

# BAL HARBOUR

- V I L L A G E -

Reinaldo Borges, Chair  
Elizabeth Camargo, Board Member  
Jose L. Gomez, Board Member  
Nathan VanDeman, Board Member  
David Koplowitz, Board Member

Village Manager Jorge M. Gonzalez  
Village Clerk Dwight S. Danie  
Building Director Eliezer Palacio  
Village Attorneys Weiss Serota  
Helfman Cole & Bierman, PA

## ARCHITECTURAL REVIEW BOARD

REGULAR MEETING AGENDA

DECEMBER 7, 2023

AT 1:00 P.M.

Bal Harbour Village Hall • 655 - 96<sup>th</sup> Street • Bal Harbour • Florida 33154

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*This meeting will be conducted in-person. The meeting will also be broadcast on the Village's website ([www.balharbourfl.gov](http://www.balharbourfl.gov)) and members of the public are encouraged to participate by calling 305-865-6449 by emailing [meetings@balharbourfl.gov](mailto:meetings@balharbourfl.gov) before and during the meeting.*

**1 CALL TO ORDER / ROLL CALL**

**2 PLEDGE OF ALLEGIANCE**

**3 APPROVAL OF MINUTES**

**3.1** Architectural Review Board Meeting Minutes - October 5, 2023  
[Architectural Review Board Minutes October5\\_2023\\_ADA.pdf](#)

**4 ARB-HEARINGS** - *Please be advised that the following item on the agenda is quasi-judicial in nature. If you wish to comment upon an item, please inform the Chairman when he asks for public input on the item. An opportunity for persons to speak will be made available after the applicant and staff has made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Architectural Review Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for their organization. Further details of the quasi-judicial procedures may be obtained from the Clerk.*

*(Disclosure of Ex-Parte Communications)  
(Swearing-In by Village Clerk)*

- 4.1** ARB-2023-0003  
9999 Collins Avenue, Bal Harbour FL, 33154  
Architect(s): M2E Consulting Engineers  
Owners: Bal Harbour Tower Condominium Association  
Tower Concrete Restoration - EIFS Balcony Edge.  
[1. 9999 Collins Ave - ARB MEMO FINAL.pdf](#)  
[3. 9999 Collins Ave - Presentation.pdf](#)  
[4. 9999 Collins Ave - ARB Application.pdf](#)  
[5. 9999 Collins Ave - Narrative.pdf](#)  
[6. 9999 Collins Ave - Property Appraiser Report.pdf](#)

**5 OTHER BUSINESS**

**6 PUBLIC COMMENT**

**7 ADJOURNMENT**

One or more members of any Village Committee/Board may attend this meeting of the Council and may discuss matters which may later come before their respective Boards/Committees. The New Business and Council Discussion Section includes a section for Public Comment. On public comment matters, any person is entitled to be heard by this Council on any matter; however, no action shall be taken by the Council on a matter of public comment, unless the item is specifically listed on the agenda, or is added to the agenda by Council action.

Any person who acts as a lobbyist, pursuant to Village Code Section 2-301 (Lobbyists), must register with the Village Clerk, prior to engaging in lobbying activities before Village staff, boards, committees, and/or the Village Council. A copy of the Ordinance is available in the Village Clerk's Office at Village Hall. If a person decides to appeal any decision made by the Village Council with respect to any matter considered at a meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this proceeding because of that disability should contact the Village Clerk's Office (305-866-4633), not later than two business days prior to such proceeding. All Village Council meeting attendees, including Village staff and consultants, are subject to security screening utilizing a metal detector and/or wand, prior to entering the Council Chamber, Conference Room, or other meeting area located within Village Hall. This is for the safety of everyone. Thanks for your cooperation.

