



**Architectural Commission Meeting
May 7th, 2026 at 10:00 a.m.**

IN ATTENDANCE

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

PUBLIC:

Stephen Cohen (700 SOB), Matthew Enquist (Matthew Enquist Architect), Ardie Tavangarian (Arya Architects), Domenica Giallombardo (750 SOB)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Satter called the meeting to order at 10:01 a.m.

There was no ex parte communications.

CONSENT AGENDA

Commissioner Siemon made a motion to **approve** the minutes of 04/04/2026. Commissioner Kirkland seconded the motion, which passed unanimously.

ITEMS FOR CONSIDERATION

**Case No. AR - 26-08
1780 S. Ocean Blvd.**

James & Katie Robinson, 1780 South Ocean Blvd., requested approval for an enclosure under an existing second-story covered terrace. The proposed project involved converting the existing second-floor covered terrace into a fully air-conditioned home office. The new addition was designed to integrate with the original architecture, utilizing the existing terrace footprint while remaining set back from the perimeter wall and parapet to maintain

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the building's profile. The east, south, and west walls of the proposed enclosure featured a painted stucco finish that matched the color and texture of the main house. Additionally, the east and west elevations each included a pair of aluminum glazed sliding doors specifically selected to mirror the style of the home's existing door systems. Matthew Enquist, the Architect, presented the project.

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

Case No. AR - 26-09
750 S. Ocean Blvd.

Anthony & Bonnie Robbins, 750 South Ocean Blvd., requested approval for a two-story addition to the northwest corner of the single-family residence. The proposed 3,224-square-foot expansion included a front-facing garage (screened from street view by existing site topography, the guest house, and gating), a flat-roofed ground-floor climate-controlled enclosure that utilized fixed glass and steel frames, and small covered patio areas in front of the ground-floor additions. The second-story addition was located above the new garage and a portion of the glass enclosure. The second story featured front-facing planters with trailing vines in front of Juliet balconies; a library and storage space were proposed within. Additionally, the northeast corner of the existing guest house, located immediately west of the new main house additions, was updated with an 85-square-foot service bathroom. Ground-mounted mechanical equipment, including a generator, was located in a walled enclosure at a midway point within the north side yard, and condenser units were placed on the flat roof of the glass enclosure behind the new second story, concealed on all sides by screening walls. Materials and finishes for all proposed improvements matched those of the existing residence. A new 8-inch-high planter was located adjacent to the new glass enclosure, with ground-mounted light fixtures and various succulents. New Green Island Ficus hedging was proposed to replace existing hedges along portions of the north side yard, and a climbing fig vine was planted to grow on the inside of the mechanical equipment screening wall in the north side yard. Existing spiral stairways located around the sides and rear of the existing home were removed. Ardie Tavangarian, the Architect, presented the project.

Stephen Cohen, representative from 700 South Ocean Blvd., made comments about the project.

The Commission discussed some of the elements and then requested removal of the proposed 2nd floor sconces, the addition of three windows, as well as removal of the generator from the order.

Commissioner Siemon moved to **approve with conditions** the application with the stated revisions. Commissioner Peterson seconded the motion which passed unanimously.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

There was none.

ADJOURNMENT

The meeting was adjourned at 10:36 a.m.

Kristin Rosen, Commissioner

Date Signed

Erika Petersen, Town Clerk

Date Signed