



**Architectural Commission Meeting  
November 9<sup>th</sup>, 2023 at 10:00 a.m.**

**IN ATTENDANCE**

<b>Architectural Commission</b>		<b>Town Staff</b>	
Sharon Kirkland, Chair	√	Linda Stumpf, Town Manager	<b>Zoom</b>
Ken Ray, Vice Chair	√	Erika Petersen, Town Clerk	√
Cindy McMackin, Commissioner	<b>X</b>	Sara Benbasat, Zoning Administrator	√
David Knobel, Commissioner	<b>X</b>	Alice Everard, Zoning Administrator	√
Lisa Munro, Commissioner	<b>X</b>	Keith W. Davis, Town Attorney	√
Russel Bernard, 1st Alt. Comm.	<b>X</b>	Trey Nazzaro, Ass't. Town Attorney	<b>X</b>
Barbara Appleby, 2 <sup>nd</sup> Alt. Comm.	√		

**PUBLIC:**

Grace Walton (Landscape Architect), Tom Benedict (Architect)

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

Commissioner Appleby made a motion to **approve** the minutes of 10/12/23. Commissioner Ray seconded the motion, which passed unanimously.

There was no ex parte.

**ITEMS FOR CONSIDERATION**

**Case No. AR-23-34  
1860 South Ocean Blvd.**

1860 South Ocean Boulevard Trust, 1860 South Ocean Blvd., requests approval for a new ± 16,300 sq. ft. two-story transitional contemporary style single-family residence. The main level entrance is flanked by water features on both sides and opens to a two-story interior volume with expansive glass providing views and access to a rear loggia, vanishing edge pool and pool deck overlooking the intracoastal waterway. The home will offer a basement with an 8-car garage, lower-level lawn access, and an intracoastal view. The residence will be painted Sherwin Williams Snowbound White (SW 7004) with dark bronze door and window frames, dark grey Tesla tile pitched roof with limited flat roof areas, light grey porcelain accent cladding (Fossil Grey) at entry and building corners, eyebrow trim color in Gray Clouds (SW 7658), tongue & groove cypress ceilings in Crossroads (SW 3521), and glass handrails. Two 6' tall aluminum driveway gates and

front yard walls are proposed along with lush landscaping, including terracing retaining planter walls in the north and south side yards. A landscape plan was provided.

Commissioner Ray expressed concern that the Tesla roof tiles would cause unwanted glare for the neighboring properties. Tom Benedict, the architect suggested substituting it for a more traditional flat concrete roof tile to gain approval.

Commissioner Ray moved to **approve** the application conditioned on replacing the Tesla Roof tiles with flat concrete roof tiles dark grey in color. Commissioner Appleby seconded the motion which passed unanimously.

#### **OTHER BUSINESS**

There was none.

#### **PUBLIC COMMENTS**

There was none.

#### **ADJOURNMENT**

The meeting was adjourned at 10:09 a.m.

\_\_\_\_\_  
Sharon Kirkland, Chair

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Erika Petersen, Town Clerk

\_\_\_\_\_  
Date Signed