



MEMORANDUM

TO: Planning & Zoning Board;
Mayor and Town Commission

FROM: Christopher Brimo, AICP
Calvin, Giordano & Associates

THROUGH: JP, Murphy, Town Manager

SUBJECT: Pelican Golf Course – Phase 3 Expansion

DATE: May 29, 2018

Background

This application is the Phase 3 expansion of the original site plan and development proposal for the Pelican Golf Club, located at 1501 Indian Rocks Road; Parcel No. 28-29-15-68247-000-0002, which was previously approved by the Commission in 2017. The current development proposal includes approximately 1.13 acres of existing residential property adjacent to the golf course along Althea Road/Golf View Drive, which was recently acquired by the applicant. In order to connect the parcels to the existing golf course, the applicant is also requesting the Commission vacate that portion of the Althea Road/Golf View Drive right-of-way abutting the parcels as indicated below. The proposed expansion is to facilitate the addition of enhanced practice greens, the development of a 2,754 square foot 'Golf Learning Center', and the addition of two 3,800 square foot 'cottages' for overnight accommodations for the members of the Club. Please refer to the site plan and the Phase 3 Project Narrative, dated May 14, 2018 for additional details.



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The review and approval request includes the proposed addition of an approximately 3,300 square foot maintenance facility at the northeast corner of the golf course, adjacent to the Town's Public Works area. Please refer to the attached site plan for the location of this facility.

Additionally, as previously noted the applicant is proposing to include a 2,754 square foot golf learning center in this phase of the development proposal. Per the site plan and elevations submitted by the applicant, this structure meets the required dimensional and locational requirements for the Belleair Code.

In addition to the development plan review and approval, the applicant is seeking the following:

1. An amendment to the Town of Belleair Future Land Use Map of approximately 1.13 acres of property being Lots 1-5 and 32-34, Block 32 Belleair Estates Subdivision, from Residential Low (RL), to Recreation/Open Space (RO/S).
2. Rezoning of approximately 1.13 acres of property being Lots 1-5 and 32-34, Block 32 Belleair Estates Subdivision, from Single Family Residential (R-1), to Golf Course District (GC).
3. Vacation of a portion of right-of-way (ROW) [Althea Road/Golf View Drive].
4. An amendment to the Town of Belleair Code of Ordinances, Section 74-82, Schedule of District Regulations, adding the proposed 'cottages' as an additional accessory use.
5. Variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article II, Zoning Districts, Section 74-84, to locate a maintenance facility structure within the required 25-foot setback, 2-feet from the property line.
6. Variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence/wall within the required front yard setback area, 10-feet from the property line. And 5-feet from the right-of-way of Indian Rocks Road.
7. Variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article VI, Resource Protection Standards, Section 74-383(b), related to tree replacement standards.

