



**Architectural Commission Meeting  
April 14<sup>th</sup>, 2022 at 10:00 a.m.**

**IN ATTENDANCE**

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

**PUBLIC:**

Tom Benedict (Architect), Caroline Forrest (Architect), Joseph Amedo (Contractor), Albert Wadsworth (Contractor), Dustin Mizell (Landscape Architect), Chris Dellago (Landscape Contractor)

**CALL TO ORDER & PLEDGE OF ALLEGIANCE:**

Chair Kirkland called the meeting to order at 10:01 a.m.

Town Clerk Petersen swore in Simone Bonutti to 2<sup>nd</sup> Alternate Commissioner.

Town Manager Stumpf announced Case No. AR-22-12 was being postponed due to the property owner not being available to present in person.

**CONSENT AGENDA**

Commissioner Bonutti made a motion to **approve** the minutes of 03/10/22. Commissioner Ray seconded the motion, which passed unanimously.

There was no ex parte.

**ITEMS FOR CONSIDERATION**

**Case No. AR-22-09  
1780 S. Ocean Blvd**

1780 SOB LLC, 1780 South Ocean Blvd., requested approval for modifications to the home. The request included a 307sf. expansion of a ground floor bedroom that extends into an existing covered loggia. The existing single car garage at the SW corner of the home will be renovated into a bedroom with added windows and a door. A 73sf. portion

of the front covered breezeway will be enclosed just north of the front door entry to be used as a pantry for the interior kitchen. They stated that there would not be a change to the building's existing footprint, the existing architectural design or materials and to the existing landscaping. Architect Caroline Forrest presented the project.

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

**Case No. AR-22-10  
1660 S. Ocean Blvd**

Ronald & Cindy McMackin, 1660 South Ocean Blvd., requested approval for the installation of a fence. The 3 ft. high black aluminum picket fence will be placed on top of the existing sea wall. Landscape Architect, Dustin Mizell presented the project.

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

**Case No. AR-22-11  
1000 S. Ocean Blvd**

Kenneth & Ellen Slater, 1000 South Ocean Blvd.; requested approval for two small additions to the main house including a cabana bath and a bedroom expansion. The proposal was to add 62 sf. of space to create a cabana bath at the NE side of the main level and to add 245 sf. of space under an existing covered balcony at the SE corner of the second floor to expand a bedroom. The expanded space of the bedroom will be used as an office and a wood trellis structure supported by columns over existing concrete pedestals will extend out over the existing open balcony adjacent to the new office space. The additions will be of the same character of the existing architecture with the same colors, materials and finishes and there were no changes to the landscaping. Architect Tom Benedict presented the project.

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

**Case No. AR-22-13  
1 Loggerhead Lane**

Julie and Matthew Sosin, 1 Loggerhead Ln., requested approval for several changes to the site. The request included installation of a new travertine paver driveway which will include the drive aprons consisting of 6 in. x 12 in. herringbone tumbled travertine pavers in the color Noche with a 12 in. x 12 in. crème border. Two of four existing driveway columns will be removed and the two adjacent and parallel to Lands End Road will remain. All remaining columns will receive a new smooth stucco finish and will be painted to match the house. New light fixtures with LED lamps will be installed on top of each renovated column as well as on the two existing renovated columns flanking the

north service driveway entrance. The east service driveway will also be replaced with new travertine pavers to match front driveway along Lands End Road. The existing pool deck and pool coping will be remodeled with a new shell beige limestone paver in French pattern with a 12" x 24" coping. A bench will be added to the pool and a new 1" x 1" glass waterline tile will be installed. The pool deck will be expanded to the south and a small putting green with approximately 865 square feet of artificial turf will be installed along the south side of the property. Updates to the yard will include a new black decorative aluminum picket fence and new landscaping consisting of six (6) new Medjool palms and hardy evergreen vegetation that provides buffers to all mechanical equipment along with other lush plantings. Exterior paint color changes to be SW 7008 Alabaster with shutters in Benjamin Moore Balboa Mist 1549. Landscape Contractor, Chris Dellago presented the project.

There was discussion regarding extent of the fence perimeter.

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

**Case No. AR-22-14**  
**1440 Lands End Rd**

David & Hannah Rabinowitz, 1440 Lands End Rd., requested approval for changes to the façade of the home which will include replacing the existing green concrete barrel tile roof with a Chestnut Boral flat concrete tile roof. Doors and windows will be replaced using bronze-colored frames. Existing architectural elements including arches half-round columns and capitals, watertables, foam trim work and ornamental rails existing on both the residence and the front privacy wall will be replaced with a new smooth stucco finish and painted with Benjamin Moore White Chocolate OC-127. Albert Wadsworth the contractor presented the project.

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

**Case No. AR-22-15**  
**1920 S. Ocean Blvd**

Ralph & Mary Gesualdo, 1920 South Ocean Blvd., requested approval for a beach house. The proposed beach house was originally approved by ARCOM at the October 8, 2020 meeting. The beach house will be one-story Mediterranean style structure consisting of 932 sf. with a red clay barrel tile roof, copper capped chimney, aluminum clad wood hurricane impact windows and doors, and smooth cement plastered walls. The beach house will include a 34sf. covered entry portico and a 249sf. terrace covered by a white canvas and aluminum retractable awning. The site includes an existing 4 ft. wide walkway. Joe Amedo the contractor presented the project.

There was discussion regarding landscape screening of the beach house.

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

**OTHER BUSINESS**

There was none.

**PUBLIC COMMENTS**

There was none.

**ADJOURNMENT**

The meeting was adjourned 10:31 a.m.

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Sharon Kirkland, Chair

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Date Signed

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Erika Petersen, Town Clerk

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Date Signed