

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**REGULAR MEETING – JULY 6, 2011**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, July 6, 2011, 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 11:21 a.m. by Paul Buzinec, Acting Chairman. The following were present:

Giorgio Balli  
Paul Buzinec  
Christopher Cawley  
James Silvers

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 the Board.

**3. APPROVAL OF MINUTES:** *A motion was offered by Mr. Balli and seconded by Mr. Cawley to approve the minutes from the June 1, 2011 Regular Meeting. The motion carried (3-0).*

**4. HEARINGS:** Ms. Lundgren explained the procedures for the quasi-judicial process.

Mr. Silvers arrived.

No disclosures were made by the Board.

Mrs. Horvath reported that although Jaime Schapiro was listed as a Boardmember on the Agenda, he had resigned from the Board prior to the meeting (on June 29, 2011), in order to represent his client.

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 the re-submittal of a new 3,918 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 Final Certificate of Appropriateness.

***Matt Peterson, Owner - Peterson Design Co.,*** addressed the board. Rita Yun Kao, Architect, was also in attendance.

Mr. Silvers and Mr. Buzinec requested a roof plan.

Mr. Nieda noted that the elevation showed a parapet, with two terraces. Mr. Peterson explained that it was a MIMO style house. Mr. Balli noted that the design was too flat in the front and suggested breaking the facade, to alleviate such a plain look. Mr. Peterson explained that the entrance was set back 15 feet from the front elevation, which created depth. Mr. Balli was okay with the central volume, but noted that the rest of the bedrooms were lined up and didn't create a pleasant view. He suggested breaking the facade up, to avoid the monotony. Mr. Silvers suggested taking advantage of different roof heights. Mr. Peterson explained that the Owner didn't want to maximize the total square footage of the house.

Mr. Silvers explained that the Board wanted the Architect to express the design the same way as the building that they were trying to imitate (as shown in the black/white photo on the presentation board). Mr. Peterson explained that they were only trying to create certain elements of that building. Mr. Silvers liked the building that they were trying to imitate, but not the design that they presented.

Mr. Balli thought that there was plenty of room to articulate the elevation more, as a whole. He noted that currently the center piece was the only interesting portion of the design.

Mr. Peterson explained that there was a layering affect of the landscaping, to break up some of the volume, which wasn't shown on the drawings. Mr. Silvers didn't think that the Alexander Palms would be strong enough for a big impact.

The Board spoke against the use of pictures from other designs representing what they were doing. Mr. Silvers was concerned about the lack of dramatic effect in the design.

Mr. Cawley noted that there was no difference between the landscaping plan presented this time and the one presented before, so the landscaping comments had not been addressed. He discussed concerns regarding relocating the large Ficus tree to a smaller area in the front, which would then also hide the main architectural feature of the house. Mr. Peterson explained that the tree would provide privacy to the main section and would be well lit for a dramatic effect. Mr. Cawley requested that the drawings be more detailed.

Mr. Balli thought that the plan was lacking good design, balance, etc. He requested that the deficiencies be corrected and a nicer renovation be provided.

Mr. Cawley discussed the difficulty in understanding the plans. He didn't think that a tree that size could be relocated realistically. He noted that since the architectural style was apparent, then creating a minimal landscaping plan that worked would be easy.

**A motion was offered by Mr. Balli and seconded by Mr. Buzinec to approve a Continuance.**

Mr. Nieda clarified that the two lower volumes needed to be more dramatic. Mr. Balli added that there was not enough articulation between the central portion, with the other portions. He noted that although the central portion was the best portion, it didn't

necessarily mean that it was ideal. Mr. Nieda clarified that the Board would like more articulation, as shown in the black/white photo on the presentation board.

The motion carried (4-0).

### **GUIDO FRAMAN AND CIPORA FRAMAN – 135 BISCAY**

**DRIVE:** The Applicant requested approval for the re-submittal of 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.

***Kenneth Hubbs, Architect – JAM Associates Architects & Engineers***, distributed new drawings, which addressed Mr. Nieda's comments.

Mr. Silvers suggested that a shower be added to the upstairs bathroom.

A motion was offered by Mr. Buzinec and seconded by Mr. Balli to approve a Final Certificate of Appropriateness.

Mr. Cawley reviewed the landscaping.

Mr. Balli noted that the driveway layout was different on plan than shown on the rendering. Mr. Hubbs clarified that they would keep the same shape, but that the driveway would be pavers and grass (rendering showed a solid paver area).

Mr. Silvers questioned the pool. Mr. Hubbs explained that the pool would be submitted under a separate approval process.

Mr. Cawley recommended that low ground cover be used directly in front of the house, instead of just grass going up to it.

The motion carried (4-0).

