



**Architectural Commission Meeting
January 8th, 2026 at 10:00 a.m.**

IN ATTENDANCE

Architectural Commission		Town Staff	
Stewart Satter, Chair	√	Eric Marmer, Town Manager	√
Steven Locante, Commissioner	√	Erika Petersen, Town Clerk	√
Kristin Rosen, Commissioner	√	Alice Everard, Zoning Administrator	√
Hank Siemon, Commissioner	X	Jacek "Jack" Tomasik, Building Official	√
Niki Peterson, Commissioner	√	Keith W. Davis, Town Attorney	√
J.D. Bols, 1 st Alt. Comm.	√	Dylan Brandenburg, Asst. Town Attorney	X
Sharon Kirkland, 2 nd Alt. Comm.	√		

PUBLIC:

Carolee Rodebaugh (Dailey Janssen Architects), Valeria Drake (Environmental Design Group), Abel Varghese (2000 SOB), Lynn Bender (LBLD Inc.), Brian Bullock (TBBG Architects), Percy Mejia (Affiniti Architects), and Joe Amedo (RWB Construction)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Satter called the meeting to order at 10:00 a.m.

There was no ex parte communications.

CONSENT AGENDA

Commissioner Peterson made a motion to **approve** the minutes of 12/04/2025. Commissioner Kirkland seconded the motion, which passed unanimously.

ITEMS FOR CONSIDERATION

**Case No. AR -26-01
2000 S. Ocean Blvd.**

Florida Realty, LLC, 2000 S. Ocean Blvd., requested approval to replace an existing flat roof with a pitched roof. The new roof was proposed for the one-story garden building located on the east lot immediately south of the main residence and included clay barrel roof tiles to match the existing tiles used for the main residence. New coral stone cornice eave and veneer was proposed to be incorporated as needed to accomplish design and

repair of exiting damaged pieces. The architect, Carolee Rodebaugh, presented the project.

Commissioner Rosen moved to **approve** the application. Commissioner Locante seconded the motion which passed unanimously.

Case No. AR-25-22
840 S. Ocean Blvd.

840 South Ocean Blvd Florida Land Trust, 840 S. Ocean Blvd., requested approval for a tower feature to be located above the NW wing of the home overlooking the existing tennis court. At its May 9, 2024 meeting ARCOM granted approval to convert an existing 2-car garage into habitable space including two bedrooms and a bathroom. The expansion included a new second story above the converted garage consisting of two additional bedrooms, a bathroom, and a balcony. At its November 6, 2025 meeting ARCOM reviewed the request to add a tower feature which included a roof to align with an existing second level gym room located immediately south of the recently approved second floor of the garage conversion and made accessible internally from the existing gym room via an exterior enclosed spiral staircase ascending to the tower. All new materials and colors for the proposed covered tower and exterior enclosed staircase were proposed to match the current building to be compatible with its Mediterranean Architectural style. The 165.85 sf. tower feature was proposed to have views to the east and west only. At its November 6, 2025 meeting ARCOM requested the applicant provide additional design concepts for the covered spiral staircase. Option 1 proposed a square enclosure, following the roof line, with decorative panels on its North Elevation. Option 2 proposed a round enclosure, following the roof line, with decorative panels on its North Elevation. The architect, Percy Mejia, presented the application.

The Commissioners commented that both options were a huge improvement. Commissioner Bols asked the architect if the owner had a preference between the two options to which Mr. Mejia responded they did not.

Commissioner Bols moved to **approve** the application with **Option #1**. Commissioner Locante seconded the motion which passed unanimously.

Case No. AR-26-02
1460 Lands End Rd.

1460 Lands End LLC, 1460 Lands End Rd., requested approval for a new single-family residence. This proposed project featured a two-story, 6,006 SF single-family residence designed in a Contemporary-Transitional style. Massing of the home consisted of a ground-floor entry and three-car garage wing with a main living level elevated to 10 ft NAVD based on FEMA requirements, reaching an overall height of 33'-10" within a 71'-11" by 93'-5" footprint. Proposed roofing utilized "Dark Bronze" Carlisle Tite-loc Plus standing seam metal and Precision Series Diamond tiles set atop smooth "Chantilly Lace" stucco walls. Architectural interest was centered on a vertical tower entry clad in

"Peruvian Teak" NewTechWood, complemented by bronze-framed impact glazing and glass-panel garage doors. The rear yard featured a pool and spa, a 678 sf. covered loggia with an outdoor kitchen, and an expansive second-story viewing terrace which faced the rear yard and wrapped around to face a portion of the south side yard. The site plan incorporated a circular Shellcrete driveway and motorcourt providing dual entry points, with walkways and pool decking finished in coordinating slip-resistant Shellcrete. The proposed design incorporated classic pitched rooflines with contemporary elements like bronze-framed floor-to-ceiling glass, contemporary exterior lighting and glass railings. The architect, Brian Bullock, and the landscape architect, Lynn Bender, presented the project.

Eileen Hunt, the neighbor at 1470 Lands End Road made comments about the project's size and upper terrace.

The Commissioners had concerns regarding the side setbacks, screening between the neighbors and views into the neighboring properties, roof color, garage door glass opacity, and the overall height of the project. The landscape architect commented that additional screening could be included.

Commissioner Bols moved to **postpone** the application and requested the architect work on an updated version. Commissioner Locante seconded the motion which passed unanimously.

Case No. AR -26-03
1860 S. Ocean Blvd.

1860 South Ocean Boulevard Trust, 1860 S. Ocean Blvd., requested approval for modifications to the approved hardscape and landscape plans. Site and landscape plans were updated to focus on grade management and expanded green space. Necessary adjustments to the driveways and adjacent grades required shortening the north and south buffer planters and constructing a low retaining wall near the motor court to soften the elevation change. To introduce additional lawn area the planter near the pool was reduced and stacked oolite walls were integrated near the Intracoastal and along a portion of the south side yard buffer; these walls provided protection for new plantings and turf against rising tides. Infrastructure changes included relocating the future transformer to the southeast corner, with corresponding changes to the site wall. Reflecting these site adjustments, the landscape plan featured coconut palms at the front entry in place of large shade trees, the removal of all Medjool palms, and revised species selections within the buffer planters. The west lawn was reconfigured to enhance waterfront views, and two large shade trees were moved to the southwest to serve as a focal point. An updated tree chart confirmed that all proposed modifications continue to meet or exceed the minimum required tree counts. The landscape architect, Valeria Drake, presented the application.

Commissioner Locante moved to **approve** the application. Commissioner Rosen seconded the motion which passed unanimously.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

There was none.

ADJOURNMENT

The meeting was adjourned at 11:37 a.m.

Stewart Satter, Chair

Date Signed

Erika Petersen, Town Clerk

Date Signed