



PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING

Thursday, October 2, 2025, at 10:00 am

This notice was mailed on September 19, 2025 to all Manalapan Residents. All applications are available for public review at Town Hall.

Architectural Commission	Town Staff
Stewart Satter, Chair	Eric Marmer, Town Manager
Steven Locante, Commissioner	Jacek (Jack) Tomasik, Building Official
Kristin Rosen, Commissioner	Erika Petersen, Town Clerk
Hank Siemon, Commissioner	Alice Everard, Zoning Admin.
Niki Peterson, Commissioner	Keith Davis, Town Attorney
J.D. Bols (1st Alt.)	
Sharon Kirkland (2 nd Alt.)	

CALL TO ORDER & PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

1. **APPROVAL OF MINUTES September 4th, 2025 ARCOM Meeting**

REGULAR AGENDA:

1. **ITEMS FOR CONSIDERATION**

1.1 Case No. AR-25-17

Barbara Sullivan, 120 Evans Ln., requests approval for modifications to the site and elevation plans previously approved by ARCOM on November 14, 2024. Some of the home's prior approvals included removing an existing pool, adding living space to the southwest corner of the house, adding a rear yard patio with a pergola roof, and making changes to windows, doors, pathways, and landscaping. The proposed updates include changing window configurations from doubles to singles. Two fixed windows have been added to both the southwest and northwest corners of the elevations. For structural integrity, two windows at the back of the house will include a middle structure between the two glass panels. One rear sliding door has been converted to a fixed window, and another will feature three glass panels instead of two. Finally, all windows at the back of the house will be securely attached to steel columns, which will be covered with white aluminum cladding. An existing hedge adjacent to the south window will remain to fully screen the new window view, and an existing hedge adjacent to the north window will be extended to fully screen its view. Changes to other site elements include upgrading the pergola material over the rear yard patio from white cedar to white aluminum. The fireplace vent will now be routed through the roof instead of the wall and painted white to match the roof tiles. The material for the stone pavers at the back and south side of the house has been changed from coquina stone to travertine, and the layout of these pavers has been redesigned. A landscape plan has been provided.

1.2 Case No. AR-25-18

Sonny Kahn, 1200 S. Ocean Blvd., requests approval for exterior renovations to modernize and expand the residence while maintaining its existing aesthetic appeal. Key modifications include the elimination of two circular wall portions on the southeast and northeast corners, which will be squared off, reducing the building's overall footprint by 308 square feet. To the east, the family room will be expanded by ten feet towards the pool deck, with all exterior finishes on the new 38-foot, 9-inch extension matched to the existing structure. On the southeast side, the first and second-floor exterior walls will also extend eastward, allowing for a new cabana bath to be added on the northeast corner. The current cylindrical copper roofs over the master bedroom and a passageway will be replaced with a flat and a hipped roof, respectively, featuring new, matching roof tiles. Visually, the property will be updated with new glass railings installed on the seawall and the southeast and northeast balconies, replacing the existing pipe railings. These expansions will be contained within the existing pool deck area, meaning there will be no increase to the building's overall ground coverage. The modifications will ultimately increase the air-conditioned interior space by 651 square feet, bringing the new total to 18,614 square feet, all while preserving the building's original colors and materials.

1.3 Case No. AR-25-19

1960 South Ocean Blvd. LLC, 1960 S. Ocean Blvd., requests approval for a beach house. The main house was approved by ARCOM on June 4, 2025, and the proposed beach house was approved by TCOM on July 8th, 2025. The beach house design is consistent with the Tropical Modern-flat roof style design as approved for the main house. Multiple exterior surfaces of the beach house which are consistent with the main house include aluminum cladding in wood grain finish, PTD. aluminum dark bronze, low iron insulated Slimpack glass, Statuario Marble stone, silver travertine and Vena Grigio stone. Site features include a existing fencing, tunnel stairs and wood path to remain with the addition of a 4 ft. wide path from the beach house to the existing wood path. Landscape features include the use of existing trees with the addition of numerous trees and planting, lawn to be placed around the perimeter of the beach house, and in keeping with the main house numerous plantings placed on the rooftop of the beach house.

1.4 Case No. AR-25-20

Whiskey Tango 1120, LLC, 1120 S. Ocean Blvd., requests approval for modifications to the site which was approved by ARCOM for a 2 ½ story house with guest house on October 24, 2024. The existing lot was recently combined with the lot immediately to its south which resulted in new features proposed for the new larger space. The design concept for the new larger space is consistent with the previous design described as a union of Old Florida Coral Stone Form with ordered crystalline modern characteristics akin to the Coral Gables Museum or St. Augustine's Castillo de San Marcos. The main residence, set northeast of center on the lot, features imposing yet human-scaled coral stone wings flanking a central glazed space. This 2-story dwelling, sitting atop a basement garage, showcases a blend of local stone, bronze trim, copper standing seam roofing, bronze windows, teak, and expansive glass curtain walls to capture views. The interior is punctuated by an undulating teak ceiling plane and a grand interior garden featuring 20-foot-tall vegetation, loggias, and a floating mezzanine. Outdoor spaces feature a lap pool, swim-up bar, and integrated spa to the east, accompanied by a covered kitchen and various seating and tanning areas. To the west, there will be an entertainment courtyard and sports patio complete with bocce and pickleball courts. Cambered landscape walls blur the lines between the structure and the rolling, expansive site. A floating loggia extends southward, framing the eastern horizon and guiding arriving guests toward the main house. Situated at the front of the lot there will be a 2-story guest and staff housing unit, with living space above and garage/storage below. A gatehouse system at the southwest corner, with a covered bronze gate, straddles the main drive sequence, leading guests past a water feature at the entry drive court. The entry loggia extends south from the main residence, opening onto an arrival drive court and a semi-underground gallery, flanked by a putting green to the east and a golf driving pad near the southeast corner. A 'natural' stream meanders through this area, enhancing the lush landscaping scheme. Closer to the southern property line, a single-story pool house and wellness spa is situated beside a 'natural' pool, offering both controlled hot and cold plunges. A tumbling rill, originating near the main house entry, meanders along the putting green and leads guests down to the wellness center. A secondary service entrance is located at the northwest corner of the lot, featuring a bronze gate and a trash enclosure integrated into the stone frontage wall. Hardscape elements include numerous water features, Oolite Block raised planters, and driveway, decks and pathways consisting of various materials in neutral colors including Bavarian Dolomite, Granite trims, Kahlari Granite, Ocean Reef Stone, Limestone, Flagstone and Ipe decking. A generator is proposed to be located adjacent to the south side of the guest house, and a landscape plan has been provided.

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, and 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