

**BAL HARBOUR VILLAGE COUNCIL MEETING MINUTES**  
**WORKSHOP MEETING – MARCH 25, 2010**

A Workshop Meeting of the Bal Harbour Village Council was held on Thursday, March 25, 2010, at the Bal Harbour Village Hall Council Chamber (655 – 96<sup>th</sup> Street, Bal Harbour, Florida).

**1. CALL TO ORDER/ROLL CALL:** The meeting was called to order at 5:03 p.m. by Mayor Rosenfield. The following were present:

Mayor Jean Rosenfield  
 Assistant Mayor Joni D. Blachar  
 Councilwoman Patricia Cohen  
 Councilman Martin Packer  
 Councilman Jaime M. Sanz<sup>1</sup>

Alfred J. Treppeda, Village Manager  
 Ellisa Horvath, MMC, Village Clerk  
 Matthew Pearl, Village Attorney

As a quorum was determined to be present, the meeting commenced.

**2. PLEDGE OF ALLEGIANCE:** None.

**3. DISCUSSION OF BUS SHELTER DESIGN:** Mayor Rosenfield explained the purpose of the workshop meeting to review the designs for the bus shelters and to reach a consensus to go back to the Council in April.

Mr. Treppeda explained the Federal funding process. He reported the available funding to be \$250,000, which would be expected in October at the latest. He reported that the funds could not be spent before they are received.

Councilman Sanz arrived.

Mr. Treppeda clarified that a designer, not a catalogued item, needs to be used for a public bid.

**Neil Alter, 9801 Collins Avenue,** requested clarification on the amount of money, which he thought was \$350,000. Mr. Treppeda explained that the Federal grant would be for \$250,000 and the Village would fund \$100,000. Mr. Alter requested an average cost for the eight shelters. Mr. Treppeda explained that the Council would need to agree on a design, before a cost could be provided.

**Tom Graboski, TGA Design,** reported that the first four designs received cost estimates of \$19,000 to \$22,000 per shelter, not including benches or trash receptacles.

---

<sup>1</sup> Councilman Sanz arrived at the beginning of the Discussion of Bus Shelter Design.

Mr. Alter discussed the need for the Village to live up to its reputation and to provide shelter from the elements. He spoke in favor of an enclosed bus shelter. He didn't understand the reluctance of the Architectural Review Board to approve the design and discussed his reservations about the Board.

Mayor Rosenfield reviewed a PowerPoint of the existing shelters/benches.

**Dina Cellini, 211 Bal Cross Drive**, requested clarification that the Council is in favor of creating new bus shelters that are enclosed. Assistant Mayor Blachar isn't sure that she likes the idea of enclosing the shelters after hearing the Architectural Review Board's review, etc. and, if they are enclosed, not necessarily enclosing them in glass. Ms. Cellini pointed out that the bus shelters in Palm Beach County (which she thinks is comparable to Bal Harbour), California, Santa Monica, etc. all have glass. She suggested incorporating the landscaping, per Councilwoman Cohen's ideas, and providing clear sides (Plexiglas or glass) to enable the buses to see the people and the people to see the buses. She discussed using a shrub or trellis in the back to provide insulation, but include the ability to supplement that landscaping with glass in the future, if the landscaping doesn't grow properly. She agreed with coming up with a compromise, but pointed out that all of the communities are using glass in their shelters, which seems to be working.

**Jaime Schapiro, Architectural Review Board Member**, explained that the Board understood that the shelters were needed, but the members felt that the proposed designs were too bland and didn't represent the character and brand of the Village. He discussed the use of landscaping. He noted that the existing shelters blend with the Village and the proposed ones did not belong. He suggested working on the materials for better blending with the environment.

Councilwoman Cohen reviewed Location 2 as being functional and suggested that it be used as a guideline. Mr. Schapiro explained that all of the proposed roofs were very strong and defined, while the existing shelter roofs are curved and gentler. He reported that the Board would like to see more of those elements used.

