

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

SEPTEMBER 5, 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** July 11, 2024 ARB Minutes
[Architectural Review Board Minutes July11_2024.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-2024-0008
RARB-2024-0019**

10155 Collins Avenue, Bal Harbour FL, 33154
Architect(s): Dustin Mizell
Owners: Bal Harbour Condominium Association, INC
Modifications to South Wall.

- 1- 10155 Collins Ave - ARB2024-0008 - RARB2024-0019 - MEMO (CL).pdf
- 2- 10155 Collins Ave - ARB2024-0008 - RARB2024-0019 - POWERPOINT PRESENTATION (CL).pptx
- 3- 10155 Collins Ave - ARB2024-0008 - RARB2024-0019 - APPLICATION.pdf
- 4- 10155 Collins Ave - ARB2024-0008 - RARB2024-0019 - NARRATIVE.pdf
- 5- 10155 Collins Ave - ARB2024-0008 - RARB2024-0019 - PROPERTY APPRAISER.pdf

4.2 ARB-2024-0015

10295 Collins Avenue, Bal Harbour FL, 33154
Architect(s): NMD Nomadas
Owners: The Residences at One Bal Harbour Condo Assoc., Inc.
Storefront adjustment and gymnasium enlargement

- 1- 10295 Collins Ave - ARB2024-0015 - MEMO.pdf
- 2- 10295 Collins Ave - ARB2024-0015 - PowerPoint (CL).pptx
- 3- 10295 Collins Ave - ARB2024-0015 - Application.pdf
- 4- 10295 Collins Ave - ARB2024-0015 - Narrative.pdf
- 5- 10295 Collins Ave - ARB2024-0015 - Property Appraisal Printout.pdf

5 OTHER BUSINESS

6 PUBLIC COMMENT

7 ADJOURNMENT

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

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

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

BAL HARBOUR

- 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 MINUTES

JULY 11, 2024

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 / ROLL CALL-** The meeting was called to order at 1:04 PM.

The following Board Members were present:

Reinaldo Borges, Chair
Elizabeth Camargo
Jose Gomez
Nathan VanDeman

The following Board Members were not present:

David Koplowitz

The following were also present:

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

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

3 **APPROVAL OF MINUTES**

3.1 Architectural Review Board Meeting Minutes - April 4, 2024

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

VOTE: The Motion passed by unanimous voice vote (40).

4 ARB-HEARING

4.1 ARB-23-06-001

10185 Collins Ave., Bal Harbour FL, 33154

Architect(s): Anne Jackaway Architecture, Inc.

Owners: The Association for the Plaza of Bal Harbour Condominium, Inc.

Replacement of doors, windows, balcony railings & concrete restoration-
50-yr cert.

Ms. Trevarthen read the quasi-judicial procedures statement. She then asked the board members to disclose ex parte communications, to which board members responded that they had none to disclose. The Village Clerk swore in all those who would be providing testimony.

Mr. Palacio said that he had received a letter from the applicants saying they agreed with his proposed conditions and that the project complied with the Village's appearance code and zoning ordinances.

Anne Jackaway, the Architect on Record for the Plaza, presented the renovation plan for the building's exterior. She said the renovation would involve painting the building in a new white and gray color scheme, replacing all windows and doors, removing shutters, and modifying the façade.

She said the plan included removing structural walls between balconies and replacing them with floating glass panels to enhance privacy while allowing light to pass through, and replacing existing heavy masonry railings on balconies with glass railings, which would offer unobstructed views while providing for more modern appearance.

Elizabeth Ackerman (10185 Collins Avenue) voiced her concerns about the consistency of previous installations and the varying thickness of metal frames used by different contractors. She also questioned the strength of the glass privacy walls between balconies.

Maya Stepanova (10185 Collins Avenue) said that she lives in a north-facing unit and voiced her concerns about the strong winds that her unit faces. She said that she was worried that the architectural design might leave gaps that could increase wind exposure.

Ms. Jackaway said that the new glass panels are engineered to withstand hurricane forces to meet safety standards. She said over eighty percent of residents are expected to comply with the exterior updates through the selected vendor, and for those who have already installed new windows and doors, the project team confirmed that the variations are minimal and still align with the building's overall aesthetic.

Mr. Palacio said that going forward, individual owners could obtain permits as long as they submitted the required engineering calculations and product approvals with the Association having oversight to ensure consistency and compliance with the Architectural Review Board (ARB) approvals. He said that final inspections would be conducted to

guarantee compliance. Ms. Jackaway said that a uniform installation approach for railings and privacy walls was preferred by the association, as opposed to allowing individual customizations.

After a general discussion, the Board provided a list of friendly suggestions including ensuring privacy panels reach the slab's underside, testing with a mockup, and maintaining product consistency, especially in glass rails and privacy screens.

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

The Building Official's conditions are as follows.

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. A construction contract and or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.
5. 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.
6. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
7. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
8. 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 (4-0).

5 OTHER BUSINESS

6 PUBLIC COMMENT

7 ADJOURNMENT The meeting was adjourned at 1:47 PM.

Reinaldo Borges, Chair



Attest:

Dwight S. Danie, Village Clerk

BAL HARBOUR

- V I L L A G E -

ARCHITECTURAL REVIEW BOARD MEMORANDUM

TO: Architectural Review Board Members

FROM: Eliezer Palacio, Building Director 

DATE: 9/5/2024

SUBJECT: 10155 Collins Avenue (Bal Harbour 101 Condo)
Existing Pool Deck Renovation of an existing multifamily condominium -
Bal Harbour 101 (Resubmittal as per board's request)

BACKGROUND

The Village of Bal Harbour the "Village" received an Architectural Review Board (ARB) application for the exterior renovations of an existing multifamily condominium located at 10155 Collins Avenue ("the Property"). on April 04, 2024. This project was heard at the June 21, 2024 ARB. The Board requested the applicant to make modification to submittal and return to ARB the project was resubmitted. August 9, 2024,

The Property sits on Lots 11, Bal Harbour 101 Condo and is located in the Ocean Front zoning district of the Village.

THE PROJECT (AE Description)

I hope this letter finds you well. I am writing to inform the Bal Harbour Building Department about a revision to ARB #2024-0008 - Exterior modifications to the existing apartment building Bal Harbour 101.

The revisions include re-design of the south wall treatment per the comments received during the ARB presentation in June 21. These adjustments have been made to enhance the overall aesthetics, functionality, and compliance with local regulations

South Wall: The South wall has been modified to have accents of wood cladding, faux green wall and wave cladding panel, breaking down different areas.

RECOMMENDATION

It is the opinion of this writer that the proposed exterior modifications of the existing multifamily condominium follow 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. A construction contract and/or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.
5. 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.
6. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
7. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
8. Pursuant to Village Code 2-75(d)(1-3), the Certificate of Appropriateness expires 18 months after issuance, if a principal building permit is not obtained to develop the property in accordance with the Certificate of Appropriateness.



