

ARCHITECTURAL REVIEW BOARD MINUTES
REGULAR MEETING – JUNE 5, 2013

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, June 5, 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 11:09 a.m. by Mr. Buzinec, Acting Chair. The following were present:

James Silvers¹
Paul Buzinec
Christopher Cawley
Jorge D. Mantilla
Councilwoman Patricia Cohen, Ex-Officio Member²

Also present:

Jay R. Smith, Interim Village Manager
Ellisa Horvath MMC Village Clerk
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 the Board.

3. APPROVAL OF MINUTES: *A motion was offered by Mr. Mantilla and seconded by Mr. Cawley to approve the May 1, 2013 Regular Meeting Minutes. The motion carried (3-0).*

Mr. Silvers arrived.

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.

BERNARD P. GRONDIN AND IRMA SALGADO GRONDIN – 120 PARK DRIVE: The Board considered an application for a revision to plans previously approved by the Board on May 2, 2012. The revision proposed an increased ground floor square footage from 1,845 square feet to 2,021 square feet. The application was continued, from the May 1, 2013 Board meeting, since the Applicant was not in attendance.

¹ Mr. Silvers arrived after approval of the minutes.

² Councilwoman Cohen left during the Hearing for 63 Bal Bay Drive.

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, inclusive of the conditions noted in the May 2, 2012 Certificate of Appropriateness (submit revised landscape plans to reflect the revision and relocate the pool equipment outside of the setback).

David Trautman, Architect (6431 S.W. 62 Terrace, Miami, FL), presented the project.

Mr. Cawley questioned if the landscape plans affected the site a lot. Ms. Cabrera advised that they did not, but that the Applicant would still submit a revised landscape plan, at the permitting phase.

No comments were provided by the public.

A motion was offered by Mr. Buzinec and seconded by Mr. Mantilla to grant a Certificate of Appropriateness. The motion carried (4-0).

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.

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.

Carter McDowell - Attorney (Bilzin Sumberg Baena Price & Axelrod LLP), discussed the Project's Development Agreement, which required Board approval for the sales center, and requested approval.

Alfonso Jurado, Architect – Arquitectonica International (2900 Oak Avenue, Miami, FL), presented the project.

Mr. Mantilla spoke against using graphics for the construction fence, since that would be considered advertising. Ms. Lundgren explained that would be subject to Board review.

Councilwoman Cohen requested Ms. Lundgren to clarify construction fence signage requirements in the Code. Ms. Lundgren will look at that.

Marcos Corti Maderno - Consultatio Bal Harbour LLC (1395 Brickell Avenue #950, Miami, FL), explained that it was not their intention to put a marketing sign on the fence. He reviewed the construction fence, which would be buffered with landscaping.

Mr. Mantilla suggested that the signage be limited to the address or a rendering of the building.

Mr. McDowell clarified that they were not proposing to advertise and would accept any limitation.

Councilwoman Cohen discussed the lack of coverage provided by the current landscaping at the property. Mr. McDowell clarified that the existing landscaping would be used during construction of the sales center, but would then be upgraded. He suggested that the fence be covered with green screen, during the construction of the sales center.

Mr. Cawley clarified that any graphic on the construction fence would have to be reviewed by the Board. The Board clarified that the graphic shown on the plans was only to show that there was a construction fence there and was not approved as the graphic to be used.

Mr. Corti clarified that they did not intend to use the fence for advertising. He agreed to keep the green buffer and to place the fence in the back, without any graphic.

Jeremy Gauger, Landscape Architect – Arquitectonica/GEO (2900 Oak Avenue, Miami, FL), reviewed the landscaping plans. He clarified that, during construction of the sales center, the existing fence on the tennis courts and landscaping would remain. He added that once the sales center was done, the landscaping shown on the plans, around the sales center, would be done (with the fence behind that buffered by the landscaping). He clarified that the only exposed portion of the fence would be the gates.

Mr. Cawley suggested that Date Palms be used in front of the sales center, instead of the Sabal Palms. Mr. Gauger discussed the reasons for selecting the Sabal Palms.

