

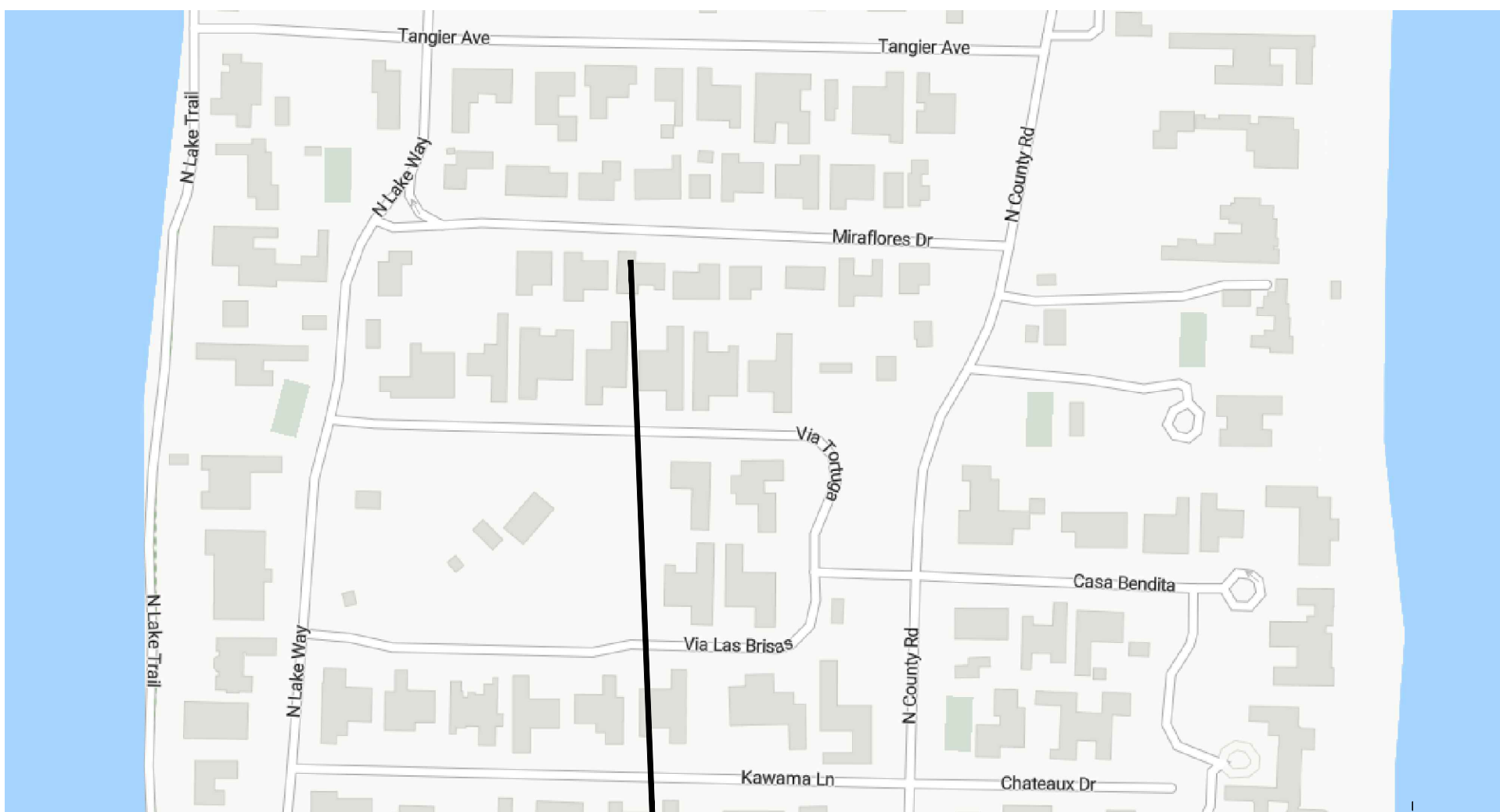
261 MIRAFLORES DRIVE
PALM BEACH, FLORIDA 33480

SECOND SUBMITTAL

SCOPE OF WORK

THIS IS A PERMIT APPLICATION FOR A GARAGE ADDITION
ALONG WITH INTERIOR IMPROVEMENTS FOR AN EXISTING
SINGLE STOREY RESIDENCE.
SCOPE OF WORK TO INCLUDE A FRONT YARD SETBACK AND
AN ANGLE OF VISION VARIANCE

PROJECT LOCATION



PROJECT LOCATION

DRAWING INDEX

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LANDSCAPE	
CIVIL	
C-1	PAVING & DRAINAGE
EC-1	CONSTRUCTION PLAN

PROJECT DESIGN TEAM



211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM



625 FLAGLER DRIVE
SUITE 502
WEST PALM BEACH, FLORIDA 33401
PHONE: 561-659-2820

GRUBER
CONSULTING
ENGINEERS

2475 MERCER AVE.
WEST PALM BEACH, FLORIDA 33401
PHONE: 561-832-4600

FIRST SUBMITTAL:	02/20/25
SECOND SUBMITTAL:	03/10/25
FINAL SUBMITTAL:	04/07/25
ARCOM MEETING:	04/23/25

ARC-25 0011
ZON-25-00xx



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IMPROVEMENTS TO THE
RESIDENCE
261 MIRAFLORES DRIVE
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971
NOT FOR
CONSTRUCTION

ISSUANCE	ARCOM 2nd SUBMITTAL 09/10/25
A000	

PHASE SD
PR NO 25025

A000



PHASE	SD
PR NO	25tbd



Sitescape - Miraflores Drive

Scale

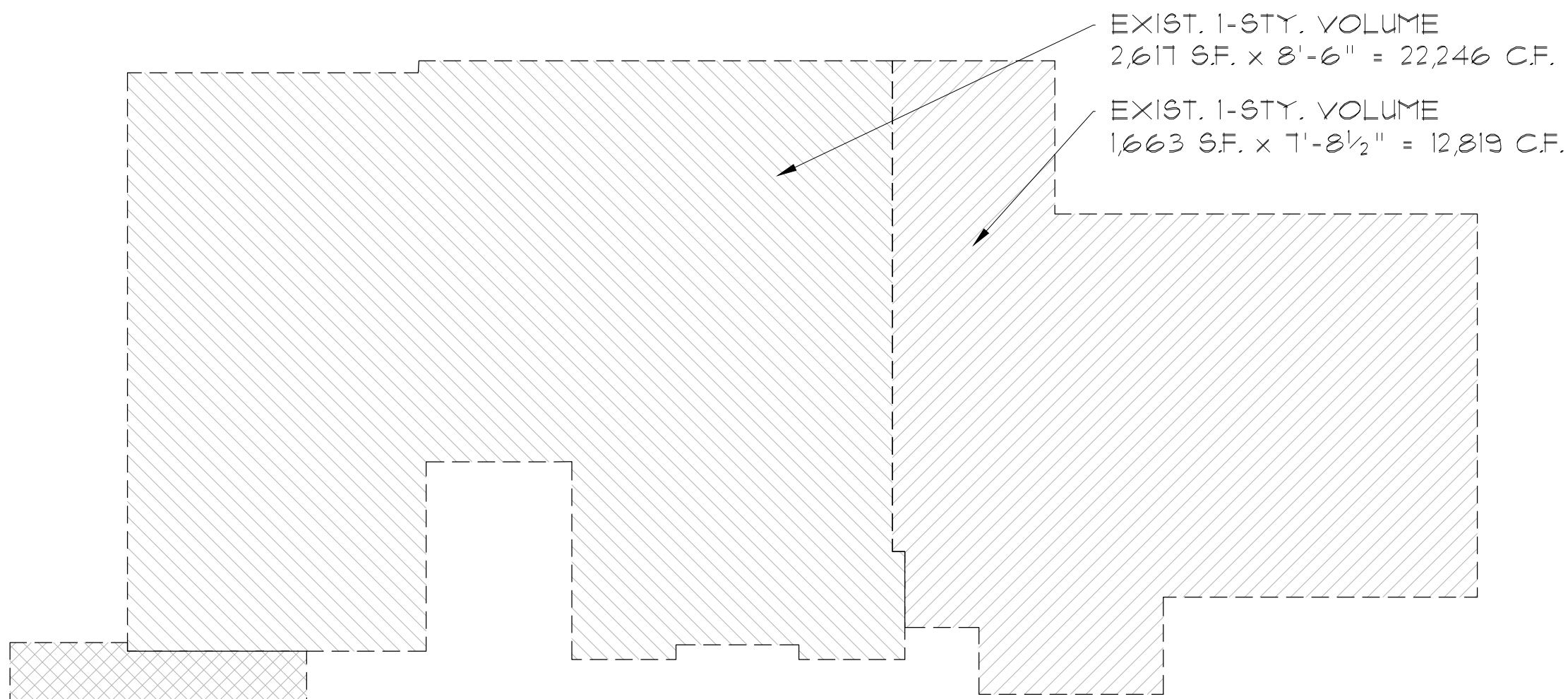
N.T.S.



