



**NOTE: NEW DATE**  
**PUBLIC NOTICE/AGENDA**  
**ARCHITECTURAL COMMISSION MEETING**  
**Friday July 9, 2021 at 10:00 a.m.**

*This notice was mailed on June 25, 2021 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 _____
Kristin Rosen, Vice Chair _____	Lisa S. Petersen, Town Clerk _____
Karen Quigley, Commissioner _____	Erika Petersen, Deputy Town Clerk _____
Sam Sylvetsky Commissioner _____	Alice Everard, Zoning Admin. _____
Ken Ray, Commissioner _____	Keith Davis, Town Attorney _____
Lisa Munro (1st Alt.) _____	Matthew Pritchett, Ass't. Town Attorney _____
Norbert Waldenmayer (2 <sup>nd</sup> Alt.) _____	

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA:**

1. **APPROVAL OF MINUTES June 10, 2021 ARCOM Meeting**

**REGULAR AGENDA:**

**1. ITEMS FOR CONSIDERATION**

**1.1 Case No. AR-21-27**

**Mark Sherman, 1140 S. Ocean Blvd.**, requests approval for hardscape modifications. The front walkway leading up to the home will be replaced with Herpel cast stone stepping stones in the same color and texture as the existing balustrade. Decorative pots and the existing fountain will be replaced with a new granite fountain of similar dimensions. The existing motor court will be re-graded and handmade Artezano Brick will be applied in a herringbone pattern with perimeter bands of Herpel cast stone to match the new front walk. Planters for vines are proposed to be located between the garage doors and at entry portico columns. At the rear of the residence, the pool and pool deck will be refurbished in an ashlar pattern in Shell Stone to match the adjacent loggias. Additionally, two short stepping stone paths consisting of Herpel cast stone are proposed, one leading from the pool deck to the ocean and one leading from a bedroom to the loggia..

**1.2 Case No. AR-21-28**

**1260 S Ocean LLC, 1260 S. Ocean Blvd.**, requests approval for a new home and guest house. The modern style two-story home with floor to ceiling glass walls and glass railings will feature a basement which will include a 9 car garage as well as a two car garage at the first level. The roof will be flat with varying parapet heights and a porcelain clad tower accent element. Windows and doors will be bronze colored frames. Exterior materials for the house will be smooth stucco painted West Highland White (SW7566) with stucco and polyurethane trim in Snowbound (SW7566) . Driveways and walkways will consist of pavers in a modular pattern by Olympic Stone in a blend. The rear of the house will include a large lanai with summer kitchen and a large L-shaped pool with an easterly perimeter infinity edge and large spa centered in a shallow pool sun deck area. The two-story guest house will be located in the SE portion of the front yard and will include a four car garage and a generator which will be enclosed in a dedicated room adjacent to the south wall of the guest house. A new concrete block and stucco privacy wall is proposed at the front and south of the property, the front of the property will have a single entry driveway with automated gate. A landscape plan has been provided.

**1.3 Case No. AR-21-29**

**Aileen & Robert Carlucci, 1555 S. Ocean Blvd.**, request approval for additional modifications to the driveway entries and central motorcourt. Caststone pavers with synthetic lawn joints in a diamond pattern will be added to the north driveway entrance east of existing columns and to the central motorcourt which will be modified into a square shape with a 12 in. wide paving boarder. The north and south driveways will be modified slightly to tie into the new central mortorcourt. An existing fountain will be relocated to an area between the north entry and the central motorcourt. A pedestrian gate is proposed to be located just south of the south driveway entrance and will connet to a new column.

**1.4 Case No. AR-21-30**

**Stewart & Susan Satter, 1640 S. Ocean Blvd.**, request approval to construct a one-story beach house on the east side of the parcel, east of US Hwy A1A with an attached covered patio deck with guardrail to the east. The new beach house will include 954 square feet of air conditioned space and a 45 square foot covered entry area at the north west side of the building. Exterior elements including stucco wall paint, bronze windows & door frames, flat concrete roof tiles and precast stone casework and wall detailing will all match the existing primary residence in color and materials. There is an existing sand path from US Hwy A1A to the beach

on the north side of the property, a new sand path is proposed to run north to south from this existing sand path to the proposed beach house entry area. A new aluminum pedestrian gate is proposed to be constructed into the existing CBS wall to the northwest of the beach house with six (6) steps leading down to the proposed sand path. The request also includes installing new dense landscaping buffers to provide screening and privacy along the east side of US Hwy A1A. Proposed landscaping includes six (6) Coconut Palms, Silver Buttonwood hedging, and Seagrape hedging. A landscape plan has been provided.

