



TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting Held on November 21, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:00 AM in the Town Council Chambers.

Members Present: Betsy Shiverick, Elizabeth Connaughton, Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons (arrived at 9:03 AM), KT Catlin

Staff Present: Friederike Mittner, Sarah Pardue, Bradley Falco, Kelly Churney, and Assistant Town Attorney Lainey Francisco

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the October 29, 2025, Architectural Commission Meeting

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the minutes of the October 29, 2025, meeting. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the agenda as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

Ms. Connaughton asked to remove ARC-25-0077, 1105 N Lake Way for discussion.

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to approve the consent agenda as amended. The motion was carried unanimously, 7-0.

2. EXTPLAN-25-0007 160-170 SEAVIEW AVE. The applicant, Coral Beach Corporation (Angela Feldman, President) & Seaview Holdings, Inc (David Feldman, Director), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a two-story addition, detached accessory structure with hardscape and landscape. (ORIGINALLY ARC-23-155 AND APPROVED AT THE NOVEMBER 22, 2024 MEETING)
3. EXTPLAN-25-0008 239 TANGIER AVE. The applicant, Patricia Dean, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for new dormer windows related to improvements and enclosure of existing attic space to achieve a second-floor habitable area. (ORIGINALLY ARC-24-0083 AND APPROVED AT THE OCTOBER 23, 2024 MEETING)
4. ARC-25-0077 1105 N LAKE WAY. The applicant, Kenneth Franklin has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing one-story residence.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Ms. Connaughton asked Mr. Segraves if there would be an additional air conditioning unit on the site. She said there was one drawn on the plan, and if so, she would like it screened from the property to the north.

Patrick Segraves of SKA Architecture stated he did not believe there would be an additional unit, but if there were any change, they would probably replace the existing unit and enlarge it. Ms. Connaughton asked the staff if a larger unit would require screening. Mr. Segraves stated that the unit would not be physically larger but may potentially be larger in tonnage.

Mr. Phoenix asked if the shutters would be replaced. Mr. Segraves responded and stated that only 7 feet would be added to the bedroom.

Ms. Connaughton asked the staff if a larger unit would require screening. Ms. Mittner stated that the staff would analyze how the unit was larger and evaluate if screening is needed.

Please note: At this time, Ms. Visconti declared a conflict of interest for the project and recused herself from the dais.

A motion was made by Mr. Phoenix and seconded by Mr. Karakul to approve the project as presented. The motion was carried unanimously, 7-0.

ADMINISTRATION OF THE OATH

Town Clerk Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

COMMENTS

5. OFFICIALS

No one indicated a desire to speak.

6. STAFF

Ms. Mittner announced that , after the beginning of the year, time extension approvals would be valid for two years, rather than the existing one year.

7. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person:

[Submit a written comment](#)

[Register to comment virtually](#)

Chair Smith called for public comment. No one indicated a desire to speak.

UNFINISHED BUSINESS

8. ITEMS PULLED FROM CONSENT

9. ARC-25-0026 310 POLMER PARK The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications.

Ms. Pardue provided staff comments on the project.

Mr. Karakul disclosed ex parte communications.

Dustin Mizell of Environment Design Group provided an overview of the project and introduced Kyle Fant, who redesigned the pergola. Kyle Fant of Bartholomew + Partners presented the architectural plans for the proposed pergola.

Mr. Sammons expressed concern that the proposed structure appears too tall and visually disproportionate. He suggested reducing the column order to better match the existing architectural elements and lowering the overall height. He recommended aligning the beam and detailing with the existing wall features for consistency. Mr. Sammons also noted that the rear wall appears thin and suggested adding an "L-shaped" return or additional mass for improved stability and proportion.

Ms. Connaughton agreed with Mr. Sammons's comments.

Ms. Visconti asked about the design and whether there were any plantings currently on the structure. Mr. Fant responded.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Catlin asked for the nature of the renderings to be toned down in the future.

Mr. Karakul asked if there were any doors or windows proposed for the new cabana. Mr. Fant stated he was hired to work only on the pergola.

Ms. Visconti asked about the solid wall in one of the perspectives. Mr. Fant discussed adding new niches to the solid wall.