Streetscape - Miraflores Drive

Scale

N.T.S.



SQ. FT. CALCS	
UNDER AIR:	
FIRST FLOOR (EXISTING)	= 4,280#
TOTAL U/A (NO CHANGE)	= 4,280#
PROPOSED GARAGE ADDITION	= 535#
TOTAL:	= 4,815#

CCR CALCS	
EXISTING @ 7'-8½"	= 12,819 C.F.
EXISTING @ 8'-6"	= 22,246 C.F.
PROPOSED GARAGE ADDITION @ 8'-6"	= 4,548 C.F.
TOTAL PROPOSED CCR	= 39,613 C.F.

LOT SIZE = 18,740#

MAX ALLOWABLE CCR = 3.92

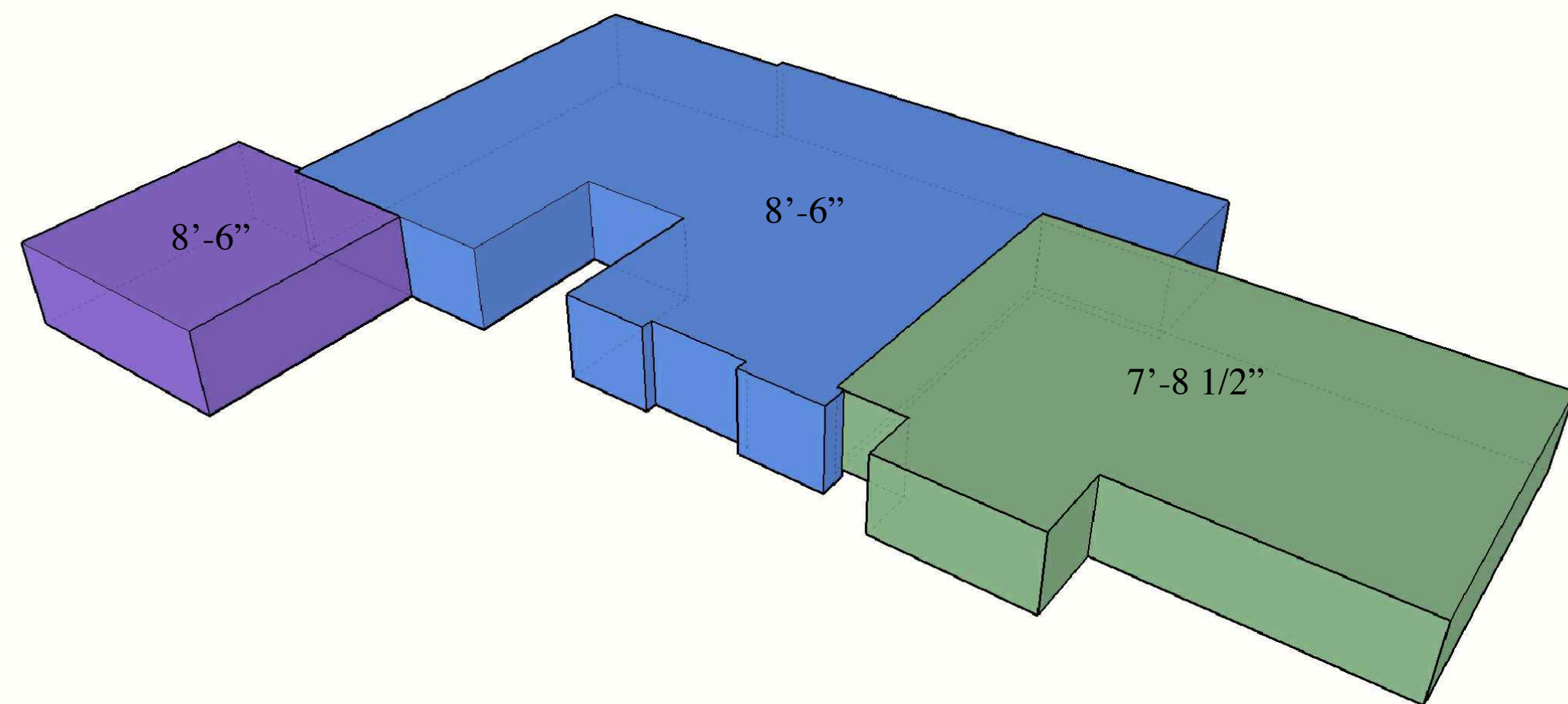
EXISTING CCR = 2.55

MAX ALLOWABLE CUBIC FEET = 3.92 x 18,740 = 73,461 C.F.

EXISTING CUBIC FEET = 35,065 CU. FT. / 18,740 SQ. FT. = 1.87

PROPOSED = 39,613 CU. FT. / 18,740 SQ. FT. = 2.11

Area / Cubic Content Calculations



Isometric



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

line #	Zoning Legend			
1	Property Address:	261 Miraflores Drive		
2	Zoning District:	RB		
3	Lot Area (sq. ft.):	18,740		
4	Lot Width (W) & Depth (D) (ft.):	150' w. (E/W) x 130' d. (S) / 119.9' d. (N)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point of meas. (NAVD)	3.90'		
8	Crown of Road (COR) (NAVD)	2.0'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	7,421 40%	4,280 23.1%	4,815 26.0%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	4,280	4,280	4,815
12	*Front Yard Setback (Ft.)	25'	35.91'	15.57
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	21.86 W/21.42 E	12.87' W
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	10'	43.8'	N/C
16	Angle of Vision (Deg.)	108	110	128
17	Building Height (Ft.)	14'	8.6'	8.6'
18	Overall Building Height (Ft.)	22'	14.2'	13'
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.92		2.11
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)	6 NAVD	3.90'	3.90'
22	Base Flood Elevation (BFE)(NAVD)	6 NAVD	3.90 NAVD	3.47 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	8433 45%	8676 46%	8503 45.3%
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1504 40%	1569 42%	1742 46%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		
* Indicate each yard area with cardinal direction				

Zoning Legend

MHK
ARCHITECTURE

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PHONE: 561-401-1866
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PALM BEACH, FL 33480

