

ARCHITECTURAL REVIEW BOARD MINUTES
REGULAR MEETING – JUNE 1, 2011

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, June 1, 2011, 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 Paul Buzinec, Acting Chairman. The following were present:

Giorgio Balli
Paul Buzinec
Christopher Cawley
Jaime Schapiro¹

Also present:

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

Absent:

James Silvers

As a quorum was determined to be present, the meeting commenced.

2. PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Board.

Mr. Schapiro arrived.

3. APPROVAL OF MINUTES: *A motion was offered by Mr. Balli and seconded by Mr. Cawley to approve the minutes from the April 6, 2011 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.

MARTA WASERSTEIN AND TRACI WASERSTEIN – 143

BALFOUR DRIVE: The Applicant requested approval for a new 3,485 square foot one story residence, in the R-2 Residential District, where the existing residence would be demolished. Mr. Nieda reviewed his report and recommended a Continuance, since the design scheme required further study and refinement.

Lorna Jaquiss, General Contractor, 4925 Collins Avenue, noted that the deficiencies had been addressed. She explained that a landscape architect would be hired, if needed.

¹ Mr. Schapiro arrived during approval of the minutes.

Ms. Jaquiss reported that there were two architects in their group that could sign the plans. Mr. Buzinec questioned why an architect didn't sign the plans, instead of an engineer. Ms. Jaquiss explained that they were trying to provide the conceptual plans first, in order to meet the Board's deadline, and an architect would take longer to seal the plans. She clarified that a civil engineer had sealed the plans, which the Building Code allowed. She explained that the Engineer would address all of the issues that applied to him, during the building permit phase. Mr. Nieda agreed that the State did allow an engineer to prepare plans for a single family home and the Village didn't have an ordinance that superseded that. Mr. Schapiro noted that if an Architect had been used from the beginning, then the issues would have been resolved. Ms. Jaquiss discussed the cantilevered trellis. Mr. Nieda explained that the architectural issues were not being addressed, the drawings were not to scale, and the proportions were not right, which were fundamental issues that an architect would see right away. He discussed the discrepancy between the concept and the drawings. He discussed the window headers, at six feet. He explained the role of the Board and the need for the plans to be detailed enough for the Board to review/approve.

The Board explained that many of their questions were not being answered. Mr. Buzinec discussed the need to have scuppers, by Building Code, which would affect the design. He added that the roof terrace also needed to be drained. Ms. Jaquiss discussed the concept of a green room. She clarified that she thought the Board was only for conceptual review. Mr. Schapiro did not think that the facade was attractive. Mr. Buzinec noted that there were differences from one elevation to another. He added that the soffit line didn't carry around the building.

Mr. Balli recommended that an architect be hired, because that person would speak the same language for code and design requirements. He thought that aesthetically it was a poorly designed project. He explained that they were actually losing time by trying to rush things and the project was far from being approved. Ms. Jaquiss questioned if the Board was suggesting that the design of the home be changed. Mr. Buzinec noted that they were not suggesting that, but explained that an architect sympathetic to design would be helpful. He clarified that the project was disjointed from one elevation to another, which made it difficult for the Board to understand.

Mr. Cawley noted that it was difficult to understand the drawings and the landscape plan. He clarified that there wasn't enough information to be able to judge what was occurring. He suggested that a landscape architect be used, to integrate the site into the surroundings. He noted that the design was not coming through in the drawings.

Mr. Nieda questioned if the pavers were being extended to the curb line. He also noted that the gate needed to be re-studied.

A motion was offered by Mr. Balli and seconded by Mr. Schapiro to approve a Continuance. The motion carried (4-0).

GUIDO FRAIMAN AND CIPORA FRAIMAN - 135 BISCAY

DRIVE: The Applicant requested approval for a two story addition (235 square feet on the first floor and 674 square feet on the second floor) to an existing residence. Mr. Nieda reviewed his report and recommended a Continuance, since the design needed further study and resolution of various deficiencies noted in the report.

Mr. Buzinec questioned if front entry garages are allowed. Mr. Nieda explained that it depended on whether or not the project exceeded 50 percent. Mr. Andrusier explained that it did not exceed that amount. Mr. Nieda explained that they needed to look at the design in terms of not exceeding 50 percent. He noted that if it exceeded 50 percent, then the garage could not be in the front. He added that if the house had a flat roof then one could be added, but if not, then it would exceed the 50 percent rule and could not be done.

