



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 *WRB*
 Director PZ&B

SUBJECT: ARC-24-066 | 233 MIRAFLORES DR

MEETING: MAY 29, 2024 ARCOM

ARC-24-066 233 MIRAFLORES DR. The applicant, PB 130 Limited Partnership, has filed an application requesting Architectural Commission review and approval for a modified driveway entrance, garage reconfiguration, revised landscape and hardscape plan, and installation of a new pool deck.

Applicant: PB 130 Limited Partnership
 Design Professional: Nievera Willaims Design

HISTORY:

The one-story residence was constructed in 1997.

- April 27, 2022, an application ARC-22-088 was reviewed and approved for landscape and hardscape modifications and the addition of a rear loggia.

THE PROJECT:

The applicant has submitted plans, entitled “Private Residence” as prepared by Nievera Willaims, dated April 15, 2024.

The following scope of work is proposed:

- Garage reconfiguration from east facing garage door to south (street facing).
- Driveway reconfiguration.
- New landscape and hardscape.

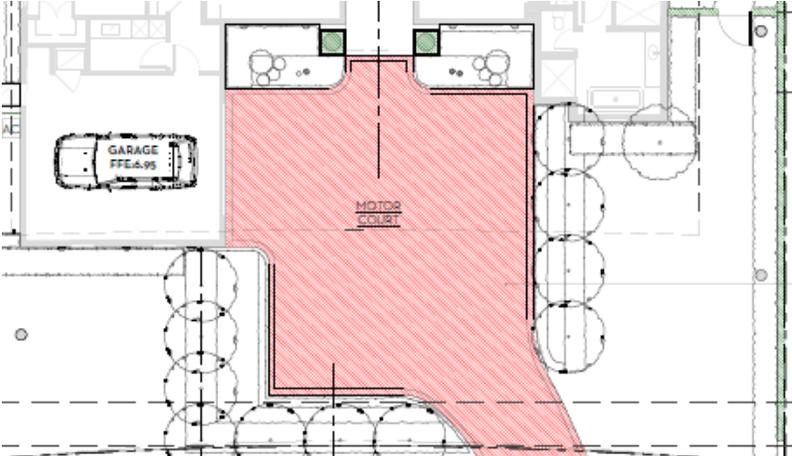
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 12,071 SF	Overall Landscape Open Space	Required: 45% Existing: 47% Proposed: 45%
Perimeter Landscape Open Space	Existing: 90% Proposed: 71%	Front Yard Landscape Open Space	Existing: 59.5% Proposed: 53%
Surrounding Properties / Zoning			
North	240 Tangier Ave Residence / R-B		
South	230 Miraflores Dr Residence / R-B		
East	227 Miraflores Dr Residence / R-B		
West	237 Miraflores Dr Residence / R-B		

STAFF ANALYSIS

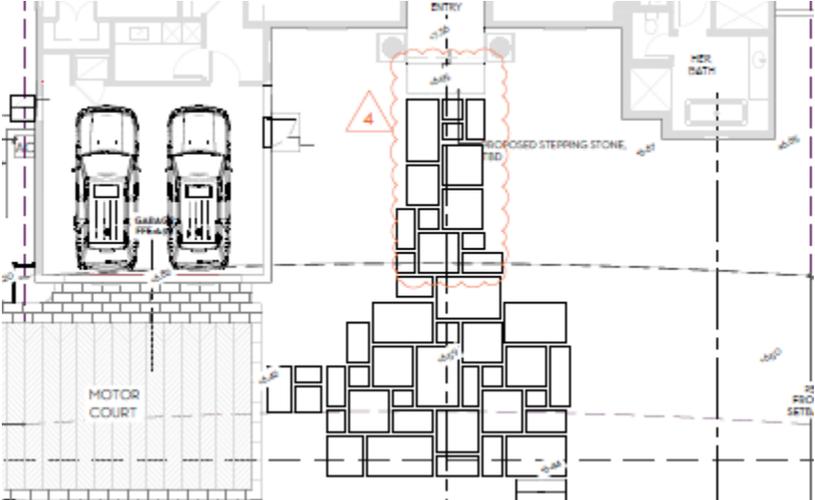
A preliminary review of the project indicates that the application, as proposed, appears to be in accordance with the Town zoning code. Currently the home has one curb cut towards the east side of the property on Miraflores Dr. The driveway leads into a motor court with garage door facing east at a 90-degree angle from the street. The applicant seeks to eliminate the eastern curb cut and motor court and install one further west to allow vehicles to drive into a street facing garage door. The footprint of the structure does not change. The existing motor court will become landscape and hardscape with stepping stones leading to the front entrance of the residence.



EXISTING



PROPOSED



While not an ideal architectural treatment, there are other attached one-story, front-facing garages along this block of Miraflores Drive. The below diagram indicates that out of the 19 developed properties along Miraflores Drive, 8 of them has front facing garages, or roughly 42%.



● Indicates the structure has a street-facing garage.

As such, the conversion of the existing two-car, side-loaded garage to a front-facing configuration would not be out of character with the street.

CONCLUSION:

Approval of the project will require one (1) motions 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:SCP