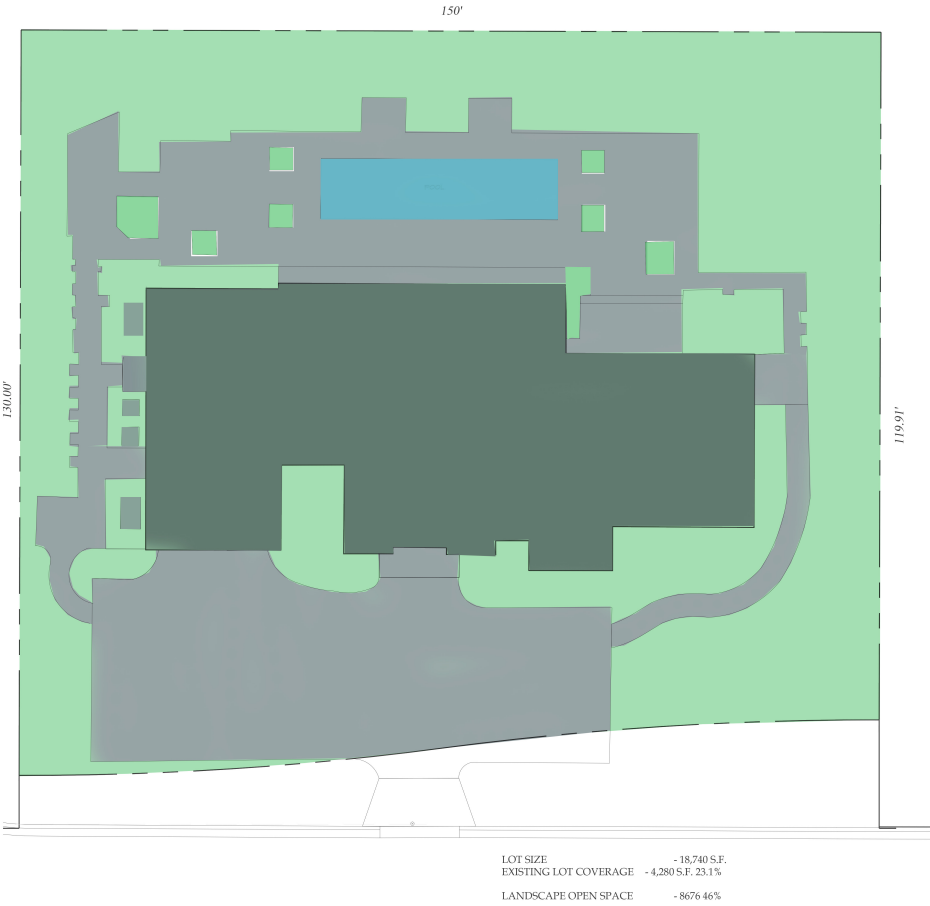
FLORIDA SEAL
REG# AR 16971
NOT FOR
CONSTRUCTION

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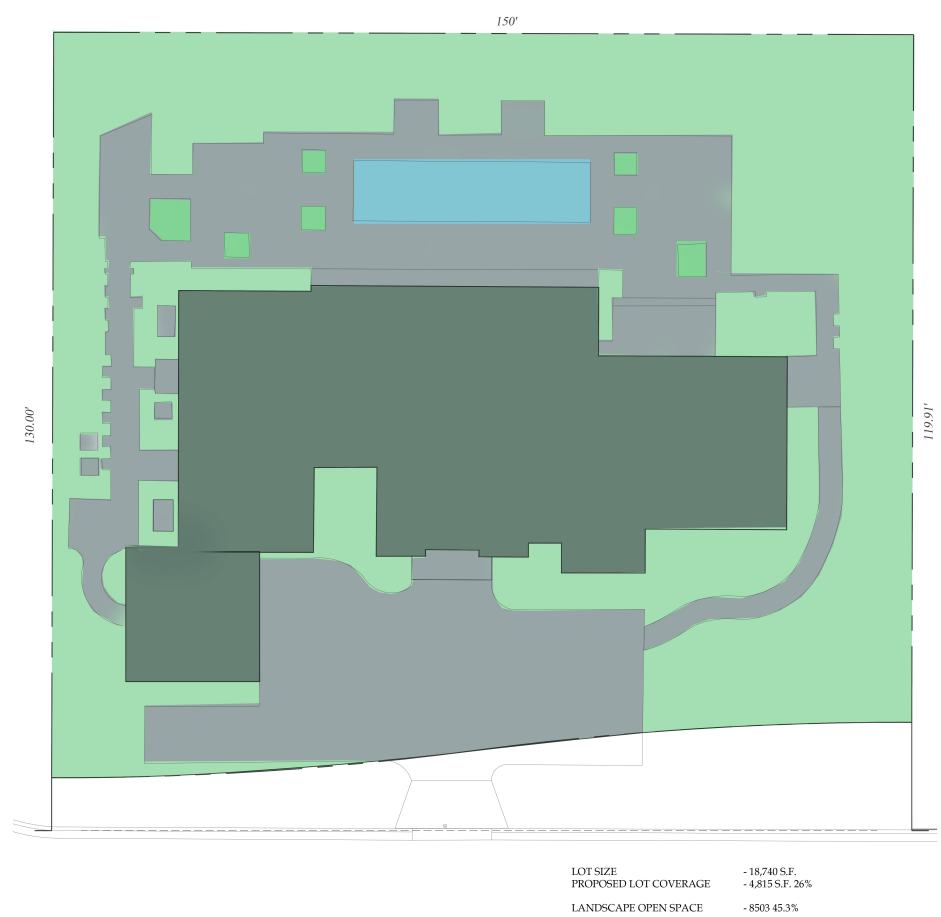
PROPOSED -	26%	4,815
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A000.3