Summary Description of Applicant's Request

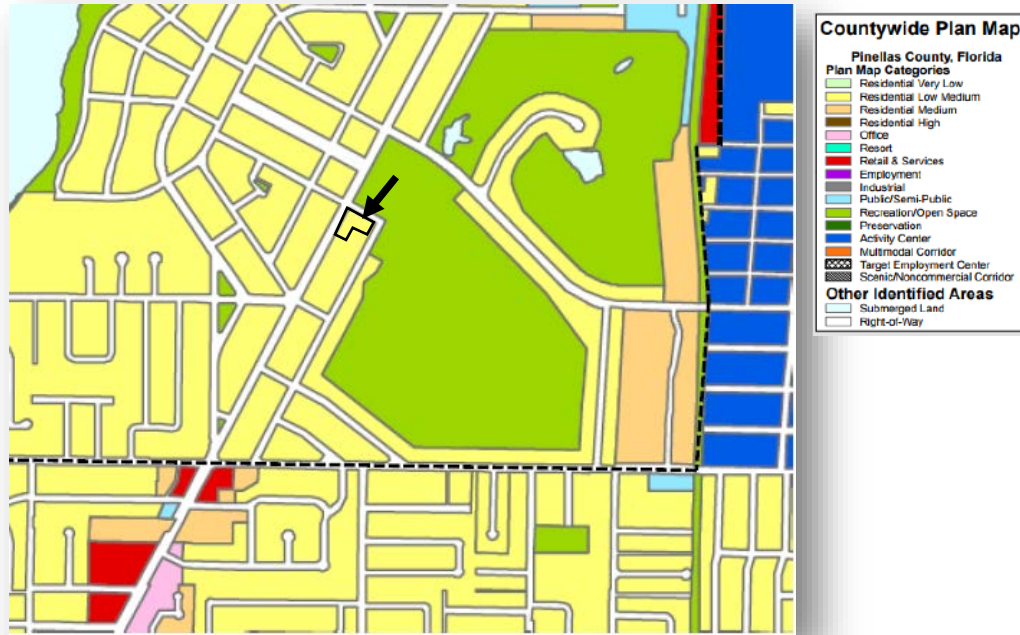
1. An amendment to the Town of Belleair Future Land Use Map of approximately 1.13 acres of property being Lots 1-5 and 32-34, Block 32 Belleair Estates Subdivision, from Residential Low (RL), to Recreation/Open Space (RO/S).

The applicant is requesting a Future Land Use Map amendment of the following parcels:

28-29-15-06732-032-0010; 28-29-15-06732-032-0021; 28-29-15-06732-032-0030; 28-29-15-06732-032-0040; 28-29-15-06732-032-0050; and 28-29-15-06732-032-0320.



In conjunction with the Phase 3 expansion of the Pelican Golf Club, the applicant purchased several vacant residential lots adjacent to the existing golf course. The lots are designated on the countywide plan map as Residential Low Medium (RLM), which is equivalent to Belleair's map designation of Residential Low (RL). The applicant is requesting an amendment to the Belleair comprehensive plan map for the referenced parcels from Residential Low (RL) to Recreation/Open Space (ROS), which is current designation of the adjacent golf course.



Source: Pinellas County Countywide Plan Map

This proposed change is consistent with Belleair's adopted comprehensive plan, including the following Plan Goals and Policies.

Future Land Use Element

Goal 1: Ensure that the park-like, residential/family character of the Town of Belleair is maintained and protected while supporting the continued economic viability of local resorts and preservation of the Belleview Biltmore Resort Hotel.

Policy 1.1.4: The town shall continue to implement land development regulations that shall contain specific and detailed provisions required to implement this comprehensive plan, which, at a minimum shall:

- Regulate the subdivision of land;
- Regulate signage;
- Ensure that all development is consistent with federal flood insurance regulations;
- Ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering.



Recreation-Open Space Element

Goal: The town shall ensure the provision, protection, and maintenance of a coordinated, efficient and accessible system of public and private recreational parks and facilities which shall meet the needs of the town's current and future residents, tourists, and visitors.

Policy 1.3.2: The town shall preserve recreation and open space areas, e.g., golf courses, as identified on Map LU-4: Future Land Use.

Pursuant to the requirements of Chapter 163, Florida Statutes and the Countywide Plan Rules, following the first reading of the Ordinance recommending the aforementioned amendment, the request will be transmitted to the State Department of Economic Opportunity, Pinellas County, and all other required agencies for review. Given the size and nature of the amendment from a higher intensity to a lower intensity category, which does not negatively impact the Towns infrastructure requirements, the review will be handled through the expedited review process. Upon review and approval by these entities, the Town may adopt the change on second reading. Please refer to the application for future land use plan (map) change.

2. Rezoning of approximately 1.13 acres of property being Lots 1-5 and 32-34, Block 32 Belleair Estates Subdivision, from Single Family Residential (R-1), to Golf Course District (GC).

In conjunction with the aforementioned comprehensive plan map amendment, the applicant is requesting an amendment to the Town of Belleair zoning map from R-1, single-family residential, to GC, golf course district. This requested rezoning is consistent and compatible with the proposed comprehensive plan map amendment and the Countywide Plan Rules. Please refer to the applicant's application for rezoning.



