



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-009 260 MIRAFLORES DR

MEETING: JANUARY 24, 2024

ARC-24-009 260 MIRAFLORES DR. The applicant, KEAN Development of Palm Beach, Inc. (Giorgio Citarella, Agent), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, swimming pool and spa.

Applicant: KEAN Development of Palm Beach, Inc. (Giorgio Citarella, Agent)
Architect: Joseph M. Nietzel
Landscape Arch.: Environment Design Group (Dustin Mizell)

HISTORY:

The subject site is vacant parcel in the Drake Park subdivision. The parcel has frontage to the north on Miraflores Drive and is two lots east of North Lake Way.

THE PROJECT:

The applicant has submitted plans, entitled “Proposed Residence for: Miraflores” as prepared by **Kean Designs LTD. (Joseph M. Nietzel)**, dated December 4, 2023.

The following is the scope of work:

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

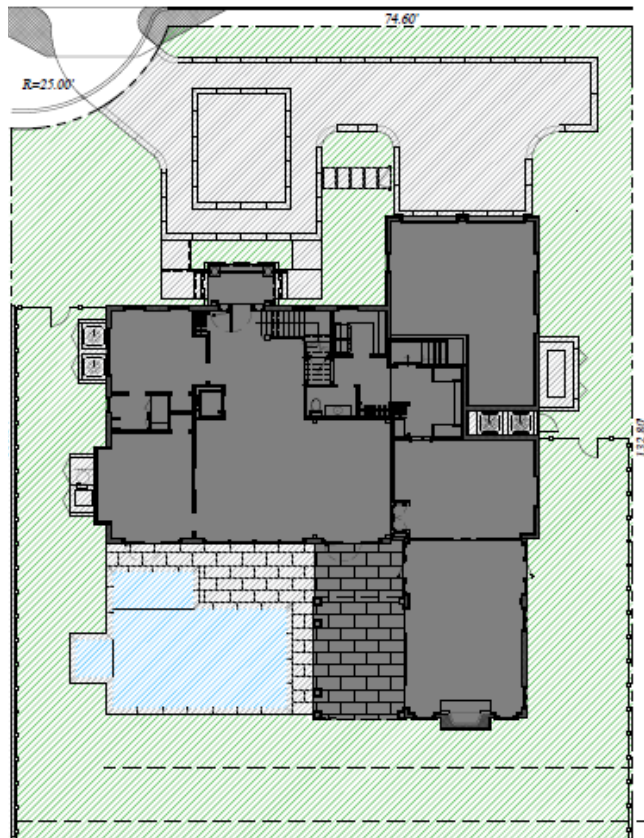
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	12,965.73 SF	Crown of Road	1.45' NAVD
Lot Depth	132' - 9 5/8"	Lot Width	100'
Building Height	Permitted: 22' Proposed: 19' - 7/8"	Overall Building Height	Permitted: 30' Proposed: 28' - 10 1/2"
Finish Floor Elevation	7' NAVD	Zero Datum	7' NAVD
FEMA Flood Zone	AE 6	Angle of Vision	Permitted: 100° Proposed: 86.3°

Lot Coverage	Permitted: 30% (3,890 SF) Proposed: 29.9% (3,887 SF)	Enclosed SF	Proposed: 5,727.08 SF
Cubic Content Ratio (CCR)	Permitted: 3.97 Proposed: 3.96	Perimeter Land. Open Space	Required: 50% (2,917 SF) Proposed: 61% (3,577 SF)
Landscape Open Space	Required: 45% (5,834 SF) Proposed: 45.04% (5840 SF)	Front Yard Landscape Open Space	Required: 40% (1,056 SF) Proposed: 45% (1,195 SF)
Surrounding Properties / Zoning			
North	269 & 261 Miraflores Dr Residence(s) / R-B Zoning		
South	227 & 225 Via Tortuga Residence(s) / R-B Zoning		
East	258 Miraflores Dr Residence / R-B Zoning		
West	495 N Lake Way 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 the majority two-story massing at the front of the structure and a one-story mass occupying the east side and rear of the parcel. A front facing two-car garage is set proud of the primary façade by approximately 12'. The shape of the parcel is primarily regular in shape, with a small portion of a radius carve-out of the right-of-way at the front north-west corner of the parcel. The front yard features a driveway via a single curb cut off of this radius that provides access to the garage at the north-east corner of the building. With this configuration, the applicant is able to screen the street facing garages from the right of way with an 8' Wax Myrtle hedge. The proposed residence is generally in alignment with neighboring properties along the front setback. A/C equipment is proposed on the east and west side of the structure; A/C on the west side is located 10'+ off of the side yard property line in an A/C enclosure and behind masonry site walls, and A/C on the east located outside of the setbacks in an alcove between the



Open space graphic. Sheet L7.1

garage, mudroom and kitchen. A 48 kW generator is also proposed on the east side of the property, located 10'+ off the property line. The property features a perimeter masonry site wall and relaxed tropical landscape screening.

The architectural design of the residence features a large primary two-story massing with entry portico. The entry door is a painted custom paneled wood door with side lites on either side and transom. Architectural details include flat white clay roof tiles, white painted stucco walls, divided lite double hung and casement windows, painted louvered shutters, copper gutters and wrought iron railings. The one-story massing at the east-side and rear are screened by hedge material.



Front façade when viewed from driveway off of cul-de-sac

Hardscape materials include coquina stone patios and paths and pea gravel and concrete paver driveway. Royal Palms, Mondo Grass, and a Wax Mertle hedge are proposed as a landscape buffer along Miraflores Drive. A combination of fences and CMU site walls with 8' and 6' Wax Myrtle hedges are proposed at the property perimeter. The application does not include a request for vehicular gates at this time.

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