




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

TO: Mayor and Town Council

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

SUBJECT: ARC-23-103 308 ARABIAN RD

MEETING: AUGUST 23, 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

THE PROJECT:

The applicant has submitted plans, entitled “Laughlin Residence” as prepared by **MHK Architecture** and **Nievera Williams**, dated July 11, 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: 47,238 CF
Lot Coverage	Maximum: 30% Proposed: 26%	Perimeter Land. Open Space	Required: 50% Proposed: 77%
Overall Landscape Open Space	Required: 45% Proposed: 50.1%	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

This application is presented to the Commission to consider whether all criteria in Sec. 18-205 have been met. The scope of work exceeds what may be reviewed and approved at the administrative level according to the ARCOM Designation Manual. Review of the project indicates that the application, as proposed, is consistent with the R-B zoning provisions provided within 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.

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 loggia consists of four stucco-clad masonry columns that support a broken slope hip roof. The roofing material is proposed as flat concrete tiles. A corbelled stucco fireplace is proposed within the loggia. Landscape modifications are proposed sitewide.

Conclusion

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.

WRB:JGM:JRH