



260 Miraflores Drive: ARC 24-009

4/08/2024: Updated Letter of Intent

We are seeking ARCOM approval for a new 2-story single family residence at 260 Miraflores Drive. It will be a 5,675 SF home with four bedrooms, five full baths, and one half bath. We propose a new pool with spa, a new landscape, and new hardscape on what is currently an empty lot.

Based on the recommendations of the Commission at the 3/27/24 ARCOM Hearing, we have revised the house to further reduce the size and scale of the home and bring it into harmony with its neighbors. It remains an Anglo-Caribbean revival style home set within a palm-shaded garden. The house is well-screened by both existing vegetation and a tall hedge proposed for the entire perimeter. The only opening is for the driveway, which offers a privileged view into the front yard. Your eye is drawn into the Motor Court which is paved with native coquina stone set within a grass grid. The centerpiece is the columned entry portico which invites you into the house. Regularly spaced double-hung windows with traditional mullions and louvered shutters are symmetrically arranged around the portico. The subservient masses of the attached garage and family wing will be largely screened from view by vegetation and by the central mass of the house. The exterior is all hand-troweled stucco surmounting a stone water table. The house is capped by a hipped cedar roof. Its eaves are detailed with rafter tails that help modulate the rhythm of the façade.

Like its immediate neighbors to the north, east, west, and south, 260 Miraflores will be a 2-story residence. The size of the two-story massing is similar to that of its immediate neighbor to the west. The mullioned windows with operable shutters will fit in with the majority of windows on this block. The cedar roof brings texture and warmth, opting for a middle spot between the tile and asphalt roofs found elsewhere on the block. Like most of the homes on the block, the roof has a shallow slope. A gable in the rear allows for a cathedral ceiling in the Master Bedroom. While the sides are well-screened, they still carry the language of the front façade.

The house respects the privacy of the neighborhood. Like its neighbors at 269, 258, 256, 245, 240, 237, 227, and 217 Miraflores, it is fully surrounded by a hedge which only opens onto the driveway. The garage is not visible from the street because it is screened by palms and hedges. Walls, tall hedges, and a well-planted buffer will help minimize noise and screen views. Palm groupings at the corners of the house help break up the massing and shield views down the side yards. The front windows on the second floor are set back over 150 feet from the neighbor's home across the street, and the existing hedges preserve the privacy of their pool. The east and west side windows on the second floor look into existing dense vegetation that will be reinforced by more tall hedges. A row of tall plum trees across the entire rear property line screens the second floor from looking into their backyard neighbor's pool. Concrete block walls and well-insulated windows will protect the house from the forces of nature and help prevent the leakage of internal noises. Mechanical and pool equipment will be walled-off in the side yards and screened in accordance with local codes. We hope it will be a welcome completion to the streetscape of Miraflores Drive, and a fine addition to the neighborhood.

Pat Collins

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