

3. **ARC-24-0027 (ZON-24-0034) 203 S LAKE TRL (COMBO)** The applicants, Darlene & Gerald Jordan has filed an application requesting Architectural Commission review and approval for a new two-story single-family residence with a one-story pool house and Padel court, with final hardscape, landscape, and swimming pool improvements; with (2) special exceptions required as it pertains to the proposed Padel court and the location of a vehicular gate. Town Council shall review the application as it pertains to zoning relief/approval

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Randy Correll of RAMSA gave an architectural presentation, and Mario Nievera of Nievera Williams Design gave the landscape and hardscape presentation.

Ms. Connaughton thought the added details were an improvement; she thought they could be pushed further on the family room element. She asked about the front entry roof. Mr. Correll responded. Ms. Connaughton thought the entry element was very high and suggested a restudy of the pool house.

Ms. Grace appreciated the changes made to the project but thought more restudy was needed as it was too large and needed some reduction. Mr. Correll stated that the home was smaller than the existing home and thought the open space elements had improved. Ms. Grace recommended more single-story elements.

Attorney Maura Ziska reiterated her conversations with an adjacent neighbor, who had concerns.

Ms. Catlin thought the changes improved the design and the scale was better.

Mr. Karakul agreed with Ms. Catlin and thought the design had been refined. He thought the home would be a handsome addition to the area.

Mr. Phoenix thought the landscaping was superb. He supported the home but added that the pool house should feel like a folly.

Ms. Visconti thought the study of the changes was helpful. She also thought the pool house needed more whimsy. She liked the changes and thought many were improvements. She recommended that a warmer stone be used in construction.

Ms. Connaughton agreed with Ms. Visconti.

Mr. Floersheimer agreed with the other comments. He asked if there was a revised landscape plan to show the changes he discussed. Mr. Nievera showed the revised plans.

Mr. Smith agreed with the other comments and thought the pool house was a missed opportunity. He provided suggestions for an alternate design and thought the scale was appropriate. He expressed a concern for the copper roof over the entry and recommended a white or flat roof.

Mr. Smith called for public comment.

Nicole Betts, 409 Seabreeze Avenue, did not believe the home would fit into the neighborhood. She objected to the scale and the pedestrian gate.

Leslie Wytzes, 444 Seabreeze Avenue, asked about the generator building, to which Mr. Correll stated it would be removed. She thanked the professional for removing the additional curb cut. She asked about the pedestrian gate and wondered if it would open onto her driveway. Mr. Nievera showed the gate entry.

Mr. Floersheimer wondered about garbage collection. Mr. Nievera responded.

Anne Pepper, 333 Seaspray Avenue, appreciated the changes to the Chinese garden but thought the building resembled a hotel in its design. She thought the guest house lacked appeal and should be reduced in height.

Ms. Connaughton asked about the size of the home compared to the existing one. Mr. Correll responded and discussed the size reduction.

Ms. Visconti wondered if the applicant would be willing to have a sign at the pedestrian gate directing any deliveries or services to the correct location.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the project as presented with the following conditions: a sign will be added at the pedestrian gate that provides directions for deliveries or services and to restudy the stone on the home and the pool house, which will return to the meeting on January 29, 2025. The motion carried unanimously, 7-0.