

ARCHITECTURAL REVIEW BOARD MINUTES **REGULAR MEETING – AUGUST 7, 2013**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, August 7, 2013, in the Bal Harbour Village Hall Council Chambers (655 – 96th Street, Bal Harbour, Florida).

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

James Silvers, Chair
Paul Buzinec
Christopher Cawley¹
Jorge D. Mantilla

Also present:

Councilman Martin Packer²
Jay R. Smith, Interim Village Manager
Ellisa Horvath, MMC, Village Clerk
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. Cawley.

3. APPROVAL OF MINUTES: *A motion was offered by Mr. Buzinec and seconded by Mr. Mantilla to approve the July 3, 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. Horvath.

Councilman Packer arrived.

FENG SHUI STYLE, LLC. – 63 BAL BAY DRIVE: The Board considered an application (previously presented to the Board) for the remodeling of an existing one-story residence, with some additional square footage at the front of the residence and a small extension in the rear of the house. The proposed addition would increase the square footage from 2,642 square feet to 2,796 square feet.

¹ Mr. Cawley left the meeting during the Hearing for 124 Park Drive.

² Councilman Packer arrived to the meeting, prior to the Hearings.

Suramy Cabrera, Senior Structural Engineer (CAP Government) and Assistant to the Building Official, reviewed the Building Official report, which recommended that a Certificate of Appropriateness be granted, subject to the following conditions:

- a.) Roof Plan showing only the existing roof;
- b.) Demolition Plan for the roof showing the extent of the demolition required, which is more extensive than represented in the Board documents;
- c.) New Roof Plan;
- d.) Existing "Ground Floor Plan";
- e.) Ground Floor Demolition Plan;
- f.) Proposed Floor Plan;
- g.) Section and elevations be coordinated with the floor plans; and
- h.) Address the raising of the bay window walls to match the main house tie beam elevation, to achieve the continuous elevation of the hipped roof's bearing elevation and overhang.

Claudia Aravena, Designer – Building Center No.3 (223 E. Flagler Street, #614, Miami, FL), addressed the Board.

Mr. Buzinec questioned why the windows weren't centered in the spaces on the front elevation (A5-02). Ms. Aravena noted that it was an aesthetic choice.

Ms. Aravena noted that they had an NOA (Notice of Acceptance), for the 36-inch door to swing in. Mr. Mantilla discussed the door opening and other requirements needed for the door. He agreed with Mr. Buzinec, on the location of the windows and their impact to the front elevation.

Jason W. Tapia, Architect – Building Center No.3 (223 E. Flagler Street, #614, Miami, FL), reviewed the tie beam (A8-02).

Mr. Mantilla discussed the decreased landscaping, from the existing plans.

Mr. Buzinec reviewed detail #9 (A8-01), which he had never seen before.

Mr. Silvers also voiced concern regarding the door and two windows, on the front elevation, not looking right. He spoke in favor of centering the door and windows (front elevation), with equal spacing and to make the windows smaller. He noted that a steel column may have to be used, since they couldn't have a concrete column less than 8 inches.

Mr. Mantilla questioned the use of an in-swinging door. Mr. Tapia explained that they didn't want to create a larger landing.

Mr. Cawley suggested that the landscaping be addressed, since they were re-doing the front of the house. Ms. Aravena reviewed the planters that were added, to increase the green area. Mr. Mantilla questioned how the planters would be drained.

Mr. Buzinec reviewed the front elevation and suggested that mullions be added to the left window, for aesthetics, to create three panes. Mr. Mantilla agreed that the window's size should be adjusted and shutters should be added to that window or shutters should be deleted on the other windows. Mr. Silvers also suggested that the window be operable, to match the right side windows.

A motion was offered by Mr. Buzinec to grant a Certificate of Appropriateness, subject to the following conditions: address the conditions in the Building Official's report, adjust the front door and the two windows (front elevation) to be more in center on the mass, break up the den window into three panes and add shutters on both sides, submit a plan to show how the pavers tie into the front entry, submit a plan to show how the planters, stepping stones, and steps fit into the new entry, and clarify the existing and proposed landscaping.

Mr. Silvers noted that a lot of the plans were unfinished or inaccurate regarding the outside of the front door such as the landing, material, dimensions of the walkway, how it was connected to the driveway, the landscaping, etc.

Mr. Mantilla agreed that the Board needed clarity and was missing too much information on the landscaping, etc.

Mr. Buzinec withdrew his motion.

No comments were provided by the public.

A motion was offered by Mr. Mantilla and seconded by Mr. Cawley to grant a Continuance. The motion carried (4-0).

124 PARK DRIVE, LLC - 124 PARK DRIVE: The Board considered an application for a new two-story single family residence (6,588 square feet), with the existing structure to be demolished.

Suramy Cabrera, Senior Structural Engineer (CAP Government) and Assistant to the Building Official, reviewed the Building Official report, which recommended that a Certificate of Appropriateness be granted, subject to the list of ten conditions provided in the report.

Robert John Graboski, Architect – Village Architects of Key Biscayne, Inc. (104 Crandon Blvd. #424, Key Biscayne, FL), distributed new plans, which addressed the ten conditions provided in the report.

Mr. Cawley requested that the landscaping plans indicate the grass and walkway areas.

Mr. Cawley left the meeting.

Mr. Graboski reviewed the garage. Mr. Silvers voiced concern with the lack of space for two cars, as well as the inability to back out of the garage easily.

Mr. Silvers discussed the lack of overall dimensions on the plans and requested that the Building Official ensure that the plans provided to the Board had dimensions.

Mr. Graboski reviewed the trellis on the second floor rear elevation. Mr. Buzinec requested more detail, to show how the trellis was connected. He discussed the cantilevered balcony.

The Board expressed concern regarding the entry/exit for the garage.

No comments were provided by the public.

A motion was offered by Mr. Mantilla and seconded by Mr. Buzinec to grant a Certificate of Appropriateness, subject to the following conditions: provide a more appropriate and safer entry and exit (backing out) for the two-car garage, which the Building Official will review for compliance with the Board's intention. The motion carried (3-0).

5. OTHER BUSINESS: Mr. Rodriguez will add the requirement for a dimensioned floor plan, to the Application checklist, and will provide the Board with a copy of the checklist.

6. ADJOURN: There being no further business, *a motion was offered by Mr. Buzinec and seconded by Mr. Mantilla to adjourn. The motion carried (3-0), and the meeting adjourned at 12:33 p.m.*

Attest:


Ellisa L. Horvath, MMC, Village Clerk


James Silvers, Chair