Mr. McDowell discussed how the Village's Medjool Date Palms would be handled, pursuant to the Development Agreement.

Councilwoman Cohen discussed the need to find a place for four of the Village's Medjool Date Palms and suggested they be placed on that site. Mr. McDowell reported that the site would not be a good temporary location for the Palms, but that could be discussed after the project was completed.

Mr. Cawley discussed the lack of notes on the plans.

Mr. Gauger reviewed the layered planting plans, to block the fence. Mr. Cawley suggested that the plant material be six feet, not 3 feet, for proper screening.

Mr. Cawley questioned the sign for the sales center. Mr. Gauger reviewed the location of the sign. Mr. Jurado clarified that no design had been selected for the sign yet. Ms. Cabrera clarified that the sign design would need to come back for Board approval. Ms. Lundgren added that Council approval would also be required for the sign, unless specified otherwise in the Development Agreement. Mr. McDowell thought that the Development Agreement only required temporary sign approval by the Board. Ms. Lundgren will review the Development Agreement.

Mr. Cawley suggested that a set of plans be provided in the Building Department showing fence locations, plant materials, setbacks of the fences, etc.

Mr. Mantilla questioned what would be on the fence. Mr. Jurado explained that would be detailed on the construction plans.

Mr. Mantilla questioned if real marble would be used for the sales center that is bookmarked, not faux painted. Mr. Jurado clarified that real marble would be used, but he wasn't sure if it would be bookmarked. He reviewed the marble on the sample board.

Dina Cellini - 211 Bal Cross Drive, suggested that the sales center be set further back, if possible. She also questioned if there would be graphics on the front or back construction fence, at any time.

Mr. Silvers clarified that no graphics had been proposed, so that would have to come back to the Board. Mr. Corti clarified that it was not their intent to have graphics. He offered to do whatever the Village wanted (green screen, etc.).

Brian Mulheren - 10245 Collins Avenue, didn't think that notice of the hearing was properly posted. Mrs. Horvath explained the process for posting and providing notice of the hearings. Mr. Mulheren spoke against approval of the item, since items were missing and the residents needed to be notified about the item.

Oscar Patino – Village Police Service Aid, advised that he posted the three properties that were on the Board's agenda. He clarified that he posted notice on the sign of the address of the Beach Club (10201 Collins Avenue), on the public right-of-way.

Ms. Lundgren explained that the Council could change the posting requirements, in the Village Code. She noted that it had been confirmed that the hearing was properly posted and noticed.

Dina Cellini - 211 Bal Cross Drive, questioned if the posting requirement was satisfied, if the site was posted, but the notice did not remain for the full period of time. Ms. Lundgren reviewed the Code, which did not provide any size or length of time requirements for the notice. She clarified that, based on Mr. Patino's statement, notice was properly given. Ms. Cellini spoke in favor of amending that section of the Village Code.

No additional comments were provided by the public.

Mr. Cawley spoke in favor of the sales center design, but requested more detailed drawings showing fence location, fence height, existing sidewalk, planting materials, etc.

A motion was offered by Mr. Mantilla and seconded by Mr. Cawley to grant a Continuance to address the following items: satisfy the landscaping, provide the actual marble conditions to be applied, address the railings for the front steps, and address the large blank wall facing the site on the east elevation.

Mr. McDowell requested approval of the sales center building and to bring the rest back. He explained that it would be difficult to show the veining pattern for the marble, but clarified that it would be white marble, in compliance with the sample submitted.

Mr. Silvers discussed the need for railings for handicap accessibility, which were not shown.

Mr. McDowell noted that larger plans would be submitted next time to the Board, for easier viewing.

Mr. Cawley also requested the material for the site (terrace, etc.).

The motion carried (4-0).

FENG SHUI STYLE LLC – 63 BAL BAY DRIVE: The Board considered an application for a remodeling of an existing one story residence, to increase the structure from 2,642 square feet to 2,796 square feet.

Mr. Cawley left the meeting.

