



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ZON-25-0001 (ARC-24-0066) 324 PLANTATION RD

MEETING: FEBRUARY 26, 2025 ARCOM
MARCH 05, 2024 TC

ZON-25-0001 (ARC-24-0066) 324 PLANTATION RD (COMBO)–VARIANCES. The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Town Council review and approval for one (1) variance to exceed the maximum allowable height of a pergola within a setback. The Architectural Commission shall review the application as it pertains to zoning relief/approval.

ARC-24-0066 (ZON-25-0001) 324 PLANTATION RD (COMBO). The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for construction of a pergola structure requiring a variance to exceed maximum allowable height within a setback. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Wendy Schriber Trust
Architecture: Environment Design Group

HISTORY:

The single-family residence, built in 2004, underwent an exterior remodel of the outdoor rear loggia in 2013 and a roof replacement in 2023. At the ARCOM meeting on September 25, 2024, the application for landscape and hardscape modifications was reviewed and approved, while the pergola design required further study. The applicant later opted for a new pergola design and location, requiring a variance. As a result, the project has been re-noticed for the February 26, 2025, ARCOM meeting.

The design application is scheduled to be heard at the FEBRUARY 26, 2025 ARCOM meeting.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence" as prepared by **Environment Design Group**, dated February 10, 2025.

The following scope of work is proposed:

- Addition of a pergola in the rear yard.

The following is required to complete the project:

- **VARIANCE 1: Sec. 134-895 (5):** A variance for an open one-story pergola to exceed maximum allowable height within a setback.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
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		

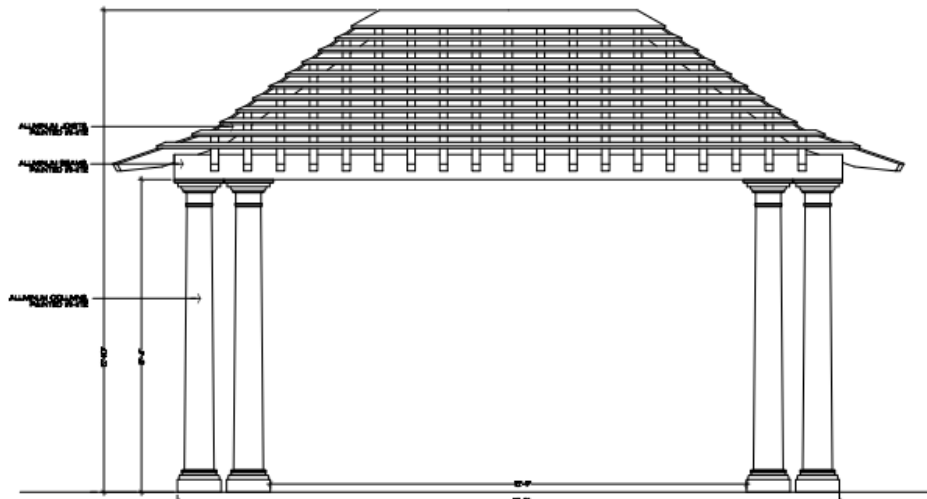
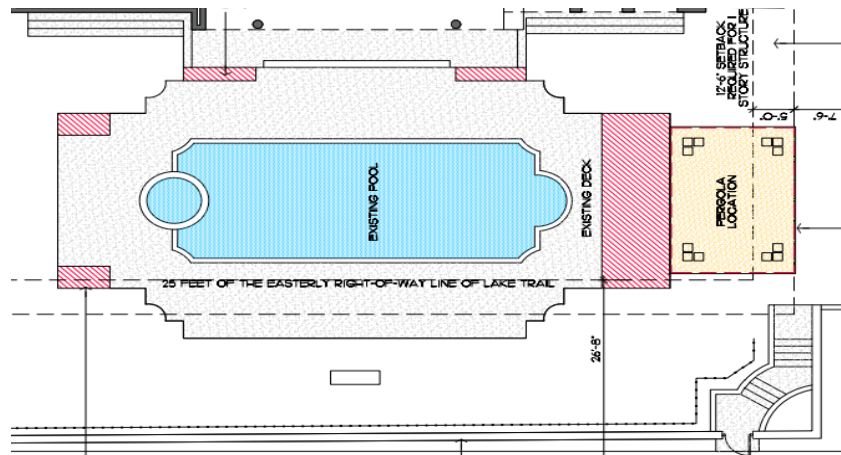
STAFF ANALYSIS

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



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

After the design deferrals in September and October, the applicant resubmitted multiple pergola design options for the Commission's consideration at the November hearing. Based on the feedback received, the applicant chose to proceed with a design requiring a variance to exceed the maximum allowable pergola height within a setback.



PERGOLA STRUCTURE – 12' IN HEIGHT AND 17'8" WIDE – VARIANCE REQUIRED

One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet; the proposal is 12' in height.

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
Sec. 134-895(5)	MAX HEIGHT 9'-0"	12'-0"	3'-0"

CONCLUSION:

Approval of the project will require two (2) separate motion(s) 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, and
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion(s) to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.