



PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING

Thursday, June 8, 2023 at 10:00 am

*This notice was mailed on May 26, 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 May 11, 2023 ARCOM Meeting**

REGULAR AGENDA:

- 1. ITEMS FOR CONSIDERATION**

1.1 Case No. AR-23-20

Mark and Jean Cohen, 25 Audubon Cswy., request approval of a new landscape plan and modifications to the hardscape. In September 2021, ARCOM approved the construction of a new two-story residence and associated landscape plans. In May 2022, ARCOM approved modifications to the residence and site with the condition that the applicant shall submit a new landscape plan that addresses the privacy and maintenance issues discussed during the subject meeting. In July 2022, ARCOM approved several color and material changes to the previously approved plans. The applicant proposes the following changes to the hardscape: replace previously approved porcelain paver pathway with St. Augustine Floratam natural grass, significantly reducing the amount of hardscape in the east garden; eliminate both the 4' walkway on the south side of the swimming pool and the paver walkway leading from the pool along the southern wall of the home; narrow the steps from the pool deck down to the water; reduce the size of the walkway north of the pool deck; extend the north side of the pool deck by 4' to make room for two more lounges; add porcelain tiles in the pergola and newly proposed bench area near the Green Buttonwood tree in the southeast corner; and modify interior gate and fence locations within the site. The porcelain tile material remains unchanged from previous approvals.

1.2 Case No. AR-23-21

1420 South Ocean Boulevard LLC, 1420 S. Ocean Blvd., requests approval for changes to the pool and pool deck, minor changes to the driveway, and minor changes to the landscape plan as a result of the changes previously listed. In March 2021, ARCOM approved the construction of a new two-story single-family residence with a pool. The applicant proposes two smaller swimming pools in place of the previously approved one, modification of the pool deck configuration, and removal of the tiered fountain and surrounding shrubs from the motor court. The previously approved pool coping and deck materials remain unchanged.

1.3 Case No. AR-23-22

Peter Nesgos, 1225 Lands End Rd., requests approval to remove a section of existing chain link fencing from the north property line, replace and shift closer to the south property line approximately 80 linear feet of 4' tall black vinyl coated chain link metal fence, replace existing decorative metal fence at the northeast corner of the home with approximately 15 linear feet of 4' tall black aluminum decorative fence terminating at the retaining wall to the north, and remove and replace existing ficus hedges along the north and east property lines with fifteen (15) gallon clusia hedges. Clusia hedges will be planted at 4' in height then maintained per Town Code requirements.

1.4 Case No. AR-23-23

Mark Sherman, 1140 S. Ocean Blvd., requests approval to make modifications to the previously approved hardscape and guest house. In January 2023, ARCOM approved the new guest house, hardscape changes and pool house modifications. The applicant proposes the following changes to the guest house: added sconces throughout, relocated the garage to the north side of the guest house and changed two glass doors to three solid overhead garage doors in dark bronze wood grain finish. Added two decorative grill gates to the center of the guest house leading into the loggia, replaced two doors on east façade with windows, changed solid railing to decorative aluminum railing on east & west façades, removed two doors on west façade and repositioned and enlarged six windows, changed three glass openings on south façade to two glass openings. Hardscape modifications include: repositioned south driveway retaining wall to the property boundary, changed front wall entrance gate from single gate to double and added steps up to guest house, enlarged paver terrace on the east side of the guest house, replaced 500 sf of paver motor court to turf material. Added two pool planters and removed north

& south sidewalks from the east pool area, relocated pool equipment on north side and placed it 5' from property line enclosing it with 6' height walls to screen. Added generator pad to northwest side setback from the north property line 17'-6" and screened with 6' high Conocarpus (Green Buttonwood). The paver material remains unchanged from previous approvals.

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