#### **1.5 Case No. AR-21-31**

**Adams Group 110 Churchill Way LLC.**, 110 Churchill Way requests approval for modifications to the landscape and hardscape of the property where the pool deck area design was altered as well as the driveway changing from two (2) entrances to one (1) entrance. The request includes installing landscape buffers to provide additional screening along the east and west of the property to screen the mechanical equipment. The request also includes removing one (1) Green Malayan from the rear deck area and swapping the remaining Green Malayans in the rear to Phoenix Wild Date Palms. The front entry landscape is proposed to be revised with updates to the planting beds, added perimeter hedge along the house north entrance and the addition of five (5) palms. The proposed rear yard revisions include adjusting the hedge at the eastern side, revising the southern portion where the southwest retaining wall was previously revised. Overall, the proposal includes incorporating more native landscape options. Proposed landscaping includes Wild Date Palms, Clusia, Cathedral Oaks, Cocoplum hedging, and Podocarpus hedging as well as landscape lighting throughout the property.

#### **1.6 Case No. AR-21-32**

**Matthew & Julie Sosin, 1 Loggerhead Ln.**, request approval to replace the existing front door. The proposal is for a double entry impact walnut wood door. The door will consist of multiple four inch wide muntins with white frosted glass insets and brushed stainless steel hardware with standard lever style lock. The glass eyebrow above the door will be replaced with white framed, grey impact glass

#### **1.7 Case No. AR-21-33**

**Christopher and Lisa Munro, 85 Curlew Rd.**, request approval for modifications to the exterior of the home. Changes to the front of the home include a redesign of the entry portico by removing the existing columns and portico and cladding the surround with 4x4 gray Porcelanosa tile, installing a new entry Pivot glass front door with sidelites and transom, fitting each side of the door with new light fixtures and replacing existing balcony rails with metal pickets. Additional elements to be added include new sliding glass doors for the second floor balcony, Bahama shutters above first floor windows and a finish of gray cement tile slats between first and second floor windows to the left of the front door. For the back of the house, an existing first floor covered terrace located at the NE rear corner of the home is proposed to be enclosed to accommodate a new family room. Additionally, round covered columns along the central rear terrace are to be modified with 2x2 square column covers, new black sliding glass doors will replace existing on the second floor with first floor sliding doors to be in a Duracon Bronze finish and a new lighting fixture outside of the family room consistent with the front fixture. The east façade will be updated with two smaller kitchen windows near the enclosure. Finishes around the house for shutters, railings, new doors and existing windows will be in Duracon Bronze. There are new roofing materials proposed, a flat cement tile in Charcoal Gray(17) for the second-story roof and a Universal Standing Seam metal roof in Charcoal gray for for the single-story roof areas. The existing landscape and hardscape will not be changed.

#### **1.8 Case No. AR-21-34**

**John Deese and Steven Locante, 1 Spoonbill Rd.**, requests approval for the addition of a poolside open air cabana located in the NE corner of the rear yard. The cabana will be supported by reinforced concrete columns supporting a flat roof with low walls and a four foot roof overhang poolside to the south. The interior of the cabana will include an outdoor kitchen with a stainless-steel grill and granite countertops. Pool patio pavers will be matched and modified to accommodate the cabana and a four foot wall is also proposed to screen pool equipment at the NE corner of the home. Landscaping will not be affected by the new structure.

#### **1.9 Case No. AR-21-35**

**Michelle Tropiano 2012 Florida Trust, 1685 Lands End Rd.**, requests approval for exterior modifications to the front, rear and east side of the property. The home will include new wall-mounted light fixtures. The driveway entry is proposed to have four (4) new decorative entry gate columns with urns atop in Carrara marble finish. The proposed second floor balcony railing is proposed to be comprised of Carrara marble balustrades and marble pillars with urns atop. The request includes modifications to the previously approved landscape plans to include two (2) hedges across the front of the property comprised of a lower one of Green Island Ficus and taller hedge of Podocarpus. An 8' high Clusia hedge is proposed on the east side to screen the generator equipment. A previously approved pedestrian path on the eastern side of the property is being removed in order to install a new septic system. A proposed pool deck extension in matching pavers will connect the existing pool deck to connect to existing steps leading to the water. A landscape plan has been provided.

## **PUBLIC COMMENTS**

### **ADJOURNMENT**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made at the this meeting or hearing, such interested person will need to insure 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 ANALTERNATEORMAT (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