



**Architectural Commission Meeting  
September 14<sup>th</sup>, 2023 at 10:00 a.m.**

**IN ATTENDANCE**

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

**PUBLIC:**

Grace Walton (Landscape Architect), Lynn Bender (Landscape Architect), Gina Hyland (25 Curlew Rd), Jerry & Marilyn Jacobson (1520 Lands End Rd), Albert Wadsworth (Contractor), Joe Amedo (Contractor), Tony Misuraca (Contractor), Elliot Bonner (45 Curlew Rd), Jonathan Moore (Architect), Bruce Armstrong (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.

Commissioner Appleby 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 06/08/23. Commissioner Appleby seconded the motion, which passed unanimously.

There was no ex parte.

**ITEMS FOR CONSIDERATION**

**Case No. AR-23-24  
45 Curlew Road**

Elliot Bonner, 45 Curlew Rd., requested approval to replace white brick pavers surrounding the pool with gray Lucinda French pattern marble pavers, install a 10' by 10'

black aluminum pergola on the north side of the rear yard, install a 10' by 20' black aluminum pergola on the south side of the rear yard, remove two faux columns on either side of the front door, square out the existing rounded front landing support columns, add vertical sconces to each of the two squared columns, paint home Sherwin Williams Essential Gray (SW 6002), and paint the trim and columns Sherwin Williams Superwhite (SW 6995). Both home and trim paint colors were approved by ARCOM in 2021, but the approval has since expired. In addition, the applicant requested approval to remove the palm cluster on northeast section of front yard, install Japanese Blueberry trees on north and south side of garage windows, and install cabada palms in the front east flower bed. The homeowner presented the application.

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

**Case No. AR-23-25**  
**980 S. Ocean Boulevard**

980 S Ocean LLC, 980 South Ocean Blvd., requested approval of a revised landscape and hardscape plan for the Intracoastal parcel parking area. On April 13, 2023, ARCOM approved a parking area with four (4) spaces and a viewing terrace on the west lot adjacent to the waterway. The applicant has since revised the plans due to Florida Department of Transportation (FDOT) requirements. The previously approved viewing terrace was removed from the subject plans. Grace Walton, the Landscape Architect presented the project.

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

**Case No. AR-23-26**  
**1300 Lands End Road**

Gary Parr, 1300 Lands End Rd., requested approval for the installation of a new fence and plantings along the eastern portion of the north property line. Landscape modifications included the removal of the existing mixed hedge material and several Areca Palms. The understory hedge material was to be replaced with a continuous row of 5' tall Clusia hedge, and the Arecas replaced with (3) 16' tall Foxtail Palms and (4) 16'-20' tall triple Christmas palms. One large Areca will remained at the far NE corner. Approximately 55 linear feet of new 4' tall black aluminum fencing was proposed to close the gap between the existing 4' tall perimeter fence near Casa Alva Drive and the corner of the 6' tall privacy wall on 14 Little Pond. The proposed improvements were in direct coordination & approval with the owner of 14 Little Pond and the Manalapan Utilities department. Lynn Bender, the Landscape Architect presented the application.

Jerry Jacobson, resident at 1520 Lands End Road, made comments regarding existing clusia hedge at 1300 Lands End Road on the eastern side of Lands End Road.

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

**Case No. AR-23-27**  
**1545 Lands End Road**

Daniel and Sandra Perl, 1545 Lands End Rd., requested approval for changes to the landscape and hardscape plan. The changes to the front of the property included the removal of the south parking pad from the driveway area, installation of front hedge and shrubs, and replacement of four (4) Bismark Palms due to disease. Changes to the south side yard included the installation of a 6' tall fountain wall (previously presented to ARCOM) to be setback minimally equidistant to its height, installation of 335 square feet of synthetic turf in place of existing sod, replacement of existing walkway with new shellstone pavers, and new gate. Changes to the north side yard included the installation of shellstone walkway, and addition of louvered fixed awnings extending approximately 24" to cover paddleboards, and a new gate. Awnings and gates were to match existing style and color. Changes to the rear yard included replacement of assorted size stepping pads with new shellstone walkway and steps, new Zoysia sod, and an extended shell stone patio. All shellstone applications were to be consistent with the material present on the balconies of the home. Albert Wadsworth, the Contractor, presented the project.

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

**Case No. AR-23-28**  
**1110 S. Ocean Boulevard**

1110 South Ocean LLC, 1110 South Ocean Blvd., requested approval for alterations and additions to the carriage house and the main house. The existing style of the house is Mediterranean with stone details and clay barrel tile roof. Work on the carriage house included a 3,694 S.F. two story addition media room. Work on the main house to include expanding the basement garage six feet to the west (571 S.F.) and adding a porte cochere. Portico, and cloister addition totaling 1,915 S.F. Additions to the north and south wings of the main house were to enclose the existing courtyard and create a cloister. The a/c addition to the main house included 4,096 a/c square feet. Landscape/hardscape improvements were planned along with the septic system and drain field. Landscape plans were provided. Jonathan Moore, the Architect presented the project.

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

**Case No. AR-23-29**  
**1690 Lands End Road**

Jack and Valerie Waters, 1690 Lands End Rd., requested approval for modifications to the driveway and front yard landscaping. Proposed modifications included removing approximately one third (1/3) of the north side of the existing driveway to create more

lawn space. The sod was proposed to be Empire Zoysia. The applicant also proposed to remove the existing Gumbo Limbo tree from the center of the driveway planter and replace it with one (1) Coconut palm and one (1) specimen Sea Grape tree. Installation of two (2) Ficus rubiginosa trees: one (1) each at the north and south entrances of the driveway. Green Island Ficus bushes will be planted at the base of the Ficus trees, and the home entrance area will be modified by adding two (2) Coconut palms and one (1) Silver Buttonwood tree. Bruce Armstrong, Landscape Architect, presented the application.

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

**Case No. AR-23-30  
95 Curlew Road**

David and Melissa Myers, 95 Curlew Rd., requested approval for the replacement of the existing clay barrel tile roof with new Chestnut Burnt Saxony 900 Slate flat profile concrete roof tiles. This request reflected work already completed due to multiple roof leaks. Tony Misuraca, the Contractor, presented the request.

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

**OTHER BUSINESS**

There was none.

**PUBLIC COMMENTS**

There was none.

**ADJOURNMENT**

The meeting was adjourned at 10:56 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