

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

FEBRUARY 1, 2024

AT 1:00 P.M.

Bal Harbour Village Hall • 655 - 96th Street • Bal Harbour • Florida 33154

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

1 CALL TO ORDER / ROLL CALL

2 PLEDGE OF ALLEGIANCE

3 APPROVAL OF MINUTES

3.1 December 7, 2023 ARB Meeting Minutes
[Architectural Review Board Minutes December7_2023.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 have 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-21-12-001

192 Bal Bay Drive, Bal Harbour FL, 33154

Architect(s): Majestic Views Landscape Architects

Owners: 196 Bal Bay Florida Land Trust, Michale Kosnitzky Trustee

Landscaping, Fences and Gates

1. [192 Bal Bay Dr - ARB MEMO-2-1-2024.DOCX](#)
3. [192 Bal Bay Dr - Presentation.pdf](#)
4. [192 Bal Bay Dr - ARB Application.pdf](#)
5. [192 Bal Bay Dr - Narrative.pdf](#)
6. [192 Bal Bay Dr - Property Appraiser Report.pdf](#)

4.2 ARB-2023-0008

196 Bal Bay Drive, Bal Harbour FL, 33154

Architect(s): Majestic Views Landscape Architects

Owners: 196 Bal Bay Florida Land Trust, Michale Kosnitzky Trustee

Landscaping As-Built/Alteration

1. [196 Bal Bay Dr - ARB MEMO-2-1-2024.DOCX](#)
3. [196 Bal Bay Dr - Presentation.pdf](#)
4. [196 Bal Bay Dr - ARB Application.pdf](#)
5. [196 Bal Bay Dr - Narrative.pdf](#)
6. [196 Bal Bay Dr - Property Appraiser Report.pdf](#)

4.3 ARB-22-05-003

228 Park Drive, Bal Harbour FL, 33154

Architect(s): Richard Cortes

Owners: Abraham Gilinski

New Single-Family Residential

1. [228 Park Dr - Memo.pdf](#)
3. [228 Park Dr. ARB Presentation \(REV.6\) 11-09-23.pdf](#)
4. [228 Park Dr - ARB Application.pdf](#)
5. [228 Park Dr - Narrative.pdf](#)
6. [228 Park Dr - Property Appraiser Report.pdf](#)

4.4 ARB-2024-001

150 Harbour Way, Bal Harbour FL, 33154

Architect(s): Andres Holliman, P.A. 9433

Owners: Simon Falic

Re-roof of Property, Roof Permit RFR2023-0173

1. [150 Harbour Way - ARB Memo.DOCX](#)
3. [150 Harbour Way ARB Feb 1.pdf](#)
4. [150 Harbour Way - ARB Application.pdf](#)
5. [150 Harbour Way - Narrative.pdf](#)
6. [150 Harbour Way - Property Appraiser Report.pdf](#)

5 OTHER BUSINESS

5.1 2024 ARB Meeting Dates

[2024-ARB-Calendar.pdf](#)

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 -

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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 MINUTES

DECEMBER 7, 2023

AT 1:00 P.M.

Bal Harbour Village Hall • 655 - 96th Street • Bal Harbour • Florida 33154

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

- 1 **CALL TO ORDER** - Chair Borges called the meeting to order at 1:09 PM.
The following Board Members were present:
Reinaldo Borges, Chair
Elizabeth Camargo
Jose Gomez
Nathan VanDeman
David Koplowitz
The following were also present:
Eliezer Palacio, Building Director
Dwight Danie, Village Clerk
Chanae L. Wood, Village Attorney

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

- 3 **APPROVAL OF MINUTES**
 - 3.1 October 5, 2023 ARB Minutes

MOTION: A Motion to approve the minutes was moved by Elizabeth Camargo and seconded by David Koplowitz.

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

4 ARB-HEARINGS

Ms. Wood 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. The Village Clerk swore in all those who would be providing testimony.

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.

Mr. Palacio introduced the saying the project was limited to concrete restoration and the removal of the EIFS (Exterior Insulation Finishing System). Gustavo Sanin, Senior Project Engineer, M2E, described the process for the removal of the balcony decorative features that have created health and safety concerns due to delamination. He provided images of the existing elevation and the existing conditions and renderings showing the completion of the proposed project with cleaner edges. He said he would be removing the balcony tiles and providing waterproofing on the balcony slab. He said that he would be encouraging owners not to replace the tiles, due to shallow slopes.

Ms. Carmargo suggested moving the drip edge further to the outside so that it would not be dripping on the railing below.

There were no comments from the public.

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

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.

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

5 OTHER BUSINESS

6 PUBLIC COMMENT - There were no comments from the public.

7 ADJOURNMENT

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BAL HARBOUR

- V I L L A G E -

ARCHITECTURAL REVIEW BOARD MEMORANDUM

TO: Architectural Review Board Members
FROM: Eliezer Palacio, Building Director
DATE: 02/1/2023
SUBJECT: 192 Bal Bay Drive
(Fence, Landscaping and irrigation).



BACKGROUND

The Village of Bal Harbour (the "Village") received an Architectural Review Board (ARB) application on December 14, 2023 for the development of a new two-story single-family residence located at 192 Bal Bay Drive (the "Property").

The lot sits on Block 12, Bal Harbour Res. Sec. PB 44-98 Port of Tr E. Desc. Comm 88 Deg. E. of Center Point of Cul. De Sac. at S. End of Bal Bay Dr. & Blk. 12 for 65 Ft. NLY AD 191.88 Ft. NELY ELY. and is located in the PC/single family zoning district of the Bal Harbour Village Residential Section. The lot is 25,070 square feet and the Applicant is proposing a new fence, landscape and irrigation.

The entrance to the residence faces North and the proposed garage entry does not face the street.

This home is located in the AE-8 N.G.V.D. Base Flood Elevation Zone and the Applicant is constructing the proposed residence at 10.01 N.G.V.D. complies and exceeds the minimum requirements of the Village Code and Florida Building Code (F.B.C.) for AE zones.

THE PROJECT (AE Description)

The current owners on the adjacent 196 Bal Bay property, while residing in their current residence, purchased the adjacent property to the east and have enclosed the entire property with a 4-5' black alum. fence in the streetscape and side property with the proposed nautical 42" fence on the entire waterfront seawall as it exists. In addition, a landscape treatment of Clusea 5' hedge, Coconut palms Adonidia palms, Screw pines, etc., throughout the entire fence area has been installed to obscure the fence and provide security and privacy to an open play space for the children.

The entire goal for this open space property is to match the 196 Bal Bay property landscape so that it presents as a unified property.

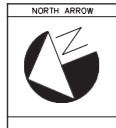
RECOMMENDATION

It is the opinion of this writer that the vacant 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. If any portion of the landscaping, fence, or any other permitted item will be located within the five-foot easement at the front or side of the property, then prior to the issuance of a required permit or permit revision to the master building permit, the Owner of the Project described herein shall execute "Hold Harmless Agreement" as a condition precedent to permit issuance.
2. If the proposed landscape and hardscape design is in conflict with the Village's stormwater infrastructure system, the Architect and Civil Engineer are required to resolve prior to permit issuance. Any revisions required to the hardscape or landscape shall be bought before the ARB, if applicable, or be administratively approved prior to permit.
3. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
4. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
5. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
6. The Certificate of Appropriateness expires 18 months after issuance as per Bal Harbour Village Municipal Code 2-75(d)(1-3).



SITE LANDSCAPE PLAN

GRAPHIC SCALE (1 IN = 8 FT.)

LANDSCAPE REQUIREMENTS/ CALCS

TOTAL SITE AREA, R-2 RESIDENTIAL	25037 SF, 0.574 AC
PERVIOUS AREA REQUIRED (25037 SF x 40%)	10015 SF
PERVIOUS AREA PROVIDED	25037 SF (100%)
TREES REQUIRED (3 TRILOT)	3 TREES (100% NATIVE)
TREES PROPOSED	130 TREES AND PALMS
NATIVE TREES REQUIRED 100%	3 TREES
NATIVE TREES PROVIDED	6 TREES
SHRUBS REQUIRED (10 SHRUBS / TREE)	30 SHRUBS
SHRUBS PROVIDED	442 SHRUBS
NATIVE SHRUBS REQUIRED 30%	9 SHRUBS
NATIVE SHRUBS PROVIDED	156 SHRUB

PLANT LIST

TREES AND PALMS

CMT 27	Cocos Nuc Malayan/Malayan Grm Coconut(2:1)	8-12'WD, 14-18'OA, slight curve, full
CMS 64	Cocos Nuc Malayan/Malayan Grm Coconut(2:1)	5-8'WD, 10-15'OA, slight curve, full
CHP1 5	Adonia merrillii/ Christmas Palm - SINGLE(3:1)	10-14'OA, 6-8'CT, SGL, full
CHP2 18	Adonia merrillii/ Christmas Palm - DOUBLE(2:1)	10-14'OA, 6-8'CT, DBL, full
CHP3 1	Adonia merrillii/ Christmas Palm - TRIPLE(1:1)	10-14'OA, 6-8'CT, TRPL, full
CAM 2	Caryota mitis/Fishtail Palm	8-10'OA, full
*CLU 4	Clusea Rosea/ Pitch Apple (1:1)	14'x6'OA, 3" CAL, 6'CT, match, full
JAP 2	Elaeocarpus Decipiens/Japanese Blueberry(1:1)	14'x6'OA, 3" CAL, 3-4'CT, full
*RR 2	Roystonea regia/Royal Palm	20-25'OA, 14'WD, full
PL 1	Plumeria rubra/Frangipani	5-8'OA, full
*SCP 6	Pandanus utilis/ Screw-pine(1:1)	8-10'OA, STD trunk, multi canopy, full
PAB 2	Pandanus baptistii 'Variegated'/Gold-striped Screw Pine	8-10'OA, STD trunk, multi canopy, full
Total tree count	130 trees & palms	

ACCENTS, SHRUBS, AND GROUNDCOVERS

*CLG 156	Clusea Rosea/ Pitch Apple(1:1)	3-4'OA, 36"OC, full
CHC 143	Chamaedorea cataractarum/Cat Palm	3GAL, 20"OA, 24"OC, full
FGI 143	Ficus Green Island/ Green Island Ficus(1:1)	3GAL, 12"OA, 20"OC, full
Total shrub count	442 shrub	

SOD As Req'd	Paspalum Sea Isle One Sod	SQ FT
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GENERAL LANDSCAPE NOTES

- All planting notes to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2015), State of Florida, Department of Agriculture, Tallahassee.
- All prohibited plant species shall be eradicated from the site by licensed arborist.
- All plant material to be handled and planted in accordance with standard nursery practices.
- All plant material to be guaranteed for a period of ninety (90) days from date of installation.
- All planting beds to receive three (3) inches of recycled bark or other mulch, type "B", or better. (no cypress mulch)
- All planting areas must be irrigated to provide (100% coverage & 100% overlap) by an automatic irrigation w/water sensor system installed by certified irrigation contractor.
- Any damage to existing landscape or irrigation on site or ROW during construction shall be contractors responsibility for replacement and repair.
- Sod and irrigation will be provided within all the unpaved areas including the R.O.W.
- All mechanical equipment that is 5' above grade must be screened on three sides w/a hedge, solid fence or wall to a height minimum 3" above the item.
- All underground utilities should be located prior to commencement of landscape construction.
- The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
- In case of discrepancies, the landscape plan takes precedence over the plant list.
- A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
- Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.
- All trees, palms except shrubs and sod must be a min. 5' from all utilities (ie. mains, meters, hydrants, service lines, etc) and must incorporate a tree barrier. Where overhead wires exist, use FPL approved understory trees.
- All details, notes, specifications are per City of Bal Harbour and Miami-dade Standards.

SITE LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"



PRIVATE RESIDENCE
192 BAL BAY DRIVE, BALL HARBOUR, FLORIDA

SITE LANDSCAPE PLAN

MAJESTIC VIEWS
Landscape Architecture - Construction Management
1211 Collins Dr. Suite 101, Boca Raton, FL 33436
Phone (561) 752-9833 Fax (561) 752-4110

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LOUIS ILIAS VLACHOS
LANDSCAPE ARCHITECT

LA #6556577
LC #26000319

REV. NO.	DATE

JOB NO:

DRAWN BY: LIV

DATE: 11.06.23

SCALE: AS SHOWN

SHEET NO.

LP-1



GRAPHIC SCALE (1 IN = 8 FT.)

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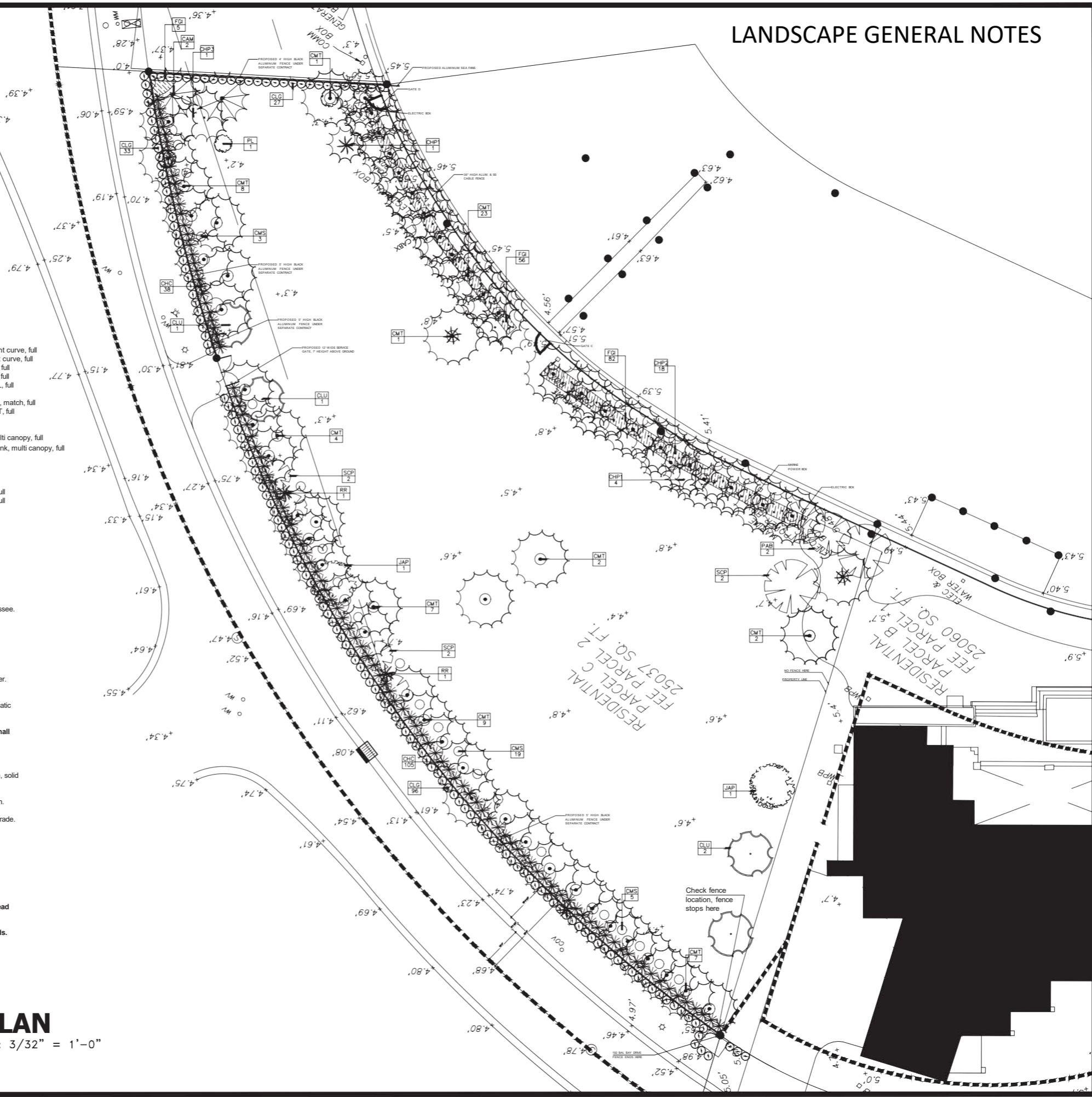
SOD As Req'd Paspalum Sea Isle One Sod SQ FT

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- All plant material to be handled and planted in accordance with standard nursery practices.
- All plant material to be guaranteed for a period of ninety (90) days from date of installation.
- All planting beds to receive three (3) inches of recycled bark or other mulch, type "B", or better. (no cypress mulch)
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- The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
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- A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
- Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.
- All trees, palms except shrubs and sod must be a min. 5' from all utilities (ie. mains, meters, hydrants, service lines, etc) and must incorporate a tree barrier. Where overhead wires exist, use FPL approved understory trees.
- All details, notes, specifications are per City of Bal Harbour and Miami-dade Standards.

SITE LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"



LANDSCAPE GENERAL NOTES

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SITE LANDSCAPE PLAN

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LOUIS ILIAS VLACHOS
LANDSCAPE ARCHITECT

LA #666677
LC #26000319

REV. NO.	DATE

JOB NO:

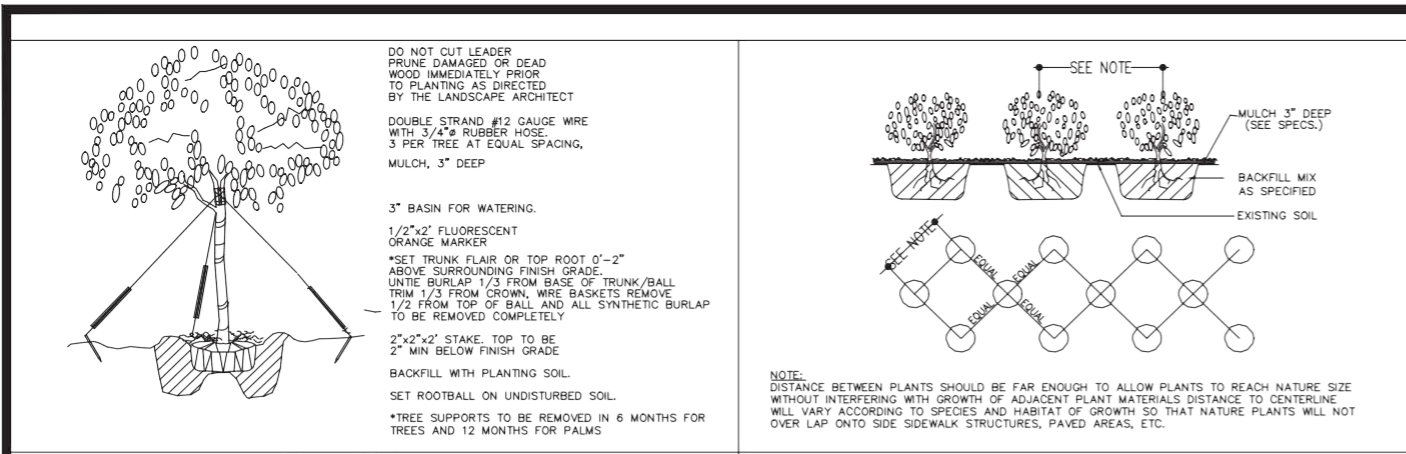
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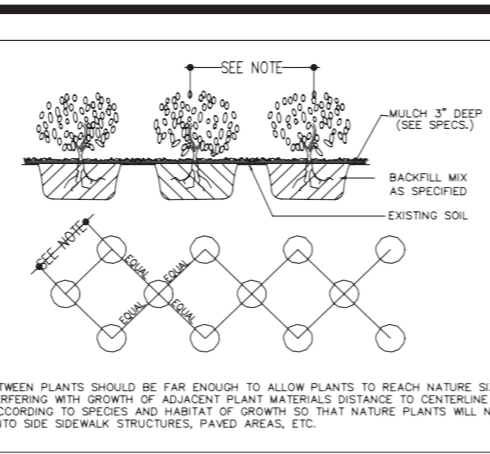
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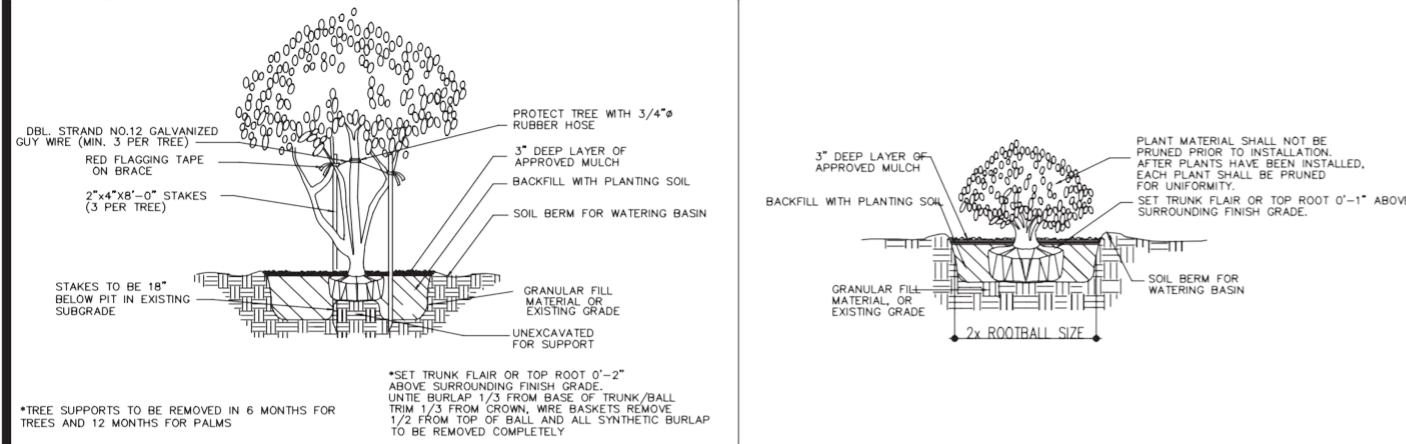
LP-1



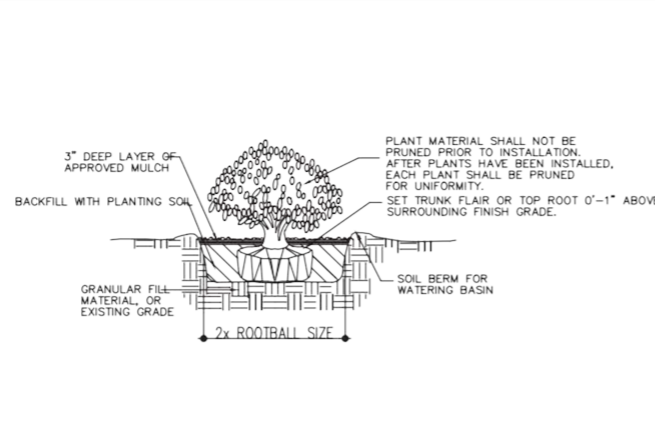
LARGE TREE (2" cal. and over) PLANTING DETAIL