Mr. Sammons inquired about the dimensions of the columns' necks. Mr. Fant responded. Mr. Sammons thought the beam was too heavy for the columns.

Ms. Shiverick asked how much lower Mr. Sammons would recommend. Mr. Sammons recommended that the top of the beam align with the bottom of the architrave.

A motion was made by Ms. Shiverick and seconded by Ms. Visconti to approve the project with the conditions that the columns are changed to a lesser Doric order and that the height of the pergola is reduced. The motion was carried unanimously, 7-0.

10. ARC-25-0041 (ZON-25-0044) 337 BRAZILIAN AVE. (COMBO) The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee) has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence and detached accessory structure with final hardscape, landscape and swimming pool with variances requested related to redevelopment of the existing nonconforming parcel configuration and for additional grade fill within setback areas. 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.

Rafael Portuondo of Portuondo Perotti presented the architectural plans proposed for the residence, and Dustin Mizell of Environment Design Group presented the landscape and hardscape plans proposed for the site.

Mr. Sammons thought the detailing was brilliant, and he commented that the plans were much better. He thought the pergola was a bit too tall. He asked why the existing home could not be renovated. Mr. Portuondo responded.

Ms. Visconti thanked the professional for the renderings. She wished there were fewer steps at the front of the home, but understood the reasoning for them. She favored the coral on the front and thought it brought warmth. Mr. Portuondo responded. She asked about the shutter material. Mr. Portuondo discussed the material.

Mr. Phoenix asked about the coral stone across the home, to which Mr. Portuondo responded. Mr. Phoenix asked if the professional would consider adding hardware to the shutters; Mr. Portuondo agreed. Mr. Phoenix asked about the material proposed for the pergola, to which Mr. Portuondo responded. Mr. Phoenix asked about the cubic content ratio for the project, to which Mr. Portuondo responded. Mr. Phoenix thought the project was beautiful.

Ms. Patterson agreed with Mr. Sammons's remarks and expressed strong appreciation for the

beauty and quality of the proposed project. However, she stated that she is deeply saddened by the demolition of a 100-year-old home that had previously been considered for landmark designation, noting it as a missed preservation opportunity. She acknowledged the owners' decision but expressed disappointment that the historic structure could not be saved. She concluded by commending the applicant and design team for their work.

Ms. Catlin appreciated the effort to lower the grade but asked whether the side steps could be softened with terraced or grassy elements instead of fully structured steps. Mr. Portuondo discussed the design. She requested clearer renderings and suggested a possible combination of structured steps near the house and grassy terraces farther out. She encouraged the applicant to explore options with the landscape architect.

Ms. Shiverick asked about the shutters and inquired about the painted brick on the front elevation. Mr. Portuondo stated that it was intentional and further explained the design.

Ms. Connaughton thought the project was brilliant, but was sad to see the loss of the existing home.

Ms. Georgas asked about the drain pipes on the rear balcony and loggia. Mr. Portuondo responded and described their functionality.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Ms. Connaughton to approve the project as presented. The motion was carried unanimously, 7-0.

A motion was made by Ms. Visconti and seconded by Mr. Sammons that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

11. ARC-25-0067 (ZON-25-0061) 410 N LAKE WAY (COMBO) The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Architectural Commission review and approval for modification to an existing rear pergola into covered loggia with second story deck, installation of exterior staircase, skylights and window and door modifications. Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Architect Val Hawkins presented the architectural modifications to the existing residence. Owner Alexander Auersperg discussed the design's intent and the proposed changes.

Mr. Sammons asked about the railing design next to the roof. Mr. Hawkins responded. Mr. Sammons provided suggestions for the dormer design.

Ms. Shiverick confirmed that the skylights were all removed, to which Mr. Hawkins confirmed. She thought the dormers looked much better.

Ms. Visconti asked about the design of the railings and post details, and asked if they matched another portion of the house. Mr. Hawkins responded.