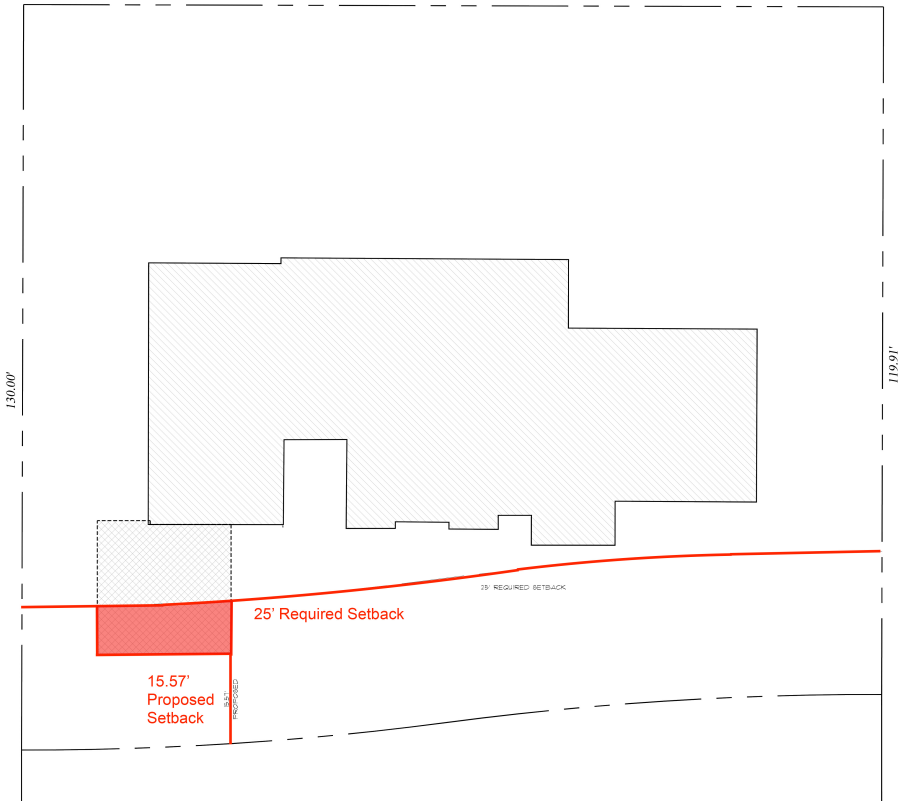
Existing Landscape Open Space



Proposed Landscape Open Space

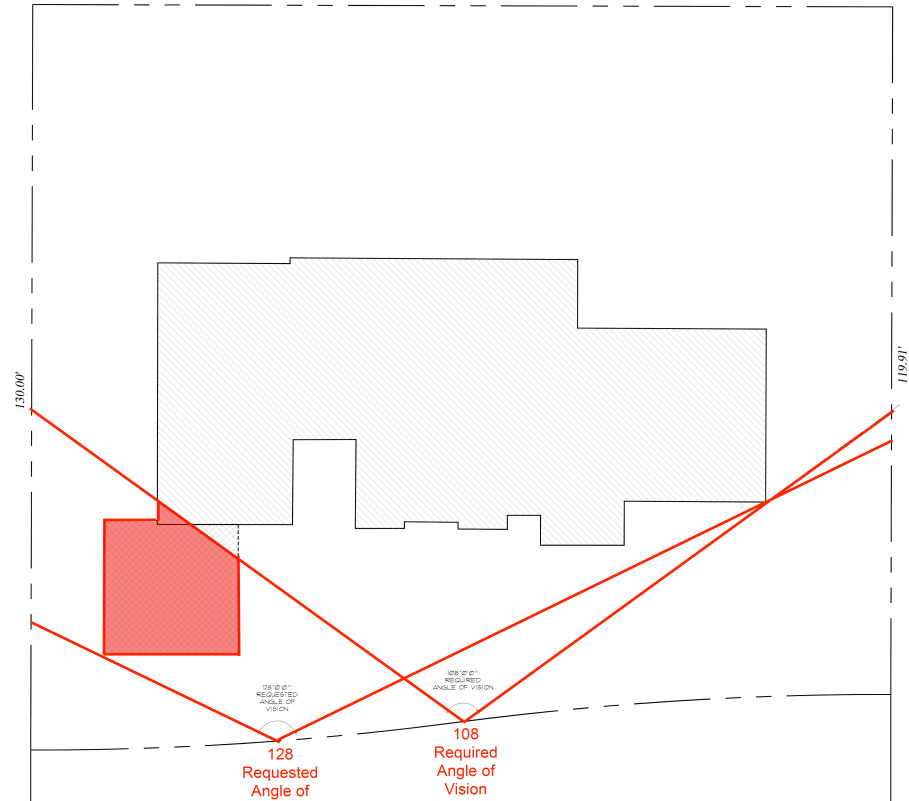


ARC-25 0011
ZON-25-00xx



SECTION 134-893(b)(5)a:
A REQUEST FOR A FRONT YARD SETBACK OF 15.57' IN LIEU OF THE 25.83' EXISTING
AND 25' REQUIRED FRONT SETBACK

Variance Diagram - Setback



SECTION 134-893(b)(6)d:
A REQUEST FOR AN ANGLE OF VISION OF 128 IN LIEU
OF THE 110 EXISTING AND 108 MAXIMUM PERMITTED

Variance Diagram - Angle of Vision



ARC-25 0011
ZON-25-00xx

A Subdivision
Situated in Sections 14 & 15, Township 43-S., Range 43-E.
PALM BEACH, FLORIDA
Scale 1"=40' November 1924

DEDICATION

State of Florida } S.S.
County of Dade, Florida }

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL SHOLTZ and ANNIE SHOLTZ, his wife, the owners in fee simple of the tract of land shown on the attached plat as "EL PARAISO" and more particularly described as follows

[illegible]

V. M. Caldwell
H. C. Churchill

Miriam Sholtz
Annie Sholtz

ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } s.s.

State of Florida }
(County of Palm Beach) } ss.

I, THE UNDERSIGNED, an officer duly authorized to administer oaths and take acknowledgments, do hereby certify that on this day personally appeared before me, MICHAEL SHOLTZ and ANNE SHOLTZ, his wife, to me well known to be the persons described and who executed the foregoing instrument and acknowledged to me and before me that they executed the same for the uses and purposes therein expressed.

¹ FURTHER CERTIFY that the said ANNIE SHOLTZ, known to me to be the wife of the said MICHAEL SHOLTZ, on a separate and private examination taken and made by and before me separately and apart from her said husband did acknowledge that she executed the same freely and voluntarily and without compulsion, fear, apprehension or constraint of or from her said husband.

WITNESS, my hand and official seal this 24th day of April A.D. 1925.

My commission expires 08-22-2020

W. E. Bartholomew
NOTARY PUBLIC

AFFIDAVIT

State of Florida } S.S.
County of Palm Beach }

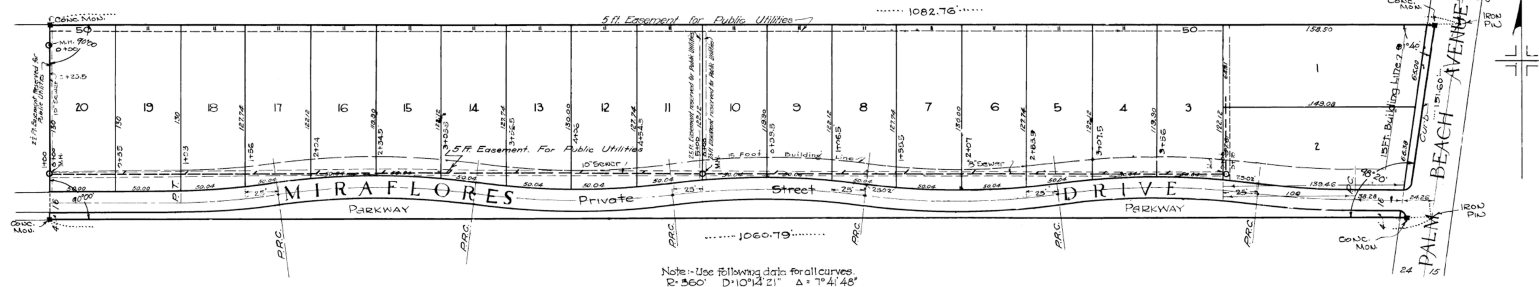
WE HEREBY CERTIFY, that we have surveyed and plotted the tract of land shown on the attached plat as "EL PARAISO" and that said plat is a correct representation thereof, to the best of our knowledge and belief.

CARR & McFADDEN, INC.
By Geo. W. Carr
State Ct. No. 173

Subscribed and sworn to before me this
24th day of April A.D. 1925.

W. Bartholomew
NOTARY PUBLIC

My commission expires
October 22, 1938.



Note:- Use following data for all curves.
 $R = 360'$ $D = 10^\circ 14' 21''$ $\Delta = 7^\circ 4' 48''$

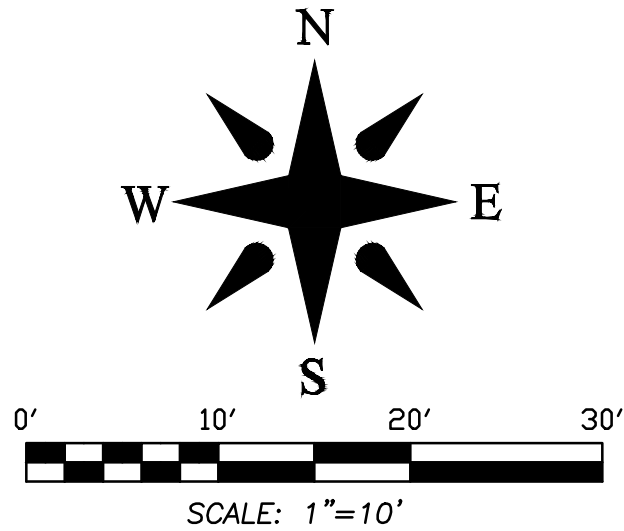
EL PARÁISO

CARR & MCFADDEN, INC.
CIVIL ENGINEERS
FLA. ENG. CERTS. NOS. 173 & 280
WEST PALM BEACH, FLORIDA

Book 0-1 Page 50
D-5

DRAWING No. 2098

A/C	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
C	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
CB	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CL.R.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
DW	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
GEN.	= GENERATOR
G.M.	= GAS METER
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICK BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.W.G.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
OH	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT DATUM
P	= PLANTER
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P.W.M.T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
SW	= SIDEWALK
T.H.	= THRESH HOLD
T.O.W.	= TOP OF WALL
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
UC	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U/R	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.S.C.	= WALLACE SURVEYING CORPORATION
±	= BASELINE
△	= CENTERLINE
△	= CENTRAL ANGLE/Delta
■	= CONCRETE MONUMENT FOUND (AS NOTED)
■	= CONCRETE MONUMENT SET (LB #8598)
□	= ROD & CAP FOUND (AS NOTED)
○	= #5 ROD & CAP SET (LB #8598)
○	= IRON PIPE FOUND (AS NOTED)
●	= IRON ROD FOUND (AS NOTED)
▲	= MAG NAIL FOUND
●	= MAG NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #8598)
⦿	= PROPERTY LINE
⦿	= UTILITY POLE
⦿	= FIRE HYDRANT
⦿	= WATER METER
⦿	= WATER VALVE
⦿	= LIGHT POLE
⦿	= SANITARY CLEAN-OUT (C.O.)
⦿	= SANITARY MANHOLE (SAN M.H.)
—	= WOOD FENCE
—	= CHAIN-LINK FENCE
—	= METAL FENCE (TYP.)
▢	= CATCH BASIN
▢	= YARD DRAIN (Y.D.)
▢	= ELECTRIC BOX
▢	= BACKFLOW PREVENTER (B.F.P.)



This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Fernanda W Niver

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

261 Miraflores Drive
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 16, 17 and 18, **EL PARAISO**, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 5, of the Public records of Palm Beach County, Florida.