Councilman Packer discussed the modern buildings in the Village (St. Regis). He thinks that the curved roof creates rain on both sides, which isn't acceptable. Mr. Schapiro explained that could be addressed. He clarified that he is not saying the existing shelters should stay, but that they are gentler. Councilman Packer discussed the existing shelters being dated, while the current design of the buildings is modern. Mr. Schapiro clarified that the existing design is more within the spirit of Bal Harbour. Councilman Packer reported that the Council had originally selected Option 3.

Mr. Graboski displayed Option 7, which the Architectural Review Board did not review. He explained that glass could be added to any of the designs and requested consensus on the direction. He discussed the design criteria that needed to be met and the possibility of incorporating landscaping.

Assistant Mayor Blachar pointed out that the Architectural Review Board didn't approve the design, because it didn't blend in. Mr. Schapiro agreed and clarified that the design needs to speak the same language as the rest of Collins Avenue. He doesn't think that the glass boxes would look like they belong. He suggested partial glass, but not as the main element. He discussed the glass creating a lot of heat, forcing people to walk out of it.

Councilman Packer discussed the use of fans and air flow. He doesn't think that heat would be an issue. He discussed using a white roof.

Assistant Mayor Blachar questioned if the roof could be larger for better protection, instead of using glass on the sides. Mr. Schapiro agreed that could be done and also suggested using some landscaping.

Councilman Sanz spoke in favor of listening to the residents who complain about getting wet. He spoke in favor of an enclosed shelter and suggested the current design, with glass and hanging plants.

Mr. Alter questioned if the current shelters are functional, give protection, and provide a comfortable seat. Mr. Schapiro reported that he has never sat in one.

Assistant Mayor Blachar would like to provide protection from the elements, but doesn't think a shelter is needed at each stop. She spoke in favor of providing hedges in the back and on the side. She noted that everyone's goal is to keep the residents dry. She doesn't think that the Council or residents should get angry at the Board, since they serve the Village. Mr. Schapiro pointed out that the Board members are doing what they think is best for the Village.

**James Silvers, Architectural Review Board Member**, agreed with Mr. Schapiro's approach to the existing shelters. He agreed that a larger roof would be better, without the need for sides. He discussed the problems with glass enclosed structures including graffiti, deterioration and affecting the streetscape. He reported that the glass enclosures were changed to a more open design in South Beach, due to those problems. He suggested that the Council look at other solutions to keep a design more in keeping with the Village, before deciding on an enclosed shelter. Mr. Silvers thinks that the current shelters are compatible with a modern structure. He supported Mr. Schapiro's position that the existing design has been consistent with the quality of life in Bal Harbour. He thinks that anything rigid would not be sensitive. He discussed the impact of the shelters to the streetscape. He suggested looking at a larger roof structure, maybe curved, with a softer structure and design that keeps people dry. He discussed the uniqueness of the Village and the need for something that is compatible with that.

Councilman Packer noted that the designs shown were custom designs. Mr. Silvers didn't think that the designs were good enough yet.

Mr. Graboski reviewed Option 3 and discussed the use of landscaping or shrubs behind the glass, as well as protection from the elements.

Mr. Silvers thinks that the designs look like they are off the shelf. He discussed the experience of the Architectural Review Board members and the need to do more. He explained that the Board serves the Village and the members are giving their opinion. He clarified that it's up to the Council to make a final decision.

Councilwoman Cohen reviewed her PowerPoint presentation. She discussed features to embellish the Village and spoke against anything that would compromise the beauty of the street. She noted that the majority of residents want what enhances the Village and proposed using natural elements to do so. She discussed problems with graffiti, postings,

etc. Councilman Packer doesn't think that would be a problem in the Village. Councilwoman Cohen discussed the maintenance for glass and not being able to use landscaping behind the glass because it would stick to it, etc. She suggested that the shelters be approached from an aesthetic perspective. She reported that the majority of the residents do not want an enclosed shelter.

Councilman Packer spoke against having the shelters any wider or longer than the existing ones.

