

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**REGULAR MEETING – APRIL 3, 2013**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, March 6, 2013, 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 11:09 a.m. by Paul Buzinec, Acting Chair. The following were present:

Paul Buzinec  
Christopher Cawley  
Jorge D. Mantilla

Absent: James Silvers

Also present: Councilwoman Patricia Cohen  
Jay R. Smith, Interim Village Manager  
Ellisa Horvath MMC Village Clerk  
Raul Rodriguez, Building Official – CAP Government  
Suramy Cabrera, Senior Structural Engineer –  
CAP Government  
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 the Board.

**3. APPROVAL OF MINUTES:** *A motion was offered by Mr. Mantilla and seconded by Mr. Cawley to approve the March 6, 2013 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. Horvath.

**JEAN MARC FAOUCEN AND ISABLE C. VALLENILLA FAOUCEN**  
**– 237 BAL CROSS DRIVE:** The Board considered an application for a new two story single family residence (5,536 square feet), where the current structure would be demolished. The Application was previously reviewed and granted a Continuance by the Board, at the March 6, 2013 meeting.

*Raul Rodriguez, Building Official*, reviewed his report and recommended that a Certificate of Appropriateness be granted.

**Jose Sanchez, Architect - Praxis Architecture & Design**, reviewed the project. He clarified that the black olive tree would be removed and mitigated with live oak trees. He presented color renderings and materials. He reported that synthetic woods, white stone similar to keystone, white smooth cement stucco on the walls, and gray flat tile would be used. He clarified that the rear yard was raised.

Mr. Mantilla questioned what would be used for the window headers. Mr. Sanchez clarified that they would be clad in synthetic wood.

Mr. Buzinec spoke in favor of the improvements.

Mr. Mantilla spoke in favor of the addition of the live oak trees, to mitigate the removal of the olive tree. Mr. Cawley agreed that it was a good solution for the removal of the tree.

Councilwoman Cohen requested that the renderings be shown to the audience, to encourage public participation. She questioned what the problem was with the olive tree. Mr. Cawley explained that the tree was in the middle of the driveway and would be removed and mitigated with live oak trees. Mr. Sanchez clarified that only two trees were shown on the rendering, but that four would be provided.

No additional comments were provided by the public.

*A motion was offered by Mr. Mantilla and seconded by Mr. Cawley to grant 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 single family residence (12,309 square feet), on a vacant lot, where the prior structure was demolished. The Application was previously reviewed and granted a Continuance by the Board, at the March 6, 2013 meeting.

**Raul Rodriguez, Building Official**, reviewed his report and recommended that a Certificate of Appropriateness be granted.

**Jeff Bercow (Bercow, Radell & Fernandez, PA) - Attorney representing 252 Bal Bay Drive LLC**, introduced the project and urged the Board to approve the item.

**Chad Oppenheim, Architect - Oppenheim Architecture and Design**, reviewed the project. He clarified that the items requested by the Board at the last meeting had been addressed.

Mr. Mantilla questioned how the Jacuzzi on the roof would be addressed, since it protruded above the railing and would be seen. Mr. Oppenheim clarified that it wouldn't be visible, since it was set back, but noted that it was at railing height.

Mr. Mantilla reviewed the plans for the roof top. Mr. Oppenheim clarified that either low maintenance dune grass or something synthetic would be used on the roof top. Mr. Mantilla noted that they needed to be careful with the roofing membranes. Mr. Oppenheim reviewed the drainage plans.

Mr. Buzinec reviewed the door for the pool equipment room, on the east elevation. Mr. Oppenheim showed the keystone door to be used and explained that louvers (wood or stone) would be used, as needed.

The Board discussed the drainage, on the property. Mr. Oppenheim explained the idea for everything to be permeable.

Mr. Cawley reviewed the landscaping plans. He requested that the coconut palms in the public right-of-way, be specified of at least 8-10 feet of gray wood (trunk). He suggested that the small 12 foot trees, on the backside of the wall, be enlarged or an alternate species be used. He also recommended that four to five feet tall plantings be used along the front of the wall, in lieu of two feet. Mr. Cawley noted that the sod on the side may not do well, due to the drainage, and suggested that gravel, etc. be used instead.

Mr. Mantilla discussed the large amount of hardscape. Mr. Rodriguez will recheck the numbers, at the construction process.

Councilwoman Cohen spoke in favor of the project.

No additional comments were provided by the public.

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

Mr. Bercow requested clarification that the approval included the ability to use either turf or dune grass on the deck. The Board agreed. Mr. Cawley requested that the plans be updated accordingly, for the permit.

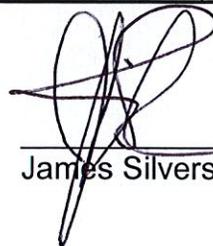
**PHYLLIS S. WHITMAN TRUST – 167 BAL BAY DRIVE:** Ms. Lundgren explained that the Board would not have a quorum to hear the item, since Mr. Cawley had a conflict of interest. Mr. Cawley explained that he was doing some work with the Architect of that project. Ms. Lundgren reported that the item would be heard at a future meeting, when a quorum would be present without Mr. Cawley.

**5. OTHER BUSINESS:** None.

**6. ADJOURN:** There being no further business, **a motion was offered by Mr. Buzinec and seconded by Mr. Cawley to adjourn. The motion carried (3-0), and the meeting adjourned at 11:50 a.m.**

Attest:

  
Ellisa L. Horvath, MMC, Village Clerk

  
James Silvers, Chair