



**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 *WB*  
Director PZ&B

SUBJECT: ARC-23-135 225 WELLS RD

MEETING: FEBRUARY 28, 2024

**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.

At the December 15, 2023 meeting, the applicant submitted plans making adjustments as directed by the commission. Upon review, the commission deferred the application for further refinement of architectural details and with concerns regarding the second-floor terrace.

At the January 24, 2024 meeting, the changes were overall well received, with comments to further study some details (parapet height, cornice, roof overhang).

**THE PROJECT:**

The applicant has submitted revised plans, entitled “NEW SINGLE FAMILY HOME 225 WELLS ROAD” as prepared by **Laberge & Menard Inc.**, dated January 04, 2024.

The following is the scope of work:

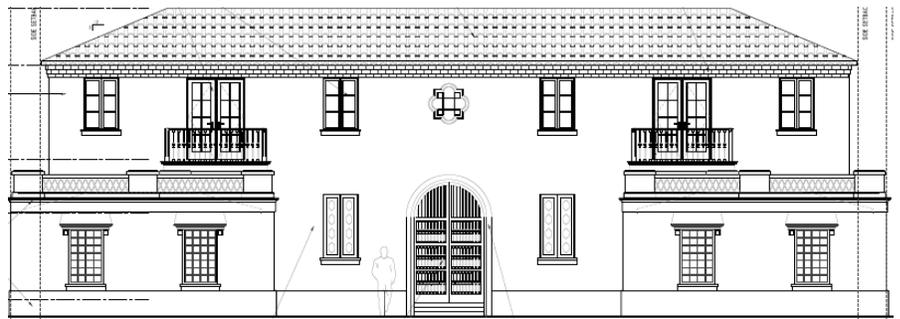
- Construction of a new two-story single-family residence.
- Sitewide landscape and hardscape improvements.

Site Data			
Zoning District	R-B Low Density Res.	Future Land Use	SINGLE-FAMILY
Lot Size	14,000 SF	Crown of Road	4.47' NAVD
Lot Depth	140'	Lot Width	100'

<b>Building Height</b>	Permitted: 22' Proposed: 21'-6"	<b>Overall Building Height</b>	Permitted: 30' Proposed: 25'-0.5"
<b>Finish Floor Elevation</b>	7.0' NAVD	<b>Zero Datum</b>	7' NAVD
<b>FEMA Flood Zone</b>	ZONE X	<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: 5558 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.96 (55,440 CF) Proposed: 3.92 (54,896 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		

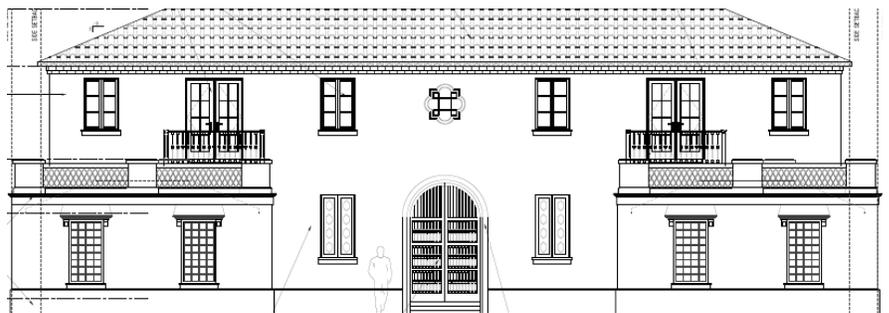
**STAFF ANALYSIS**

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 the construction of a new two-story residence and a sitewide landscape and hardscape program.

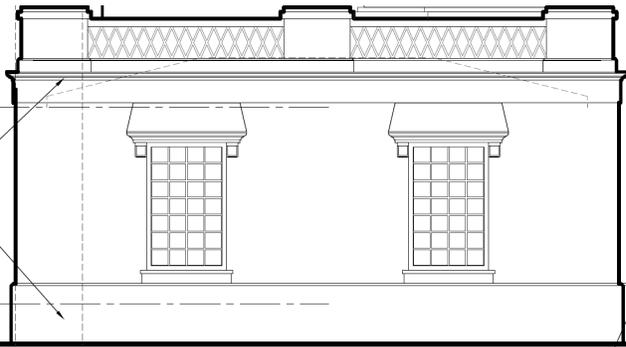


*Previously Proposed Front Elevation*

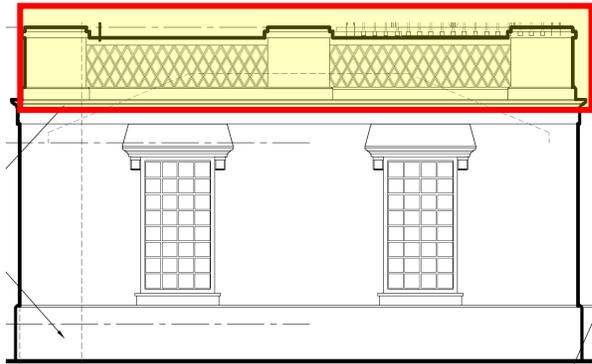
The applicant has resubmitted plans making slight adjustments to the previously proposed. The parapets at the garage bays have been raised. The roof eave overhangs have been adjusted to 1 foot. The brick cornice has been reduced. The height of the roof has been raised slightly from 24'-11" to 25'-0.5".