Mr. Graboski reviewed Option 7 and Option 8. He requested direction from the Council. He reviewed that the proposed roof is wider than the current one, the landscaping behind the shelters won't prevent all of the rain (glass on three sides would alleviate that), and the existing landscaping is on private property (if landscaping is added in the back, then the shelters would have to be moved forward). He discussed the budget restraints. He requested clarification on whether or not the shelters should be enclosed and whether or not they should have landscaping.

**Bill O'Leary, Village Landscape Architect**, clarified that the Council needs to provide direction on whether or not protection from the elements should be focused on. He discussed the harsh growing environment, but noted that some landscaping could be introduced.

**Dina Cellini, 211 Bal Cross Drive**, discussed providing protection from the elements for pedestrians. She noted that the glass on the sides wouldn't have to equal the width of the roof, as long as they're wide enough to protect the benches, which would not result in a box. She explained that landscaping shown in back of the shelters is on private property. She discussed the need for uniformity. Councilwoman Cohen explained that she was exploring possibilities and noted that the hedges would be good for the areas where it works and then the other locations could be looked at. Ms. Cellini spoke against having a custom design at every stop. She spoke in favor of providing glass in the back and at least some glass on the sides. She noted that the use of landscaping to soften the shelter would be nice. Ms. Cellini pointed out that communities don't provide a shelter at every stop, because they can't afford it. She thinks that the goal of the communities is to have a shelter at every stop. She spoke in favor of providing a shelter at every stop, if the Village can afford it. She pointed out that the St. Regis is not in operation yet, but thinks that the bus stop would be full when it is.

Councilman Packer reported that the St. Regis offered to pay for the bus stop in front of their building. Councilwoman Cohen discussed comments received that the street sells Bal Harbour's image and people don't want to see the shelters.

Ms. Cellini doesn't think that a hedge should be used, if it's not feasible at every stop. Mr. Graboski reported that a hedge could be added, but they would have to dig up the sidewalk. He discussed the growth of hedges at each location. Councilwoman Cohen discussed the various plants available that would grow in different conditions.

Councilman Packer discussed trying to replace the existing shelters with another invisible shelter, without touching any of the shrubbery, giving protection to the residents, and placing three pieces of glass around it, which he thinks Option 7 may provide.

Councilwoman Cohen thinks that design option would change the entire character of the Village and explained that most of the experts have said that the glass is undesirable. Assistant Mayor Blachar agreed that she doesn't like the glass either. She also noted that the Architectural Review Board did not like the glass. Councilwoman Cohen did not think that Option 7 worked with glass.

Mr. Graboski discussed other options using decorative glass or louvers. The Council spoke against using decorative glass. He requested direction on whether or not the Council wanted protection on three sides.

**Dan Nieda, Building Official**, noted that glass tended to be opaque and read like a wall. He discussed Option 8 and suggested using that type of louver, which would allow air through it. He suggested expanding the louver scheme to provide sufficient protection, with stainless steel wire in between, with the use of vines throughout (similar to the Bellini). Mr. Nieda spoke in favor of both Options 7 and 8.

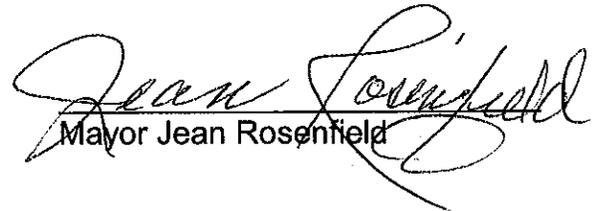
Councilwoman Cohen agreed and offered to study the plant material with the Village Landscape Architect, Bill O'Leary.

Mr. Graboski was directed to come back with a design, based on the discussion. He clarified that the panel facing the approach for the bus would need to be clear, but the back and other side could use the louver concept. Councilman Sanz questioned if vines could be placed on top of Option 8. Mr. Graboski reported that they could be.

*It was the consensus of the Council for Mr. Graboski to come back with ideas to the Council.* Mr. Graboski will also present the designs to the Architectural Review Board.

**4. ADJOURN:** There being no further business, *it was the consensus of the Council to adjourn and the meeting adjourned at 6:38 p.m.*

Attest:

  
Mayor Jean Rosenfield

  
Ellisa L. Horvath, MMC, Village Clerk