

ARCHITECTURAL REVIEW BOARD MINUTES **REGULAR MEETING – NOVEMBER 2, 2011**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, November 2, 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 11:07 a.m. by Paul Buzinec, Acting Chairman. The following were present:

James Silvers¹
Giorgio Balli
Paul Buzinec
Christopher Cawley

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 September 7, 2011 Regular Meeting. The motion carried (3-0).*

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.

55 BAL BAY TRUST – 55 BAL BAY DRIVE: The Applicant requested approval to delete the pool, deck, and detached guest quarters originally approved with the principal residence, as well as approval of an enhanced landscaping plan. Mr. Nieda reviewed his report and recommended a Final Certificate of Appropriateness.

Yankie Andrusier, Owner's Representative, explained that the landscaping was enhanced and the guest house and pool were removed, due to budget issues.

Mr. Balli questioned if the Applicant would need approval again if they decided to put the guest house and pool in. Mr. Nieda didn't think so, since approval had already been given.

Mr. Cawley spoke in favor of the landscaping.

¹ Mr. Silvers arrived during the Finvarb Application.

Oren Kotal, Lush Life – Landscape Architects, addressed the Board.

A motion was offered by Mr. Balli and seconded by Mr. Cawley to approve a Final Certificate of Appropriateness. The motion carried (3-0).

JEROME AND DEBBIE FALIC – 209 BAL BAY DRIVE: The Applicant requested approval for an 872 square foot second floor addition (for a yoga and gym room), to an existing two story residence (for a total 8,571 square foot residence). Mr. Nieda reviewed his report and recommended a Final Certificate of Appropriateness. He noted that the color palate had been submitted.

Robert John Graboski, Architect – Village Architects of Key Biscayne, Inc., addressed the Board.

A motion was offered by Mr. Cawley and seconded by Mr. Balli to approve a Final Certificate of Appropriateness. The motion carried (3-0).

RONALD AND LAURA FINVARB – 73 BAL BAY DRIVE: The Applicant requested approval for an 857 square foot second floor addition, to an existing 3,525 square foot single story residence. Mr. Nieda reviewed his report and recommended a Final Certificate of Appropriateness, subject to submittal of a construction estimate and material/color palate for the Building Official's records.

Mr. Silvers arrived.

Robert John Graboski, Architect – Village Architects of Key Biscayne, Inc., addressed the Board. He reported that the material palate had been included and the color would match the existing.

Mr. Balli suggested that the pitch of the top portion of the roof be changed, to have a cone instead of a flat line. He questioned if the height limitations affected that. Mr. Graboski explained that the dormer would be lost, if they did that. Mr. Balli questioned if it could be smaller. Mr. Graboski discussed reasons for the arch design, with the flat line behind it, which was repetitive of the rest of the house.

Mr. Buzinec discussed the roof outside the bay window. Mr. Graboski explained. Mr. Silvers questioned if the slope of the existing roof was used. Mr. Graboski advised that it was.

Mr. Balli questioned the drainage for the front entry and rain gutters. Mr. Graboski explained that there weren't any gutters, but that hadn't been an issue.

Mr. Silvers questioned where the spiral staircase went. Mr. Graboski explained that it led to an attic space. Mr. Silvers requested that be shown on the plans. Mr. Graboski clarified that it was shown on the roof plan. He clarified that there wasn't a vaulted ceiling in the bedroom and fixed windows would be used in the attic, which would only be used for storage. Mr. Silvers questioned if that area would be viewed as a floor or an attic. The Board discussed whether or not it was an attic or a livable space. Mr. Graboski explained.

Mr. Buzinec spoke in favor of the overall look, but thought that the window at the roof seemed too big and suggested that it be lowered. Mr. Graboski agreed that it could be lowered. Mr. Buzinec also suggested that the frame be enhanced, since it looked light. Mr. Graboski agreed that could be done.

Mr. Nieda requested an estimate in a formal format.

A motion was offered by Mr. Balli for a Continuance, to address the issues brought up. Mr. Balli withdrew his motion.

Mr. Nieda reminded the Board that he had the color palate.

A motion was offered by Mr. Balli and seconded by Mr. Silvers to approve a Final Certificate of Appropriateness, subject to the following conditions: reduce the dormer size and provide the construction estimate in the format requested by the Building Official. The motion carried (4-0).

MARTA WASERSTEIN AND TRACI WASERSTEIN - 143

BALFOUR DRIVE: The Applicant requested approval for a new 6,828 square foot two story home, with the existing home to be demolished. Mr. Nieda reviewed his report and recommended a Final Certificate of Appropriateness, subject to submission of the following clarifications at the building permit phase: 1.) provide site grading with graded profiles and swale area tabulations for proper water runoff retention and 2.) detail the pilasters and gates and 3.) provide compliant pool safety safeguards.

Matt Peterson, Peterson Design Co., explained the project.

Mr. Silvers discussed the roofs and minimal amount of back yard space. Mr. Buzinec discussed the improvements. Mr. Silvers discussed the pool and suggested that it be longer, to become a water feature for the whole house. Mr. Peterson requested that the Board approve the pool that was submitted, since the yard was limited and he didn't want the pool to take up the entire yard.

Mr. Buzinec pointed out that the southwest bedroom had alot of glass and suggested that it be treated the same as the other rooms, with the gray tinting. He discussed concern about the heat gain in that bedroom.

Mr. Silvers discussed using the corner as a patio area. Mr. Nieda discussed the problems with the setbacks on a corner lot.

Mr. Silvers discussed a larger pool. Mr. Peterson discussed costs etc. for a larger pool and the client's desire for a smaller pool.

Mr. Balli discussed the stairs.

Mr. Nieda discussed the need to address screening the pool with gates.

Mr. Cawley clarified that it was the same landscape plan, with additional pictures and renderings. He understood that it was a minimal design, but he felt that it had been taken to the extreme. He discussed the lack of low landscaping in the south elevation.

Mr. Nieda reported that the landscaping only needed to meet the minimum County Code requirements. He suggested that Mr. Cawley look at the drawings at the permitting phase.

Mr. Balli questioned how the roof would be drained. Mr. Peterson reviewed the roof plan. Mr. Balli requested that scuppers be shown on the elevation.

Mr. Cawley suggested that the project would benefit with more palms, to help transition the home into the existing area. He discussed the use of more palms in the perimeter of the hedge and the need for vegetation for privacy issues.

A motion was offered by Mr. Silvers and seconded by Mr. Cawley to approve a Final Certificate of Appropriateness, subject to the following conditions: 1.) review the landscaping plans and outside pool/patio area, 2.) address the overflow scuppers, and 3.) Mr. Cawley will review the landscaping during the permitting phase. The motion carried (4-0).

5. OTHER BUSINESS: None.

6. ADJOURN: There being no further business, *a motion was offered by Mr. Silvers and seconded by Mr. Balli to adjourn. The motion carried (4-0), and the meeting adjourned at 12:19 p.m.*

Attest:


Ellisa L. Horvath, MMC, Village Clerk


James Silvers, Chairman