

## **ARCHITECTURAL REVIEW BOARD MINUTES** **REGULAR MEETING – MARCH 7, 2012**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, March 7, 2012, 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 11:02 a.m. by James Silvers, Chair. The following were present:

James Silvers  
Giorgio Balli  
Paul Buzinec  
Christopher Cawley  
Jorge D. Mantilla

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. Mantilla.

Mr. Silvers welcomed Mr. Mantilla as a new member to the Board. Mr. Mantilla was sworn in by Mrs. Horvath prior to the meeting.

**3. APPROVAL OF MINUTES:** *A motion was offered by Mr. Buzinec and seconded by Mr. Balli to approve the minutes from the November 2, 2011 Regular Meeting. The motion carried (5-0).*

**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.

**THOMAS BILLANTE – 170 BALFOUR DRIVE:** Mr. Nieda reviewed his report, which is summarized as follows: the Applicant requested approval for a new two-story home (6,404 square feet of air conditioned space with an attached 537 square foot two car garage), in the R-2 Residential District, with an existing home to be demolished. The home is for a corner lot at the intersection of Camden and Balfour Drives. Site grading needed to be provided, at the Permit phase, with graded profiles and swale area tabulations for proper water runoff retention. A Final Certificate of Appropriateness was recommended.

***Jorge L. Esteban, Architect,*** addressed the Board and explained the project. He provided the finish material for the pool deck. He reported that the mechanical equipment would be covered with louvered aluminum doors (bronze color to match the

windows), which would be pulled up for access. The Board discussed whether or not the louvered doors should be changed to swing open, or be left open. It was agreed that they should be left with the design presented, to pull them up.

Mr. Balli discussed the exposure of the pool. Mr. Esteban reported that there was landscaping around the pool for privacy, but he didn't want to show it on the rendering, since it would have covered viewing for the pool. He reported that the pool deck and terrace were travertine material.

Mr. Mantilla and Mr. Balli voiced concern that the generator would be higher than the wall used to screen it. Mr. Esteban confirmed that the generator would not sit on a stand and would not be above the wall, but agreed to adjust the wall, if necessary.

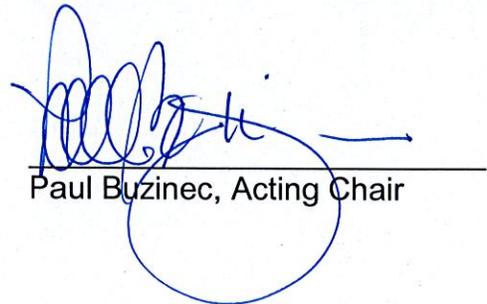
Mr. Balli questioned the height of the hedge. Mr. Esteban reported that it would be a foot above the fence (five to six feet). Mr. Cawley discussed problems with Whitefly affecting Ficus and suggested using Podocarpus instead. Mr. Esteban agreed to do so. Mr. Cawley suggested adding a smaller mid-level flowering tree, in between each of the taller palms, going around the corner. Mr. Esteban agreed to do so and will submit that with the building permit application.

**A motion was offered by Mr. Balli and seconded by Mr. Buzinec to approve a Final Certificate of Appropriateness. The motion carried (5-0).**

Mr. Nieda confirmed that the application for Flamingo Way Enterprises, LLC, for 200 Bal Bay Drive, had been removed from the agenda.

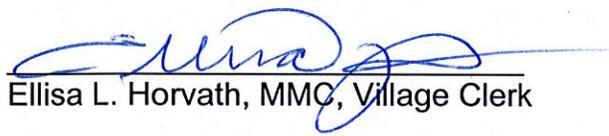
**5. OTHER BUSINESS:** None.

**6. ADJOURN:** There being no further business, **a motion was offered by Mr. Cawley and seconded by Mr. Buzinec to adjourn. The motion carried (5-0), and the meeting adjourned at 11:25 a.m.**



Paul Buzinec, Acting Chair

Attest:



Ellisa L. Horvath, MMC, Village Clerk