



**Architectural Commission Meeting
March 14th, 2024 at 10:00 a.m.**

IN ATTENDANCE

Architectural Commission		Town Staff	
Sharon Kirkland, Chair	√	Linda Stumpf, Town Manager	X
Ken Ray, Vice Chair	√	Eric Marmer, Assistant Town Manager	√
Kristin Rosen, Commissioner	X	Erika Petersen, Town Clerk	√
Hank Siemon, Commissioner	√	Alice Everard, Zoning Administrator	√
Vacant, Commissioner	X	Keith W. Davis, Town Attorney	X
Russel Bernard, 1st Alt. Comm.	X	Trey Nazzaro, Ass't. Town Attorney	√
Barbara Appleby, 2 nd Alt. Comm.	√		

PUBLIC:

David Knobel (1235 Lands End Rd), Angelo Abbenante (110 Spoonbill), Kathleen Levinson (10 Little Pond), and

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Town Clerk Petersen swore in Hank Siemon to Commissioner Seat #3.

Chair Kirkland called the meeting to order at 10:00 a.m.

CONSENT AGENDA

Commissioner Ray made a motion to **approve** the minutes of 02/08/24. Commissioner Appleby seconded the motion, which passed unanimously.

There was no ex parte.

ITEMS FOR CONSIDERATION

**Case No. AR-24-06
1235 Lands End Road**

Patricia & David Knobel, 1235 Lands End Rd., requested approval for modifications to the existing front yard landscaping. Changes included the addition of two winding landscape beds along the interior edge of the front yard on each side of the driveway. Each bed included three mature Ligustrum trees underplanted with Ground Orchids and surrounded by rounded Green Island Ficus plants. Four Foxtail Palm trees to be removed,

two on each side of the driveway as it approaches the front-door entry due to overgrowth of the trunk and root-ball which are encroaching the driveway. A gravel pathway was to be added to the south region of the front yard on the inside of and screened by the Green Island Ficus landscape bed and was to lead from the driveway to the side yard to allow service access to the backyard pool. The new landscape design included the installation of Lady Palms and Bridal Bouquet Plumeria along the existing Clusia hedge on the north and south sides of the property. The homeowner, David Knobel presented the application.

Commissioner Appleby moved to **approve** the application. Commissioner Ray seconded the motion which passed unanimously.

**Case No. AR-24-07
100 Spoonbill Road**

Lisa & Ira Gerstein, 100 Spoonbill Rd., requested approval to replace existing Ficus hedges with Clusia hedges. The new 6 ft. high Clusia hedges to be planted in the rear yard along the north and south side lot lines. Staff presented the project.

Commissioner Siemon moved to **approve** the application. Commissioner Ray seconded the motion which passed unanimously.

**Case No. AR-24-08
71 Curlew Road**

DREWEKRUC LLC, 71 Curlew Rd., requested approval for the installation of a fence. A four-foot-high bronze aluminum fence was proposed to be installed along the seawall to protect against accidental falls into the intracoastal waterway. Landscaping will not be affected by the fence installation. Staff presented the project.

Commissioner Ray moved to **approve** the application. Commissioner Appleby seconded the motion which passed unanimously.

**Case No. AR-24-09
16 Little Pond Road**

David Buzzelli, 16 Little Pond Rd., requested approval for the installation of a fence to replace existing. A four-foot-high black aluminum fence to be consistent in style with fences existing throughout the community was proposed to be installed on each side and to the rear of the existing patio. The fence was proposed to extend an additional 3 ft. west of the existing fence line for a total extension of 11 ft. westward from the rear of the house. Three sets of palm trees were to be removed along the rear fence line to protect the septic system that is immediately adjacent to the trees. Shaun Rich, the contractor, presented the application on behalf of the owner.

Chair Kirkland read into record a letter sent by the current Board President, Kathleen Levinson.

Kathleen Levinson, 10 Little Pond, made public comments against the application citing she did not believe the Condo Board had voted to unanimously accept the application.

Commissioner Ray moved to **approve** the application conditioned on the applicant receiving HOA approval from 100% of the Condo Board Association. Commissioner Siemon seconded the motion which passed unanimously.

