



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP  
Director PZ&B 

SUBJECT: ARC-23-065 (ZON-23-060) 304 MADDOCK WAY (COMBO)

MEETING: JUNE 28, 2023 ARCOM  
JULY 12, 2023 TC

**ARC-23-065 (ZON-23-060) 304 MADDOCK WAY (COMBO)**. The applicant, 304 Maddock Way LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story primary residence, two-story detached garage, and two-story detached guest house providing over 20,000 SF of enclosed space with site wide landscape and hardscape improvements. The application shall be reviewed by the Town Council as it pertains to the Site Plan Review.

**ZON-23-060 (ARC-23-065) 304 MADDOCK WAY (COMBO)-SITE PLAN REVIEW**. The applicant, 304 Maddock Way LLC, has filed an application requesting Town Council Site Plan Review for the installation of one (1) generator with a 200kW output capacity housed in an enclosed building, in conjunction with the development of the parcel with a new two-story primary residence, two-story detached garage, and two-story detached guest house providing over 20,000 SF of enclosed space with site wide landscape and hardscape improvements. The Architectural Commission shall perform the design review component of the application.

Applicant: 304 Maddock Way, LLC  
Professional: Peter Papadopoulos | Smith and Moore Architects  
Mario Nievera | Nievera Williams Design

**THE PROJECT:**

The applicant has submitted plans, entitled "304 Maddock Way, Palm Beach, Florida" as prepared by **Smith and Moore Architects**, dated May 16, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence
- Construction of a two-story detached garage and detached guest house
- Installation of a 200kW generator in a detached building
- Landscape and hardscape improvements including the relocation of one historic specimen tree

The following Special Exception, Site Plan Review and/or Variances are required to complete the project:

- **Site Plan Review:** [Sec. 134-1729\(2\)\(c\)](#): for the installation of one (1) 200kW generator

housed in an enclosed building with landscaping.

| <b>Site Data</b>                       |  |  |  |
|--|--|--|--|
| <b>Zoning District</b>                 | R-B  | <b>Future Land Use</b>                 | SINGLE-FAMILY  |
| <b>Lot Size</b>                        | Required: 10,000 SF<br>Existing: 79,804 SF   | <b>Crown of Road (COR)</b>             | 4.34' NAVD   |
| <b>Total Enclosed SF</b>               | 21, 807 SF   | <b>FEMA Flood Zone</b>                 | AE 6   |
| <b>Building Height</b>                 | Permitted: 22'<br>Proposed: 22'  | <b>Overall Building Height</b>         | Permitted: 30'<br>Proposed: 29'-8 ½"                 |
| <b>Cubic Content Ratio</b>             | Permitted: 4.5 (359,118 cu ft)<br>Proposed: 2.67 (212, 920 cu ft)                                  | <b>Angle of Vision</b>                 | Permitted: 116 deg.<br>Proposed: 81 deg.             |
| <b>Finished Floor Elevation</b>        | 7' NAVD  | <b>Point of Measurement</b>            | 7' NAVD  |
| <b>Lot Coverage</b>                    | Permitted: 30% (29,941 SF)<br>Proposed: 17% (13,828 SF)  | <b>Maximum Fill</b>                    | 1.33'  |
| <b>Landscape Open Space (LOS)</b>      | Required: 45% (35,912 SF)<br>Proposed: 47% (37,736 SF)   | <b>Front Yard Landscape Open Space</b> | Required: 40% (2,600 SF)<br>Proposed: 96% (6,241 SF) |
| <b>Surrounding Properties / Zoning</b> |  |  |  |
| <b>North</b>                           | 306 Maddock Way / R-B  |  |  |
| <b>South</b>                           | 321 Tangier Ave. / R-B<br>315 Tangier Ave. / R-B<br>309 Tangier Ave. / R-B<br>528 N Lake Way / R-B |  |  |
| <b>East</b>                            | 6 La Costa Way / R-B   |  |  |
| <b>West</b>                            | Lake Worth Lagoon  |  |  |

**STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town of Palm Beach zoning code. A 200kW generator is proposed for the property, which exceeds the maximum allowed output for administrative or ARCOM approval. The applicants have filed an application for Site Plan Review for the installation of the generator, which will be reviewed by Town Council at the completion of ARCOM's review.

The application for 304 Maddock Way requests approval for the construction of a new two-story single-family residence, two-story detached garage, two-story guest house, generator house, and sitewide landscape and hardscape improvements. The existing parcel is vacant of structures and maintains frontage on North Lake Way to the east, Maddock Way to the north, and Lake Worth Lagoon to the west. The lot has 79,804 SF in area, which is nearly eight times the minimum lot size for the R-B zoning district.

The parcel program consists of a vehicular entry point off Maddock Way, just west of the Maddock

and North Lake Way intersection. The drive leads to a central motor court in front of the primary residence, with secondary drive aisles accessing a four-bay garage with vehicular entry to the south. The primary residence has an “H” shaped footprint but is generally linear in form and parallels Lake Worth Lagoon. The garage is situated on the south side of lot, east of the primary residence. East of the garage is a utility yard with a generator room and a walled air conditioning equipment area. A two-story guest cottage fronting North Lake Way is situated in the southeast corner of the parcel.

The three buildings proposed for the site have a graduated architectural hierarchy, with the primary residence featuring the most elaborate detailing. Sheet A0.01 (pg. 9) of the miniset provides a historical context for the design of the structures, including significant works by Marion Sims Wyeth and Treanor & Fatio. The architectural styling blends detailing and form from Italian Renaissance, Spanish, and Mediterranean Revival styles, utilizing oxidized bronze windows and doors, stucco clad walls, handmade terra cotta Roman-pan roof tiles, and old growth Pecky Cypress outlookers. Material samples are provided on sheet A3.05 (pg. 27), with architectural details provided on following sheets A3.01B-A3.04 (pgs. 28-31).

New landscaping and garden features proposed at the site are included in the miniset, beginning on sheet SITE. The parcel contains three historic specimen trees: a live oak, a green buttonwood, and a satinleaf tree. The historic specimen tree locations are provided on sheet HT. The live oak tree located south of Maddock Way circle and the green buttonwood tree at the southwest corner of the property along the lake trail are proposed to remain in place. The satinleaf tree currently located in the center of the parcel is proposed to be relocated to the more visible southeast corner of the lot as part of the planting buffer between the guest cottage and N Lake Way (sheet LP2). As part of the tree protection program, the relocation and maintenance of the historic specimen trees will be coordinated with the Town of Palm Beach Public Works Department and the town arborist.

### **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 Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions. Once the design of the property has been approved by ARCOM, the Site Plan Review component of the application will be scheduled for review and approval by Town Council.

Approval of the project will require one motion to be made by the Town Council: (1) for the overall the Site Plan Review component of the application of the project in accordance with the criteria within Sec. 134-329, subject to any imposed conditions.

WRB:JGM:JRH