




MEMORANDUM

TO: Planning & Zoning Board & Town Commission

FROM:  Christopher Brimo, AICP
Calvin, Giordano & Associates

THROUGH: JP, Murphy, Belleair Town Manager

SUBJECT: Pelican Golf, LLC (Applicant) – Phase 4 Development & Site Plan Amendment

DATE: July 8, 2019

Background

This application represents the Phase 4 development, and amendments to the previously approved site plan and development proposal (Phase 3), for the Pelican Golf Club, located at 1501 Indian Rocks Road; Parcel No. 28-29-15-68247-000-0002. Phase 3 was previously approved by the Town Commission in June 2018.

The current expansion proposal includes approximately 1.88 (±) acres of existing residential property adjacent to the golf course between Indian Rocks Road and Golf View Drive, recently acquired by the applicant [Figure 1]. The proposed expansion is to facilitate the addition of another cottage similar to those previously approved under Phase 3; and the relocation, and reconfiguration of other features/amenities previously approved under Phase 3. Please refer to the applicants site plan and the Phase 4 Project Narrative, dated 05-20-19 for additional details.

Figure 1.



- Building Code Services
- Civil Engineering / Roadway & Highway Design
- Coastal Engineering
- Code Enforcement
- Construction Engineering & Inspection (CEI)
- Construction Services
- Data Technologies & Development
- Electrical Engineering
- Engineering
- Environmental Services
- Facilities Management
- Geographic Information Systems (GIS)
- Governmental Services
- Indoor Air Quality
- Landscape Architecture
- Planning
- Project Management
- Redevelopment & Urban Design
- Surveying & Mapping
- Traffic Engineering
- Transportation Planning
- Water / Utilities Engineering
- Website Development

Feather Sound
Corporate Center
13535 Feather Sound Dr.
Suite 135
Clearwater, FL 33762
727.394.3825 phone

www.cgasolutions.com



In addition to the Phase 4 site 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 1.88 acres of property adjacent to the Pelican Golf Course being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'y 43ft of Lots 10 & 25, Lot 11 & the SW'y 6 ft of lot 10 & the NE'y 28 ft of Lot 12, Block 32, Belleair Estates subdivision from Residential Low (RL) to Recreation/Open Space (R/OS) [Figure 2].
2. Rezoning of approximately 1.90 acres of property adjacent to the Pelican Golf Course being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'y 43ft of Lots 10 & 25, Lot 11 & the SW'y 6 ft of lot 10 & the NE'y 28 ft of Lot 12, Block 32, Belleair Estates subdivision from Single Family Residential (R-1), to Golf Course District (GC). [Figure 3]
3. 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, 5-feet from the property line along Indian Rocks Road. Please refer to Exhibit 'A'
4. 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 Golf View Drive.
5. An amendment to the Town of Belleair Code of Ordinances, Section 74-82, Schedule of District Regulations, amending the number of sleeping rooms that could be considered as ancillary or accessory uses for Golf Courses.
6. An amendment to the previously approved site plan to allow the following:
 - A. The relocation of the proposed cottages, learning center, and parking. Please refer to Exhibit 'E'.
 - B. The addition of a second driveway entrance along Poinsettia Road. Please refer to Exhibit 'G'.
 - C. The addition of a third 12-room cottage, in conjunction with item 5, above. Please refer to Exhibits 'C 1-6' and 'E'
7. Approval of a right-of-way use agreement for a fence along a portion of the cul-de-sac on the Golf View Drive, and a right-of-way use agreement for a gate and columns along Poinsettia Road. Please refer to Exhibits 'B' and 'F-1, F-2'.
8. An amendment to the previously approved Development Agreement.



Summary Description of Applicant’s Request

1. In conjunction with the Phase 4 development proposal for the Pelican Golf Club, the applicant purchased several additional 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 the current designation of the adjacent golf course, and will mirror the recent plan map amendment completed under Phase 3. [Figure 2]. Please refer to the applicant’s request for this proposed change.

