



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Minutes Planning & Zoning Board

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Monday, March 5, 2018

5:30 PM

Town Hall

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**Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.**

Meeting called to order at 5:30 PM with Chairman Brandvik presiding.

### ROLL CALL

**Present** 6 - Chairman Bonnie-Sue Brandvik, Vice Chairman Gloria Burton, Jim Millspaugh, Peter Marich, Jerome Ciliento, and Gene Wrihtenberry  
**Absent** 1 - Marc Mariano

*(Jerome Ciliento arrived at 5:32 PM)*

### SCHEDULED PUBLIC HEARING

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they 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.

Russell Janssen (applicant) was sworn in by Town Clerk.

[18-0065](#)

Variance Request for 325 Overbrook Drive

JP Murphy-Town Manager-Provided property information; first variance would allow front yard setback to be reduced by 1ft 7in, resulting in a 23ft 5in front setback; second variance would reduce side yard setback by 2ft, resulting in a 5ft 5in setback; both relate to construction of garage addition and new master suite.

*Mr. Ciliento arrived at 5:32 PM; Chairman Brandvik requested amendment to roll call.*

Janssen-Applicant-Discussed auto theft and concerns with safety; desire to park two cars in garage; relocate laundry room inside; extend master suite.

The applicant further addressed questions of the board regarding previous patio addition; exact location of proposed addition; current garage dimensions; old breezeway is now dining room.

Deputy Mayor Rettstatt announced ex parte communications; she received a call from

Lorie Adams (neighbor) concerned with potential location of mechanical equipment and noise.

Ms. Brandvik questioned mechanical equipment; applicant addressed concerns, no plans to move closer to neighbor.

No public comments to be heard; no communications to be read into record.

Mr. Cilento questioned hardship; Mr. Janssen spoke again on safety concern and past experience with theft; Mr. Murphy read code requirements relating to variance.

Meeting closed to public.

Discussion ensued regarding other homes in neighborhood having two car garages; relocation of mechanical equipment.

Chairman Brandvik recommends applicant getting an approval letter from neighbor regarding concerns.

**Mr. Cilento moved to approve the variance as requested; seconded by Mr. Wrightenberry.**

**Aye:** 6 - Chairman Brandvik, Vice Chairman Burton, Millspaugh, Marich, Cilento, and Wrightenberry

**Absent:** 1 - Mariano

**CITIZENS COMMENTS**

Mr. Janssen commented on past experience with auto theft.

**APPROVAL OF MINUTES**

[18-0056](#) Approval of February 12, 2018 Meeting Minutes

**Mr. Wrightenberry moved to approve the minutes from February 12, 2018; seconded by Mr. Marich.**

**Aye:** 6 - Chairman Brandvik, Vice Chairman Burton, Millspaugh, Marich, Cilento, and Wrightenberry

**Absent:** 1 - Mariano

**GENERAL AGENDA**

No items.

**OTHER BUSINESS**

No other business.

**COMMISSION ADVISOR REPORT**

Deputy Mayor Rettstatt stated commission working on strategic plan; ordinances needing updated will be brought to board for review; commented briefly on theft concerns, many to unlocked vehicles or key fobs too close; concert a success, next is April 8th; brief progress update regarding golf course.

**ADJOURNMENT**

No further business; meeting adjourned in due form at 6:03 PM.

**APPROVED:**

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**Chairman**