



PUBLIC NOTICE/AGENDA  
ARCHITECTURAL COMMISSION MEETING

Thursday February 9, 2023 at 10:00 am

*This notice was mailed on January 27, 2023 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
Sharon Kirkland, Chair _____	Linda Stumpf, Town Manager _____
Kristin Rosen, Vice Chair _____	Erika. Petersen, Town Clerk _____
Karen Quigley, Commissioner _____	Alice Everard, Zoning Admin. _____
Sam Sylvetsky Commissioner _____	Keith Davis, Town Attorney _____
Ken Ray, Commissioner _____	Trey Nazzaro, Ass't. Town Attorney _____
Lisa Munro (1st Alt.) _____	
Simone Bonutti (2 <sup>nd</sup> Alt.) _____	

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA:**

- 1. APPROVAL OF MINUTES December 8, 2022 ARCOM Meeting**

**REGULAR AGENDA:**

- 1. ITEMS FOR CONSIDERATION**

**1.1 Case No. AR-23-07**

**Gary Parr, 1300 Lands End Rd.**, requests approval for the location of a metal fence on the west portion of the parcel. The west parcel is a vacant grassed area situated between Lands End Road and the intracoastal waterway and includes a boat dock. A 4 ft. high black aluminum picket fence, which will be consistent with existing east parcel fencing, is proposed to be located continuously along the east property line adjacent to Lands End Rd. and along the south property line in sections between existing hedges so as not to disrupt with the hedges. A portion of a sidewalk located at the SW corner of the vacant parcel which encroaches into the property will be removed.

**1.2 Case No. AR-23-08**

**980 S Ocean LLC, 980 S. Ocean Blvd.**, requests approval for modifications to previously approved structures, landscape and hardscape plans and the installation of parking on the west lot adjacent to the waterway. The modern styled two-story residence and two-story guest house was originally approved by ARCOM in April 2021 and was granted minor modifications to that approval by ARCOM in September 2021. The entry driveway gate and supporting columns have been redesigned to consist of aluminum bronze slats for the gate supported by painted stucco columns to match existing architecture. A front walkway gate will be consistent in style and color with the driveway gate. Hardscape materials will remain the same, however, changes to various layouts for the front of the parcel include a new paver pattern to the motor court, the addition of a small putting green within the garden area west of the garage entrance and a ground level seating area for the west side of the tennis court. A new wall is proposed to be located in the north side yard adjacent to the equipment area to create a planter for added screening for the neighboring lot and steps will be added for rear yard access to the equipment area. Changes to the layout of side and rear areas of the parcel include removing an outdoor covered dining area located at the home's NE corner. A sunken terrace/sitting area located at the rear of the south side yard pool was reduced in size and leveled to be consistent with the pool deck level, and a basin and rivulet connecting to the sitting area has been eliminated. Turf is proposed to be added to several areas throughout the parcel. Areas of turf will be added to the garden in front of the garage entrance, a narrow strip will be added along the west side of the tennis court and turf will be added around both the side yard and rear yard pools. The rear yard pool will be modified in dimension while terraces for each pool will be modified in outline and pattern. The landscape redesign includes the use of new shade tree species and the introduction of more palm trees. The west parcel will be developed to include parking spaces as well as trees and shrubs for screening. A landscape and hardscape plan have 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 - townhall@manalapan.org