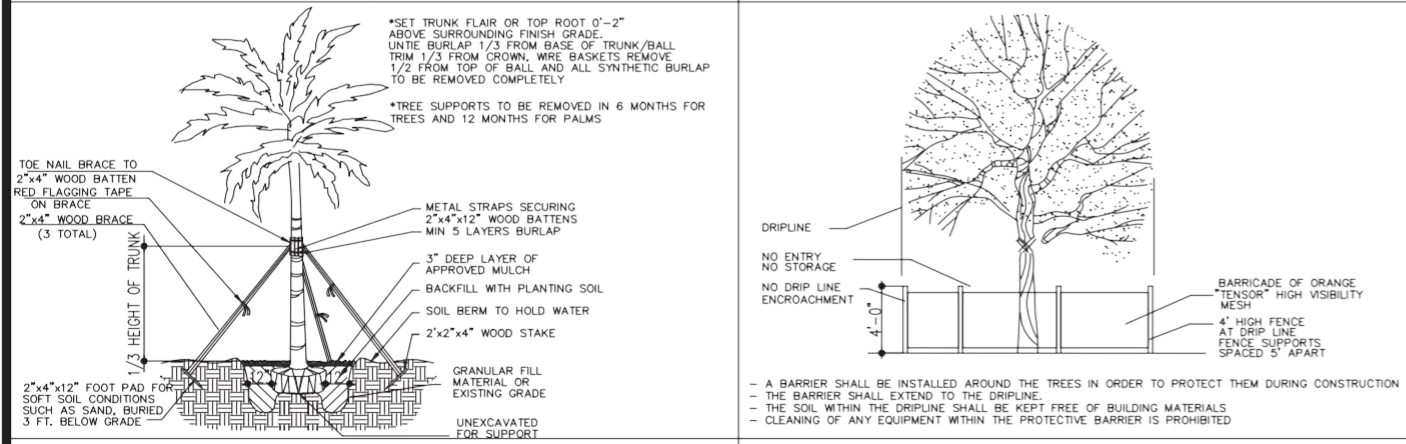
SHRUB/ GROUNDCOVER SPACING DETAIL



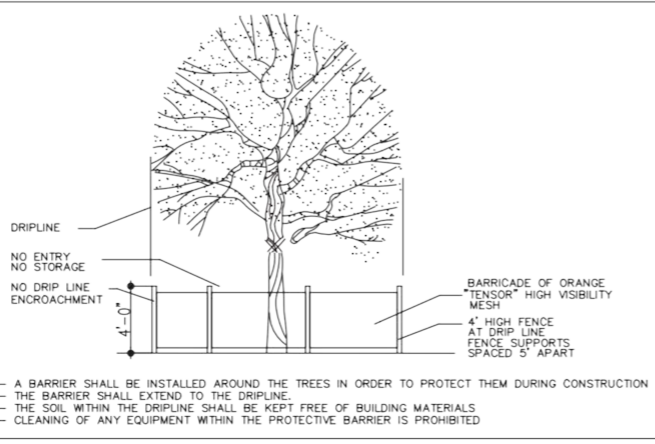
MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL



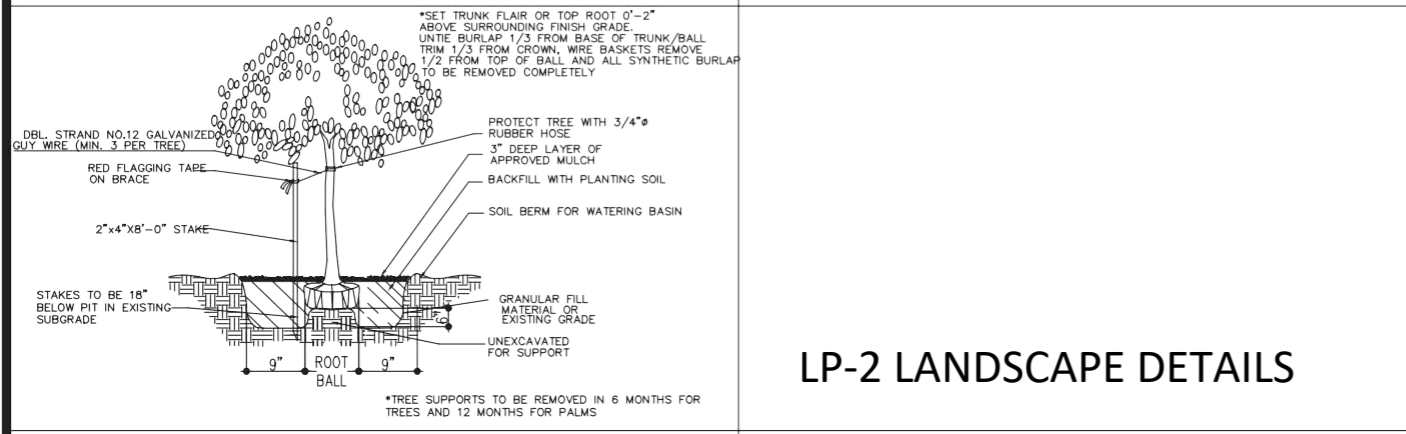
SHRUB PLANTING DETAIL



PALM PLANTING DETAIL



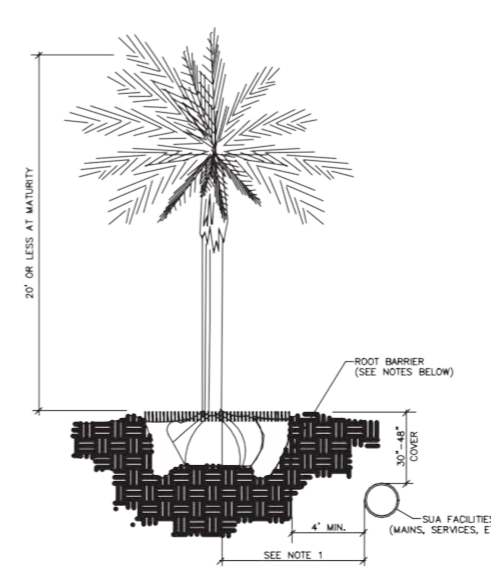
TREE PRESERVATION BARRICADE FENCING DETAIL



SMALL TREE (2" cal. and under) PLANTING DETAIL

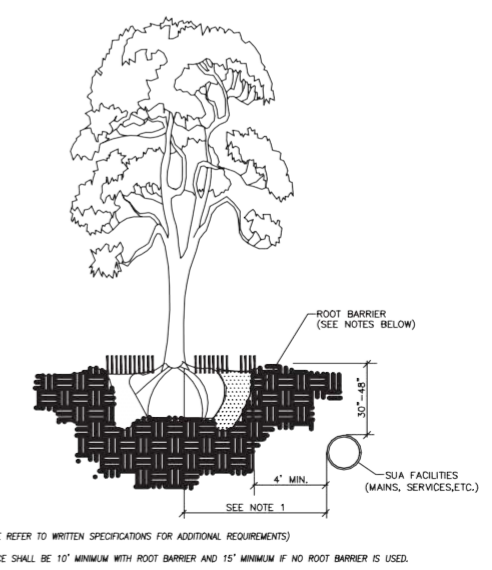
LP-2 LANDSCAPE DETAILS

- PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
- All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
- Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
- Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
- All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or other organic mulch grade "B" or better.
- The Planting Plan shall be installed in compliance with all existing City codes and applicable deed restrictions.
- SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway. Sod to be grade "A" weed free. All areas marked "Lawn" shall be St. Augustine "Floritam" solid sod. The Dry Retention area shall be Bahia Grass / "Paspalum Notatum". All sod shall be set level tight and even along planting beds. Landscape contractor is responsible for providing their own square footage takeoffs and field verification to provide 100% sod coverage of all areas specified.
- PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas, 4" for seeded grass areas and 2" for sodded grass areas.
- Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details. Planting soil backfill for all proposed Date Palms, Coconut Palms, Royal Palms and Liriope shall be backfilled with 80% sand and 20% muck mixed with existing soil free of rock and debris. Bougainvillea species shall be backfilled with 100% sand at time of planting.
- Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
- Contractor to notify "Sunshine" at 1-800-638-4097 (48) hours prior to digging for underground utility locations.
- Contractor shall be responsible for providing final grading of all associated planting areas.
- After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
- All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
- No pruning of any tree or palm will be accepted. All plants to be planted w/ trunk flair or surface root 10% above grade (per City of Bal Harbour and Miami-Dade requirements).
- Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period.
- All parking islands measuring less than 11 feet (including curbs) due to turning radii requirements shall have root barriers installed against the full perimeter of the island. All limerock shall be excavated from islands to a depth of 2-1/2 feet and backfilled with the specified planting mix.
- Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.
- SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Architect, the owner and The City of Bal Harbour, Fl.
- WATERING: All plant material shall be watered in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until 21. EXISTING MATERIAL: All existing material shall be brought to current city code standards. All existing hedges must be continuous as required.
- DRAINAGE EASEMENT: Written approval must be obtained from local water management district prior to planting within the drainage easement.
- All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. Warranty is null and void for plant material which is damaged or dies as a result of "acts of God" limited to hail, freeze, lightning, automobile damage, and winds exceeding 75 mph as defined by the Miami Hurricane Center. All trees that lean or are blown over, caused by winds less than 75 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.
- Type "D" curbing and wheel stops shall be provided in the V.U.A. Refer to paving and drainage detail sheet for detail of type "D" curb and wheel stop.
- The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
- No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
- Root-prune all trees a minimum of (8) weeks prior to planting.
- Tree grates shall be positioned to meet in the center of treewell and have uniform spacing around outside edges of castings. Install grates where indicated on plans flush and leveled with surrounding pavement surface. Install steel angle frame, in concrete flush and leveled with surrounding paving surface, maintain flush and leveled at all times.
- All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious services and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
- Hedge material shall be planted equal to the height of all dumpsters, transformers, mechanical equipment and other ground free-standing utility equipment or enclosures.
- All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
- No canopy trees shall be planted within 15 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
- Ground cover plantings shall provide not less than 75 percent coverage immediately upon planting and 100 percent coverage within 3 months after planting.
- Tree protection barricades shall be provided around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
- Tree removal/relocation permits must be obtained for existing trees to be removed or relocated.
- In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.
- Quantities shown on the plant list take precedence over any discrepancies between the plans and plant list.
- Proposed berms shall not exceed a 3:1 slope.
- All plants are to be top dressed with a minimum 3" layer of Maleuca mulch, Eucalyptus mulch or equal. Mulch 18" beyond plantings.
- All Landscape areas are to be provided with automatic sprinkler system which will provide 100% coverage and 50% overlap. All irrigation fittings and head connections will be purple pipe, Sch 40 PVC.
- Trees in Lawn area are to receive a 24" diameter mulched saucer at the base of the trunk.
- Contractor must obtain landscape, irrigation and tree removal permits.
- Rain sensor is required and shall be no over spray on any walkways or sidewalks.
- Trees shall be planted 4' from all underground utility lines. Written approval will be obtained from all utility companies for the proposed trees in the landscape easements prior to building permit and approval from the City of Bal Harbour and Miami-Dade, Fl
- Landscaping to be clear 7'-6" of front and sides and 4' belting all fire hydrants, typ.



- NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
- THIS DISTANCE SHALL BE 7" MINIMUM WITH ROOT BARRIER AND 10" MINIMUM IF NO ROOT BARRIER IS USED.
 - ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL SEACOST FACILITIES.
 - THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOST AND INSPECTED BY SEACOST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 - ROOT BARRIERS SHALL BE MINIMUM 3/8" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 3/8" PANELS MANUFACTURED BY BIOBARRIER.
 - ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typ. Small Tree or Palm Tree w/ Root Barrier



- NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
- THIS DISTANCE SHALL BE 10" MINIMUM WITH ROOT BARRIER AND 15" MINIMUM IF NO ROOT BARRIER IS USED.
 - ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL SEACOST FACILITIES.
 - THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOST AND INSPECTED BY SEACOST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 - ROOT BARRIERS SHALL BE MINIMUM 3/8" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 3/8" PANELS MANUFACTURED BY BIOBARRIER.
 - ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
 - LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARCK AND SIMILAR SIZED SPECIES.

Typ. Large Tree or Exotic Palm Tree w/ Root Barrier



PRIVATE RESIDENCE
192 BAL BAY DRIVE, BALL HARBOUR, FLORIDA

SITE LANDSCAPE PLAN

MAJESTIC VIEWS
Landscape Architecture - Construction Management
1711 Curran Drive, Seaside, FL 32466
Phone (904) 752-9833 Fax (904) 752-4110
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

REV. NO.	DATE

JOB NO: _____

DRAWN BY: LJV

DATE: 11.06.23

SCALE: NTS

SHEET NO. **LP-2**

LP-3 EXISTING CONDITIONS



EXISTING CONDITION LOT 192

PRIVATE RESIDENCE
192 BAL BAY DRIVE, BALL HARBOUR, FLORIDA
AS BUILT EXIST. CONDITIONS

MAJESTIC VIEWS
Landscape Architecture - Construction Management
4711 Collins Drive, Suite 100, Boca Raton, FL 33436
Phone (561) 752-9833 Fax (561) 752-4110
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

Louis Vlahos

LA #666677
LC #26000319

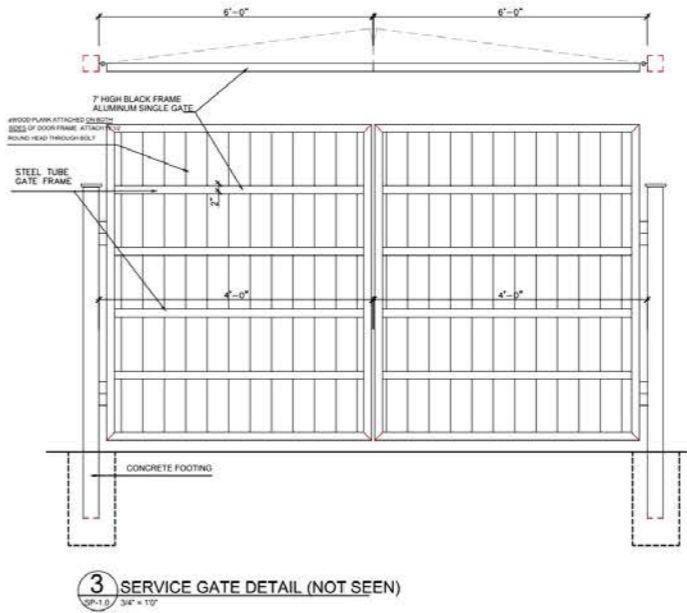
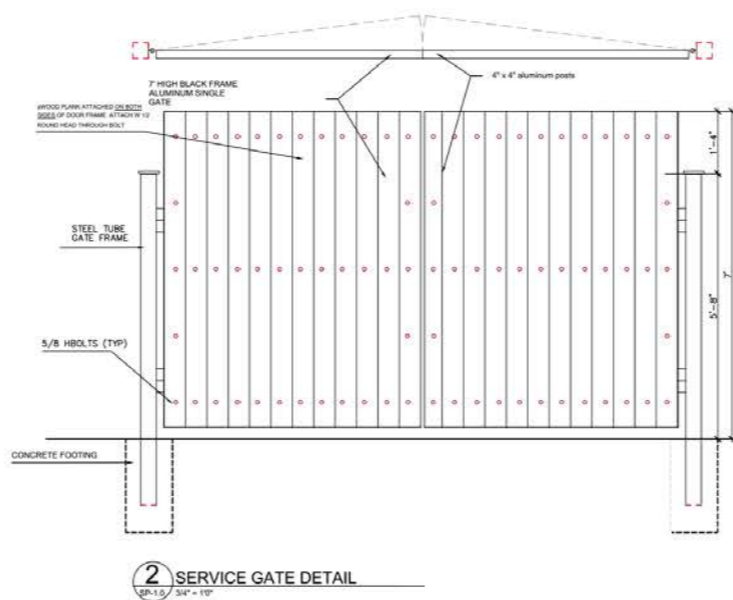
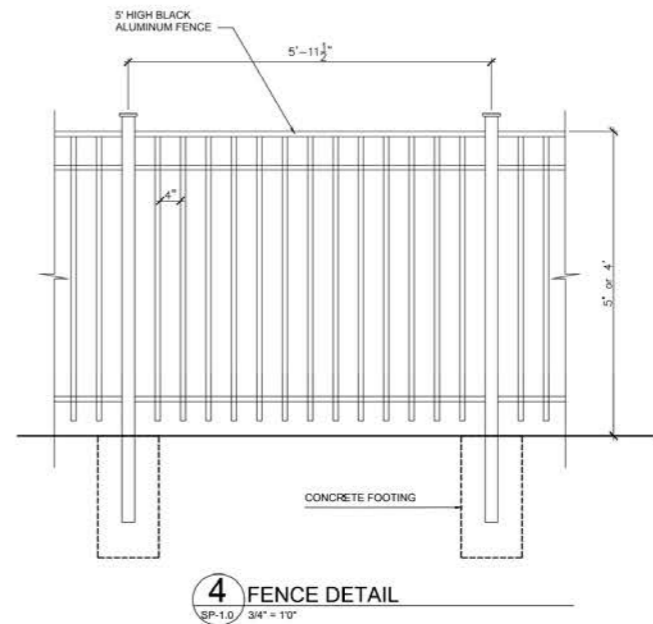
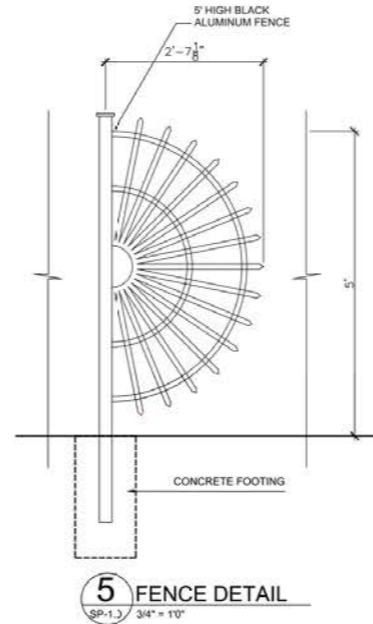
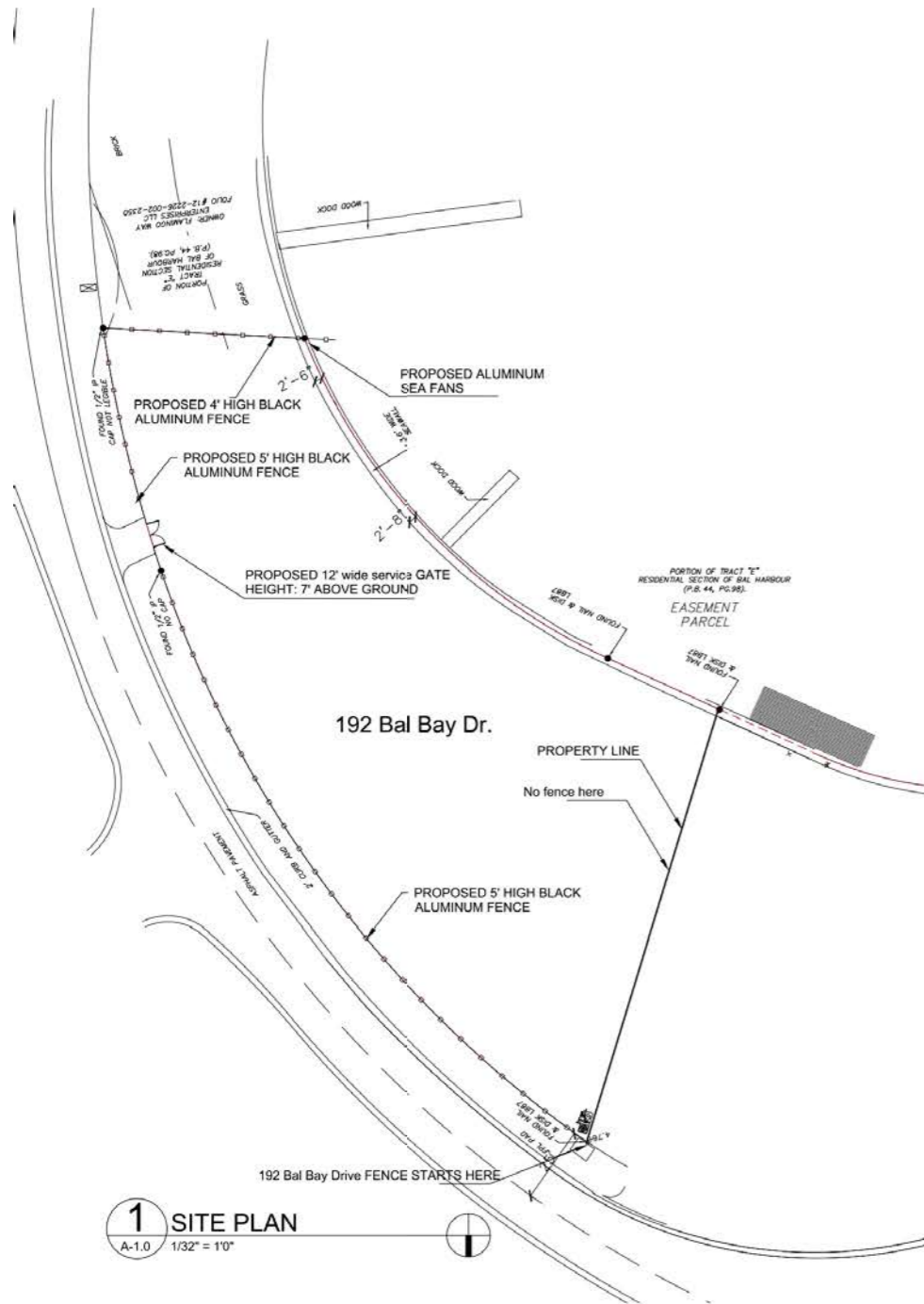
REV. NO.	DATE

JOB NO:
DRAWN BY: LIV
DATE: 11.06.23
SCALE: N/A

SHEET NO.
LP-3

LP-4 GATE AND FENCE PLAN

192 Bal Bay Dr.
Bal Harbour, FL, 33154
Gate and Fence Plans



ALUMINUM FENCE & GATE DETAILS
SCALE: NTS

PRIVATE RESIDENCE
192 BAL BAY DRIVE, BALL HARBOUR, FLORIDA

GATE AND FENCE DETAILS

MAJESTIC VIEWS
Landscape Architecture - Construction Management
1711 Collins Dr. Suite 101, Beach, FL 33436
Phone (561) 752-9833 Fax (561) 752-4110

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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6566577
LC #26000319

REV. NO. DATE

JOB NO:

DRAWN BY: LIV

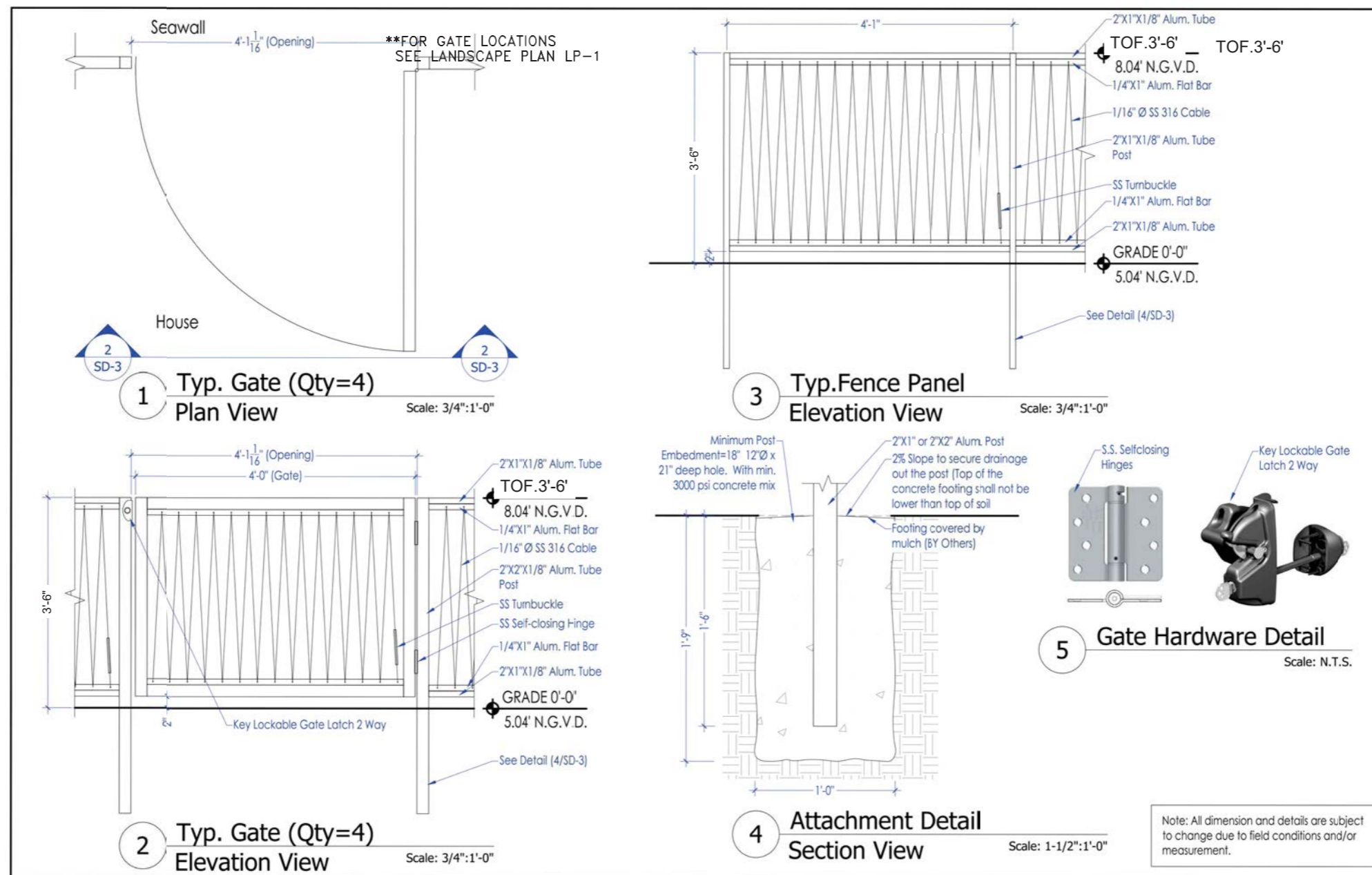
DATE: 11.06.23

SCALE: NTS

SHEET NO.