The requested Future Land Use Map amendment would be for the following five parcels:

1614 Golf View Dr. (28-29-15-06732-032-0300); 1616 Golf View Dr. (28-29-15-06732-032-0280); 1609 Indian Rocks Rd. (28-29-15-06732-032-0060); 1611 Indian Rocks Rd. (28-29-15-06732-032-0080); 1617 Indian Rocks Rd. (28-29-15-06732-032-0110).

An amendment to the Town of Belleair Future Land Use Map of approximately 1.88 (±) acres of property being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N’yly 43ft of Lots 10 & 25, Lot 11 & the SW’yly 6 ft of lot 10 & the NE’yly 28 ft of Lot 12, Block 32, Belleair Estates subdivision from Residential Low (RL) to Recreation/Open Space (R/OS) – Ord. 524

Figure 2.



Source: Forward Pinellas 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 Ordinance 525 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.

2. In conjunction with the aforementioned comprehensive plan map amendment, the applicant is requesting an amendment to the Town of Belleair official zoning map, rezoning the five lots 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. Zoning changes approved by the Town Commission are contingent upon the transmitted comprehensive plan map amendment becoming effective. [Figure 3] Please refer to the applicant's request for the rezoning.

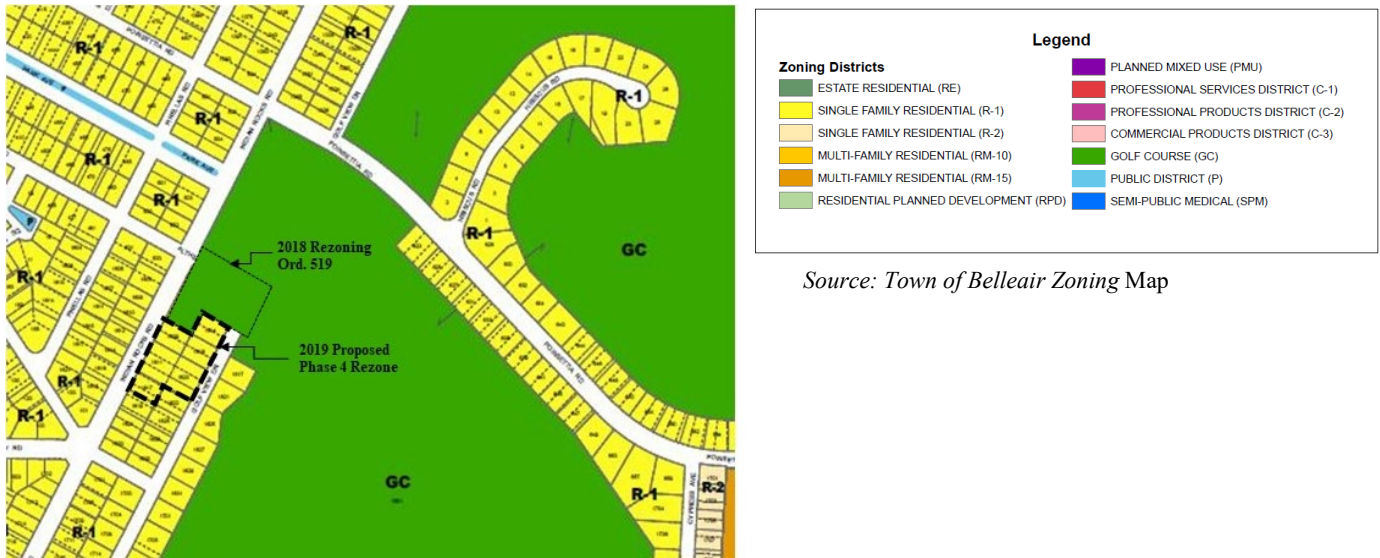


The requested rezoning would be for the following five parcels:

1614 Golf View Dr. (28-29-15-06732-032-0300); 1616 Golf View Dr. (28-29-15-06732-032-0280); 1609 Indian Rocks Rd. (28-29-15-06732-032-0060); 1611 Indian Rocks Rd. (28-29-15-06732-032-0080); 1617 Indian Rocks Rd. (28-29-15-06732-032-0110).

