

## **ARCHITECTURAL REVIEW BOARD MINUTES** **REGULAR MEETING – DECEMBER 1, 2010**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, December 1, 2010, in the Bal Harbour Village Hall Council Chambers (655 – 96<sup>th</sup> Street, Bal Harbour, Florida).

**1. CALL TO ORDER/ROLL CALL:** The meeting was called to order at 11:12 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. Buzinec.

**3. APPROVAL OF MINUTES:** *A motion was offered by Mr. Buzinec and seconded by Mr. Schapiro to approve the minutes from the November 3, 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 hearings were sworn in by Mrs. Horvath.

### **9701 COLLINS AVENUE, LLC – 9701 COLLINS AVENUE:**

The Applicant requested approval for a temporary modular sales office, previously presented to the Board on November 3, 2010. Mr. Nieda reviewed his report and recommended a Final Certificate of Appropriateness.

***Carter McDowell, Bilzin Sumberg Baena Price & Axelrod LLP – Applicant's Attorney,*** addressed the Board.

***Bill Eager, EGS2 and Sieger Suarez Architectural Partnership,*** reviewed the plans and displayed the materials to be used. He explained that the facade was designed in the style of the building and project behind it. He reviewed the landscaping plans. He

explained that the north and south sides of the trailer would not be visible from the street, due to the landscaping hedge that would be the height of the roof.

Mr. Schapiro noted that it was a great improvement that reflected the quality of the building. He suggested using the same color for the backing. Mr. Eager agreed to do so. He reported that the hedge would cover the full height, so it would be a façade, with green landscaping around it. Mr. Cawley and Mr. Silvers spoke in favor of the plans.

**A motion was offered by Mr. Cawley and seconded by Mr. Buzinec to approve a Final Certificate of Appropriateness, subject to the following condition: add a backing to the modular office (with wood) to extend the facade. The motion carried (4-0).**

**INFINITY BAL BAY DR. LLC – 66 BAL BAY DRIVE:** The Applicant requested approval for a new two story residence, with 7,698 square feet of air conditioned building area. Mr. Nieda reviewed his report and recommended a Final Certificate of Appropriateness, conditional to an appropriate resolution to the landscape design issues (plant quantities appeared to be deficient in proportion to the 20,509 square foot lot and a pending plant disposition plan would be presented to the Board at the hearing).

**Jorge Esteban, Architect,** reviewed the plans. He distributed and reviewed a disposition tree site plan (Sheet A-9).

Mr. Buzinec noted concern that the front elevation seemed to have two entrances, since the doors to the right (dining room) seemed like another entrance that was competing. Mr. Esteban didn't think it would read as a second entrance once the landscaping, etc. was completed. Mr. Buzinec suggested removing the arches from the top, so that they looked more like the doors/windows above. Mr. Esteban liked the arches and explained that those doors were set behind the arch 8 to 10 feet. He added that the main entrance stood out, since it was much higher. He clarified that the main door would be solid wood and the other doors would be glass. Mr. Esteban offered to remove the secondary arches and leave the main arches. Mr. Schapiro didn't see a problem, since the main door was recessed, would create a shadow, and was a different element. Mr. Silvers agreed.

Mr. Silvers pointed out that the arches on the south side were not true arches. Mr. Esteban explained that he tried to create a Mediterranean design, while maximizing the view. Mr. Silvers suggested that it be elaborated more and the detail from the second floor and garage be repeated. Mr. Esteban agreed to the change and would also do the same thing on the south side covered area.

Mr. Cawley reviewed the landscaping and tree disposition plans. Mr. Esteban explained that when he submitted for the demolition permit, DERM (Department of Environmental Resources Management) required a tree survey and disposition plan, but he didn't have the time to combine the landscaping and tree disposition plans. He clarified that the palms would be relocated. Mr. Cawley noted that the landscaping plans would not meet the mitigation requirements for DERM and that additional landscaping would be required. Mr. Esteban advised that he would combine the two plans and add anything,

etc. to meet the requirements. Mr. Cawley noted that his comments would be based on the landscaping plan submitted, with the understanding that the two plans would be combined.

Mr. Cawley suggested some simple planting adjacent to the front wall, along the right-of-way. Mr. Nieda reported that palm trees would be consistent with what had been done throughout the Village. Mr. Esteban noted that stepping stones would be provided to the driveway, instead of just a grass pathway. Mr. Nieda clarified that they needed to be stepping stones and not a sidewalk.

Mr. Cawley liked the overall design and discussed the plant material on the side, which was a special Ficus. Mr. Nieda questioned if it was resistant to white fly. Mr. Esteban thought that it was but would look into it. Mr. Cawley requested that if it was not resistant that a native hedge be planted along the property lines. He also requested that a palm be placed between the small trees. Mr. Esteban would relocate some of the palms and add some as needed. Mr. Cawley noted that the plantings were a little under-sized. Mr. Nieda noted that the pool area was barren and suggested that planting be added. Mr. Cawley agreed that some planters, etc. needed to be added. Mr. Esteban agreed to look at softening that area.

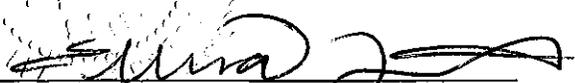
Mr. Cawley offered to work with the Building Official to review the plans along the way. Mr. Nieda agreed that Mr. Cawley could review the landscaping before the plans were signed off on.

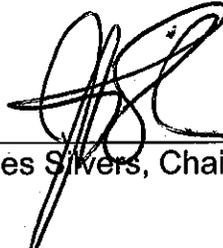
*A motion was offered by Mr. Cawley and seconded by Mr. Schapiro to approve a Final Certificate of Appropriateness, subject to the following conditions: address the landscaping comments provided by Mr. Cawley (provide a plan that combined the tree mitigation removal/relocation information with the landscape plan, add some landscaping improvements to the front right-of-way and front wall, add plant material to the rear area and pool deck area, and have Mr. Cawley review the plans during the construction documentation phase) and flatten the arches (add an arch over the west and south elevations to match the flat design openings similar to the garage opening). The motion carried (4-0).*

**5. OTHER BUSINESS:** None.

**6. ADJOURN:** There being no further business, *a motion was offered by Mr. Buzinec and seconded by Mr. Schapiro to adjourn. The motion carried (4-0), and the meeting adjourned at 11:52 a.m.*

Attest:

  
Elisa L. Horvath, MMCC Village Clerk

  
James Silvers, Chairman