Bal Harbour 101
10155 Collins Ave
Bal Harbour Village

F L O R I D A

Application #:
ARB2024-0008
RARB2024-0019
September 05, 2024

Sheet Index

- Cover Sheet*
L1.0 - *Site Plan*
L2.0 - *South Garden Enlargement*
L3.0 - *South Garden Rendering*
L4.0 - *Rendering South Deck Perspective*

Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Scope of Work

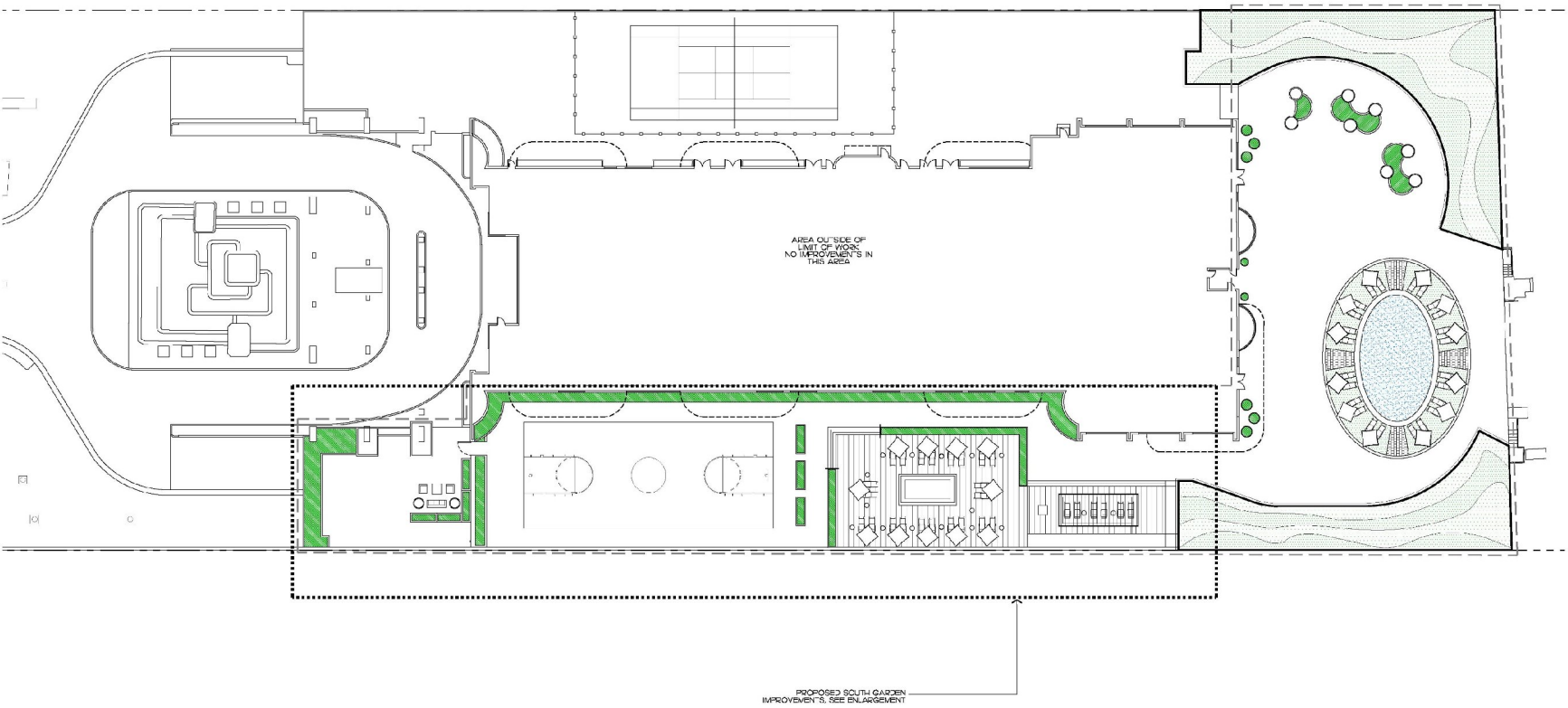
- South Wall*: Modification to south wall treatment with accents of wood cladding, faux green wall and wave cladding panel.

Flood Management Data

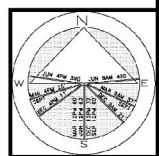
PERMA FLOOD ZONE DESIGNATION:	FLOOD ZONE AE
BASE FLOOD ELEVATION:	8.0'
FINISH FLOOR ELEVATION:	12.8'
LOWEST FLOOR ELEVATION:	2.6'
GARAGE FLOOR ELEVATION:	N/A
LOWEST ADJACENT GRADE:	2.5'
HIGHEST ADJACENT GRADE:	2.6'
LOWEST ELEVATION OF EQUIPMENT:	6.6'
CROWN OF ROAD (COR) (INGVD):	4.4'
PANEL NUMBER:	0163

Zoning Legend

PROPERTY ADDRESS	10155 COLLINS AVE
ZONING DISTRICT	OCEAN FRONT
FOLIO	12-2226-025-0001
OCCUPANCY CLASSIFICATION	R-2
OCCUPANCY LOAD	590 OCCUPANTS
CONSTRUCTION CLASSIFICATION	TYPE IB
RISK CATEGORY PER ASCE7	I
EXPOSURE CATEGORY	D
ALTERATION LEVEL	LEVEL 1
PA PRIMARY ZONE	5000 HOTELS & MOTELS - GENERAL
PRIMARY LAND USE	O407 RESIDENTIAL - TOTAL VALUE + CONDOMINIUM - RESIDENTIAL
FLOORS	19
LOT SIZE	126,100 SF.
LOT WIDTH (W) & LOT DEPTH (D) (FT')	200' (W) X 636' (D)



101 Bal Harbour
 10155 Collins Ave
 Bal Harbour



JOB NUMBER: # 21243.00 LA
 DRAWN BY: Victoria Coudrevent
 DATE: 07.19.2024

SHEET L1.0

Site Plan
 SCALE: 1" = 20'-0"

2024
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2024
 EXPLANATION: THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO HOLD ENVIRONMENT DESIGN GROUP, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN, WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF ENVIRONMENT DESIGN GROUP, INC. OR ANY OF ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES.

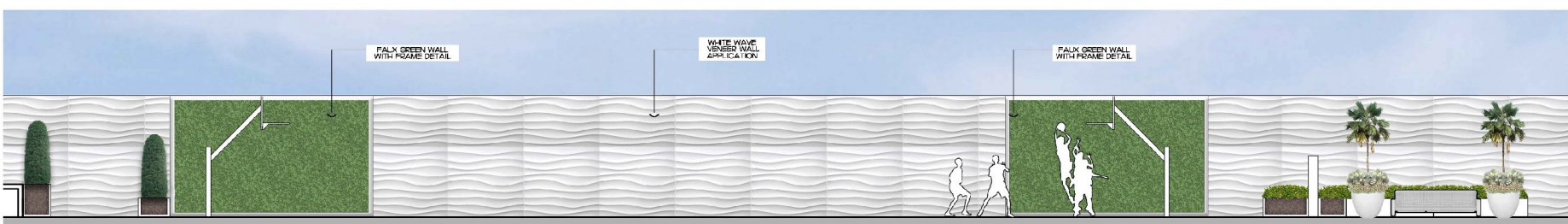
16 HOURS BEFORE DIGGING
 24 HOURS BEFORE
 1-800-432-4770
 SHARING CODE THE CALL
 IN FLORIDA, INC.