Rezoning of approximately 1.88 (±) acres of property being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates subdivision from Single Family Residential (R-1), to Golf Course District (GC) - Ord. 525

Figure 3.



Source: Town of Belleair Zoning Map

- Fences and fence walls shall be prohibited within the front yard setback area, and within the primary front yard setback area of corner parcels. With the acquisition of the additional residential properties, the applicant is requesting a variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article IV, Accessory Structures and Uses, Sections 74-287€ , to locate a perimeter fence/wall within the required 25-foot front yard setback area, 5-feet from the property line along Indian Rocks Road.

During the Phase 3 review and approval of the Pelican Golf Course development plan in 2018, the applicant requested and was granted a variance to locate a perimeter fence/wall within the required front yard setback along Indian Rocks Road.

With the acquisition of the additional property, the applicant proposes to install similar fencing along the remaining properties 5-feet from the property line, necessitating a variance request of 20-feet. Please refer to the applicant's request for a variance and Exhibit 'A'.



4. Similar to the previous variance request, the applicant intends to install the same fence material along Golf View Drive and is requesting a variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article IV, Accessory Structures and Uses, Sections 74-287E, to locate a perimeter fence/wall within the required 25-foot front yard setback area, 5-feet from the property line along Golf View Drive.

Typically, this portion of the property would be considered a secondary front yard and not require a variance for this portion of the fence. However, until the Pelican Golf Club property goes through the replat procedure and is unified as one site, three of these properties are still addressed off of Golf View Drive, necessitating a variance of 20-feet. Please refer to the applicants request for a variance and Exhibit 'A'.

5. An amendment to the Town of Belleair Code of Ordinances, Section 74-82, Schedule of District Regulations, amending the number of sleeping rooms that could be considered as ancillary or accessory uses for Golf Courses.

As a part of the Phase 3 review and approval process, the applicant requested an amendment Code of Ordinances to allow the development of cottages for the use of club members and their guests only. This request consisted of two, 8-room cottages. At that time, the Town Code did 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 was required and approved after the applicant presented substantiating evidence at the public hearing, of similar types of uses at other comparable golf clubs. Specific language regulating their use and operation was developed by the Town Attorney and adopted by the Town Commission. Further limitations on the operation and use of these cottages was included in the revised Development Agreement in 2018.

With the acquisition of the additional properties and under the Phase 4 development proposal under review, the applicant is requesting the Town consider an additional amendment to Section 74-82 (and the Development Agreement) to permit the development on one additional 12-unit cottage, similar to the two previously approved. As with the previous request, specific language regulating their use and operation will be incorporated in the regulations by the Town Attorney. Further limitations on the operation and use of these cottages will also be provided for in the current (proposed) revisions to the Development Agreement.

6. This application currently under review also requests the approval of amendments to the previously approved Phase 3 site and development plan.

The proposed amendments being requested include the following:

- a. The relocation of the proposed cottages, performance center (formerly the learning center), and parking areas.



With the acquisition of the additional residential properties, the applicant was able to rearrange the locations of the previous structures, to enhance the layout, accommodate the proposed addition of a third cottage, and provide Fire Department access off Indian Rocks Road. Please refer to the application narrative and Exhibits 'E' and 'H'.

- b. The addition of a second driveway entrance along Poinsettia Road.

Following the approval of Phase 3, the applicant proposed a reconfiguration of that portion of the Clubhouse property fronting Poinsettia Road. This reconfiguration addressed some onsite utility items and addressed the ingress and egress requirements for deliveries. The proposal of a second entrance allows for safer onsite access and circulation. Please refer to the application narrative and Exhibit 'G'.

