



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

IN ATTENDANCE

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

PUBLIC:

Shaun Miller (Contractor), Stuart Lepera (Contractor), Jacob Lepera (Contractor), Gregory Bonner (Architect), Louis Vlahos (Landscape Architect), Robert Schemel (Resident, 1500 SOB) and Lynn Bender (Landscape Architect)

CALL TO ORDER & PLEDGE OF ALLEGIANCE:

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

CONSENT AGENDA

Commissioner Rosen made a motion to **approve** the minutes of 11/10/21. Commissioner Ray seconded the motion, which passed unanimously.

There was no ex parte.

ITEMS FOR CONSIDERATION

**Case No. AR-22-01
35 Spoonbill Rd**

Kissena Park Dev LTD, 35 Spoonbill Rd., requested approval to replace the existing white flat cement tile roof with a silver/gray metal roofing system.

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

**Case No. AR-22-02
1640 Lands End Rd**

Kenneth Wachtel, 1640 Lands End Rd., requested approval for the installation of fencing. The four foot high white aluminum fencing is to be located on the north and south sides of the house, each side shall include a four foot wide gate.

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

**Case No. AR-22-03
1260 S. Ocean Blvd**

1260 S. Ocean LLC., 1260 South Ocean Blvd., requested approval to make modifications to the recently approved new single-family home. The new modern style two-story residence and two-story guest house were originally approved by ARCOM on July 9, 2021 and a revision was subsequently approved October 14, 2021. Amenities initially approved included a two car garage on the first level and a nine car basement level garage, a rear yard pool and a rear yard summer kitchen. The subsequent revisions approved to the main home included: increasing the size of the main level garage from two to four cars, minor adjustments and additions to the exterior facades and surrounding hardscapes including driveway layout; the addition of a putting green to the SW front loggia and a spa, swim lane, wooden deck and planter were added to the rear yard pool. The current request is to eliminate the previously approved guest house, reduce the size of the lower level garage from nine to four cars, minor window adjustments, minor change to the NW corner of the front site wall, redesign of the front auto court and parking areas, reduction of water features, the addition of balconies to each master bathroom on the west and east elevations and the addition of a generator to the SW corner of the front yard. Architect Tom Benedict spoke on behalf of the project.

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

**Case No. AR-22-04
1110 S. Ocean Blvd**

1110 South Ocean Blvd. LLC., 1110 South Ocean Blvd., requested approval to modify the previously approved parking area on the west side of SR A1A. The west parcel parking and landscaping was previously approved by ARCOM on September 9, 2021. The newest proposal was for the paver parking area to extend from the east lot line to a centered walkway in a herringbone pattern. A landscape plan was provided and included the installation of new landscaping and the preservation of all existing landscaping. Landscape Architect Louis Vlahos spoke on behalf of the project.

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

**Case No. AR-22-05
1500 S. Ocean Blvd**

Robert Schemel, 1500 South Ocean Blvd., requested approval for modifications to an existing detached garage and to add an underground parking facility. The proposal was to convert the existing detached garage into a two-story guest house. The exterior will be changed by adding windows to the west side of the lower level and by replacing the two east facing overhead garage doors with windows, all materials and colors to match existing. Three Variances and a Special Exception were approved by TCOM on January 25, 2022. The proposed underground parking facility will exist as a sub-basement and will not be visible other than at the entrance; the entrance will also not be visible from the street. In order to access the underground facility, additional modifications will include an extension to the north of the existing driveway, addition of two above ground parking spaces, a change in the configuration of the site wall and a new driveway gate, all proposed modifications to match existing dimensions, materials and colors. The homeowner, Robert Schemel, spoke on behalf of the project.

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

**Case No. AR-22-06
1535 Lands End Rd**

Mr. & Mrs. Russel Bernard, 1535 Lands End Rd., requested approval to demolish the existing home in order to construct a new single-family home. The proposed two-story home will include a concrete with seashell aggregate light beige driveway, a generator and a rear yard pool and patio consisting of Porcelanosa random sized pavers. The new residence has been designed in a contemporary transitional style featuring exterior stucco painted in White Alabaster (BM OC-129) and trim in dark gray Stone (BM 2112-40), black aluminum windows, and grey stacked granite (18 inch x 36 inch) stone accent retaining walls. The home's exterior features inset grey bands incorporated into the exterior wall design to give a sense of floating roofs, and cantilevered overhangs which create covered outdoor spaces below. The roof material will be a combination of Sierra Madre concrete tile (#4503) and zinc grey standing seam metal utilized for the second story roof. Architect Gregory Bonner spoke on behalf of the project.

There was discussion surrounding potential change in roofing material from metal roof to Tesla Tiles. Commission and applicant agreed to review submission without that change and the applicant will need to file another ARCOM application for future changes to materiality.

Commissioner Rosen 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 10:50 a.m.

Sharon Kirkland, Chair

Date Signed

Erika Petersen, Town Clerk

Date Signed