SCALE: 1" = 30'-0"

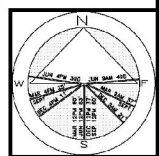


SCALE: 1/8" = 1'-0"



SCALE: 1" = 30'-0"

101 Bal Harbour
 10155 Collins Ave
 Bal Harbour



JOB NUMBER: # 21243.00 LA
 DRAWN BY: Courtney E. Stewart
 DATE: 09.05.2024

SHEET L3.0

2024
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2024
 DISCLAIMER: This rendering is a conceptual illustration of the proposed design. It is not intended to represent a final design or construction. The actual design and construction may vary from this rendering. The client is responsible for obtaining all necessary permits and approvals for the project.

45 MINUTE RENDERING
 1-800-432-4770
 DRAWING MADE USING
 3D RENDERING SOFTWARE

South Garden Rendering



**ENVIRONMENT
DESIGN
GROUP**
 131 North Dixie Road, Suite 1000 Fort Lauderdale, FL 33304
 Phone: 954-202-8800 Fax: 954-202-8801
 Landscape Architecture
 Land Planning
 Landscape Management
 Justin M. Wood, AIA, LPA License # 100000000
 www.environmentdesigngroup.com

101 Bal Harbour
 10155 Collins Ave
 Bal Harbour

A
D
I
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F

JOB NUMBER: 21245.00 LA
 DRAWN BY: P. GARDNER
 DATE: 07.19.2024

SHEET L4.0

2024
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 ENVIRONMENT DESIGN GROUP
 131 NORTH DIXIE ROAD, SUITE 1000
 FORT LAUDERDALE, FL 33304
 (954) 202-8800
 WWW.ENVIRONMENTDESIGNGROUP.COM

2024
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 FORT LAUDERDALE, FL 33304
 (954) 202-8800
 WWW.ENVIRONMENTDESIGNGROUP.COM

Rendering South Deck Perspective
 SCALE: N/A

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: 10155 Collins Ave

Property/Project Name: Bal Harbour 101

Legal description: Lot(s) 11

Block(s) Tract A Section(s) _____

Folio No. 12-2226-025-0001

Owner(s): Robert Hartman, President

Mailing Address: 10155 Collins Ave

Telephone: 305-868-7616 Fax _____

Other _____ Email management@balharbour101.net

Architect(s)/Engineer(s): Dustin Mizell

Architect(s)/Engineer(s) Mailing Address: 139 North Country Rd, Suite 20

Telephone: Business 561-832-4600 Fax _____

Other _____ Email dustin@enviromentdesigngroup.com

PROJECT INFORMATION

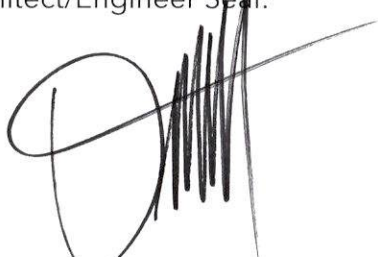
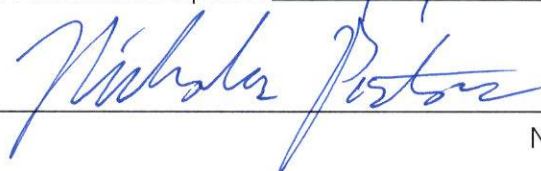
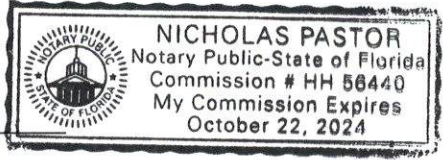
Project Description(s): Modifications to the South Wall as per comments received during ARB presentation in June 21st.

Estimated project cost*: \$8,655,608

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

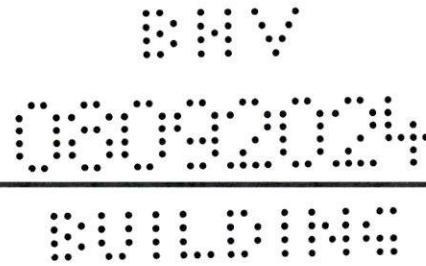
Date(s) of Previous Submittal(s) and Action(s): First ARB presentation June 21st, 2024 #ARB2024-0008

NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED

Owner Printed Name:		
Owner Signature:		
Address:		
Telephone:	Fax:	Email:
Architect(s)/Engineer(s) Print Name: Dustin Mizell		Architect(s)/Engineer(s) Signature:
Address: 139 North County Rd, Palm Beach, FL 33480		
Suite 20		
Telephone: 561.832.4600	Fax:	
Email: Dustin@environmentdesigngroup.com		
Architect/Engineer Seal: 		
NOTARIZATION		
STATE OF FLORIDA COUNTY OF MIAMI-DADE		
Sworn to or affirm and subscribed before me this <u>25th</u> day of <u>July</u> , in the year 20 <u>24</u> by <u>Dustin Mizell</u> who has taken an oath and is <u>personally</u> <u>known to me</u> or has produced _____ as identification.		
My Commission Expires: <u>10/22/24</u>		
 _____ Notary Public		



ENVIRONMENT
DESIGN
GROUP



Land Planning
Landscape Architecture
Landscape Management

August 5, 2024

Bal Harbour Village
Building Department
655 96th Street
Bal Harbour, Florida 33154

ATTN: ARB Staff
Re: 10155 Collins Ave – Bal Harbour 101
REF#: ARB #2024-0008

Narrative Letter

I hope this letter finds you well. I am writing to inform the Bal Harbour Building Department about a revision to ARB #2024-0008 - Exterior modifications to the existing apartment building Bal Harbour 101

The revisions include re-design of the south wall treatment per the comments received during the ARB presentation in June 21st. These adjustments have been made to enhance the overall aesthetics, functionality, and compliance with local regulations

1. South Wall: The South wall has been modified to have accents of wood cladding, faux green wall and wave cladding panel, breaking down different areas.

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.

If there are any questions regarding this project, please feel free to reach out to our office.

Dustin Mizell, *President*
Environment Design Group

Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 08/22/2024

PROPERTY INFORMATION	
Folio	12-2226-025-0001 (Reference)
Property Address	10155 COLLINS AVE BAL HARBOUR, FL 33154-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
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	2024	2023	2022
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

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
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

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 08/22/2024

Property Information

Folio: 12-2226-025-0001

Property Address: 10155 COLLINS AVE

Roll Year **2024** 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: 08/22/2024

Property Information

Folio: 12-2226-025-0001

Property Address: 10155 COLLINS AVE

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

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

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 08/22/2024

Property Information

Folio: 12-2226-025-0001

Property Address: 10155 COLLINS AVE

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

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

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 08/22/2024

Property Information

Folio: 12-2226-025-0001

Property Address: 10155 COLLINS AVE

FULL LEGAL DESCRIPTION
BAL HARBOUR 101 CONDO
OCEAN FRONT SEC OF BAY HARBOR
RESUB PB 44-27
LOT 11
& PORT LYING EAST & ADJACENT
WEST OF EROSION LINE PER
PB 105-62
LOT SIZE 127200 SQ FT M/L
F/A/U 12 2226 01 0110

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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: 9/5/2024



SUBJECT: 10295 Collins Avenue (One Bal Harbour Condominium)
Proposed modification to lobby level south/east façade of the residential side of building, for storefront modifications and gymnasium enlargement.