# BAL HARBOUR

- VILLAGE -

Reinaldo Borges, Chair  
Elizabeth Camargo, Board Member  
Jose L. Gomez, Board Member  
Nathan VanDeman, Board Member  
David Koplowitz, Board Member

Village Manager Jorge M. Gonzalez  
Village Clerk Dwight S. Danie  
Building Director Eliezer Palacio  
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## ARCHITECTURAL REVIEW BOARD

REGULAR MEETING MINUTES

OCTOBER 5, 2023

AT 1:00 P.M.

Bal Harbour Village Hall • 655 - 96<sup>th</sup> Street • Bal Harbour • Florida 33154

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*This meeting was conducted in-person. The meeting was also broadcast on the Village's website ([www.balharbourfl.gov](http://www.balharbourfl.gov)) and members of the public were encouraged to participate by calling 305-865-6449 by emailing [meetings@balharbourfl.gov](mailto:meetings@balharbourfl.gov) before and during the meeting.*

**1 CALL TO ORDER** - Chair Borges called the meeting to order at 1:05 PM.

The following Board Members were present:

Reinaldo Borges, Chair  
Elizabeth Camargo  
Jose Gomez  
Nathan VanDeman (1:10 PM)  
David Koplowitz

The following were also present:

Eliezer Palacio, Building Director  
Dwight Danie, Village Clerk  
Susan Trevarthen, Village Attorney

**2 PLEDGE OF ALLEGIANCE** - The Pledge of Allegiance was led by Chair Borges

**3 APPROVAL OF MINUTES**

**3.1** September 7, 2023 ARB Minutes

**MOTION: A Motion to approve the minutes was moved Elizabeth Camargo and seconded by Jose Gomez.**

**VOTE: The Motion passed by unanimous voice vote (4-0).**

## 4 ARB-HEARINGS

Ms. Trevarthen read the quasi-judicial procedures statement. She then asked the board members to disclose ex parte communications, to which board members responded that they had none to disclose.

Ms. Trevarthen then asked the board members to disclose whether they had visited the sites of the applications, to which they responded that they had done so. The Village Clerk swore in all those who would be providing testimony.

### 4.1 ARB-19-02-001 REV 3

161 Camden Drive, Bal Harbour FL, 33154

Architect(s): Andres Hollmann P.A. 94333

Owners: 161 Camden LLC

Revision to previously approved ARB.

Carport relocation, pavers / driveway reconfiguration and 2 AC condensing units relocation

Mr. Palacio introduced the item saying that the owner wished to revise the driveway layout, and the carport size and to relocate two air conditioning units. He said the proposed changes complies with the Appearance Code and Zoning Ordinance and has been reviewed and approved by the Village's Planning and Zoning Consultant and the Department of Public Works and Beautification, adding that the applicant has agreed with all the Building Officials four conditions.

Ms. Camargo said that the drawings show everything as new and its difficult to see what is being changed.

Andres Hollmann, P.A., H2 Architecture, described the proposed modifications to the previously approved project.

Mr. VanDeman arrived at 1:10 P.M.

Chair Borges asked the Building Official and those that would be reviewing the submittals to make sure carefully that plans are appropriately clouded, otherwise the Board would have no idea what is planned to be changed. He said that, although this was simple project, he would have liked to see what had been approved and how it was planned to be modified. Mr. Palacio said that his repeated requests for applicant to resubmit documents was ignored, to which Chair Borges said that in other municipalities the this would result in a rection.

Chair Borges then said that although all the proposed changes were in harmony with the original design, it would also be helpful to have that were of a appropriate size.

The Village Clerk read an email from Neca Logan, 64 Camden Drive, saying that it was difficult to figure out what changes were being proposed from the drawings. She expressed her concern for the lack of adequate parking and for the ongoing maintenance of the royal palms.

**MOTION: A Motion to approve the project as presented with conditions proposed by the Building Official was moved Elizabeth Camargo and seconded by David Koplowitz.**

1. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
2. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
3. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
4. All previous conditions of Certificate of Appropriateness dated April 4, 2019, March 5, 2020, and April 8, 2021 still apply.

