

ARCHITECTURAL REVIEW BOARD MINUTES **REGULAR MEETING – FEBRUARY 3, 2010**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, February 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 11:02 a.m. by Chairman James Silvers. The following were present:

James Silvers
Paul Buzinec
Christopher Cawley
Jaime Schapiro¹

Also present:

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

Absent:

Giorgio Balli

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

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

3. APPROVAL OF MINUTES: *A motion was offered by Mr. Buzinec and seconded by Mr. Cawley to approve the minutes from the January 6, 2010 Regular Meeting. The motion carried (3-0).*

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

Mr. Schapiro arrived.

No disclosures were made by the Board.

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

SARA AZOUT – 158 CAMDEN DRIVE: Mr. Nieda reviewed his staff recommendation, which is summarized as follows:

A Final Certificate of Appropriateness is recommended.

Daniel Sorogon, Architect, explained that all of the Board's comments were addressed. He displayed the old and new renovations.

¹ Mr. Schapiro arrived during explanation of the quasi-judicial process, prior to the Hearings.
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Mr. Schapiro noted that Mr. Balli was very much against the fake "ruin" that is part of the design. He agreed with Mr. Balli that the house would look better without the brick/arch element.

Mr. Buzinec agreed with Mr. Schapiro's comment on the brick work and noted that it doesn't integrate with the design.

Mr. Nieda questioned the use of the brick in the rear elevation. Mr. Schapiro is fine with using it in the back, because it cannot be seen.

Mr. Sorogon discussed the owner's request for the brick ruin.

Mr. Schapiro suggested that the rear arches (with the capitals, etc.) be simplified to keep in line with the house. Mr. Sorogon agreed to remove the two columns in the rear.

Mr. Cawley reviewed the landscaping. Mr. Sorogon reported that Cypress trees were added on the sides and Cone Topiary were added between the Cypress trees in the back.

Mr. Cawley questioned the modern architecture being integrated into the existing neighborhood. He discussed the location of the property and suggested adding palms to alleviate heat gain and integrating it into the surroundings. Mr. Sorogon discussed the owner's request to have minimal landscaping.

Yankie Andrusier, neighbor and owner's representative for construction of the house, thinks that the house would fit in and is a beautiful fresh look to the neighborhood.

Mr. Sorogon displayed photos of the surrounding houses that have massive landscaping.

Mr. Cawley discussed the landscaping with Shlomo Khoudari (Sara Azout's husband).

Mr. Sorogon displayed the material board.

A motion was offered by Mr. Buzinec and seconded by Mr. Schapiro to grant a Final Certificate of Appropriateness, subject to the following conditions: remove the ruin in the front, the ruin in the back can remain as a piece of art, and simplify the lines in the back by simplifying the columns in conjunction with the lines of the house.

Mr. Cawley noted that if the "ruin" element is removed then there is a large blank wall, which would change the overall appearance of what is being seen. He discussed the possibility of adding some palms to integrate the portion of the wall better. Mr. Schapiro feels comfortable with leaving the wall blank, for strong architecture.

The motion carried (4-0).

OPHELIA ROCA – 202 BAL BAY DRIVE: Mr. Nieda reviewed his staff recommendation, which is summarized as follows:

A Final Certificate of Appropriateness is recommended, subject to the Board's critique of the proposed pilasters and gate, which may be over

elaborate, and clarification of the gate paint color and finish material of the pilasters.

Daniel Sorogon, Architect, addressed the Board. He displayed a renovation and the color palate. He explained that the gate matches the house, which is elaborate.

Mr. Buzinec questioned how the gate is supported. Mr. Sorogon explained that it's a swinging gate attached to the pillars. He reviewed the plans and the process. He clarified that the pillars are not removable and will be engineered to stay. Mr. Buzinec discussed wind load requirements. Mr. Sorogon agreed that those would be complied with. Mr. Silvers questioned the use of a pre-fabricated footer. Mr. Sorogon clarified that would no longer be used. Mr. Cawley questioned if the fence would be concealed. Mr. Sorogon clarified that it would be concealed with the existing landscaping. Mr. Sorogon discussed the fence being installed for security reasons.

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

HARBOUR HOUSE CONDOMINIUM - 10275 COLLINS

AVENUE: Mr. Nieda reviewed his staff recommendation, which is summarized as follows:

A favorable recommendation is suggested to be presented to the Village Council.

Monica Soler, Harbour House Condominium Representative, explained that the sign would not be illuminated.

A motion was offered by Mr. Buzinec and seconded by Mr. Cawley to recommend approval by the Village Council. The motion carried (4-0).

MORRIS AND SANDRA KAPLAN - 244 BAL BAY DRIVE: Mr.

Nieda reviewed his staff recommendation, which is summarized as follows:

A Continuance is recommended to provide a compliant building design, for the second floor street and side yard setbacks.

Mr. Buzinec discussed the roof height.

Robert John Graboski, Village Architects, reported that the setback of the second floor and the side setback will be reviewed and addressed. He explained that the roof was lower because of the side setback requirement. Mr. Buzinec doesn't think that the roof works with the rest of the house, because it looks squat on top.

Mr. Silvers requested a color rendering, color charts, elevations, etc. He noted that once the other items are addressed, then the project will change. He doesn't think that the roof looks right on the two-story mass. Mr. Graboski questioned if they would be able to go with a higher pitch, to make it look taller. Mr. Nieda is concerned with the roof being shallow, but noted that it is being done to comply with the Code. He agreed that it's not an easy problem to solve. He reported that they also need to connect the garage wall to the gates.

Mr. Buzinec discussed the area looking separate from the house. Mr. Graboski clarified that part of it is separate.

Mr. Silvers explained that they need to resolve the look of the building and comply with the Code. Mr. Nieda suggested that the closet be reduced. Mr. Silvers suggested making the second floor smaller than the first floor, by setting it in, to alleviate the barrack look. Mr. Nieda requested that the actual measurements be shown on the plans and the word "office" be changed to study.

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

5. OTHER BUSINESS:

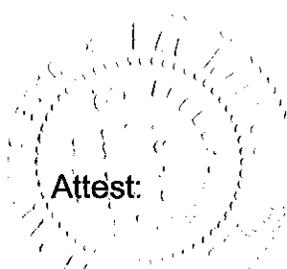
OVERVIEW OF SUNSHINE LAW AND BOARD PROCEDURES

- VILLAGE ATTORNEY JOHANNA LUNDGREN: Ms. Lundgren reviewed the Sunshine Law and the quasi-judicial/legislative process. She clarified that a site visit is considered an ex-parte communication.

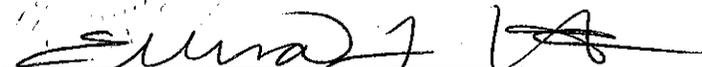
Mr. Silvers suggested an annual visit to the properties that have been approved by the Board.

Mr. Nieda questioned if it's appropriate for the Board members to be authorized to enter the security district. Ms. Lundgren explained that it is permissible, but noted that members must visit the property alone (not with other members) and disclose it at the meeting. Mr. Nieda questioned if he could take a Board member to a property. Ms. Lundgren reported that he could, but clarified that the Board member would have to disclose it. Mr. Nieda questioned if he could discuss items with individual Board members. Ms. Lundgren clarified that he could.

7. ADJOURN: There being no further business, a motion was offered by Mr. Cawley and seconded by Mr. Schapiro to adjourn. The motion carried (4-0), and the meeting adjourned at 12:08 p.m.



Attest:


Ellisa L. Horvath, MMC, Village Clerk


Paul Buzinec, Acting Chairman