BACKGROUND

The Village of Bal Harbour (the "Village") received an Architectural Review Board (ARB) application on July 01, 2024, for the proposed modification to the existing lobby level south/east façade of the residential side of building for storefront modifications and gymnasium enlargement. Project is for the multifamily condominium located at 10295 Collins Avenue ("the Property").

The Property, Residences at One Bal Harbour Condo, is located in the Ocean Front zoning district of the Village.

THE PROJECT (AE Description)

This project consists of façade modification to the existing residential side of building lobby for storefront modifications and gymnasium enlargement of the existing multi-family condominium.

The proposal outlines adjustments to the lobby level (32.26' NAVD) south/east façade of the residential side of the building.

First, there will be an exchange of the storefront at the existing end of the gallery, maintaining the perimeter, materials, and colors of the existing finishes.

Additionally, a glass panel in the existing storefront will be removed and replaced with a new glass door, and a glass door will be replaced with a new glass panel. The intent is to relocate the existing door while remaining with the same storefront.

Furthermore, the gymnasium will be expanded from 1,380.29 sq. ft. to 1,587.23 sq. ft. (an enlargement of 206.94 sq. ft.). With this addition the FAR remains the same at 3.79. The existing exit gate next to the gymnasium will be removed and a new one will be installed.

The proposal ensures that the existing pervious and impervious areas, as well as the landscape, will remain unchanged.

RECOMMENDATION

It is the opinion of this writer that the proposed modification to the lobby level south/east façade of the residential side of building for storefront modifications and gymnasium enlargement 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. A construction contract and or detailed estimate of the proposed improvements is required to be submitted to establish proposed construction value.
5. 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.
6. Applicant to apply for and obtain all required permits from the Building Department before beginning work.
7. Applicant to apply for and obtain all necessary permits and approvals from outside agencies.
8. 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.

ONE BAL HARBOUR CONDOMINIUM

10295 COLLINS AVENUE
 RESIDENTIAL CONDOMINIUM
 (DECLARATION: O.R.B. 26014, PG. 98)
 TFN: 12-2226-044-001

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACT E BAL HARBOUR OCEAN FRONT ADDITION AS RECORDED IN PLAT BOOK 57, PAGE 68 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALSO A PORTION OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 42 EAST LYING EAST OF AND ADJACENT TO SAID TRACT E ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT E; THENCE ON A GRID BEARING NORTH 03°34'39" WEST ALONG THE WEST LINE OF TRACT E A DISTANCE OF 343.75 FEET TO THE NORTHWEST CORNER OF SAID TRACT E; THENCE NORTH 86°53'02" EAST ALONG THE NORTH LINE OF SAID TRACT E A DISTANCE OF 633.82 FEET TO THE NORTHEAST CORNER OF SAID TRACT E; THENCE SOUTH 03°34'39" EAST ALONG THE EAST LINE OF SAID TRACT E A DISTANCE OF 1.33 FEET; THENCE SOUTH 86°53'02" WEST A DISTANCE OF 4.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT E; SOUTH 03°08'48" EAST ALONG THE EAST LINE OF SAID TRACT E A DISTANCE OF 73.70 FEET; THENCE NORTH 86°53'02" EAST A DISTANCE OF 24.59 FEET TO A POINT ON THE BEACH EROSION CONTROL LINE AS SHOWN ON BEACH EROSION CONTROL PROJECT, DADE COUNTY, FLORIDA FOR BAL HARBOUR ON SHEET 2, D. O. FILE NO. 24-35,368 DATED OCTOBER 1988; THENCE SOUTH 03° 08'48" EAST ALONG SAID EROSION CONTROL LINE A DISTANCE OF 123.50 FEET; THENCE SOUTH 06°29'22" WEST ALONG SAID EROSION CONTROL LINE A DISTANCE OF 142.15 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT E; THENCE SOUTH 86°25'21" WEST ALONG THE SOUTH LINE OF SAID TRACT E AND THE EASTERLY EXTENSION THEREOF A DISTANCE OF 428.29 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATED WITHIN THE VILLAGE OF BAL HARBOUR, MIAMI-DADE COUNTY, FLORIDA.

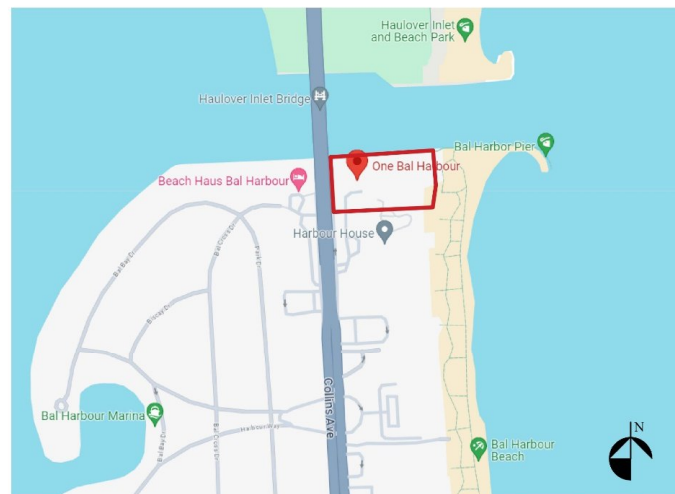
PROJECT DATA:

ZONING Planned Development
USE Residential Condominiums, Condominium/Hotels and Associated Ancillary
EXISTING LOT AREA 5.04 Acres / 219,354.27 Sq ft
DENSITY 124 Hotel rooms / 185 Residential units
EXISTING TOTAL FLOOR AREA 831,376
PROPOSED TOTAL FLOOR AREA 831,583 Sq ft
EXISTING FAR 3.79
PROPOSED FAR 3.79
Allowable FAR: Not Applicable

FLOOD INFORMATION:

PROPERTY LIES WITHIN FLOOD ZONES "X" AND "AE" (ELEVATION 8.00' NGVD). FEMA MAP NUMBER 12086C0163L. EFFECTIVE DATE 9/11/2009.

