

**BAL HARBOUR VILLAGE**  
**LOCAL PLANNING AGENCY MEETING MINUTES**  
**MAY 25, 2010**

A Local Planning Agency Meeting was held on Tuesday, May 25, 2010, at the Bal Harbour Village Hall Council Chambers (655 – 96<sup>th</sup> Street, Bal Harbour, Florida).

**1. CALL TO ORDER/ROLL CALL:** The meeting was called to order at 7:01 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

Alfred J. Treppeda, Village Manager  
 Ellisa Horvath, MMC, Village Clerk  
 Andrea Greenblatt, Administrative Assistant  
 Richard J. Weiss, Village Attorney

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

**2. PLEDGE OF ALLEGIANCE:** The Pledge was led by Mrs. Schwartz, Assistant Mayor Blachar's mother.

**3. APPROVAL OF MINUTES:** *A motion was offered by Assistant Mayor Blachar and seconded by Councilman Sanz to approve the minutes of the January 19, 2010 Regular Local Planning Agency meeting. The motion carried (5-0).*

**4. PUBLIC HEARING:**

**Consideration of Adoption of Motion Recommending to the Village Council the Adoption of the Following Resolution:** The following resolution was read, by title, by Mrs. Horvath:

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, ADOPTING AN EVALUATION AND APPRAISAL REPORT (EAR) OF THE VILLAGE'S COMPREHENSIVE PLAN; STATING THE INTENT OF THE VILLAGE COUNCIL TO AMEND THE COMPREHENSIVE PLAN BASED UPON THE RECOMMENDATIONS CONTAINED IN THE EAR; APPROVING TRANSMITTAL OF THE ADOPTED EAR TO THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA) IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

*Michael Miller, Consultant Village Planner*, explained the process. He clarified that the meeting was being held again, due to advertisement requirements. He discussed the comments that were received (from the State and other required agencies) and addressed: the Village proved that it was still exempt from providing a public school element for the

Comp Plan and strategies were implemented addressing the reduction of green house gas emissions. He reviewed the following changes: a sentence was added that the Village was deemed exempt from the public school element (page 43) and the greenhouse gas strategies were addressed (pages 50, 55, 58, 69, and 171-174). Mr. Miller explained that a draft of the changes was approved by Tallahassee, so the Village was ready to adopt it. He clarified that the EAR was an audit/study of the adopted Comprehensive Plan and identified the areas that needed to be updated. He explained that the EAR based amendment process would proceed after that, which would revise the Comprehensive Plan.

**Dina Cellini, 211 Bal Cross Drive**, discussed the element of recreation and open space and requested clarification on the recommendations. She read pages 71 and 72 of the EAR, dealing with recreation and open space. She discussed page 72 (Section B - Recommendations) recommending that the Village "update and amend the current recreation and open space element to include current data and information, analyze opportunities for the provision of additional park recreation facilities to meet the changing needs of its residents." Ms. Cellini noted that according to the report the number of children had increased by 173%, since 1990. She understood that recommendation.

Ms. Cellini discussed the recommendation that "the Village needs to consider options to meet its LOS requirements with the potential loss of the Beach Club. This should be considered a part of a park land availability and recreational needs assessment study that was discussed in Issue 8. Recommendations should then be placed in the Recreation and Open Space Element as part of the EAR-Based Amendment process." She requested clarification that it was not a recommendation that the Village would later be required to adopt that it change the concurrency ordinance that currently exists on the books.

Mr. Miller explained that he was not under the belief that the Council had directed that the level of service be changed, so he would try to clarify in the Comprehensive Plan what the Village counted and didn't, so there wasn't a gray area. He explained that the concurrency ordinance was specific, but the Plan was adopted first, so his intention was to make the Comprehensive Plan clearer, not to change the level of service.

Councilwoman Cohen questioned what measures needed to be in place to address the issue of the increase of children, with regards to green space. Mr. Miller recommended a brief study to identify the changes in demographics. He also noted that the new Census data would be available when the revisions were done, which would provide updated figures. He explained that there may be opportunities to meet the needs of a younger community. He discussed the lack of public land and clarified that unless the Council planned to aggressively acquire land, then there wouldn't be much opportunity. He discussed conducting a survey of residents, etc. to solicit input (request for facilities, programs, etc.). He didn't see the Village making any big changes.

Ms. Cellini clarified that the recommendation was that a park land availability and recreational needs assessment study be done. Mr. Miller agreed. Ms. Cellini spoke in favor of doing that. She questioned if there was another step in the process. Mr. Miller explained that the recommendation was to do the survey, take that information, and put it into the plan. He clarified that there weren't any extra steps.

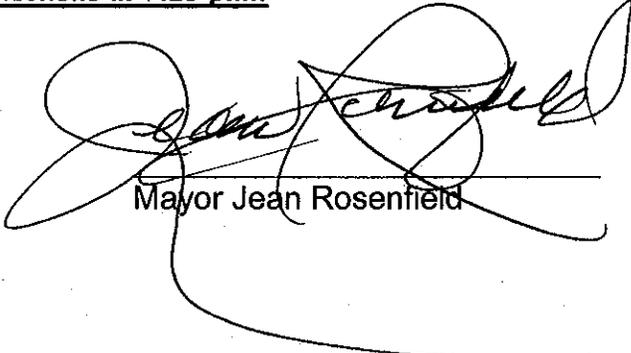
**Babak Raheb, 128 Balfour Drive**, questioned the amount of green space that was needed. Mr. Miller reported it to be 2.75 acres, per every 1,000 permanent residents. He

explained that the Village had 10.77 acres that was credible land, which included the Beach Club. Mr. Raheb clarified that if the Beach Club property was developed, then the Village would have a problem. Mr. Miller agreed.

Councilwoman Cohen discussed the EAR being based on population. She noted the change in population during certain times of the year. Mr. Miller agreed that the Village had a high seasonal population, but explained that the State and regulatory agencies required that the Village count permanent residents, not seasonal. Councilman Packer suggested that a survey be done to determine the number of residents that live in each condominium, to have a more accurate number. Mr. Miller explained that the Federal and State governments provide the Village with the number to use, based on the Census, etc. Mayor Rosenfield explained that the Village had to comply with the State's definition. She noted that the Village may want to determine the amount of people that are in the Village, for its own purposes, but the Plan would not be based on that.

A motion was offered by Assistant Mayor Blachar and seconded by Councilman Sanz to recommend adoption of the Resolution to the Village Council. The motion carried (5-0).

5. **ADJOURN:** There being no further business to come before the Local Planning Agency, the meeting adjourned by consensus at 7:23 p.m.



Mayor Jean Rosenfield

Attest:

  
Ellisa Horvath, MMC, Village Clerk