- c. The addition of a third 12-room cottage discussed in Item 5, above. Please refer to the application narrative and Exhibits 'C 1-6', and 'E'.
7. With the Phase 4 development proposal, the applicant is requesting approval of a right-of way use agreement for the following:
 - a. To install approximately 47 linear feet of fencing, 5-feet high along a portion of the cul-de-sac on the Golf View Drive along a portion of the golf cart path;
 - b. To install a security gate and columns along Poinsettia Road right-of-way; and
 - c. To continue to maintain the first hole tee within the Poinsettia Road right-of-way.

Please refer to the applicant's narrative, the attached right-of-way use agreement, and Exhibits 'B' and 'F-1, F-2', respectively.

8. The City Attorney and the applicant's attorney are currently working on an amendment to the previously approved Development Agreement to address the changes previously discussed in this report, as well as address any changes to previously established completion dates, and any contractual off-site parking agreements.



Exhibits

- A: Amended Site Plan**
- B: Proposed Fence in R-O-W (Gulf View Drive)**
- C 1-6: 8 Room & 12 Room Cottage Elevations**
- D: (None)**
- E: Overall Comparison of Relocated Structures and Amenities**
- F 1-2: Proposed Gate and Columns in R-O-W (Poinsettia Road)**
- G: Proposed Second Driveway on Poinsettia Road**
- H: Fire Access**

Ordinances

Ordinance 524 and Ord. Exhibit 'A'

Ordinance 525 and Ord. Exhibits 'A - E'

