



**Architectural Commission Meeting
June 4th, 2026 at 10:00 a.m.**

IN ATTENDANCE

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

PUBLIC:

Carolee Rodebaugh (Dailey Janssen Architects), Jesse Murphy (Murphy Homes), Sean Twomey (Environmental Design Group), John Lang (Lang Design Group), and Abel Varghese (RMSPM)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Commissioner Rosen 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 05/07/2026. Commissioner Kirkland seconded the motion, which passed unanimously.

ITEMS FOR CONSIDERATION

**Case No. AR - 26-10
114 Evans Lane**

Jane Jones, 114 Evans Lane, requested approval for minor modifications to the front entrance of the residence. The request is to enclose the current 4'x 8' covered porch and construct a new 4'x 8' open porch to the front. This project was designed to maintain the home's original character by ensuring all new elements were identical to the current structure. Roofing tiles, window styles, shutters, and paint colors to match the existing house exactly. Additionally, the new porch utilized matching pavers, and the surrounding

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landscaping remained unaffected, with any necessary sod replacement matching the current grass for a seamless finish. Jese Murphy, the contractor presented the application.

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

**Case No. AR - 26-11
1900 S. Ocean Blvd.**

Jagbir Singh, 1900 S. Ocean Blvd., requested approval to add a driveway to the SW corner of the lot. The house was originally approved by ARCOM on June 9, 2022, and again with minor modifications on July 11, 2024. The request was to construct a service driveway, gate, and piers along A1A. The existing landscape hedge and wall were proposed to be cut and removed to allow for the new service entrance; hedging to be replaced behind the wall. A pool gate was proposed to be located in the side yard and will match the front entry gates in design, color and wrought aluminum material. All proposed elements to match the main entry as previously approved with the new house. Specifically, the color, finishes, stone, and gate materials were proposed to be identical to the selections already approved by the Commission, maintaining a seamless and uniform appearance for the property's frontage. John Lang, the Landscape Architect, presented the project.

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

**Case No. AR - 26-12
2000 S. Ocean Blvd.**

Florida Realty LLC, 2000 S. Ocean Boulevard requested approval for alterations to the tennis building and the North Villa. The North Villa, renovation, restoration, and reconstruction project involved significant upgrades to the northmost oceanside building due to the discovery of major water intrusion and mold issues. To properly address these problems, all existing stonework was proposed to be removed so that new waterproofing could be applied, providing an opportunity to introduce several design improvements. The roof was proposed to be replaced with new Ludowici roof tiles to match the existing Main House, and all windows and doors upgraded to stained, impact-rated wood units similar in style to those used in the new studio. Windows to be casement style, while doors included French doors and sliders. The existing covered entry was proposed to be enclosed to create a new foyer, with the main entry door relocated from the west side to the south side. In addition, the project included an expansion of the existing one-story tennis building by adding a 1,200-square-foot second floor, along with the installation of coral stone cladding on the existing structure to enhance its appearance and better integrate it with the overall property design. Carolee Rodebaugh, the Architect, and Sean Twomey, the Landscape Architect, presented the project.

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

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

There was none.

ADJOURNMENT

The meeting was adjourned at 10:20 a.m.

Hank Siemon, Commissioner

Date Signed

Erika Petersen, Town Clerk

Date Signed