Ms. Connaughton asked if the dormers aligned with anything below. Mr. Hawkins stated they did and described the design.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Ms. Catlin to approve the project with the condition that a flat setting and lower angle are used for the dormers, and a solid return on is used on the side railing. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

12. ARC-25-0058 (ZON-25-0054) 1960 S OCEAN BLVD (COMBO). The applicant, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new beach cabana on the oceanside parcel of an existing residential estate; with setback variances required and special exception review required. Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications. *Mr. Smith declared a conflict of interest and left the dais during the discussion.*

Mr. Falco provided staff comments on the project.

Sophia Bacon of Smith Architectural Group presented the architectural plans proposed for the beach cabana. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Phoenix asked about the location of the cabana and requested to see the image to the south. Ms. Bacon responded. Mr. Phoenix wondered if it could be lowered. Ms. Bacon stated that the elevation was too high at that point.

Ms. Catlin wondered if there were pictures of the other cabana that was not yet built. Ms. Bacon responded, stating that the elevation was much lower in those areas.

Ms. Shiverick asked about the plantings on the cabana and its viability. Mr. Meyer responded.

Ms. Connaughton asked if there were niches on the east and west elevations. Ms. Bacon responded. Ms. Connaughton requested views of the main home. Ms. Bacon responded.

Ms. Visconti asked if the proposed tile was also on the main home. Ms. Bacon confirmed it was and showed the location of the main home. Ms. Visconti asked about the different heights of

the wall, gate, and hedges. Mr. Meyer responded and explained the design, as well as the different heights. Mr. Meyer stated that they were trying to bring interest with the hedges.

Mr. Phoenix wondered if the palms would be added, to which Mr. Meyer confirmed. Mr. Phoenix wondered if additional palms could be added further south before the curve to add interest.

Ms. Connaughton asked about the grade of the road and the cabana. Ms. Bacon said the cabana was about two feet higher.

Mr. Karakul wondered if more landscaping could be added around the cabana, so that it would be more fully integrated into the natural landscape.

Mr. Sammons asked about the door height. Ms. Bacon responded that the top of the cornice was 8 feet.

Mr. Meyer provided alternative renderings of the proposed cabana.

Mr. Sammons called for public comment. No one indicated a desire to speak.

Ms. Visconti supports adding smaller-scale trees, like pigeon plum or sea grape, along the front and sides to soften the building and reduce its apparent height, noting that palms will grow too tall and expose the structure again. She also said the quoining, combined with vines, creates a harsh contrast and doesn't fully green the façade. Placing palms farther out on the property in a more natural, staggered way could complement this screening approach.

Ms. Catlin said the cabana is a beautiful design, but it feels too solid and formal for a stretch of beach that's defined by wide open views. Without substantial landscaping, it will appear jarring, no matter how well detailed. She also noted it may increase road-crossing activity because it's a more functional structure. Overall, she feels the design is attractive but not well-suited to this open, beach location.

Ms. Georgas said the revisions are significant, and the structure looks beautiful. She agreed with the other commissioners that the landscaping should be made more lush to help soften the building's density. Overall, she was very positive about the design.

Ms. Connaughton said the cabana appears somewhat elevated and stilted from the road and suggested mitigating that. She feels the revised design, while improved, is now too busy for its size and would benefit from simplification. She noted issues with the proportions of the center bay, inconsistent quoining, awkward niches, and overly large pocket doors, recommending a more unified roofline, simpler detailing, and alternative door types. Overall, she believes the design has potential but needs significant refinement.

Mr. Phoenix suggested rethinking the cabana so that it resembles an older, original Palm Beach structure rather than an extension of the main house, perhaps something simpler, lower, and clad entirely in stone, like a historic folly or beach bungalow. He felt removing the tile roof could reduce the perceived height and make the structure feel more authentic to the site. While he acknowledged the applicant made meaningful improvements and that the building is attractive,

he encouraged a design that feels naturally rooted in the landscape and less like a miniature version of the main house, especially given the prominent ocean-facing curve of the road.

Ms. Patterson said the applicant clearly responded to prior feedback and noted her earlier concerns about how the pocket doors would function. She agrees the design may now have gone a bit too far, though the previous, simpler version was also not well received. She found the “folly” concept interesting and suggested perhaps toning down a few elements, with landscaping playing a major role in softening the structure. She also commented on how difficult it is to judge scale from drawings alone compared to experiencing it on-site.

