



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 *WLB*
Director PZ&B

SUBJECT: ARC-24-009 260 MIRAFLORES DR

MEETING: MARCH 27, 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 was first reviewed at the January 24, 2024 ARCOM meeting. Design comments were provided as it pertained to the massing of the structure, architectural elements, and height, and the item was deferred (7-0) to the March 27, 2024 meeting.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed Residence for: Miraflores" as prepared by **Kean Designs LTD. (Joseph M. Nietzel)**, dated March 11, 2024.

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' Previously Prop.: 28' - 10 1/2" Currently Prop.: 27' - 2 1/4"
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 SF
Cubic Content Ratio (CCR)	Permitted: 3.97 Previously Prop.: 3.96 Currently Prop.: 3.95	Perimeter Land. Open Space	Required: 50% (2,917 SF) Proposed: 61% (3,577 SF)
Landscape Open Space	Required: 45% (5,834 SF) Prev. Prop.: 45.04% (5840 SF) Proposed: 46% (5998 SF)	Front Yard Landscape Open Space	Required: 40% (1,056 SF) Prev. Prop.: 45% (1,195 SF) Proposed: 49% (1300 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

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 applicant has resubmitted plans in response to comments of the commission. Mediterranean influences were removed from the design and the style aligns more closely with an Anglo-Caribbean style. Changes were made to reduce the appearance of mass and height. The roof slope was decreased to reduce the overhall height of the building. Roofing material was changed to a cedar shake in lieu of the white concrete tile previously proposed.



Dormers, second floor pilasters, and the semicircular pediment above the entry portico have been totally eliminated from the design. A hip roof was added over the garage in lieu of the flat roof previously proposed. The entry portico was redesigned

and simplified. Previously proposed wrought iron railing changed to a chippendale style railing. Modifications were also made to the windows throughout the entire structure to simplify and unify the design.



Prior front façade



Current front façade

The wax myrtle hedge was extended to the west along with royal palms to continue pattern. Motor court paving was changed to paver with grass joints. Additional palms added in front to mitigate views from Miraflores. The row of pleached pigeon plums was continued in response to neighbor request at the south.

CONCLUSION:

This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met. 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.