

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

JULY 2, 2026

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

[Architectural Review Board Minutes May7_2026.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-2026-002

10175 Collins Avenue, Bal Harbour, FL 33154

Architect/Engineer: Paramount Consulting and Engineering

Owner: Tiffany of Bal Harbour

Guardrails Replacement & New Paint for Entire Building above 1st Floor

[1- ARB2026-0002 - 10175 COLLINS AVE - MEMORANDUM.pdf](#)

[2- ARB2026-0002 - 10175 COLLINS AVE - POWERPOINT PRESENTATION \(CL\).pdf](#)

[3- ARB2026-0002 - 10175 COLLINS AVE - APPLICATION.pdf](#)

[4- ARB2026-0002 - 10175 COLLINS AVE - NARRATIVE.pdf](#)

[5- ARB2026-0002 - 10175 COLLINS AVE - PROPERTY APPRAISER.pdf](#)

4.2 REVAR-2026-0003

276 Bal Bay Drive, Bal Harbour, FL 33154

Architect: Eric Chancellor / Chancellor Design Group

Owner: 276 Bal Bay Trust

New Single-Family Home & Pool, Façade Modifications, Driveway /

Hardscape Updates

[1- REVAR2026-0003 - 276 BAL BAY DR - MEMORANDUM.pdf](#)

[2- REVAR2026-0003 - 276 BAL BAY DR - POWERPOINT PRESENTATION \(CL\).pdf](#)

[3- REVAR2026-0003 - 276 BAL BAY DR - APPLICATION.pdf](#)

[4- REVAR2026-0003 - 276 BAL BAY DR - NARRATIVE.pdf](#)

[5- REVAR2026-0003 - 276 BAL BAY DR - PROPERTY APPRAISER.pdf](#)

4.3 REVAR-2026-0005

42 Camden Drive, Bal Harbour, FL 33154

Architect: Oscar Cabeza

Owner: 42 Camden Delaware LLC

Single-Family Residence - Design Changes

[1- REVAR2026-0005 - 42 CAMDEN DR - MEMORANDUM.pdf](#)

[2- REVAR2026-0005 - 42 CAMDEN DR - POWERPOINT PRESENTATION \(CL\).pdf](#)

[3- REVAR2026-0005 - 42 CAMDEN DR - APPLICATION.pdf](#)

[4- REVAR2026-0005 - 42 CAMDEN DR - NARRATIVE.pdf](#)

[5- REVAR2026-0005 - 42 CAMDEN DR - PROPERTY APPRAISER.pdf](#)

4.4 ARB-2026-0015

9801 Collins Avenue, Bal Harbour, FL 33154

Architect: Michael Flaugh Landscape Architect

Owner: The Bal Moral Condominium Association

Amenity Deck Renovation, w/Pool Layout, Hardscapes, Planters,

Landscaping, Lighting and Railings

[1- ARB2026-0015 - 9801 COLLINS AVE - MEMORANDUM.pdf](#)

[2- ARB2026-0015 - 9801 COLLINS AVE - POWERPOINT PRESENTATION \(CL\).pdf](#)

[3- ARB2026-0015 - 9801 COLLINS AVE - APPLICATION.pdf](#)

[4- ARB2026-0015 - 9801 COLLINS AVE - NARRATIVE.pdf](#)

[5- ARB2026-0015 - 9801 COLLINS AVE - PROPERTY APPRAISER.pdf](#)

4.5 REVAR-2025-0014

9700 Collins Avenue, Bal Harbour, FL 33154

Architect: JPRA Architects

Owner: Bal Harbour Shops, LLC

Temporary Revisions and Landscaping Due to Phased Development Conditions

[1- REVAR2025-0014 - 9700 COLLINS AVE - MEMORANDUM.pdf](#)

[2- REVAR2025-0014 - 9700 COLLINS AVE - POWERPOINT PRESENTATION \(CL\).pdf](#)

[3- REVAR2025-0014 - 9700 COLLINS AVE - APPLICATION.pdf](#)

[4- REVAR2025-0014 - 9700 COLLINS AVE - NARRATIVE.pdf](#)

[5- REVAR2025-0014 - 9700 COLLINS AVE - PROPERTY APPRAISER.pdf](#)

4.6 ARB-2026-0008

96 Bal Cross Drive, Bal Harbour, FL 33154

Architect: Boutros Bou-Nahra

Owner: 96 Bal Cross, LLC

Single Family Residence

[1- ARB2026-0008 - 96 BAL CROSS DR - MEMORANDUM.pdf](#)

[2- ARB2026-0008 - 96 BAL CROSS DR - POWERPOINT PRESENTATION \(CL\).pdf](#)

[3- ARB2026-0008 - 96 BAL CROSS DR - APPLICATION.pdf](#)

[4- ARB2026-0008 - 96 BAL CROSS DR - NARRATIVE.pdf](#)

[5- ARB2026-0008 - 96 BAL CROSS DR - PROPERTY APPRAISER.pdf](#)

4.7 ARB-2026-0013

101 Bal Bay Drive, Bal Harbour, FL 33154

Architect: Naphtali Deutsch RA AIA

Owner: Peter & Lesley Markovitz

Full Demo of Existing / Replace with New

[1- ARB2026-0013 - 101 BAL BAY DR - MEMORANDUM.pdf](#)

[2- ARB2026-0013 - 101 BAL BAY DR - POWERPOINT PRESENTATION \(CL\).pdf](#)

[3- ARB2026-0013 - 101 BAL BAY DR - APPLICATION.pdf](#)

[4- ARB2026-0013 - 101 BAL BAY DR - NARRATIVE.pdf](#)

[5- ARB2026-0013 - 101 BAL BAY 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.