

ARCHITECTURAL REVIEW BOARD MINUTES **REGULAR MEETING – SEPTEMBER 7, 2011**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, September 7, 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 11:00 a.m. by Jim Silvers, Chairman. The following were present:

James Silvers
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 Mr. Buzinec.

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

MOISES AND ELIANA GILINSKI – 287 BAL CROSS DRIVE:

The Applicant requested approval for a 1,487 square foot first and second floor air-conditioned addition, previously presented at the August ARB meeting. Mr. Nieda reviewed his report and recommended a Final Certificate of Appropriateness.

Yankee Andrusier, Owner's Representative, was in attendance.

Kenneth Hubbs, Architect – JAM Associates Architects & Engineers, addressed the Board.

Mr. Silvers questioned if one window in the old garage met the minimum requirements for the amount of openings needed. Mr. Nieda clarified that it was an open carport. Mr. Hubbs agreed and explained that it would not be touched. Mr. Nieda noted that it had sliding glass doors. Mr. Silvers suggested that it be changed to a laundry room. Mr. Hubbs explained that it would be addressed in the next phase. Mr. Nieda clarified that it

couldn't be used as a garage, with sliding glass doors. Mr. Hubbs explained that they changed the doors to make it look more presentable.

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

PAUL MICHAEL AND WENDY ANNE HAMBURGER - 118

CAMDEN DRIVE: The Applicant requested approval for a new two story residence, with an existing residence to be demolished, previously presented before the August ARB meeting. Mr. Nieda reviewed his report and recommended a Final Certificate of Appropriateness, conditional to providing appropriate pool safeguards.

Mrs. Horvath clarified for the record that the address was 118 Camden Drive. Mr. Nieda agreed.

Yankee Andrusier, Owner's Representative, was in attendance.

Kenneth Hubbs, Architect – JAM Associates Architects & Engineers, addressed the Board.

Mr. Silvers discussed concerns regarding the parking area. Mr. Nieda reported that it met the intent of the Village Code.

The Board discussed the beam on the left side of the house (next to the louver).

Mr. Silvers clarified that the colored roof was graphite. Mr. Hubbs agreed.

Oren Kattan, Lushlife - Representing the Landscape Architect, addressed the Board.

Mr. Cawley discussed the artificial sod on the plans. Mr. Kattan explained that it would be used for the outdoor play area, since it was in the shade and nothing else would grow there.

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

5. OTHER BUSINESS: Mr. Nieda recommended that the changes presented by Mr. Cawley for the Architectural Review Board application package be adopted by the Board.

It was the consensus of the Board to include the items as a checklist for the Board application process.

Mr. Nieda will include the checklist, with the Board application.

6. ADJOURN: There being no further business, *a motion was offered by Mr. Balli and seconded by Mr. Cawley to adjourn. The motion carried (4-0), and the meeting adjourned at 11:27 a.m.*



Paul Buzinec, Acting Chairman

Attest:



Ellisa L. Horvath, MMC, Village Clerk