

ARCHITECTURAL REVIEW BOARD MINUTES
REGULAR MEETING – AUGUST 4, 2010

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, August 4, 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 11:05 a.m. by James Silvers, Chairman. The following were present:

James Silvers
Paul Buzinec
Christopher Cawley
Jaime Schapiro

Also present:

Daniel Nieda, Building Official
Ellisa L. Horvath, MMC, Village Clerk
Johanna M. Lundgren, Village Attorney

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. Cawley.

3. APPROVAL OF MINUTES: *A motion was offered by Mr. Buzinec and seconded by Mr. Schapiro to approve the minutes from the June 2, 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. Horyath.

BAY COLONY OF BAL HARBOUR, INC – 290 BAL BAY

DRIVE: Mr. Nieda reviewed his staff recommendation, which is summarized as follows: grant the application for Phase 1A.

Luis LaRosa, Architect, explained that the project received a site plan approval last year but that the project had gone through financial struggle and was divided into Phase 1A and Phase 1B. He reported that in order to become operational they needed to provide accessibility and re-arrange the original parking. He noted that the submitted plan provided an ADA ramp, new parking design, and would allow a Certificate of Occupancy to start operation of the business. He explained that when things improved

then Phase 1B would be provided with all of the features that were previously approved. He added that there was also a phase 2 and 3, which were still committed to as part of the project.

Mr. Buzinec questioned the landscape plan. Mr. LaRosa explained that would be part of Phase 1B. Mr. Buzinec reported that it was not shown. Mr. LaRosa explained that Phase 1B would be the original plans that were approved. Mr. Buzinec noted that there were two ramps (one at 1:12 and one at 1:20). Mr. LaRosa explained that both would be used (1:12 is a ramp and 1:20 is a sloped path). He noted that Phase 1A would use the accessible ramp and would be temporary in order to meet the requirements to receive the Certificate of Occupancy.

Mr. Cawley clarified that they requested two phases (the second phase was approved previously and the first phase would be temporary to allow them to operate). He questioned what the current application request was for. Mr. LaRosa clarified that the submittal was for approval of Phase 1A, for accessibility. Mr. Cawley questioned what would happen if they only did Phase 1A and what the next step would be. Mr. LaRosa explained that once Phase 1A was completed, then they could begin to operate and then start Phase 1B as soon as possible. He clarified that they did not know when Phase 1B would be executed (it could be one to two years).

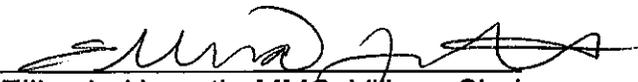
Mr. Nieda explained that approval would be to facilitate the operation, which would be good for the Village versus something that would be paralyzed and vacant. He clarified that the prior approval given by the Board would not expire.

Mr. Schapiro spoke in favor of approving the Applicant. Mr. Silvers agreed.

A motion was offered by Mr. Buzinec and seconded by Mr. Schapiro to grant a Final Certificate of Appropriateness for Phase 1A. The motion carried (4-0).

5. 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 11:22 a.m.*

Attest:


Ellisa L. Horvath, MMC, Village Clerk


James Silvers, Chairman