

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**REGULAR MEETING – DECEMBER 4, 2013**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on December 4, 2013, in the Bal Harbour Village Hall Council Chambers (655 – 96<sup>th</sup> Street, Bal Harbour, Florida).

**1. CALL TO ORDER/ROLL CALL:** The meeting was called to order at 11:07 a.m. by Mr. Silvers. The following were present:

James Silvers, Chair  
Christopher Cawley  
Jorge D. Mantilla

Absent: Paul Buzinec

Also present: Ellisa Horvath, MMC, Village Clerk  
Raul Rodriguez, Building Official (CAP Government)  
Susan Trevarthen, Village Attorney

**2. PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Mr. Mantilla.

**3. APPROVAL OF MINUTES:** A motion was offered by Mr. Mantilla and seconded by Mr. Cawley to approve the October 2, 2013 Regular Meeting Minutes. The motion carried (3-0).

**4. HEARINGS:** Ms. Trevarthen explained the procedures for the quasi-judicial process.

No disclosures were made by the Board.

Those planning to speak at the hearings were sworn in by Mrs. Horvath.

Mrs. Horvath noted that there were no changes or additions to the hearings for the published agenda.

**Arnaud Sitbon and Anouk Sitbon – 66 Bal Bay Drive:** The Board considered an application for a new two-story single-family residence (9,877 square feet).

Raul Rodriguez - Building Official, reviewed the Building Official report, which recommended that a Certificate of Appropriateness be granted, with the following comments: plans to be submitted for permitting must be in full compliance with the Florida Building Code 2010 (FBC), including the Energy Code and flood requirements.

Jaya Zebede - Architect (KZ Architecture - 7580 N.E. 4th Court #116, Miami, FL), presented the project.

Carolina Monteiro - Enea Garden Design, Inc. (Landscape Architects - 7580 N.E. 4th Court #105, Miami, FL), presented the landscape plans and clarified that the existing tree was an olive tree, not an oak tree, as indicated in the Building Official's report.

Mr. Silvers discussed concerns with the wood maintenance and the appearance of the house. He requested that the Building Official and/or the Code Enforcement Officer check the wood on the property annually. Mrs. Zebede clarified that the wood was specifically treated to be outdoors.

Arnaud Sitbon - Owner, understood the concerns and assured the Board of his intention to maintain the wood and the house.

Ms. Trevarthen noted that provisions for proper maintenance were provided, in the Village Code (Section 5.5-6).

Mr. Silvers still wanted a guarantee from the Owner, to ensure that the wood would be maintained. He also wanted to ensure that the connections were stainless steel. Mr. Mantilla agreed.

Wesley Kean – KZ Architecture (7580 N.E. 4th Court #116, Miami, FL), voiced concern with placing an additional condition for the wood, since it was already covered in the Code.

Mr. Mantilla suggested a secondary drainage system, in lieu of the overflow scuppers on the sides.

Mrs. Zebede reviewed the location of the a/c units, which would be shielded from the street. Mr. Mantilla voiced concern that wasn't shown, since it had an aesthetic impact on the project. He requested that the Building Official make a determination on whether or not the shielding (parapet) for the a/c units would change the aesthetic look of the project. Mr. Rodriguez clarified that any change to the aesthetics would be brought back to the Board. Mrs. Zebede assured that the a/c units would be shielded, without changing the aesthetics.

Mr. Silvers suggested that another full bathroom be considered, on the second floor. Mrs. Zebede noted that four and a half bathrooms were provided on the second floor.

Mrs. Zebede reviewed the side fencing. Mr. Silvers requested that the front decorative fence be returned back to the building line. Mrs. Zebede clarified that the color of the aluminum fence was changed to match the metal of the wedge.

No comments were provided by the public.

**A motion was offered by Mr. Mantilla and seconded by Mr. Cawley to grant a Certificate of Appropriateness, subject to the following conditions: the wood is to be maintained per the Village Code requirements and the condition of the wood finish is to be inspected by the Village on a bi-annual basis and reported to the Owner on whether it is acceptable or not. The motion carried (3-0).**

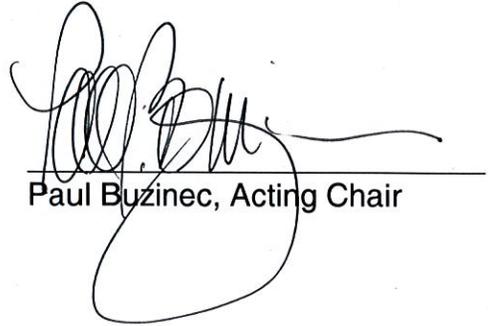
**5. OTHER BUSINESS:** Ms. Trevarthen reported that the Council had directed the Village Manager to provide input on the Board's limited involvement in the major site plan review, for the B Business Zoning District. She noted that the Manager was working with the Village Attorney on potential changes, which would be presented at the January Board meeting, for discussion and input.

**6. ADJOURN:** There being no further business, a motion was offered by Mr. Mantilla and seconded by Mr. Cawley to adjourn. The motion carried (3-0), and the meeting was adjourned at 12:00 p.m.



Attest:

  
Ellisa L. Horvath, MMC, Village Clerk

  
Paul Buzinec, Acting Chair