

REVISED - PUBLIC NOTICE/AGENDA  
**ARCHITECTURAL COMMISSION MEETING**  
**Thursday July 2, 2026 at 10:00 am**

*This notice was mailed on June 22, 2026 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           | Anthony Davidson, Asst. Town Manager    |
| Kristin Rosen, Commissioner            | Jacek (Jack) Tomasik, Building Official |
| Hank Siemon, Commissioner              | Erika Petersen, Town Clerk              |
| Niki Peterson, Commissioner            | Alice Everard, Zoning Admin.            |
| J.D. Bols (1st Alt.)                   | Keith Davis, Town Attorney              |
| Sharon Kirkland (2 <sup>nd</sup> Alt.) | Dylan Brandenburg, Asst. Town Attorney  |

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA:**

**1. APPROVAL OF MINUTES**

**a. June 4, 2026 ARCOM Meeting**

**REGULAR AGENDA:**

**1. ITEMS FOR CONSIDERATION**

**1.1 Case No. AR-26-14**

**Ronald Weissman, 1695 Lands End Rd.**, requests approval to replace the home's existing garage doors. The installation features two 16 ft. x 8 ft. AA Impact Garage Doors configured with two lites, utilizing glass with white privacy interlayer and black frames under Florida product approval number 46870.2. Architecturally, the north garage door faces the north side yard of the residence, and the south garage door faces the south side of the property.

**1.2 Case No. AR-26-15**

**Gianni Nunnari, 30 Curlew Rd.**, requests approval for the construction of a new pool. The existing pool located interior to the home's rear courtyard will be demolished and a new pool will be located in the rear yard. The project will include replacing the existing pool with sod, adding new sod to un-landscaped areas, adding steppingstones to the north side of the new pool and adding a small area of artificial turf adjacent to the proposed steppingstones. Existing plantings and trees will not be affected.

**1.3 Case No. AR-26-16**

**Timothy & Pamela Gulla, 1680 Lands End Rd.** ARCOM approved the site's new home in September of 2021 followed by an outdoor kitchen and pergola in May of 2024. The currently proposed modifications include replacing the lawn with artificial turf, removing the fireplace and shallow water feature, updating the previously approved aluminum pergola to wood, and adding walls, wooden fencing, and gates to the site. Additionally, the request covers minor architectural adjustments including changes to the number of windows, their locations and sizes, adjustments to and relocation of ground mounted equipment, and landscape adjustments to planting layouts and quantities. A request is proposed per Sec. 157.73 to approve an alternative landscape plan. This alternative utilizes installed 48-inch-high native Fakahatchee grass and Jasmine vines on the wall to fulfill the 48-inch-high continuous hedge/shrub screening requirement. Integrated with 10-foot Podocarpus hedges at the front sides, these native plantings, which mature to 4–6 feet, combine with the site wall and fencing in coordination with existing site conditions and provide dense screening between neighboring properties. Landscape and hardscape plan have been provided.

**1.4 Case No. AR-26-17**

**LOKI2 Land Trust, 1800 S. Ocean Blvd.**, requests approval to construct a new two-story main residence featuring rear yard amenities, including an accessory guest suite with a basement, an accessory exercise/spa building, a swimming pool, and a backup generator. The proposed architectural design blends Coastal Mediterranean, Bermudian/Caribbean, British West Indies, and French Classical styles. The exterior façade utilizes smooth stucco painted SW 9541 White Snow, highlighted by Dominican coral cladding and banding at the garages and main entry, and further accented by decorative columns, arched windows, and an arched entry door with bronze metal finishes. Roofline accents incorporate standing seam copper accents and rounded eyebrow dormers, contrasting with light natural cedar shingle roofs and a matching cedar front door. Site access features include preserved north and south site walls, a new stucco east wall with a gated entry walkway, an inset motor court with a setback main driveway and gate leading to an Oolite Flag Stone surface with sod joints, and a secondary north staff driveway and gate opening onto a Chattahoochee gravel parking area. Hardscape elements integrate Dominican coral retaining walls and planters alongside Oolite walkways with sod joints. Landscape and hardscape plans feature native, drought-resistant vegetation designed to maximize privacy and screen all utility equipment. A landscape and hardscape plan have been provided.

### 1.5 Case No. AR-26-18

**David MacNeil, 1940 S. Ocean Blvd.**, Requests approval to construct a two and one-half story addition to the existing single-family home. The proposed project expands the existing 17,558 sf. contemporary modern residence by combining the existing lot with a portion of the adjacent lot addressed at 1960 S. Ocean Blvd. and adding 20,578 square feet of new residential space. The design integrates clean horizontal lines, expansive use of glazing by WinDoor with Bermuda Bronze frames for windows and doors, glass railings, and low-sloped flat roofs featuring a frosted glass screen for rooftop mechanical equipment, located atop the SW corner of the addition. Exterior finishes combine white smooth cementitious stucco in Benjamin Moore "Chantilly Lace" with Oyster Gray shell stone cladding from Coral Classics, which will replace precast panels and ceramic tile on the existing residence to harmonize the original façade with the new. The addition introduces expansive living, recreational spaces and a backup generator. While existing site amenities like the pool, spa, and fire pit will remain, enhancements to the south end of the enlarged parcel include the following; sitting area with linear fireplace replicating an existing sitting area to its north, a raised rooftop skylight, reconfigured motor court with new driveway entrance at SE corner with driveway entrance gate to match a new north driveway entrance gate, a new pool and spa with overflow waterfall feature, pool deck, waterside patio and white sunshades utilized atop the NW second floor open balcony. A new landscape and hardscape 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](mailto:epetersen@manalapan.org)