**Case No. AR-24-10
40 Spoonbill Road**

40 Spoonbill LLC, 40 Spoonbill Rd., requested approval for modifications to the exterior of the house, changes to the front and rear yard hardscape and replacement of a front yard tree. Changes to all sides of the house included new bronze framed impact windows including the east facing garage window which currently exists with breeze block. Other openings to change will be the front bay window which will be redesigned by establishing a half-wall as a base with windows at the top, the front door system will be updated with a bronze framed 4 ft. wide impact door with side lights and the west facing French doors will be replaced with impact sliding glass doors. The home's appearance will be enhanced by painting exterior walls Pure White (SW7005), painting the garage in Earl Gray (SW7660) and installing a metal roof panel system Dove Gray color. Other enhancements included a more modern redesign of the front entryway support columns and the decorative banding around exterior walls and windows; decorative Quoins from all corners of the house to be removed. Hardscape changes included installation of a 6 in. x 12 in. Cast Stone pavers for the driveway in a Herringbone pattern and a new pool deck consisting of 24 in. x 24 in. Cast Stone pavers with 4 in. artificial turf strips in-between for a newly constructed pool and spa combination centered in the rear yard. The rear yard was to also feature a firepit on the south side of the pool and a pergola with summer kitchen on the north side of the pool. The existing Clusia tree in the front yard to be replaced with a cluster of Adonidia Palms. Linda Sichko, the property manager, represented the application.

Chair Kirkland expressed concern over the removal of the mature clusia tree in the front of the property. Commissioner Ray asked a question about the removal of the bay window.

Commissioner Siemon moved to **approve** the application. Commissioner Ray seconded the motion which passed unanimously.

**Case No. AR-24-11
110 Spoonbill Road**

Angelo & Dresden Abbenante, 110 Spoonbill Rd., requested approval for hardscape and landscape changes to the parcel. The driveway had been replaced within its existing

configuration with 48 in. x 48 in. concrete slabs that include artificial turf strips placed between slabs. The homeowner, Angelo Abbenante, represented the application.

Commissioner Ray moved to **approve** the application. Commissioner Siemon seconded the motion which passed unanimously.

**Case No. AR-24-12
1140 South Ocean Blvd**

1140 S Ocean LLC, 1140 South Ocean Blvd., requested approval for exterior modifications to the existing single-family residence. The existing Mediterranean style of the home and its accessory buildings incorporated the use of archways, scrolled ironwork used over doorways, windows and as railing, window brackets, decorative coins and decorative columns. The new proposal for the site was to modernize the Mediterranean style of the main house and accessory buildings with a contemporary style. The current request focused on restyling the main house only. The proposed architecture comprised a flat roof design with the central entrance feature as being the primary focal point accentuated with a ribbed frame extending vertically from the ground up several feet beyond the main roofline. Storefront glass from floor to ceiling to surround the main entrance. A substantial increase in glass was proposed on all sides of the home including large glass panes on either side of the main entrance, all of which are intended to lighten up the interior, showcase the floating staircase and other architectural features inside and furthering the modern contemporary design of the home. The balconies at the front have been “boxed in” to provide horizontal and vertical articulation and add visual interest along the front facades. The rear façade was been opened up with large glass doors and expansive open areas to allow residents and guests to enjoy the ocean views. A vertical wooden slatted feature was proposed within certain areas of all facades to break up the massing of the home. Glass railings are proposed at all balconies. The first-floor footprint to remain the same as existing. The second floor was being expanded on the rear portions of the north and south wings to create more living space with balconies and views to the ocean. The existing second floor was approximately 5, 480 sf (gross under air). The proposed second floor is 7, 095 sf under air, so the proposed expansion is approximately 1,615 sf. Redesign for the accessory structures, hardscape and landscaping to be addressed at subsequent ARCOM hearings. Exterior materials and finishes consisted of black metal window frames, contemporary cylinder light fixtures, glass balustrades, batten siding of a medium wooden tone and white stucco walls.

Commissioner Appleby moved to **approve** the application conditioned upon the remainder of the buildings on the property also be converted to a modern style or otherwise approved by the Architectural Commission. Commissioner Siemon seconded the motion which passed unanimously.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

There was none.

ADJOURNMENT

The meeting was adjourned at 11:02 a.m.

Stewart Satter, Chair

Date Signed

Erika Petersen, Town Clerk

Date Signed