

BAL HARBOUR

- V I L L A G E -

Mayor Seth E. Salver
Vice Mayor David Wolf
Councilman Jeffrey P. Freimark
Councilman Alejandro Levy
Councilman Buzzy Sklar

Village Manager Jorge M. Gonzalez
Village Clerk Dwight S. Danie
Village Attorneys Weiss Serota
Helfman Cole & Bierman, P.L.

Bal Harbour Village Local Planning Agency

Regular Meeting Agenda

May 19, 2026

At 6:30 PM

Bal Harbour Village Hall • Council Chamber • 655 96th Street • Bal Harbour • Florida 33154

This meeting will be conducted in person. The meeting will also be broadcast on our website at <https://balharbourfl.gov/government/village-clerk/minutes-and-agendas/>. Members of the public are also encouraged to participate by email (meetings@balharbourfl.gov) or by telephone at 305-865-6449.

*BHV Who We Are, Vision, Mission, Values / The Bal Harbour Experience
[The Bal Harbour Experience.pdf](#)*

1. ROLL CALL / CALL TO ORDER

2. APPROVAL OF MINUTES

2.1. LPA Meeting Minutes - January 20, 2026

[BalHarbourVillage-LocalPlanningAgencyMeetingMinutes_January20_2026.pdf](#)

3. HEARINGS

LPA1 Ordinance Amending R-1 and R-2 Zoning Regulations for Lot Splits
AN ORDINANCE OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AMENDING CHAPTER 21, "ZONING," TO REGULATE LOT SPLITS BY ESTABLISHING MINIMUM LOT SIZE AND WIDTH STANDARDS IN THE R-1 AND R-2 SINGLE-FAMILY RESIDENTIAL DISTRICTS AND PROVIDING CONSISTENT DENSITY LIMITS; PROVIDING FOR SEVERABILITY, CONFLICTS, INCLUSION IN THE CODE, AND FOR AN EFFECTIVE DATE.

[Item Summary - Amending R-1 and R-2 Zoning Regulations for Lot Splits LPA ADA.pdf](#)

[Memorandum - Amending R-1 and R-2 Zoning Regulations for Lot Splits LPA ADA.pdf](#)

[Ordinance - Amending R-1 and R-2 Zoning Regulations for Lot Splits ADA.pdf](#)

[Attachment - BHV Staff Report R-1 R-2 SFR Lot Size LDR ADA.pdf](#)

[Business Impact Statement - Amending R-1 and R-2 Zoning Regulations for Lot Splits ADA.pdf](#)

LPA2 Ordinance Amending RM-5 Zoning Regulations for Municipal Buildings
AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 21 "ZONING" OF THE CODE OF ORDINANCES TO MODIFY REGULATIONS APPLICABLE TO MUNICIPAL BUILDINGS AND USES IN THE

RM-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, CONFLICTS, AND FOR AN EFFECTIVE DATE.

[Item Summary - Amending RM-5 Zoning Regulations for Municipal Buildings LPA ADA.pdf](#)

[Memorandum - Amending RM-5 Zoning Regulations for Municipal Buildings LPA ADA.pdf](#)

[Ordinance - Amending RM-5 Zoning Regulations for Municipal Buildings ADA.pdf](#)

[Attachment - Exhibit A - Planning Memorandum Analysis \(Michael Miller, AICP\) ADA.pdf](#)

[Attachment - Exhibit B - Legal Analysis ADA.pdf](#)

[Business Impact Statement - Amending RM-5 Zoning Regulations for Municipal Buildings ADA.pdf](#)

LPA3 Ordinance Amending Architectural Review Board Procedures for R-1, R-2, and PC Districts

AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 2 "ADMINISTRATION" OF THE CODE OF ORDINANCES TO MODIFY PROCEDURES AND REGULATIONS APPLICABLE TO THE ARCHITECTURAL REVIEW BOARD; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, CONFLICTS, AND FOR AN EFFECTIVE DATE.

[Item Summary - Amending ARB Procedures for R-1, R-2 & PC Districts LPA ADA.pdf](#)

[Memorandum - Amending ARB Procedures for R-1, R-2 & PC Districts LPA ADA.pdf](#)

[Ordinance - Amending ARB Procedures for R-1, R-2 & PC Districts ADA.pdf](#)

[Business Impact Statement - Amending ARB Procedures for R-1, R-2 & PC Districts ADA.pdf](#)

LPA4 Ordinance Amending Single-Family Garage Entry Requirements

AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 21 "ZONING" OF THE CODE OF ORDINANCES TO REMOVE GARAGE ENTRY REQUIREMENTS AND TO AMEND REQUIREMENTS FOR PARKING AND IMPERVIOUS SURFACE IN THE SINGLE-FAMILY RESIDENTIAL DISTRICTS; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, CONFLICTS, AND FOR AN EFFECTIVE DATE.

[Item Summary - Amending Single-Family Garage Entry Requirements LPA ADA.pdf](#)

[Memorandum - Amending Single-Family Garage Entry Requirements LPA ADA.pdf](#)

[Ordinance - Amending Single-Family Garage Entry Requirements ADA.pdf](#)

[Business Impact Statement - Amending Single-Family Garage Entry Requirements ADA.pdf](#)

LPA5 Ordinance Amending Standards for Walls, Fences, Hedges, and Projections

AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 21 "ZONING" OF THE CODE OF ORDINANCES TO REVISE STANDARDS FOR HEDGES, WALLS, FENCES AND PROJECTIONS INTO SETBACKS, AND TO INCREASE THE MAXIMUM HEIGHT AND REVISE THE MEASUREMENT OF HEIGHT OF WALLS AND FENCES IN THE SINGLE-FAMILY/MULTIPLE-FAMILY RESIDENTIAL AND PRIVATE CLUB DISTRICTS; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, CONFLICTS, AND FOR AN EFFECTIVE DATE.

[Item Summary - Amending Standards for Walls, Fences, Hedges, and Projections LPA ADA.pdf](#)

[Memorandum - Amending Standards for Walls, Fences, Hedges, and Projections LPA ADA.pdf](#)

[Ordinance - Amending Standards for Walls, Fences, Hedges, and Projections ADA.pdf](#)

[Business Impact Statement - Amending Standards for Walls Fences Hedges and Projection ADA.pdf](#)

4. 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).

All persons who need assistance or special accommodations to participate in virtual meetings please contact the Village Clerk's Office (305-866-4633), not later than two business days prior to such proceeding. 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.