

ARCHITECTURAL REVIEW BOARD MINUTES
REGULAR MEETING – JANUARY 2, 2013

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, January 2, 2013, 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 11:12 a.m. by James Silvers, Chair. The following were present:

James Silvers
Paul Buzinec
Christopher Cawley

Absent: Giorgio Balli
Jorge D. Mantilla

Also present: Councilwoman Patricia Cohen
Councilman Martin Packer
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 November 7, 2012 Regular Meeting Minutes. 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.

JEAN MARC FAOUCEN AND ISABLE C. VALLENILLA FAOUCEN
– 237 BAL CROSS DRIVE: This item was discussed later in the meeting, since the Applicant was not in attendance.

KENILWORTH ASSOCIATION, INC. – 10205 COLLINS AVENUE: The Board considered an application for a new one-story pool service building (549 square feet), on top of the southeast corner of the pool deck.

Mr. Nieda reviewed his report and recommended that a Certificate of Appropriateness be granted. He noted for the record that the Applicant needed to provide a color palate, which was minor, since they had provided a color rendering.

Stephen Brasgalla, Architect, addressed the Board.

Mr. Buzinec spoke in favor of approval, but suggested that the Architect do additional research on the ADA Code, regarding the space requirement between the water closet and the lavatory. In addition, 12 inches was not provided on the push side of the door. Mr. Brasgalla will review the ADA Code requirements and provide any needed corrections.

Mr. Cawley spoke in favor of approval.

Mr. Nieda complimented Mr. Brasgalla, on his professionalism and design.

Mr. Cawley reviewed the landscaping plans. Mr. Brasgalla reviewed the grading and landscaping plans.

No comments were provided by the public.

A motion was offered by Mr. Buzinec and seconded by Mr. Cawley to approve a Certificate of Appropriateness. The motion carried (3-0).

252 BAL BAY DRIVE, LLC – 252 BAL BAY DRIVE: The Board considered an application for a new two-story residence (unknown square footage), on a vacant lot, where the prior structure was demolished.

Mr. Nieda reviewed his report and recommended that the plans be rejected, due to the following issues: zoning code compliance, life safety compliance, site drainage runoff requirements, and additional information required for review. The Applicant was directed to meet with the Building Official, prior to re-submittal of the plans.

Juan A. Calvo, Architect – Oppenheim Architecture and Design, addressed the Board and advised that the items discussed would be rectified.

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 (3-0).

Mr. Cawley requested clarification of the Landscape Architect, since the name was not clear on the plans. He also requested that more information be provided on the landscape plans for review.

5. OTHER BUSINESS: Councilwoman Cohen suggested that the plans presented be displayed electronically, for the public to view the project.

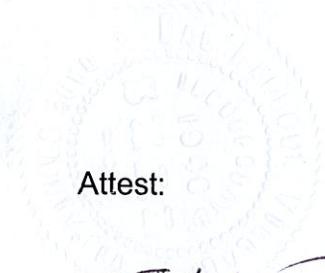
Mr. Nieda agreed that was a good suggestion. The Board agreed that the plans should be presented on easels, copied for distribution, and/or displayed electronically, if possible.

JEAN MARC FAOUEN AND ISABLE C. VALLENILLA FAOUEN
- 237 BAL CROSS DRIVE: The Applicant was not in attendance.

A motion was offered by Mr. Buzinec and seconded by Mr. Cawley to approve a Continuance to the next meeting. The motion carried (3-0).

6. ADJOURN: There being no further business, *a motion was offered by Mr. Cawley and seconded by Mr. Buzinec to adjourn. The motion carried (3-0), and the meeting adjourned at 11:38 a.m.*

Attest:




Ellisa L. Horvath, MMC, Village Clerk


James Silvers, Chair