FLOOD INFORMATION		
FINISHED FLOOR ELEVATION	32.26	NAVD
LOWEST ELEVATION OF EQUIPMENT	4.13	NAVD
FLOOD ZONE	X & AE	
PANEL NUMBER	12086C0163L	
BASE FLOOD ELEVATION	6.47	NAVD
HIGHEST CROWN OF ROAD	3.70	NAVD
LOWEST ADJACENT GRADE	2.10	NAVD
HIGHEST ADJACENT GRADE	31.60	NAVD
GARAGE/STORAGE LEVEL	2.22	NAVD



VICINITY MAP



AERIAL VIEW

DRAWING LIST

000-GENERAL	
000	COVER SHEET
N/A	SURVEY
001	AERIAL VIEWS
002	EXISTING SITE PICTURES
050-EXISTING CONDITIONS	
A050	EXISTING LOBBY LEVEL PLAN
100-PROPOSED PLANS	
A100	PROPOSED LOBBY LEVEL PLAN
200-ELEVATIONS	
A200	LOBBY LEVEL ELEVATIONS
A201	NOT USED
300-STOREFRONT EXCHANGE	
A300	LOBBY LEVEL STOREFRONT EXCHANGE & DETAILS

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 48-20003026
 Four Avenida Building
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 Miami FL 33156
 Tel: 305.874.2705

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DATE: 07/20/24

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One Bal Harbour
 10295 Collins Ave.,
 Bal Harbour, Florida 33154

BASIC SCOPE OF WORK

PROPOSAL FOR:
 ADJUSTMENTS IN LOBBY LEVEL (32.26' NAVD) OF NORTH FAÇADE OF RESIDENTIAL SIDE OF BUILDING:

1. STOREFRONT EXCHANGE AT EXISTING END OF GALLERY (EXISTING STOREFRONT PERIMETER REMAINS AND EXISTING MATERIALS / COLORS OF FINISHES REMAIN).
2. CREATION OF KIOS ROOM AT EXISTING END OF GALLERY (EXISTING AMOUNT OF A/C AREA REMAINS. A CHANGE OF USE IS BEING PROPOSED, CONVERTING A RESIDUAL AREA INTO A USABLE AREA).
3. REMOVE A GLASS PANEL IN EXISTING STOREFRONT AND REPLACE WITH NEW GLASS DOOR.
4. REMOVE A GLASS DOOR IN EXISTING STOREFRONT AND REPLACE WITH NEW GLASS PANEL.
5. ENLARGING EXISTING GYMNASIUM FROM 1,380.29 SQ. FT. TO 1,587.23 SQ. FT. (206.94 SQ. FT. ENLARGEMENT).
6. REMOVAL OF EXISTING EXIT GATE NEXT TO GYMNASIUM.
7. INSTALLATION OF NEW EXIT GATE NEXT TO GYMNASIUM.
8. EXISTING PERVIOUS AND IMPERVIOUS AREAS TO REMAIN.
9. LANDSCAPE TO REMAIN.



ISSUE	DATE
ARB	07/20/24

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

COVER SHEET

Client Name: One Bal Harbour
 Project Number: 2307
 Date: 07/20/24
 Approved by: HAIM NOMADAS
 Scale: NTS
 Drawing Number:

A000



SOUTHWEST AERIAL VIEW



SOUTHEAST AERIAL VIEW



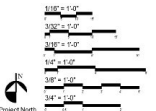
EAST AERIAL VIEW



NORTHEAST AERIAL VIEW

One Bal Harbour

10266 Collins Ave.
Bal Harbour, Florida 33154



Project Name:	One Bal Harbour
Issue:	ARB
Date:	07/26/24

Mark	DESCRIPTION	Date

Drawing Title: **AERIAL VIEWS**

Client Name:	One Bal Harbour
Project Number:	2307
Date:	07/26/24
Prepared by:	HAIM NOMADAS
Scale:	NTS
Drawing Number:	A001



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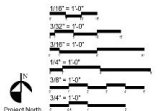
DATE: 07/26/24

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Project North

ISSUE	DATE
ARB	07/26/24

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

EXISTING SITE PICTURES

Client Name: One Bal Harbour
 Project Number: 2307
 Date: 07/26/24
 Prepared by: HAIM NOMADAS
 Scale: NTS
 Drawing Number

A002



GLAZING NOTES

- ALL GLASS AND GLAZING SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE CHAPTER 25 - GLASS AND GLAZING.
- ALL GLAZING SHALL BE SPECIFIED AS UNGLAZED.
- REFER TO ENERGY CALCULATIONS BY THE MEET OF THE CONTRACTOR.
- REFLECTIVE OR TINTED GLASS SHALL NOT BE PERMITTED.
- GLAZING SHALL BE PROVIDED ON ALL EXTERIOR WALLS AND ROOFS.
- ALUMINUM FRAMES FINISH AND COLOR TO MATCH EXISTING.

EMERGENCY ESCAPE AND RESCUE OPENINGS

AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED BY EVERY ROOM. THE MINIMUM SIZE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED AS FOLLOWS:

- MINIMUM NET CLEAR OPENING OF 20 SQUARE FEET FOR ROOMS WITH FLOOR FINISHES SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES EXCEPT FOR 24 INCH DOOR CLEAR WIDTH WHICH SHALL BE ONE OF THESE SHALL BE LARGER.
- THE HEIGHT OF THE NET CLEAR OPENING SHALL BE NOT LESS THAN 66 INCHES ABOVE THE FLOOR.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE FLOOR OF THE ROOM THROUGHOUT THE LIFE OF THE BUILDING.

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL PROVIDE ALL GLAZING MATERIALS AND SYSTEMS. GLAZING SHALL BE PROVIDED BY EVERY ROOM. SUBMITTALS MUST BE PROVIDED TO THE ARCHITECT FOR APPROVAL.
- GLAZING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND LOCAL CITY, COUNTY AND STATE CODES. SUBMITTALS SHALL BE PROVIDED TO THE ARCHITECT FOR APPROVAL.
- GLAZING SHALL BE PROVIDED IN ACCORDANCE WITH THE BUILDING DEPARTMENT APPROVAL.

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One Bal Harbour

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Bal Harbour, Florida 33154

Project North

Scale: 1/4" = 1'-0"

