

BAL HARBOUR

- V I L L A G E -

Reinaldo Borges, Chair
Amanda Barton, Board Member
Jose L. Gomez, Board Member
Brett Schlacter, Board Member
Nathan VanDeman, 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 4, 2025

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 / PLEDGE OF ALLEGIANCE

2 OATH OF OFFICE - NEW MEMBERS

3 APPROVAL OF MINUTES

- 3.1** January 23, 2025 ARB Minutes
[Architectural Review Board Minutes January23_2025.pdf](#)

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

(Disclosure of Ex-Parte Communications)

(Swearing-In by Village Clerk)

4.1 REVAR-2025-0008

174 Camden Drive, Bal Harbour FL, 33154

Architect(s): Bryan Brown Architects, LLC

Owners: 174 Camden, LLC

Revision to Exterior of Home

[1- REVAR2025-0008 - 174 Camden Drive ARB Revision Memo Final.pdf](#)

[2- REVAR2025-0008 - 174 CAMDEN - PRESENTATION \(CL\).pdf](#)

[3- REVAR2025-0008- 174 CAMDEN - APPLICATION.pdf](#)

[4- REVAR2025-0008- 174 CAMDEN - NARRATIVE.pdf](#)

[5- REVAR2025-0008- 174 CAMDEN - PROPERTY APPRAISER.pdf](#)

4.2 ARB-2025-0002

101 Bal Cross Drive, Bal Harbour FL, 33154

Architect(s): Ramos Architects

Owners: 101 Bal Cross Drive, LLC

New House in a Vacant Lot

[1- ARB2025-0002 - 101 Bal Cross Drive ARB Memo Final .pdf](#)

[2- ARB2025-0002 - 101 Bal Cross Dr- ARB2025-0022 - PRESENTATION.pdf](#)

[3- ARB2025-0002 - 101 BAL CROSS DR - APPLICATION.pdf](#)

[4- ARB2025-0002 - 101 BAL CROSS DR - NARRATIVE.pdf](#)

[5- ARB2025-0002 - 101 BAL CROSS DR - PROPERTY APPRAISER.pdf](#)

4.3 REVAR-2025-0013

209 Bal Bay Drive, Bal Harbour FL, 33154

Architect(s): Cheryl Bassan

Owners: Debbie & Jerome Falic

New Tennis Court & Pergola

[1- REVAR2025-0013 - 209 Bal Bay Drive ARB Memo Final.pdf](#)

[2- REVAR2025-0013 - 209 BAL BAY DR -PRESENTATION \(CL\).pdf](#)

[3- REVAR2025-0013 - 209 BAL BAY DR - APPLICATION.pdf](#)

[4- REVAR2025-0013 - 209 BAL BAY DR - NARRATIVE.pdf](#)

[5- REVAR2025-0013 - 209 BAL BAY DR - PROPERTY APPRAISER.pdf](#)

4.4 ARB-2024-0016

10275 Collins Avenue, Bal Harbour FL, 33154

Architect(s): Pistorino & Alam

Owners: Harbour House Condominium Association

Amenity Deck Renovation

[1- ARB2024-0016 - 10275_Collins_Ave_ARB_MEMO Final.pdf](#)

[2- ARB2024-0016 - 10275 COLLINS AVE - POWERPOINT PRESENTATION \(CL\).pdf](#)

[3- ARB2024-0016 - 10275 COLLINS AVE - APPLICATION.pdf](#)

[4- ARB2024-0016 - 10275 COLLINS AVE - NARRATIVE.pdf](#)

[5- ARB2024-0016 - 10275 COLLINS AVE - PROPERTY APPRAISER.pdf](#)

4.5 ARB 2025-0006

122 Bal Bay Drive, Bal Harbour FL, 33154

Architect(s): Joseph B. Kaller and Associates

Owners: Jerome Falic & Debbie Falic

Exterior Site Renovation, Landscaping, Exterior Kitchen, Rolling Gate

[1- ARB2025-006 - 122 Bal Bay Drive - ARB MEMO Final .pdf](#)

[2- ARB2025-0006 - 122 BAL BAY DR - PRESENTATION \(CL\).pdf](#)

[3- ARB2025-0006 - 122 BAL BAY DR - APPLICATION.pdf](#)

[4- ARB2025-0006 - 122 BAL BAY DR - NARRATIVE.pdf](#)

[5- ARB2025-0006 - 122 BAL BAY DR - PROPERTY APPRAISER.pdf](#)

4.6 ARB 2025-0003

226 Bal Cross drive, Bal Harbour FL, 33154

Architect(s): Joseph B. Kaller and Associates

Owners: Fair & Swanson Holdings, Inc.

Front Facade Renovation, Landscaping, Refinish Existing Vertical Wall

[1- ARB2025-003 - 226 Bal Cross Drive ARB MEMO Final.pdf](#)

[2- ARB2025-0003 - 226 BAL CROSS DR - PRESENTATION \(CL\).pdf](#)

[3- ARB2025-0003 - 226 BAL CROSS DR - APPLICATION.pdf](#)

[4- ARB2025-0003 - 226 BAL CROSS DR - NARRATIVE.pdf](#)

[5- ARB2025-0003 - 226 BAL CROSS DR - 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.