LP-4

LP-5 SEAWALL FENCE DETAILS



SEAWALL FENCE DETAILS

NOT TO SCALE

PRIVATE RESIDENCE
192 BAL BAY DRIVE, BALL HARBOUR, FLORIDA
SEAWALL FENCE DETAILS

MAJESTIC VIEWS
Landscape Architecture - Construction Management
4711 Coquina Drive, Seaside, FL 32162
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

Louis Vlahos

LA #6566577
LC #26000319

REV. NO.	DATE

JOB NO:
DRAWN BY: LIV
DATE: 11.06.23
SCALE: NTS

SHEET NO.
LP-5

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: 192 Bal Bay Drive

Property/ProjectName: 192 Bal Bay

Legal description: Lot(s) _____

Block(s) _____ Section(s) _____

Folio No. 12-2226-002-2359

Owner(s): Michael Kosnitzky, Trustee of the
196 Bal Bay Florida Land Trust

Mailing Address: 600 Brickell Avenue, Suite 3100, Miami, FL, 33131

Telephone: 786-913-4884 Fax 786-220-0891

Other Cell / 305-389-5259 Email michael.kosnitzky @pillsburylaw.com

Architect(s)/Engineer(s): Majestic Views, Landscape Architects, Inc.

Architect(s)/Engineer(s) Mailing Address: 4711 Cypress Drive South, Boynton Beach, FL, 33436

Telephone: Business 561-752-9835 Fax 561-752-4110

Other _____ Email louis @majesticviewsla.com

PROJECT INFORMATION

Project Description(s): Landscaping, Fences, and Gates

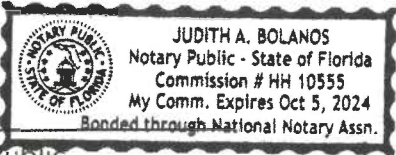
Estimated project cost*: _____

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

Date(s) of Previous Submittal(s) and Action(s): _____

- 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: Michael Kosnitzky, Trustee of the 196 Bal Bay Florida Land Trust		
Owner Signature: <i>Michael Kosnitzky</i>		
Address: 600 Brickell Avenue, Suite 3100, Miami, Florida 33131		
Telephone: 786-913-4884	Fax: Cell 305-389-5259	Email: michael.kosnitzky@pillsburylaw.com
Architect(s)/Engineer(s) Print Name:		Architect(s)/Engineer(s) Signature:
Address:		
Telephone:	Fax:	
Email:		
Architect/Engineer Seal:		
NOTARIZATION		
STATE OF FLORIDA COUNTY OF MIAMI-DADE		
Sworn to or affirm and subscribed before me this <u>26th</u> day of <u>December</u>		
in the year 20 <u>23</u> by Michael Kosnitzky, _____ who has taken an oath and is personally Trustee of the 196 Bal Bay Florida Land Trust known to me or has produced _____ as identification.		
My Commission Expires: <u>10/05/2024</u>		
<i>Judith A. Bolanos</i> Judith A. Bolanos		 Notary Public



MAJESTIC VIEWS

LANDSCAPE ARCHITECTS



November 06, 2023

**Bal Harbour Village
655 96th Street
Bal Harbour, FL 33154**

**Re: Private Residence, 192 Bal Bay Dr, Bal Harbour, Fl. 33154
Existing Vegetation Assessment.**

Attn: Bal Harbour Village, Building Department

To whom it may concern:

The current owners on the adjacent 196 Bal Bay property, while residing in their current residence, purchased the adjacent property to the east and have enclosed the entire property with a 4-5' black alum. fence in the streetscape and side property with the proposed nautical 42" fence on the entire waterfront seawall as it exists. In addition, a landscape treatment of Clusea 5' hedge, Coconut palms Adonidia palms, Screw pines, etc throughout the entire fence area has been installed to obscure the fence and provide security and privacy to an open play space for the children. The entire goal for this open space property is to match the 196 Bal Bay property landscape so that it presents as a unified property.

If you have any questions and/or comments, please contact me at your earliest convenience, my cell is 561.312.1402.

Regards,

Louis Vlahos, Landscape Architect
Majestic Views, L.A., Inc.
LA #6666677, LC #26000319



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 01/23/2024

PROPERTY INFORMATION	
Folio	12-2226-002-2359
Property Address	192 BAL BAY DR BAL HARBOUR, FL 33154-
Owner	MICHAEL KOSNITZKY TRS , 196 BAL BAY FLORIDA LAND TR
Mailing Address	600 BRICKELL AVE STE 3100 MIAMI, FL 33131
Primary Zone	1100 SGL FAMILY - 2301-2500 SQ
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	25,070 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$15,042,000	\$11,995,995	\$5,642,550
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$15,042,000	\$11,995,995	\$5,642,550
Assessed Value	\$13,195,594	\$11,995,995	\$85,285

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Working Waterfront	Classified Value		\$5,557,265	
Non-Homestead Cap	Assessment Reduction	\$1,846,406		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,195,594	\$11,995,995	\$85,285
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,042,000	\$11,995,995	\$85,285
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,195,594	\$11,995,995	\$85,285
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,195,594	\$11,995,995	\$85,285

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 01/23/2024

Property Information

Folio: 12-2226-002-2359

Property Address: 192 BAL BAY DR

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

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	1100	Square Ft.	25,070.00	\$15,042,000

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 01/23/2024

Property Information

Folio: 12-2226-002-2359

Property Address: 192 BAL BAY DR

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

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-1	1100	Square Ft.	25,070.00	\$11,995,995

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 01/23/2024

Property Information

Folio: 12-2226-002-2359

Property Address: 192 BAL BAY DR

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

LAND INFORMATION					
The Land calculated value for this property has been overridden. Please refer to the Land Value in the Assessment Section, in order to obtain the most accurate value.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
WORKING WATERFRONT	R-1	1100	Square Ft.	25,078.00	

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 01/23/2024

Property Information

Folio: 12-2226-002-2359

Property Address: 192 BAL BAY DR

FULL LEGAL DESCRIPTION
BAL HARBOUR RES SEC PB 44-98
PORT OF TR E DESC COMM 88 DEG E
OF CENTER POINT OF CUL DE SAC AT
S END OF BAL BAY DR & BLK 12 FOR
65FT NLY AD 191.88FT NELY ELY
SELY AD 195.65FT FOR POB TH CONT
SELY AD 237.42FT SELY AD 81.56FT
S 63 DEG W 65.90 WLY AD 147.82FT
S 84 DEG W 40.20FT N 12 DEG W
147.93FT TO POB AKA PARCEL C
PER WP D-24062 OR 30966-4685
LOT SIZE 25078 SQ FT M/L
FAU 12 2226 002 2350

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/21/2021	\$15,000,000	32596-3104	Qual by exam of deed


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BAL HARBOUR

- V I L L A G E -

ARCHITECTURAL REVIEW BOARD MEMORANDUM

TO: Architectural Review Board Members

FROM: Eliezer Palacio, Building Director 

DATE: 02/1/2023

SUBJECT: 196 Bal Bay Drive
Second Revision to a New Two-Story, Single-Family Residence (Fence, Landscaping and irrigation).

BACKGROUND

The Village of Bal Harbour (the "Village") received an Architectural Review Board (ARB) application on December 14, 2023 for the development of a new two-story single-family residence located at 196 Bal Bay Drive (the "Property").

The lot sits on Block 12, Lot 1, and is located in the PC/single family zoning district of the Bal Harbour Village Residential Section. The lot is 25,047 square feet and the Applicant is proposing a new two-story residence with 10,647 square feet of conditioned interior space and a total square footage of 14,287 square feet of unconditioned outdoor areas.

The entrance to the residence faces North and the proposed garage entry does not face the street.

This home is located in the AE-8 N.G.V.D. Base Flood Elevation Zone and the Applicant is constructing the proposed residence at 10.01 N.G.V.D. complies and exceeds the minimum requirements of the Village Code and Florida Building Code (F.B.C.) for AE zones.

THE PROJECT (AE Description)

The previous landscape design approved was extensive but was tailored to a spec. home basically accentuating the architecture, meeting and exceeding village requirements based on the estate location in such an upscale and exclusive neighborhood at Bal Harbour Villages.

That said, when the current owners purchased the home, they made extensive additions to an already extensive landscape to basically make it their own. The majority of the previous landscape design was installed around the building foundation and perimeter screening as previously approved. The major additions/revisions were done in the front street scene and the rear harbor side the design concept was to provide additional security, privacy and create an island effect as if the residence was on an island.

The 4-5' black aluminum fence was extended on the sides and in the front of the house, a decorative wood entry and driveway gates provide access to the street for security totally enclosing the property. Additionally, a contiguous Clusea 6' hedge, multiple Coconut palms, Adonidia palms, Cat palms, groundcovers were added to totally obscure the black aluminum fence while creating the tropical island effect the owners had in mind in addition to added privacy and security.

The seawall rear property was previously left open obviously accentuating the water views with minimal landscape and no fence requirement. The current owners added palms and low groundcovers to provide some privacy from the adjacent docks, an island effect and some visibility to the water with the

low under plantings. In addition, we are proposing a nautical theme 42" fence (see details) to protect and secure the owners young children from entering or falling in the marina.

RECOMMENDATION

It is the opinion of this writer that the proposed new two-story single-family residence 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:

Previous conditions numbered 1-11 still apply.

12. If any portion of the landscaping, fence, or any other permitted item will be located within the five-foot easement at the front or side of the property, then prior to the issuance of a required permit or permit revision to the master building permit, the Owner of the Project described herein shall execute "Hold Harmless Agreement" as a condition precedent to permit issuance.
13. If the proposed landscape and hardscape design is in conflict with the Village's stormwater infrastructure system, the Architect and Civil Engineer are required to resolve prior to permit issuance. Any revisions required to the hardscape or landscape shall be bought before the ARB, if applicable, or be administratively approved prior to permit.
14. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
15. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
16. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
17. The Certificate of Appropriateness expires 18 months after issuance as per Bal Harbour Village Municipal Code 2-75(d) (1-3).



LOUIS ELIAS VLACHOS
LANDSCAPE ARCHITECT

LA #2888877
LC #28888319

REV. NO.	DATE
REV. #1	08.24.18

JOB NO:

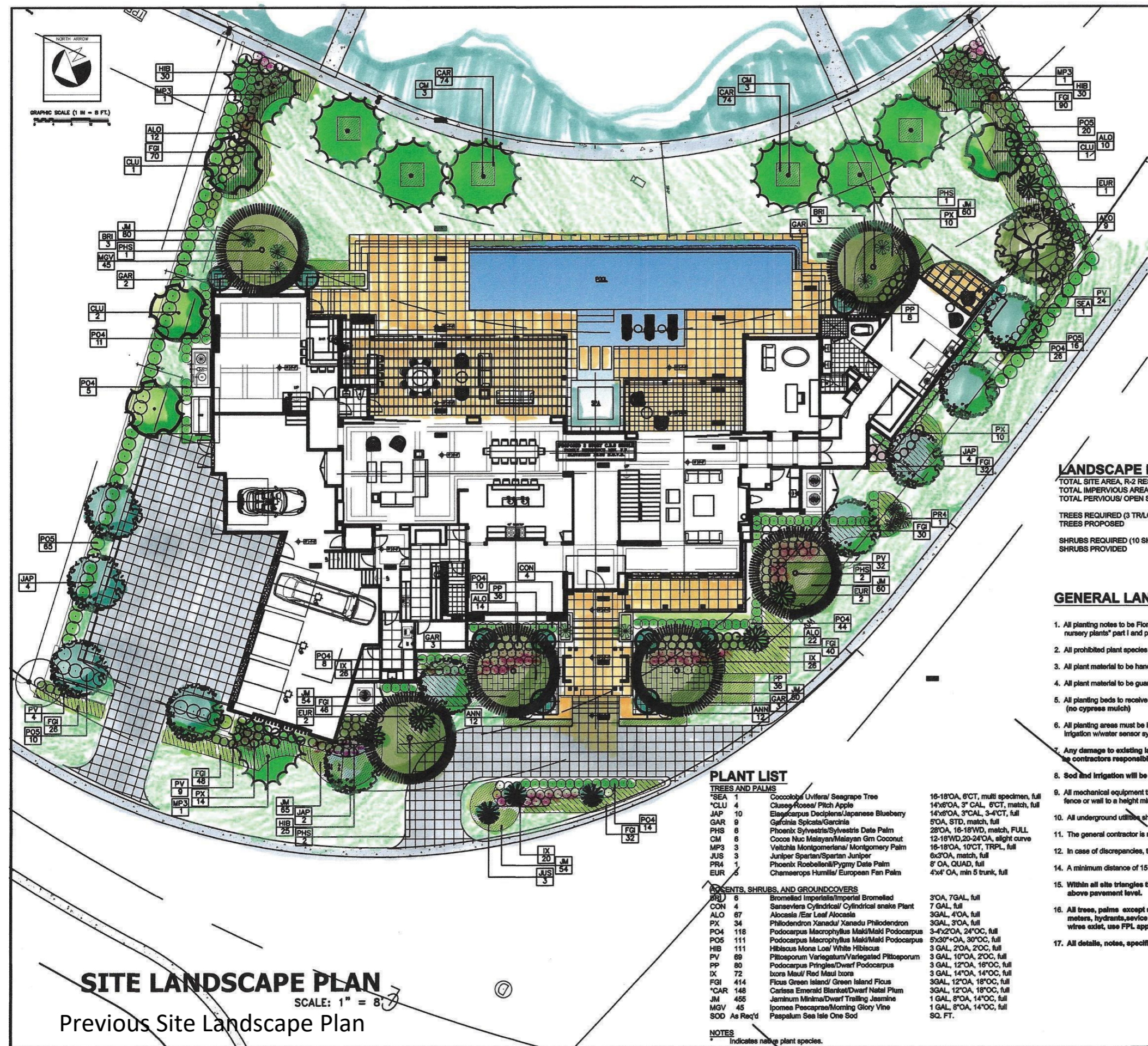
DRAWN BY: LVF

DATE: 08.04.18

SCALE: 1" = 8'

SHEET NO.

LP-1



LANDSCAPE REQUIREMENTS/ CALCS

TOTAL SITE AREA, R-2 RESIDENTIAL	26047 SF
TOTAL IMPERVIOUS AREA (LOT COVERAGE)	12481 SF (49.83%)
TOTAL PERVIOUS/ OPEN SPACE AREA	12566 SF (50.17%)
TREES REQUIRED (3 TR/LOT)	3 TREES (100% NATIVE)
TREES PROPOSED	26 TREES AND PALMS
SHRUBS REQUIRED (10 SHRUBS / TREE)	30 SHRUBS
SHRUBS PROVIDED	500+ SHRUBS

GENERAL LANDSCAPE NOTES

- All planting notes to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2015), State of Florida, Department of Agriculture, Tallahassee.
- All prohibited plant species shall be eradicated from the site by licensed arborist.
- All plant material to be handled and planted in accordance with standard nursery practices.
- All plant material to be guaranteed for a period of ninety (90) days from date of installation.
- All planting beds to receive three (3) inches of recycled bark or other mulch, type "B", or better, (no cypress mulch)
- All planting areas must be irrigated to provide (100% coverage & 100% overlap) by an automatic irrigation w/water sensor system installed by certified irrigation contractor.
- Any damage to existing landscape or irrigation on site or ROW during construction shall be contractors responsibility for replacement and repair.
- Sod and Irrigation will be provided within all the unpaved areas including the R.O.W.
- All mechanical equipment that is 5' above grade must be screened on three sides w/a hedge, solid fence or wall to a height minimum 3" above the item.
- All underground utilities should be located prior to commencement of landscape construction.
- The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
- In case of discrepancies, the landscape plan takes precedence over the plant list.
- A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
- Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.
- All trees, palms except shrubs and sod must be a min. 5' from all utilities (i.e. mains, meters, hydrants, service lines, etc) and must incorporate a tree barrier. Where overhead wires exist, use FPL approved understory trees.
- All details, notes, specifications are per City of Ball Harbour and Miami-dade Standards.

PLANT LIST

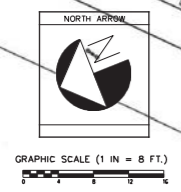
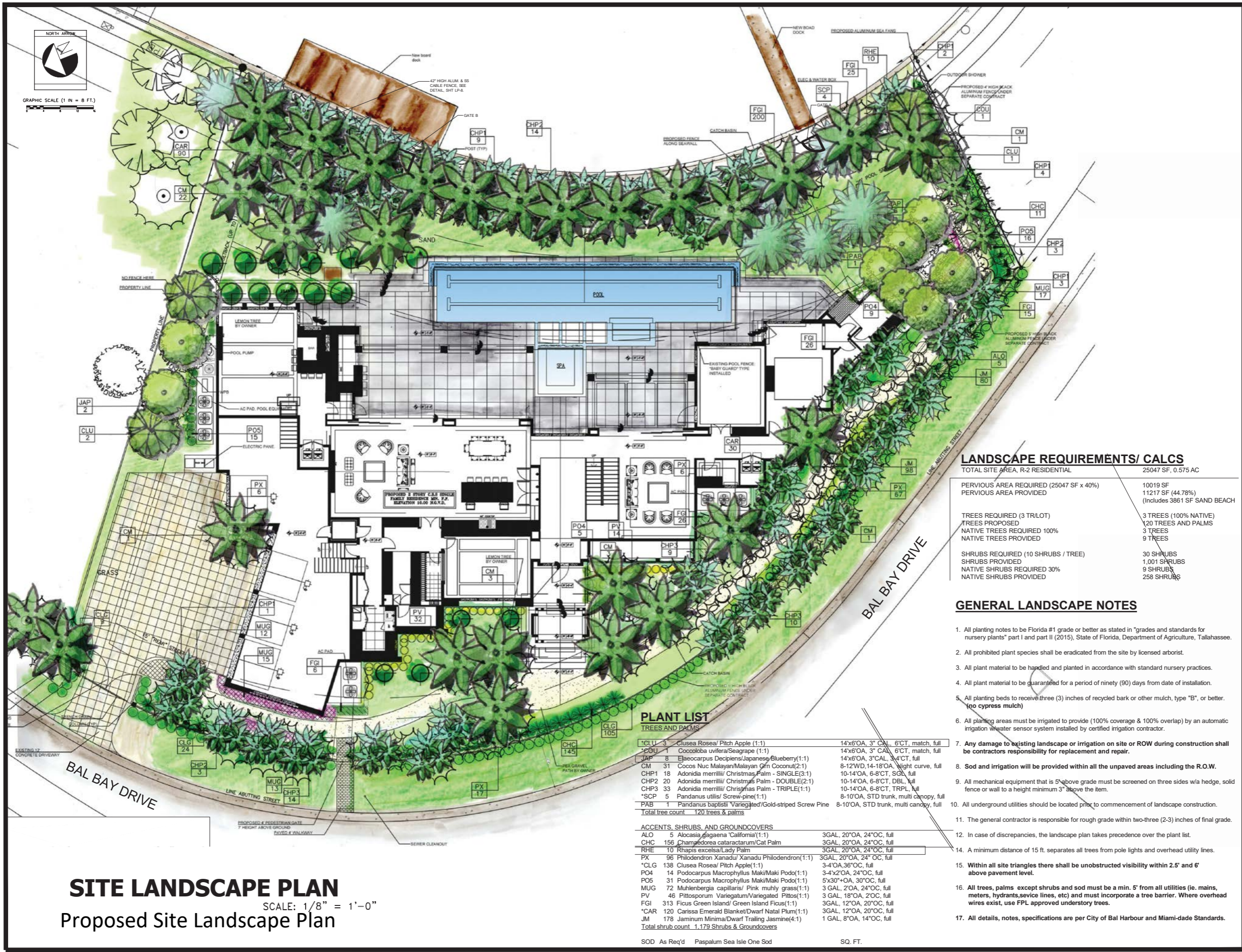
TREES AND PALMS		
*SEA 1	Coccothrinax/ Uvifera/ Seagrape Tree	16-18"OA, 6'CT, multi specimen, full
*CLU 1	Clusia/Rosea/ Pitch Apple	14'x6"OA, 3" CAL, 6'CT, match, full
JAP 10	Elaeagnus Decipiens/Japanese Blueberry	14'x8"OA, 3"CAL, 3-4'CT, full
GAR 9	Garcinia Spicata/Garcinia	6'OA, STD, match, full
PHS 8	Phoenix Sylvestris/Sylvestris Date Palm	28"OA, 16-18'WD, match, FULL
CM 6	Cocos Nuc Malaysian/Malaysian Grm Coconut	12-18'WD, 20-24"OA, slight curve
MP3 3	Velchhia Montomeriana/ Montgomery Palm	16-18"OA, 10'CT, TRPL, full
JUS 3	Juniper Spartan/Spartan Juniper	6x3'OA, match, full
PR4 1	Phoenix Roebelenii/Pygmy Date Palm	8' OA, QUAD, full
EUR 5	Chamaerops Humilis/ European Fan Palm	4'x4' OA, min 5 trunk, full
FORESTS, SHRUBS, AND GROUNDCOVERS		
BRI 6	Bromelia Imperialis/Imperial Bromeliad	3'OA, 7GAL, full
CON 4	Sansevieria Cylindrical/ Cylindrical snake Plant	7 GAL, full
ALO 67	Alocasia /Ear Leaf Alocasia	3GAL, 4'OA, full
PX 34	Philodendron Xanadu/ Xanadu Philodendron	3GAL, 3'OA, full
PO4 118	Podocarpus Macrophyllus Mak/Mak Podocarpus	3-4'x2'OA, 24"OC, full
PO5 111	Podocarpus Macrophyllus Mak/Mak Podocarpus	5'x30'+OA, 30"OC, full
HIB 111	Hibiscus Mona Loa/ White Hibiscus	3 GAL, 2'OA, 2'OC, full
PV 89	Pithecolobium Variegatum/Variegated Pithecolobium	3 GAL, 10"OA, 2'OC, full
PP 80	Podocarpus Pringles/Dwarf Podocarpus	3 GAL, 12"OA, 16"OC, full
IX 72	Ixora Maui/ Red Maui ixora	3 GAL, 14"OA, 14"OC, full
FGI 414	Ficus Green Island/ Green Island Ficus	3GAL, 12"OA, 18"OC, full
*CAR 148	Carex Emerald/ Emerald Dwarf Nessel Plum	3GAL, 12"OA, 18"OC, full
JM 455	Jasminum Minima/Dwarf Trailing Jasmine	1 GAL, 8"OA, 14"OC, full
MGV 45	Ipomoea Pescaprae/Morning Glory Vine	1 GAL, 8"OA, 14"OC, full
SOD	Paspalum Sea Isle One Sod	3Q. FT.

NOTES
Indicates native plant species.