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581G, dated 12/20/2024.

NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey's boundaries. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown with a 0.00 and 0.1' (shown thus x 0.00 and 0.10) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.
6. Extent as shown, underground and overhead improvements are not located. Underground foundation not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interference filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of the perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 01/29/2025

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

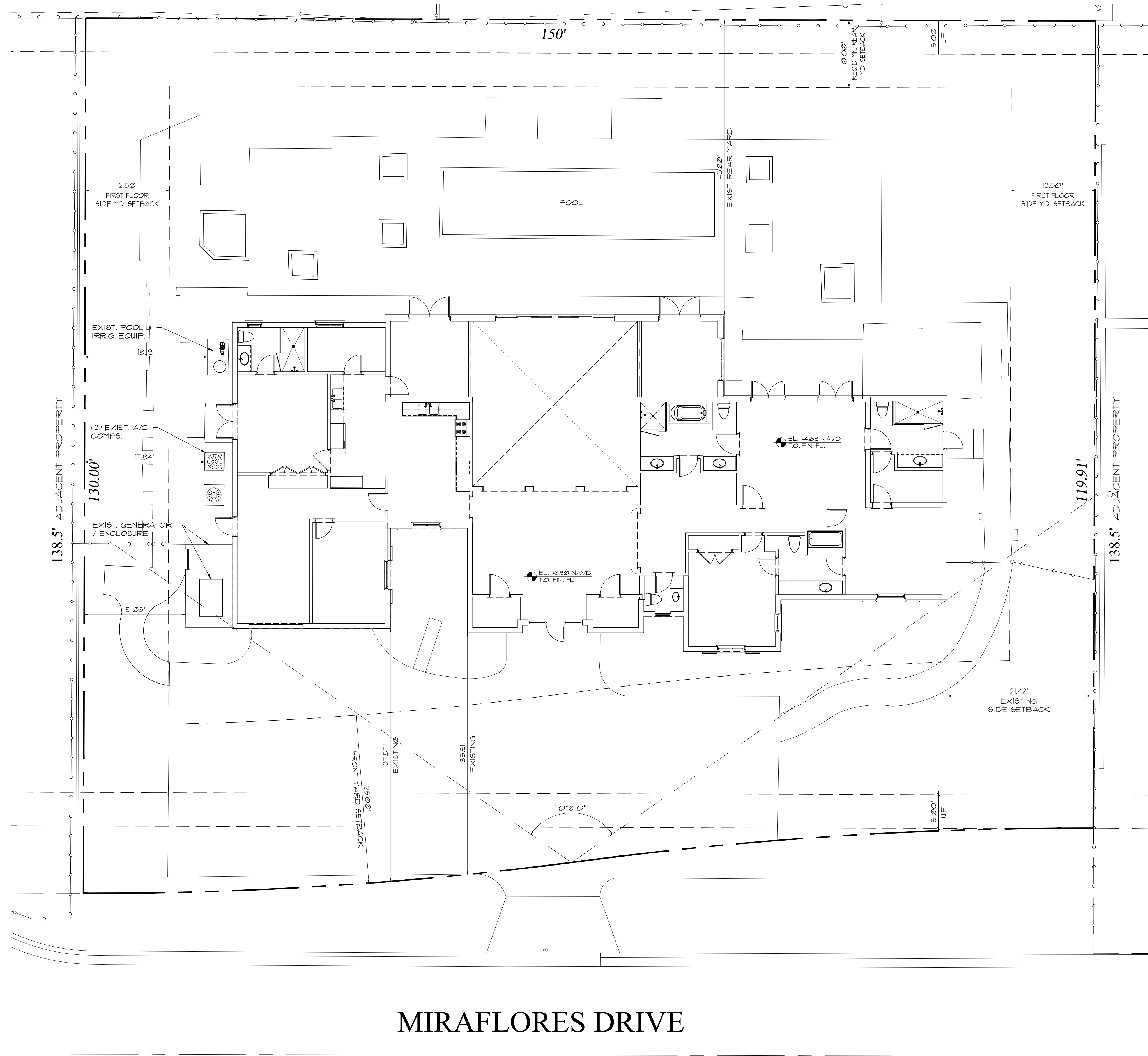
REVISIONS:			
BOUNDARY SURVEY FOR: FERNANDA W NIVEN			
			
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 840-4551			
FIELD:	B.M.	JOB NO.:	234647
OFFICE:	B.M.	DATE:	01/29/2025
C/K'D:	J.P.	REF:	234647-SE-1
		SHEET	1 OF 1
		F.B.:	PB365 PG. 81
		DWG. NO.:	234647-SE-1

BOUNDARY SURVEY FOR:

FERNANDA W NIVEN



FIELD: B.M.	JOB NO.: 234647	F.B.: PB365 PG.: 81
OFFICE: B.M.	DATE: 01/29/2025	DWG. NO.: 234647-SE-1
C'KD: J.P.	REF: 234647-SE-1	SHEET 1 OF 1

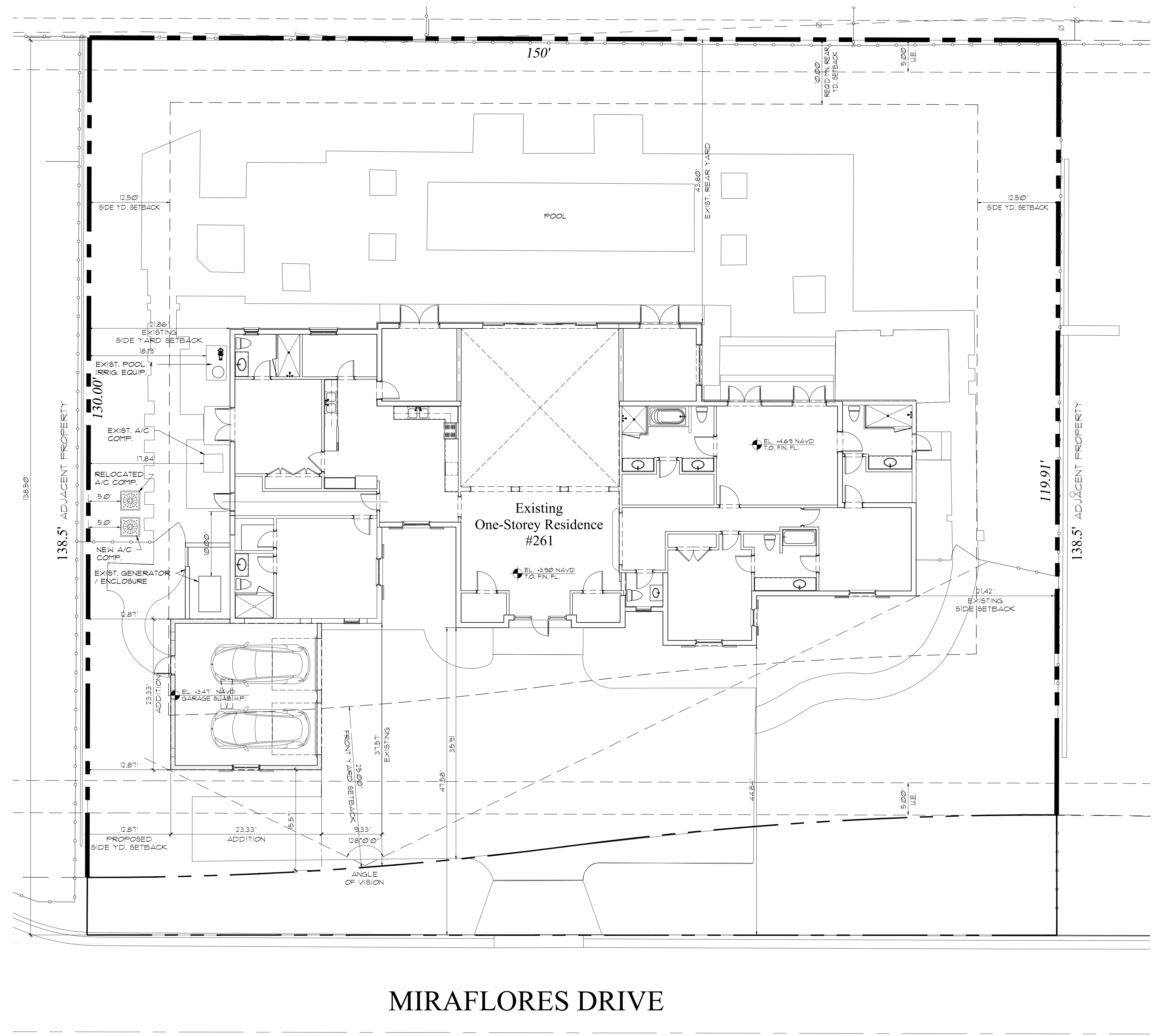


MIRAFLORES DRIVE

Existing Site Plan
Scale

1/8" = 1'-0"