Ms. Shiverick said the cabana should not draw extra attention, and she prefers it to resemble the main house rather than take on a “folly” or beach-shack character. She supports an elegant, consistent design that feels appropriate for the area, with only minor simplification needed. She was pleased it was moved 35 feet north and believes that, along with lush landscaping, it will help the structure blend in and feel like it naturally belongs to the property.

Mr. Sammons emphasized that the cabana sits in an extremely prominent location, so it cannot simply be made to disappear. He said the structure should be treated as an important architectural statement, not a small accessory building. He provided suggestions for several design elements, including the cornice, quoining, and roof tiles, and recommended using smaller, more refined components. He suggested simplifying and lowering the side wings, allowing them to recede, and planting to screen them, while making the central volume more elegant and properly proportioned. Overall, he urged the applicant to elevate the design, using high-quality, permanent materials, because the site deserves a simple but iconic building.

A motion was made by Ms. Catlin and seconded by Ms. Connaughton to defer the project to the January 28, 2026, meeting. The motion was carried unanimously, 7-0.

**Note: A short break was taken at 10:37 AM, and the meeting resumed at 10:53 AM.*

13. ARC-24-0122 239 WELLS RD. The applicant, 239 WELLS ROAD, LLC (Michael Perry, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story residence with final hardscape, landscape and swimming pool improvements. ***This item has been deferred to the December 19, 2025 meeting.***

****Note: This meeting was deferred to the December 19, 2025, meeting at the approval of the agenda.***

14. ARC-24-0146 258 WELLS RD. The applicant, Bear 258 LLC (Lang Design Group), has filed an application requesting Architectural Commission review and approval for two (2) swinging vehicular gates anchored by new piers and one (1) pedestrian gate with an arched landscape trellis above, located near the front property line along Wells Road. ***This item has been deferred to the December 19, 2025, meeting.***

****Note: This meeting was deferred to the December 19, 2025, meeting at the approval of the agenda.***

15. ARC-25-0053 228 VIA LAS BRISAS. The applicant, VIA LAS BRISAS LLC (Catherine R. Clifton, Authorized Representative), has filed an application requesting Architectural

Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool. ***This item has been deferred to the December 19, 2025 meeting.***

****Note: This meeting was deferred to the December 19, 2025, meeting at the approval of the agenda.***

16. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings. ***This item has been deferred to the December 19, 2025, meeting.***

****Note: This meeting was deferred to the December 19, 2025, meeting at the approval of the agenda.***

17. ARC-25-0062 (ZON-25-0059) 222 CHERRY LN. (COMBO) The applicant, Nancy Clifford, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final landscape, hardscape, and swimming pool improvements on an existing nonconforming parcel of land, requiring site plan review for redevelopment. Town Council shall review the application as it pertains to zoning relief/approval. ***This item has been deferred to the December 19, 2025 meeting.***

****Note: This meeting was deferred to the December 19, 2025, meeting at the approval of the agenda.***

NEW BUSINESS

18. ARC-25-0071 117 DOLPHIN RD. The applicant, Fusz Marla Wiegman FUSZ MARLA WIEGMAN FAMILY TRUST (Dailey Janssen Architects), has filed an application requesting Architectural Commission review and approval for fenestration changes to a previously approved new single-family residence.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Roger Janssen of Dailey Janssen Architects reviewed the architectural modifications proposed for the existing residence. Mr. Janssen presented three different options (A, B, and C) on the overhead projector.

Mr. Sammons asked about the change in the windows. Mr. Janssen responded.

Ms. Connaughton asked about Option C and if it would step back; she thought it looked a little strange. Mr. Janssen responded and explained the design. Ms. Connaughton asked about the height of the gable in Option B. Mr. Janssen responded.

Ms. Georgas asked about the proposed shutters. Mr. Janssen responded.

Ms. Catlin inquired about the texture of the stucco; Mr. Janssen described it.

Mr. Phoenix inquired about the opening in the entry for each option. Mr. Janssen responded.

