



PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING

Thursday April 13, 2023 at 10:00 am

*This notice was mailed on March 31, 2023 to all Manalapan Residents. All applications are available for public review at Town Hall.
 Please contact Zoning Administrator Sara Benbasat at 561-383-2544*

Architectural Commission	Town Staff
Sharon Kirkland, Chair _____	Linda Stumpf, Town Manager _____
Ken Ray, Vice Chair _____	Erika Petersen, Town Clerk _____
Cindy McMackin, Commissioner _____	Sara Benbasat, Zoning Admin. _____
David Knobel, Commissioner _____	Keith Davis, Town Attorney _____
Lisa Munro, Commissioner _____	Trey Nazzaro, Ass't. Town Attorney _____
Russel Bernard (1st Alt.) _____	
Barbara Appleby (2 nd Alt.) _____	

CALL TO ORDER & PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

- 1. APPROVAL OF MINUTES March 09, 2023 ARCOM Meeting**

REGULAR AGENDA:

- 1. ITEMS FOR CONSIDERATION**

1.1 Case No. AR-23-11

2 Little Pond 1 LLC, 2 Little Pond Rd., requests approval to replace the existing entry gate with a black aluminum entry gate. The proposed aluminum gate would be a different style than the existing gate but would be the same color, size, and in the same location. No landscaping will be disturbed by the proposed replacement.

1.2 Case No. AR-23-12

Angelo and Dresden Abbenante, 110 Spoonbill Rd., requests approval to paint the exterior of the home; make modifications to front, back, and side elevations; replace existing windows and doors, and stain the roof tiles. The exterior walls of the house are proposed to be painted Greek Villa (SW 7551). The existing roof tiles will be stained Hickory Smoke (SW 7027). Windows and doors will be replaced with impact rated windows and glass doors with white frames. Garage doors will also be replaced with impact rated doors. Some window and door modifications include additions, removals, enlargements, reductions, and changes to opening shapes. Some of the other proposed elevation changes include an addition of a front entry arch with cast stone banding and boxing out the base of the steel columns.

1.3 Case No. AR-23-13

Jerry and Tracy Turco, 1500 Lands End Rd., requests approval to paint the exterior of the home. The exterior walls of the home, including the garden wall, are proposed to be painted Pleasing Pink (Behr color match to BM 2003-70). The trim of the house will remain white. The front door will be painted green.

1.4 Case No. AR-23-14

Michael and Catherine Shaw, 35 Audubon Cswy., requests approval to replace all windows and doors, repair a small section of the chain-link fence, same for same, at the rear of the property, and replace diseased hedges with four (4) foot tall Clusia plants along front, street side, and part of the rear of the property. Red bougainvillea plants are also proposed along the inner side of the rear fence. The windows and doors will be replaced with white single-hung impact rated windows and sliding glass doors. The existing front doors will be replaced with double entry glass doors and sidelights by WinDoor, which will be clear glass with bronze framing. The door and window opening sizes are to remain unchanged.

1.5 Case No. AR-23-15

980 S. Ocean Blvd LLC, 980 South Ocean Blvd., requests approval for a parking area with four (4) spaces and a viewing terrace on the west lot adjacent to the waterway. On February 09, 2023, ARCOM approved modifications to previously approved structures, landscape and hardscape plans, and rejected the installation of parking on the west lot adjacent to the waterway. The applicant has since revised the parking plan. The parking area paving is to match the residence driveway, and the terrace paving is to match the outdoor decking of the main residence. A landscape plan has been provided.

1.6 Case No. AR-23-16

105 Churchill Way LLC, 105 Churchill Way, requests approval for the following exterior changes: paint the exterior of the home Rockport Gray (BM HC-105); paint the front door Newburyport Blue (BM HC-155); replace porch railings with white southern cross paneled railings; replace the driveway pavers with medium sized white stone gravel; paint the driveway border pavers and porch pavers white; remove two royal palms at driveway entrance; relocate the existing two (2) Gumbo Limbo trees to be slightly shifted toward; replace two (2) palms near front door with two (2) smaller palms; replace exterior wall sconces with Quoizel (WVR8406WT) rectangular bronze outdoor wall lanterns; add ceramic pots with flowering plants between palms in rear yard; repair and refurbish pool by refinishing pool surface, replacing existing

coping tiles with white coping tiles, and installing new white waterline tiles (Himayala-Everest 6"x6"). This request reflects work already completed.

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