

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**REGULAR MEETING – JUNE 6, 2012**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, June 6, 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 11:11 a.m. by Paul Buzinec, Acting Chair. The following were present:

Paul Buzinec  
Christopher Cawley  
Jorge D. Mantilla

Also present:

Daniel Nieda, Building Official  
Ellisa L. Horvath, MMC, Village Clerk  
Johanna M. Lundgren, Village Attorney

Absent:

James Silvers  
Giorgio Balli

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. Mantilla and seconded by Mr. Cawley to approve the minutes from the May 2, 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. Horvath.

**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. This item was previously presented at the May 2, 2012 Board Meeting. A Certificate of Appropriateness was recommended.

***Antonio Rodriguez, Architect,*** addressed the Board.

Mr. Buzinec discussed the carport that was changed to be pantry storage. Mr. Nieda agreed that the floor was raised and that the area was changed to be part of the house. Mr. Buzinec noted that it still looked like a carport. Mr. Mantilla voiced concern with it being a storage area and suggested that the doors be opaque. Mr. Rodriguez noted that

the glass could be opaque. He clarified that it would serve as an all-purpose room, not just a pantry.

Mr. Cawley discussed the huge hedge at the front of the property and clarified that not much would be seen of the front of the house due to it.

Mr. Buzinec suggested that two doors be used, instead of four. Mr. Cawley reported that Mr. Comas had agreed that they would provide some groundcover in front of the fence.

Mr. Nieda requested a grading plan, at the construction phase, along with the landscaping.

Mr. Mantilla discussed the roof's gabled ends. Mr. Rodriguez explained that it broke up the long massing. Mr. Nieda agreed that it did help the side elevation.

Mr. Mantilla suggested again that two doors be used and raising the elevation, so that the area did not look like a carport. Mr. Rodriguez noted that it could be raised six inches. Mr. Mantilla suggested that the area be softened and be made to look like part of the house.

No comments were provided by the public.

*A motion was offered by Mr. Mantilla and seconded by Mr. Cawley to approve a Certificate of Appropriateness, subject to the following conditions: address the pantry entry and the grading at the front. The motion carried (3-0).*

**5. SELECTION OF MEETING DATE FOR JULY 2012:** This item was not discussed.

**6. OTHER BUSINESS:** None.

**7. ADJOURN:** There being no further business, *a motion was offered by Mr. Mantilla and seconded by Mr. Cawley to adjourn. The motion carried (3-0), and the meeting adjourned at 11:42 a.m.*

Attest:

  
Ellisa L. Horvath, MMC, Village Clerk

  
Paul Buzinec, Acting Chair