



PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING

Thursday, March 14, 2024 at 10:00 am

*This notice was mailed on March 1, 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
Sharon Kirkland, Chair	Linda Stumpf, Town Manager
Ken Ray, Vice Chair	Eric Marmer, Ass't. Town Manager
Vacant, Commissioner	Erika Petersen, Town Clerk
Vacant, Commissioner	Alice Everard, Zoning Admin.
Vacant, Commissioner	Keith Davis, Town Attorney
Russel Bernard (1st Alt.)	Trey Nazzaro, Ass't. Town Attorney
Barbara Appleby (2 nd Alt.)	

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

CONSENT AGENDA:

1. APPROVAL OF MINUTES January 12, 2024, ARCOM Meeting

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-24-06

Patricia & David Knobel, 1235 Lands End Rd., request approval for modifications to the existing front yard landscaping. Changes include the addition of two winding landscape beds along the interior edge of the front yard on each side of the driveway. Each bed will include three mature Ligustrum trees underplanted with Ground Orchids and surrounded by rounded Green Island Ficus plants. Four Foxtail Palm trees will be removed, two on each side of the driveway as it approaches the front-door entry due to overgrowth of the trunk and root-ball which are encroaching the driveway. A gravel pathway will be added to the south region of the front yard on the inside of and screened by the Green Island Ficus landscape bed and will lead from the driveway to the side yard to allow service access to the backyard pool. The new landscape design will include the installation of Lady Palms and Bridal Bouquet Plumeria along the existing Clusia hedge on the north and south sides of the property. A landscape plan has been provided.

1.2 Case No. AR-24-07

Lisa & Ira Gerstein, 100 Spoonbill Rd., request approval to replace existing Ficus hedges with Clusia hedges. The new 6 ft. high Clusia hedges will be planted in the rear yard along the north and south side lot lines.

1.3 Case No. AR-24-08

DREWEKRUC LLC, 71 Curlew Rd., requests approval for the installation of a fence. A four-foot-high bronze aluminum fence is proposed to be installed along the seawall to protect against accidental falls into the intracoastal waterway. Landscaping will not be affected by the fence installation.

1.4 Case No. AR-24-09

David Buzzelli, 16 Little Pond Rd., requests approval for the installation of a fence to replace existing. A four-foot-high black aluminum fence to be consistent Sin style with fences existing throughout the community is proposed to be installed on each side and to the rear of the existing patio. The fence will extend an additional 3 ft. west of the existing fence line for a total extension of 11 ft. westward from the rear of the house. Three sets of palm trees will be removed along the rear fence line to protect the septic system that is immediately adjacent to the trees.

1.5 Case No. AR-24-10

40 Spoonbill LLC, 40 Spoonbill Rd., requests approval for modifications to the exterior of the house, changes to the front and rear yard hardscape and replacement of a front yard tree. Changes to all sides of the house include new bronze framed impact windows including the east facing garage window which current exists with breeze block. Other openings to change will be the front bay window which will be redesigned by establishing a half-wall as a base with windows at the top, the front door system will be updated with a bronze framed 4 ft. wide impact door with side lights and the west facing French doors will be replaced with impact sliding glass doors. The home's appearance will be enhanced by painting exterior walls I Pure White (SW7005), painting the garage in Earl Gray (SW7660) and installing a metal roof panel system Dove Gray color. Other enhancements include a more modern redesign of the front entryway support columns and the decorative banding around exterior walls and windows; decorative Quoins from all corners of the house will be removed. Hardscape changes include installation of a 6 in. x 12 in. Cast Stone pavers for the driveway in a Herringbone pattern and a new pool deck consisting of 24 in. x 24 in. Cast Stone pavers with 4 in. artificial turf strips in-between for a newly constructed pool and spa combination centered in the rear yard. The rear yard will also feature a firepit on the south side

of the pool and a pergola with summer kitchen on the north side of the pool. The existing Clusia tree in the front yard will be replaced with a cluster of Adonidia Palms

1.6 Case No. AR-24-11

Angelo & Dresden Abbenante, 110 Spoonbill Rd., request approval for hardscape and landscape changes to the parcel. The driveway has been replaced within its existing configuration with a 48 in. x 48 in. concrete slabs that will include artificial turf strips placed between slabs. A new landscape plan I proposed which will incorporate replanting of existing trees and the installation of new trees, hedges and smaller planting for the front rear and side yards. A landscape plan has been provided.

1.7 Case No. AR-24-12

1140 S Ocean LLC, 1140 South Ocean Blvd., requests approval for exterior modifications to the existing single-family residence. The existing Mediterranean style of the home and its accessory buildings incorporate the use of archways, scrolled ironwork used over doorways, windows and as railing, window brackets, decorative coins and decorative columns. The new proposal for the site is to modernize the Mediterranean style of the main house and accessory buildings with a contemporary style. The current request will focus on restyling the main house only. The proposed architecture will comprise a flat roof design with the central entrance feature as being the primary focal point accentuated with a ribbed frame extending vertically from the ground up several feet beyond the main roofline. Storefront glass from floor to ceiling will surround the main entrance. A substantial increase in glass is proposed on all sides of the home including large glass panes on either side of the main entrance, all or which are intended to lighten up the interior, showcase the floating staircase and other architectural features inside and furthering the modern contemporary design of the home. The balconies at the front have been “boxed in” to provide horizontal and vertical articulation and add visual interest along the front facades. The rear façade has been opened up with large glass doors and expansive open areas to allow residents and guests to enjoy the ocean views. A vertical wooden slatted feature is proposed within certain areas of all facades to break up the massing of the home. Glass railings are proposed at all balconies. The first-floor footprint will remain the same as existing. The second floor is being expanded on the rear portions of the north and south wings to create more living space with balconies and views to the ocean. The existing second floor is approximately 5,480 sf (gross under air). The proposed second floor is 7,095 sf under air, so the proposed expansion is approximately 1,615 sf. Redesign for the accessory structures, hardscape and landscaping will be addressed at subsequent ARCOM hearings. Exterior materials and finishes consist of black metal window frames, contemporary cylinder light fixtures, glass balustrades, batten siding of a medium wooden tone and white stucco walls.

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