

ARCHITECTURAL REVIEW BOARD MINUTES
REGULAR MEETING – MARCH 3, 2010

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, March 3, 2010, 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 11:12 a.m. by Acting Chairman Paul Buzinec. The following were present:

Paul Buzinec
Giorgio Balli
Christopher Cawley
Jaime Schapiro

Also present:

Daniel Nieda, Building Official
Ellisa L. Horvath, CMC, Village Clerk
Johanna M. Lundgren, Village Attorney
Alfred J. Treppeda, Village Manager

Absent:

James Silvers

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. Cawley and seconded by Mr. Schapiro to approve the minutes from the February 3, 2010 Regular Meeting. 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 hearing were sworn in by Mrs. Horvath.

MORRIS AND SANDRA KAPLAN – 244 BAL BAY DRIVE: Mr. Nieda reviewed his staff recommendation, which is summarized as follows:

A Final Certificate of Appropriateness is recommended.

Robert John Graboski, Village Architects, reported that the Board's issues were addressed. Mr. Schapiro spoke in favor of the project. He noted that the house is better proportioned and looks better. Mr. Balli thinks that the Code requirements produced a nicely-balanced addition to the house, especially for the north elevation. Mr. Buzinec discussed whether or not a kitchenette is allowed. Mr. Nieda reported that the Code allows a kitchenette in certain circumstances, which the application meets.

Councilwoman Cohen requested to review the plans.

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

BAL HARBOUR VILLAGE – VARIOUS BUS STOP LOCATIONS ON COLLINS AVENUE AND ON 96TH STREET: Mr. Nieda reviewed his staff report on four proposed bus shelter designs. The Board was requested to provide a recommendation to the Village Council for a design selection.

Alfred Treppeda, Village Manager, clarified that the Council only selected Option 3, with the condition that the back be enclosed.

Tom Graboski, TGA Design, distributed site plans showing the shelter locations and displayed ideas for bench and trash receptacles. He suggested LED lighting for less money and maintenance, since solar panels would cost \$4500 per shelter and would have a possibility of the light provided not generating enough energy for proper solar lighting. He reported that a pattern could be placed on the glass, which would be tempered or laminated.

Mr. Balli questioned if the elements were pre-fabricated. Mr. Graboski reported that they were not and noted that the elements were custom-made.

Mr. Cawley discussed the need to meet accessibility requirements. Mr. Graboski reported that those requirements were met. Mr. Cawley agreed that protection from the rain is very important. He discussed the roof on Option 3 being a little thicker to allow the logo. Mr. Graboski reported that the logo could also be done on the other designs. Mr. Balli would like to see the logo on the glass. Mr. Cawley spoke in favor of Option 3, but agreed that it should be closed in and integrated with the existing landscaping. He spoke on the importance of integrating the shelters into the environment.

Mr. Schapiro discussed the existing shelters having more architectural character. He noted that the proposed designs are very clean, but he thinks that the existing ones say a little more about the Village. He questioned why the shelters were being replaced. Mr. Graboski reported that the existing ones were rusting and no longer met the hurricane requirements. Mr. Schapiro noted that the image of the current shelters is stronger. Mr. Graboski reported that the current shelter was a stock product and doesn't make Bal Harbour unique.

Mayor Rosenfield explained that the Village received a Federal grant to pay for the shelters, which requires that it be put out to bid. She noted that a catalogued item would not allow the Village to do that.

Mr. Balli thinks that the design could be more creative and concurred with Mr. Schapiro that the current design and character is better than what is proposed. He thinks that it deserves more study and something more creative. He noted that in terms of what is

presented, he would select either Option 2 or 3. He noted that the Option 2 roof line is lighter and better designed, but he is not 100% for it.

Councilman Martin Packer discussed the object to keep people dry and to make the shelters as invisible as possible. He thinks that the designs are unique, simple, do the job, and would be unique to the Village.

Mr. Balli questioned if all of the material is aluminum, to prevent rusting. Mr. Graboski reported that it is and noted that only the structural post inside the columns is stainless steel.

Stanley Whitman, 9701 Collins Avenue – Bal Harbour Shops Developer, discussed the importance of Collins Avenue to the Village and the efforts of the Resort Tax Committee, the Shops, and the hotels to develop the image of Bal Harbour. He discussed the history of the shelters. Mr. Whitman doesn't think that the proposed designs would upgrade the Village's image and agreed that the designs could be better.

Doug Rudolph, 212 Bal Bay Drive, discussed the invisibility of the current bus benches/shelters, surrounded by landscaping, and noted the importance of the Village's image. He discussed the need for the Village to maintain the special quality that the residents/tourists expect. He discussed the need for functioning bus shelters that are still incorporated into the lushness of the Village. Mr. Rudolph agreed with Mr. Whitman in that the overall goal is Bal Harbour's image. He discussed the need to consider the maintenance of glass, etc. He suggested that the Village take the time to select the right design, without rushing into it. He trusts the judgment of the Board.

Mayor Jean Rosenfield discussed the request from residents for the shelters to be enclosed. She spoke in favor of looking at more designs, but also listening to the residents. She would like the shelters to remain innocuous. She is okay with looking at other options, but noted that the Council has to look at all of the comments, not just one point of view. Mayor Rosenfield appreciated the Board's comments of coming up with something more creative.

Councilwoman Patricia Cohen discussed her vote against accepting Option 3 and discussed the need to add landscaping to the design. She discussed some design ideas. She noted that no municipality has a bus shelter at every stop. She suggested studying the possibility of developing the shelters further and sheltering them with landscaping. Councilwoman Cohen spoke to riders, who discussed the heat of an enclosed shelter. She suggested a compromise to achieve and integrate the shelters into the landscaping.

Mr. Nieda discussed the following design criteria: structural, convenience, glazing, and lighting. He noted that the challenge is to take the function and portray a certain image that is unique, low-key, and elegant.

Mr. Balli noted that glass may not be the best element to prevent rain. He suggested additional study and coming back with better ideas.

A motion was offered by Mr. Balli and seconded by Mr. Cawley to recommend a Continuance of the application to allow the applicant to explore other possibilities. The motion carried (4-0).

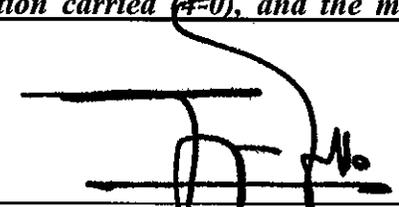
5. OTHER BUSINESS: None.

6. ADJOURN: There being no further business, a motion was offered by Mr. Balli and seconded by Mr. Cawley to adjourn. The motion carried (4-0), and the meeting adjourned at 12:00 p.m.



Attest:


Ellisa L. Horvath, MMC (Village Clerk)


Giorgio Balli, Acting Chairman