

SMITH AND MOORE ARCHITECTS, INC.

Harold Smith • Jonathan Moore • Peter Papadopoulos • Daniel Kahan



Re: 304 Maddock Way
Palm Beach, FL 33480

May 16th, 2023

LETTER OF INTENT (LOI)

ARC- 23 – 065 (ZON -23 -060)

PROPOSED 2-STORY RESIDENCE, DETACHED GARAGE AND DETACHED 2-STORY GUEST COTTAGE IN THE R-B ZONING

Site History:

304 Maddock Way, was originally part of the larger Maddock Estate that spanned South Woods Road to the North, Tangier Ave. to the South, North Lake Way to the East and the waters of Lake Worth to the West.

That original Estate has since been divided into four properties, all located off Maddock Way. Which in turn comes off North Lake Way.

At 303 Maddock Way sits the house known as ‘Ducks Nest’ (circa. 1891). Recently rehabilitated, this is the second-oldest residential structure on the island.

At 306 Maddock Way is ‘Old Bethesda-by-the-Sea’. This Episcopal Church served the community until it was deconsecrated in the mid-1920s. The building became a private home, passed down through the Maddock family.

As late as 2008. Several, separate 2-story wooden structures, which have since been demolished, used to occupy what is now 302 Maddock Way. The road Maddock Way & cul-de-sac was also added in 2008.

There are three sets of existing historic landmarked trees on the property. At the South West corner of the property and West of the bike trail growing over Lake Worth are Button Woods. Roughly in the center of the property grow the Satin Leaf trees. And most visible and prominent towards the middle North of the property are the Live Oak trees.

Currently the Lot at 304 Maddock Way is vacant and other than the Landmarked trees. There exists well maintained vegetation along the perimeter and the interior of the property.

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Please find for review the attached drawings and documentation for our proposed new project in the R-B Zoning District of Palm Beach. The proposal is for the construction of a new 2-story Residence, detached Garage and detached 2-story Guest Cottage on the currently vacant Lot.

Justification:

We believe the proposal is in accordance with the following guidelines:

ARCHITECTURAL REVIEW IN ACCORDANCE WITH SECTION 18-205:

Sec. 18-205. - Criteria for building permit.

We are submitting a proposed design that we consider tasteful with harmonious and balanced elevations, providing texture and shadow, and designed with appropriate proportions, materials and details.

1. The plan for this proposed design is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed buildings indicates the manner in which the structures are reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
 - a. The plans show that major entertaining spaces are located on the site placing these spaces far as possible from neighboring properties.
 - b. The proposed pool area is located on the West side of the Residence.
3. The proposed building's exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed buildings are in harmony with the proposed developments on land in the general area and with the compressive plan for the town.
5. The proposed buildings are not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
 - a. The proposed design does not have apparently visible identical front or side elevations.
 - b. The proposed design does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.
 - c. The proposed design does not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.
6. The proposed building is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:
 - a. Height of building or height of roof.
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - d. Arrangements of components of the structure.
 - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
 - f. Diversity of design that is complimentary with the size and massing of adjacent properties.
 - g. Design features that will avoid the appearance of mass through improper proportions.

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- h. Design elements that protect the privacy of a neighboring property.
7. The proposed accessory structures are subservient in style and massing to the principal structure.
8. The proposed design is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way.
9. The proposed design is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
10. The project's location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed design does not negatively impact any existing natural features.

134-1729 (2) c. – GENERATOR

SITE PLAN REVIEW: The proposed generator exceeds an output capacity of 100kW and therefore shall be subject to Site Plan Review, as defined in sections 134-326 —134-330. Generator output capacity exceeds 100 kW and shall be housed in an enclosed building with landscaping as approved by the Architectural Commission.

1. The proposed 200kW generator is a permitted use in the RB Zoning District with Site Plan Review.
2. The generator is housed in a separate enclosed building with landscaping, meeting all codes and will NOT have any negative impact on the abutting neighbors, adjacent area nor neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Papadopoulos', with a large, stylized flourish underneath.

Peter Papadopoulos
Principal Architect