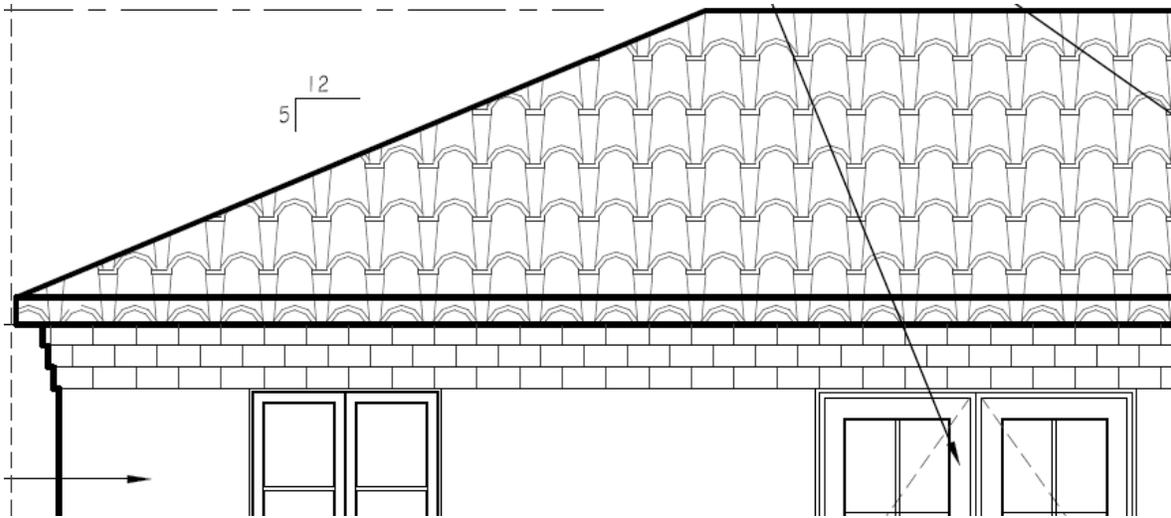
*Currently Proposed Front Elevation*



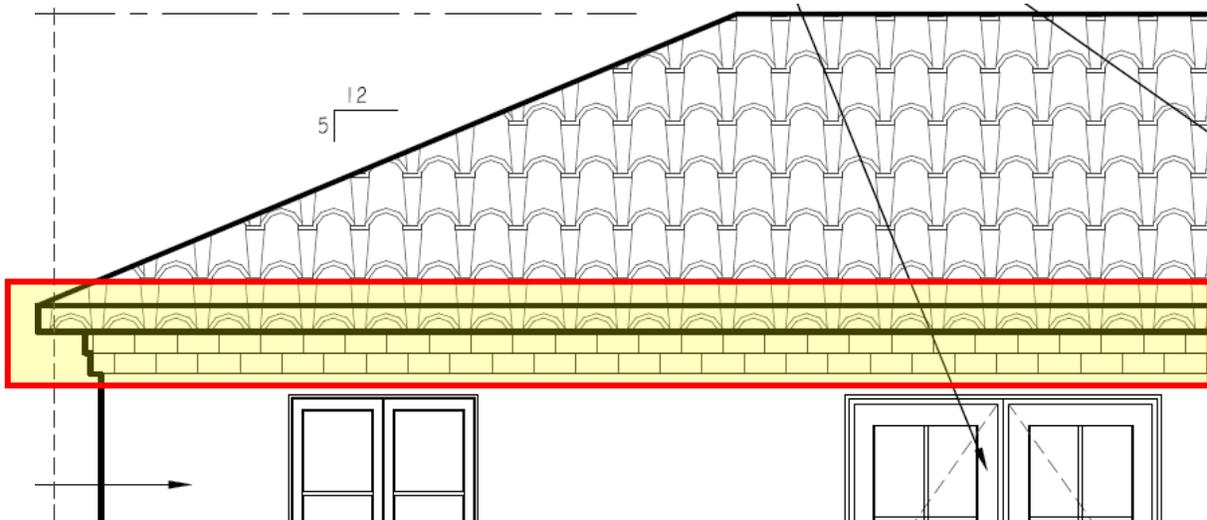
*Previously Proposed Garage Bay Detail*



*Currently Proposed Garage Bay Detail*



*Previously Proposed Roof & Cornice Detail*



*Currently Proposed Roof & Cornice Detail*

**CONCLUSION:**

This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met. 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