



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-103 308 ARABIAN RD

MEETING: OCTOBER 25, 2023

ARC-23-103 308 ARABIAN RD. 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 application was initially reviewed at the August 23, 2023 ARCOM meeting. The item was deferred with revisions requested for the proposed freestanding loggia. The application was also reviewed at the September 27, 2023 meeting, where the landscape and hardscape modifications were approved. The proposed loggia design was deferred for additional study. The applicant resubmitted for the October 25, 2023 meeting on October 9, 2023.

THE PROJECT:

The applicant has submitted plans, entitled “Laughlin Residence” as prepared by **MHK Architecture** and **Nievera Williams**, dated October 9, 2023.

The following is the scope of work:

- Construction of a rear pergola and modifications to an existing cabana.

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: 44, 763 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 landscape and hardscape components of the application were approved at the September 2023 ARCOM meeting.

The attached covered loggia that was presented at the September 2023 meeting has been revised to an attached pergola with decorative outriggers to match detailing on the residence. For increased detailing, lattice has been added to the corners of the existing cabana for flowering vines.



Revised Pergola and Cabana Modifications

The cabana's west wall now accommodates a Nanawall system that matches the existing north elevation to provide access to the proposed pergola area. The cabana's south elevation, which fronts the rear property line landscape buffer, will be modified to a solid wall without fenestration, likely due to the installation of the Nanawall opening and need to accommodate a revised interior layout.

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