ISSUE	DATE
ARB	07/20/24

REVISION SCHEDULE

Mark	DESCRIPTION	Date

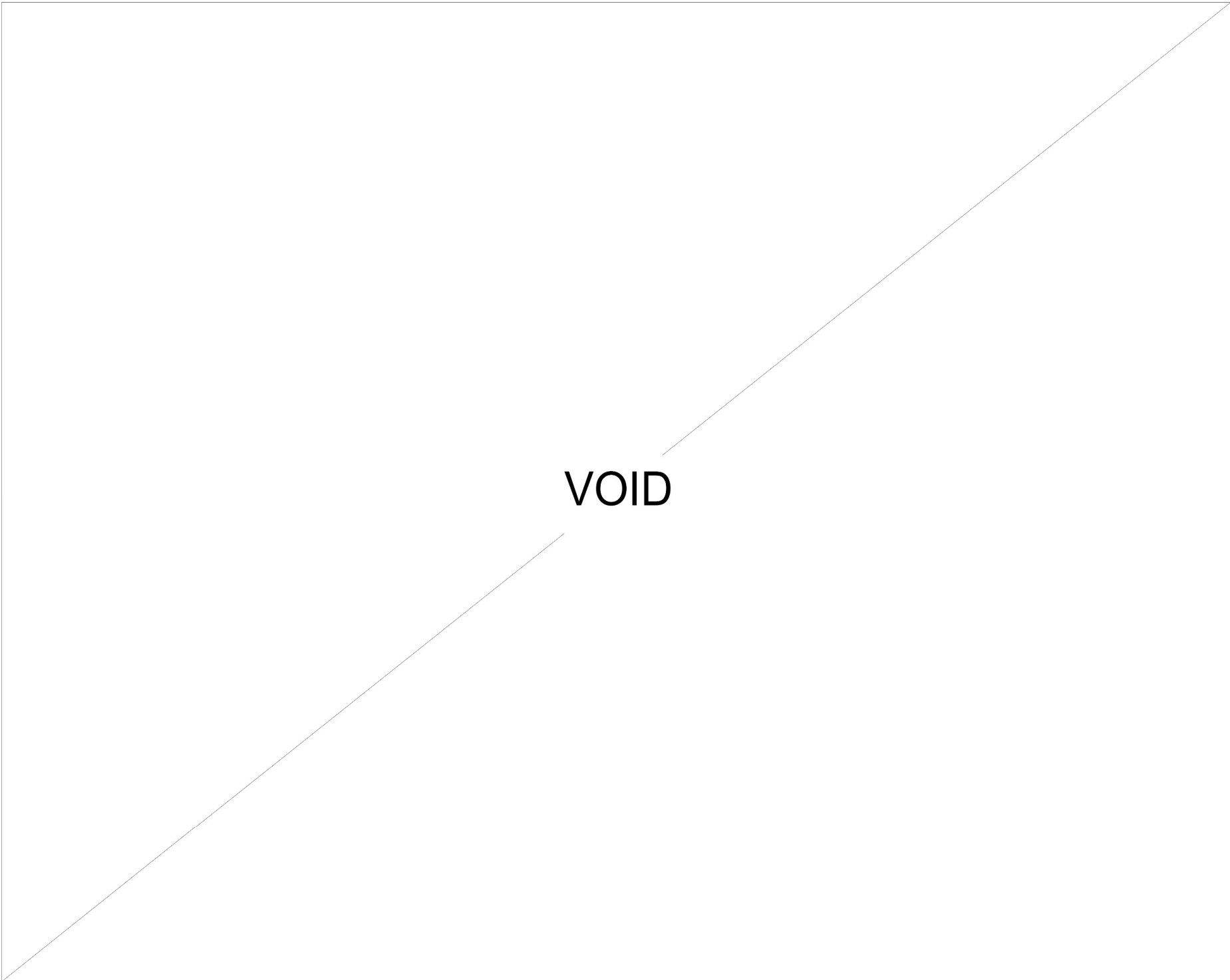
Drawing Title

LOBBY LEVEL ELEVATIONS

Client Name: One Bal Harbour
Project Number: 2307
Date: 07/20/24
Approved by: HAIM | NOMADAS
Scale: AS SHOWN
Drawing Number

A200

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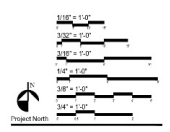
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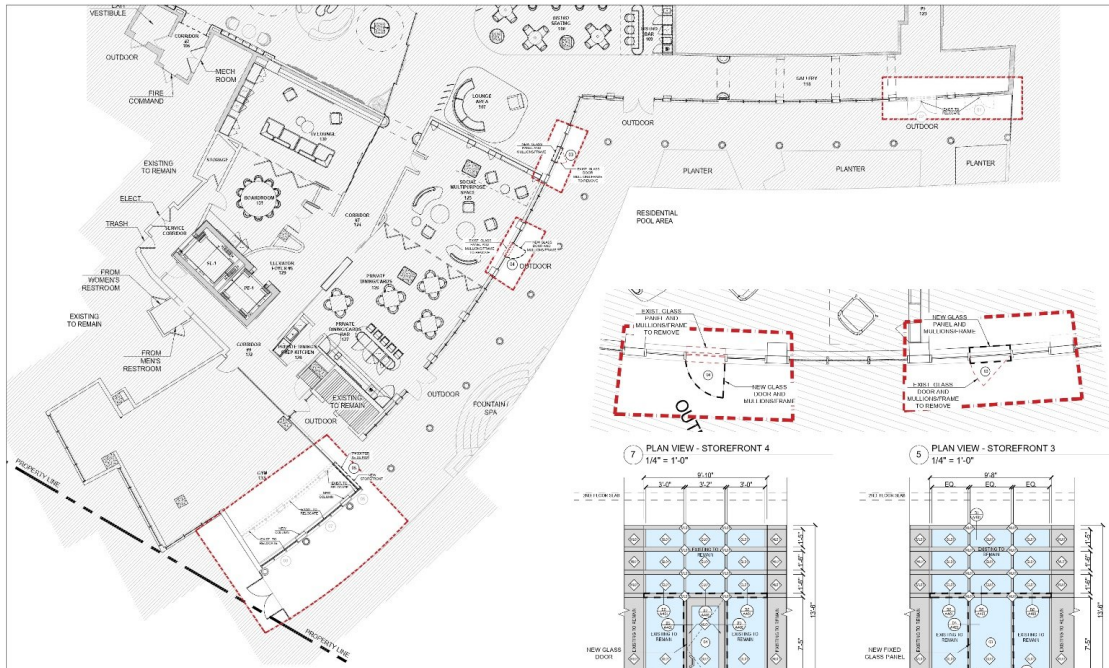
Project Name: _____

ISSUE	DATE
ASB	07/01/24

REVISION SCHEDULE

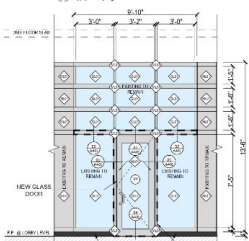
Mark	DESCRIPTION	Date

Drawing Title
**LOBBY LEVEL ELEVATIONS
(COLORED RENDERING)**
Client Name: One Bal Harbour
Project Number: 2307
Date: 07/01/24
Approved by:  HAIM NOMADAS
Scale: **AS SHOWN**
Drawing Number

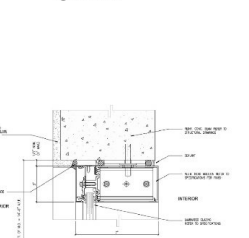


1 KEY PLAN
3/32" = 1'-0"

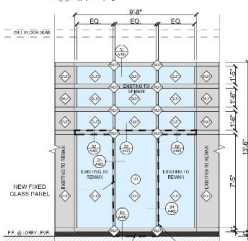
7 PLAN VIEW - STOREFRONT 4
1/4" = 1'-0"



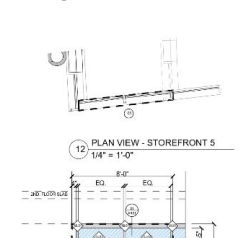
8 ELEVATION - STOREFRONT 4
1/4" = 1'-0"



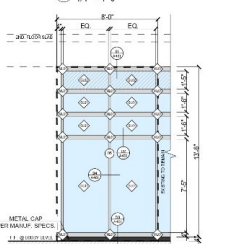
5 PLAN VIEW - STOREFRONT 3
1/4" = 1'-0"



6 ELEVATION - STOREFRONT 3
1/4" = 1'-0"



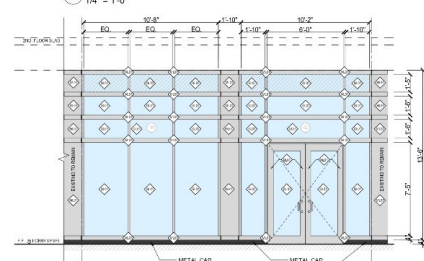
12 PLAN VIEW - STOREFRONT 5
1/4" = 1'-0"