ARC-25-0011
ZON-25-0000xx



MIRAFLORES DRIVE

Proposed Site Plan
Scale

1/8" = 1'-0"

ARC-250011
ZON-2500xx

MHK
ARCHITECTURE

211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
WWW.MHKAP.COM

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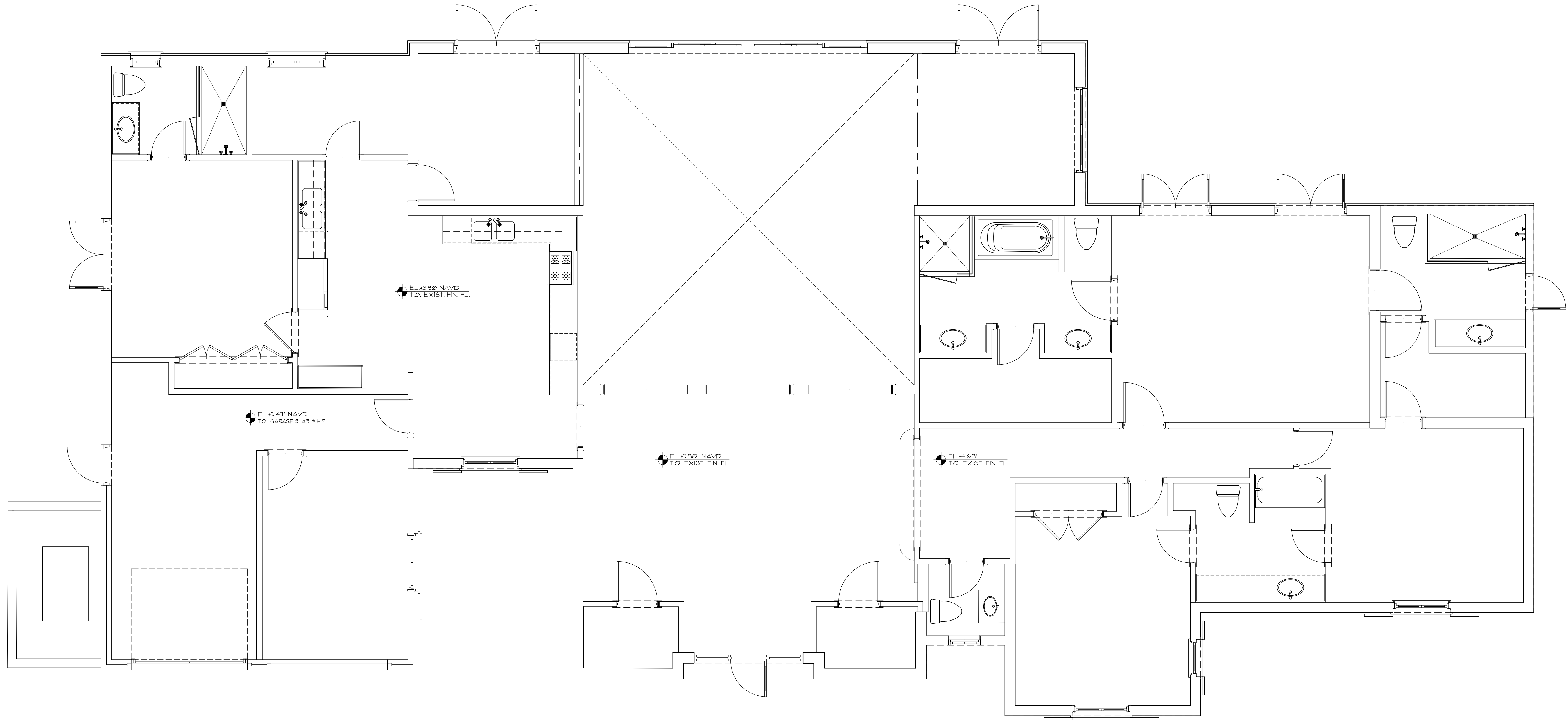
IMPROVEMENTS TO THE
RESIDENCE
261 MIRAFLORES DRIVE
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971
NOT FOR
CONSTRUCTION

ISSUANCE
ARC001 2nd SUBMITTAL 09/10/25

PHASE
PR NO
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25025

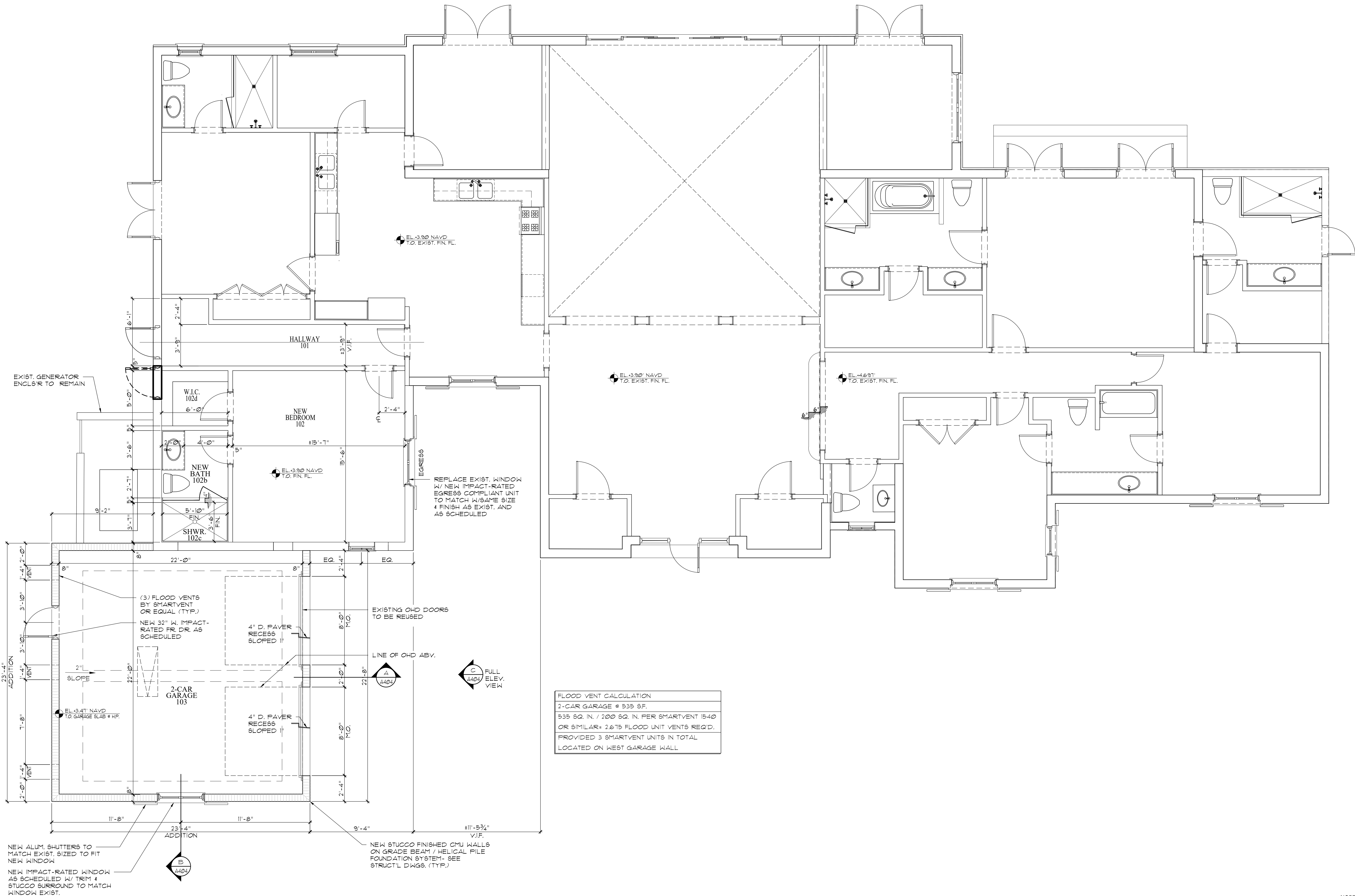
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Existing Floor Plan
Scale