Right-of-Way Use Agreement

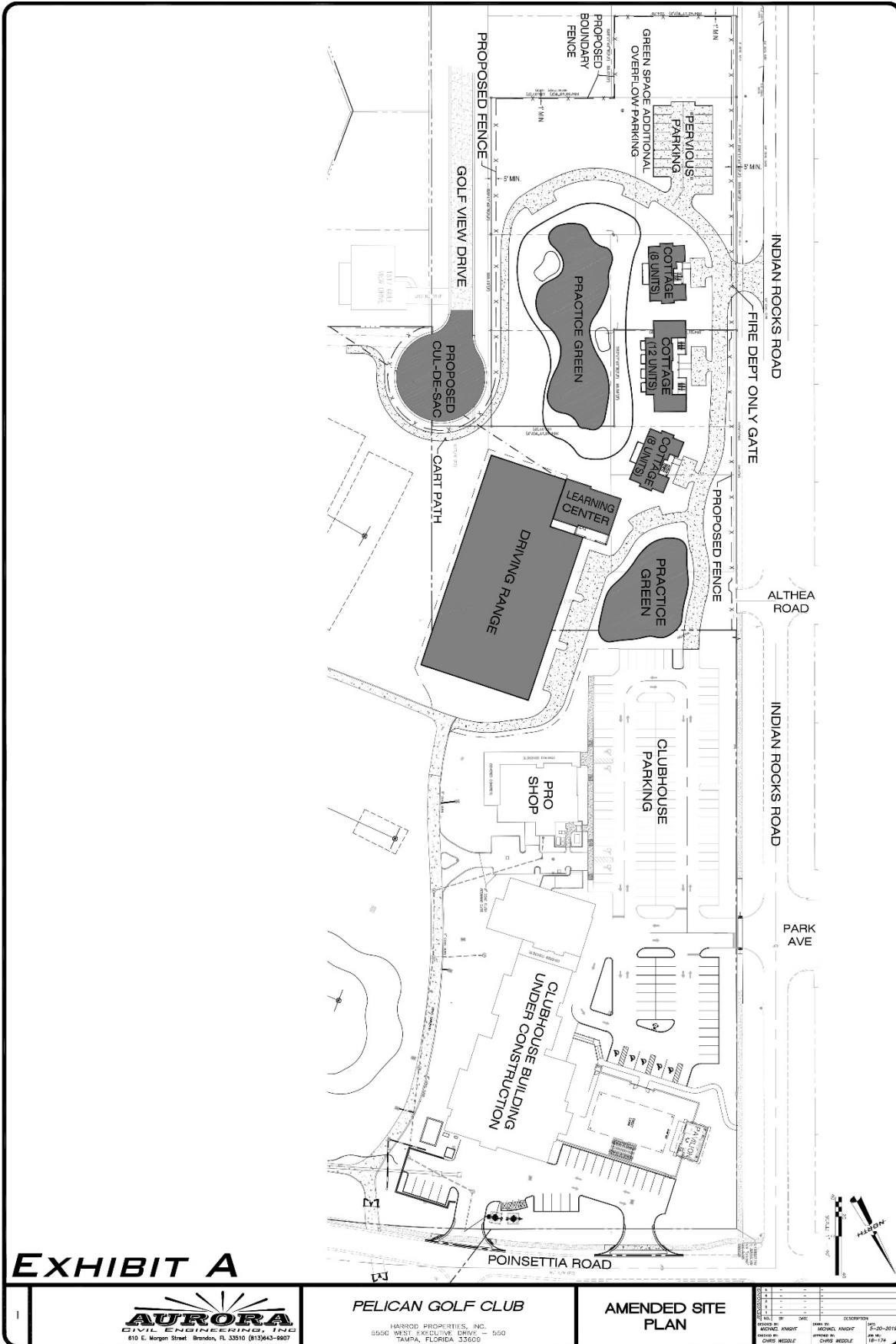


EXHIBIT A

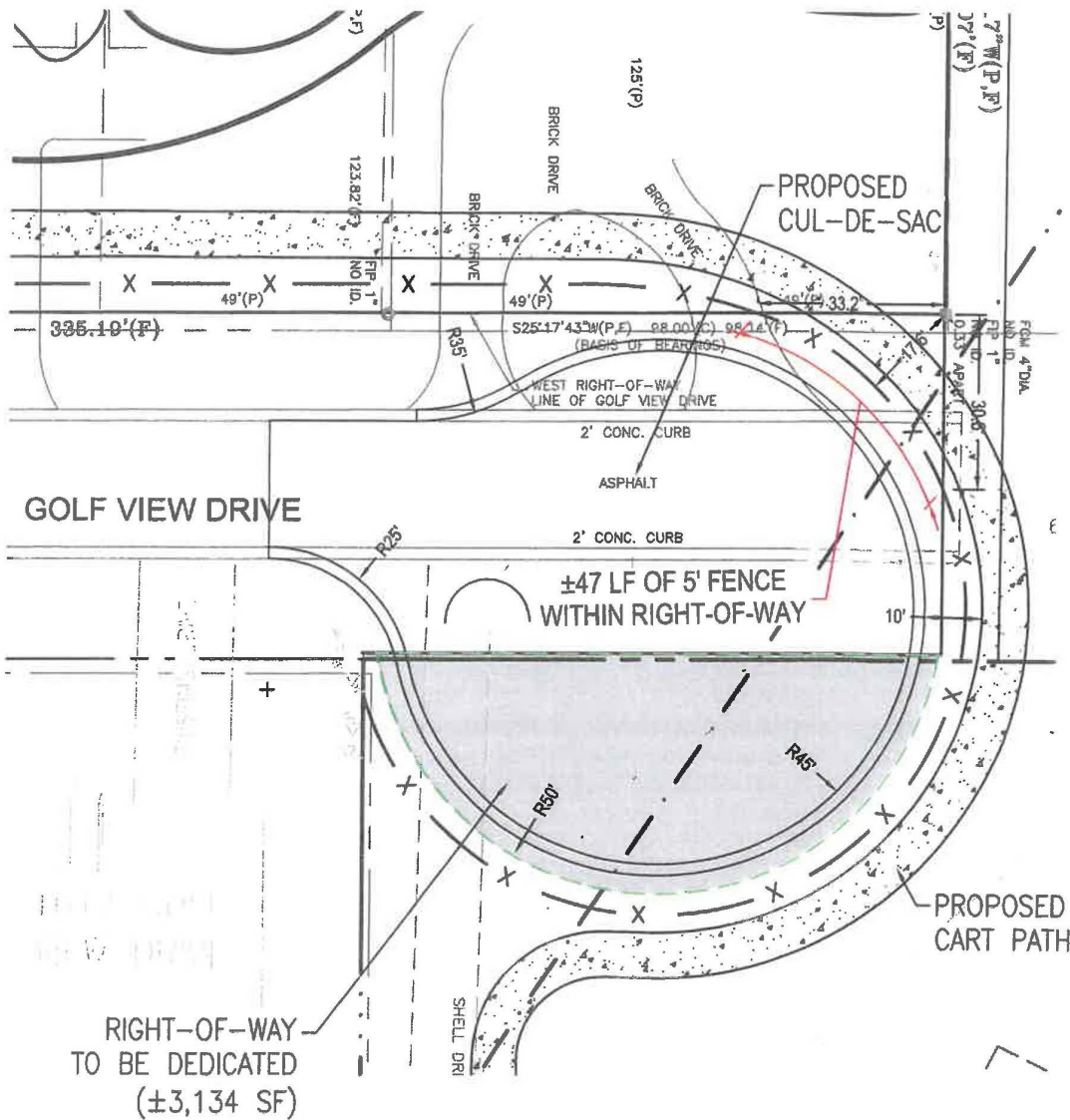
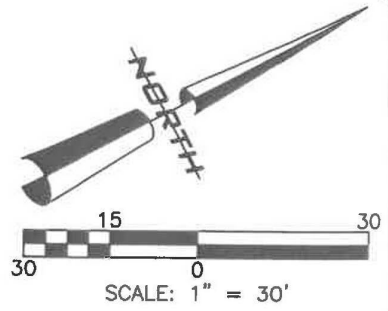


