

ARCHITECTURAL REVIEW BOARD MINUTES **REGULAR MEETING – NOVEMBER 7, 2012**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, November 7, 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
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. Buzinec to approve the September 5, 2012 Regular Meeting Minutes. The motion carried (5-0).

A motion was offered by Mr. Mantilla and seconded by Mr. Buzinec to approve the October 3, 2012 Regular Meeting Minutes. 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.

BEMC INVESTMENTS LLC – 236 BAL BAY DRIVE: The application is for a facade renovation, to an existing two story residence. The exterior renovations are cosmetic, with the exception of the demolition of the portico entry feature. The project was previously presented to the Board at the September and October meetings.

Mr. Nieda reviewed his report and recommended that a Certificate of Appropriateness be granted.

Martin Litman, Architect - TOMA Design Group, reviewed the project.

Mr. Buzinec discussed the stone on the second level. Mr. Litman noted that was an option that the client liked. Mr. Silvers pointed out that would be the only place on the second floor with stone. He thought that, if the stone was used on the second floor, it would look better in the center, instead of on the left side. Mr. Mantilla preferred that no stone be used on the second floor. Mr. Balli agreed and added that the stone should only be used on the base of a building. He discussed the possibility of adding stone around the garage, to provide more mass. Mr. Litman agreed. Mr. Mantilla suggested that they create the edge of the stone, to give it thickness, similar to the back of the house. Mr. Litman agreed. Mr. Silvers questioned if there was a way to bring the garage wall out from the wall next to it, to provide a break. Mr. Litman agreed that could be done and also suggested that the same thing be done on the wall of the study. Mr. Balli suggested that the wall, with the three doors of the garage, be thickened eight inches and clad in stone, to provide a return and an ending for the garage element. Mr. Litman agreed and will do the same, on the left side of the garage.

The Board discussed the windows on the second floor.

Mr. Cawley reviewed the landscaping and provided positive comments.

Mr. Balli suggested that light fixtures be placed on top of the five pillars in the front. Mr. Litman agreed that would be done and noted that the fixtures would match the front porch light.

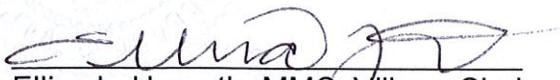
Mr. Buzinec questioned how the front gate would operate. Mr. Litman explained that an arm would be behind one of the horizontal pieces, with the motor behind one of the pilasters.

A motion was offered by Mr. Buzinec and seconded by Mr. Mantilla to approve a Certificate of Appropriateness, subject to the following conditions: add stone to the face of the garage (where the three doors are) and return the stone an appropriate distance on the side yard. The motion carried (5-0).

5. OTHER BUSINESS: None.

6. ADJOURN: There being no further business, *a motion was offered by Mr. Buzinec and seconded by Mr. Balli to adjourn. The motion carried (5-0), and the meeting adjourned at 11:37 a.m.*

Attest:


Ellisa L. Horvath, MMC, Village Clerk


James Silvers, Chair