

REVISED - PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING
Thursday November 5, 2026, at 10:00 am

This notice was mailed on October 26, 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
Pamela Gulla (2nd Alt.)	Dylan Brandenburg, Asst. Town Attorney

CALL TO ORDER & PLEDGE OF ALLEGIANCE
SWEARING IN OF NEW ARCHITECTURAL COMMISSIONER

CONSENT AGENDA:

1. APPROVAL OF MINUTES

a. October 1, 2026 ARCOM Meeting

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-26-28

Jagbir Singh, 1900 S. Ocean Blvd. (2026-208-AR), requests approval for change the previously approved balcony design. Balconies for the north, south and west elevations of the home originally consisted of painted (Bermuda Bronze) aluminum railings with glass panels. The request is to eliminate the aluminum railings while retaining the glass panels to provide for unobstructed side and rear views of the Lake Worth Lagoon Waterway. To be compatible with the main gate and two front entry doors, the East elevation balcony railings will remain the same. The house was approved by ARCOM in June 9, 2022 and again on July 11, 2024.

1.2 Case No. AR-26-29

Bachelor Beach Shack LLC, 1675 Lands End Rd. (2027-16-AR), requests approval for modifications to the existing landscape and hardscape. The project is focused within the rear yard, leaving all existing landscape and hardscape elements within the front yard completely unchanged. Hardscape changes include a 2ft. high dry-stacked stone wall proposed to run the length of the rear lot line, a redesigned paver patio/deck configuration consisting of 12in. X 24in. pavers to match existing, and a steppingstone path consisting of 24in. X 30in. and 24in. X 48in. cast stone pavers anchored by steps and centrally located leading from the existing covered screened porch to the dock. Newly featured and located in the NW corner of the yard will be a sunken seating area outlined with an 8in. wide concrete border, IPE wood deck flooring and an outdoor built-in 2.6ft. X 6ft. long gas fireplace at its center. Landscape changes include adding a Cocoplum hedge between the seawall and the proposed dry-stacked stone wall, removing existing ground cover and ornamental plantings from the rear yard and replacing with numerous high and low-lying tropical plantings including palm trees such as Coconut, Chinese Fan and Lady Palm throughout the rear yard, around the outdoor seating/fireplace area and around the foundation of the residence. Existing side yard buffer hedges will remain; landscape and hardscape plans have been provided.

1.3 Case No. AR-26-30

Davidson Cruiser LLC, 15 Spoonbill Rd., (2027-5-AR), requests approval for landscape and hardscape modifications to previously revised plans approved by ARCOM at its December 4, 2025, meeting. Landscape changes include removing existing Ficus Benjamina shrubs degraded by whitefly and replacing them with native Green Buttonwood shrubs to provide robust front and side yard screening; Podocarpus shrubs also used to supplement the rear south side yard hedge. In the front yard, the existing Gumbo Limbo tree removed to clear the septic field is being replaced with a new Gumbo Limbo tree positioned closer to the right-of-way, outside the septic field area. Along the front-south side yard buffer tree size was reduced and a tree was added to maintain required screening. Along the rear of the lot, coconut palms have been slightly adjusted in location and reduced in size to safely navigate and fit through the as-built walls on-site. Minor hardscape changes include extending the concrete pad for ground-mounted equipment, adding pavers to existing paths within the rear yard and each side yard, and adding planter beds to the rear yard. Landscape and hardscape plans have been provided.

1.4 Case No. AR-26-31

1860 South Ocean Boulevard Trust, 1860 S. Ocean Blvd. (2027-1-AR), requests approval for a revised landscape plan for the previously approved beach house approved by ARCOM at its January 12, 2024, meeting. The proposed plan will implement material shifts, site regrading, and a completely new landscape layout. Features include walkways, steps, and landings constructed of IPE wood. Also featured will be combination IPE steps and coral walkways, and square-shaped garden elements boarded by 6in. high Oolite curbs infilled with lawn. To accommodate the site regarding due to the removal of exotic materials, dry set oolite block walls are introduced just below grade to effectively terrace the parcel. The oolite retaining wall and the primary site wall are limited to a maximum height of 2.5 feet per code requirements. The front site wall will feature a poured-in-place concrete wall and footer with a smooth stucco finish painted to match the main residence. A 4 ft. wide pedestrian walkway leading from from A1A to the beach will be placed at ground level. The approved beach house and its attached IPE deck will remain unchanged. The beach house will be screened from the south elevation with existing landscaping. New landscape and hardscape plans have been provided.

1.5 Case No. AR-26-32

Francis and Delores Mannella, 1460 S. Ocean Blvd. (2027-4-AR), requests approval for modifications to the existing single-family residence. The proposed project will reduce air-conditioned area from 23,609 to 23,100 square feet by converting a/c space to non-a/c space. Changes occur at the NE and SE sides and corners of the existing house and will consist of a second-floor covered balcony (converting a low-slope roof) over an existing one-story section, replacing an exterior sliding door and windows to create a first-floor non-a/c exterior Loggia, and minor side-rear window modifications. Additionally, the existing interior pool will be removed and the space converted into an interior exercise space, requiring the temporary removal and subsequent reinstallation (or exact replacement with new impact-rated materials if damaged) of the existing impact-rated exterior doors and windows. Removal of the interior pool will allow for the removal of a previously approved enclosure used to house ductwork, humidifier and electrical equipment and its rooftop will be outfitted with artificial turf to soften its appearance and reduce glare. While all existing hardscape and finishes will remain and most landscaping is preserved; some rear landscaping addition and repair is included. Upon completion, all exterior renovations will match the existing architecture and finishes, which feature Benjamin Moore Chantilly Lace White painted exterior walls over a lightly textured cementitious finish, Oyster Bay Natural Stone, weathered-finish natural Ipe wood exterior columns and louvers, Sierra Tan hurricane impact-rated window and door frames matching the natural wood, and metal roof color to match existing. A landscape plan has been provided.

1.6 Case No. AR-26-33

David F. MacNeil, 1940 S. Ocean Blvd. (2027-3-AR), requests approval for building additions. The lot formally addressed as 1920 S. Ocean Blvd. was combined with 1940 S. Ocean Blvd. At its September 28, 2026 meeting the Town Commission granted a variance to reduce the side setback requirement and allow for a 55ft. south side yard setback and a 45ft. north side yard setback for the lot which now has an average lot width of 450ft. The current request is to construct an Exercise Building addition which will include a basement floor plan with outdoor kitchen, and a ground floor plan with a covered terrace above the ground floor. Two single-story cabanas are proposed to be located behind the Exercise Building facing the waterway; one located to its north, and one located to its south. The design will be of a contemporary modern architectural style with clean horizontal lines and low-sloped flat roofs and will integrate seamlessly with the main residence by utilizing a white smooth cementitious stucco finish painted Benjamin Moore "Chantilly Lace" (OC-65), Coral Classics Oyster Gray shell stone cladding, and WinDoor windows and doors featuring Bermuda Bronze aluminum frames. The new structure will feature balconies with glass guardrails and photovoltaic panels functioning as the cover for the terrace above the ground floor. Interior rooms comprise a gym lounge, sauna, facial and massage areas, a salon, two locker rooms, two full baths, and one half-bath. While existing site improvements will remain, proposed site enhancements include a reconfigured motor court and driveway, a pool, spa, fire pit, seating areas and patios, retaining walls, site wall, updated landscaping, and associated hardscape improvements. Final site modifications entail installing a redesigned replacement entry gate that matches the previously approved gate design, alongside the complete removal of the existing dock located on the northern portion of the parcel.

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