



**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  
Director PZ&B

**SUBJECT:** ARC-23-135 225 WELLS RD

**MEETING:** DECEMBER 15, 2023 (ARCOM)  
JANUARY 10, 2024 (TOWN COUNCIL)

**ARC-23-135 225 WELLS RD.** The applicant, LLPB Trust (Andrea Lenczner, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with hardscape, landscape and swimming pool.

**Applicant:** LLPB Trust (Andrea Lenczner, Trustee)  
**Professional:** Laberge & Menard Inc. (Chris Kidle)  
Todd MacLean Outdoors (Todd MacLean)

**HISTORY**

The project was reviewed at the November 20, 2023 ARCOM meeting. The commission provided comments on the application, especially as it related to the second-floor open terraces, central entry element and neighbor privacy concerns.

**THE PROJECT:**

The applicant has submitted revised plans, entitled “NEW SINGLE FAMILY HOME 225 WELLS ROAD” as prepared by **Laberge & Menard Inc.**, dated December 04, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence
- Sitewide landscape and hardscape improvements

Site Data			
<b>Zoning District</b>	R-B Low Density Res.	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	14,000 SF	<b>Crown of Road</b>	4.47' NAVD
<b>Lot Depth</b>	140'	<b>Lot Width</b>	100'
<b>Building Height</b>	Permitted: 22' Proposed: 19'-10"	<b>Overall Building Height</b>	Permitted: 30' Proposed: 24'-11"
<b>Finish Floor Elevation</b>	7.0' NAVD	<b>Zero Datum</b>	7' NAVD

<b>FEMA Flood Zone</b>	<b>ZONE X</b>	<b>Angle of Vision</b>	Permitted: 100° Proposed: 99.25°
<b>Lot Coverage</b>	Permitted: 30% (3,675 SF) Proposed: 29% (4,070 SF)	<b>Enclosed SF</b>	Proposed: 5925 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.96 (55,440 CF) Proposed: 3.95 (55,356 CF)	<b>Perimeter Land. Open Space</b>	Required: 50% Proposed: 50%
<b>Landscape Open Space</b>	Required: 45% Proposed: 48%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 40%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	202 Coral Ln   One-Story Residence / R-B Zoning		
<b>South</b>	220 Wells Rd   One-Story Residence / R-B Zoning		
<b>East</b>	209 Wells Rd   One-Story Residence / R-B Zoning		
<b>West</b>	231 Wells Rd   Two-Story Residence / R-B Zoning		

#### **STAFF ANALYSIS**

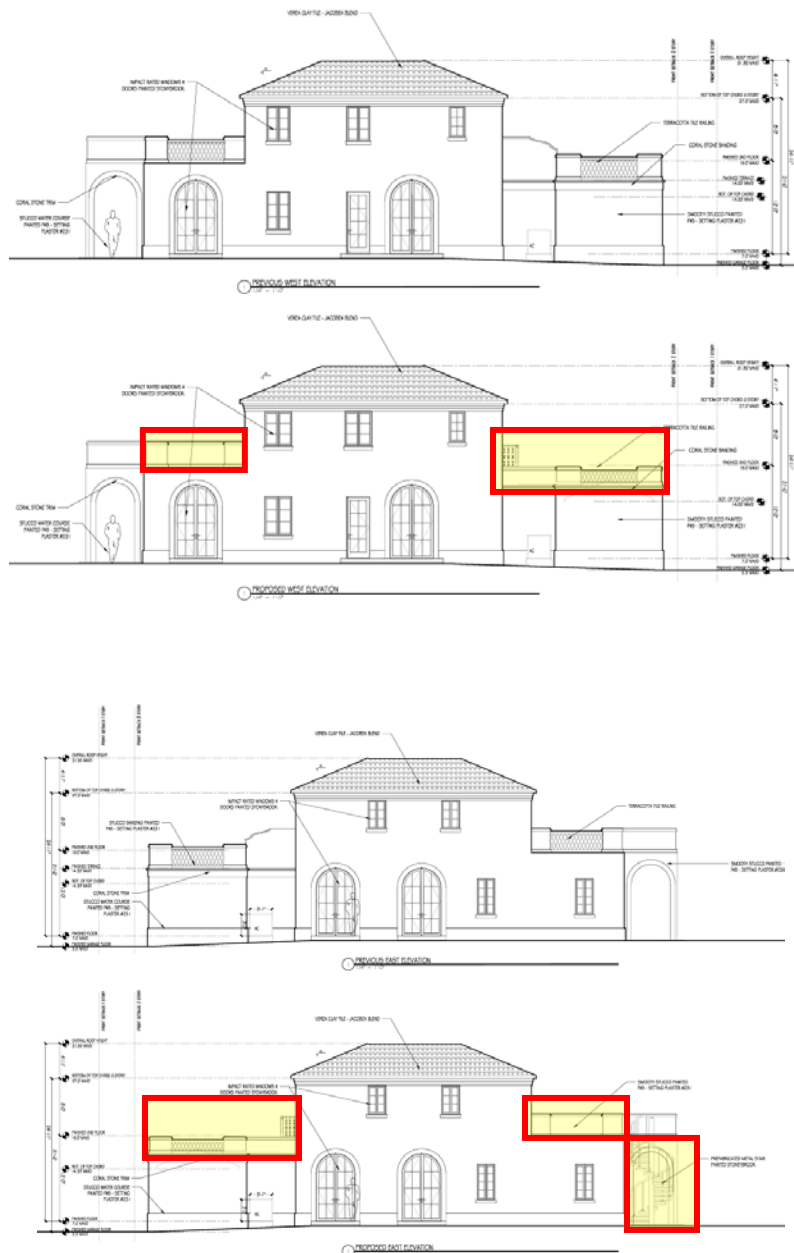
This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met. A review of the project indicates that the application, as proposed, appears consistent with the Town zoning code. The application requests to improve the parcel with a new two-story single-family residence and a sitewide landscape and hardscape program.

The applicant has resubmitted plans making slight adjustments to the previously proposed. The previously proposed recessed front entry is now flush with the remainder of the front elevation. The front terraces over the single bay garages have been eliminated and replaced with hip roofs surrounded by lowered parapets. The doors leading to the previously proposed front terraces now have balconies incorporated on either side. At the rear, the second-floor terraces now feature painted stucco railings on the east and west in lieu of the previously proposed terracotta. The second floor rear terrace area has been reduced with the incorporation of planters, and a spiral staircase leads from the lower level to upper-level terrace at the rear.

Staff will note that the applicant did not provide updated lot coverage, landscape open space, or cubic content calculations as part of the resubmittal. Staff is unable to confirm whether or not variances would be required due to modifications, and if it is revealed at time of permitting that there are nonconforming aspects of the project, the applicant will need to make further adjustments to come into compliance, or seek variances from the Town Council for the approved design (if it is nonconforming to the zoning code).

[illegible][illegible]

PROPOSED NORTH ELEVATION



### **CONCLUSION:**

Approval of the project will require one 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:BMF