



**Architectural Commission Meeting
July 2nd, 2026 at 10:00 a.m.**

IN ATTENDANCE

Architectural Commission		Town Staff	
Stewart Satter, Chair	X	Eric Marmer, Town Manager	X
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.	√	Keith W. Davis, Town Attorney	X
Sharon Kirkland, 2 nd Alt. Comm.	√	Dylan Brandenburg, Asst. Town Attorney	√

PUBLIC:

Gregg Davis (Broten Garage Door), Marion Coates (RWB Construction), Vito Pipitone (RWB Construction), Robert Burraye (RWB Construction), Sobhan Zerilla (Bluedoor Building), William Wright (40 Curlew Road), Meghan Taylor (Tralongo & Taylor), Brian Vertesch (Vertesch Landscaping), Sean Twomey (Environment Design Group), William Stoddand, Benjamin Schtceher (Affiniti Architects), Liran Timiansky (Affiniti Architects), Niunello Velis (Lelis Pools), Larissa Lelis (Lelis Pools)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Commissioner Rosen called the meeting to order at 10:00 a.m.

There were no ex parte communications.

CONSENT AGENDA

Commissioner Bols made a motion to **approve** the minutes of 06/04/2026. Commissioner Kirkland seconded the motion, which passed unanimously.

ITEMS FOR CONSIDERATION

**Case No. AR - 26-14
1695 Lands End Rd.**

Ronald Weissman, 1695 Lands End Rd., requested approval to replace the home’s existing garage doors. The proposed installation features two 16 ft. x 8 ft. AA Impact Garage Doors configured with two lites, utilizing glass with white privacy interlayer and

black frames under Florida product approval number 46870.2. Architecturally, the north garage door faces the north side yard of the residence, and the south garage door faces the south side of the property. Gregg Davis, the garage door contractor, presented the application.

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

**Case No. AR - 26-15
30 Curlew Rd.**

Gianni Nunnari, 30 Curlew Rd. requested approval for the construction of a new pool. The existing pool located interior to the home's rear courtyard was proposed to be demolished and a new pool will be located in the rear yard. The project was proposed to include replacing the existing pool with sod, adding new sod to un-landscaped areas, adding steppingstones to the north side of the new pool and adding a small area of artificial turf adjacent to the proposed steppingstones. Existing plantings and trees will not be affected. Town staff presented the application.

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

**Case No. AR - 26-16
1680 Lands End Rd.**

Timothy & Pamela Gulla, 1680 Lands End Rd. ARCOM approved the site's new home in September of 2021 followed by an outdoor kitchen and pergola in May of 2024. The proposed modifications include replacing the lawn with artificial turf, removing the fireplace and shallow water feature, updating the previously approved aluminum pergola to wood, and adding walls, wooden fencing, and gates to the site. Additionally, the request covered minor architectural adjustments including changes to the number of windows, their locations and sizes, adjustments to and relocation of ground mounted equipment, and landscape adjustments to planting layouts and quantities. A request was proposed per Sec. 157.73 to approve an alternative landscape plan. This alternative utilizes installed 48-inch-high native Fakahatchee grass and Jasmine vines on the wall to fulfill the 48-inch-high continuous hedge/shrub screening requirement. Integrated with 10-foot Podocarpus hedges at the front sides, these native plantings, which mature to 4–6 feet, combine with the site wall and fencing in coordination with existing site conditions and provide dense screening between neighboring properties. Landscape and hardscape plan were provided. Sean Twomey from Environmental Design Group presented the application.

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

Case No. AR-26-17
1800 S. Ocean Blvd.

LOKI2 Land Trust, 1800 S. Ocean Blvd., requested approval to construct a new two-story main residence featuring rear yard amenities, including an accessory guest suite with a basement, an accessory exercise/spa building, a swimming pool, and a backup generator. The proposed architectural design blends Coastal Mediterranean, Bermudian/Caribbean, British West Indies, and French Classical styles. The proposed exterior façade utilizes smooth stucco painted SW 9541 White Snow, highlighted by Dominican coral cladding and banding at the garages and main entry, and further accented by decorative columns, arched windows, and an arched entry door with bronze metal finishes. Proposed roofline accents incorporate standing seam copper accents and rounded eyebrow dormers, contrasting with light natural cedar shingle roofs and a matching cedar front door. Proposed site access features include preserved north and south site walls, a new stucco east wall with a gated entry walkway, an inset motor court with a setback main driveway and gate leading to an Oolite Flag Stone surface with sod joints, and a secondary north staff driveway and gate opening onto a Chattahoochee gravel parking area. Proposed hardscape elements integrate Dominican coral retaining walls and planters alongside Oolite walkways with sod joints. The proposed landscape and hardscape plans featured native, drought-resistant vegetation designed to maximize privacy and screen all utility equipment. A landscape and hardscape plan were provided. Meghan Taylor, the architect, and Brian Vertesch, the landscape architect, proposed the application.

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

Case No. AR-26-18
1940 S. Ocean Blvd.

David MacNeil, 1940 S. Ocean Blvd., requested approval to construct a two and one-half story addition to the existing single-family home. The proposed project expands the existing 17,558 sf. contemporary modern residence by combining the existing lot with a portion of the adjacent lot addressed at 1960 S. Ocean Blvd. and adding 20,578 square feet of new residential space. The proposed design integrates clean horizontal lines, expansive use of glazing by WinDoor with Bermuda Bronze frames for windows and doors, glass railings, and low-sloped flat roofs featuring a frosted glass screen for rooftop mechanical equipment, located atop the SW corner of the addition. Proposed exterior finishes combine white smooth cementitious stucco in Benjamin Moore "Chantilly Lace" with Oyster Gray shell stone cladding from Coral Classics, which will replace precast panels and ceramic tile on the existing residence to harmonize the original façade with the new. The proposed addition introduces expansive living, recreational spaces and a backup generator. While existing site amenities like the pool, spa, and fire pit will remain, enhancements to the south end of the enlarged parcel include the following; sitting area with linear fireplace replicating an existing sitting area to its north, a raised rooftop skylight, reconfigured motor court with new driveway entrance at SE corner with driveway entrance gate to match a new north driveway entrance gate, a new pool and spa with overflow waterfall feature, pool deck, waterside patio and white sun-shades utilized

atop the NW second floor open balcony. A new landscape and hardscape plan were provided. Benjamin Schtceher, the architect, and Sean Twomey from Environmental Design Group presented the application.

Commissioner Bols motioned to approve the application with the condition set out by the Town Attorney. Commissioner Peterson seconded the motion which passed unanimously.

OTHER BUSINESS

There was none.

PUBLIC COMMENTS

William Wright, 40 Curlew Rd, made public comments.

ADJOURNMENT

The meeting was adjourned at 10:47 a.m.

Hank Siemon, Commissioner

Date Signed

Erika Petersen, Town Clerk

Date Signed