



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

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

SUBJECT: COA-24-0004 (ZON-24-0029) 134 SEABREEZE AVE (COMBO)

MEETING: JULY 17, 2024, LPC  
AUGUST 12, 2024, TC

**COA-24-0004 (ZON-24-0029) 134 SEABREEZE AVE (COMBO).** The applicant, Jaime Torres-Cruz with Fairfax & Sammons, has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior modifications including removal of existing loggia and construction of a new loggia, window and door replacement, awning replacement, and addition of a new bay window which requires four (4) variances to reduce the side yard setback, increase the lot coverage, exceed the allowable cubic content ratio (CCR), and reduce the landscape open space. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

**ZON-24-0029 (COA-24-0004) 134 SEABREEZE AVE (COMBO)—VARIANCES.** The applicant, Jaime Torres-Cruz with Fairfax & Sammons, has filed an application requesting Town Council review and approval of four (4) variances to 1) reduce the side yard setback, 2) increase lot coverage, 3) exceed the allowable cubic content ratio, and 4) reduce the landscape open space for removal of existing loggia and construction of a new loggia. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Jaime Torres-Cruz / Fairfax & Sammons  
Professionals: Jaime Torres-Cruz / Fairfax & Sammons and  
Nievera Williams Design

**HISTORY:**

The residence was constructed in 1925. Although the original architect is unknown, John Volk completed a renovation of the residence in 1927. The Mediterranean Revival structure was designed as a landmark in 1996. According to the designation report: *“The house at 134 Seabreeze Avenue is important as the first project by well known architect John L. Volk in the Town of Palm Beach. It illustrates the early development of Volk’s architectural style and is important for study as an example of Mediterranean Revival architecture.”*

In 1998, the property received LPC approval of a Certificate of Appropriateness (COA) for a new pool and decking.

**THE PROJECT:**

The applicant has submitted plans, entitled "134 SEABREEZE AVENUE PLAM BEACH, FLORIDA", as prepared by Fairfax & Sammons, received by the Town on June 7, 2024.

The following is the scope of work for the Project:

- Demolition and construction of a new loggia addition.
- Bay window addition.
- Window and door replacement.
- Hardscape and landscape modifications.

The following variances are required to achieve the scope of work.

- **VARIANCE #1:** To reduce the side yard (east) setback to 6'-6½" in lieu of the 15'-0" minimum required.
- **VARIANCE #2:** To exceed the maximum lot coverage to 33.36 % (2,555 SF) in lieu of the maximum of 30%.
- **VARIANCE #3:** To exceed the maximum cubic content ratio (CCR) to 6.29 (48,200 CF) in lieu of the maximum of 4.23.
- **VARIANCE #4:** To reduce the overall landscape open space to 36.49% (2,794 SF) in lieu of the minimum of 45%.

Site Data			
Zoning District	R-B	Lot Size (SF)	7,657 SF
Future Land Use	SINGLE-FAMILY	Total Building Size (SF)	21,032.7 SF
FEMA Flood Zone	X		
Year of Construction:	1925	Architect:	John L. Volk (1927 Renovation)
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	30.00% (2,297.1 SF)	33.92% (2,597 SF)	<b>33.36% (2,555 SF)</b> <i>Variance Required</i>
Building Height	22'-0"	20'-0"	20'-0"
Overall Building Height	30'-0"	26'-0"	26'-0"
Number of Stories	2	2	2
Cubic Content Ratio (CCR)	4.23 (32,389 CF)	6.42 (49,200 CF)	<b>6.29 (48,200 CF)</b> <i>Variance Required</i>
Landscape Open Space	45.00% (3,445.68 SF)	36.15% (2,615 SF)	<b>36.49% (2,794 SF)</b> <i>Variance Required</i>

Surrounding Properties / Zoning	
<b>North</b>	133 Seabreeze Ave / R-B
<b>South</b>	133 & 137 Seaspray Ave / R-B
<b>East</b>	128 Seabreeze Ave / R-B
<b>West</b>	140 Seabreeze Ave / R-B

**STAFF ANALYSIS**

The application is seeking a Certificate of Appropriateness for the demolition of an existing two-story loggia and construction of a new two-story loggia, bay window addition on the first floor, window and door replacement, and hardscape and landscape modifications.

