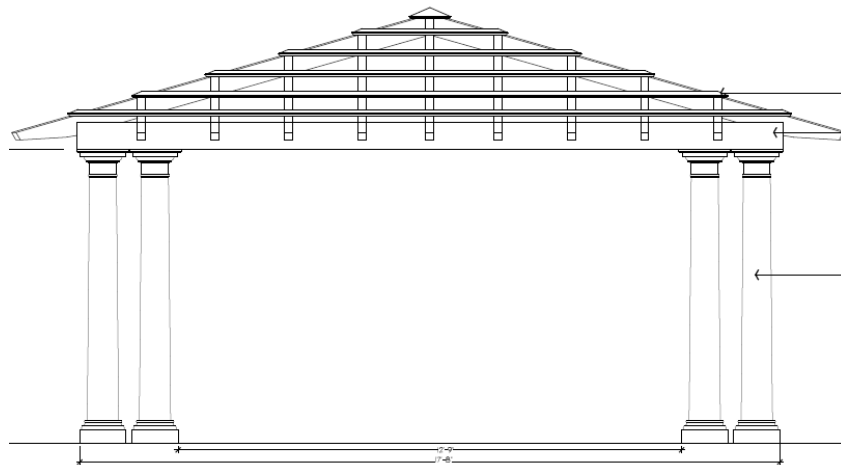


***PROPOSED SOUTH ELEVATION – APPROVED AT THE 9/25/24 ARCOM MEETING.***

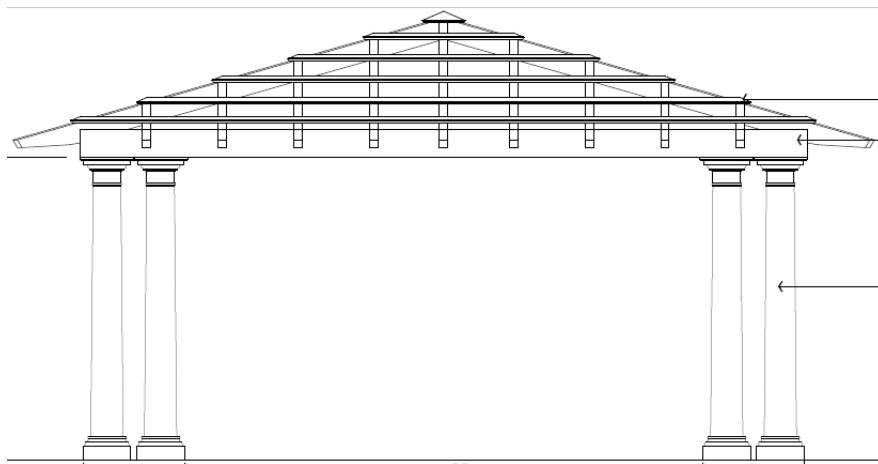
Following the design deferrals in September and October regarding the pergola, the applicant has resubmitted several options for the Commission's consideration. Please note that only Option A is eligible for approval at the ARCOM meeting scheduled for December 20, 2024. The alternative design options exceed height limitations, necessitating variances and requiring the applicant to issue updated 'Notices' for both ARCOM and Town Council. The applicant has indicated that these alternative options are intended for discussion purposes only.



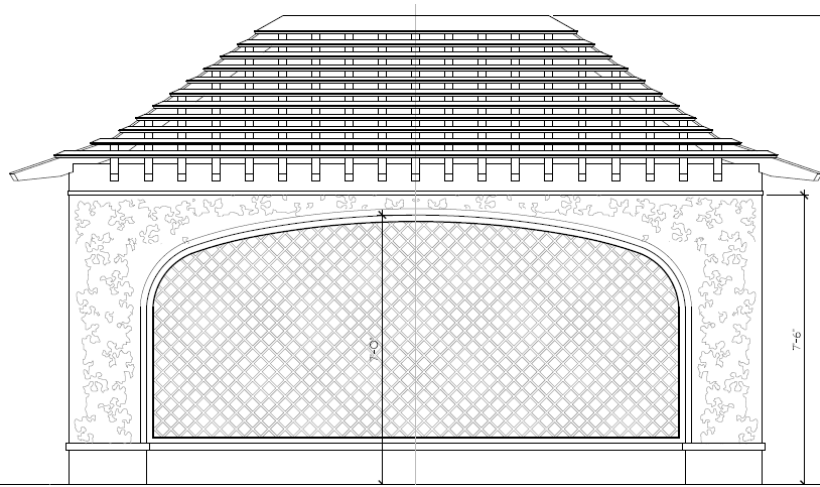
***OPTION 'A' PERGOLA STRUCTURE - 9' IN HEIGHT AND 20'8" WIDE***



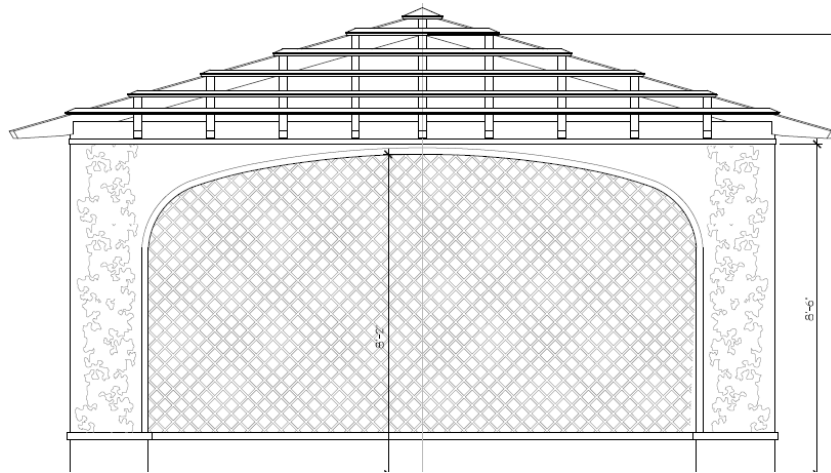
***OPTION 'B' PERGOLA STRUCTURE - 11'3" IN HEIGHT AND 17'8" WIDE - VARIANCE REQUIRED***



***OPTION 'C' PERGOLA STRUCTURE - 11'3" IN HEIGHT AND 20'10" WIDE - VARIANCE REQUIRED***



**OPTION 'D' PERGOLA STRUCTURE - 12'2" IN HEIGHT AND 20'10" WIDE – VARIANCE REQUIRED**



**OPTION 'D' PERGOLA STRUCTURE - 11'3" IN HEIGHT AND 20'10" WIDE – VARIANCE REQUIRED**

**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