SITE LANDSCAPE PLAN

SCALE: 1" = 8'

Previous Site Landscape Plan



SITE LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

Proposed Site Landscape Plan

LANDSCAPE REQUIREMENTS/ CALCS

TOTAL SITE AREA, R-2 RESIDENTIAL	25047 SF, 0.575 AC
PERVIOUS AREA REQUIRED (25047 SF x 40%)	10019 SF
PERVIOUS AREA PROVIDED	11217 SF (44.78%) (Includes 3861 SF SAND BEACH)
TREES REQUIRED (3 TR/LOT)	3 TREES (100% NATIVE)
TREES PROPOSED	120 TREES AND PALMS
NATIVE TREES REQUIRED 100%	3 TREES
NATIVE TREES PROVIDED	9 TREES
SHRUBS REQUIRED (10 SHRUBS / TREE)	30 SHRUBS
SHRUBS PROVIDED	1,001 SHRUBS
NATIVE SHRUBS REQUIRED 30%	9 SHRUBS
NATIVE SHRUBS PROVIDED	258 SHRUBS

- ### GENERAL LANDSCAPE NOTES
- All planting notes to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2015), State of Florida, Department of Agriculture, Tallahassee.
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PLANT LIST

TREES AND PALMS

*CLU 3	Clusea Rosea/ Pitch Apple (1:1)	14"x6"OA, 3" CAL, 6'CT, match, full
*COU 1	Coccoloba uvifera/Seagrape (1:1)	14"x6"OA, 3" CAL, 6'CT, match, full
JAP 8	Elaeocarpus Decipiens/Japanese Blueberry (1:1)	14"x6"OA, 3" CAL, 3'4"CT, full
CM 31	Cocos Nuc Malayana/Malayan Grm Coconut(2:1)	8-12"WD, 14-18"OA, slight curve, full
CHP 18	Adonida merrillii/ Christmas Palm - SINGLE(3:1)	10-14"OA, 6-8'CT, SGL, full
CHP 20	Adonida merrillii/ Christmas Palm - DOUBLE(2:1)	10-14"OA, 6-8'CT, DBL, full
CHP 33	Adonida merrillii/ Christmas Palm - TRIPLE(1:1)	10-14"OA, 6-8'CT, TRPL, full
*SCP 5	Pandanus utilis/ Screw-pine(1:1)	8-10"OA, STD trunk, multi canopy, full
PAB 1	Pandanus baptistii/ Variegated/Gold-striped Screw Pine	8-10"OA, STD trunk, multi canopy, full
Total tree count 120 trees & palms		

ACCENTS, SHRUBS, AND GROUNDCOVERS

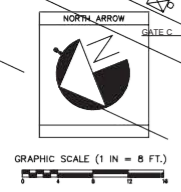
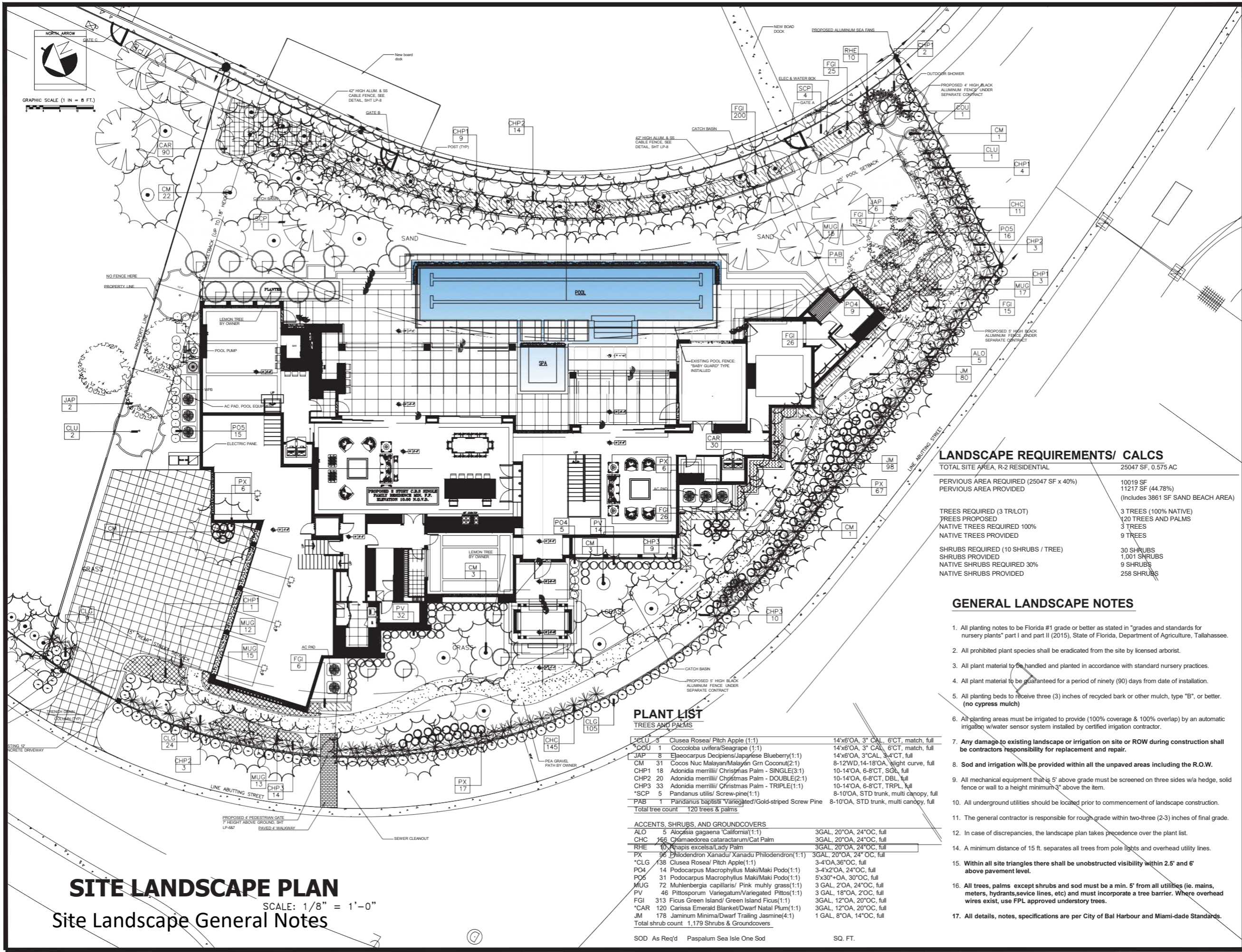
ALO 5	Alcacia gageana 'California'(1:1)	3GAL, 20"OA, 24"OC, full
CHC 158	Chamaedorea cataractarum/Cat Palm	3GAL, 20"OA, 24"OC, full
RHE 10	Rhapis excelsa/Lady Palm	3GAL, 20"OA, 24"OC, full
PX 96	Philodendron Xanadu/ Xanadu Philodendron(1:1)	3GAL, 20"OA, 24" OC, full
*CLG 138	Clusea Rosea/ Pitch Apple(1:1)	3-4"OA, 36"OC, full
PO4 14	Podocarpus Macrophyllus Maki/Maki Podo(1:1)	3-4"x2"OA, 24"OC, full
PO5 31	Podocarpus Macrophyllus Maki/Maki Podo(1:1)	5"x30"+OA, 30"OC, full
MUG 72	Muhlenbergia capillaris/ Pink nutly grass(1:1)	3 GAL, 2"OA, 24"OC, full
PV 46	Pittosporum Variegatum/Variegated Pittos(1:1)	3 GAL, 18"OA, 2"OC, full
FGI 313	Ficus Green Island/ Green Island Ficus(1:1)	3GAL, 12"OA, 20"OC, full
*CAR 120	Carissa Emerald Blanket/Dwarf Natal Plum(1:1)	3GAL, 12"OA, 20"OC, full
JM 178	Jaminum Minima/Dwarf Trailing Jasmine(4:1)	1 GAL, 8"OA, 14"OC, full
Total shrub count 1,179 Shrubs & Groundcovers		

PRIVATE RESIDENCE
196 BAL BAY DRIVE, BAL HARBOUR, FLORIDA

MAJESTIC VIEWS
Landscape Architecture - Construction Management
4711 Coquina Drive, Seaside, FL 32086
Phone (661) 752-9833 Fax (661) 752-4110
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6565677	LC #26000319
REV. NO.	DATE
JOB NO:	
DRAWN BY:	LIV
DATE:	11.06.23 AS BUILT
SCALE:	AS SHOWN
SHEET NO.	LP-1



SITE LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

Site Landscape General Notes

LANDSCAPE REQUIREMENTS/ CALCS

TOTAL SITE AREA, R-2 RESIDENTIAL	25047 SF, 0.575 AC
PERVIOUS AREA REQUIRED (25047 SF x 40%)	10019 SF
PERVIOUS AREA PROVIDED	11217 SF (44.78%) (Includes 3861 SF SAND BEACH AREA)
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NATIVE TREES REQUIRED 100%	3 TREES
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PLANT LIST

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*CGU 1 Cocoloba uvifera/Seagrape (1:1)	CHC 156 Chamaedorea cataractarum/Cat Palm
JAP 8 Elaeocarpus Decipiens/Japanese Blueberry(1:1)	RHE 10 Rhipis excelsa/Lady Palm
CM 31 Cocon Nuc Malayan/Malayan Grm Coconut(2:1)	PX 96 Philodendron Xanadu/ Xanadu Philodendron(1:1)
CHP 18 Adonia Merrillii/ Christmas Palm - SINGLE(2:1)	*CLG 138 Clusea Rosea/ Pitch Apple(1:1)
CHP 28 Adonia Merrillii/ Christmas Palm - DOUBLE(2:1)	PO4 14 Podocarpus Macrophyllus Maki/Maki Podo(1:1)
CHP 33 Adonia Merrillii/ Christmas Palm - TRIPLE(1:1)	PO6 31 Podocarpus Macrophyllus Maki/Maki Podo(1:1)
*SCP 5 Pandanus utilis/ Screw-pine(1:1)	MUG 72 Muhlenbergia capillaris/ Pink muhly grass(1:1)
PAB 1 Pandanus baptisia/ Variegated/Gold-striped Screw Pine	PV 46 Pittosporum Variegatum/Variegated Pittos(1:1)
Total tree count 120 trees & palms	FGI 313 Ficus Green Island/ Green Island Ficus(1:1)
	*CAR 120 Carissa Emerald Blanket/Dwarf Natal Plum(1:1)
	JM 178 Jaminum Minima/Dwarf Trailing Jasmine(4:1)
	Total shrub count 1,179 Shrubs & Groundcovers
	SOD As Req'd Paspalum Sea Isle One Sod
	SQ. FT.

PRIVATE RESIDENCE
196 BAL BAY DRIVE, BALL HARBOUR, FLORIDA

SITE LANDSCAPE PLAN

MAJESTIC VIEWS
Landscape Architecture - Construction Management
1711 Collins Drive, Suite 100, Beach, FL 33466
Phone (561) 752-9833 Fax (561) 752-4110
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LOUIS ILIAS VLACHOS
LANDSCAPE ARCHITECT

LA #6666577
LC #26000319

REV. NO.	DATE

JOB NO:

DRAWN BY: LIV

DATE: 11.06.23
AS BUILT

SCALE: AS SHOWN

SHEET NO.

LP-1



PREVIOUS FRONT ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"

PRIVATE RESIDENCE
196 BAL BAY DRIVE, BALL HARBOUR, FLORIDA
LANDSCAPE ELEVATIONS

MAJESTIC VIEWS
Landscape Architecture - Construction Management
4711 Coquina Drive, Seaside, Beach, FL 32466
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

REV. NO.	DATE

JOB NO:

DRAWN BY: LIV

DATE: 11.08.23
AS BUILT

SCALE: AS SHN

SHEET NO.

LP-2

LP-2 Front Elevations



PREVIOUS REAR ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"

LP-3 Rear Elevations

PRIVATE RESIDENCE
200 BAL BAY DRIVE, BALL HARBOUR, FLORIDA
LANDSCAPE ELEVATIONS

MAJESTIC VIEWS
Landscape Architecture - Construction Management
4711 Coquina Drive, Seaside, Beach, FL 32466
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

REV. NO.	DATE

JOB NO:
DRAWN BY: LIV
DATE: 11.06.23
AS BUILT
SCALE: AS SHN

SHEET NO.

LP-3

LP-5 Existing Condition Lot 196



EXISTING CONDITION LOT 196

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& \$LJHVV' ULVH \$RQWK \$RQVWRO%HDKFK /
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USURGRHHS RU WSLHHS LQDQJHPHQW ZDWHWHHU ZLWROW WHH HJLHY \$LWVGRHGHW



LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666777
LC #28000319

REV. NO.	DATE
REV. #1.	09.24.18

JOB NO:
DRAWN BY: LIV
DATE: 11.09.23
SCALE: N/A

SHEET NO.
LP-5

LP-6 Wood Gate Details

196 Bal Bay Dr.
Bal Harbour, FL, 33154

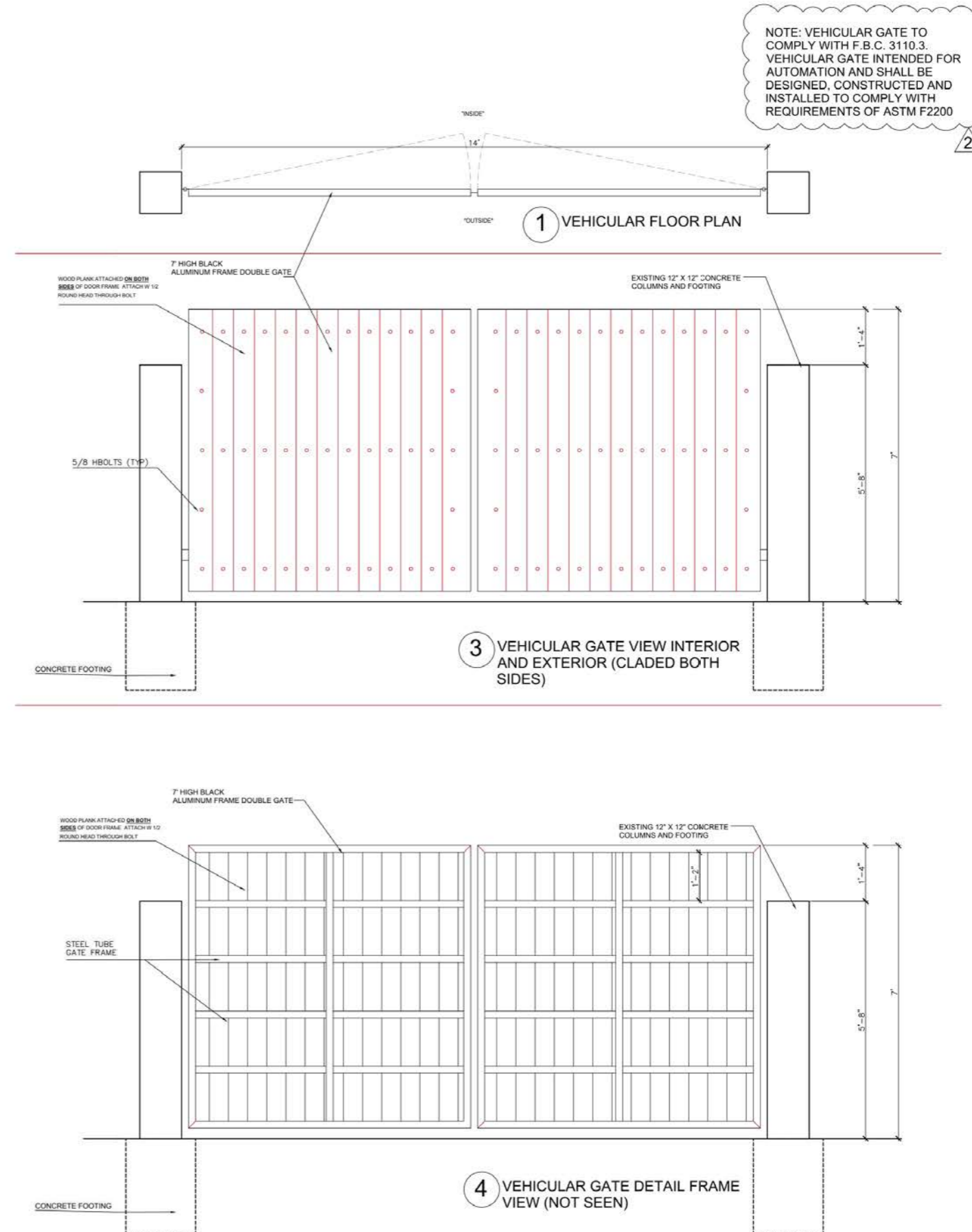
Gate and Fence Plans



4 INSPIRATION IMAGE
SP-13 36" x 17"



2 WOOD STAIN TYPE FINISH
SP-15 36" x 17"



WOOD GATE DETAILS

SCALE: NTS

PRIVATE RESIDENCE
196 BAL BAY DRIVE, BALL HARBOUR, FLORIDA

MAJESTIC VIEWS
Landscape Architecture - Construction Management
4711 Collins Drive, Suite 100, Boca Raton, FL 33436
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LOUIS ILIAS VLACHOS
LANDSCAPE ARCHITECT

LA #656577
LC #26000319

REV. NO.	DATE

JOB NO:

DRAWN BY: LIV

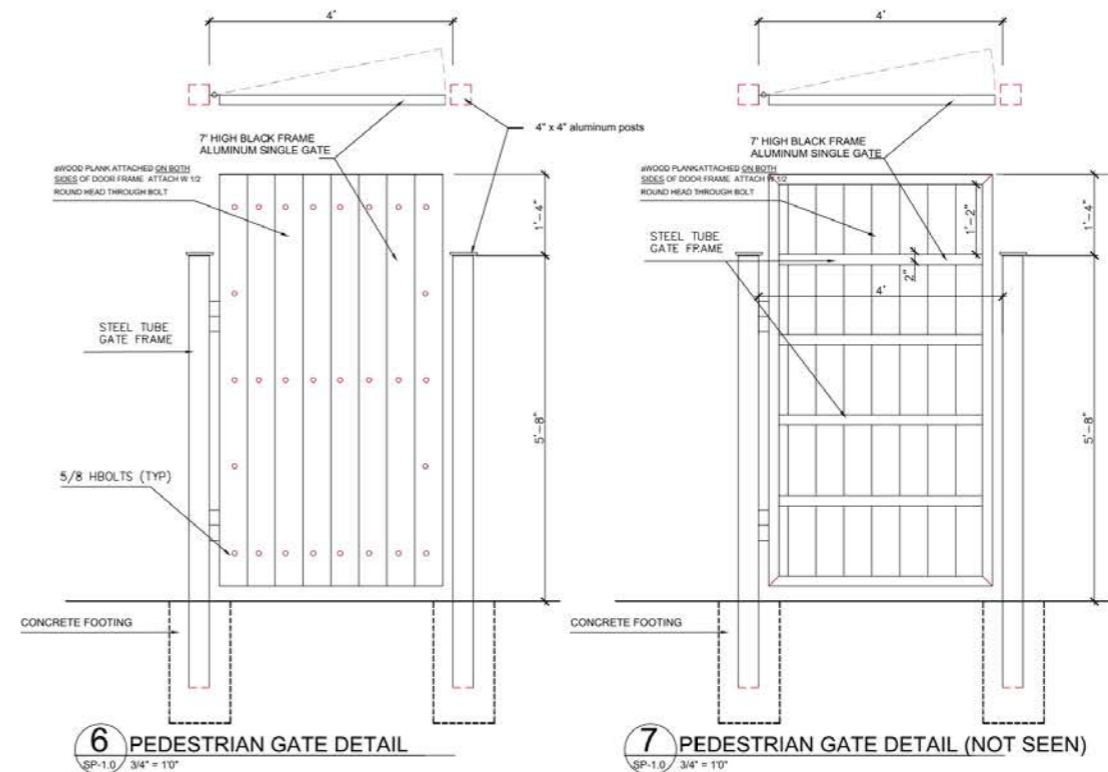
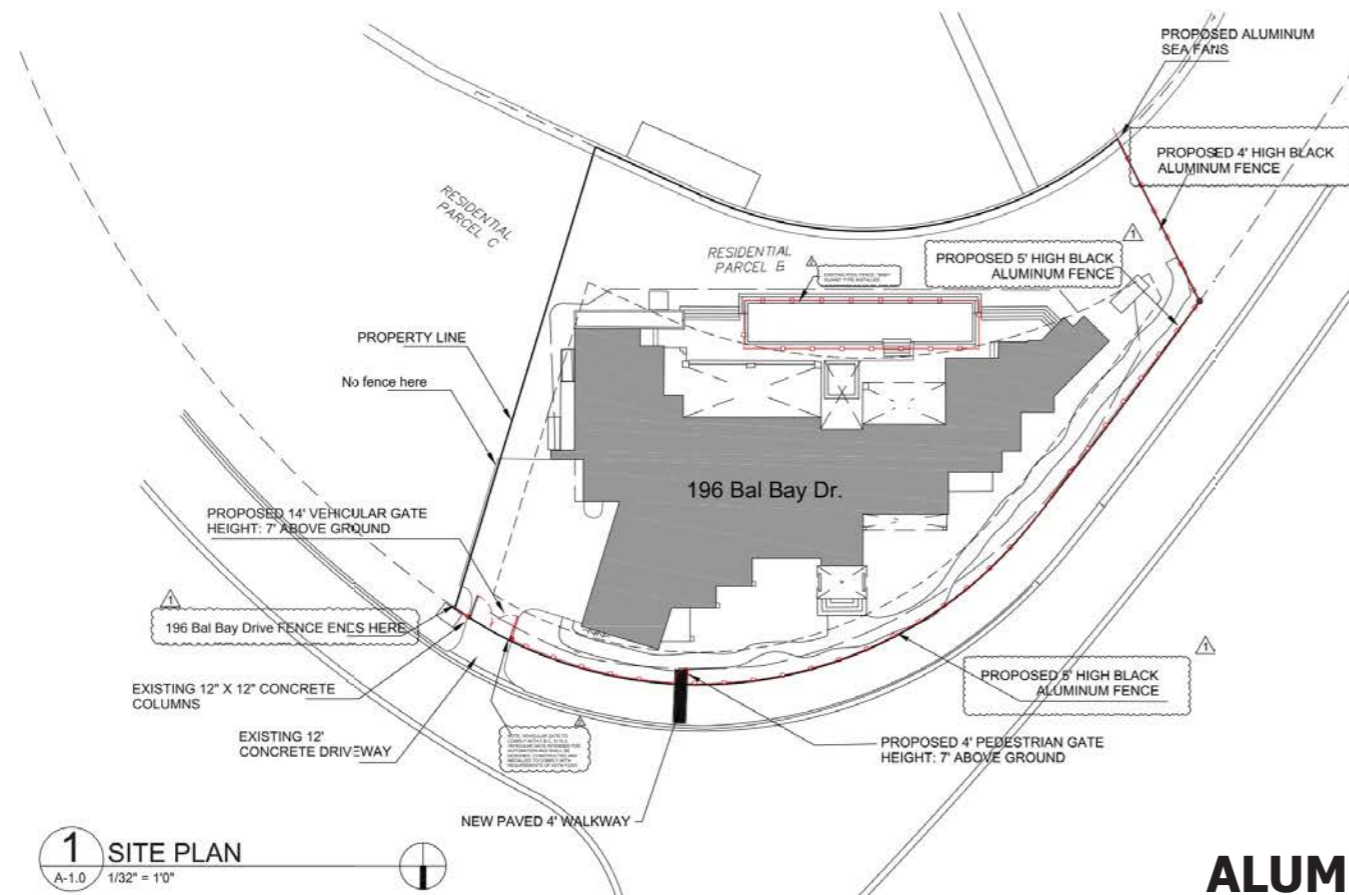
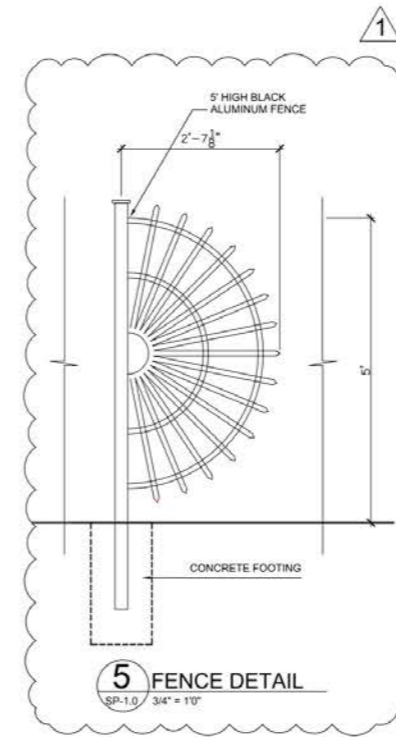
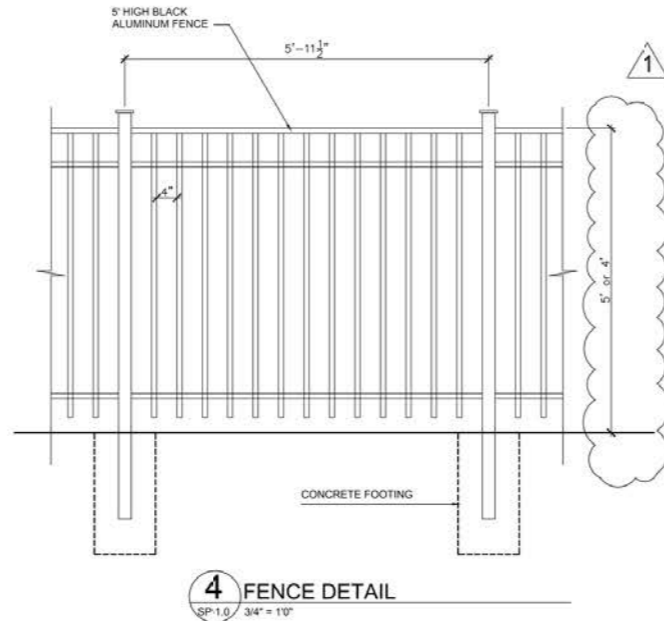
DATE: 11.06.23

SCALE: NTS

SHEET NO.