**Loggia Demolition and New Addition**

The existing loggia is located on the south side (rear) of the structure. The loggia features a series of columns on the first floor. On the second floor, the loggia is bounded by railings and a fabric awning. The new loggia is generally in the same location; however, it proposes a reduction in width. The existing posts and capitals (columns) will be salvaged and re-used in the new loggia. A simplified railing design will be proposed on the second floor. In addition, new posts are proposed on the second floor which are connected to the awning's structure. Overall, the design of the new loggia is compatible with the Mediterranean Revival structure.



1 SOUTH ELEVATION EXISTING  
 1/4"=1'-0"



2 SOUTH ELEVATION PROPOSED  
 1/4"=1'-0"

**Window and Door Replacement**

The application proposes in-kind replacement of windows with wood products that replicate the existing divided-light patterns.

Several windows and doors will also be eliminated or reconfigured. On the north elevation, a door and the associated awning will be removed. On the south side (rear) elevation, all of the first-floor windows and doors will be removed and replaced with new window and door typologies. These changes include a new bay window addition which features a pair of casement windows with sidelights, a circular transom, and paneling beneath. Overall, the windows and doors will have wood frames with divided light patterns.



The new French doors will feature sidelights and a transom with a circular shape. Although the new openings are compatible with the architectural style of the residence, original openings should be retained from a historic preservation perspective. Staff is concerned about the scale of the new arched openings losing the width and rhythm established by the historic fenestration proportions both on the existing rear and its relationship to the front facade.

**Hardscape and Landscape Modifications**

The application proposes several landscape and hardscape modifications. The existing driveway will be resurfaced and expanded. The front walkway will also be resurfaced and will incorporate a new circular feature. In the backyard the existing pool will be demolished and replaced with a new rectangular pool. The existing hardscape in the backyard will be removed and reconfigured with natural stone pavers.

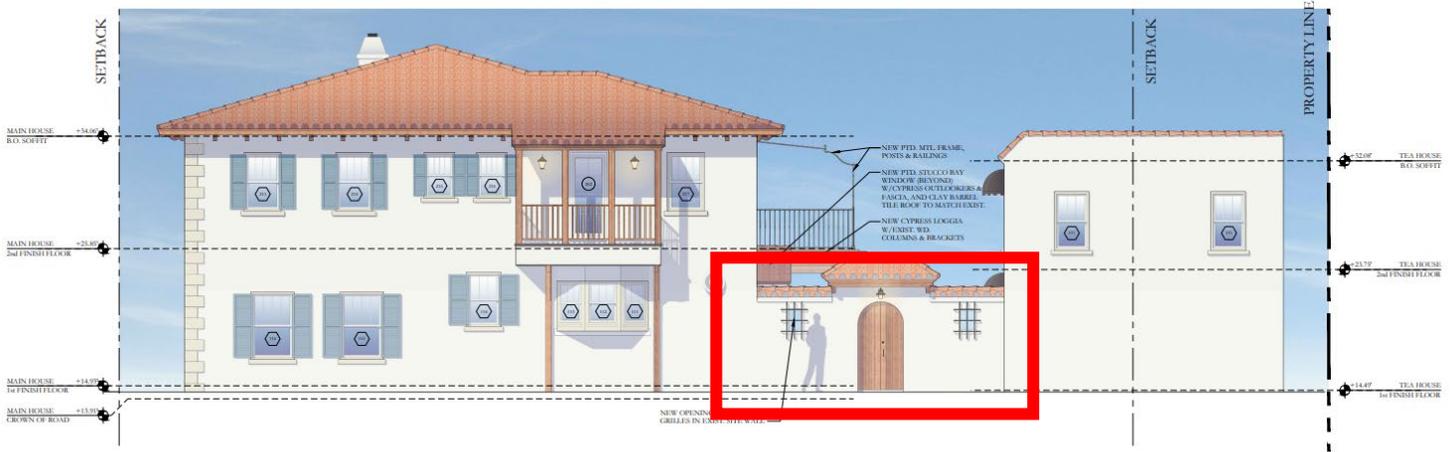


**Existing**

**Proposed**

The proposed plant materials include a clusia tree, pigeon plum, as well as, robellini, reclinata, and thrinax palms. The proposed shrubs include clusia, green island ficus, green island ficus cone, green buttonwood, cotoneaster, monstera, and Walter’s dwarf viburnum.