Suramy Cabrera, Senior Structural Engineer – CAP Government and Assistant to the Building Official, reviewed the Building Official report, which recommended that a Continuance be granted, to address the eleven comments listed. She explained that revised drawings had been submitted after the deadline, but had not been reviewed.

Mr. Cawley returned to the meeting.

Claudia Aravena - Designer, Building Center No. 3 (223 E. Flagler Street, #614, Miami, FL), presented the project (to relocate the front entrance and change the metal roofs). Jason Tapia, Architect – Building Center No. 3, was also in attendance.

Mr. Mantilla discussed the requirement for the Architect, to sign and seal the plans. Ms. Aravena noted that the full size plans provided were signed and sealed, but the reduced plans were not.

Mr. Silvers suggested that the two windows, at the front entrance, be extended down to the planter. He also questioned why the door wasn't centered. Ms. Aravena explained that the door needed to be at an angle, for Feng Shui. She clarified that the door may look distorted on the drawings, but was a normal sized door, at an angle. Mr. Silvers felt that the entrance looked very unimportant.

Mr. Buzinec noted that the front door needed to swing out and an appropriate landing was needed to accommodate that.

Jason Tapia - Architect, Building Center No. 3 (223 E. Flagler Street, #614, Miami, FL), would rather have the door swing out and will look for one that had a Notice of Acceptance (from Miami-Dade County for hurricane approval).

The Board reviewed the issues with the roof. Mr. Silvers suggested that a hip roof be used. Mr. Mantilla agreed that would make the entrance more prominent. Mr. Tapia explained that they were trying to limit the amount of change to the existing structure. He discussed the structural engineer's concern to have to re-certify the existing trusses, which may result in them having to be removed. Mr. Mantilla discussed the need to address the structure of a beam. He thought that they were sacrificing the aesthetics, to minimize construction and costs. Mr. Tapia reviewed the proposed roof plan. Mr. Mantilla didn't think that trying to match the barrel tile roof would work. Mr. Tapia clarified that the north elevation was the intent and the east elevation showed two extra

lines. Mr. Mantilla clarified that the intent was to change the existing slope of the roof from a 3 and 12 to a 2 and 12, at a certain inflection point. Mr. Tapia agreed. Mr. Mantilla suggested that the existing hip roof be extended instead.

Councilwoman Cohen left the meeting.

Ms. Cabrera explained that she had not reviewed the revised plans. She discussed the roof extension problems. Mr. Silvers noted that it was both an aesthetic and construction concern. He discussed extending the hip roof back, to keep the 3 and 12 slop. Mr. Mantilla agreed that should be looked at.

Mr. Tapia and Ms. Aravena reviewed the landscape plans. Mr. Cawley suggesting that the large island area, under the front tree, be enhanced with groundcover.

No comments were provided by the public.

A motion was offered by Mr. Mantilla and seconded by Mr. Buzinec to grant a Continuance, based on the comments to look at the roof and landscaping. The motion carried (4-0).

5. OTHER BUSINESS:

Dina Cellini - 211 Bal Cross Drive, discussed approval of the relocation of the dockmaster house, to the center of the marina site. She questioned if the Building Department was ensuring that the house was built to the specifications approved. She thought that some changes may have been done for ADA requirements. She thought that if the Board had visited the site, then it would not have given approval for the house. She didn't think that the relocation was emphasized on the agenda, which would have gained more public interest. Ms. Lundgren noted that Ms. Cabrera could check the size and conformance of the structure. Ms. Cellini questioned if the Board would be willing to visit the site in the future. The Board agreed to do so. Mr. Silvers discussed problems with access for the Board members, into the Gated Area, to view the sites. Ms. Cellini suggested that the Board members be given access to the Gated Area. She also suggested that the Board look at the dockmaster house.

Brian Mulheren - 10245 Collins Avenue, encouraged the Board to look at the dockmaster house that was being built. He requested that the Board make a recommendation to the Council, to change the noticing requirements (for the Board Hearings), in the Village Code.

Ms. Cabrera will review the documents approved by the Board, for the dockmaster house.

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 1:28 p.m.*

Attest:


Ellisa L. Horvath, MMC, Village Clerk


James Silvers, Chair