



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: JANUARY 24, 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 Kiddle)
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.

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

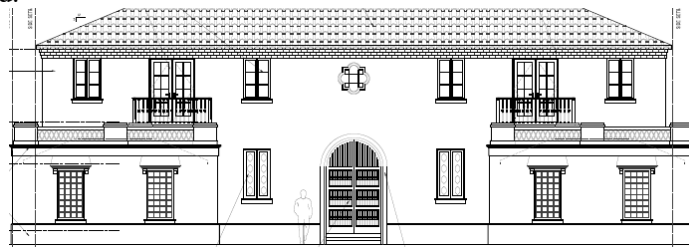
Site Data			
Zoning District	R-B Low Density Res.	Future Land Use	SINGLE-FAMILY
Lot Size	14,000 SF	Crown of Road	4.47' NAVD
Lot Depth	140'	Lot Width	100'
Building Height	Permitted: 22' Proposed: 19'-10"	Overall Building Height	Permitted: 30' Proposed: 24'-11"

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: 5558 SF
Cubic Content Ratio (CCR)	Permitted: 3.96 (55,440 CF) Proposed: 3.92 (54,896 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		

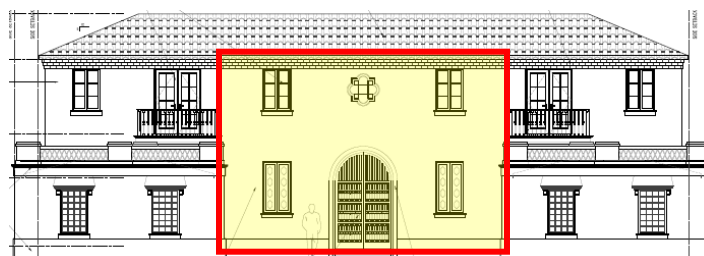
STAFF ANALYSIS

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 rear second floor terrace has been substantially reduced by eliminating the terrace completely over the rear 2 story wings, incorporating a hip roof with parapet surround to match the style at the garage bays. The height of the garages has been lowered. Windows on either side of the entry door have been moved slightly closer to the entry. At the single-story parapet roofs, the roof material has changed to copper. The spiral stair at the rear terrace which was proposed at the December meeting has been eliminated.



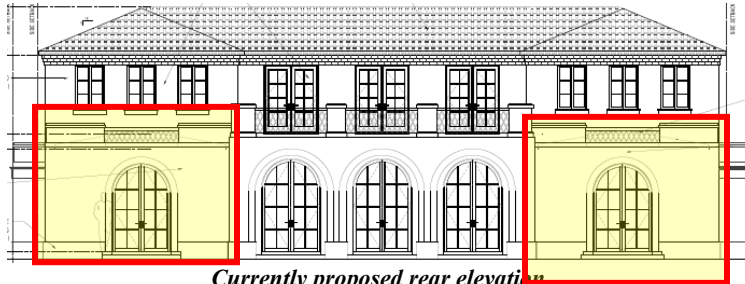
Previously proposed front elevation.



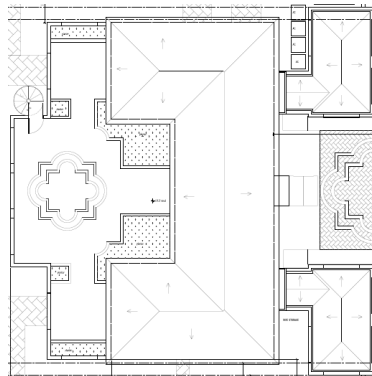
Currently proposed front elevation.



Previously proposed rear elevation.



Currently proposed rear elevation.



Previously proposed roof plan (left) and currently proposed roof plan (right).

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.