



**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-24-0005 260 EL PUEBLO WAY

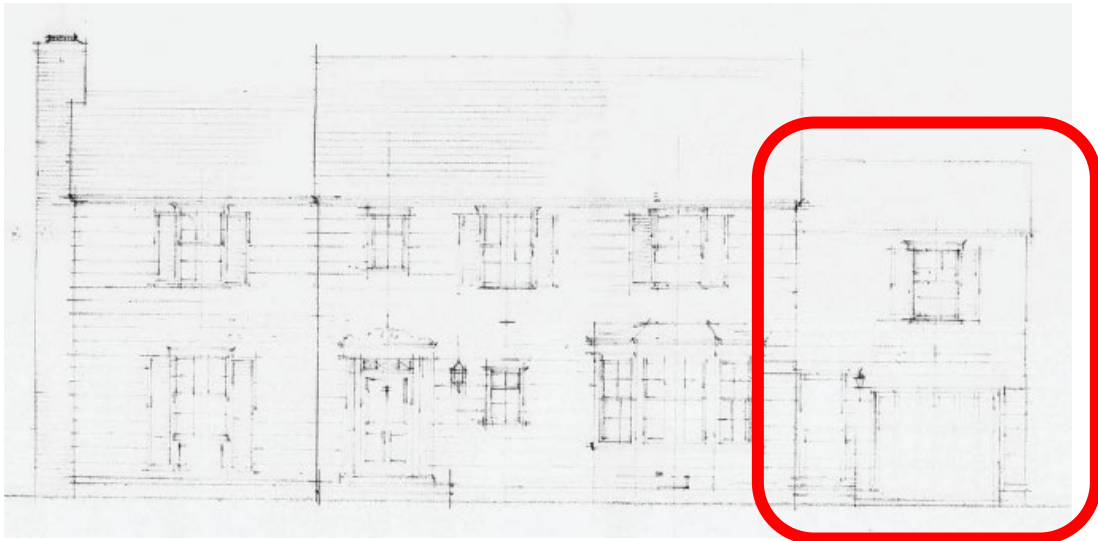
**MEETING:** JUNE 26, ARCOM

**ARC-24-0005 260 EL PUEBLO.** The applicant, David Khoury, has filed an application requesting Architectural Commission review and approval for removal of an existing carport, a garage renovation and expansion to an existing residence.

**Applicants:** David Khoury  
**Design Professional:** MHK Architecture.

**HISTORY:**

The two-story single-family residence was built in 1937 by Treanor & Fatio. The current footprint of the home is nearly identical to the original plans which have been provided within the plan set. Alterations over the years including the existing car port are confined to the rear of the property therefore the original front façade remains intact.



**THE PROJECT:**

The applicant has submitted plans, entitled “Improvements to the Property at 260 El Pueblo Way” as prepared by **MHK Architecture**, dated April 26, 2024.

The following scope of work is proposed:

- Removal of existing car port.
- Expansion and renovation of an existing one car garage.

- Expansion and renovation of the second story.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	12,536 SF	<b>Crown of Road</b>	3.36' NAVD
<b>Lot Depth</b>	125.36'	<b>Lot Width</b>	100'
<b>Lot Coverage</b>	Permitted: 30% Existing: 15.6% Proposed: 17%	<b>Overall Landscape Open Space</b>	Required: 45% Existing: 60% Proposed: 59.9%
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.975 Existing: 2.91 Proposed: 2.98	<b>Overall Building Height</b>	Permitted: 30' Existing: 23.17' Proposed: 24.83'
Surrounding Properties / Zoning			
<b>North</b>	263 El Pueblo Way / Single Family Residence		
<b>South</b>	279 Queens Lane / Single Family Residence		
<b>East</b>	250 El Pueblo Way / Single Family Residence		
<b>West</b>	280 El Pueblo Way / Single Family Residence		

### **STAFF ANALYSIS**

The parcel is located on El Pueblo Way between North Lake Way and North Ocean Way. The lot is 12,536 SF with a one-story single-family residence to the east and a two-story home, constructed in 2021 to the west.

The application proposes changes to the east portion of the home. The current carport, which was a later addition to the home, will be demolished to accommodate the new addition in order to create a two-car garage at the ground level. The second story will also be extended to create a new bathroom and closet. The addition will retain the same setback of approximately 50' from the property line. All existing wood siding and materials will be matched on the proposed addition.



***EXISTING CARPORT***



*EXISTING FRONT ELEVATION*



*PROPOSED FRONT ELEVATION*

The lot has no existing non-conformities and the proposed changes do not require review by Town Council.

**CONCLUSION:**

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