

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**REGULAR MEETING – APRIL 4, 2012**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, April 4, 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 11:13 a.m. by Paul Buzinec, Acting Chair. The following were present:

Paul Buzinec  
Christopher Cawley  
Jorge D. Mantilla

Also present:

Daniel Nieda, Building Official  
Andrea Greenblatt, Executive Assistant  
Johanna M. Lundgren, Village Attorney

Absent:

James Silvers  
Giorgio Balli

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

Ms. Lundgren reported that, since Mr. Mantilla would not be hearing the Application for 9701 Collins Avenue, LLC (St. Regis), there would not be a quorum for that item. Mr. Nieda will try to schedule a special meeting for that item.

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

**3. APPROVAL OF MINUTES:** *A motion was offered by Mr. Cawley and seconded by Mr. Mantilla to approve the minutes from the March 7, 2012 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. Greenblatt.

**9701 COLLINS AVENUE, LLC – 9703 COLLINS AVENUE – ST. REGIS RESORT:** This item was not heard, due to the lack of a quorum.

**GUY KURLANDSKI AND SELIN KURLANDSKI – 70 CAMDEN DRIVE:** Mr. Nieda reviewed his report, which is summarized as follows: the Applicant requested approval for an aluminum rolling gate, fence, and planting scheme, for a two-story residence, in the R-2 Residential District. A Continuance was recommended, for the following deficiencies to be corrected: specify color of chain link fence as either black or green; provide full fence height plant material; provide

composition of gate design and color; specify size/finish/color of pilasters; pilasters may only exceed five-foot height, when used in connection with two gates.

Mr. Nieda noted that the renovation presented did not match the plans that were submitted, which would have answered a lot of questions.

**Yankie Andrusier, Owner's Representative – Owners Rep of Miami**, addressed the Board. He agreed to comply with everything that needed to be done and requested to be allowed to work with Mr. Nieda, to comply with all of the specifics. Mr. Nieda requested that Mr. Andrusier respond to each of the deficiencies outlined in his report. Mr. Andrusier noted that the chain link fence would be green, a five foot hedge for the fence at day one would be provided, a shop drawing for the fence to be approved by Mr. Nieda would be submitted, the pilasters would be five feet high, and the design for the pilaster was shown in the renovation. He clarified that everything (pilasters, fence, and hedge) would be five feet high, to be symmetrical. He agreed that the pilasters would be keystone, with stucco within.

Mr. Buzinec clarified that the plans showed the hedge at five feet and the pilasters at six feet. Mr. Andrusier clarified that they would both be five feet. He added that it would be five feet to the top of the pilaster, not including the light. The Board discussed making some of the other pilaster six feet, instead of five feet.

The Board spoke in favor of the renovation.

Mr. Andrusier reported that the gates were mechanical and would swing in (each one was seven feet). He discussed the location of the motors. Mr. Buzinec pointed out that the plans showed the gates as sliding. Mr. Cawley agreed that the plans were different.

Mr. Andrusier offered to work with Mr. Nieda, for compliance with the Code, and requested approval from the Board.

No comments were received from the public.

Mr. Mantilla discussed the difference between the plans and the renovation.

Mr. Cawley requested that Mr. Andrusier amend the plans, to clarify them, and reapply to the Board. He noted that they could proceed with the construction documents. Mr. Nieda agreed that details were needed that were consistent with the renovation.

*A motion was offered by Mr. Cawley and seconded by Mr. Mantilla to approve a Continuance, to allow the Applicant to address the deficiencies noted in Mr. Nieda's report. The motion carried (3-0).*

### **FLAMINGO WAY ENTERPRISES, LLC – 200 BAL BAY**

**DRIVE:** Mr. Nieda reviewed his report, which is summarized as follows: the Applicant requested approval for a new 11,346 square foot two-story residence, to be constructed on the vacant south portion of land, known as the Bal Harbour Club Marina. A Final Certificate of Appropriateness was recommended.

**Eduardo A. Calil, Architect – Calil Architects**, addressed the Board.

Mr. Mantilla discussed the tower, off the Master Bedroom. Mr. Calil explained that a roof was not allowed, per Code. Mr. Nieda agreed. Mr. Buzinec pointed out that the Village recently changed the Code to allow flat roofs. Mr. Nieda agreed. Mr. Buzinec suggested removing the roof and making it flat, to match the other side.

**Joseph Imbesi, President – Flamingo Way Enterprises LLC**, spoke against doing so.

Mr. Calil reported that the project was very symmetrical. He discussed the open terraces.

Mr. Buzinec discussed the flat tops, on the windows on the towers, and suggested that they be changed to a softer rounded top. Mr. Mantilla agreed. Mr. Calil didn't think there was enough height to do that. Mr. Nieda suggested that a full arch be provided on the four sides. Mr. Mantilla thought there would be enough height to do so.

The Board discussed the drainage for the terraces. Mr. Nieda will review that, during the construction document process.

Mr. Calil reviewed the generators.

Mr. Mantilla suggested that a portion of the overhang be deleted. Mr. Calil agreed that could be done.

Mr. Cawley reviewed the landscaping. Mr. Calil clarified that the 12 feet, indicated for the palms was for the trunk height, so the overall height of the palms would be larger than that. Mr. Cawley discussed problems with the Whitefly attacking Ficus. Mr. Calil reported that the Ficus hedge was existing and would remain. He reviewed the proposed palms. Mr. Cawley suggested that more shrubs/groundcover be added to the entrance, base of house, and around the palms. He also suggested that Date Palms be added, to accentuate the grand entrance.

No comments were received from the public.

*A motion was offered by Mr. Mantilla and seconded by Mr. Cawley to approve a Final Certificate of Appropriateness, subject to the following conditions: incorporate arches on the applicable windows for the Master Bedroom terrace octagon piece, incorporate arches on the applicable windows for Bedroom #2, eliminate the small portion of the overhang on the roof on the west side, and review the shrubs/groundcover at the entrance and around the palms, as well as consider adding Date Palms at the entrance, during the construction phase. The motion carried (3-0).*

**5. OTHER BUSINESS:** None.

**6. ADJOURN:** There being no further business, *a motion was offered by Mr. Cawley and seconded by Mr. Mantilla to adjourn. The motion carried (3-0), and the meeting adjourned at 12:06 p.m.*



Attest:

  
James Silvers, Chairman

  
Ellisa L. Horvath, MMC, Village Clerk