LP-6

LP-7 Aluminum Fence and Gate Details



ALUMINUM FENCE & GATE DETAILS

SCALE: NTS

PRIVATE RESIDENCE
196 BAL BAY DRIVE, BALL HARBOUR, FLORIDA

MAJESTIC VIEWS
Landscape Architecture - Construction Management
4711 Overseas Dr. South Beach, FL 33436
Phone (561) 752-9833 Fax (561) 752-4110
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6565677
LC #26000319

REV. NO.	DATE

JOB NO:

DRAWN BY: LIV

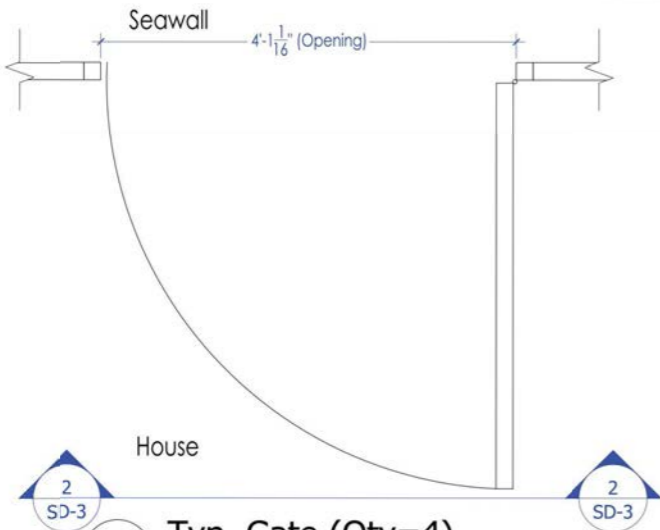
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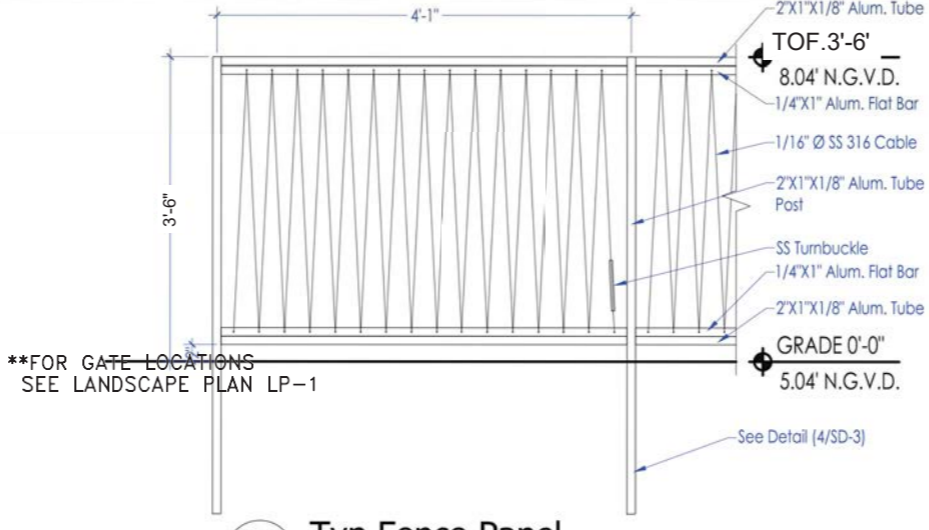
SHEET NO.

LP-7

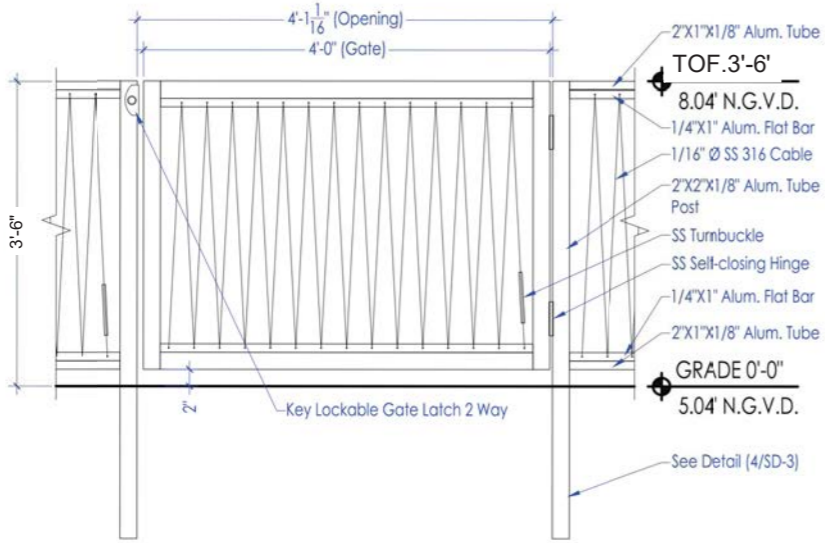
LP-8 Seawall Fence Details



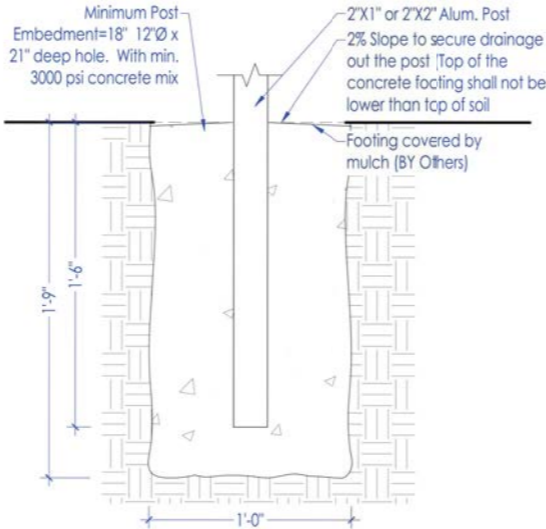
1 Typ. Gate (Qty=4) Plan View Scale: 3/4":1'-0"



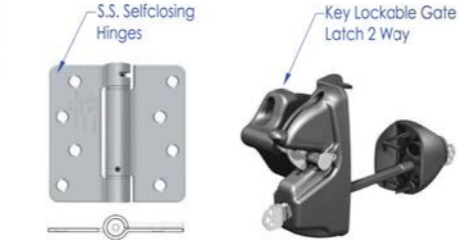
3 Typ. Fence Panel Elevation View Scale: 3/4":1'-0"



2 Typ. Gate (Qty=4) Elevation View Scale: 3/4":1'-0"



4 Attachment Detail Section View Scale: 1-1/2":1'-0"



5 Gate Hardware Detail Scale: N.T.S.

SEAWALL FENCE DETAILS

Note: All dimension and details are subject to change due to field conditions and/or measurement.

NOT TO SCALE



PRIVATE RESIDENCE
196 BAL BAY DRIVE, BALL HARBOUR, FLORIDA

SEAWALL FENCE DETAILS

MAJESTIC VIEWS
Landscape Architecture - Construction Management
4711 Cypress Drive, Seaside, FL 32436
Phone (661) 752-9833 Fax (661) 752-4110

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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

REV. NO.	DATE

JOB NO:
DRAWN BY: LIV
DATE: 11.06.23
SCALE: NTS

SHEET NO.
LP-8

ARB 2023-0008

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

Alteration/ Additions

Revision

Property Information

Street Address of the Subject Property: 196 Bal Bay Drive

Property/Project Name: 196 Bal Bay Florida Land Trust

Legal description: Lot(s) _____

Block(s) _____ Section(s) _____

Folio No. 12-2226-002-2357

Owner(s): 196 Bal Bay Florida Land Trust

Mailing Address: 600 Brickell Avenue Suite 3100, Miami, FL, 33131

Telephone: 786-913-4884 Fax 786-220-0891

Other _____ Email michael.kosnitsky@pillsburylaw.com

Architect(s)/Engineer(s): Louis Ilias Vlahos - Majestic Views Landscape Architect, Inc.

Architect(s)/Engineer(s) Mailing Address: 4711 Cypress Drive South

Telephone: Business 561-752-9835 Fax 561-752-4110

Other 561-312-1402 Email louis@majesticviewsla.com

Project Information

Project Description(s): Landscaping as-built/alteration

Estimated project cost*: _____
(*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): _____

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

Alteration/ Additions

Revision

Property Information

Street Address of the Subject Property: 196 Bal Bay Drive

Property/Project Name: 196 Bal Bay Drive ARB Revision

Legal description: Lot(s) _____

Block(s) _____ Section(s) _____

Folio No. 12-2226-002-2357

Owner(s): Michael Kosnitzky as Trustee of the 196 Bal Bay Florida Land Trust

Mailing Address: 600 Brickell Avenue, Suite 3100, Miami, FL, 33131

Telephone: 786-913-4884 Fax 786-220-0891

Other Cell / 305-389-5259 Email: michael.kosnitzky@pillsburylaw.com

Architect(s)/Engineer(s): Majestic Views, Landscape Architects, Inc

Architect(s)/Engineer(s) Mailing Address: 4711 Cypress Drive South, Boynton Beach, FL, 33436

Telephone: Business 561-752-9835 Fax 561-752-4110

Other _____ Email: louis@majesticviewsla.com

Project Information

Project Description(s): Revision of landscaping

Estimated project cost*: _____

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

Date(s) of Previous Submittal(s) and Action(s): _____

BAL HARBOUR

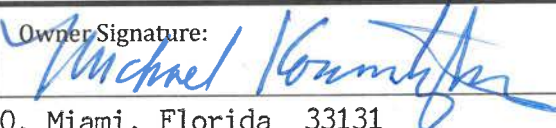
- V I L L A G E -

Applicant/Owner/Architect/Engineer Affirmation and Consent

(I) (We) 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. 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: Michael Kosnitzky, Trustee of the 196 Bal Bay Florida Land Trust		Owner Signature: 	
Address: 600 Brickell Avenue, Suite 3100, Miami, Florida 33131			
Telephone: 786-913-4884	X Fax: Cell 305-389 5259	Email: michael.kosnitzky@ pillsburylaw.com	
ARCHITECT'S/ENGINEER'S <small>SEAL</small>	Architect(s)/Engineer(s) Print Name:		Architect(s)/Engineer(s) Signature:
	Address:		
	Telephone:		Fax:
	Email:		

BAL HARBOUR

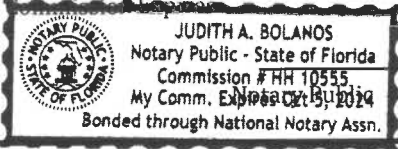
- V I L L A G E -

NOTARIZATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to or affirm and subscribed before me this 26th day of December in the year 20 23
by Michael Kosnitzky, Trustee of the 196 who has taken an oath and is personally known
Bal Bay Florida Land Trust
to me or has produced _____ as identification.

My _____ Expires _____



Judith A. Bolanos
Judith A. Bolanos
Commission Expires 10/05/2024



MAJESTIC VIEWS

LANDSCAPE ARCHITECTS



November 06, 2023

**Bal Harbour Village
655 96th Street
Bal Harbour, FL 33154**

**Re: Private Residence, 196 Bal Bay Dr, Bal Harbour, Fl. 33154
Existing Vegetation Assessment.**

Attn: Bal Harbour Village, Building Department

To whom it may concern:

The previous landscape design approved was extensive but was tailored to a spec. home basically accentuating the architecture, meeting and exceeding village requirements based on the estate location in such an upscale and exclusive neighborhood at Bal Harbour Villages.

That said, when the current owners purchased the home, they made extensive additions to an already extensive landscape to basically make it their own. The majority of the previous landscape design was installed around the building foundation and perimeter screening as previously approved. The major additions/revisions were done in the front street scene and the rear harbor side the design concept was to provide additional security, privacy and create an island effect as if the residence was on an island.

The 4-5' black aluminum fence was extended on the sides and in the front of the house, a decorative wood entry and driveway gates provide access to the street for security totally enclosing the property. Additionally, a contiguous Clusea 6' hedge, multiple Coconut palms, Adonidia palms, Cat palms, groundcovers were added to totally obscure the black aluminum fence while creating the tropical island effect the owners had in mind in addition to added privacy and security.

The seawall rear property was previously left open obviously accentuating the water views with minimal landscape and no fence requirement. The current owners added palms and low groundcovers to provide some privacy from the adjacent docks, an island effect and some visibility to the water with the low under plantings. In addition we are proposing a nautical theme 42" fence (see details) to protect and secure the owners young children from entering or falling in the marina.

I hope to further delineate and answer any questions during the upcoming ARB meeting.

If you have any questions and/or comments, please contact me at your earliest convenience, my cell is 561.312.1402.

Regards,

A handwritten signature in black ink, consisting of several loops and a trailing line, positioned to the left of the typed name.

Louis Vlahos, Landscape Architect
Majestic Views, L.A., Inc.
LA #666677, LC #26000319



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 01/23/2024

PROPERTY INFORMATION	
Folio	
Property Address	
Owner	
Mailing Address	
Primary Zone	
Primary Land Use	
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	0	-1	-2
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

BENEFITS INFORMATION				
Benefit	Type	0	-1	-2
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

TAXABLE VALUE INFORMATION			
Year	0	-1	-2
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$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: 01/23/2024

Property Information

Folio:

Property Address:

Roll Year 0 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: 01/23/2024

Property Information

Folio:

Property Address:

Roll Year -1 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: 01/23/2024

Property Information

Folio:

Property Address:

Roll Year -2 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: 01/23/2024

Property Information

Folio:

Property Address: undefined undefined undefined undefined undefined undefined UNIT: undefined

FULL LEGAL DESCRIPTION

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
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BAL HARBOUR

- V I L L A G E -

ARCHITECTURAL REVIEW BOARD MEMORANDUM

TO: Architectural Review Board Members

FROM: Eliezer Palacio, Building Director 

DATE: 02/1/2024

SUBJECT: 228 Park Drive
New Two-Story, Single-Family (Resubmittal as per board's request)

BACKGROUND

The Village of Bal Harbour (the "Village") received a resubmittal as per board's request for Architectural Review Board (ARB) application on May 5, 2023 original (ARB) February 2, 2023 for the development of a new two-story single-family residence located at 228 Park Drive (the "Property").

The lot sits on Block 9, Lot 17 and is located in the R-2, single family zoning district of the Bal Harbour Village Residential Section. The lot is 10,846 square feet and the Applicant is proposing a new two-story residence with 6,361 square feet of conditioned interior space and 1,885 square feet of unconditioned outdoor areas / garages, for a total square footage of 8,246.

The entrance to the residence faces East and the proposed garage entry does not face the street.

This home is located in the AE-8 N.G.V.D. Base Flood Elevation Zone and the Applicant is constructing the proposed residence at 9.67' N.G.V.D., which complies with the Florida Building Code (F.B.C.) and ASCE 24-14 for AE zones.

THE PROJECT (AE Description)

#

The existing residence that was built in 1950's has had at the very least 2 additions and some additional renovations which had made the Residence difficult to expand to meet the family's current needs and with today's needs. The residence currently has no Architectural significance as it was last remodeled exteriorly in the 1980's.

Since the current residence is below the flood requirement is also makes it difficult to provide proper alterations while complying to current FEMA requirements.

The purpose of the proposed new design is to bring the property and new residence back to the Mid Modern Style initially built with today's current trends and with today's amenities and details. We have the opportunity to make a design that would not only enhance the owners experience but also enhance the neighborhood.

We only hope that you also see the proposed design an asset to your community as we hope Mr. & Mrs. Abraham Galinski and Family will enjoy it too.

RECOMMENDATION

It is the opinion of this writer that the proposed new two-story single-family residence 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. Landscape Architect shall provide certified letter demonstrating compliance with Miami-Dade County Chapter 18A.
2. Trees shall be added to meet or exceed the previously approved tree canopy prior to issuance of a Certificate of Occupancy.
3. Compliance with Village Code of Ordinances Section 20-29, regarding obstruction of water meters, and Section 21-358 regarding walls, fences and landscape plantings.
4. Any new hedge must be planted at least 10' from the edge of the curb (existing hedge may remain).
5. Any new trees must be planted at least 10' from the edge of the curb (existing trees/palms may remain).
6. All Electrical, Mechanical and Plumbing equipment are required to be 1.0 foot above B.F.E. (Base Flood Elevation) per F.B.C. & A.S.C.E. 24 or, and cannot infringe upon the building setbacks.
7. Flood Design Data is required to be in accordance to F.B.C. 2020, Section 1603.1.7. & A.S.C.E. 24.
8. Architect to provide an Elevation Certificate FEMA Form 086-0-33, for proposed construction that complies with F.B.C. 322 & A.S.C.E. 24.
9. A construction contract and or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.
10. The Project shall comply with Section 21-127, a, b, and c regarding setbacks in the R-2 Zoning District.
11. The Project shall comply with Section 21-125, maximum building height of 30 ft. in the R-2 Zoning District.
12. 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.

13. If any portion of the landscaping, fence, or any other permitted item will be located within the five-foot easement at the front or side of the property, then prior to the issuance of a required permit or permit revision to the master building permit, the Owner of the Project described herein shall execute "Hold Harmless Agreement" as a condition precedent to permit issuance.
14. If the proposed landscape and hardscape design is in conflict with the Village's stormwater infrastructure system, the Architect and Civil Engineer are required to resolve prior to permit issuance. Any revisions required to the hardscape or landscape shall be brought before the ARB or be administratively approved prior to permit.
15. Perimeter landscaping required by the certificate of appropriateness must be maintained by the property owner in accordance with the standards of the code.
16. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
17. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
18. The Certificate of Appropriateness expires 18 months after issuance as per Bal Harbour Village Municipal Code 2-75 (d) (1-3).

ARB PRESENTATION FOR
228 PARK DR.
BAL HARBOUR VILLAGE
ARB # 22-05-003



ARCHITECTURAL STYLE

- **The existing residence that was built in 1950's has had at the very least 2 additions and some additional renovations which had made the Residence difficult to expand to meet the family's current needs and with today's needs. The residence currently has no Architectural significance as it was last remodeled exteriorly in the 1980's.**
- **Since the current residence is below the flood requirement is also makes it difficult to provide proper alterations while complying to current FEMA requirements.**
- **The purpose of the proposed new design is to bring the property and new residence back to the Mid Modern Style initially built with today's current trends and with today's amenities and details. We have the opportunity to make a design that would not only enhance the owners experience but also enhance the neighborhood.**
- **We only hope that you also see the proposed design an asset to your community as we hope Mr. & Mrs. Abraham Gilinski and Family will enjoy it too.**

A-0 - COVER SHEET

NEW RESIDENCE

228 PARK DR. BAL HARBOUR, FL 33154

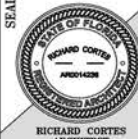


SHEET INDEX:

- A-0 COVER SHEET
- A-1 PROPOSED SITE PLAN
- LD-1.0 EXISTING & REMOVAL LANDSCAPE PLAN
- LP-1.0 PROPOSED LANDSCAPE PLAN
- IR-1.0 OVERALL IRRIGATION PLAN
- IR-1.1 IRRIGATION SCHEDULE & DETAILS
- C-1 EROSION & SEDIMENT CONTROL PLAN
- C-2 PAVING, GRADING & DRAINAGE PLAN
- C-3 CIVIL DETAILS
- A-1.2 NEIGHBOR PROPERTIES PICTURES
- A-1.3 AERIAL VIEWS
- A-1.4 BOUNDARY SURVEY
- A-2 PROPOSED 1ST FLOOR PLAN
- A-3 PROPOSED 2ND FLOOR PLAN
- A-4 PROPOSED ELEVATIONS
- A-5 PROPOSED ELEVATIONS
- A-6 COLOR ELEVATIONS
- A-7 FRONT PERSPECTIVES
- A-7.1 REAR PERSPECTIVE
- A-7.2 INTERIOR PERSPECTIVES
- A-8 EXTERIOR MATERIALS
- P-1 PROPOSED PLUMBING SITE PLAN



RICHARD CORTES, P.A.
 ARCHITECTS
 A.A.# 26002753
 7700 SW 115 ST
 PINECREST, FL 33156
 PH: 305-233-0806 FAX: 305-233-4806
 info@richardcortesarchitects.com



RICHARD CORTES
 ARCHITECT
 A.R.# 0014236

DIGITAL SIGNATURE

NEW RESIDENCE FOR:
Mr. ABRAHAM GILINSKI
 228 PARK DR.
 BAL HARBOUR, FL 33154

SHEET NAME:

COVER SHEET

DATE	BY	REVISION - RECORD

DATE: 04-20-2023

DRAWN BY: SMARTDRAFTING

SCALE: AS SHOWN

PROJECT N°: 22-006



NORTH

A-0

SHEET No.

A-1 – PROPOSED SITE PLAN

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. PLEASE NOTIFY PROFESSIONAL OF RECORD BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES IF ANY.
2. THE CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
4. CONTRACTOR/OWNER SHALL NOTIFY IN WRITING TO PROFESSIONAL OF RECORD, BY CERTIFIED MAIL UPON COMMENCEMENT PROJECT.
5. ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IS IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUS MODEL ENERGY EFFICIENCY CODE.
6. ALL WORK SHALL BE IN STRICT ACCORD WITH THE FIRE NEC AND ALL APPLICABLE FEDERAL, STATE AND COUNTY REGULATIONS.
7. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND AT THE JOB SITE AND REPORT ANY INCONSISTENCIES TO THE DESIGNER OR PROFESSIONAL OF RECORD.

PROJECT DATA SUMMARY

APPLICABLE CODES:

BUILDING CODE: FLORIDA BUILDING CODE, RESIDENTIAL, 7TH EDITION (2020)
 MECHANICAL CODE: FLORIDA BUILDING CODE, MECHANICAL, 7TH EDITION (2020)
 PLUMBING CODE: FLORIDA BUILDING CODE, PLUMBING, 7TH EDITION (2020)
 ELECTRICAL CODE: NATIONAL ELECTRICAL CODE, NFPA-70 (2017)
 FIRE CODE: FLORIDA FIRE PREVENTION CODE, 7TH EDITION (2020)
 ACCESSIBILITY CODE: FLORIDA BUILDING CODE, ACCESSIBILITY, 7TH EDITION (2020)
 ENERGY CODE: FLORIDA BUILDING CODE, ENERGY CONSERVATION, 7TH EDITION (2020)

BUILDING PLANNING:

OCCUPANCY: R-3
 MIXED OCCUPANCY: NO
 CONSTRUCTION TYPE: TYPE V-B

ZONING LEGEND (R-2)

LOT OCCUPATION:	REQUIRED:	ENCLOSED:
a. LOT AREA:	N/A	10,846 SQ.FT. (EX.)
b. LOT WIDTH:	N/A	80.50 FT. (EX.)
c. LOT COVERAGE:	N/A (MAX.)	4,340 SQ.FT. (47.50%)

BUILDING SETBACK:	MINIMUM:	PROPOSED:
a. FRONT:	30.0' MINIMUM	30'-0" (PROPOSED)
b. SIDE:	10'-0' MINIMUM	10'-0" (PROPOSED)
c. REAR:	15.0' MINIMUM	28'-0" (PROPOSED)

BUILDING HEIGHT:	MAXIMUM PERMITTED:	PROPOSED:
a. MAXIMUM PERMITTED:	30'-0" (TWO STORES MAX.)	±25'-11" (TWO STORES)

FLOOD LEGEND

FLOOD ZONE: AE BASE FLOOD ELEV. 8'-0" NGVD PANEL: 0144 NUMBER: 120636 SUFFIX: L
 ADDRESS: 228 PARK DR. BAL HARBOUR, FL 33154
 LOT: 17 BLOCK: 9 PLAT BOOK: 44 PAGE: 88
 HIGHEST CROWN OF ROAD ELEV. 4.12' NGVD
 HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY PREPARED BY LEONARDO MAGALHAES, P.E. PL. LIC # 6992

FINISHED FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	EQUIPMENT FLOOR ELEVATION	LOWEST & HIGHEST ADJACENT GRADE ELEV.
PROPOSED: +9'-8" NGVD	+6'-5" NGVD	+9'-8" NGVD	+6'-3" 8'-5"
EX. N/A	N/A	N/A	4.04' 5.00"

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.). ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERES. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E. ALTERNATIVELY, SEE A CERTIFICATION BY _____ P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS. THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERSECTOR SHALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES. 0'-0" = 3/8" = N.G.V.D.

