

ARCHITECTURAL REVIEW BOARD MINUTES
REGULAR MEETING – MAY 5, 2010

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, May 5, 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 11:09 a.m. by Chairman James Silvers. The following were present:

James Silvers
Giorgio Balli
Paul Buzinec
Christopher Cawley
Jaime Schapiro

Also present:

Daniel Nieda, Building Official
Ellisa L. Horvath, MMC, Village Clerk
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. Buzinec.

3. APPROVAL OF MINUTES: *A motion was offered by Mr. Balli and seconded by Mr. Cawley to approve the minutes from the April 7, 2010 Regular Meeting. The motion carried (5-0).*

4. HEARINGS:

Ms. Lundgren noted that the Bal Harbour Village application was not a quasi-judicial item, since it didn't require a Certificate of Appropriateness and was only a recommendation to the Council or Manager.

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.

ZALMAN LEKACH – 110 CAMDEN DRIVE: This item was discussed later in the meeting, since the applicant was not in attendance.

JOHN GREY MONTGOMERY TRUST – 100 BAL BAY DRIVE: Mr. Nieda reviewed his staff recommendation, which is summarized as follows: a Final Certificate of Appropriateness was recommended.

Mr. Nieda clarified that the property was 100 Bal Bay Drive, not 101 Bal Bay Drive as shown in his report.

Carlos Marti, Architect, addressed the Board.

Mr. Balli spoke in favor of the enhancement to the house. He questioned what the "M" emblem on the wall was made of. Mr. Marti explained that the emblem was an existing appliqué. Mr. Buzinec reviewed the floor plan. Mr. Marti clarified that the new doors/windows were impact-resistant and would match the existing size/style. Mr. Cawley questioned if the landscaping would be maintained. Mr. Marti advised that it would be and explained that only a small portion of the hedge would be removed. Mr. Cawley spoke in favor of the landscaping.

A motion was offered by Mr. Buzinec and seconded by Mr. Balli to grant a Final Certificate of Appropriateness. The motion carried (5-0).

ZALMAN LEKACH – 110 CAMDEN DRIVE: Carlos Hernandez was sworn in by Mrs. Horvath.

Mr. Nieda reviewed his staff recommendation, which is summarized as follows: a Final Certificate of Appropriateness was recommended.

Carlos Hernandez, Contractor, addressed the Board.

Mr. Cawley clarified that the proposal was for a new plaza area and fence. Mr. Hernandez reviewed the project. Mr. Cawley discussed the need for pictures to review the existing property. Mr. Hernandez reported that all of the existing landscaping would remain. Mr. Nieda clarified that the chain link fence would be concealed with plant material. Mr. Cawley discussed the landscaping, which designated large trees. Mr. Silvers thought that the intent was to use Ficus. Mr. Nieda clarified that they would be duplicating the house next door. Mr. Silvers suggested aluminum fencing, instead of chain link fencing, because it would be on an exposed side (on a corner lot). He noted that if the landscaping died, then the fence would be exposed. Mr. Hernandez agreed to use aluminum fencing. Mr. Cawley discussed the white fly issue, which would affect the Ficus. Mr. Hernandez requested direction on the type of landscaping that should be used.

Mr. Balli questioned if the doors and windows would be changed. Mr. Hernandez advised that they would not be. He explained that one double door would be added, which would match the existing one.

Mr. Balli requested pictures of the house. Mr. Hernandez displayed photos of the house on his cell phone (photos are on file with the Clerk) and the house next door. Mr. Balli suggested using bronze aluminum fencing, to match the windows and doors. He noted that the fence would need to be properly obscured (thick, full, and screened), with the plant material to match the neighbor's (Ficus Benjamina Hedge) and to be maintained

properly. Mr. Hernandez was directed to speak to Mr. Nieda regarding a hedge material that would require less maintenance and would be compatible to the Ficus hedge, with similar opaqueness, if so decided by the homeowner/contractor.

A motion was offered by Mr. Cawley and seconded by Mr. Schapiro to grant a Final Certificate of Appropriateness, subject to the following conditions: provide dark bronze aluminum fencing with plant material to obscure the fencing. The motion carried (5-0).

PUBLIC HEARING:

BAL HARBOUR VILLAGE – CROSSWALK AT 96TH STREET & BYRON AVENUE AND CROSSWALK AT COLLINS AVENUE & HARBOUR

WAY: Mr. Nieda reviewed his staff recommendation, which is summarized as follows: the Board is requested to select two colors, one for the crosswalk and one for the border.

Mr. Nieda noted that the crosswalk shown was in the Town of Golden Beach.

Peter Kunen, Craig A. Smith & Associates, explained that the color would be added to the concrete mix. Mr. Cawley questioned if the colors were approved by the Department of Transportation. Mr. Kunen reported that the Village had the authority to select the color. He noted that the project was approved by the Council.

Mr. Buzinec questioned ADA compliance, for stamped concrete. Mr. Kunen explained that the stamping pattern would be adjustable for ADA compliance (they would control the depth to 1/4 inch). He clarified that after removal of the stamped pattern, they would broom finish over it to create more traction. Mr. Kunen discussed the plan to make it more wheelchair/walker compatible. Mr. Silvers discussed women's heels, etc.

Mr. Balli questioned if there should be contrast between the two colors or if there should be compatible shades at different intensity. He suggested that the edge be lighter than the center. Mr. Schapiro suggested a terracotta color. Mr. Balli suggested the Terracotta 5 lbs. color for the interior larger surface. Mr. Schapiro agreed. Mr. Kunen discussed the band of concrete abutting the asphalt to be more durable than if the stamped concrete was abutting the asphalt. Mr. Balli discussed unifying it by having one color, instead of two. He suggested using the Terracotta 5 lbs. color with herringbone and an eight inch wide smooth concrete at the same color, without the soldier course.

A motion was offered by Mr. Balli and seconded by Mr. Cawley to recommend approval of the Terracotta 5 lbs. color, with the edge between the white strip and concrete to be smooth concrete. The motion carried (5-0).

ZALMAN LEKACH – 110 CAMDEN DRIVE: Mr. Nieda reported that the Applicant was also seeking to change the color of the house to Benjamin Moore #1046).

The Applicant was directed to submit an application for the June meeting for the paint color, with pictures of the property and surrounding properties.

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 (5-0), and the meeting adjourned at 12:30 p.m.*



Attest:

A handwritten signature in black ink, appearing to read "Ellisa L. Horvath", is written over a horizontal line.

Ellisa L. Horvath, MMC, Village Clerk

A handwritten signature in black ink, appearing to read "Giorgio Balli", is written over a horizontal line. A long, thin line extends from the top of the signature upwards and to the left, crossing over the "ADJOURN" text.

Giorgio Balli, Acting Chairman