Yankie Andrusier, Owner's Representative, explained that they may not go above the 50 percent, but they wanted to put a hedge in front of the garage to screen it anyway. He reported that the flat roof was an extension. He felt that Mr. Nieda's comments had been addressed.

Kenneth Hubbs, Architect – JAM Associates Architects & Engineers, distributed the certificate of elevation and new renovation/addition drawings.

Mr. Nieda reported that the elevation was shown at 8.2 feet, so it was in compliance. Mr. Buzinec discussed the perimeter walls shown on the plans. Mr. Hubbs explained that the foyer was pushed forward and they were taking out the cabana in the back. He explained that the entire second floor would be the addition. He clarified that the roof would be a flat terrace and there was not an existing flat roof.

Mr. Nieda reviewed A-4 and clarified that area was a sloped roof. Mr. Hubbs agreed. Mr. Nieda questioned if there was an existing flat roof. Mr. Hubbs advised that there was not. Mr. Nieda explained that they could not have a flat roof unless it was a terrace. He requested pictures of the existing residence. Mr. Hubbs explained that was shown in the distributed new drawings. He questioned the need for a sloped roof. Mr. Nieda explained that the Code required it and it was an appearance issue.

Mr. Andrusier explained that they were trying to add a modern look to the neighborhood, since people were tired of the Mediterranean look. He discussed the flat roof at 158 Camden and other homes. Mr. Nieda clarified that a flat roof that wasn't a terrace was not allowed. Mr. Balli thought that the project was nice, but explained that the Code did not allow the Board to approve it, due to the flat roof.

Mr. Hubbs discussed creating a parapet on top of the garage. Mr. Balli explained that the parapet would need to be the right slope. Mr. Hubbs noted that it wouldn't look the same. Mr. Balli encouraged the Applicant to be creative and come up with solutions to allow the concept to be there. Mr. Schapiro noted that the only way of doing it would be to have the second roof as a terrace also and put a terrace on top of the garage. Mr. Nieda explained that the Code didn't stipulate how much of the roof area could be a terrace, but they could not have 100 percent of the roof as a terrace.

Mr. Andrusier questioned if there was any way to have a flat roof. Mr. Balli explained that the Code would need to be changed. Mr. Hubbs discussed another client that he had who also wanted an art deco flat roof. Mrs. Horvath explained that the Village Council would need to be addressed regarding changing the Code.

Mr. Nieda noted that once the roofs were removed then the project would be past the 50 percent amount and the garage could not be facing the front.

Mr. Cawley spoke in favor of a minimal scheme, but requested that the landscape plans be developed further and suggested hiring a landscape architect to do so. He suggested using green instead of gravel, etc.

Mr. Balli explained that the Board needed to see the plans again, once the corrections were made.

Mr. Nieda explained that a terrace or combination of sloped roofs or parapets was needed. He noted that they needed to show how they would solve the problem. He added that the garage needed to be on the side.

A motion was offered by Mr. Balli and seconded by Mr. Cawley to approve a Continuance. The motion carried (4-0).

5. VILLAGE ATTORNEY'S REPORT: Ms. Lundgren reviewed her report regarding the Board's and Village's ability to require that plans submitted to the Board be signed by a licensed architect. She reported that since the State Statute allowed plans to be signed and sealed by licensed engineers, the Village could not prohibit it or require that plans for a single family residence be submitted by a licensed architect.

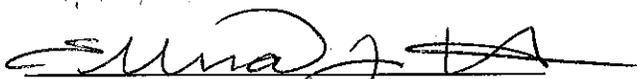
Mr. Nieda discussed issues with allowing contractors, etc. to sign the plans. Ms. Lundgren clarified that the Board couldn't require it, but could suggest that an architect sign the plans, etc. The Board discussed their frustrations when an architect didn't present the plans. Ms. Lundgren explained that the Board could express that in order for the meeting to be productive that the Board suggested that an architect present/prepare the plans.

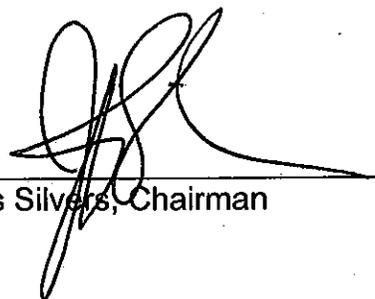
6. OTHER BUSINESS: None.

7. ADJOURN: There being no further business, *a motion was offered by Mr. Cawley and seconded by Mr. Balli to adjourn. The motion carried (4-0), and the meeting adjourned at 12:17 p.m.*



Attest:


Ellisa L. Horvath, MMC, Village Clerk


James Silvers, Chairman