



**Architectural Commission Meeting
May 1st, 2025 at 10:00 a.m.**

IN ATTENDANCE

Architectural Commission		Town Staff	
Stewart Satter, Chair	✓	Eric Marmer, Town Manager	✓
Vacant, Commissioner	X	Erika Petersen, Town Clerk	✓
Kristin Rosen, Commissioner	✓	Alice Everard, Zoning Administrator	✓
Hank Siemon, Commissioner	✓	Jacek “Jack” Tomasik, Building Official	✓
Niki Peterson, Commissioner	✓	Keith W. Davis, Town Attorney	X
J.D. Bols, 1st Alt. Comm.	✓		
Steven Locante, 2 nd Alt. Comm.	X		

PUBLIC:

Josh Khoury (35 Spoonbill), Gregory Bonner (Architect), Chris Baker (Architect), Norm Kennedy (Architect), Peter Moor (Architect), Keith Williams (Landscape Architect), Tom Kirchhoff (Architect), Peter Papadopoulos (Architect), Cory Meyer (Landscape Architect)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA

Commissioner Siemon made a motion to **approve** the minutes of 03/06/2025. Commissioner Rosen seconded the motion, which passed unanimously.

There was no ex parte.

ITEMS FOR CONSIDERATION

**Case No. AR -25-11
110 Spoonbill**

Dresden and Angelo Abbenante, 110 Spoonbill Rd., requested approval for changes to the front elevation of their home. The Front entry facade was proposed to be clad with limestone slabs, in ‘natural limestone’ finish. The entrance arch was proposed to receive the same decorative trim as was previously approved at the April 2023 ARCOM meeting which was temporarily installed with a painted foam product. Above the entrance vestibule projection, rectangular cut outs above the arch were also planned to receive cladding with flat panels in-between to enhance the aesthetic.

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

**Case No. AR-25-07
800 S. Ocean Blvd.**

NNCID LLC, 800 S. Ocean Blvd., requested approval for the addition of a generator. The generator, serving the guest house, was previously approved by ARCOM in February 2025, and proposed to be installed within an existing walled equipment yard located adjacent to the north side elevation of the main house. The generator will be screened from the side by the equipment yard wall and a mature side yard hedge and from the front by the equipment yard wall and landscaping. Chris Baker (Moor Baker), Norm Kennedy (Norm Baker), and Peter Moor (Moor Baker), presented the application.

Commissioner Peterson moved to **approve** the application. Commissioner Bols seconded the motion which passed unanimously.

**Case No. AR-25-08
1920 S. Ocean Blvd.**

Ralph and Mary Gesualdo, 1920 S. Ocean Blvd., requested approval for exterior modifications to the house and the addition of a covered loggia in the rear yard. The house was proposed to be updated by replacing all windows and doors and relocating, adding or adjusting the sizes for some of the windows and doors. Other changes to the outside of the house included, fenestrations of cast stone that will be replaced with real stone including columns and some wall panels, new metal balcony railings, new exterior light fixtures at the front door entry and above the garage, replacing the existing roof material with two-piece barrel tile similar to the existing, install new chimney caps, new stained cypress for garage doors and shutters for some windows, and modifying the overhangs with a more historically accurate detail of wood rafter and tails. Structural additions included a covered loggia supported by stone columns and adding a bay window to the master bedroom on the rear façade. Colors for proposed materials included, roof tiles consisting of Alcazara Rustic Alhambra two-piece tile flash blend, exterior walls in Chantilly Lace (OC-65), gray stained cypress for wood trims, Portugal Limestone stonework, and metal work, windows and doors in Ral-6020-Chromegreen. Tom Kirchoff, the architect, presented the application.

In the presentation Mr. Kirchoff announced the property owner had requested to change the façade paint from the originally proposed Chantilly Lace to Benjamin Moore HC-60 Queen Ann Pink.

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

Case No. AR-25-09
920 S. Ocean Blvd.

JSEJ LLC, 920 S. Ocean Blvd., requested approval to remodel the existing garage and construct a new underground garage. TCOM approved the special exception request at its April 2025 meeting. The access to the underground garage was on the west side of the structure underneath the existing raised motor court. The west elevation consisted of a clear anodized pedestrian door and garage door with design elements including glass lights, natural Brazilian “IPE Teak” wood plank cladding topped by a painted smooth stucco finish over masonry to match existing. The front facing garage door is to be screened from A1A views by a 6 ft. high site wall and driveway entry gate as well as a tennis court screen. The existing 4-car garage was proposed to be converted into habitable space. The garage doors to be replaced with clear anodized windows in new openings to match the existing windows. An open staircase was proposed to be enclosed to connect the former garage space with the house and include new windows and a clear anodized door. New driveway material was proposed consisting of 16 in. x 32 in. Porcelain Dark Silver Grey pavers. The application was presented by Gregory Bonner, the architect.

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

Case No. AR-25-10
35 Spoonbill Rd.