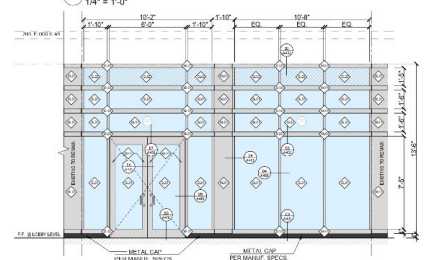
13 ELEVATION - NEW STOREFRONT 5
1/4" = 1'-0"



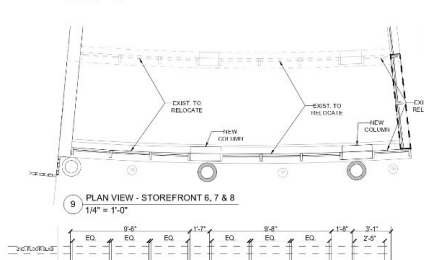
2 PLAN VIEW - STOREFRONT 1 & 2
1/4" = 1'-0"



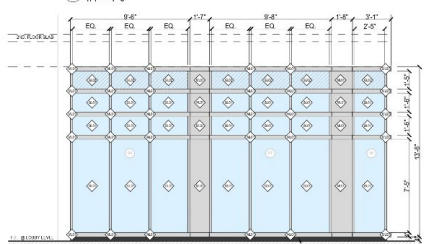
3 ELEVATION - EXISTING STOREFRONT 1 & 2
1/4" = 1'-0"



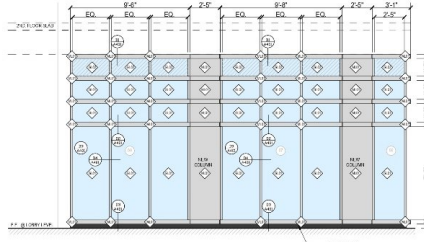
4 ELEVATION - STOREFRONT EXCHANGE 1 & 2
1/4" = 1'-0"



9 PLAN VIEW - STOREFRONT 6, 7 & 8
1/4" = 1'-0"



10 ELEVATION - EXISTING STOREFRONT 5
1/4" = 1'-0"



11 ELEVATION - EXCHANGE STOREFRONT 5
1/4" = 1'-0"



- GENERAL STOREFRONT NOTES:**
1. MATCH EXISTING BUILDING STOREFRONT DESIGN
 2. PROVIDE IMPACT RESISTANT LAMINATED GLASS & ALUMINUM FRAME STOREFRONT ASSEMBLY.
 3. FIELD VERIFY ALL DIMENSIONS.
 4. PROVIDE SHOP DRAWINGS FOR REVIEW.
 5. RELOCATE EXISTING INTERCOM SYSTEM TO NEXT TO NEW EXIT DOORS.
 6. PROVIDE PUSH BAR & SELF CLOSING MECHANISM ON INSIDE OF DOOR.
 7. PROVIDE AUTOMATED PUSH BUTTON AT INSIDE & OUTSIDE WALLS.
 8. IF CONDITION OF EXISTING DOOR TO BE REMOVED FROM STOREFRONT IS BE CONSIDERED ACCEPTABLE AND FUNCTIONAL, IT SHALL BE CONSIDERED FOR RELOCATION IN STOREFRONT #4. CONDITION TO BE ADEQUED BY ALL PARTIES AND THEIR RESPECTIVE RESPONSIBILITIES. GENERAL CONTRACTOR, ARCHITECT AND/OR DESIGNER.

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ARCHITECTS

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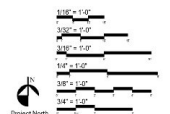
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KEYED NOTES:

- FINISHES LEGEND:**
- XX EXISTING STOREFRONT TAG
 - XX NEW STOREFRONT TAG
 - EXISTING STOREFRONT TO RELOCATE
 - NEW STOREFRONT
 - EXISTING STOREFRONT TO REMOVE
 - AREA TO BE ADJUSTED

- TINTED VISION GLASS ON ALUMINUM FRAME. LAMINATED BLUE GREEN OVER BLUE W/OUT LOWE TO MATCH EXISTING FINISH
- OPAQUE SPANDREL GLASS TO MATCH EXISTING FINISH
- ALUMINUM TO MATCH EXISTING FINISH



Project North

ISSUE	DATE
ARB	07/20/24

REVISION SCHEDULE

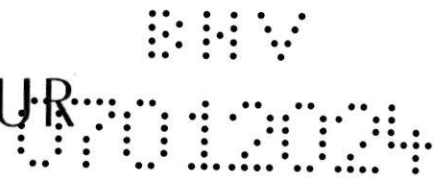
Mark	DESCRIPTION	Date

Drawing Title: **STOREFRONT EXCHANGE & DETAILS**

Client Name: One Bal Harbour
Project Number: 2307
Date: 07/20/24
Approved by: HAIM NOMADAS
Scale: AS SHOWN
Drawing Number:

A300
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One Bal Harbour
10295 Collins Ave.,
Bal Harbour, Florida 33154



ARB REQUIREMENTS

ARB SUBMITTAL REQUIREMENTS CONSIST OF TWO (2) PHASES AS DESCRIBED BELOW:

PHASE ONE (1) PRELIMINARY REVIEW

Please note that if any of the following documents are missing, we cannot accept your submittal:

1. Please submit to Village Hall two (2) sets of 24"x36" plans to:
Graciela Escalante, Building Official, 655 96th Street, Bal Harbour, FL 33154
and
mail, courier or overnight one (1) set of 24"x36" plans to: Ed Ploski, Michael Miller Planning Assoc. 7522 Wiles Rd, Suite # 203, Coral Springs, FL 33067.
2. Original ARB Application (have a copy of the app attached to each plan)
3. Signed and sealed architect's narrative (have a copy of the narrative attached to each plan) together with a pdf and electronic word document on a usb.
4. Print out from Miami-Dade Property Appraiser Office
5. Cost estimate/budget proposal for the work
6. Elevation Certificate FEMA FORM 086-0-33 (12-19) signed by the Florida Licensed Surveyor
7. Survey signed and sealed by a Florida Licensed Surveyor (not older than six months)
8. Hold Harmless Agreements as applicable, see **Exhibits**:
 - a. Hold Harmless for Substantial Improvements (Owner and Contractor): **Exhibit A**
 - b. Hold Harmless for Landscape in Utility Easements: **Exhibit B**
 - c. Grant of Underground Utility Easement for Residential Parcels: **Exhibit C**
9. *If the proposed work is a renovation or an addition to the building, submit a new certified appraisal of the structure in order to calculate substantial improvement. The appraisal shall include a separate appraisal cost for the building/structure only and the depreciated value of the building or structure not including the land.
10. USB with PDF and Word copies of all documents and plans, specifically item # 1 thru 10 above)

PHASE TWO (2): FINAL SUBMITTAL

The following shall be submitted after the Building Official and Planning and Zoning Consultant have approved the plans:

