

ARCHITECTURAL REVIEW BOARD MINUTES
REGULAR MEETING – MAY 2, 2012

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, May 2, 2012, 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 11:09 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
Andrea Greenblatt, Executive Assistant
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. Buzinec and seconded by Mr. Cawley to approve the minutes from the April 4, 2012 Regular Meeting. The motion carried (5-0).*

A motion was offered by Mr. Cawley and seconded by Mr. Buzinec to approve the minutes from the April 17, 2012 Special 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. Greenblatt.

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 vehicular gate, fence, and planting scheme, for a two-story residence, in the R-2 Residential District. A Certificate of Appropriateness was recommended.

Yankie Andrusier, Owner's Representative – Owners Rep of Miami, addressed the Board.

Mr. Balli discussed the landscaping requirement for the chain link fence. Mr. Andrusier reported that the hedge would be five feet high when planted. Mr. Nieda explained that

if the plans were not done as submitted, then it would become a code enforcement matter.

Mr. Cawley discussed the landscaping plans. Mr. Andrusier noted that they did not use any landscaping that would be affected by white fly.

Mr. Cawley questioned if the lights were still on the fence. Mr. Andrusier advised that they were.

No comments were provided by the public.

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

BERNARD AND IRMA GRONDIN – 120 PARK DRIVE: Mr. Nieda reviewed his report, which is summarized as follows: the Applicant requested approval for a new two story home (3,491 square foot living area with an attached 467 square foot two car garage) located in the R-2 Single Family Residential District, on a vacant lot. A Certificate of Appropriateness was recommended, subject to the following conditions: increase the north side second floor setback six inches to comply with the proposed 27.5 foot building height and provide specific wall paint colors, to assure compliance with the color palate.

David Scott Trautman, Architect, addressed the Board. He provided the paint colors requested.

Mr. Buzinec reviewed the front elevation. Mr. Trautman explained the plans, which including the use of vines.

Mr. Trautman explained that the owners did not want a property wall or gates at the front, but that there would be fencing on the sides, to protect the backyard, and the pool would be secured. Mr. Nieda explained that if any of the chain link fencing faced the front, then landscaping would need to be provided in front of it. Mr. Trautman reviewed the plans. Mr. Nieda reviewed requirements for the fence and gate.

Mr. Balli discussed the element on the right side and the need to complete the design.

A motion was offered by Mr. Balli and seconded by Mr. Mantilla to approve a Certificate of Appropriateness, subject to the following conditions: conceal the gate and fence (with landscaping), clad the chain link fence (in black) and ensure it is four feet high to comply with the Building Code, notch the (two exterior) back corners of the small bathroom for aesthetic affects, and adjust the side setback from 19 feet to 19.6 feet (move to the south by 6 inches).

No comments were provided by the public.

The motion carried (5-0).

ROBERT AND EKATERINA MIROSHKIN – 148 BAL BAY DRIVE: Mr. Nieda reviewed his report, which is summarized as follows: the Applicant

requested approval for a new two story residence (8,340 square foot air conditioned space attached to an existing 992 square foot guest quarters to remain) in the R-1 Residential District, with the existing home to be demolished. A Continuance was recommended to allow for correction of the following deficiencies: discussion of the carport at the hearing since carport orientation is silent in the Code, distinguish areas covered with permeable surfaces and non-permeable surfaces (concrete) in the lot coverage calculations and include them in the drainage lot coverage and grading design, adjust the height of the pilasters to five feet (unless used in conjunction with a gate feature), increase the balance of the building mass setback to 25.75 feet as required by the proposed 33.75 foot building height, and document the building height and other critical building projections on the drawings that are affected by setback requirements.

Antonio Rodriguez, Architect, addressed the Board. Mr. Nieda reviewed the issues outlined in his report.

Mr. Buzinec pointed out that the area didn't qualify as a carport, since it was closed on three sides and as such would be considered a closed garage. Mr. Rodriguez explained that it was more of a drop-off area than a garage and would be open. He wasn't aware of the carport requirement. The Board discussed the area. Mr. Nieda understood the convenience of the area. Mr. Rodriguez agreed that they could close in the area. Ms. Lundgren didn't think that it met the carport standard. Mr. Rodriguez suggested that it be a covered area, with the intention for an everyday entry, with the cars being placed in the garage at night. He suggested it as a secondary entry. Mr. Nieda explained that if the roof was removed and it was an open courtyard, then it would serve the same function. Mr. Rodriguez thought that aesthetically the roof worked with it. Mr. Buzinec explained that it would then be considered a garage. Mr. Rodriguez suggested pushing the area in (toward the house), so that a car could not be parked there, to be more like a side entry. Mr. Lundgren agreed that it would then no longer be a carport or garage. Mr. Rodriguez would like to keep the archway.

Mr. Buzinec reviewed the double sided fireplace. Mr. Rodriguez explained that it would be a gas fireplace, but may be wood burning as well.

Mr. Nieda noted that the drop-offs would need to be addressed with railings, etc.

Mr. Cawley questioned the use of granite chips for the entire driveway area, instead of pavers, etc. Mr. Rodriguez thought that was due to lot coverage requirements, due to the massing of the pool area. He clarified that the chips would be incorporated with a border of some type.

Mr. Cawley questioned the lack of planting at the base, in front of the fence.

Orlando Comas, Landscape Architect, explained that planting would probably be done in front of the fence also. Mr. Cawley requested that be shown on the plans. He reviewed the landscaping plans. He suggested something low in front of the fence.

The Board reviewed the architectural elements. Mr. Mantilla suggested that the elements be studied further. Mr. Silvers requested that all four sides of the house be shown, including the elements.

Mr. Balli reviewed some of the design elements.

Mr. Buzinec reviewed the roof plans.

No comments were provided by the public.

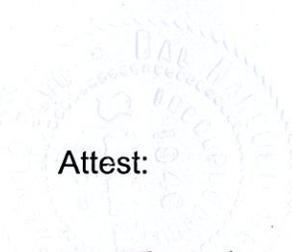
A motion was offered by Mr. Buzinec and seconded by Mr. Cawley to approve a Continuance. The motion carried (5-0).

Mr. Mantilla suggested that a generator be provided for the house.

5. OTHER BUSINESS: None.

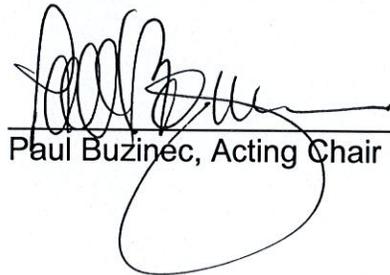
6. ADJOURN: There being no further business, *a motion was offered by Mr. Balli and seconded by Mr. Mantilla to adjourn. The motion carried (5-0), and the meeting adjourned at 12:10 p.m.*

Attest:





Elisa L. Horvath, MMC, Village Clerk



Paul Buzinec, Acting Chair