



REVISED PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING

Thursday, September 14, 2023 at 10:00 am

This notice was mailed on September 1, 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 June 8, 2023 ARCOM Meeting

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-23-24

Elliot Bonner, 45 Curlew Rd., requests approval to replace white brick pavers surrounding the pool with gray Lucinda French pattern marble pavers, install a 10' by 10' black aluminum pergola on the north side of the rear yard, install a 10' by 20' black aluminum pergola on the south side of the rear yard, remove two faux columns on either side of the front door, square out the existing rounded front landing support columns, add vertical sconces to each of the two squared columns, paint home Sherwin Williams Essential Gray (SW 6002), and paint the trim and columns Sherwin Williams Superwhite (SW 6995). Both home and trim paint colors were approved by ARCOM in 2021, but the approval has since expired. In addition, the applicant requests approval to remove the palm cluster on northeast section of front yard, install Japanese Blueberry trees on north and south side of garage windows, and install cabada palms in the front east flower bed.

1.2 Case No. AR-23-25

980 S Ocean LLC, 980 South Ocean Blvd., requests approval of a revised landscape and hardscape plan for the Intracoastal parcel parking area. On April 13, 2023, ARCOM approved a parking area with four (4) spaces and a viewing terrace on the west lot adjacent to the waterway. The applicant has since revised the plans due to Florida Department of Transportation (FDOT) requirements. The previously approved viewing terrace has been removed from the subject plans.

1.3 Case No. AR-23-26

Gary Parr, 1300 Lands End Rd., requests approval for the installation of a new fence and plantings along the eastern portion of the north property line. Landscape modifications include the removal of the existing mixed hedge material and several Areca Palms. The understory hedge material will be replaced with a continuous row of 5' tall Clusia hedge, and the Arecas replaced with (3) 16' tall Foxtail Palms and (4) 16'-20' tall triple Christmas palms. One large Areca will remain at the far NE corner. Approximately 55 linear feet of new 4' tall black aluminum fencing is proposed to close the gap between the existing 4' tall perimeter fence near Casa Alva Drive and the corner of the 6' tall privacy wall on 14 Little Pond. The proposed improvements are in direct coordination & approval with the owner of 14 Little Pond and the Manalapan Utilities department.

1.4 Case No. AR-23-27

Daniel and Sandra Perl, 1545 Lands End Rd., request approval for changes to the landscape and hardscape plan. The changes to the front of the property include the removal of the south parking pad from the driveway area, installation of front hedge and shrubs, and replacement of four (4) Bismark Palms due to disease. Changes to the south side yard include the installation of a 6' tall fountain wall (previously presented to ARCOM) to be setback minimally equidistant to its height, installation of 335 square feet of synthetic turf in place of existing sod, replacement of existing walkway with new shellstone pavers, and new gate. Changes to the north side yard include the installation of shellstone walkway, and addition of louvered fixed awnings extending approximately 24" to cover paddleboards, and a new gate. Awnings and gates are to match existing style and color. Changes to the rear yard include replacement of assorted size stepping pads with new shellstone walkway and steps, new Zoysia sod, and an extended shell stone patio. All shellstone applications will be consistent with the material present on the balconies of the home.

1.5 Case No. AR-23-28

1110 South Ocean LLC, 1110 South Ocean Blvd., requests approval for alterations and additions to the carriage house and the main house. The existing style of the house is Mediterranean with stone details and clay barrel tile roof. Work on the carriage house includes a 3,694 S.F. two story addition media room. Work on the main house will include expanding the basement garage six feet to the west (571 S.F.) and adding a porte cochere. Portico, and cloister addition totaling 1,915 S.F. Additions to the north and south wings of the main house will enclose the existing courtyard and create a cloister. The a/c addition to the main house will include 4,096 a/c square feet. Landscape/hardscape improvements are planned along with the septic system and drain field. Landscape plans have been provided.

1.6 Case No. AR-23-29

Jack and Valerie Waters, 1690 Lands End Rd., request approval for modifications to the driveway and front yard landscaping. Proposed modifications include removing approximately one third (1/3) of the north side of the existing driveway to create more lawn space. The sod will be Empire Zoysia. The applicant also proposes to remove the existing Gumbo Limbo tree from the center of the driveway planter and replace it with one (1) Coconut palm and one (1) specimen Sea Grape tree. Install two (2) Ficus rubiginosa trees: one (1) each at the north and south entrances of the driveway. Green Island Ficus bushes will be planted at the base of the Ficus trees, and the home entrance area will be modified by adding two (2) Coconut palms and one (1) Silver Buttonwood tree.

1.7 Case No. AR-23-30

David and Melissa Myers, 95 Curlew Rd., request approval for the replacement of the existing clay barrel tile roof with new Chestnut Burnt Saxony 900 Slate flat profile concrete roof tiles. This request reflects work already completed due to multiple roof leaks.

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