

# 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

DECEMBER 4, 2025

AT 1:00 P.M.

Bal Harbour Village Hall • 655 – 96<sup>th</sup> 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](http://www.balharbourfl.gov)) and members of the public are encouraged to participate by calling 305-865-6449 by emailing [meetings@balharbourfl.gov](mailto:meetings@balharbourfl.gov) before and during the meeting.*

#### **1 CALL TO ORDER / ROLL CALL**

#### **2 PLEDGE OF ALLEGIANCE**

#### **3 APPROVAL OF MINUTES**

**3.1** November 6, 2025 Architectural Review Board Meeting Minutes  
[Architectural Review Board Minutes November 6, 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 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-2025-0016**

148 Bal Bay Drive, Bal Harbour FL, 33154

Architect: Eneida Pinon

Owner: MDH Miami, LLC

New Single-Family Home

[1 - 148 Bal Bay Dr ARB Memo Dec 4 2025.pdf](#)

[2 - 148 Bal Bay - ARB.pdf](#)

[3 - ARB 148 BAL BAY DR Application.pdf](#)

[4 - 148 BAL BAY DR Narrative.pdf](#)

[5 - 148 Bal Bay Dr Property Appraiser.pdf](#)

### **5 OTHER BUSINESS**

**5.1** Discussion Regarding January 2026 Meeting Date – The first Thursday of the Month falls on January 1, New Year’s Day.

### **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.