Mr. Phoenix inquired about the paint color for the shutters and the house. Mr. Janssen responded.

Ms. Visconti said the newly proposed design feels too generic, losing the unique brick detailing and distinctive architecture that originally made the house special. She prefers Option A because it preserves more of that character and keeps the home feeling elevated and interesting, rather than simplified into something basic.

Mr. Sammons strongly supported Option A, emphasizing that the tile work should be mitered and that the design needed a projecting fascia to avoid appearing heavy. He questioned why the two wings have different heights. He also felt the casement windows were ineffective and suggested adjusting the meeting-rail height and using traditional proportions.

Ms. Catlin said Option A is clearly the strongest. While she wasn't attached to the brick itself, she felt the original texture added character, and removing it made the house feel more generic. She encouraged finding another way to reintroduce texture, perhaps stone or a more textured stucco, to bring back some uniqueness and prevent the design from becoming too ordinary.

Ms. Patterson preferred Option A.

Ms. Connaughton agreed with Option A. She regrets the loss of the brick, which she felt gave the house clarity and character. She is unsure about the casement windows and agreed that they should swing inward if used, but overall, she felt the home looked more confident and authentic with its original double-hung windows.

Mr. Phoenix agreed with the other commissioners.

Mr. Karakul favored Option A and suggested using better lanterns. He supported the casement windows.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to approve the project with Option A, with the condition that the windows shall be double-hung and new lanterns shall be installed. The motion was carried 6-1, with Mr. Karakul dissenting.

19. ARC-25-0075 (ZON-25-0068) 160 BARTON AVE (COMBO). The applicant, Madeleine Parker (HCA Architecture, Representative), has filed an application requesting Architectural Commission review and approval for a second-floor addition, new fixed cover over front entry, window modification and site work at an existing residence; with variance relief requested for an addition within the required two-story side-yard setback. 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.

Peter Sprowls of HCA Architecture presented the architectural modifications for the existing residence.

Ms. Connaughton asked when the house was built. Mr. Sprowls stated it was built in 1931.

Mr. Phoenix asked several clarifying questions about the design changes. He asked about covering the pediment with an awning and whether they considered rearranging the first-floor plan to accomplish the design. He asked about the loggia structure at the rear of the home. Mr. Sprowls responded and further explained the design.

Ms. Shiverick asked about the terracotta trim and the dual color of the stairwell. Mr. Sprowls discussed why the design was chosen. Ms. Shiverick thought it was a stark contrast for the stairwell. She inquired about the large bay window and the substantial amount of glazing for the area. Mr. Sprowls responded and discussed the design.

Ms. Connaughton asked about the dimensions of the addition's finished floor as well as other elements. Mr. Sprowls responded.

Mr. Smith called for public comment.

Attorney Jamie Gavigan, representing the owner at 170 Barton Avenue, stated his client's objections, which included loss of light and privacy concerns. Mr. Gavigan provided three pictures from his client's home, showing where the addition would encroach onto the side yard setback.

Mr. Phoenix was firmly opposed, saying the proposal undermines a charming, historic home. He criticized the removal of the pediment, the addition of a narrow second-story extension, and the alteration of windows and interiors, calling the plan unfocused and detrimental to the house's integrity. He said there are far better ways to reconfigure the layout while preserving the original façade.

Mr. Smith strongly opposed the project. He criticized removing the pediment in favor of a commercial-looking entry, adding a narrow second-story addition that wouldn't meet code, and altering windows in ways that disrupt the house. He said a better solution would be to use or extend the east wing rather than placing a second story over the loggia, which is rarely appropriate. Overall, he felt this approach was not the right way to add space to an already quirky house.

Ms. Visconti agreed that this is not the right location on the house for an addition, and wherever it is placed, it must not be visually obvious. She said she assumed the terracotta-colored mass shown was only a diagram and emphasized that the addition should not appear in that contrasting color.

Ms. Catlin said the proposed changes fall short for such an elegant neighborhood. She isn't opposed to a new front-door cover, but the squared-off design with a clear canopy feels like a quick, inexpensive fix rather than something appropriate to the home. She felt the second-floor addition looked poorly fitted and not integrated into the original architecture. She urged a full restudy so that any addition appears intentional, cohesive, and as though it were part of the house from the beginning.

