



**Architectural Commission Meeting  
February 5<sup>th</sup>, 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	√	Jacek “Jack” Tomasik, Building Official	√
Niki Peterson, Commissioner	<b>X</b>	Keith W. Davis, Town Attorney	<b>X</b>
J.D. Bols, 1 <sup>st</sup> Alt. Comm.	√	Dylan Brandenburg, Asst. Town Attorney	phone
Sharon Kirkland, 2 <sup>nd</sup> Alt. Comm.	√		

**PUBLIC:**

Abel Varaghese (RMSPM), Carolee Rodebaugh (Dailey Janssen Architects), Sean Twomey (Environment Design Group), Patty Towle

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Chair Satter called the meeting to order at 10:03 a.m.

There was no ex parte communications.

**CONSENT AGENDA**

Commissioner Locante made a motion to **approve** the minutes of 12/04/2025 (corrected), and 01/08/2026. Commissioner Siemon seconded the motion, which passed unanimously.

**ITEMS FOR CONSIDERATION**

**Case No. AR -26-04  
2000 S. Ocean Blvd.**

Florida Realty, LLC, 2000 S. Ocean Blvd., requested approval for an expansion and exterior modifications to the existing Utility and Equipment Building located on the southwest side of the west lot. At its January 20, 2026 meeting, TCOM approved a variance for the expansion of the utility building. The request was to add 1,008-square-foot to the south of the current single story, flat-roofed structure to accommodate site utility vehicles, storage, and bathrooms. To ensure architectural cohesion with the existing

Main House, the current flat roof was proposed to be replaced with a pitched barrel tile roof, and a coral stone veneer would be applied to the existing stucco walls. The enhancements were designed to integrate the utility building into the property's established design aesthetic while providing functional space. Landscape modifications were also proposed for areas surrounding the utility building. The architect, Carolee Rodebaugh, presented the application.

Commissioner Bols moved to **approve** the application. Commissioner Kirkland seconded the motion which passed unanimously.

**OTHER BUSINESS**

There was none.

**PUBLIC COMMENTS**

There was none.

**ADJOURNMENT**

The meeting was adjourned at 10:15 a.m.

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Stewart Satter, Chair

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Date Signed

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Erika Petersen, Town Clerk

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Date Signed