



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

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

SUBJECT: ARC-23-103 308 ARABIAN RD

MEETING: SEPTEMBER 27, 2023

ARC-23-103 308 ARABIAN ROAD. The applicants, Conan and Brooke Laughlin, have filed an application requesting Architectural Commission review and approval for landscape and site modifications, including replacement of the existing driveway and the construction of a new spa and covered loggia with an outdoor fireplace in the rear yard.

Applicant: Conan and Brooke Laughlin
Professional: Caroline Forrest | MHK Architecture
Cory Meyer | Nievera Williams Design

PROJECT HISTORY:

The current application was initially reviewed at the August 23, 2023 ARCOM meeting. The item was deferred (7-0) with revisions requested for the freestanding loggia structure. The applicant submitted revisions on September 6, 2023.

THE PROJECT:

The applicant has submitted plans, entitled “Laughlin Residence” as prepared by **MHK Architecture** and **Nievera Williams**, dated September 6, 2023.

The following is the scope of work:

- Construction of a rear covered loggia and fireplace.
- Landscape modifications.
- Hardscape alterations including a new driveway pool modifications.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 13,342 SF Required: 10,000 SF	Lot Width	Existing: 103’ Required: 100’
Lot Depth	Existing: 130’ Required: 100’	Cubic Content	Maximum: 52,968 CF Proposed: 48,003 CF
Lot Coverage	Maximum: 30% Proposed: 26%	Perimeter Land. Open Space	Required: 50% Proposed: 77%

Overall Landscape Open Space	Required: 45% Proposed: 51.7%	Front Yard Landscape Open Space	Required: 40% Proposed: 57.8%
Surrounding Properties / Zoning			
North	303 Arabian Road Residence / R-B Zoning		
South	315 Caribbean Road Residence / R-B Zoning		
East	300 Arabian Road Residence / R-B Zoning		
West	318 Arabian Road Residence / R-B Zoning		

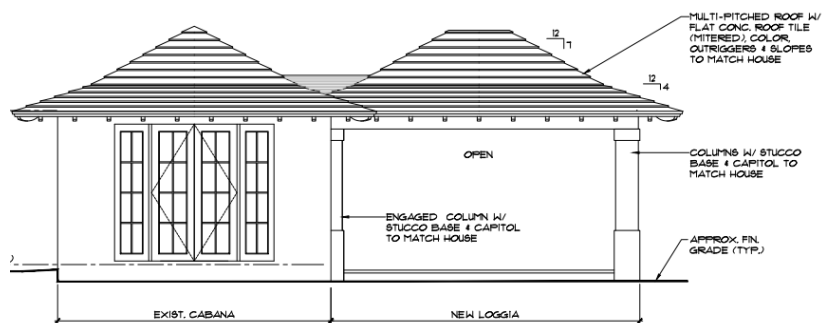
STAFF ANALYSIS

Review of the project indicates that the application, as proposed, is consistent with the R-B zoning regulations of the Town zoning code.

The application for site improvements at 308 Arabian Road consists of sitewide landscape and hardscape improvements and the construction of a new outdoor covered loggia in the rear yard. The property is a corner lot boarded to the north by Arabian Road and to the west by an alley connecting Arabian Road to Caribbean Road. Currently, there exists a half-circle driveway in the front yard with vehicular access off Arabian and a driveway off the alley leading to garage parking. The application seeks to modify the front yard parking area by replacing the half-circle drive with a new single curb-cut drive and parking area to the east of the parcel. A new pedestrian walkway is proposed to connect the parking area with the residence's entry porch. Removal of existing hardscape and increased greenspace is proposed for the west yard. Landscape modifications are proposed sitewide.

In the rear yard, the application requests to modify the existing pool by installing a connecting spa. A new water feature is proposed east of the pool. The existing site plan features a linear column supported pergola that connects the garage (west) with a detached cabana building (east). The application seeks to demolish the pergola and to replace it with a new covered loggia.

The freestanding loggia presented at the August meeting consisted of four stucco-clad masonry columns that support a broken slope hip roof with flat concrete tiles. A corbelled stucco fireplace was proposed within the loggia. The revised design connects the covered loggia with the west



North Elevation of Cabana and Proposed Loggia, Sheet A400

façade of the existing pool cabana. The loggia generally retains the same form and roof shape as the previously presented version but utilizes engaged columns where it connects with the cabana and a roof cricket to join the two broken slope hip roofs. The fireplace featured in the original design has been omitted. Other adjustments in the September submittal include the change of the

front walkway from a solid surface to stepping stones and a hardscape reduction by approximately 200 SF.

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 [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB:JGM:JRH