SOLID WASTE NOTE:

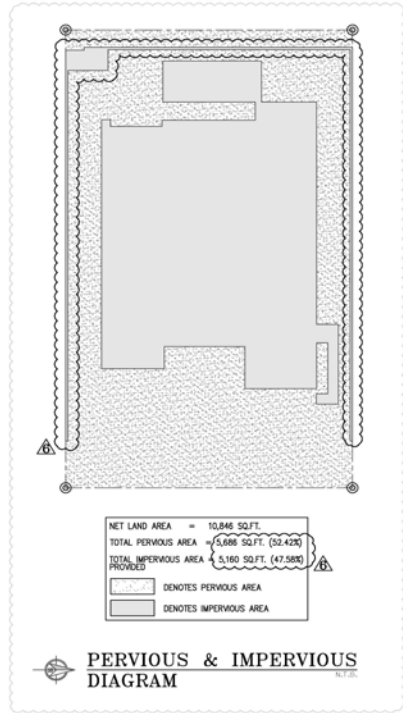
THE SOLID WASTE REFUSE WILL BE STORED. IT IS REQUIRED TO BE SCREENED FROM VIEW FROM PUBLIC STREETS AND JOINING PROPERTIES PER SEC.5-5(2)(3)

LEGAL DESCRIPTION:

LOT 17 IN BLOCK 9 OF "BAL HARBOUR RES." SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 88, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

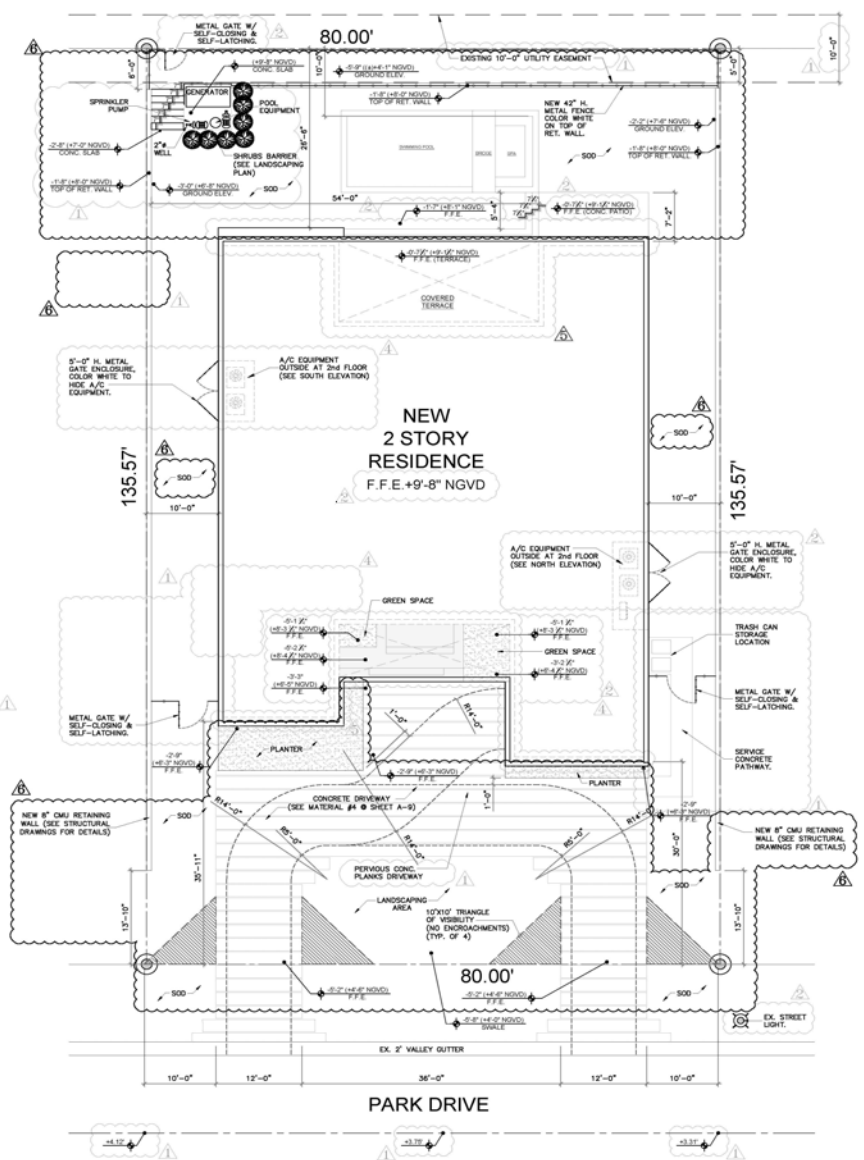
DRIVEWAY NOTE:

ALL AREAS USED FOR PARKING AND MANEUVERING OF VEHICLES, INCLUDING ALL ACCESS DRIVEWAYS SHALL BE FINISHED WITH A DUSTLESS FINISH SURFACE MATERIAL CAPABLE OF CARRYING A WHEEL LOAD OF 4,000 POUNDS, AS PER SEC. 71-285.



SQUARE FOOT CALCULATION

A/C FIRST FLOOR SQ/FT:	3,415.00
A/C SECOND FLOOR SQ/FT:	2,946.00
TOTAL A/C SQ/FT:	6,361.00
TERRACE SQ/FT:	332.00
GARAGE SQ/FT:	262.00
ENTRY PORCH SQ/FT:	203.00
BALCONIES:	756.00
COVERED TERRACE:	332.00
TOTAL NON A/C SQ/FT:	1,885.00
TOTAL A/C SQ/FT:	6,361.00 SQ/FT
TOTAL NON A/C SQ/FT:	1,885.00 SQ FT
GRAND TOTAL:	8,246.00 SQ FT



PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

RICHARD CORTES, P.A.
 ARCHITECTS
 AA# 26002753
 7700 SW 115 ST
 PINECREST, FL. 33156
 PH 305 233-0658 FAX 305 233-4898
 info@richardcortesarchitect.com

SEAL
 STATE OF FLORIDA
 RICHARD CORTES
 ARCHITECT
 AR# 0014236

RICHARD CORTES
 ARCHITECT
 AR# 0014236
 DIGITAL SIGNATURE

NEW RESIDENCE FOR:
Mr. ABRAHAM GILINSKI
 228 PARK DR.
 BAL HARBOUR, FL 33154

SHEET NAME:
PROPOSED SITE PLAN

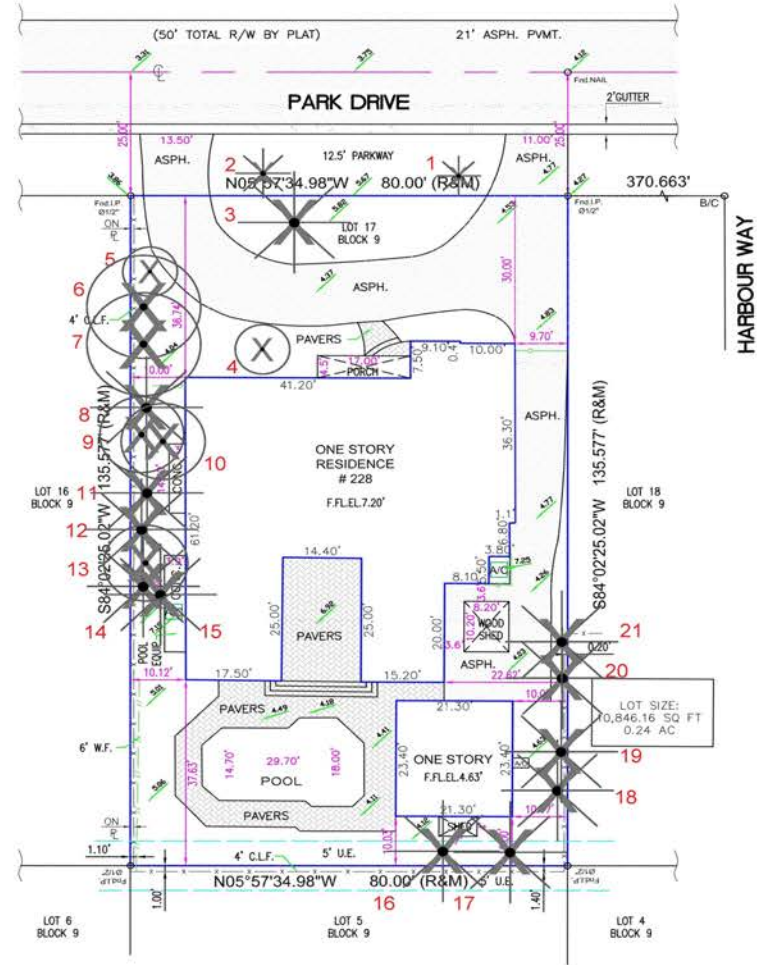
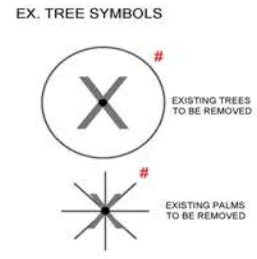
DATE	REVISION - RECORD

DATE: 04-20-2023
 DRAWN BY: SMARTDRAFTING
 SCALE: AS SHOWN
 PROJECT N°: 22-006

NORTH
 SHEET No. **A-1**

LD-1 - EXISTING LANDSCAPE PLAN

TREE #	Common name	Botanical Name	DBH in inches	Condition	Status
1	Pigmy Date Palm	<i>Phoenix roebelinii</i>	8'CT	POOR	TO BE REMOVED
2	Pigmy Date Palm (Double)	<i>Phoenix roebelinii</i>	10'CT	DEAD	TO BE REMOVED
3	Coconut Palm	<i>Cocos nucifera</i>	25'CT	POOR	TO BE REMOVED
4	Ligustrum	<i>Ligustrum japonicum</i>	18'OA	POOR	TO BE REMOVED
5	Ligustrum (Multitrunk)	<i>Ligustrum japonicum</i>	16'OA	POOR	TO BE REMOVED
6	Benjamin Fig	<i>Ficus benjamina</i>	18'-20'CT	INVASIVE	TO BE REMOVED
7	Benjamin Fig	<i>Ficus benjamina</i>	18'-20'CT	INVASIVE	TO BE REMOVED
8	Christmas Palm	<i>Adonia merrillii</i>	6'CT	POOR	TO BE REMOVED
9	Benjamin Fig	<i>Ficus benjamina</i>	18'-20'CT	INVASIVE	TO BE REMOVED
10	Benjamin Fig	<i>Ficus benjamina</i>	18'-20'CT	DEAD	TO BE REMOVED
11	Alexander Palm	<i>Ptychosperma elegans</i>	20'CT	POOR	TO BE REMOVED
12	Alexander Palm (Double)	<i>Ptychosperma elegans</i>	18'-20'CT	POOR	TO BE REMOVED
13	Benjamin Fig	<i>Ficus benjamina</i>	18'-20'CT	DEAD	TO BE REMOVED
14	Alexander Palm (Double)	<i>Ptychosperma elegans</i>	18'-20'CT	POOR	TO BE REMOVED
15	Alexander Palm	<i>Ptychosperma elegans</i>	18'CT	POOR	TO BE REMOVED
16	Alexander Palm	<i>Ptychosperma elegans</i>	22'CT	POOR	TO BE REMOVED
17	Alexander Palm (Double)	<i>Ptychosperma elegans</i>	25'CT	POOR	TO BE REMOVED
18	Alexander Palm	<i>Ptychosperma elegans</i>	20'CT	POOR	TO BE REMOVED
19	Areca Palm (Cluster)	<i>Dypsis lutescens</i>	18'-20'CT	On Property line	TO BE REMOVED
20	Christmas Palm	<i>Adonia merrillii</i>	7'CT	POOR	TO BE REMOVED
21	Chinese Fan Palm	<i>Livistona chinensis</i>	9'CT	POOR	TO BE REMOVED



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DIGITAL SIGNATURE
VFD

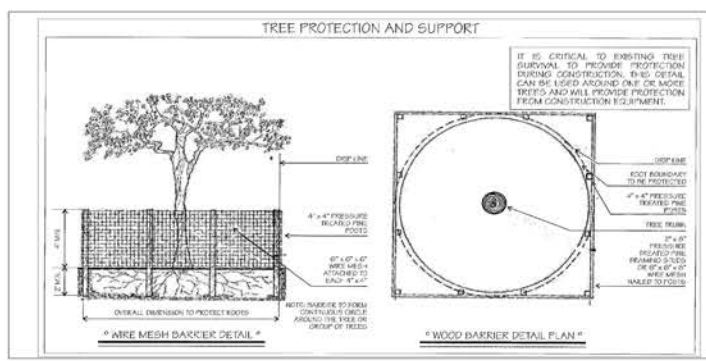
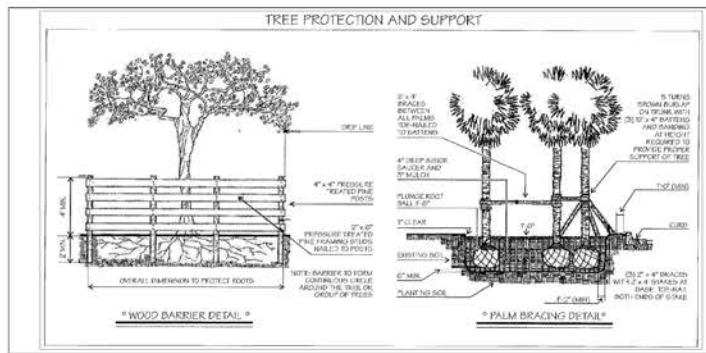
NEW RESIDENCE FOR:
MR. ABRAHAM GILINSKI
228 PARK DR.
BAL HARBOUR, FL 33154

SHEET NAME:
TREE DISPOSITION PLAN

NO.	REVISION - RECORD

DATE: 09-05-2023
DRAWN BY: SMARTDRAFTING
SCALE: AS SHOWN
PROJECT N °: 22-006

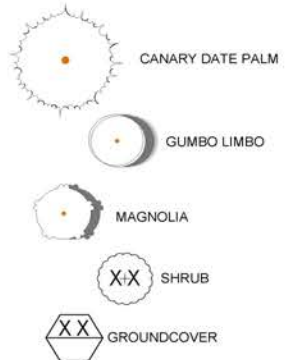
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SHEET No.



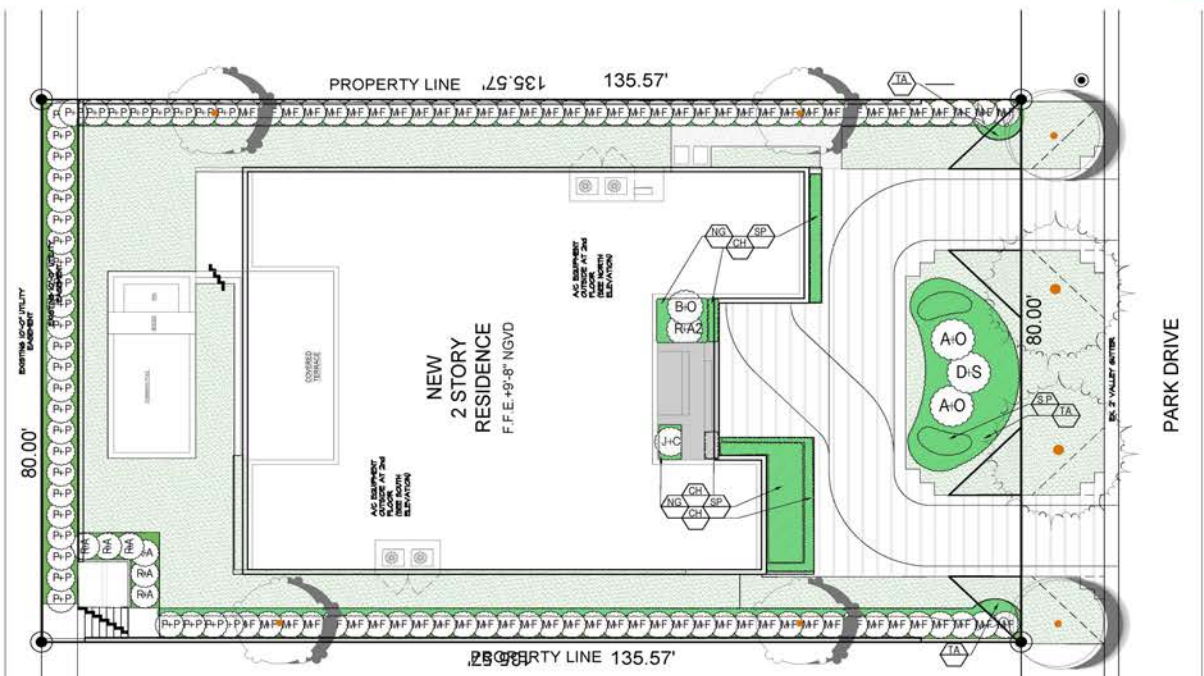
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LP-1.0-COLORED LANDSCAPE PLAN

LANDSCAPE PLANTING LEGEND



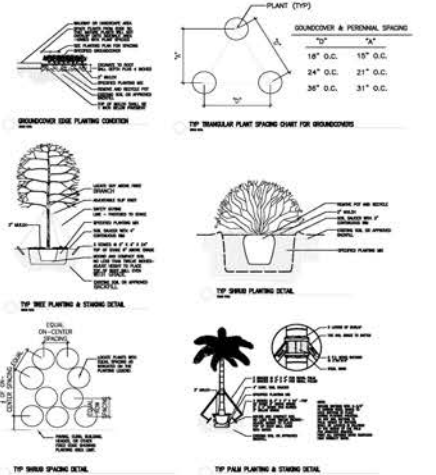
LANDSCAPE MATERIAL LEGEND



PROPOSED PLANTING SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	QTY
TREES AND PALMS					
BSI	<i>Bursera simaruba</i>	Gumbo Limbo	4"-6" DBH	*	2
MGR	<i>Magnolia grandifolia</i>	Magnolia	12-14 OA 2"-3" DBH	*	4
PDA	<i>Phoenix canariensis</i>	Canary Date Palm	16'-18' WD.HT.		2
SHRUBS + ACCENTS					
AO	<i>Alcantarea Odorata</i>	Silver Bromeliad	20" X 20"		2
BO	<i>Bougainvillea</i>	Bougainvillea	16HT. TRELLIS		1
DS	<i>Dioon spinulosum</i>	Giant Dione	45GAL 6'H	*	1
JC	<i>Juniperus Chinensis Pom Pom</i>	Juniper Pom Pom	45GAL 5'-6' HT		1
MF	<i>Myrcianthes fragrans</i>	Simpson Stopper	25 GAL	*	71
PP	<i>Podocarpus macrophyllus</i>	Podocarpus	25 GAL		44
RA	<i>Rodermachera</i>	China Doll	25 GAL		6
RA2	<i>Rodermachera</i>	China Doll FRONT	25 GAL		1
GROUNDCOVER					
CH	<i>Cotoneaster horizontalis</i>	Cotoneaster	3 GAL		40
NG	<i>Neomarica gracilis</i>	Apostle Iris	7 GAL		31
SP	<i>Spathoglottis plicata</i>	Ground Orchids	3 GAL		100
TA	<i>Trachelospermum asiaticum</i>	Jasmine Minima	4" POT	*	660
LAWN - MULCH - GRAVEL					
	Sod	Zoyzia Lawn			3,030 SQ.FT
	Mulch	Black Mulch			2,030 SQ.FT

LANDSCAPE DETAILS



OVERALL LANDSCAPE PLAN

Scale: 1/8" = 1'-0"

CITY OF MIAMI BEACH LANDSCAPE LEGEND

Zoning District: RU-2 Lot Area: 10,846 Sqft Acres: 0.248

	Required/ Allowed	Provided
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: .3 trees x .0.248 net lot acres - number of existing trees (0) = 3*0.248-1	1	8
B. % Natives required: Number of trees provided x 30% = 8*30= 2	2	6
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% = 8*.50= 4	4	8
D. Street Trees (maximum average spacing of 20' o.c.) .56 linear feet along street divided by 20' = 56/20=3	3	4
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.) linear feet along street divided by 20'	NA	NA
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=4*12=48	48	121
B. % Native shrubs required: Number of shrubs provided x 50%= 121*.50	60	72
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs 10% = 48*.10= 5	5	5
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= 8*.50= 2	2	2



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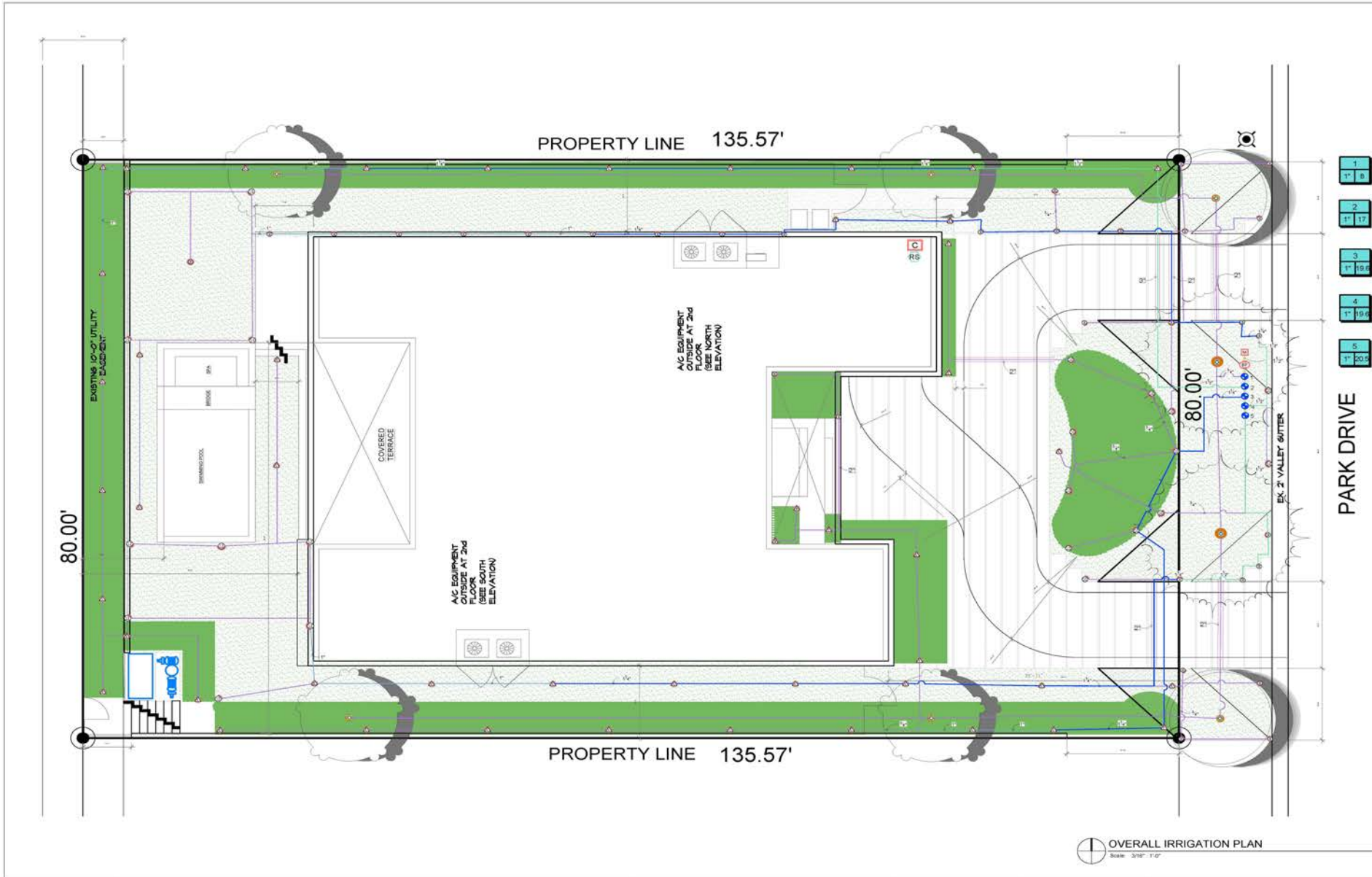

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 BAL HARBOUR, FL 33154

LANDSCAPE PLAN

SYM	REVISION-RECORD

DATE: 09-05-2023
 DRAWN BY: SMARTDRAFTING
 SCALE: AS SHOWN
 PROJECT N: 22-006
 LP-1.0
 SHEET No.