PELICAN GOLF CLUB

HARROD PROPERTIES, INC.
5550 WEST EXCLUSIVE DRIVE - 550
TAMPA, FLORIDA 33609

AMENDED SITE PLAN

NO.	DATE	DESCRIPTION
1	12-20-2019	ISSUED FOR PERMIT
2	07-08-2019	REVISED
3	07-08-2019	REVISED
4	07-08-2019	REVISED
5	07-08-2019	REVISED
6	07-08-2019	REVISED
7	07-08-2019	REVISED
8	07-08-2019	REVISED
9	07-08-2019	REVISED
10	07-08-2019	REVISED

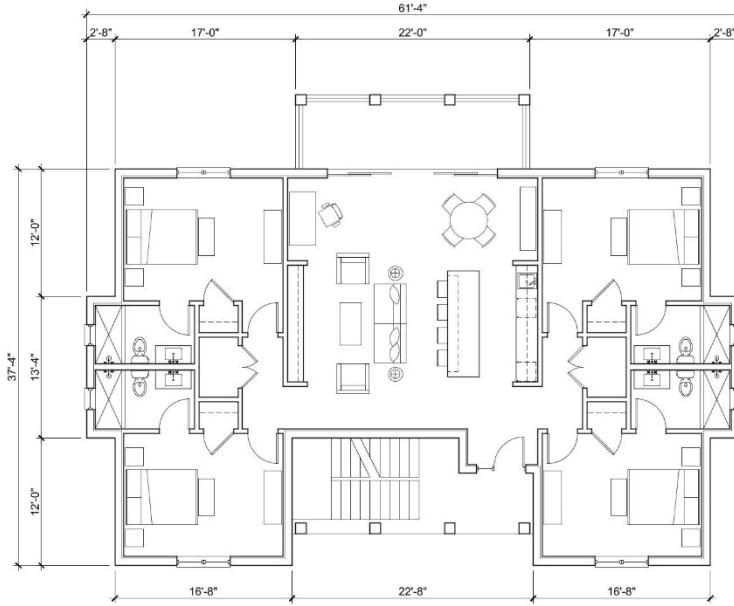


AURORA
 CIVIL ENGINEERING, INC
 610 E. Morgan Street Brandon, FL 33510 (813)643-9907