1/4" = 1'-0"





Proposed Floor Plan
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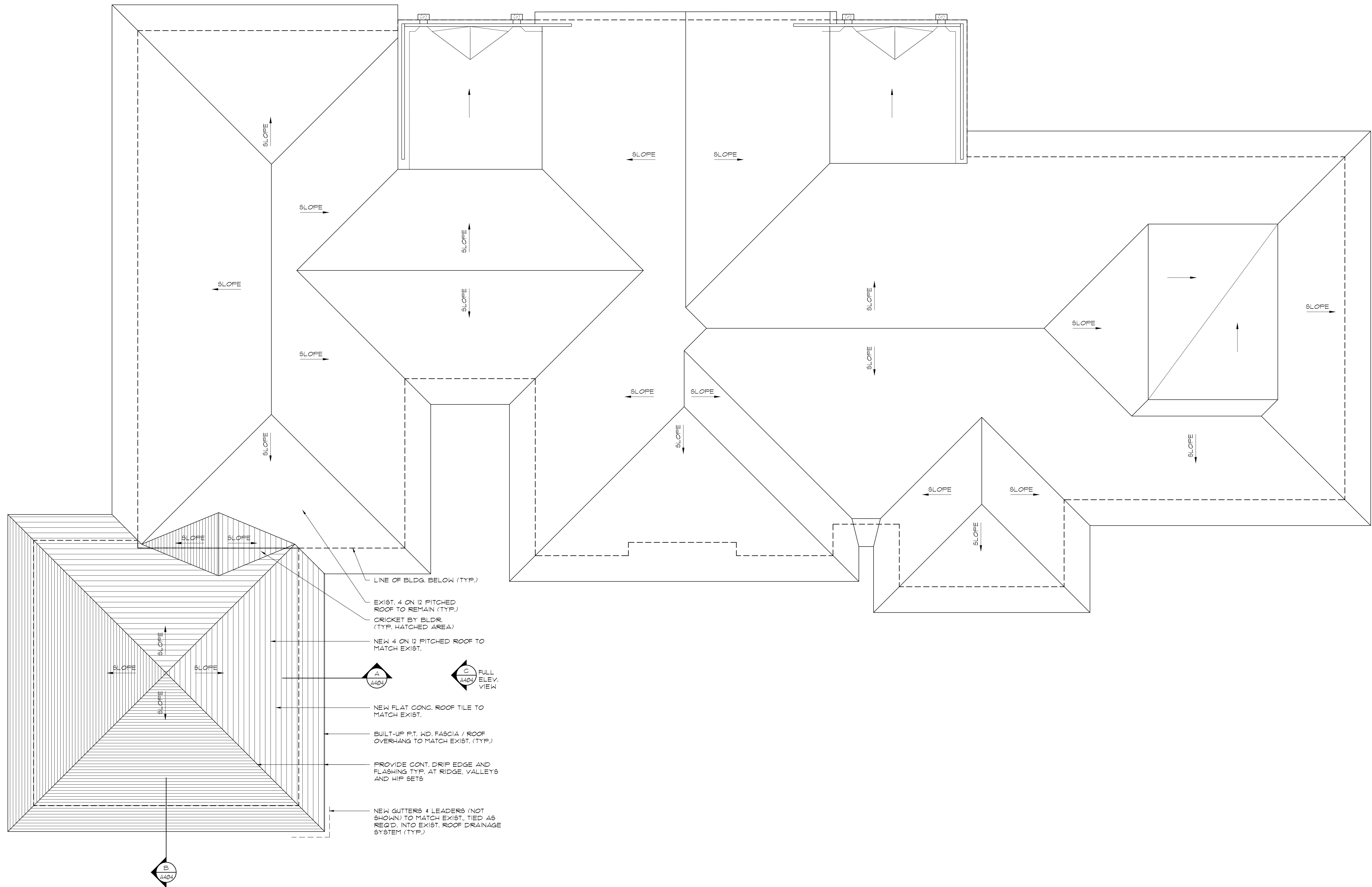
1/4" = 1'-0"





NORTH

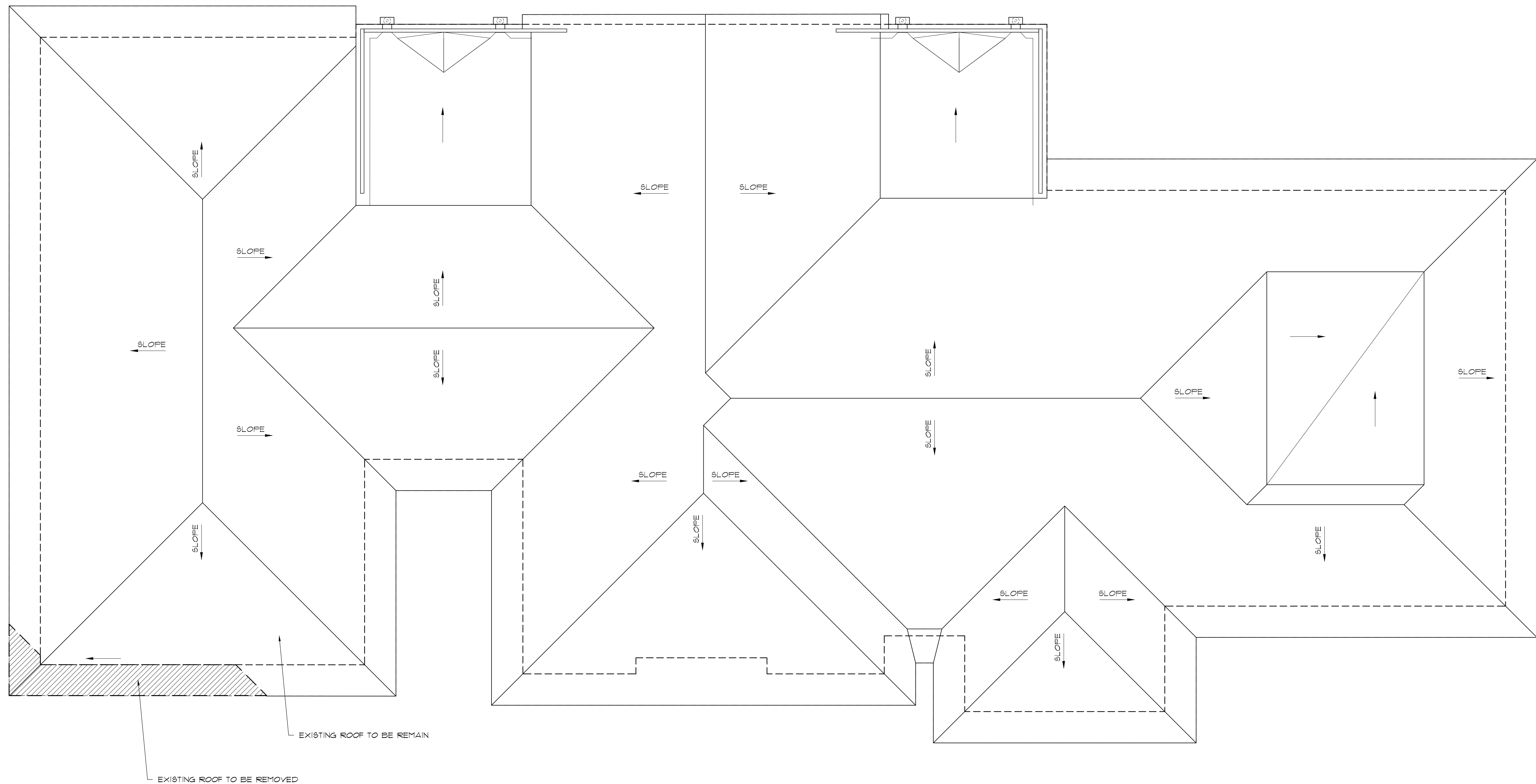
A compass rose with a circle in the center. Four lines radiate from the center to the top, bottom, left, and right edges of the circle. At each end of these lines is a small arrowhead pointing outwards. The word "NORTH" is written in capital letters above the top arrowhead.



