



**Architectural Commission Meeting
September 8th, 2022 at 10:00 a.m.**

IN ATTENDANCE

Architectural Commission		Town Staff	
Sharon Kirkland, Chair	√	Linda Stumpf, Town Manager	√
Kristin Rosen, Vice Chair	X	Erika Petersen, Town Clerk	√
Karen Quigley, Commissioner	√	Alice Everard, Zoning Administrator	√
Sam Sylvetsky, Commissioner	X	Keith W. Davis, Town Attorney	X
Ken Ray, Commissioner	X	Trey Nazzaro, Ass't. Town Attorney	√
Lisa Munro, 1st Alt. Comm.	X		
Simone Bonutti, 2 nd Alt. Comm.	√		

PUBLIC:

Gerald Kagan (Architect), Greg Bonner (Architect), Lynn Bender (Landscape Architect), Harold Smith (Architect), William Stoddard (Engineer), Edwin Calderon (Landscape Architect), Gina Hyland (25 Curlew), John Lang (Architect)

CALL TO ORDER & PLEDGE OF ALLEGIANCE:

Chair Kirkland called the meeting to order at 10:02 a.m.

CONSENT AGENDA

Commissioner Bonutti made a motion to **approve** the minutes of 07/14/22. Commissioner Quigley seconded the motion, which passed unanimously.

There was no ex parte.

ITEMS FOR CONSIDERATION

**Case No. AR-22-19
1685 Lands End Road**

John Giuffre 2012 Staten Island Trust, 1685 Lands End Rd., Continuance of a previous submittal to allow the ARCOM board the opportunity to review lighting impacts on the neighborhood. The previous submittal was seeking approval for the addition of exterior lighting to the front façade of the house. The black lantern style lighting (Item # 8907-94 Newport Heritage Wall Mount Light), is proposed to be located adjacent to each side of

the front entry door and over each of the six arched windows on either side of the front of the house. Gerald Kagan, the architect, presented the request.

There was discussion amongst the board members that the lighting looked subdued.

Commissioner Bonutti made a motion to **approve** the application. Commissioner Quigley seconded the motion which passed unanimously.

Case No. AR-22-26
105 Curlew Road

Monique & Victor Bubnow, 105 Curlew Road, requested approval for landscape changes to the rear yard. Landscape changes consisted of the addition of two 14 ft. high Medjool Date Palms and the addition of three 8 ft. high Thatch Palms to the rear yard adjacent to the rear of the home. Edwin Calderon from the Lopez Group presented.

Commissioner Quigley made a motion to **approve** the application. Commissioner Bonutti seconded the motion which passed unanimously.

Case No. AR-22-27
115 Spoonbill Road

██████████, 115 Spoonbill Road, requested approval for a landscape modification to the approved plan for the rear and the front yards. The proposal replaced six Florida Royal Palm Trees previously approved to be located in the backyard along the seawall perimeter with six sets of double Coconut Palm Trees for a total of 12 trees in the same location. The new Coconut Palm Trees were proposed to provide more fullness, shade and enhanced appearance and have a minimum 8 ft. of clear trunk. The front was proposed to be updated by replacing two Triple Solitaire Palms with 12 ft high Christmas Tree Palms consisting of three singles in front of the garage windows on either side facing the motor court. The homeowner presented the request.

Commissioner Bonutti made a motion to **approve** the application. Commissioner Quigley seconded the motion which passed unanimously.

Case No. AR-22-28
1890 South Ocean Boulevard

Jagbir & Sarla Singh, 1890 S. Ocean Boulevard, requested approval for the construction of a pedestrian passageway. The passageway will connect, under Highway A1A, the existing beach house to the existing west side residence. A landscape plan was provided reflecting additional planting at each side of the tunnel. William Stoddard, the engineer, presented the application.

Commissioner Bonutti asked Mr. Stoddard how long the roadway would be closed during construction. Mr. Stoddard indicated the 1890 and 1900 tunnels would both be constructed at the same time and he estimated it would take 4-5 days of 24 hour

construction to complete. Town Manager Stumpf explained they would be required to maintain a temporary single lane of traffic.

Commissioner Bonutti made a motion to **approve** the application. Commissioner Quigley seconded the motion which passed unanimously.

Case No. AR-22-29
1900 South Ocean Boulevard

Jagbir & Sarla Singh, 1900 S. Ocean Boulevard, requested approval for a pedestrian passageway and a beach house. The proposed passageway will connect, under Highway A1A, the proposed beach house to the previously approved west side residence. The proposed beach house was designed in the same style, color and material as the Art Deco styled west side residence including flat roof with parapet, bronze framed rectangular windows, smooth sanded and scored stucco finish on concrete walls, tile on concrete terrace/deck, a pedestrian walkway and stair access for tunnel. Harold Smith & John Lang presented the request.

