ARCHITECTURAL REVIEW BOARD MINUTES
REGULAR MEETING – NOVEMBER 3, 2010

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, November 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 11:06 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. Balli and seconded by Mr. Cawley to approve the minutes from the October 6, 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 hearings were sworn in by Mrs. Horvath.

DANIEL COHEN – 241 BAL CROSS DRIVE: Mr. Nieda reviewed his staff recommendation. A Final Certificate of Appropriateness was recommended.

David Lawrence, Architect, addressed the Board.

Mr. Balli questioned the material and shape of screening for the a/c condensing units, since they were not shown on the elevations. Mr. Lawrence reported the screening material would be Ficus. Mr. Cawley questioned why the a/c units were located in the front yard instead of the side. Mr. Lawrence explained that the Code excluded the units from being in the side yard setbacks. He noted that most of the units were in the back with the pool equipment. Mr. Nieda reported that it was okay for them to be placed in front, as long as they were screened properly. Mr. Balli voiced concern that the

landscape screening could be destroyed by a storm, etc. Mr. Lawrence agreed that a masonry wall could be used.

Daniel Cohen, Owner, agreed that the units could be moved to the back yard if needed.

Mr. Balli complimented the house. He suggested adding something with balusters, etc. to screen the units. Mr. Nieda voiced concern that it would then become a fence. He suggested that there may be room on the opposite side of the pool.

Mr. Lawrence agreed to move the a/c units that were located in the front to the rear yard.

The Board discussed the return in the garage. Mr. Lawrence clarified that the return would be properly ducted. Mr. Balli discussed not having a partition wall, since the units needed to be accessed for service.

Mr. Cawley spoke in favor of the landscaping plan.

A motion was offered by Mr. Buzinec and seconded by Mr. Balli to approve a Final Certificate of Appropriateness, subject to the following conditions: move the a/c units located in the front yard to the back. The motion carried (5-0).

9701 COLLINS AVENUE, LLC – 9701 COLLINS AVENUE:

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

Carter McDowell, Bilzin Sumberg, explained that the current sales office was in Bay Harbor, but noted that the purchasers would like to see the actual site. He discussed the importance to have all of the activity on site now, since the heavy construction had been completed. He reported an expected temporary certificate of occupancy in December 2011.

Bill Eager, EGS2 and Sieger Suarez, explained the project.

Mr. Balli requested clarification on the handicap access. Mr. Eager explained the parking attendant's role, which would restrict access, and noted that the golf cart was wheelchair accessible. He reported that everything was white, except the logo, which would be in black. He added that the roof was curved and did not have a parapet.

Mr. Schapiro suggested something better for the image of the project. He thought that the project needed more creativity on the front facade. He didn't think that it reflected what the project wanted to sell and the trailer was just a shelf item. Mr. Schapiro thought that the landscaping was beautiful, but that the trailer needed more work. Mr. Balli agreed. He suggested a facade for the trailer.

Mr. McDowell noted that the height was restricted, but agreed to work with the Board and Mr. Nieda. He requested that the office be up in the next 30-60 days, if possible.

Mr. Schapiro suggested reviewing the proposal for a facade at the next meeting. He suggested approving the site plan and the Applicant coming back with a facade design. Mr. McDowell agreed. Mr. Balli requested that the facade include some elements of the building. Mr. Schapiro agreed and discussed the importance of the site. Mr. Eager and Mr. McDowell agreed that the request could be addressed. Mr. Silvers suggested including a water feature point. Mr. McDowell requested approval to move forward. Mr. Balli suggested approval of the site plan and the Applicant moving forward with a facade design.

A motion was offered by Mr. Balli and seconded by Mr. Buzinec to approve a Continuance of the Final Certificate of Appropriateness, subject to the following conditions: approval was given to the site plan for the sales office with the note that the Applicant come back in December to show an improvement of the elevation in front of the sales office. The motion carried (5-0).

OTHER BUSINESS: None.

5. ADJOURN: There being no further business, ***a motion was offered by Mr. Cawley and seconded by Mr. Schapiro to adjourn. The motion carried (5-0), and the meeting adjourned at 11:40 a.m.***

James Silvers, Chairman

Attest:

Ellisa L. Horvath, MMC, Village Clerk