



PUBLIC NOTICE/AGENDA  
ARCHITECTURAL COMMISSION MEETING

Thursday, May 09, 2024 at 10:00 am

*This notice was mailed on April 26, 2024 to all Manalapan Residents. All applications are available for public review at Town Hall.  
Please contact Zoning Administrator Alice Everard at 561-383-2544*

Architectural Commission	Town Staff
Stewart Satter, Chair	Linda Stumpf, Town Manager
Ken Ray, Vice Chair	Eric Marmer, Ass't. Town Manager
Kristin Rosen, Commissioner	Erika Petersen, Town Clerk
Hank Siemon, Commissioner	Alice Everard, Zoning Admin.
Niki Peterson, Commissioner	Keith Davis, Town Attorney
Russel Bernard (1st Alt.)	Trey Nazzaro, Ass't. Town Attorney
Steven Locante (2 <sup>nd</sup> Alt.)	

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**  
**SWEARING IN OF NEW COMMISSIONERS**

**CONSENT AGENDA:**

1. **APPROVAL OF MINUTES April 11, 2024, ARCOM Meeting**

**REGULAR AGENDA:**

1. **ITEMS FOR CONSIDERATION**

**1.1 Case No. AR-24-20**

**James Robinson, 1780 S. Ocean Blvd.**, requests approval to replace the existing pebble-tile and concrete driveway and walkway areas with new pavers within existing footprints. The new pavers will consist of 24 in. x 24 in. Porcelain Roma Travertine pavers placed in a stack pattern with 6 in. x 12 in. Porcelain Basalto Dark pavers installed as a soldier course border. There will be no change to the existing landscape.

**1.2 Case No. AR-24-21**

**Dresden & Angelo, 110 Spoonbill Rd.**, request approval for new landscaping and a fence. The 4 ft. high metal fence will be in a bronze finish and located along the rear and side yards with a gate located at each side yard. Newly installed landscaping added around exiting walkways and a new driveway which was approved by ARCOM at its March 2024 meeting also includes Clusia hedges along the north and south lot lines and Podocarpus hedges along the front lot line. Front and side yard plantings include ground cover and ornamental plants as well as numerous shade and palm trees including Pigeon Plum, Silver Buttonwood, Japanese Blueberry, Ligustrum and Italian Cypress. Grey slate stones will be utilized immediately adjacent to the base of the north elevation of the home. A landscape plan has been provided.

**1.3 Case No. AR-24-22**

**Lindsay Wright, 20 Audubon Cswy.**, requests approval for the installation of a total of 13 window awnings on the south-front and west-side elevations of the house. Awnings will be placed above five windows on the first floor and five windows on the second floor of the west elevation. On the front (south elevation) of the home the placement of awnings will be above the second-floor door, the window adjacent to the second-floor door and above the opening adjacent to the first-floor front entry door. Colors for the 6-bar striped Sunbrella fabric awnings will consist of Beaufort Forest Green and Natural. The awnings will be supported by aluminum brackets in a marine grade powder coated black color and will project out approximately 3 ft. from exterior walls.

**1.4 Case No. AR-24-23**

**840 S. Ocean Blvd Florida Land Trust, 840 S. Ocean Blvd.**, requests approval for the conversion of an existing 2-car garage into living space. The existing garage located at the front NW corner of the existing home will be expanded with the addition of a second floor and the new space will consist of two bedrooms and one bathroom for each floor and a west facing balcony on the second floor. Material and colors for the addition will be consistent with the existing home and there will be no changes to the existing landscaping.

**1.5 Case No. AR-24-24**

**Timothy & Pamela Gulla, 1680 Lands End Rd.**, request approval for the addition of a pergola with outdoor kitchen, relocation of the previously approved generator and propane tank, and modifications to the landscape and hardscape plans which were originally approved for the modern Dutch Colonial style house by ARCOM in September of 2021. A 127.5 sf white aluminum pergola with a slatted roof is proposed to be located at the south rear corner of the house and will feature underneath it an outdoor kitchen to include a grill along its outside boundary and a counter-top with cabinets and shelving below along its inside boundary. A 4 ft. high wall will be constructed behind the grill for screening and to separate it from the generator which will be shifted from its original location near the house to a location directly south of the rear corner of the house (propane tank to be placed just west of the generator). Hardscape changes to the rear yard include separating

the spa from the pool and relocating it closer to the north rear corner of the house. Decking located in the south side yard and around the pool will be reshaped, and a 24 in. high raised planter will be added to the north side-yard off the rear corner of the house and adjacent to the new spa location for added screening. White pea gravel has been added to create paths within each side yard and to create a pervious driveway inlay within the south side yard. Adjustments to landscaping include providing additional native shrubs, screening for the generator, the addition of a shallow pond water feature at the SW corner of the lot and other modifications to accommodate proposed hardscape changes. A landscape plan has been provided.

## **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 - [epetersen@manalapan.org](mailto:epetersen@manalapan.org)