35 Spoonbill LP, 35 Spoonbill Rd., requested approval for changes to the exterior of the home and approval for a new landscape plan both originally approved by ARCOM at its September 2022 meeting. The applicant explained changes were due to product availability. Changes to the home’s exterior included: increase in size to window openings on the south (side) elevation, eliminations of the wood batten system at some first-floor window locations at the west (front), south (side) and north (side) elevations; eliminations of the Cavastone porcelain tile surfaces from some second-floor locations including the west (at SW corner) and north (at NW corner) elevations, and elimination of the aluminum fixed shutters on the second floor east elevation, address numbers on the west elevation. Additions to the site included, a 4ft high black mechanical fence installed at each rear corner of the home, additional air conditioning units to both sides of the house and a generator proposed to be located at the SE corner of the south elevation. An in-ground planter was added to the motor court between the one car garage and the front door entrance, and a 2.5 ft. high planter was added that wraps around the base of the rear yard pool deck. The motor-court, including driveway apron, was proposed to include randomly placed artificial turf strips in between the previously approved charcoal gray pavers and the steps consisting of porcelain tile that lead up to the entry door. The previously open-air garden area between the one-car garage and the home was updated to include an outdoor shower and tub area with a gravel and paver floor, enclosed on its north elevation by utilizing the wood batten system on top of a 36 in. high retaining wall and as a partial overhead covering (“Knotwood” 2 x 4 Batten System in White Ash finish) and a solid wall clad with vein cut ivory color Travertine with satin finish in random sizes

on its motor-court side. A new landscape plan was provided and was revised to reflect substitutions that were made due to the unavailability of previously approved plantings. The new plan featured two specimen Canary Island Date Palms located on each side of the driveway entrance as well as additional plantings used to soften the front façade and to screen ground and wall mounted equipment. Granite gravel was utilized for each side yard to accommodate the abundance of shade resulting from the establishment of a dense Silver Buttonwood shrub and tree hedge adjacent to property lines. The application was presented by the architect, Greg Bonner.

There was discussion by the Commission on the landscaping including the types and height of plantings, the septic location, shrubs on the north side of the home, the irrigation system, drainage, and the front of the garage.

Commissioner Rosen moved to **approve the application conditioned on** the Podocarpus hedge on both garage front walls to be installed at 6 feet in height, and a creeping vine will be added to each garage front wall. Commissioner Siemon seconded the motion which passed unanimously.

**Case No. AR-25-12
860 S. Ocean Blvd.**

860 South Ocean Manalapan LLC, 860 S. Ocean Blvd., requested approval for a new two and one-half story home with a basement. The Italianate style home featured a gated main entrance with cobblestone driveway leading up to a decorative patterned motor-court flanked on one side by a four-car garage and on the opposite side by an exercise room. The garage and the exercise room were each connected by covered walkways which lead up to the grand stairs, showcasing a symmetrical West façade incorporating a fountain and lawn areas separated by a walkway leading to the entry door. Each side yard included an in-ground fountain, paver walkways leading to the rear yard and a walled mechanical equipment yard, to include a generator, located immediately adjacent to the south side of the garage. The rear yard featured a swimming pool and spa axially centered on the main house with steppingstones at each end of the pool and covered Loggias to the North and South of the rear facade. The existing site wall remained for use and included a pedestrian gate access at the front NW corner of the property. Decorative materials utilized were in natural muted colors and included smooth stucco wall finishes in Dune White (BM 968), variegated clay barrel roof tiles (Granada handmade clay tile from Guatemala), limestone dental corbels, stacked coursed limestone cladding for wall sections, cast stone quatrefoil, stacked coursed limestone, arches with stacked limestone, wrought iron exterior sconces, painted wood rustic doors in a brownish color, powder coated aluminum dark wood color shutters, cast stone Corinthian columns, powder-coated aluminum Espalier Grate (BM Iron Ore SW 7069), and various painted windows and doors in Grenada Villa (BM690). A landscape plan was provided. The application was presented by the architect, Peter Papadopoulos, and the landscape architects Keith Williams and Cory Meyer.

Commissioner Peterson moved to **approve** the application. Commissioner Bols seconded the motion which passed unanimously.

Building Official Tomasik asked the Commissioners if they would be amenable to accepting digital submissions. Additionally, he was proposing all submissions from applicants be provided digitally to the Zoning Administrator. Chair Satter asked if that would be harder on applicants. Zoning Administrator Everard responded that it would actually be easier for most applicants.

Building Official Tomasik also asked the Commissioners if they would consider recommending to the Town Commission an increase in the expiration time for ARCOM orders. He noted that increased delays from FDOT and DEP were resulting in applicants having to return to ARCOM with unchanged projects solely due to their orders expiring.

The Commission agreed to recommend to the Town Commission changing the ARCOM order expiration from 12 months to 24 months.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

There was none.

ADJOURNMENT

The meeting was adjourned at 11:50 a.m.

Hank Siemon, Commissioner

Date Signed

Erika Petersen, Town Clerk

Date Signed