**VOTE: The Motion passed by unanimous voice vote (5-0).**

**4.2 ARB-21-11-001 REV 1**

164 Camden Drive, Bal Harbour FL, 33154

Architect(s): Jorge A. Gamara

Owners: Jessica Ilitzky Lombrozo

Fence modification.

Mr. Palacio introduced the item saying that the proposed revision of a fence complies with the Appearance Code and Zoning Ordinance and has been reviewed and approved by the Village's Planning and Zoning Consultant and the Department of Public Works and Beautification, adding that the applicant has agreed with all the Building Officials four conditions. He then presented images of what was previously approved and what was being proposed.

There was a general consensus from the Board that the proposed revision was an enhancement.

The Village Clerk read an email from Neca Logan, 64 Camden Drive, saying that the revision was more attractive than the original, asking the Board to approve the project.

**MOTION: A Motion to approve the project as presented with conditions proposed by the Building Official was moved Elizabeth Camargo and seconded by David Koplowitz.**

1. Perimeter landscaping required by the certificate of appropriateness must be

- maintained by the property owner in accordance with the standards of the code.
2. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
  3. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
  4. All previous conditions of Certificate of Appropriateness dated January 6, 2022 still apply.

**VOTE: The Motion passed by unanimous voice vote (5-0).**

**4.3 ARB-19-11-001 REV 1**

167 Bal Bay Drive, Bal Harbour FL, 33154  
Architect(s): Daniel Ritchie  
Owner: Maurice Egozi, Iris Egozi  
Revision to previously approved ARB.  
Revise garage door to horizontal slats

Mr. Palacio introduced the item saying that the proposed revision of the garage door complies with the Appearance Code and Zoning Ordinance and has been reviewed and approved by the Village's Planning and Zoning Consultant and the Department of Public Works and Beautification, adding that the applicant has agreed with all the Building Officials four conditions.

Iris Igozi, 167 Bal Bay Drive, reviewed the proposed change to the garage door.

The Village Clerk read an email from Neca Logan, 64 Camden Drive, saying that the revision was more attractive than the original, asking the Board to approve the project.

**MOTION: A Motion to approve the project as presented with conditions proposed by the Building Official was moved Elizabeth Camargo and seconded by David Koplowitz.**

1. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
2. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
3. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
4. All previous conditions of Certificate of Appropriateness dated January 16, 2020 still apply.

**VOTE: The Motion passed by unanimous voice vote (5-0).**

#### 4.4 ARB-22-04-001 REV 1

275 Bal Bay Drive, Bal Harbour FL, 33154  
Architect(s): Andres Hollmann P.A. 94333  
Owners: Daniel Sragowicz  
Revision to previously approved ARB.  
Eliminate the second-floor addition

Mr. Palacio introduced the item saying that the proposed revision of a 2-story addition to a 1-story addition complies with the Appearance Code and Zoning Ordinance and has been reviewed and approved by the Village's Planning and Zoning Consultant and the Department of Public Works and Beautification, adding that the applicant has agreed with all the Building Officials thirteen conditions.

Andres Hollmann, P.A., H2 Architecture, provided an overview of the proposed project.

The Village Clerk read an email from Neca Logan, 64 Camden Drive, saying that reducing the footprint to a 1-story addition was a smart idea. She said that she would like to see more grass for a children play area, and that she was happy to see adherence to setbacks.

**MOTION: A Motion to approve the project as presented with conditions proposed by the Building Official was moved Elizabeth Camargo and seconded by David Koplowitz.**

1. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
2. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
3. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
4. All previous conditions of Certificate of Appropriateness dated September 1, 2022 shall remain in effect, if applicable.

**VOTE: The Motion passed by unanimous voice vote (5-0).**

## 5 OTHER BUSINESS

Chair Borges asked if the requirement for ARB submittals could be changed, using Miami Beach as an example. He said that it would be beneficial to the Board is a front and rear rendering, and side renderings, if need be, be submitted, that would provide a clearer view of shadow, and texture and would improve the way that a project is understood.

