

# BAL HARBOUR

- V I L L A G E -

Jaime Schapiro, Chair  
Stephanie D. de Halfen, Board Member  
Jaya Kader, Board Member  
Barry Miller, Board Member  
Richard Wasserstein, Board Member

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

## ARCHITECTURAL REVIEW BOARD

REGULAR MEETING AGENDA

JULY 2, 2019

AT 9:30 A.M.

Bal Harbour Village Hall • 655 - 96<sup>th</sup> Street • Bal Harbour • Florida 33154

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**1 CALL TO ORDER / ROLL CALL**

**2 PLEDGE OF ALLEGIANCE**

**3 APPROVAL OF MINUTES**

- 3.1** Approval of June 6, 2019 Minutes  
[ArchitecturalReviewBoardMinutes\\_June6\\_2019.pdf](#)

**4 ARB-HEARINGS - 1.** *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** ARB-19-03-002-Revision 1  
176 Bal Bay Drive, Bal Harbour, Florida, 33154  
Simon & Jana Falic, Owner  
KZ Architecture, Jaya Kader  
Revision to Exterior Finishes, Railings, Windows & Doors

[ARB Memo 176 Bal Bay Drive 6-17-19.pdf](#)  
[ARB Application 176 Bal Bay Drive.pdf](#)  
[Falic-Final-ARB submission - 2019-06-19.pdf](#)

- 4.2** ARB-19-05-001  
170 Bal four Drive, Bal Harbour Florida, 33154  
Richard and Anjelica Ruben  
Jorge L Esteban, Architecture and Planning  
Exterior Remodeling and new Landscape and Hardscape Plan

[ARB MEMO 170 BALFOUR DRIVE 6-19-19.pdf](#)  
[ARB Application 170 BI Four Drive Notarized.pdf](#)  
[170 Balfour Drive - Narrative Rev 1.pdf](#)  
[BL-09 RUBIN - A-000 COVER SHEET-BOA.pdf](#)  
[BL-09 RUBIN - A-001 PERSPECTIVE VIEWS-BOA.pdf](#)  
[BL-09 RUBIN - A-002 EXISTING PHOTOS-BOA.pdf](#)  
[BL-09 RUBIN - A-101 PROPOSED - SITE PLAN-BOA.pdf](#)  
[BL-09 RUBIN - A-102 PROPOSED - FIRST FLOOR PLAN-BOA.pdf](#)  
[BL-09 RUBIN - A-103 PROPOSED - SECOND FLOOR PLAN-BOA.pdf](#)  
[BL-09 RUBIN - A-201 PROPOSED - EXTERIOR ELEVATIONS-BOA.pdf](#)  
[BL-09 RUBIN - A-202 PROPOSED - EXTERIOR ELEVATIONS-BOA.pdf](#)  
[BL-09 RUBIN - A-601 PROPOSED - DOOR AND WINDOW SCHEDULE-BOA.pdf](#)  
[BL-09 RUBIN - AD-1 EXISTING - SITE PLAN-BOA.pdf](#)  
[BL-09 RUBIN - AD-2 EXISTING - FIRST FLOOR PLAN-BOA.pdf](#)  
[BL-09 RUBIN - AD-3 EXISTING - SECOND FLOOR PLAN-BOA.pdf](#)  
[BL-09 RUBIN - AD-4 EXISTING - EXTERIOR ELEVATIONS-BOA.pdf](#)  
[BL-09 RUBIN - AD-5 EXISTING - EXTERIOR ELEVATIONS-BOA.pdf](#)  
[Final Survey \(02195145xA9CE2\).pdf](#)

- 4.3** ARB-19-04-002  
168 Camden Drive, Bal Harbour Florida, 33154  
Michael & Lauren laslovits, Owner  
Christian Ballesteros Architect, Christian Ballesteros  
Exterior & Interior Renovation of Single-Family Home

[ARB MEMO 168 CAMDEN DRIVE FINAL 6-20-19.pdf](#)  
[168 Camden Dr- ARB Application.pdf](#)  
[11x17 SET.pdf](#)  
[LETTER.pdf](#)

- 4.4** ARB-19-03-001  
110 Camden Drive, Bal Harbour Florida, 33154  
Zalman Lekach, Owner  
Preschel & Bassan Design Studio, Denise Preschel  
Remodel of Single-Family Home

[ARB APPLICATION - 110 CAMDEN DR.](#)  
[ARB MEMO 110 CAMDEN DRIVE 6-19-19](#)  
[190618\\_110 CAMDEN ARB.pdf](#)  
[190618\\_110 CAMDEN ARB.pptx](#)  
[190617\\_LEKACH Letter of Intent 3.docx](#)

## **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.