In addition, new openings with grilles are proposed on the site wall between the residence and the accessory structure.

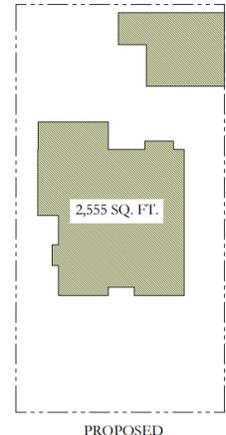
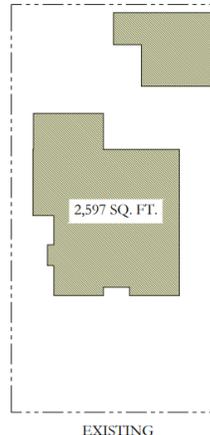
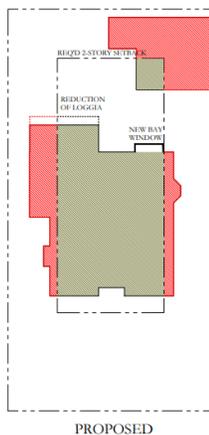
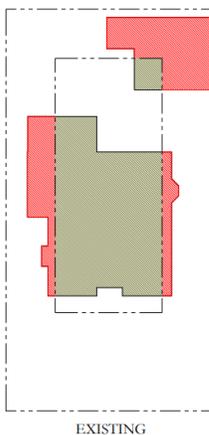


2 WEST ELEVATION PROPOSED  
 1/4"=1'-0"

**Variations**

The existing property does not conform with current setbacks, lot coverage, and overall open space requirements. Removal of the rear loggia would bring the property closer to conformance. Therefore, variations are required for the new loggia and bay window addition. The variation requests are summarized in the table and diagrams below:

Code Section	Required	Proposed	Variance
<b>Variance #1:</b> Sec. 134-893(b)(7)(b)	15'-0" Side Yard Setback	6'-6½" Side Yard Setback	<b>8'-5½"</b>
<b>Variance #2:</b> Sec. 134-893(b)(11)(b)	30% Lot Coverage	33.36 % (2,555 SF) Lot Coverage	<b>3.36%</b>
<b>Variance #3:</b> Sec. 134-893(b)(13)(a)(1)	4.23 Cubic Content Ratio (CCR)	6.29 (48,200 CF) Cubic Content Ratio (CCR)	<b>2.06</b>
<b>Variance #4:</b> Sec. 134-893(b)(12)(a)	45% Landscape Open Space	36.49% (2,794 SF) Landscape Open Space	<b>8.51%</b>



1 SETBACK DIAGRAM (VARIANCE #1)  
 1/16"=1'-0"

2 LOT COVERAGE DIAGRAM (VARIANCE #2)  
 1/16"=1'-0"



3 CCR DIAGRAM (VARIANCE #3)  
 1/16"=1'-0"

4 LANDSCAPED OPEN SPACE DIAGRAM (VARIANCE #4)  
 1/16"=1'-0"

Variance #1 reduces the side yard (east) setback of the new loggia to 6'-6½", aligning it with the east side of the landmarked structure. Variance #2 will increase the lot coverage to 33.36 % (2,555 SF) due to the construction of the new loggia and bay window. Since the new loggia is smaller than the existing one, this results in a net reduction of approximately 1% compared to current conditions. Variance #3 will increase the cubic content ratio (CCR) to 6.29 (48,200 CF) to accommodate the new loggia and bay window. Similar to lot coverage, there is a net reduction since the new loggia is smaller than the existing one. Variance #4 reduces the overall landscape open space to 36.49% (2,794 SF) to accommodate the new loggia and bay window. As with the lot coverage and CCR variances, the proposal results in a net decrease in nonconformities since the combined area of the new loggia and bay window is less than that of the existing loggia.

**CONCLUSION:**

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.