Ms. Camargo said especially if already the project is already built.

Mr. Gomez added that it would not leave the Board guessing what revision is being proposed.

Chair Borges said that an option for the Board would be to have the applicant return the next ARB meeting, but this is something that he would like to avoid, and is easily remedied.

Ms. Trevarthen said that she would work with the Building Official to see what can be done administratively without having the need to change the code. She said that although public comments often address setbacks, that setbacks are not within the purview of this Board, but they are reviewed and approved during the review of Zoning.

**6 PUBLIC COMMENT**

**7 ADJOURNMENT** - The meeting was adjourned at 1:35 PM.

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Reinaldo Borges, Chair



Attest:

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Dwight S. Danie, Village Clerk



# BAL HARBOUR

- V I L L A G E -

## ARCHITECTURAL REVIEW BOARD MEMORANDUM

TO: Architectural Review Board Members

FROM: Eliezer Palacio, Building Director

DATE: 11/2/2023

SUBJECT: 9999 Collins Avenue

Project is limited to Concrete Restoration and removal of the EFIS (Exterior Finishing Insulation System) Balcony edges ("proposed project and restoration") for the residents of an existing multifamily condominium.



### **BACKGROUND**

The Village of Bal Harbour (the "Village") received an Architectural Review Board (ARB) application on October 11, 2023 for the proposed project and restoration of the existing multifamily condominium located at 9999 Collins Avenue ("the Property").

The Property sits on Lots N 100 FT Lot 8 & all Lot 9, Bal Harbour Tower Condominium and is located in the Ocean Front zoning district of the Village.

### **THE PROJECT ( AE Description)**

Our Client, Bal Harbour Condominium Association, requests m2e to prepare and submit an ARB Application seeking to obtain approval for the removal of the decorative EIFS balcony edge feature at all locations found on the building.

Bal Harbour Tower is continuing to experience delamination and detachment of portions of this decorative EIFS feature causing material damage and presenting a potential life safety hazard. To mitigate risks, the Association intends to permanently remove this feature as part of the current concrete/stucco repair project.

### **RECOMMENDATION**

It is the opinion of this writer that the proposed project and restoration of the existing multifamily condominium follows the Village's Appearance Code and Zoning Ordinance. The Village Planning and Zoning Consultant and the Park's and Public Spaces Department has reviewed the plans and concur that the plans comply.

I recommend that the Board review the submittal for compliance and if they concur with my recommendation, issue a Certificate of Appropriateness.

If approved, the following conditions should be added to the motion:

1. A construction contract and or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.
2. Zoning and Flood Resistant Design Review information included in this approval and backup report consists only of a preliminary review against the basic intent of the Village's Zoning Code and F.B.C. Chapter 16 requirements. Complete review and compliance with the Village Zoning Code and the F.B.C. shall be required prior to permit approval.
3. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
4. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
5. Pursuant to Village Code 2-75(d)(1-3), the Certificate of Appropriateness expires 18 months after issuance, if a principal building permit is not obtained to develop the property in accordance with the Certificate of Appropriateness.

# Bal Harbour Tower

Request for ARB  
approval for removal  
of the existing  
decorative balcony  
edge feature

Presented by:



## **ARB REQUEST FOR :**

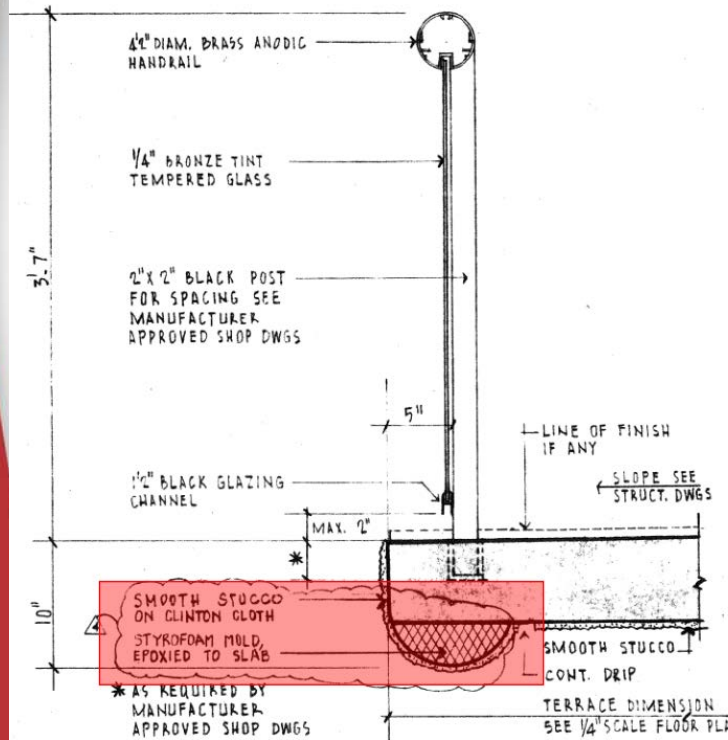
The removal of the EIFS decorative balcony edge feature to mitigate the Bal Harbour Tower Condominium Association's concerns over the increased hazard to life safety due to the continuous delamination of the edge feature.

## **REQUEST FOR ARB APPROVAL FOR :**

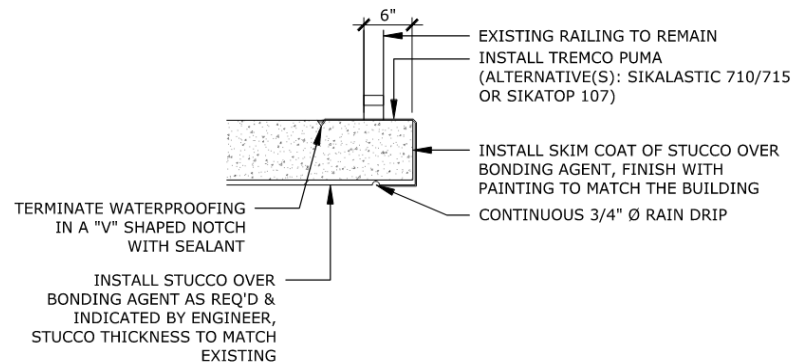
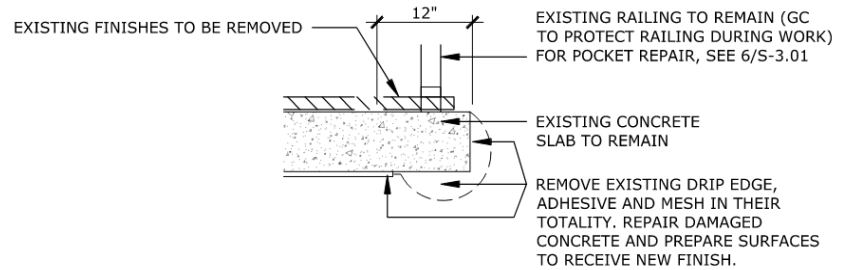
The removal of the EIFS decorative balcony edge feature to mitigate the Bal Harbour Tower Condominium Association's concerns over the increased hazard to life safety due to the continuous delamination of the edge feature.