1. Three (3) Village Approved signed and sealed 11x17 hardcopy original-colored plans by the Architect and Landscape Architect of Record. The referenced sets are required to have stapled to each set the ARB Application and AE narrative.
2. A PDF and Power-point Presentation of the approved ARB submittal that is ADA accessible. Please find attached **Exhibit D** that contains the ADA accessible format for the power-point presentation.

roselynyuken@gmail.com



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: 10295 COLLINS AVENUE

Property/Project Name: THE RESIDENCES AT ONE BAL HARBOUR CONDOMINIUM

Legal description: Lot(s) Replat of lots 17 thru 19 of ocean front sec of bay harbour P/B 44/27

Block(s) _____ Section(s) _____

Folio No. 12-2226-044-0001

Owner(s): THE RESIDENCES AT ONE BAL HARBOUR CONDO ASSOC, INC.,

Mailing Address: 10295 COLLINS AVENUE

Telephone: Type 305-455-5462 Fax _____

Other _____ Email managing director @ obhcorp.com

Architect(s)/Engineer(s): NMD Nomadas

Architect(s)/Engineer(s) Mailing Address: nmd@nomadas.net / carmen.gibano@nomadas.net

Telephone: Business 754-837-2954 Fax _____

Other _____ Email _____ @ _____

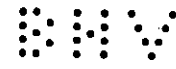
PROJECT INFORMATION

Project Description(s): Streetfront adjustment and gymnasium enlargement without affecting FAR w/ previous/imperious areas.

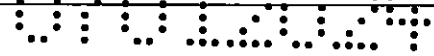
Estimated project cost*: \$ 23,111

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

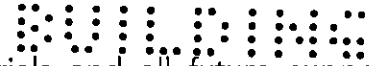
Date(s) of Previous Submittal(s) and Action(s): _____



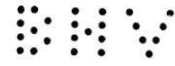
Applicant / Owner / Architect / Engineer Affirmation and Consent



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




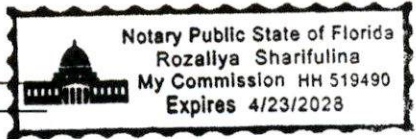
1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of Bal Harbour Village unless identified and approved as a part of this application request or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



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



NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED

Owner Printed Name: THE RESIDENCES AT ONE BAL HARBOUR CONDO ASSOC, INC.,	
Owner Signature: <i>Michael Shehadi</i>	
Address: 10295 COLLINS AVENUE	
Telephone: 305-455-5462	Fax: _____ Email: <i>managingdirector@obhcorp.us</i>
Architect(s)/Engineer(s) Print Name: Type text here <i>JOSE FAVID CHACÓN</i>	Architect(s)/Engineer(s) Signature: <i>[Signature]</i>
Address: <i>19790 W Dixie Hwy, St 1006, Miami, FL 33180</i>	
Telephone: <i>754-837-2954</i> Fax: _____	
Email: <i>nmd@nomades.net / carmen@nomades.net</i>	
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>June</u> in the year 20 <u>24</u> by <u>Michael Shehadi</u> who has taken an oath and is personally known to me or has produced <u>Driver License</u> as identification.	
My Commission Expires: <u>04/23/2028</u>	
<u>Rozaliya Sharifulina</u> Notary Public	



**Newman Brothers Construction &
Development Inc**

**1590 NE 162nd Street, Ste 300
North Miami Beach, FL 33162**

Estimate

Date: 6/28/2024	Estimate No.: 26037
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Name/Address
One Bal Harbour Condominium Assoc 10295 Collins Avenue Bal Harbour, FL 33154

P.O. Number	Project
	One Bal Harbour Condominium Assoc

Description	Qty	Rate	Total
MOVE STOREFRONT DOOR ON SOUTHEAST SIDE OF PROPERTY TO THE LEFT SIDE. SWAP CURRENT STOREFRONT WITH DOORS.		2,800.00	2,800.00
RELOCATE EXISTING CURTAIN WALL GLASS EXTENSION AT GYM AREA.		9,800.00	9,800.00
SWAP EXISTING DOOR AND GLASS WINDOW PANEL AT EAST ELEVATION.		3,000.00	3,000.00
INSTALL NEW OPERABLE GATE AT EXTERIOR OF GYM AREA.		3,500.00	3,500.00
SUBTOTAL			19,100.00
Insurance Charge at 4%		4.00%	764.00
Contractor Overhead at 17%		17.00%	3,247.00
Total			\$23,111.00

Customer Signature

August 8th, 2024

Project: Bal Harbour Village
10295 Collins Ave 2nd Floor, Bal Harbour, FL 33154

Attention to: Bal Harbour Village

Subject: **Architectural Review Board**

Members of the Bal Harbour Village ARB,

This letter has been prepared for the purposes of fulfilling the application requirements it intends to provide a project description in a narrative form.

The proposal outlines adjustments to the lobby level (32.26' NAVD) south/east façade of the residential side of the building.

First, there will be an exchange of the storefront at the existing end of the gallery, maintaining the perimeter, materials, and colors of the existing finishes.

Additionally, a glass panel in the existing storefront will be removed and replaced with a new glass door, and a glass door will be replaced with a new glass panel. The intent is to relocate the existing door while remaining with the same storefront.

Furthermore, the gymnasium will be expanded from 1,380.29 sq. ft. to 1,587.23 sq. ft. (an enlargement of 206.94 sq. ft.). With this addition the FAR remains the same at 3.79. The existing exit gate next to the gymnasium will be removed and a new one will be installed.

The proposal ensures that the existing pervious and impervious areas, as well as the landscape, will remain unchanged.

Thank you in advance for your time and consideration,

Cristobal Arria, AIA | NCARB | LEED AP BD+C
Principal
cristobalarria@nomadas.net
nmdnomadas.com



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On: 08/12/2024

PROPERTY INFORMATION	
Folio	12-2226-044-0001 (Reference)
Property Address	0 , FL
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
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	2024	2023	2022
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	2024	2023	2022
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
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: 08/12/2024

Property Information

Folio: 12-2226-044-0001

Property Address: 0

Roll Year **2024** Land, Building and Extra-Feature Details

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

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Generated On: 08/12/2024

Property Information

Folio: 12-2226-044-0001

Property Address: 0

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

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

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 08/12/2024

Property Information

Folio: 12-2226-044-0001

Property Address: 0

Roll Year 2022 Land, Building and Extra-Feature Details

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

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OFFICE OF THE PROPERTY APPRAISER

Generated On: 08/12/2024

Property Information

Folio: 12-2226-044-0001

Property Address: 0

FULL LEGAL DESCRIPTION
THE RESIDENCES @ ONE BAL HARBOR CONDO
BAL HARBOUR OCEAN FRONT ADD
PB 57-68 A PORT OF TRACT E
AS DESC INDECL OR 26014-0098
& PORT LYING EAST & ADJANCENT
WEST EROSION LINE PER
PB 105-62
LOT SIZE 216090 SQ FT M/L
FAU 12 2226 005 0030
NAME CHANGE AMDT OR 29342-4379
FKA 10295 COLLINS AVE AT RESIDENTIAL CONDO

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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