



PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING

Thursday, April 11, 2024 at 10:00 am

This notice was mailed on March 29, 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
Stewart Satter, Chair _____	Linda Stumpf, Town Manager _____
Ken Ray, Vice Chair _____	Eric Marmer, Ass't. Town Manager _____
Kristin Rosen, Commissioner _____	Erika Petersen, Town Clerk _____
Hank Siemon, Commissioner _____	Alice Everard, Zoning Admin. _____
Niki Peterson, Commissioner _____	Keith Davis, Town Attorney _____
Russel Bernard (1st Alt.) _____	Trey Nazzaro, Ass't. Town Attorney _____
Steven Locante (2 nd Alt.) _____	

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

CONSENT AGENDA:

1. APPROVAL OF MINUTES March 14, 2024, ARCOM Meeting

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-24-13

Christopher Rokos, 1370 S. Ocean Blvd., requests approval for the location of solar panels. The panels will be located along the front, sides, central and rear portions of the existing home's rooftop.

1.2 Case No. AR-24-14

Villa Del Balbianello LLC, 1340 S. Ocean Blvd., requests approval for new fencing and replacement of portions of existing hedges. Decorative aluminum fencing in Evergreen color will be located at a height of 8 ft. along the front lot line and at a height of 6 ft. along the north side lot line. The fencing located along the front lot line will also include a 3 ft. wide gate. Clusia hedges are proposed to be planted on the inside of both the front facing and north side facing fence sections for additional landscape screening to compliment the existing.

1.3 Case No. AR-24-15

Diana Maune, 1520 Paslay Pl., requests approval for modifications to the exterior of the existing house. Finishes on exterior walls will be replaced due to water damage with cladding and stucco similar to existing. New features on the east elevation include the replacement of scrolled balcony railings on the second floor with more streamlined decorative railings and new French doors. The area over the centrally located living room access doors will be updated with a new roof overhang, roofing to be consistent with existing. Each side of the overhang will be anchored with brackets and decorative lantern light fixtures. The overhang will also feature new plaster panels with decorative relief between the new roof and existing doors. The south elevation will include repairs to walls in the same manner as the east elevation walls and a new canopy with copper roof over the installation of new doors is proposed to be located off the gym located at the NE corner of the home. Windows and doors will be replaced throughout the house with like fenestration, size, color, and location.

1.4 Case No. AR-24-16

1140 S. Ocean LLC, 1140 S. Ocean Blvd., requests approval for changes to the existing guest house, site plan, hardscape, landscaping and lighting. Consistent with the Main House redesign approved by ARCOM at its March 2024 meeting, the Guest House will feature a flat roof design with the central entrance feature being the primary focal point accentuated by a ribbed frame extending vertically from the ground beyond the roof surrounding the main entrances on the front and back. The same colors and materials are being used, including the wood slat feature, an increase in glass on the front and rear facades and glass railings at all balconies. The center portion of the Guest House which was previously going to be open-air will be enclosed, however its existing footprint will remain the same. Hardscape changes will generally incorporate squaring off round elements to complement the new modern design. This modern approach will extend to the existing pools/spa located on the east and the west side of the main house and to the motor-court fountain which will be transformed to match the overall modern redesign of the property. Retaining walls that separate the motor court and the stairs that allow access to the lower level have been redesigned including along the south side of the property to eliminate the unusable "pit" that was created and to gain usable area at the top. Central and rear portions of the property's hardscape including patios will also be updated with a modern look with the addition of two patio sitting areas adjacent to the seawall. A new driveway access has been designed to allow vehicle access to the south of the property and the existing site wall has been redesigned to compliment the modern motif including driveway gates and a walkway gate for access to and from a centrally located walkway. Hardscape, landscape and landscape lighting plans have been provided.

1.5 Case No. AR-24-17

Dresden & Angelo, 110 Spoonbill Rd., request approval for new landscaping and a fence. The 4 ft. high metal fence will be in a bronze finish. Newly installed landscaping added around exiting walkways and a new driveway includes Clusia hedges along the north and south lot lines and Podocarpus hedges along the front lot line. Front and side yard plantings include ground cover and ornamental plants as well as numerous shade and palm trees including Pigeon Plum, Silver Buttonwood, Japanese Blueberry, Ligustrum and Italian Cypress. Grey slate stones will be utilized immediately adjacent to the base of the north elevation of the home. A landscape plan has been provided.

1.6 Case No. AR-24-18

Russel & Terry Bernard, 1535 Lands End Rd., request approval for minor modifications to the landscape and hardscape plan approved by ARCOM in October of 2022. Additional plantings are proposed including the installation of a Podocarpus hedge along the front property line to match neighboring sites, the removal of some plantings along the rear and the sides of the home and the addition of other plantings such as Green Island Ficus, the addition of a 6ft. tall Clusia hedge located along the south property line across from the garage to better screen ground mounted equipment and the removal of a demised palm that had been transplanted to the NW corner of the lot. The proposed hardscape changes include the addition of pool steps at each end of the pool deck and adjustments to some perimeter planters to accommodate the new steps. A landscape plan has been provided.

1.7 Case No. AR-24-19

Ken Ray, 1670 Lands End Rd., requests approval for changes to the existing landscaping. The request is to replace approximately 68 LF of Ficus hedge located at the SW portion of the front side yard along the driveway with Podocarpus at an overall height of 5.5 ft. x 6 ft. Also planted in the south side yard towards the rear corner of the house will be eight White Bird of Paradise plants. Additionally, existing Podocarpus plants used to screen ground mounted equipment along the rear south wall will be replaced with a section of cedar fence and bougainvillea vines that exist on a rear wall at the NE corner of the house will be removed, the wall will be repainted to match existing and the area will be filled in with Green Island Ficus plantings.

**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 - epetersen@manalapan.org