# BALCONY EDGE DETAILS



**EXISTING CONDITION**



**PROPOSED REMOVAL**

# IMAGE OF DELAMINATED EDGE REQUIRING PARTIAL EMERGENCY REMOVAL





# EXISTING ELEVATIONS



INDICATES LOCATIONS OF DECORATIVE BALCONY EDGE FEATURE



**Before**



**After**







10/27/2023

8



**Before**



**After**







10/27/2023



**Before**



**After**





10/27/2023



**Before**

**After**





10/27/2023



**Before**



**After**







10/27/2023



**Before**



**After**





# THANK YOU!



**Consulting Engineers**

**Miami-Dade Office**

201 Alhambra Circle Ste. 1200  
Miami, Florida 33133  
Telephone: 305-665-1700

**West Palm Beach Office**

1655 Palm Beach Lakes Blvd  
#C-505  
West Palm Beach, Florida 33401  
Telephone: 561-304-9849

**Orlando Office**

111 N. Orange Ave.  
Suite 1440  
Orlando, FL 32801  
Telephone: (407) 792-1184





# BAL HARBOUR

- V I L L A G E -

The undersigned Agent/Owner request(s) Architectural Review Board review of the following application(s):

New Building (\$2,500.00)     Alteration/ Additions (\$1,000.00)     Revision (\$250.00)

**PROJECT INFORMATION**

Street Address of the Subject Property: 9999 COLLINS AVE. BAL HARBOUR, FL

Property/Project Name: BAL HARBOUR TOWER CONDOMINIUM

Legal description: Lot(s) OCEAN FRONT SEC OF BAY HARBOR RES SUB

Block(s) PB 44-27 N 100 FT LOT 0 + ALL LOT 9 + PART

Folio No. WING EAST + ADJACENT WEST OF EROSION LINE PER PB 105-02

Owner(s): BAL HARBOUR TOWER CONDOMINIUM ASSOCIATION

Mailing Address: 9999 COLLINS AVE. BAL HARBOUR FL 33154

Telephone: \_\_\_\_\_ Fax \_\_\_\_\_

Other \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_

Architect(s)/Engineer(s): MZE CONSULTING ENGINEERS

Architect(s)/Engineer(s) Mailing Address: 201 ALHAMBRA CIRCLE STE 1200  
CORAL GABLES FL 33134

Telephone: Business 305 005 1700 Fax 305 005 1703

Other \_\_\_\_\_ Email MZE.COM@

**PROJECT INFORMATION**

Project Description(s): NX

Estimated project cost\*: \_\_\_\_\_

(\*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): \_\_\_\_\_

**Applicant / Owner / Architect / Engineer/ Affirmation and Consent**

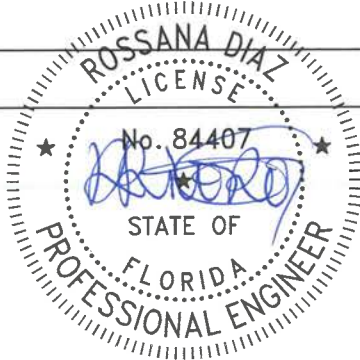
I acknowledge, affirm, and certify to all of the following:

1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of Bal Harbour Village unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
2. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
3. Understand that the application, all attachments and fees become a part of the official records of Bal Harbour Village and are not returnable.
4. All application representatives have registered with and completed lobbyist forms for the Bal Harbour Village City Clerk's office.
5. Understand that under Florida Law, all the information submitted as part of the application are public records.
6. Failure to provide the information required for submittal/necessary for review by the Architectural Review Board may cause the application to be deferred without review.
7. That applications for Architectural Review Board review require the presence of the applicant and/or architect/engineer at the meeting unless otherwise notified.
8. All fees shall be paid at the time of submittal.

- 9. A written narrative explaining the architectural style of the proposed building or alteration
- 10. I have received consent from the owner of the property to file this application.

**NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED**

Owner Printed Name: <i>Florencia Gariboldi</i>		
Owner Signature: <i>[Signature]</i>		
Address:		
Telephone:	Fax:	Email:
Architect(s)/Engineer(s) Print Name: <i>ROSSANA DIAZ (MZE ENERS)</i>		Architect(s)/Engineer(s) Signature:
Address: <i>201 ALHAMBRA CIRCLE #15 1200 CORAL GABLES FL 33134</i>		
Telephone: <i>305 005 1700</i>	Fax: <i>305 005 1703</i>	
Email: <i>MZE.COM</i>		
Architect/Engineer Seal:		

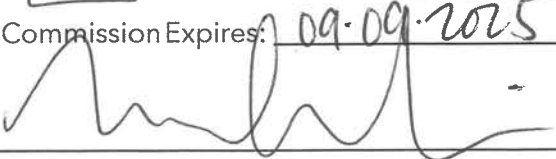


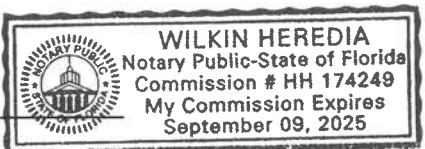
**NOTARIZATION**

STATE OF FLORIDA  
COUNTY OF  
MIAMI-DADE

Sworn to or affirm and subscribed before me this 26 day of September,  
in the year 2023 by Florencia Gariboldi who has taken an oath and is personally  
known to me or has produced N/A as identification.

My Commission Expires: 09-09-2025

  
 Notary Public







September 22<sup>nd</sup>, 2023

Bal Harbor Building Department  
655 – 95<sup>th</sup> Street, Bal Harbour, FL 33154  
c/o Graciela Escalante

RE: ARB Application Submittal for Bal Harbor Tower Condominium Association  
9999 Collins Avenue, Bal Harbor, FL, 33154

To Whom It May Concern:

Our Client, Bal Harbour Condominium Association, requests m2e to prepare and submit an ARB Application seeking to obtain approval for the removal of the decorative EIFS balcony edge feature at all locations found on the building.

Bal Harbour Tower is continuing to experience delamination and detachment of portions of this decorative EIFS feature causing material damage and presenting a potential life safety hazard. To mitigate risks, the Association intends to permanently remove this feature as part of the current concrete/stucco repair project.

Yours truly,

ROSSANA DIAZ, PE, *SI*



**M2E, LLC DBA M2E CONSULTING ENGINEERS**



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On: 10/25/2023

PROPERTY INFORMATION	
<b>Folio</b>	12-2226-034-0001 (Reference)
<b>Property Address</b>	9999 COLLINS AVE BAL HARBOUR, FL 33154-0000
<b>Owner</b>	REFERENCE ONLY
<b>Mailing Address</b>	
<b>Primary Zone</b>	5000 HOTELS & MOTELS - GENERAL
<b>Primary Land Use</b>	0000 REFERENCE FOLIO
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	0
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	0 Sq.Ft
<b>Year Built</b>	0



ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$0	\$0	\$0
<b>Building Value</b>	\$0	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$0	\$0	\$0
<b>Assessed Value</b>	\$0	\$0	\$0

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$0	\$0	\$0

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



# OFFICE OF THE PROPERTY APPRAISER

Generated On: 10/25/2023

## Property Information

**Folio:** 12-2226-034-0001

**Property Address:** 9999 COLLINS AVE

## Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On: 10/25/2023

## Property Information

**Folio:** 12-2226-034-0001

**Property Address:** 9999 COLLINS AVE

## Roll Year **2022** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On: 10/25/2023

## Property Information

**Folio:** 12-2226-034-0001

**Property Address:** 9999 COLLINS AVE

## Roll Year **2021** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On: 10/25/2023

## Property Information

**Folio:** 12-2226-034-0001

**Property Address:** 9999 COLLINS AVE

### FULL LEGAL DESCRIPTION

BAL HARBOUR TOWER CONDO  
OCEAN FRONT SEC OF BAY HARBOR RE  
SUB PB 44-27  
N100FT LOT 8 & ALL LOT 9  
& PORT LYING EAST & ADJACENT  
WEST OF EROSION LINE PER  
PB 105-62  
LOT SIZE 192000 SQ FT M/L

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
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The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>