IR-1 - LANDSCAPE IRRIGATION PLAN



- 1 1" = 8'
- 2 1" = 12'
- 3 1" = 10'
- 4 1" = 15'
- 5 1" = 20'



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NEW RESIDENCE FOR:
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 BAL HARBOUR, FL 33154

SHEET NAME:

IRRIGATION PLAN

DATE	DESCRIPTION - RECORDED

DATE: 09-05-2023

DRAWN BY: SMARTDRAFTING

SCALE: AS SHOWN

PROJECT N°: 22-006

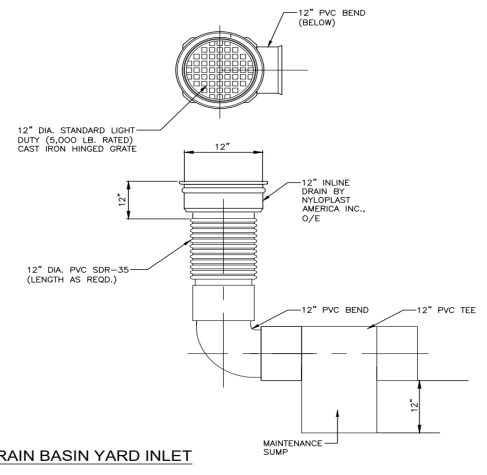
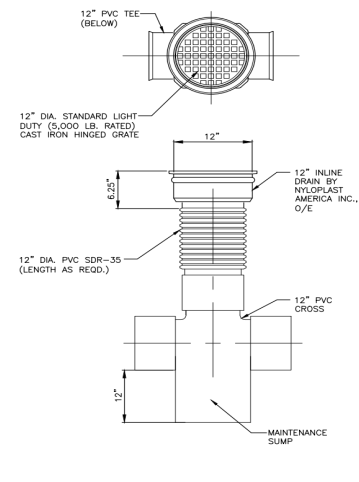
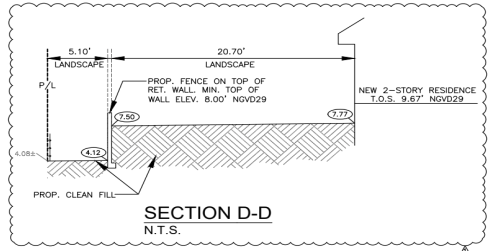
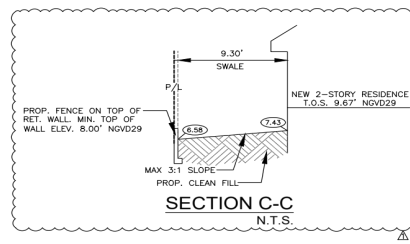
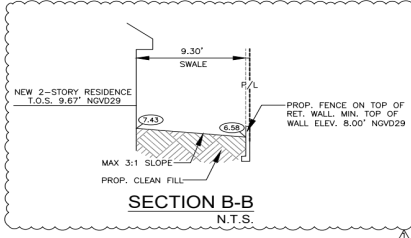
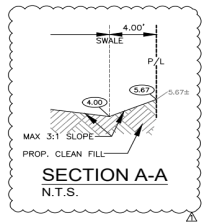
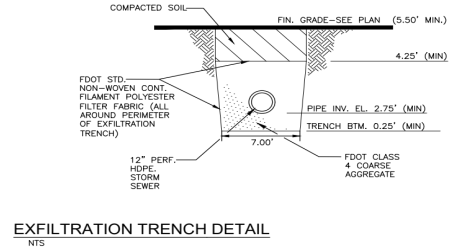
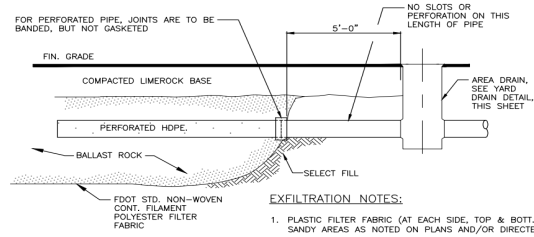


IR-1.0

SHEET No.

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C2 - PGD DETAILS PLAN



WILFORD ZEPHYR Digitally signed by WILFORD ZEPHYR
Date: 2023.11.21 15:04:47 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

P.E. CERTIFICATION:
ZEPHYR ENGINEERING, P.E., LIC. # 76036
ZEPHYR ENGINEERING
Ph: 786-302-7693



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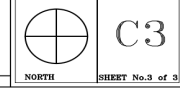
NEW RESIDENCE FOR:
Mr. ABRAHAM GILINSKI
228 PARK DR.
BAL HARBOUR, FL 33154

SHEET NAME:

CIVIL DETAILS

NO.	DATE	BY	REVISION/RECORD
1			CITY REVIEW COMMENTS

DATE: 06-06-2023
DRAWN BY: ZEPHYR ENGINEERING
SCALE: N.T.S.
PROJECT N°: 23-16



A-1.2 - NEIGHBORHOOD



LOCATION MAP



228 PARK DR.



253 BAL CROSS DR.



1330 100th ST.



1270 97th ST.



167 BAL BAY DR.



147 CAMDEN DR.



121 BAL CROSS DR.



174 CAMDEN DR.



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NEW RESIDENCE FOR:
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SHEET NAME:

**NEIGHBOR
PROPERTIES**

NO.	REVISION-RECORD

DATE: 04-20-2023

DRAWN BY: SMARTDRAFTING

SCALE: AS SHOWN

PROJECT N°: 22-006

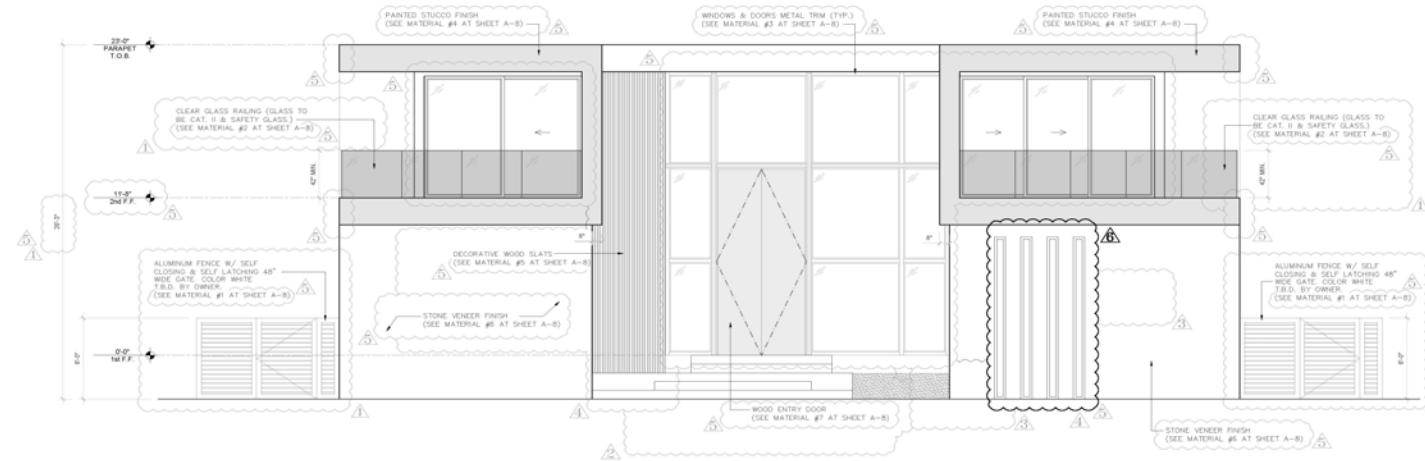


NORTH

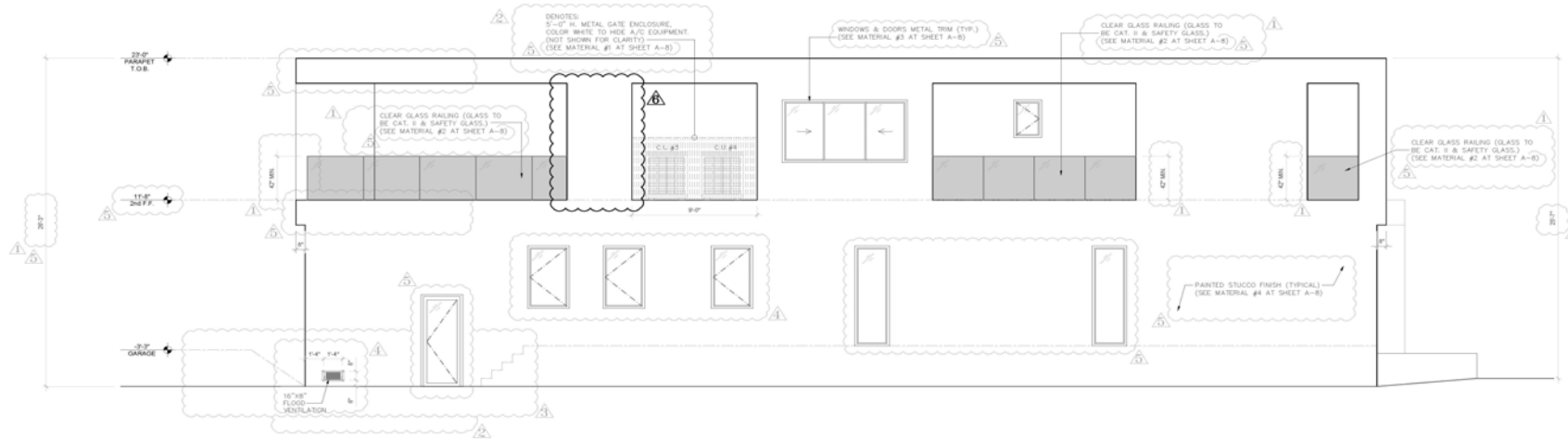
A-1.2

SHEET No.

A-4 – PROPOSED ELEVATIONS



PROPOSED EAST ELEVATION
SCALE: 1/2" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/2" = 1'-0"



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SHEET NAME:

PROPOSED ELEVATIONS

REV	REVISION	DATE

DATE: 04-20-2023
DRAWN BY: SMARTDRAFTING
SCALE: AS SHOWN
PROJECT N °: 22-006

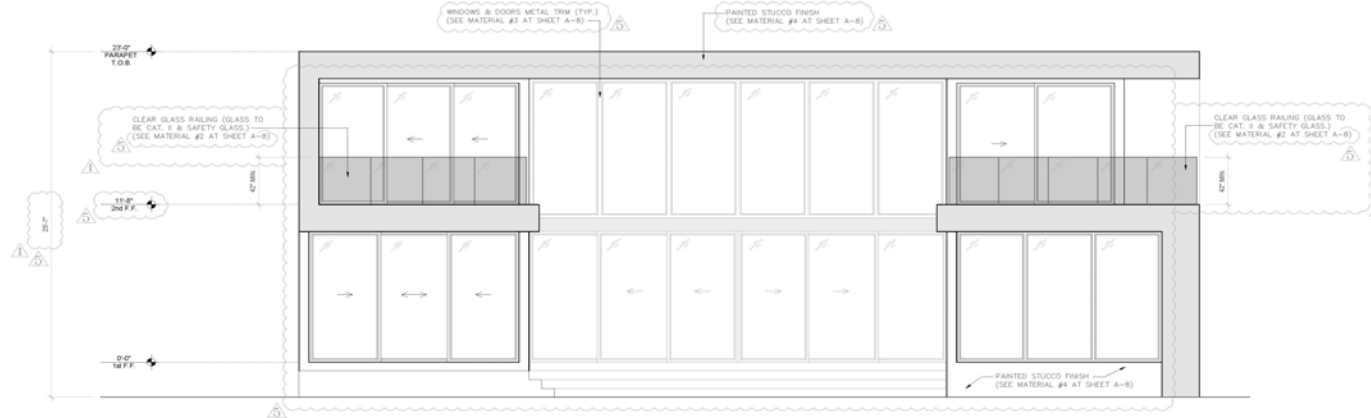
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A-4

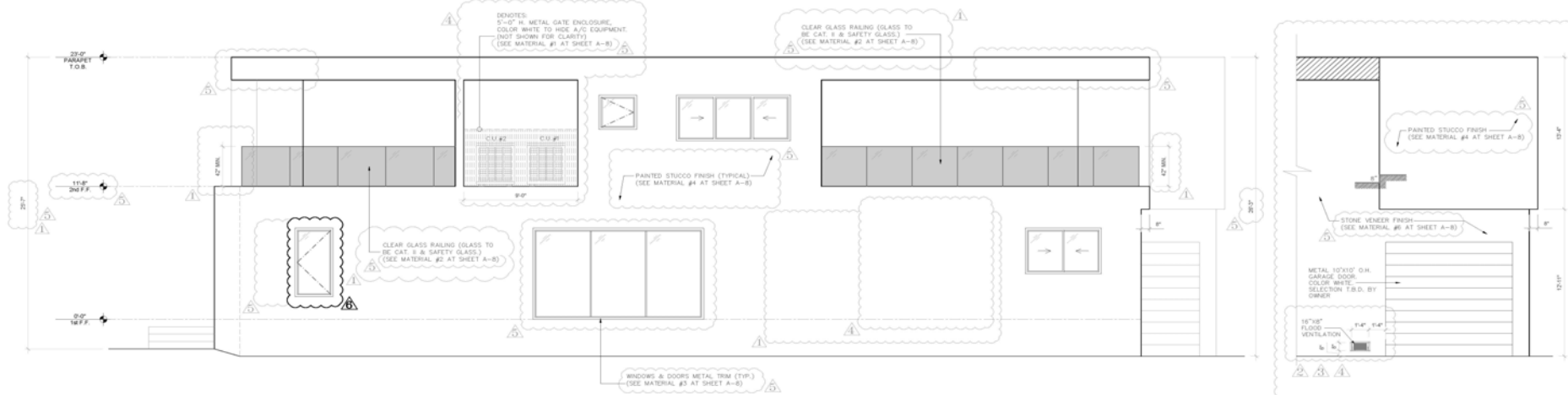
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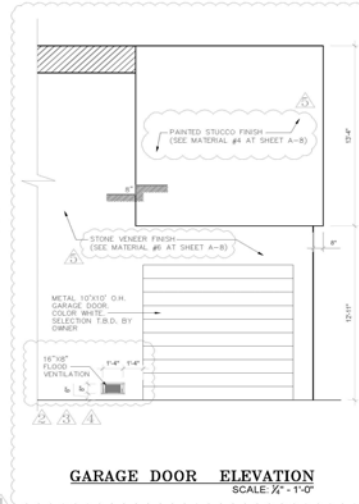
A-5 – PROPOSED ELEVATIONS



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



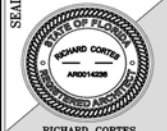
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE DOOR ELEVATION
SCALE: 1/4" = 1'-0"



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SHEET NAME:
PROPOSED ELEVATIONS

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NORTH

A-5

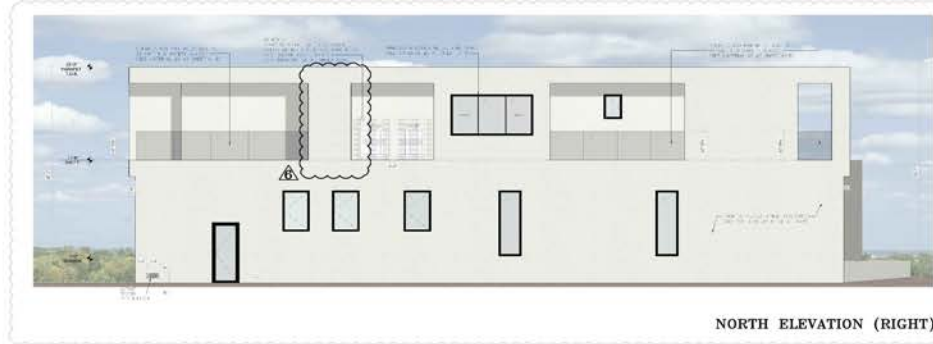
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A-6 – COLORED ELEVATIONS



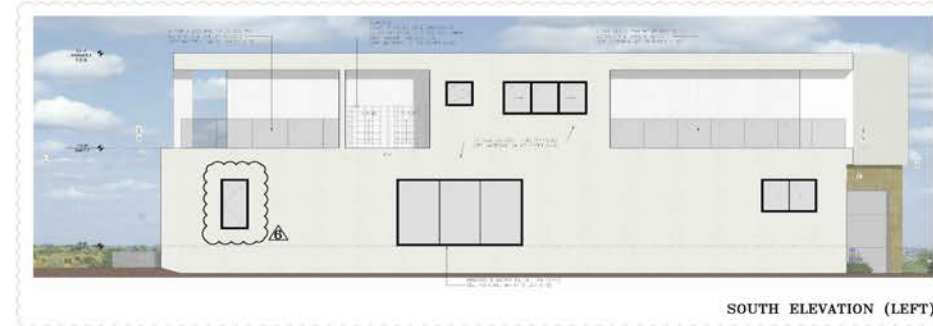
EAST ELEVATION (FRONT)



NORTH ELEVATION (RIGHT)



WEST ELEVATION (REAR)



SOUTH ELEVATION (LEFT)



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SHEET NAME:

COLOR
ELEVATIONS

BY	REVISION - RECORD

DATE: 04-20-2023

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A-7.1 – REAR PERSPECTIVE



REAR PERSPECTIVE



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BAL HARBOUR, FL 33154

SHEET NAME:

REAR
PERSPECTIVE

BY	REVISION - RECORD

DATE: 04-20-2023

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SCALE: AS SHOWN

PROJECT N °: 22-006



NORTH

A-7.1

SHEET No.

A-7.2 – INTERIOR PERSPECTIVES



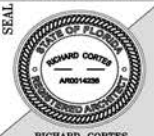
INTERIOR PERSPECTIVE



INTERIOR PERSPECTIVE



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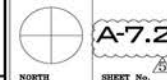
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SHEET NAME:
**INTERIOR
PERSPECTIVES**

BY	REVISION	RECORD

DATE: 04-20-2023
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NORTH SHEET No.

A-8 – EXTERIOR MATERIALS



ALUMINUM FENCE & GATE PAINT 1



BALCONIES GLASS RAILING 2



WINDOWS & DOORS METAL TRIM 3



EXTERIOR WALLS PAINT 4



ULTRASHIELD NEWTECHWOOD FACADE SLAT 5



IVORY TRAVERTINE UNFILLED ARCA 6



WOOD ENTRY DOOR MATCHING COLOR WITH SLATS 7



POOL COPING STONE 8



CONCRETE DRIVEWAY 9



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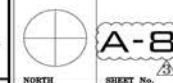
NEW RESIDENCE FOR:
Mr. ABRAHAM GILINSKI
 228 PARK DR.
 BAL HARBOUR, FL 33154

SHEET NAME:

EXTERIOR MATERIALS

ITEM	REVISION	DATE

DATE: 04-20-2023
 DRAWN BY: SMARTDRAFTING
 SCALE: AS SHOWN
 PROJECT N°: 22-006



BAL HARBOUR

- VILLAGE -

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: 228 Park Tr.
Property/Project Name: Abraham Gilinski
Legal description: Lot(s) 17
Block(s) 9 Section(s) _____
Folio No. 12-2226-002-1750

Owner(s): Abraham Gilinski
Mailing Address: 228 Park Tr. Bal Harbour, Fla. FL 33154
Telephone: 305 798 4188 Fax _____
Other _____ Email abraham @ raindrops.us

Architect(s)/Engineer(s): RICHARD CORTES
Architect(s)/Engineer(s) Mailing Address: 7700 SW 115 St - PINECREST - FL - 33156
Telephone: Business 3/233-0858 Fax 3/233-4858
Other _____ Email RICHARD @ RICHARDCORTES ARCHITECTS.COM

PROJECT INFORMATION

Project Description(s): NEW SPR
Estimated project cost*: 2,915,853
(*Estimated cost shall be +/- 10% of actual cost)
Date(s) of Previous Submittal(s) and Action(s): N/A

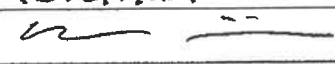
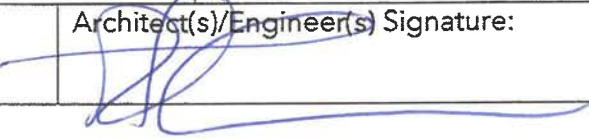
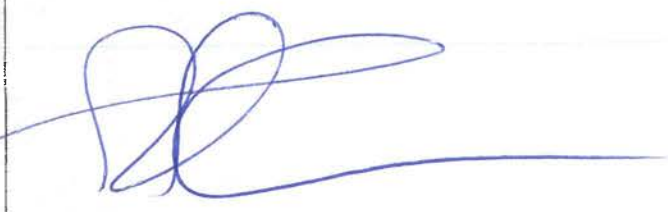
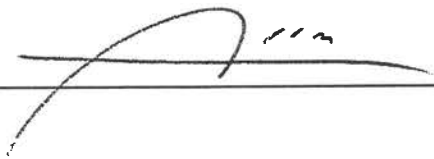

Applicant / Owner / Architect / Engineer/ Affirmation and Consent

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: <u>Abraham Gilinski</u>		
Owner Signature: 		
Address: <u>228 Park Ave. Bal Harbour, Fla. FL 33154</u>		
Telephone: <u>305-7984188</u>	Fax:	Email: <u>abrahame.raindrops.us</u>
Architect(s)/Engineer(s) Print Name: <u>RICHARD CORTES</u>	Architect(s)/Engineer(s) Signature: 	
Address: <u>7700 SW 115 ST PINECREST, FL 33156</u>		
Telephone: <u>3133-0858</u>	Fax: <u>3133-4858</u>	
Email: <u>RICHARD @ RICHARDCORTESARCHITECTS.COM</u>		
Architect/Engineer Seal: 		
NOTARIZATION		
STATE OF FLORIDA COUNTY OF MIAMI-DADE		
Sworn to or affirm and subscribed before me this <u>28</u> day of <u>April</u> in the year 20 <u>22</u> by <u>Abraham Gilinski</u> who has taken an oath and is personally known to me or has produced <u>FDC</u> as identification.		
My Commission Expires: <u>01/02/2026</u>		
		Notary Public
		 ALLAN KIBLSKY COMMISSION # HH 206472 EXPIRES: January 2, 2026

RICHARD CORTES, PA
AA #26002753
7700 S.W. 115TH STREET
PINECREST, FLORIDA 33156
(305) 233-0858

January 8, 2024

Bal Harbour Village
665 96 Street
Bal Harbor, FL 33154

Re: Narrative Letter.
New Residence For:
Mr. & Mrs. Abraham Gilinski
228 Park Drive
Bal Harbour, FL 33154

Subject: Revised Design Proposal

Dear Building Department Official,

I hope this letter finds you well. I am writing to inform the Bal Harbour Building Department about several modifications to the initial design plans for the construction of a two-story residence.

The proposed changes include the addition of a new retaining wall around the property, a redesigned landscape plan, and alterations to the finish materials in both the facade and driveway. These adjustments have been made to enhance the overall aesthetics, functionality, and compliance with local regulations.