Ms. Connaughton said the house is clearly very special and the pediment should never be

altered. She found the proposed addition and rear composition illogical and impractical, with proportions that would likely disappoint the owners. She felt that the changes undermined the home's simplicity and clarity, and agreed that the addition should be located elsewhere on the property.

Ms. Patterson said the pediment is a defining anchor of the house and should not be touched. She felt the rear addition appeared disorganized and squeezed in, and the contemporary staircase looked out of place with the home's character. She agreed that the extra space needs to be found elsewhere on the property.

Mr. Karakul appreciated that the ballroom was left intact, but felt that the overall design needed significant rethinking to achieve a more compatible and cohesive result.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to defer the project to the January 28, 2026, meeting for extensive restudy. The motion was carried unanimously, 7-0.

20. ARC-25-0073 3140 S OCEAN BLVD. The applicant, Carton Place Condominium Association, has filed an application requesting Architectural Commission review and approval for site improvements including a new guardhouse with lift arms, installation of a fountain, new entry covering, and landscape and hardscape modifications.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Jerome Baumoehl of Jerome Baumoehl Architects presented the architectural plans for the new guardhouse. Sean Twomey of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Phoenix asked if the flagpole would be left in place. Mr. Twomey confirmed it would remain. Mr. Phoenix asked about the lighting and what would light the building. Mr. Baumoehl responded. Mr. Phoenix suggested adding a window to the bathroom, and Mr. Baumoehl agreed with the suggestion. Mr. Phoenix asked about the temperature of the LED lighting. Mr. Baumoehl responded and stated he would keep them warm. Mr. Phoenix asked about the material for the portico. Mr. Baumoehl stated that he wanted the portico to look as if it had always been a part of the design. Mr. Phoenix asked about the dimensions of the gate. Mr. Twomey discussed the design and materials of the entry gates.

Ms. Shiverick inquired about the existing entrance and the proposed materials for the new covered entrance. Mr. Baumoehl showed the existing and proposed plans. Ms. Shiverick thought the proposal was an improvement. She asked if more beefier palms could be added. Mr. Twomey confirmed that he would consider adding more palms to the front of the building.

Ms. Visconti agreed that more palms could be added to the front landscaping next to the building. She made a suggestion for the hardscape at the front entrance, as well as the vehicular gate. Ms. Visconti asked about the LED lighting in the column. Mr. Baumoehl responded.

Mr. Smith had an issue with the gates because they were not on the same plane. Mr. Baumoehl stated that he would review the design. Mr. Smith recommended restudying the landscaping where the Canary Date palm was located.

Mr. Phoenix agreed that a different planting should be considered where the Canary Date palm was located. He thought the gates were odd, especially their placement. He recommended restudying the decorative fixtures on the gatehouse, as well as the hardscape border, the lights, the backlit sign, and the gates.

Ms. Visconti thought the bubbler elements needed restudy.

Ms. Georgas thought the LED lights at the entrance needed to be studied.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to defer the project to the December 19, 2025, meeting with the request to add a bathroom window, to align the gates, to restudy the colors of the hardscape borders, revise the fountains, and a revised lighting plan in alignment with the comments of the Commissioners. The motion was carried unanimously, 7-0.

- 21. ARC-25-0072 341 HIBISCUS AVE.** The applicant, Roy E II & Vanessa Carroll (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape improvements. ***This application has been withdrawn by the applicant.***

****Note: This meeting was withdrawn at the approval of the agenda.***

ANY OTHER BUSINESS

There was no other business discussed at this time.

MEETING SCHEDULE

- 22.** The next meeting is scheduled for Friday, December 19, 2025

Ms. Mittner reminded the Commission that the meeting would be on a Friday in December. She also noted that December would be the last month that paper would be provided to the Commissioners, as the Commission was moving to a paperless meeting due to the town's green initiative.

ADJOURNMENT

A motion was made by Ms. Visconti and seconded by Mr. Sammons to adjourn the meeting at 12:12 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,

Jeffery W. Smith, Chair