

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**REGULAR MEETING – JULY 3, 2013**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, July 3, 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 11:15 a.m. by Mr. Silvers. The following were present:

James Silvers, Chair  
Paul Buzinec  
Christopher Cawley  
Jorge D. Mantilla

Also present:

Councilwoman Patricia Cohen  
Jay R. Smith, Interim Village Manager  
Andrea Greenblatt, Executive Assistant  
Raul Rodriguez, Building Official (CAP Government)  
Suramy Cabrera, Senior Structural Engineer (CAP Government)  
Johanna M. Lundgren, Village Attorney

As a quorum was determined to be present, the meeting commenced.

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

**3. APPROVAL OF MINUTES:** *A motion was offered by Mr. Buzinec and seconded by Mr. Cawley to approve the June 5, 2013 Regular Meeting Minutes. The motion carried (4-0).*

**4. HEARINGS:** Ms. Lundgren 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. Greenblatt.

**CONSULTATIO BAL HARBOUR, LLC. – 10201 COLLINS**

**AVENUE:** The Board considered an application for a sales center for the Consultatio project. The Project was subject to the Development Agreement, signed March 25, 2013.

***Raul Rodriguez - Building Official (CAP Government)***, reviewed his report and recommended that a Certificate of Appropriateness be granted.

***Carter McDowell, Attorney - Bilzin Sumberg Baena Price & Axelrod LLP (1450 Brickell Avenue, Miami, FL)***, discussed the construction fencing and staging, as well

as the green screen and landscaping to be used. He noted that there would be graphics on the two gates, which could be removed if approval was not granted. He reviewed the construction fence/gates prior to and after construction of the sales center.

**Alfonso Jurado, Architect – Arquitectonica International (2900 Oak Avenue, Miami, FL)**, addressed the Board.

**Jeremy Gauger, Landscape Architect – Arquitectonica/GEO (2900 Oak Avenue, Miami, FL)**, clarified that the spacing between the shrubs would be 48 inches, to screen the construction fence. He reviewed the landscaping plans. He noted that the materials for the hardscape surfaces were specified, on the site plan

Mr. McDowell noted that they would follow the directions in the Development Agreement and work with Bill O'Leary (Village Landscape Architect), for removal, etc. of the Village's Medjool Date Palms. He noted that they increased the height of their landscaping to six feet in front of the fence (behind the sales center), per the Board's direction.

Mr. Silvers questioned the appropriateness of asphalt for the parking lot surface for the sales center and suggested that another material be used. Mr. Gauger thought that it was appropriate, as a temporary condition. Mr. McDowell discussed the ease of removing the asphalt when the time came, as well as the low visibility of the parking lot. He noted that they would prefer not to spend the money, etc. on different paving.

Mr. Mantilla discussed the drainage. Mr. Gauger agreed that would be handled on the property.

Mr. Gauger reviewed the plans for the ramps, stairs, and railings (1 ½ inch diameter polished stainless steel). He also noted that the balcony railings would be frameless glass. The materials were indicated on the elevations. He requested Board approval for the use of either 4x6 or 2x3 marble slabs. The steps and flooring on the balcony was indicated to be painted concrete.

Mr. Gauger reviewed two proposals for the signage: 24-inch lettering (12-inch lettering – 24-inch lettering for the first letter, allowed per Code) for the sign on the building or a 27-square foot monument sign (not allowed on the east side of Collins Avenue and larger than the 16 square feet allowed on the west side of Collins Avenue). They preferred to have the building signage, in lieu of the monument, and preferred to have the 24-inch lettering, in lieu of the 12-inch lettering. Mr. Gauger noted that they would also have an entry sign (allowed per Code).

Ms. Lundgren reviewed the process for sign approval, which would require a variance (from the Village Council) if it was different than the Code requirements. Mr. McDowell noted that there weren't any sign regulations for Planned Developments and the 12-inch lettering, as allowed in the Oceanfront District, would be lost on the building. It was the consensus of the Board that the 12-inch lettering would not be in proportion to the building. Mr. McDowell requested the Board's recommendation for the lettering, but noted that if a lot of hearings were required for Council approval, then they probably wouldn't want to do that and would proceed with the 12-inch lettering. He clarified that they were inclined to go with the wall sign and the directional sign, which were permitted by Code (as shown on Sheet A0.005). If the Board recommended the 24-inch lettering, then they would decide with the Village Attorney if that required further hearings. Mr.

McDowell requested approval for the option of the 12-inch lettering, if further hearings were required for the 24- inch lettering, in case they decided not to proceed with the required hearings.

**Councilwoman Cohen** requested clarification on the landscaping. Mr. Gauger reviewed the landscaping height and spacing, to screen the fence. Councilwoman Cohen noted that sales centers usually remained for three years. She requested more specific detailing on the pictures and locations of the landscaping. Mr. Gauger noted that the pictures were labeled and corresponded to the table provided. Councilwoman Cohen agreed that 12 inches would probably be too small for the sign lettering, and 24 inches would be more adequate.

**Brian Mulheren – 10245 Collins Avenue**, discussed the importance of uniform signage on the east side (of Collins Avenue). He thought that the sign approval should have been part of the Development Agreement or be required to go before the Council for approval. He objected to the requested variance for the signage. He spoke against signage on the construction fence. He questioned the fence material. He spoke in favor of pavers for the parking lot, in lieu of asphalt.

No additional comments were provided by the public.

Mr. Cawley spoke in favor of pavers, for the sales center parking lot. Mr. McDowell agreed to do so, if that was the Board's desire.

Mr. Cawley spoke in favor of the 24-inch lettering, in lieu of the 12-inch lettering, on the building. Ms. Lundgren noted that the 24-inch lettering would be subject to Council approval. Mr. Mantilla also spoke in favor of the 24-inch lettering, subject to Council approval, as well as the graphics on the gates.

Mr. McDowell clarified that there would be landscaping, the fence, then a dust screen on the back of the fence.

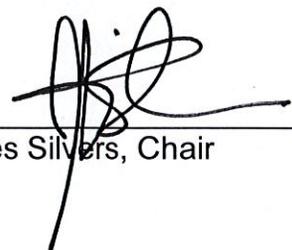
*A motion was offered by Mr. Mantilla and seconded by Mr. Buzinec to grant a Certificate of Appropriateness, subject to the following conditions: replace the asphalt with pavers (for the parking lot) and use 24-inch lettering for the sign on the building, subject to Council approval (if necessary). The motion carried (4-0).*

**5. OTHER BUSINESS:** None.

**6. ADJOURN:** There being no further business, *a motion was offered by Mr. Buzinec and seconded by Mr. Cawley to adjourn. The motion carried (4-0), and the meeting adjourned at 11:56 a.m.*

Attest:

  
Ellisa L. Horvath, MME, Village Clerk

  
James Silvers, Chair