1. **Retaining Wall:** A new retaining wall has been introduced to address site-specific considerations and ensure proper land use. The retaining wall is designed to meet safety standards and contribute to the stability of the property.
2. **Client's Request:** The decision to incorporate the retaining wall was made in response to the client's desire to minimize the number of steps leading to the rear patio. This modification aims to enhance the usability and convenience of the outdoor space for the residents. The desire for a flatter terrain is in line with the client's intention to maximize the enjoyment of the already reduced patio space. This modification addresses the client's preference for a seamless and accessible transition between

indoor and outdoor areas. We want to emphasize that while this adjustment is client-driven, it has been implemented with due consideration to safety, aesthetics, and compliance with local building codes and regulations.

3. **Landscape Design:** The landscape design has been reimagined to create a harmonious and sustainable outdoor environment. The updated plan includes details on plant selection, placement, and irrigation methods to promote water conservation and enhance the visual appeal of the property.
4. **Facade Finish Materials:** Changes to the facade finish materials have been implemented for both aesthetic and practical reasons. The new materials are chosen with durability and energy efficiency in mind, contributing to the longevity of the structure and aligning with modern construction standards.
5. **Driveway Finish:** Similarly, alterations have been made to the driveway finish material, considering both aesthetics and functionality. The updated design ensures a cohesive look with the facade while meeting safety and accessibility requirements.
6. **Staircase Addition:** A staircase has been added at the back of the property to provide a safe and convenient means of access to the easement. The design of the staircase has been carefully considered to blend seamlessly with the overall aesthetics of the property while meeting all necessary safety requirements.

Enclosed with this letter, you will find revised architectural drawings, detailed plans, and material specifications reflecting the proposed changes. We kindly request a thorough review of these documents, and we are available for any meetings or discussions to address any concerns or queries that may arise during the review process.

Thank you for your attention to this matter. We look forward to receiving approval for these revisions and appreciate your cooperation in ensuring a successful and compliant construction process.

Respectfully,

Richard Cortes, Architect
AR #0014236



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 12/27/2023

PROPERTY INFORMATION	
Folio	12-2226-002-1750
Property Address	228 PARK DR BAL HARBOUR, FL 33154-1339
Owner	ABRAHAM GILINSKI & W MONIQUE
Mailing Address	228 PARK DR BAL HARBOUR, FL 33154-1339
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	
Living Area	
Adjusted Area	3,684 Sq.Ft
Lot Size	10,800 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$4,104,276	\$1,754,650	\$1,643,879
Building Value	\$463,764	\$466,053	\$341,794
Extra Feature Value	\$32,629	\$33,053	\$33,476
Market Value	\$4,600,669	\$2,253,756	\$2,019,149
Assessed Value	\$1,035,500	\$1,005,340	\$976,059

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$3,565,169	\$1,248,416	\$1,043,090
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$985,500	\$955,340	\$926,059
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,010,500	\$980,340	\$951,059
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$985,500	\$955,340	\$926,059
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$985,500	\$955,340	\$926,059

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: 12/27/2023

Property Information

Folio: 12-2226-002-1750

Property Address: 228 PARK DR

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	80.00	\$4,104,276	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1999			1,065	\$176,311
2	1	1960			506	\$14,876
1	1	1952			2,113	\$272,577

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1999	1	\$23,100
Patio - Brick, Tile, Flagstone	1999	1,125	\$9,529

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/27/2023

Property Information

Folio: 12-2226-002-1750

Property Address: 228 PARK DR

Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	80.00	\$1,754,650	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1999			1,065	\$178,600
2	1	1960			506	\$14,876
1	1	1952			2,113	\$272,577

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1999	1	\$23,400
Patio - Brick, Tile, Flagstone	1999	1,125	\$9,653

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/27/2023

Property Information

Folio: 12-2226-002-1750

Property Address: 228 PARK DR

Roll Year 2021 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	80.00	\$1,643,879	

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	1999			1,065	\$130,409
2	1	1960			506	\$14,876
1	1	1952			2,113	\$196,509

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1999	1	\$23,700
Patio - Brick, Tile, Flagstone	1999	1,125	\$9,776

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 12/27/2023

Property Information

Folio: 12-2226-002-1750

Property Address: 228 PARK DR

FULL LEGAL DESCRIPTION

BAL HARBOUR RES SEC PB 44-98
LOT 17 BLK 9
AND PROP INT IN & TO COMMON
ELEMENTS NOT DEDICATED TO PUBLIC
LOT SIZE 80.000 X 135
OR 17774-0215 0997 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1997	\$400,000	17774-0215	Sales which are qualified
05/01/1993	\$304,500	15929-0657	Sales which are qualified
01/01/1989	\$200,000	13973-2328	Sales which are qualified


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>

BAL HARBOUR

- V I L L A G E -

ARCHITECTURAL REVIEW BOARD MEMORANDUM

TO: Architectural Review Board Members

FROM: Eliezer Palacio, Building Director 

DATE: 2/1/2024

SUBJECT: 150 Harbour Way
Roof Replacement on a Single-Family Residential Building

BACKGROUND

The Village of Bal Harbour (the "Village") received an Architectural Review Board (ARB) application on January 2, 2024 for the Roof Replacement on a Single-Family Residential Building located at 150 Harbour Way (the "Property").

The Property sits on Lots 17 & SWLY ½ Lot 18 Block 3, and is located in the R-2 single-family residential zoning district of the Village Residential Section.

THE PROJECT (AE Description)

The proposed project is a roof replacement on a single-family residential building located at 150 Harbour Way.

As selected by the homeowner, the project is to replace the existing Clay Spanish Barrel S Roof tile roofing, terra cota with a flat concrete tile roofing, Saxony 900 Slate, Espresso blend Okeechobee. Approved notice of acceptance from Miami Dade County 22-0714.13.

RECOMMENDATION

It is the opinion of this writer that the proposed Roof Replacement on a multi-family residential Building follows the Village's Appearance Code and Zoning Ordinance. The Village Planning and Zoning Consultant 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.

Cover Sheet

150 HARBOUR RESIDENCE
PERMIT DOCUMENTS

150 HARBOUR RESIDENCE 150 HARBOUR WAY, BAL HARBOUR, FL 33154-1333

CODE DATA

PROJECT DATA									
OWNER	SIMON FALIC BV JANA								
PROJECT ADDRESS	150 HARBOUR WAY, BAL HARBOUR, FL 33154-1333								
ID NUMBER	12-2226-002-0990								
PROJECT	150 HARBOUR WAY ROOF REPLACEMENT								
CODE DATA									
<ul style="list-style-type: none"> FLORIDA BUILDING CODE 8TH EDITION (2017) RESIDENTIAL F.B.C.B. - CHAPTER 5 - 102 TO 200 F.B.C.A. - CHAPTER 44 - HIGH VELOCITY ZONE F.P.F.A. 101 LIFE SAFETY CODE AD 178-11 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ADCE 5-11 MASONRY DESIGN IN ACCORDANCE WITH ACI 308.1 (17) AND 111 ADCE 7-10 MINIMUM DESIGN LOAD FOR BUILDINGS AND OTHER STRUCTURES 									
FLOOD ZONE	<table border="1"> <tr> <th>BASE FLOOD ELEVATION</th> <th>FINISH FLOOR ELEVATION</th> </tr> <tr> <td>AS</td> <td>8.0' NGVD</td> </tr> <tr> <th>LOWEST FLOOR ELEVATION</th> <th>LOWEST ADJ GRADE ELEVATION</th> </tr> <tr> <td>7.0' NGVD</td> <td>4.8' NGVD - EXISTING AVERAGE CORN OF THE ROAD</td> </tr> </table>	BASE FLOOD ELEVATION	FINISH FLOOR ELEVATION	AS	8.0' NGVD	LOWEST FLOOR ELEVATION	LOWEST ADJ GRADE ELEVATION	7.0' NGVD	4.8' NGVD - EXISTING AVERAGE CORN OF THE ROAD
BASE FLOOD ELEVATION	FINISH FLOOR ELEVATION								
AS	8.0' NGVD								
LOWEST FLOOR ELEVATION	LOWEST ADJ GRADE ELEVATION								
7.0' NGVD	4.8' NGVD - EXISTING AVERAGE CORN OF THE ROAD								
EXISTING BUILDING CODE	<table border="1"> <tr> <th>BUILDING STORES</th> <th>BUILDING HEIGHT</th> </tr> <tr> <td>NA</td> <td>20.0' NGVD AVERAGE CORN OF THE ROAD</td> </tr> </table>	BUILDING STORES	BUILDING HEIGHT	NA	20.0' NGVD AVERAGE CORN OF THE ROAD				
BUILDING STORES	BUILDING HEIGHT								
NA	20.0' NGVD AVERAGE CORN OF THE ROAD								
OCCUPANCY TYPE PER NFPA 101 (8.3) IBC 2017 CHAPTER 3	<table border="1"> <tr> <th>HAZARD OF CONTENTS PER NFPA 101 (8.2) IBC 2017 ORDINARY HAZARD</th> <th>TYPE OF CONSTRUCTION PER NFPA 101 (8.2.1) IBC 2017 TABLE 601</th> </tr> <tr> <td>R-3</td> <td>V-B</td> </tr> </table>	HAZARD OF CONTENTS PER NFPA 101 (8.2) IBC 2017 ORDINARY HAZARD	TYPE OF CONSTRUCTION PER NFPA 101 (8.2.1) IBC 2017 TABLE 601	R-3	V-B				
HAZARD OF CONTENTS PER NFPA 101 (8.2) IBC 2017 ORDINARY HAZARD	TYPE OF CONSTRUCTION PER NFPA 101 (8.2.1) IBC 2017 TABLE 601								
R-3	V-B								
CLASSIFICATION OF STRUCTURES FOR FLOOD-RESISTANT DESIGN AND CONST. - TABLE 5-1 CATEGORY II									
WIND LOADS - RISK CATEGORY AND IMPORTANCE FACTORS									
ULTIMATE WIND SPEED 175 MPH	<table border="1"> <tr> <th>RISK CATEGORY</th> <th>WIND FACTOR</th> </tr> <tr> <td>II</td> <td>1.0</td> </tr> </table>	RISK CATEGORY	WIND FACTOR	II	1.0				
RISK CATEGORY	WIND FACTOR								
II	1.0								
EXPOSURE CATEGORY D	<table border="1"> <tr> <th>ENCL. CLASS</th> <th>INTERNAL PRESSURE</th> <th>DIRECTIONALITY</th> </tr> <tr> <td>ENCLOSED</td> <td>+1.0 / -0.8</td> <td>0.85</td> </tr> </table>	ENCL. CLASS	INTERNAL PRESSURE	DIRECTIONALITY	ENCLOSED	+1.0 / -0.8	0.85		
ENCL. CLASS	INTERNAL PRESSURE	DIRECTIONALITY							
ENCLOSED	+1.0 / -0.8	0.85							
SUPERIMPOSED LIVE LOADS									
ROOF 20 PSF	<table border="1"> <tr> <th>FLOOR</th> <th>STAIR CORRIDOR</th> <th>BALCONY</th> <th>TERRACE > 100SF</th> </tr> <tr> <td>40 PSF</td> <td>100 PSF</td> <td>60 PSF</td> <td>100 PSF</td> </tr> </table>	FLOOR	STAIR CORRIDOR	BALCONY	TERRACE > 100SF	40 PSF	100 PSF	60 PSF	100 PSF
FLOOR	STAIR CORRIDOR	BALCONY	TERRACE > 100SF						
40 PSF	100 PSF	60 PSF	100 PSF						
SUPERIMPOSED DEAD LOADS SEE STRUCTURAL DRAWINGS									

ZONING DATA

PROJECT DATA	
SCOPE OF WORK: REPLACE EXISTING SPANISH TILE FOR NEW CONCRETE TILE	
EXISTING CONDITIONS	
FOLD	12-2226-002-0990
PROPERTY ADDRESS	150 HARBOUR WAY, BAL HARBOUR, FL 33154-1333
OWNER	SIMON FALIC BV JANA
PRIMARY LAND USE	RESIDENTIAL - R
USE CODE	0802 - SGL FAMILY - 1751-1900 SQ
ZONING DISTRICT	R-2
BEDROOMS/BATHS/HALF	2 / 1 / 1
EXISTING ADJUSTED AREA	902 SF
LOT SIZE	17,086.5 SF
YEAR BUILT	1988
FULL LEGAL DESCRIPTION	BAL HARBOUR RESIDENTIAL SEC. PB 44-08 LOT 17 & ONLY 1/2 LOT 18 BLK 2 AND PROP INT IN & 1/3 COMMON ELEMENTS NOT DEDICATED TO PUBLIC LOT SIZE 113,810 X 150 OR 16752-2084 0488 1

PRODUCT APPROVAL

PRODUCT APPROVAL	
WINDOWS, DOORS, STOREFRONTS, RAILINGS & GUARDS UNDER SEPARATE PERMIT	

LOCATION MAP



D-DRAWING LIST

SHEET	SHEET NAME	SHEET ISSUE		CURRENT REVISION	
		DATE	No.	DATE	DESCRIPTION
A.001	COVER SHEET	JUNE 12, 2023			
A.002	GENERAL OUTLINE SPECIFICATIONS	MAY 6, 2023			
A.003	GENERAL OUTLINE SPECIFICATIONS	MAY 6, 2023			
A.100	RENDERINGS	DEC 6, 2023			

PROJECT DIRECTORY

ARCHITECT OF RECORD	ANDRES HOLLMANN P.A. 94333 1701 SUNSET HARBOUR DR LTR6, MIAMI BEACH, FL
CONCEPT DESIGN	HUGO MORAES NCARB AIAA LEED AP 1701 SUNSET HARBOUR DR LTR6, MIAMI BEACH, FL
STRUCTURAL ENGINEER	

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h2 architecture

12/27/2023 7:00:43 AM



FRONT APPROXIMATION
EXISTING



FRONT APPROXIMATION
PROPOSED



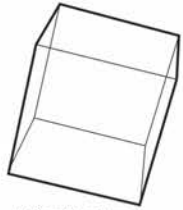
FRONT APPROXIMATION
EXISTING



FRONT APPROXIMATION
PROPOSED

MATERIALS LEGEND

1. PAINTED IN WHITE RAL 9016 - HIGHEST QUALITY SMOOTH STUCCO FINISH (EXISTING)
2. SANONYS WOOD SLATE ESPRESSO & LINO, OKEECHOWEE



h2 architecture

1701 SUNSET HARBOUR DR, L104
MIAMI BEACH, FL 33139
www.h2architecture.com

ARCHITECT OF RECORD
ANDRES HOLLMANN AIA
LEED AP NC-10, P.A. 1833

CONCEPT DESIGN
HUGO MUARES NCARB AIA, LEED AP

STRUCTURAL ENGINEER

GENERAL CONTRACTOR

No.	Date	Description
-----	------	-------------

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SERVED AND BELIEVED AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD FROM THE MOST UP-TO-DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL, DURING DESIGN DEVELOPMENT AND BIDDING SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS/HER RESPONSIBILITY FOR HIS/HER WORK AND ITS COORDINATION WITH ALL TRADES.

SEA:

PERMIT DOCUMENTS

PROJECT TITLE

150 HARBOUR RESIDENCE

150 HARBOUR WAY, BAL HARBOUR, FL 33154-1333

DATE
DEC 6, 2023

DESIGNED BY
AUTHOR

23-256

DRAWING TITLE

RENDERINGS

SCALE: 3/16" = 1'-0"

DATE: 12/07/2023 7:00:45 AM
PAGE: **A.100**

BAL HARBOUR

- VILLAGE -

ARB2024-0001

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: 150 Harbour Way

Property/Project Name: Re-roof for existing home - Falic Residence

Legal description: Lot(s) LOT 17 & SWLY1/2 LOT 18

Block(s) 3 Section(s) BAL HARBOUR RES SEC PB 44-98

Folio No. 12-2226-002-0590

Owner(s): SIMON FALIC

Mailing Address: 150 HARBOUR WAY, BAL HARBOUR, FL 33154

Telephone: (786) 200-7355 Fax N/A

Other N/A Email permits @ naim.us

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

Architect(s)/Engineer(s) Mailing Address: 1701 Sunset Harbour Dr L706, Miami Beach, FL 33139

Telephone: Business (954) 288-4586 Fax N/A

Other N/A Email andres @ ee-ce.net

PROJECT INFORMATION


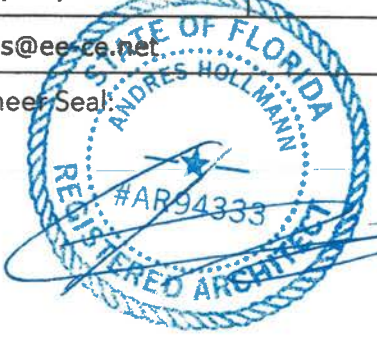
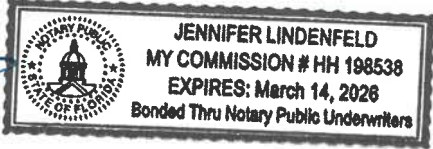
Project Description(s): Re-roof of property - Roof Permit RFR2023-0173

Estimated project cost*: \$81,650

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

Date(s) of Previous Submittal(s) and Action(s): N/A

NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED

Owner Printed Name: SIMON FALIC		
Owner Signature: 		
Address: 150 HARBOUR WAY, BAL HARBOUR, FL 33154		
Telephone: (786)200-7355	Fax: N/A	Email: permits@naim.us
Architect(s)/Engineer(s) Print Name: Andres Hollmann P.A. 94333		Architect(s)/Engineer(s) Signature:
Address: 1701 Sunset Harbour Dr L706, Miami Beach, FL 33139		
Telephone: (954) 288-4586	Fax: N/A	
Email: andres@ee-ce.net		
Architect/Engineer Seal: 		
		

NOTARIZATION

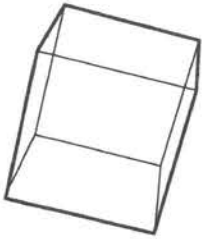
STATE OF FLORIDA
COUNTY OF
MIAMI-DADE

Sworn to or affirm and subscribed before me this 14 day of December
in the year 2023 by Andres Hollmann who has taken an oath and is personally
known to me or has produced _____ as identification.

My Commission Expires: 03/14/2026



Notary Public



h2 architecture

h2 architecture

1701 Sunset Harbour Dr- L706
Miami Beach , FL 33139

January 8, 2024
Bal Harbour Village
655 96th Street Bal Harbour, Florida 3315

RE: Project statement
150 Harbour Way, Bal Harbour Village

As selected by the homeowner, the project is to replace the existing Clay Spanish Barrel S Roof tile roofing, terra cota with a flat concrete tile roofing, Saxony 900 Slate, Espresso blend Okeechobee.



Saxony® 900 Slate – Espresso Blend
– Okeechobee

Sincerely

Andres Hollmann PA 94333



Digitally signed by
Andres Hollmann
Date: 2024.01.08
15:37:07 -05'00'



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 01/12/2024

PROPERTY INFORMATION	
Folio	12-2226-002-0590
Property Address	150 HARBOUR WAY BAL HARBOUR, FL 33154-1333
Owner	SIMON FALIC & W JANA
Mailing Address	150 HARBOUR WAY BAL HARBOUR, FL 33154-1333
Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	9 / 9 / 1
Floors	2
Living Units	1
Actual Area	7,823 Sq.Ft
Living Area	6,527 Sq.Ft
Adjusted Area	6,690 Sq.Ft
Lot Size	17,086.5 Sq.Ft
Year Built	1998



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$6,493,327	\$2,776,490	\$2,601,786
Building Value	\$1,311,775	\$1,329,035	\$991,458
Extra Feature Value	\$66,494	\$67,352	\$68,212
Market Value	\$7,871,596	\$4,172,877	\$3,661,456
Assessed Value	\$4,430,361	\$4,027,601	\$3,661,456

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	\$3,441,235	\$145,276	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,430,361	\$4,027,601	\$3,661,456
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$7,871,596	\$4,172,877	\$3,661,456
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,430,361	\$4,027,601	\$3,661,456
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,430,361	\$4,027,601	\$3,661,456

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 01/12/2024

Property Information

Folio: 12-2226-002-0590

Property Address: 150 HARBOUR WAY

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	113.91	\$6,493,327	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1998	7,823	6,527	6,690	\$1,311,775
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS 4 to 8 in, reinforced			1998	858	\$5,354	
Pool COMM BETTER 3-6' dpth, tile 20x40 av size			1998	1,006	\$35,311	
Patio - Marble			1998	2,505	\$22,846	
Chain-link Fence 4-5 ft high			1998	270	\$2,106	
Aluminum Modular Fence			2006	30	\$877	

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Property Information

Folio: 12-2226-002-0590

Property Address: 150 HARBOUR WAY

Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	113.91	\$2,776,490	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1998	7,823	6,527	6,690	\$1,329,035
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS 4 to 8 in, reinforced			1998	858	\$5,423	
Pool COMM BETTER 3-6' dpth, tile 20x40 av size			1998	1,006	\$35,763	
Patio - Marble			1998	2,505	\$23,146	
Chain-link Fence 4-5 ft high			1998	270	\$2,133	
Aluminum Modular Fence			2006	30	\$887	

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Generated On: 01/12/2024

Property Information

Folio: 12-2226-002-0590

Property Address: 150 HARBOUR WAY

Roll Year 2021 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-2	0800	Front Ft.	113.91	\$2,601,786	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1998	7,823	6,527	6,690	\$991,458
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS 4 to 8 in, reinforced			1998	858	\$5,491	
Pool COMM BETTER 3-6' dpth, tile 20x40 av size			1998	1,006	\$36,216	
Patio - Marble			1998	2,505	\$23,447	
Chain-link Fence 4-5 ft high			1998	270	\$2,160	
Aluminum Modular Fence			2006	30	\$898	

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Property Information

Folio: 12-2226-002-0590

Property Address: 150 HARBOUR WAY

FULL LEGAL DESCRIPTION
BAL HARBOUR RESIDENTIAL SEC
PB 44-98
LOT 17 & SWLY1/2 LOT 18 BLK 3
AND PROP INT IN & TO COMMON
ELEMENTS NOT DEDICATED TO PUBLIC
LOT SIZE 113.910 X 150
OR 16752-2084 0495 1

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1995	\$500,000	16752-2084	Sales which are qualified

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BAL HARBOUR
- V I L L A G E -

ARCHITECTURAL REVIEW BOARD 2024 DEADLINES

DRAFT DOCUMENTS DUE TO BUILDING OFFICIAL	BUILDING OFFICIAL FINAL DOCUMENT APPROVAL	DOCUMENTS DUE TO VILLAGE CLERK: POST TO PROPERTIES	DOCUMENTS SENT TO ARB MEMBERS, POST AGENDA ONLINE, SEND CONSTANT CONTACT	ARB HEARING DATE
Friday, November 3, 2023	Monday, December 4, 2023	Friday, December 22, 2023	Thursday, December 28, 2023	Thursday, January 4, 2024
Friday, December 1, 2023	Monday, January 1, 2024	Friday, January 19, 2024	Thursday, January 25, 2024	Thursday, February 1, 2024
Friday, January 5, 2024	Monday, February 5, 2024	Friday, February 23, 2024	Thursday, February 29, 2024	Thursday, March 7, 2024
Friday, February 2, 2024	Monday, March 4, 2024	Friday, March 22, 2024	Thursday, March 28, 2024	Thursday, April 4, 2024
Friday, March 1, 2024	Monday, April 1, 2024	Friday, April 19, 2024	Thursday, April 25, 2024	Thursday, May 2, 2024
Friday, April 5, 2024	Monday, May 6, 2024	Friday, May 24, 2024	Thursday, May 30, 2024	Thursday, June 6, 2024
Friday, May 3, 2024	Monday, June 3, 2024	Friday, June 21, 2024	Thursday, June 27, 2024	Thursday, July 4, 2024
August Recess				
Friday, July 5, 2024	Monday, August 5, 2024	Friday, August 23, 2024	Thursday, August 29, 2024	Thursday, September 5, 2024
Friday, August 2, 2024	Monday, September 2, 2024	Friday, September 20, 2024	Thursday, September 26, 2024	Thursday, October 3, 2024
Friday, September 6, 2024	Monday, October 7, 2024	Friday, October 25, 2024	Thursday, October 31, 2024	Thursday, November 7, 2024
Saturday, October 5, 2024	Monday, November 4, 2024	Friday, November 22, 2024	Thursday, November 28, 2024	Thursday, December 5, 2024

July 4 - Independence Day
October 3 - Rosh Hashanah - October 2-4