

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

JUNE 21, 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 Architectural Review Board Meeting Minutes - April 4, 2024
[Architectural Review Board Minutes April4_2024.pdf](#)

4 ARB-HEARINGS - 1. *Please be advised that the following item on the agenda is quasi-judicial in nature. If you wish to comment upon an item, please inform the Chairman when he asks for public input on the item. An opportunity for persons to speak will be made available after the applicant and staff has made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Architectural Review Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for their organization. Further details of the quasi-judicial procedures may be obtained from the Clerk.*

(Disclosure of Ex-Parte Communications)

(Swearing-In by Village Clerk)

- 4.1** ARB-2024-0006
84 Bal Bay Drive, Bal Harbour FL, 33154
Architect(s): SDH Studio
Owners: 84 BB LLC
New Two-Story, Single-Family Residence
[1- 84 Bal Bay Drive ARB Memo SLT.docx](#)
[2-REVISED 84 Bal Bay - PowerPoint Presentation - CL.pptx](#)
[3- 84 Bal Bay Dr - ARB2024-0006- ARB Application.pdf](#)
[4- 84 BAL BAY DR - NARRATIVE.pdf](#)
[5- 84 Bal Bay Dr - ARB2024-0006- Property Appraiser.pdf](#)
- 4.2** ARB-2024-0007
182 Bal Bay Drive, Bal Harbour FL, 33154
Architect(s): Clay Krebs, T.A. Krebs LLC
Owners: Dorsey & Whitney Truss CO LLC TRS
Two Story Addition to Existing Residence.
[1 - 182 Bal Bay Drive - ARB2024-0007- ARB MEMO \(FINAL\).docx](#)
[2- 182 Bal Bay Drive - ARB2024-0007 - POWERPOINT PRESENTATION CL1.pptx](#)
[3-182 BAL BAY - ARB2024-0007 - APPLICATION.pdf](#)
[4-182 Bal Bay Drive - NARRATIVE.docx](#)
[5- 182 BAL BAY DR - ARB2024-0007 - PROPERTY APPRAISER.pdf](#)
- 4.3** ARB-2024-0008
10155 Collins Avenue, Bal Harbour FL, 33154
Architect(s): Dustin Mizell
Owners: Bal Harbour Condominium Association, INC
Exterior Renovations.
[1- 10155_Collins Ave -ARB2024-0008 - ARB_MEMO.docx](#)
[2- 10155 Collins Ave - ARB2024-0008 - POWERPOINT CL.pptx](#)
[3- 10155 Collins Ave - ARB2024-0008 - APPLICATION.pdf](#)
[4- 10155 Collins Ave - ARB2024-0008 - Narrative.pdf](#)
[5- 10155 Collins Ave - ARB2024-0008 - Miami-Dade Property Appraiser.pdf](#)
- 4.4** ARB-2024-0009
209 Bal Bay Drive / 160 Biscay Drive, Bal Harbour FL, 33154
Architect(s): Cheryl Bassan
Owners: Debbie & Jerome Falic
New Tennis Court and Gazebo.
[1- 209 BAL BAY DR -ARB2024-0009 - MEMO.docx](#)
[4- 209 BAL BAY DR - ARB2024-0009 - NARRATIVE.pdf](#)
[2 -REV - 209 BAL BAY DR - ARB2024-0009 - POWER POINT PRESENTATION - CL.pptx](#)
[5- 209 BAL BAY DR - ARB2024-0009 - PROPERTY APPRAISER.pdf](#)
[3- 209 BAL BAY DR - ARB2024-0009 - ARB APPLICATION.pdf](#)
- 4.5** ARB-2024-0010
10175 Collins Avenue, Bal Harbour FL, 33154
Architect(s): Bellin Pratt & Fuentes LLC
Owners: The Tiffany of Bal Harbour Condominium Association, LLC.
Renovating Existing Pool Deck.

- 1- 10175 COLLINS AVE - ARB2024-0010 - MEMO SLT.docx
- 2- 10175 COLLINS AVE - ARB2024-0010 - POWERPOINT CL.pptx
- 3- 10175 COLLINS AVE - ARB2024-0010 - APPLICATION.pdf
- 4- 10175 COLLINS AVE - ARB2024-0010 - NARRATIVE.docx
- 5- 10175 COLLINS AVE - ARB2024-0010 - PROPERTY APPRAISER.pdf

4.6 ARB-2024-0011
9601 Collins Avenue, Bal Harbour FL, 33154
Architect(s): Ken Gardner
Owners: Majestic Tower Community Association, Inc.
Landscape renovation to pool area / plantings, hardscape and cabana fronts.

4.7 ARB-2024-0012
224 Bal Bay Drive, Bal Harbour FL, 33154
Architect(s): Jorge L. Esteban, A.I.A.
Owners: Honeybell Trust
Exterior Alterations
1- 224 BAL BAY DR - ARB2024-0012 - MEMO.docx
2- 224 BAL BAY DR - ARB2024-0012 - POWERPOINT CL.pptx
3- 224 BAL BAY DR - ARB2024-0012 - APPLICATION.pdf
4- 224 BAL BAY DR - ARB2024-0012 - NARRATIVE.pdf
5- 224 BAL BAY DR - ARB2024-0012 - PROPERTY APPRAISER.pdf

4.8 ARB-2024-0014
121 Bal Cross Drive, Bal Harbour FL, 33154
Architect(s): Boutros Bou-Nahra Architect, LLC
Owners: Eitan & Jennifer Zimerman
Second Floor Addition
1- 121 BAL CROSS - ARB2024-0014 - MEMO SLT.docx
2- 121 BAL CROSS DR - ARB2024-0014 - POWERPOINT PRESENTATION CL.pptx
3- 121 BAL CROSS DR - ARB2024-0014 - APPLICATION.pdf
4- 121 BAL CROSS DR - ARB2024-0014 - NARRATIVE.pdf
5- 121 BAL CROSS DR - ARB2024-0014 - PROPERTY APPRAISER.pdf

5 OTHER BUSINESS

6 PUBLIC COMMENT

7 ADJOURNMENT

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

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

may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

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