



**Architectural Commission Meeting
June 8th, 2023 at 10:00 a.m.**

IN ATTENDANCE

Architectural Commission		Town Staff	
Sharon Kirkland, Chair	X	Linda Stumpf, Town Manager	Zoom
Ken Ray, Vice Chair	X	Erika Petersen, Town Clerk	√
Cindy McMackin, Commissioner	√	Sara Benbasat, Zoning Administrator	√
David Knobel, Commissioner	√	Keith W. Davis, Town Attorney	X
Lisa Munro, Commissioner	X	Trey Nazzaro, Ass't. Town Attorney	√
Russel Bernard, 1st Alt. Comm.	√		
Barbara Appleby, 2 nd Alt. Comm.	X		

PUBLIC:

Dustin Mizell (Landscape Architect), Chris Dellagio (Landscape Architect), Jean Cohen (25 Audubon Cswy), Gina & Paul Hyland (25 Curlew Rd), Tony Mauro (Contractor), Brian Vertesch (Landscape Architect)

CALL TO ORDER & PLEDGE OF ALLEGIANCE:

Assistant Town Attorney Trey Nazzaro called the meeting to order at 10:00 a.m. and asked for a motion to nominate a chair for the meeting as the Chair and Vice Chair were not present.

Town Clerk Petersen swore in Cindy McMackin to Commissioner Seat #2. Commissioner Bernard nominated David Knobel to Chair and Commissioner McMackin seconded the motion, which passed unanimously.

CONSENT AGENDA

Commissioner McMackin made a motion to **approve** the minutes of 05/11/23. Commissioner Bernard seconded the motion, which passed unanimously.

There was no ex parte.

ITEMS FOR CONSIDERATION

**Case No. AR-23-20
25 Audubon Causeway**

Mark and Jean Cohen, 25 Audubon Causeway, requested approval of a new landscape plan and modifications to the hardscape. In September 2021, ARCOM approved the

construction of a new two-story residence and associated landscape plans. In May 2022, ARCOM approved modifications to the residence and site with the condition that the applicant shall submit a new landscape plan that addressed the privacy and maintenance issues discussed during the subject meeting. In July 2022, ARCOM approved several color and material changes to the previously approved plans. The applicant proposed the following changes to the hardscape: replace previously approved porcelain paver pathway with St. Augustine Floratam natural grass, significantly reducing the amount of hardscape in the east garden; eliminate both the 4' walkway on the south side of the swimming pool and the paver walkway leading from the pool along the southern wall of the home; narrow the steps from the pool deck down to the water; reduce the size of the walkway north of the pool deck; extend the north side of the pool deck by 4' to make room for two more lounges; add porcelain tiles in the pergola and newly proposed bench area near the Green Buttonwood tree in the southeast corner; and modify interior gate and fence locations within the site. The porcelain tile material remained unchanged from previous approvals. Dustin Mizell, the Landscape Architect, and Jean Cohen the owner presented the request.

Neighbors, Gina & Paul Hyland, spoke during public comment regarding the landscape encroaching onto their property.

Commissioner McMackin moved to **approve** the application conditioned upon the relocation of the two silver buttonwood trees flanking the south of the home northward so the center line of the trunk is 7'-6" from the south property line. Commissioner Bernard seconded the motion which passed unanimously.

Case No. AR-23-21
1420 S. Ocean Boulevard

1420 South Ocean Boulevard LLC, 1420 S. Ocean Blvd., requested approval for changes to the pool and pool deck, minor changes to the driveway, and minor changes to the landscape plan as a result of the changes previously listed. In March 2021, ARCOM approved the construction of a new two-story single-family residence with a pool. The applicant proposed two smaller swimming pools in place of the previously approved one, modification of the pool deck configuration, and removal of the tiered fountain and surrounding shrubs from the motor court. The previously approved pool coping and deck materials remained unchanged. Brian Vertesch, the Landscape Architect presented the application.

Commissioner Bernard moved to **approve** the application. Commissioner McMackin seconded the motion which passed unanimously.

Case No. AR-23-22
1225 Lands End Road

Peter Nesgos, 1225 Lands End Road, requested approval to remove a section of existing chain link fencing from the north property line, replace and shift closer to the south property line approximately 80 linear feet of 4' tall black vinyl coated chain link metal fence, replace existing decorative metal fence at the northeast corner of the home with

approximately 15 linear feet of 4' tall black aluminum decorative fence terminating at the retaining wall to the north, and remove and replace existing ficus hedges along the north and east property lines with fifteen (15) gallon clusia hedges. Clusia hedges were proposed to be planted at 4' in height then maintained per Town Code requirements. Chris Dellagio, the Landscape Architect, presented the application.

Commissioner McMackin moved to **approve** the application. Commissioner Bernard seconded the motion which passed unanimously.

Case No. AR-23-23
1140 S. Ocean Boulevard

Mark Sherman, 1140 S. Ocean Boulevard, requested approval to make modifications to the previously approved hardscape and guest house. In January 2023, ARCOM approved the new guest house, hardscape changes and pool house modifications. The applicant proposed the following changes to the guest house: added sconces throughout, relocated the garage to the north side of the guest house and changed two glass doors to three solid overhead garage doors in dark bronze wood grain finish. Added two decorative grill gates to the center of the guest house leading into the loggia, replaced two doors on east façade with windows, changed solid railing to decorative aluminum railing on east & west façades, removed two doors on west façade and repositioned and enlarged six windows, changed three glass openings on south façade to two glass openings. Hardscape modifications included: repositioned south driveway retaining wall to the property boundary, changed front wall entrance gate from single gate to double and added steps up to guest house, enlarged paver terrace on the east side of the guest house, replaced 500 sf of paver motor court to turf material. Added two pool planters and removed north & south sidewalks from the east pool area, relocated pool equipment on north side and placed it 5' from property line enclosing it with 6' height walls to screen. Added generator pad to northwest side setback from the north property line 17'-6" and screened with 6' high Conocarpus (Green Buttonwood). The paver material remained unchanged from previous approvals. Tony Mauro, the Contractor, presented the project.

Commissioner McMackin moved to **approve** the application. Commissioner Bernard seconded the motion which passed unanimously.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

There was none.

ADJOURNMENT

The meeting was adjourned at 10:57 a.m.

David Knobel, Commissioner

Date Signed

Erika Petersen, Town Clerk

Date Signed