



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Planning & Zoning Board

Monday, September 17, 2018

5:30 PM

Town Hall

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

ROLL CALL

- Present** 5 - Chairman Bonnie-Sue Brandvik, Peter Marich, Marc Mariano, Gene Wrightenberry, and Brand Shank
- Absent** 2 - Vice Chairman Jim Millspaugh, and Jerome Ciliento

Mr. Mariano arrived at 5:35 PM

Others present: Deputy Mayor Rettstatt, Commission Advisor; David Ottinger, Town Attorney

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.

Town Clerk swore in those wishing to speak.

[18-0261](#)

Variance for 6 Eastwood Lane

No ex parte communications expressed.

Mr. Murphy provided an overview of the property and variance request; variance would allow pool to encroach into setback by 3 ft.

Jeff Zock-Applicant's Representative-Discussed need for request; addressed questions of the board.

Brief discussion regarding utility easement location; locates for easements to be done; overhead utility easement; neighbors in agreement with request.

Meeting closed to public.

Mr. Wrightenberry moved to approve the variance at 6 Eastwood Lane; seconded by Mr. Marich.

Aye: 5 - Chairman Brandvik, Marich, Mariano, Wrightenberry, and Shank

Absent: 2 - Vice Chairman Millspaugh, and Ciliento

[18-0263](#)

Request for Extension of Variance for 3 Stonegate Drive

No ex parte communications expressed.

Mr. Murphy provided background and previous action on item; approved by Commission with conditions: stated the previous conditions required by Commission.

Tom Nash-Applicant's Attorney-Discussed background, conditions satisfied; permitting began in Sept 2017, current lawsuit with neighbor, unable to currently construct with pending litigation; requesting extension in the mean time for one year.

Mr. Nash addressed questions of the board regarding permitting and refileing.

Mr. Taraszki was sworn in by the Town Clerk.

Craig Taraszki-Attorney for Marilyn and John Connelly-Presented counter argument; provided email and discussed dredge ability; requests board reject extension and allow lawsuit to be finalized.

John Hail-Resident 16 N. Pine-Spoke against extension request; in agreement with Mr. Taraszki comments.

Mr. Nash provided rebuttle; variances not to be discussed in depth tonight, request is for extension of previously approved items.

Ms. Brandvik asked for clarification of board's role; David Ottinger-Town Attorney-stated factors did not change, need to determine if applicant attempted to diligently obtain permits; legal action stopped the construction would be reason to slow down or cease the development effort until that was resolved.

Discussion ensued regarding timelines; Mr. Murphy read from the Code of Ordinances the requirements for timelines of variances granted for allowing extension of expiration date for up to one year; building permits were active for one year; the building permit would expire on the 22nd of September.

Board discussion regarding actions of applicant regarding submission of the extension of previously approved request; and reasons to extend.

Meeting closed to public.

Mr. Marich moved to approve extension; seconded by Mr. Mariano.

Aye: 3 - Chairman Brandvik, Marich, and Mariano

Nay: 2 - Wrightenberry, and Shank

Absent: 2 - Vice Chairman Millspaugh, and Ciliento

Mr. Marich moved to extend the request for one year; seconded by Mr. Mariano.

Aye: 3 - Chairman Brandvik, Marich, and Mariano

Nay: 2 - Wrightenberry, and Shank

Absent: 2 - Vice Chairman Millspaugh, and Ciliento

CITIZENS COMMENTS

None to be heard.

APPROVAL OF MINUTES

[18-0185](#) Approval of June 4, 2018 Special Meeting Minutes

Mr. Marich moved approval of the minutes; seconded by Mr. Mariano.

Aye: 5 - Chairman Brandvik, Marich, Mariano, Wrightenberry, and Shank

GENERAL AGENDA

[18-0262](#) Discussion of Code Section Regarding Fences and Fence Walls

Mr. Murphy stated the Commission would like board to review code sections; fencing is one area needing addressed; difficulties with enforcement; addressed questions from the board regarding materials and types of fencing, shielding of fences and grandfathering, plantings and vegetation.

Discussion ensued regarding shielding of fences and types of fencing used; regarding maintenance of the shielding.

Deputy Mayor Rettstatt commented on concerns with fencing materials such as chain-link, improper maintenance, and uniformity.

Discussion ensued regarding fencing height and uniformity; irrigation.

Mr. Murphy stated the commission is seeking board recommendations for fencing materials and shielding; requested board members review the code and look at fencing around Town; research on fencing to be brought back for discussion at the next meeting so recommendations can be drafted.

OTHER BUSINESS

Mr. Shank questioned status of mitigation fees for trees with the Pelican Golf Course; Mr Murphy addressed the question.

COMMISSION ADVISOR REPORT

Deputy Mayor Rettstatt announced park dedications; Veteran's Day Event November 11th.

ADJOURNMENT

Meeting adjourned in due form at 6:31 PM.

APPROVED:

Chairman