



PUBLIC NOTICE/AGENDA  
ARCHITECTURAL COMMISSION MEETING

Thursday, October 12, 2023 at 10:00 am

This notice was mailed on September 29, 2023 to all Manalapan Residents. All applications are available for public review at Town Hall.  
Please contact Zoning Administrator Sara Benbasat at 561-383-2544

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

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA:**

- 1. APPROVAL OF MINUTES September 14, 2023 ARCOM Meeting**

**REGULAR AGENDA:**

- 1. ITEMS FOR CONSIDERATION**

**1.1 Case No. AR-23-31**

**3050 S Ocean Blvd LLC, 3050 South Ocean Blvd.**, requests approval for a new ± 490 sq. ft. beach house on the east parcel. The beach house will have an approximately 249 sq. ft. wood deck surrounded by a raised planter and a new 4 ft. wide wooden walkway to connect the new structure to the existing wooden walkway. The proposed beach house was approved by the Town Commission as a special exception use in July 2023. The beach house will utilize the colors and materials consistent with those previously approved for the main house. A landscape plan has been provided.

**1.2 Case No. AR-23-32**

**Jerry and Tracy Turco, 1500 Lands End Rd.**, request approval for four (4) driveway entry columns. The 6 ft. tall columns flank both driveways and are painted the same color as the house, Pleasing Pink (Behr color match to BM 2003-70). This request reflects work already completed.

**1.3 Case No. AR-23-33**

**122021 Land Trust, 1020 South Ocean Blvd.**, requests approval for landscape and hardscape plan modifications. In September 2022, ARCOM approved hardscape and landscape changes as well as the addition of a sport court. For the current request, the applicant proposes to replace the sport court with an open lawn area planted with seashore paspalum grass. Adjacent to the lawn area, a double-parking space is to replace the previously approved single parking spot; the sitting terrace is slightly enlarged; the walkway is modified to consider the existing septic tanks; and the previously approved retaining walls have been eliminated. The motor court is reverted to original conditions. The terrace adjacent to the northeast covered loggia is reverted to original conditions with a portion of the fountain removed. The applicant proposes new driveway gates in place of the existing gates. Also proposed in the garden courtyard is a center fountain sculpture in the previously approved fountain; a free-standing 13' height louvered aluminum trellis; and an outdoor barbeque. The terrace next to the trellis was removed from previously approved plans; a simple walkway is proposed instead. Landscape refurbishment proposed is concentrated in the open lawn area making it more lush with tropical/ salt tolerant plantings.

**PUBLIC COMMENTS**

**ADJOURNMENT**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made at this meeting or hearing, such interested person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Town does not provide such a record. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. Please note that one or more Town Commissioners may attend this meeting and may speak. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact the Town Clerk at (561) 585-9477 - 600 South Ocean Blvd., Manalapan, FL 33462 - townhall@manalapan.org