Source: Town of Belleair Official Zoning Map



3. Request to vacate a portion of public ROW.

As a part of the Phase 3 expansion of the Pelican Golf Club, the applicant purchased several adjacent single-family residential lots along a portion of Althea Road and Golf View Drive. In order to utilize those properties in the expansion proposal, that portion of the ROW would need to be vacated. It is proposed that a cul-de-sac will be constructed by the applicant on Golf View Drive as a part of the requested vacation. Design of this cul-de-sac will be done in compliance with transportation and Fire Department requirements. Vacation of this ROW would not impede access to and from the existing single-family residences along that portion of Golf View Drive, since Golf View Drive continues to the southwest, and access to Indian Rocks Road can be accomplished at the Osceola Road intersection, approximately 750-feet from the proposed cul-de-sac. The applicant has obtained signatures from surrounding property owners in support of the proposed vacation and is also working with the various utilities to address any issues. Please refer to the application for vacation of ROW and the Phase 3 Narrative. Please note that if approved, this ROW (excluding the cul-de-sac) will have the same Land Use designation of Recreation/Open Space, and the same Zoning designation of Golf Course.

4. An amendment to the Town of Belleair Code of Ordinances, Section 74-82, Schedule of District Regulations, adding the proposed ‘cottages’ as an additional accessory use.

The Phase 3 development proposal for the Pelican Golf Club includes a proposal for the inclusion of two ‘cottages’ that would provide overnight accommodations for the exclusive use of the club members and their guests. The cottages as proposed would be two-story structures of approximately 3,800 square feet, with four bedrooms on each floor. Please refer to the site plan, proposed elevations, and to the Phase 3 project narrative for specific information.

Currently the Town Code does not include these types of uses as accessory to golf courses. In order to allow this type of use, an amendment to Section 74-82, Schedule of District Uses will be required. A review of several other golf courses in Florida indicated the following examples that are similar to this proposal.

1. The Floridian National Golf Club, Palm City, FL – 5 cottages
2. Old Memorial, Tampa, FL - 5 lodges
3. Perdido Bay Golf Club, Pensacola, FL -- cottages (privately owned and rented thru Tern Key Rentals)
4. The Bears Club, Jupiter, FL – 10 cottages

Specific language regulating their use and operation is being developed by the Town Attorney. Further limitations on the operation and use of these cottages will be provided for in the revised Development Agreement.



5. Variance to the Town of Bellair Code of Ordinances, Subpart B, Land Development Code, Article II, Zoning Districts, Section 74-84, to locate a maintenance facility structure within the required 25-foot setback, 2-feet from the property line.

The applicant is proposing to construct a 3,300 square foot metal maintenance facility and parking area on the northeast corner of the golf course property. The proposed location of this structure will be 2-feet from the property line. Section 74-84 of the Town Code specifies that the structure shall be setback 25-feet from the property line. Adjacent to this proposed facility is public property that is also used by the Town as their Public Works building, which is compatible with the applicant's proposed use. In addition, the applicant proposes to relocate the existing fuel storage tanks to facilitate this overall construction. Staff has not reviewed the proposed location of these tanks, which shall comply with all pertinent state and local regulations.

The applicant is requesting a variance of 23-feet from the required 25-foot setback requirement. Please refer to the justification contained in the variance application and Phase 3 narrative.

6. Variance to the Town of Bellair Code of Ordinances, Subpart B, Land Development Code, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence/wall within the required front yard setback area, 10-feet from the property line; and 5-feet from the right-of-way of Indian Rocks Road.

Fences and fence walls shall be prohibited within the front yard setback area and within the primary front yard setback area of corner parcels.

During the original review and approval of the Pelican Golf Course development plan in 2017, the applicant requested and was granted a variance to locate a perimeter fence/wall within the required front yard setback.

With the acquisition of the additional property, the applicant proposes to install the same brick wall/wrought iron fence along the perimeter of these additional properties and tie in with fence on the original clubhouse parcel.

