



PUBLIC NOTICE/AGENDA
ARCHITECTURAL COMMISSION MEETING
Thursday April 14, 2022 at 10:00 am
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 _____	Erika. Petersen, Town Clerk _____
Karen Quigley, Commissioner _____	Alice Everard, Zoning Admin. _____
Sam Sylvestsky Commissioner _____	Keith Davis, Town Attorney _____
Ken Ray, Commissioner _____	Matthew Pritchett, Ass't. Town Attorney _____
Lisa Munro (1st Alt.) _____	
Simone Bonutti (2 nd Alt.) _____	

CALL TO ORDER & PLEDGE OF ALLEGIANCE

OATHS OF OFFICE AND SWEARING IN

CONSENT AGENDA:

1. **APPROVAL OF MINUTES March 10, 2022 ARCOM Meeting**

REGULAR AGENDA:

1. ITEMS FOR CONSIDERATION

1.1 Case No. AR-22-07

1780 SOB LLC, 1780 South Ocean Blvd., requests approval for modifications to the home. The request includes a 307 sf. expansion of a ground floor bedroom which will extend into an existing covered loggia. The existing single car garage at the SW corner of the home will be renovated into a bedroom with added windows and a door. A 73 sf. portion of the front covered breezeway will be enclosed just north of the front door entry to be used as a pantry for the interior kitchen. There will be no change to the building's existing footprint, no changes to the existing architectural design or materials and no changes to existing landscaping.

1.2 Case No. AR-22-08

Ronald & Cindy McMackin, 1660 South Ocean Blvd., request approval for the installation of a fence. The 3 ft. high aluminum picket fence will be placed on top of the existing sea wall.

1.3 Case No. AR-22-09

Kenneth & Ellen Slater, 1000 South Ocean Blvd.; request approval for two small additions to the main house including a cabana bath and a bedroom expansion. The proposal is to add 62 sf. of space to create a cabana bath at the NE side of the main level and to add 245 sf. of space under an existing covered balcony at the SE corner of the second floor to expand a bedroom. The expanded space of the bedroom will be used as an office and a wood trellis structure supported by columns over existing concrete pedestals will extend out over the existing open balcony adjacent to the new office space. The additions will be of the same character of the existing architecture with the same colors, materials and finishes and there are no changes to the landscaping.

1.4 Case No. AR-22-10

Jean & Mark Cohen, 25 Audubon Cswy., request approval to make modifications to the recently approved new single-family home and site. The West Indies-Traditional styled two-story home including rear yard pool and spa was first approved by ARCOM on September 9, 2021. Modifications include the addition of a 340 SF bedroom with balcony to the second floor, removal of a second-floor planter and installation of a glass balcony in its place, a 4 ft. wide pivot entry door and changes to the location and size of window openings. The driveway is now proposed to consist of pavers and a perimeter fence consisting of black aluminum pickets is proposed for the yard.

1.5 Case No. AR-22-11

Julie and Matthew Sosin, 1 Loggerhead Ln., request approval for several changes to the site. The request includes installation of a new travertine paver driveway which will include the drive aprons consisting of 6 in. x 12 in. herringbone tumbled travertine pavers in the color Noche with a 12 in. x 12 in. crème border. Two of four existing driveway columns will be removed and the two adjacent and parallel to Lands End Road will remain. All remaining columns will receive a new smooth stucco finish and will be painted to match the house. New light fixtures with LED lamps will be installed on top of each renovated column as well as on the two existing renovated columns flanking the north service driveway entrance. The east service driveway will also be replaced with new travertine pavers to match front driveway along Lands End Road. The existing pool deck and pool coping will be remodeled with a new shell beige limestone paver in French pattern with a 12" x 24" coping. A bench will be added to the pool and a new 1" x 1" glass waterline tile will be installed. The pool deck will be expanded to the south and a small putting green with approximately 865 square feet of artificial turf will be installed along the south side of the property. Updates to the yard will include a new black decorative aluminum picket fence and new landscaping consisting of 6 new Medjool palms and hardy evergreen vegetation that provides buffers to all mechanical equipment along with other lush plantings. Exterior paint color changes will be SW 7008 Alabaster with shutters in Benjamin Moore Balboa Mist 1549.

1.6 Case No. AR-22-12

David & Hannah Rabinowitz, 1440 Lands End Rd., request approval for changes to the façade of the home which will include replacing the existing green concrete barrel tile roof with a Chestnut Boral flat concrete tile roof. Doors and windows will be replaced using bronze colored frames. Existing architectural elements including arches half-round columns and capitals, watertables, foam trim work and ornamental rails existing on both the residence and the front privacy wall will be replaced with a new smooth stucco finish and painted with Benjamin Moore White Chocolate OC-127.

1.7 Case No. AR-22-13

Ralph & Mary Gesualdo, 1920 South Ocean Blvd., request approval for a beach house. The proposed beach house was originally approved by ARCOM at the October 8, 2020 meeting. The beach house will be one-story Mediterranean style structure consisting of 932 sf. with a red clay barrel tile roof, copper capped chimney, aluminum clad wood hurricane impact windows and doors, and smooth cement plastered walls. The beach house will include a 34 sf. covered entry portico and a 249 sf. terrace covered by a white canvas and aluminum retractable awning. The site includes an existing 4 ft. wide walkway. 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 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