### **EUGENE J. HOWARD TRS REM ELIZABETH BROWN – 126**

**BAL CROSS DRIVE:** The Applicant requested approval for a substantial improvement (refurbished with a new second floor to generate 5,483 square feet of new air conditioned building area) to an existing one-story residence, in the R-2 Single Family Residential District. Mr. Nieda reviewed his report and recommended a Continuance.

***Murray Brown, husband of Elizabeth Brown***, addressed the Board.

Mr. Silvers questioned access to the second bathroom urinal. Mr. Brown explained that access was through the shower, which was huge. He added that the second bathroom would not be used 90 percent of the time.

Mr. Balli questioned the color of the keystone. Mr. Nieda requested that a complete color palate be submitted. Mr. Brown reported that the keystone would be in its natural color. He described the pattern of the keystone. Mr. Balli requested that the color and pattern of the keystone be shown.

Mr. Brown reported that the existing landscaping would be maintained. Mr. Nieda requested that be designated on the plans. Mr. Nieda questioned how the ceiling height would be addressed, since the floor height would be raised by thirteen inches. Mr. Brown explained that the ceilings were extremely high, so there would be plenty of space. Mr. Nieda requested that to be designated on the plans, as well as the windows. Mr. Brown reported that the windows would also be raised thirteen inches.

Mr. Buzinec requested that the windows address the egress Code requirements.

Mr. Brown reviewed that he would provide a more detailed landscape plan, more detailed plans on the floor/ceiling/window heights, and a color palate.

*A motion was offered by Mr. Buzinec and seconded by Mr. Balli to approve a Final Certificate of Appropriateness, with the condition that the Applicant meet with Mr. Nieda and address the concerns, as outlined in Mr. Nieda's report, to the Building Official's satisfaction. The motion carried (4-0).*

### **ABRAHAM AND MONIQUE GILINSKI – 228 PARK DRIVE:**

The Applicant requested approval for a new 6,752 square foot two-story residence, in the R-2 Residential District, with the existing residence to be demolished. Mr. Nieda reviewed his report and recommended a Final Certificate of Appropriateness, subject to the correction in the construction documents of two minor deficiencies.

**Jaime Schapiro, Architect**, addressed the Board. He reviewed the project and explained that the two deficiencies had been corrected.

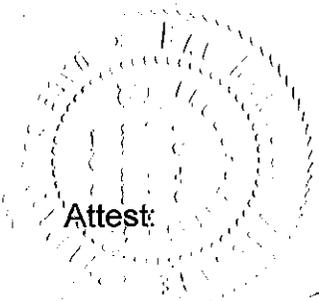
Mr. Nieda thanked Mr. Schapiro for his years of service on the Board. Mr. Silvers noted that it was a tremendous loss to the Board that Mr. Schapiro had to resign, in order to present the project. Ms. Lundgren explained that the Miami-Dade County Code of Ethics did not allow quasi-judicial Boardmembers to present projects to their own Boards. She added that the Architectural Review Board was considered a quasi-judicial Board. Mr. Balli discussed changing the nature of the Architectural Review Board, so that it would be considered an advisory, not quasi-judicial, Board. Ms. Lundgren explained that would have to be a legislative change. Mr. Balli thought that it was an injustice that Mr. Schapiro had to resign. Mr. Cawley agreed.

The Board requested that the Village consider changing the Code for the Architectural Review Board to serve as an Advisory Board, thus allowing Board members to present projects to the Board.

*A motion was offered by Mr. Balli and seconded by Mr. Buzinec to approve a Final Certificate of Appropriateness. The motion carried (4-0).*

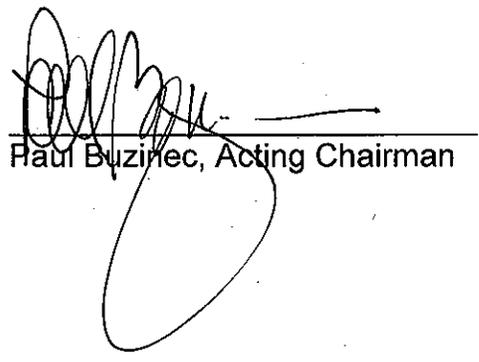
**5. OTHER BUSINESS:** Mr. Cawley discussed the difficulty in reviewing incomplete drawings and suggested that a minimal standard for drawings be requested for submittals to the Board. Ms. Lundgren clarified that such a list would be given to the applicants. *It was the consensus of the Board for Mr. Cawley to create a general list, for review by the Board at the next meeting.*

**6. ADJOURN:** There being no further business, a motion was offered by Mr. Buzinec and seconded by Mr. Balli to adjourn. The motion carried (4-0), and the meeting adjourned at 1:07 p.m.



Attest:

  
Ellisa L. Horvath, MMC, Village Clerk

  
Paul Buzinec, Acting Chairman