The location of the wall/fence abutting the single-family properties will be 15-feet from the property line, where 25-feet is required. The applicant is requesting a variance of 10-feet to locate a perimeter fence/wall along the boundary with existing single-family residential properties, as indicated on the site plan.

Additionally, along the perimeter where the property fronts Indian Rocks Road, the location of the wall/fence will be 5-feet from the property line where 25-feet is required. the applicant is requesting a variance of 20-feet to locate a perimeter fence/wall along Indian Rocks Road, which will tie into the clubhouse fence/wall, as indicated on the site plan.



7. Variance to the Town of Bellair Code of Ordinances, Subpart B, Land Development Code, Article VI, Resource Protection Standards, Section 74-383(b), related to tree replacement standards.

Although vacant, the additional single-family lots that were purchased to facilitate Phase 3 of development, contain a large number of trees that the applicant will need to remove in order to proceed with the proposal. Per the applicant's landscape plan, approximately 166 trees will need to be cleared. Of that number, 83 trees require mitigation per the Town's Code requirements. The applicant is proposing to replant a total of 29 trees and is requesting a variance for the remaining trees that require mitigation. Section 74-383(b) provides specific requirements and standards for the replacement of trees. This is accomplished by either direct replacement onsite or offsite, or by fee in lieu of replacement.

Section 74-383(b) provides specific requirements and standards for the replacement or mitigation of trees that are removed. This is accomplished by either direct replacement onsite or offsite, or by fee in lieu of replacement.

(b) Replacement.

- (1) Trees removed pursuant to subsection (a) of this section, except for trees removed pursuant to subsection (a)(2)e., shall either be replaced, as set forth in this subsection, at the expense of the property owner, or a fee in lieu of replacement shall be paid to the town. Replacement shall not be required for trees removed pursuant to subsection (a)(2)e. of this section, nor shall any fee be required in lieu of replacement for trees removed pursuant to subsection (a)(2)e.*
- (2) Replacement trees shall, if practicable, be planted on the development site. If it is not practicable to plant replacement trees on the development site, then the owner shall be required to either donate replacement trees to the town, which trees shall be planted on town property, or the owner shall be required to pay a fee in lieu of tree replacement to the town, which fee shall be deposited in the tree replacement fund of the town, and the monies deposited shall be used solely for tree plantings and maintenance of trees. The election to require the owner to provide replacement trees to the town or a fee in lieu thereof shall rest in the sole and absolute discretion of the town manager. If the town manager elects to accept replacement trees instead of a fee in lieu thereof, then the town shall have the sole and absolute discretion to dictate the location and species of the replacement trees to be provided to the town and planted on town property.*
- (3) If replacement trees are provided by the owner, regardless of whether the replacement trees are to be planted on the development site or on town property, then the replacement trees shall be in accordance with the town landscaping master plan at the time of planting. For each inch of diameter at breast height of trees removed, an inch of diameter at breast height shall be replaced. With respect to replacement trees which are planted on the development site, the owner shall use his best efforts to ensure that the replacement trees thrive. If any replacement tree, within 90 days of its planting, shows any sign that the tree will not survive, the owner shall replace any such tree with another acceptable replacement tree. With respect to replacement trees which are donated to the town, such replacement trees shall be accompanied by a 90-day guarantee from the nursery which supplied the tree. The replacement trees shall also be state department of agriculture Nursery Grade No. 1.*



The applicant indicated that in order to meet the replacement requirements for these additional parcels, it would require the replanting of the trees that require mitigation. Please refer to the Phase 3 narrative provided by the applicant that details the species and number of trees on site and proposed for mitigation, and the justification for the variance request.

The applicant is requesting a variance to Article VI, Resource Protection Standards, Section 74-383(b)(1), (2), and (3) to allow for the reduction of 54 required replacement trees.

It is the applicant's responsibility to establish that the application for variance(s) addresses and satisfies the applicable criteria.