

ARCHITECTURAL REVIEW BOARD MINUTES **REGULAR MEETING - OCTOBER 6, 2010**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, October 6, 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 11:07 a.m. by James Silvers, Chairman. 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. Buzinec and seconded by Mr. Schapiro to approve the minutes from the September 1, 2010 Regular Meeting. The motion carried (5-0).*

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.

BALMORAL CONDOMINIUM ASSOCIATION - 9801

COLLINS AVENUE: Mr. Nieda reviewed his staff recommendation. A Final Certificate of Appropriateness was recommended.

Miros Scheib, Architect, explained the problems with security entering and exiting the garage. He noted that the existing arm would be relocated, to be used in conjunction with the security booth.

Mr. Balli questioned if the concrete base was for strength and leveling. Mr. Scheib advised that it was and explained that it would be flat with the ground with the pavers. He noted that it may require a 4" step at the most, once it was put in. He added that the ramps were very gentle. Mr. Balli questioned if the concrete would be colored. Mr. Scheib reported that it would be the concrete color, since the entire area was concrete.

He wasn't sure about anchoring, but noted that the booth had project approval to meet the County's hurricane standards. He clarified that the booth used would be square, not rounded as the drawing showed, and would be placed between the two ramps going to the garage. Mr. Scheib explained that the booth could be seen from the street, but was 200 feet from the property line.

Mr. Silvers suggested that there be a raised curb on the north side, to avoid drivers from hitting the building. Mr. Nieda agreed and also suggested that the booth be one step up. Mr. Schapiro clarified that it would need to comply with ADA. He suggested taking a part of the driveway and curbing it up so a wheelchair could access it.

Mr. Cawley questioned why the booth wasn't located to the northern most property line, to avoid having to roll down the passenger window. Mr. Scheib explained that was discussed. The Board discussed ingress/egress and delivery, etc.

Pete Soler, Balmoral Manger, explained that it was for the service area.

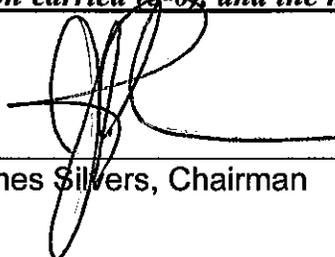
Mr. Buzinec reviewed the manufacturer drawings showing an air conditioner on the roof. Mr. Scheib agreed that was where it would be placed.

Mr. Scheib explained that the booth could be a custom color. Mr. Soler added that it could be painted the same beige color as the building.

Mr. Nieda discussed the bollards and suggested using a detached curb in the area that would be flush. Mr. Silvers also suggested a low planter to provide the booth with protection.

A motion was offered by Mr. Balli and seconded by Mr. Cawley to approve a Final Certificate of Appropriateness, subject to the following conditions: include a planter in the front with a half-round curb (according to the sketch provided by the Board), paint the roof to match the color of the building, and paint the bollards on the back side to match the color of the building. The motion carried (5-0).

5. ADJOURN: There being no further business, **a motion was offered by Mr. Schapiro and seconded by Mr. Buzinec to adjourn. The motion carried (5-0), and the meeting adjourned at 11:30 a.m.**


James Silvers, Chairman

Attest:


Ellisa L. Horvath, MMC, Village Clerk