



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: NOVEMBER 20, 2023

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 final hardscape, landscape and swimming pool.

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

THE PROJECT:

The applicant has submitted plans, entitled “NEW SINGLE FAMILY HOME 225 WELLS ROAD” as prepared by **Laberge & Menard Inc.**, dated October 12, 2023.

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'
Building Height	Permitted: 22' Proposed: 19'-10"	Overall Building Height	Permitted: 30' Proposed: 24'-11"
Finish Floor Elevation	7.0' NAVD	Zero Datum	7' NAVD
FEMA Flood Zone	ZONE X	Angle of Vision	Permitted: 100° Proposed: 99.25°
Lot Coverage	Permitted: 30% (3,675 SF) Proposed: 29% (4,070 SF)	Enclosed SF	Proposed: 5925 SF

Cubic Content Ratio (CCR)	Permitted: 3.96 (55,440 CF) Proposed: 3.95 (55,356 CF)	Perimeter Land. Open Space	Required: 50% Proposed: 50%
Landscape Open Space	Required: 45% Proposed: 48%	Front Yard Landscape Open Space	Required: 40% Proposed: 40%
Surrounding Properties / Zoning			
North	202 Coral Ln One-Story Residence / R-B Zoning		
South	220 Wells Rd One-Story Residence / R-B Zoning		
East	209 Wells Rd One-Story Residence / R-B Zoning		
West	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, is 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 proposed residence is sited roughly center-lot, with a primary U-shaped two-story massing element comprising the main body of the home with two single-story garage projections on the east and west with roof top terraces. At the rear of the structure, the massing drops down to one level with an expansive second story terrace above. The proposed residence meets all lot, yard and area requirements of the zoning code.

Vehicular access is by one of two curb cuts on the east or west which lead to a central motor court flanked on either side by single-car, side loaded garage bays. Pedestrian access is also available from the sidewalk on-center to the front door. A swimming pool is proposed in the rear yard. The property has existing masonry site walls along the north, east and west property lines.

A generator is proposed behind the site walls to the side of the east garage. A/C equipment is proposed in the space between the garages and main residence.



The architectural design of the residence features a centered symmetrical two-story primary massing element which is topped with a hip roof. The center entry is recessed from the primary façade and features an arched wood door with coral stone trim and is flanked by stained pecky cypress shuttered windows on either side and a quatrefoil window centered on the second story above. The quatrefoil design is also reflected in the hardscape at the center motor court as well as on the second floor rear balcony. The one-story projecting garages feature a cast stone banding with the second-floor balconies enclosed by terracotta tile railing. The main massing features a Chicago brick cornice at the second story. A Verea clay barrel tile roof is proposed with painted stucco siding for the walls.



Hardscape materials include a Queen Chicago Brick driveway in a herringbone pattern bordered by cast stone in limestone finish. Hardscape at the rear of the property includes Turkish limestone in a herringbone pattern. Pedestrian gates are proposed in pecky cypress with site walls finished to match the structure. The application does not include a request for vehicular gates.

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.