Commissioner Quigley made a motion to **approve** the application. Commissioner Bonutti seconded the motion which passed unanimously.

Case No. AR-22-30
1920 South Ocean Boulevard

Mary & Ralph Gesualdo, 1920 S. Ocean Boulevard, requested approval for changes to the existing landscaping for the west side residence. The request was to increase buffer and privacy screening by adding plantings to the NW and SW corner of the rear yard. Additional screening to the SW corner of the lot was intended to include a section of 10 ft. high Seabreeze Bamboo as well as numerous new plantings along the south lot line and the NW corner. Landscape lighting will also be updated. Dustin Mizell the landscape architect presented the request.

Commissioner Bonutti made a motion to **approve** the application. Commissioner Quigley seconded the motion which passed unanimously.

Case No. AR-22-31
35 Spoonbill Road

35 Spoonbill LP, 35 Spoonbill Road, requested approval to demolish the existing home and construct a new two-story home. The new home presented was designed in a contemporary/modern style with flat roof. The house featured a centrally located charcoal gray paver driveway leading to a motor court with a two-car garage situated on the south side of the driveway and a one-car garage situated on the north side connected to the roof of the home with a series of concrete beams creating a garden area between the garage and home. Centrally located steps lead up to the home's entrance which incorporated a courtyard just beyond the entrance which is enclosed on four sides by the home's interior

walls. The rear of the home included second floor terraces that overlook a rear yard pool, spa and porcelain tile deck in “tune snow” by Ceramic Matrix; a generator will be located adjacent to the SW corner of the home. The home’s exterior consisted of stucco finished walls painted white (Snowbound SW 7004), accent walls of Zamia Caramel porcelain tile from Cavastone. Aluminum vertical battens in a white ash finish from Knot Wood will be utilized for first and second floor-large window sections at each elevation; windows and doors consisting of Duranar Bermuda bronze aluminum. The architect, Greg Bonner, presented the application.

The commissioners had questions regarding the front entrance location.

Commissioner Quigley made a motion to **approve** the application. Commissioner Bonutti seconded the motion which passed unanimously.

Case No. AR-22-33
1040 South Ocean Boulevard

James H. Randall, 1040 S. Ocean Boulevard, requested approval for modifications to the existing driveway layout, materials, landscaping and the addition of planter pots. There were minor changes to the layout and composition of the main residence driveway which included a Tabby concrete field with Belgian block borders, widening some turning curves and converting the round front entry motor court to a square shape with the introduction of new landscaping around the motor court. The front/east side site wall included six 30-inch-high urn planters, three on each side of the main driveway entrance. The westside parcel driveways will be changed to Tabby concrete field with Belgian block borders to match the east side driveways and motor court. John and Max Lang presented the application.

Commissioner Bonutti made a motion to **approve** the application. Commissioner Quigley seconded the motion which passed unanimously.

Case No. AR-22-34
1545 Lands End Road

Dan & Sandra Perl, 1545 Lands End Road, requested approval for minor updates to existing landscape and hardscape. Hardscape changes included replacing turf joints in the existing driveway/motor court with black island stone and keeping the rest of the paving material as-is. Parts of the mis-aligned driveway paving were realigned including border joints. Two 10 ft. x 20 ft. driveway sleeves were added inside of the front driveway entrance on either side as part of the realignment. John Lang, the architect, presented the project.

Commissioner Bonutti made a motion to **approve** the application. Commissioner Quigley seconded the motion which passed unanimously.

**Case No. AR-22-32
1020 South Ocean Boulevard**

122021 Land Trust, 1020 S. Ocean Boulevard, requested approval for entry court and landscape changes and the addition of a sport court. The sport court to be added to the front of the lot will be surrounded by a retaining wall with 50% air transmission fence on top and terracotta planting urns for the steps at the sport court walk. New landscaping is proposed around the sport court and to enhance the existing entry court. Hardscape modifications around the motor court area include added and exiting pathways and terraces to use Limestone pavers which will match existing as was used around the pool terrace, the addition of a planter urn on pedestal in a fountain basin located to the south of the covered entry. The west/lakeside lot includes updated landscaping and a new wrought metal gate at the entrance to the existing dock to match driveway gates. John Lang, the architect, presented the project.

Commissioner Quigley made a motion to **approve** the application. Commissioner Bonutti seconded the motion which passed unanimously.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

There was none.

ADJOURNMENT

The meeting was adjourned 11:07 a.m.

Sharon Kirkland, Chair

Date Signed

Erika Petersen, Town Clerk

Date Signed