Proposed Roof Plan
Scale

1/4" = 1'-0"





ROOF DEMOLITION CALCULATION

EXISTING ROOF = 4,913 #
PROPOSED DEMOLITION = 43 #
PERCENTAGE OF ROOF TO BE DEMOLISHED = 0.008%

Demolition Roof Plan
Scale

1/4" = 1'-0"



MHK
ARCHITECTURE

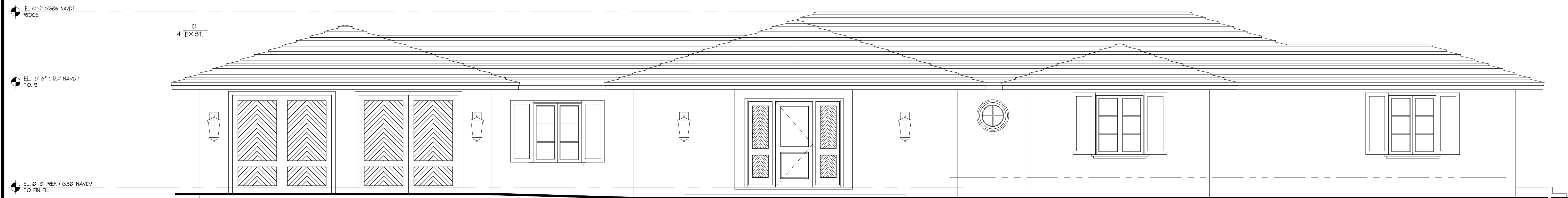
211 SEAVIEW AVE.
PALM BEACH, FLORIDA 33480
PHONE: 561-401-1866
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IMPROVEMENTS TO THE
RESIDENCE
261 MIRAFLORES DRIVE
PALM BEACH, FL 33480

FLORIDA SEAL
REG# AR 16971
NOT FOR
CONSTRUCTION

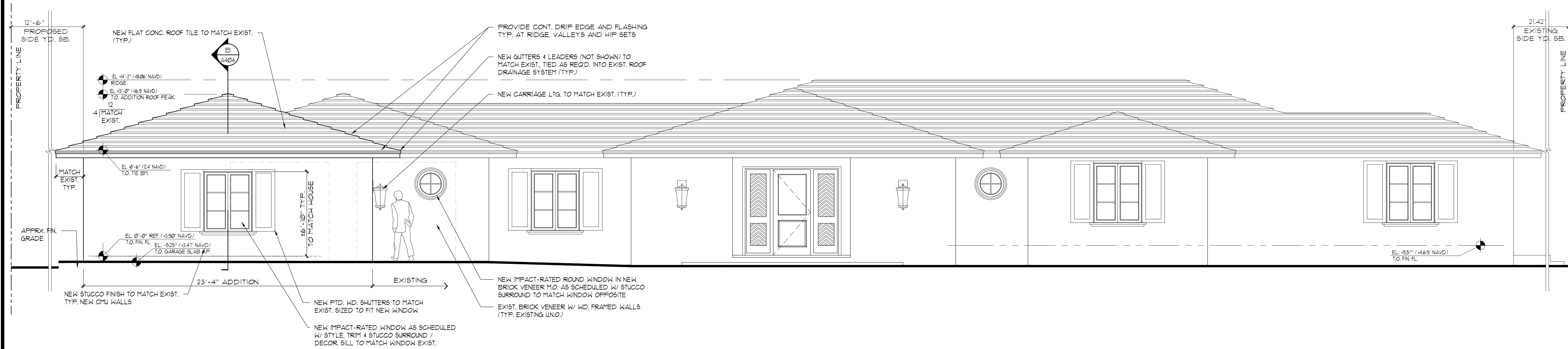
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Existing North Elevation

Scale

1/4" = 1'-0"

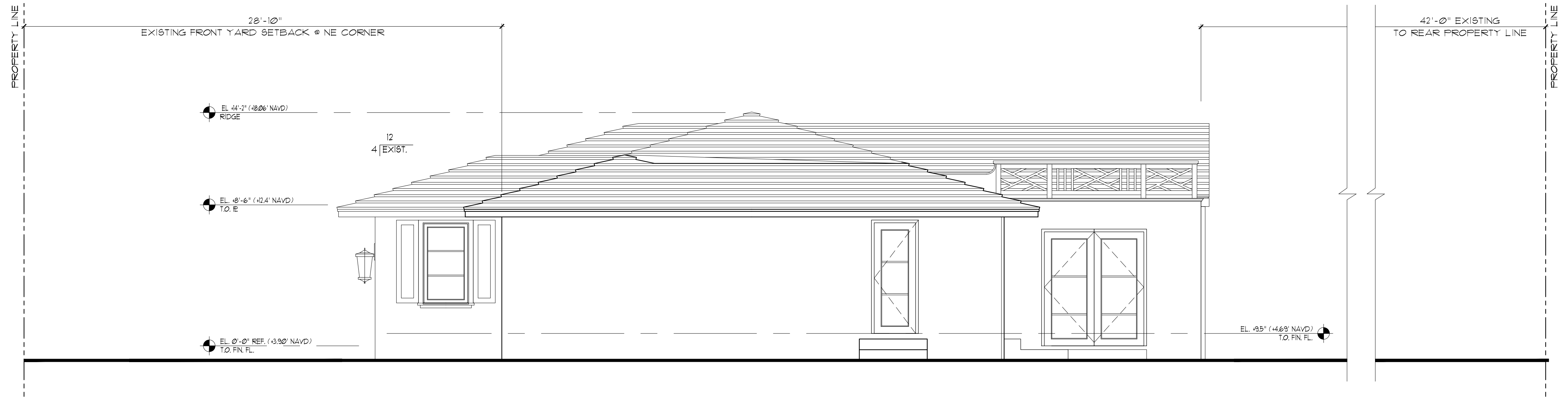


Proposed North Elevation

Scale

1/4" = 1'-0"

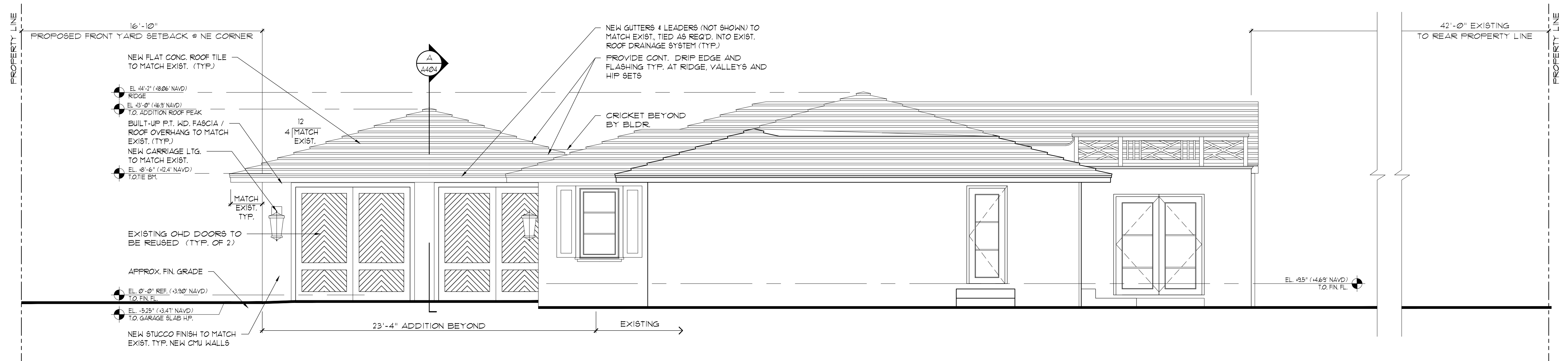




Existing East Elevation

Scale

1/4" = 1'-0"



Proposed East Elevation

Scale

1/4" = 1'-0"