**PELICAN
 GOLF CLUB**

DETAILED DRAWING
OF CUL-DE-SAC

EXHIBIT B



elevation
ARCHITECTURE

architecture | planning | interiors

Project: 8 Room Villa
Pelican Golf Club

Belleair, Florida

Sheet Title:
TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

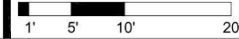
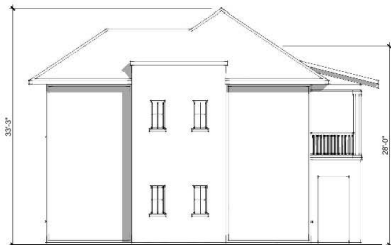


Exhibit C1

Project #: 19-109
Date: 05.17.19



TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

elevation
ARCHITECTURE

architecture | planning | interiors

Project: 8 Room Villa
Pelican Golf Club

Belleair, Florida

Sheet Title:
EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"



Exhibit C2

Project #: 19-109
Date: 05.17.19



elevation
ARCHITECTURE

architecture | planning | interiors

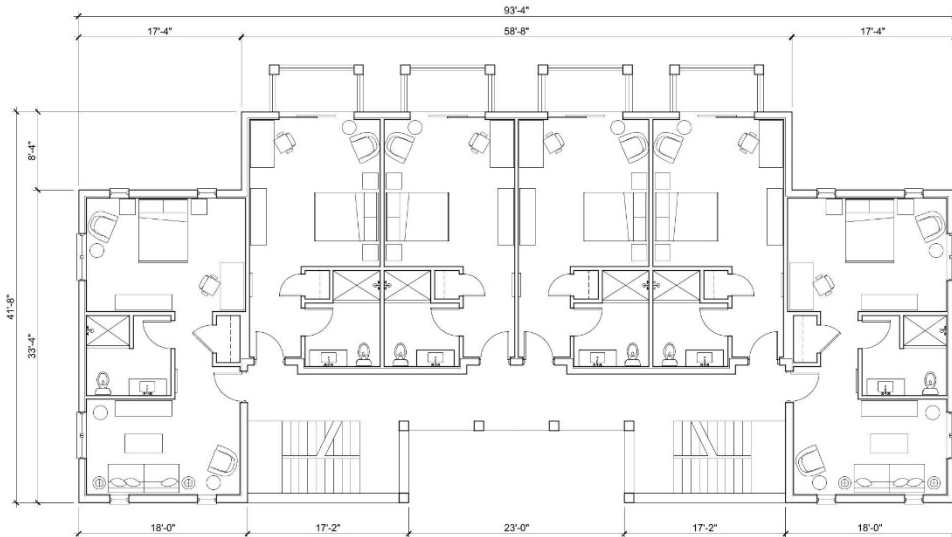
Project: 8 Room Villa
Pelican Golf Club

Belleair, Florida

Sheet Title:
AERIAL VIEW FROM GREEN

Exhibit C3

Project #: 19-109
Date: 05.17.19



elevation
ARCHITECTURE

architecture | planning | interiors

Project: 12 Room Villa
Pelican Golf Club

Belleair, Florida

Sheet Title:
TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

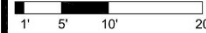
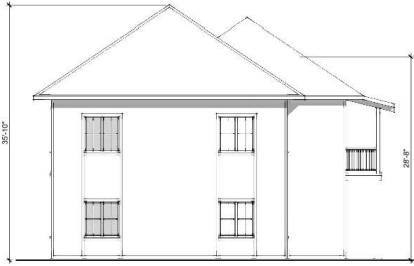


Exhibit C4

Project #: 19-109
Date: 05.17.19



TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

elevation
ARCHITECTURE

architecture | planning | interiors

Project: 12 Room Villa
Pelican Golf Club

Belleair, Florida

Sheet Title:
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



Exhibit C5

Project #: 19-109
Date: 05.17.19



elevation
ARCHITECTURE

architecture | planning | interiors

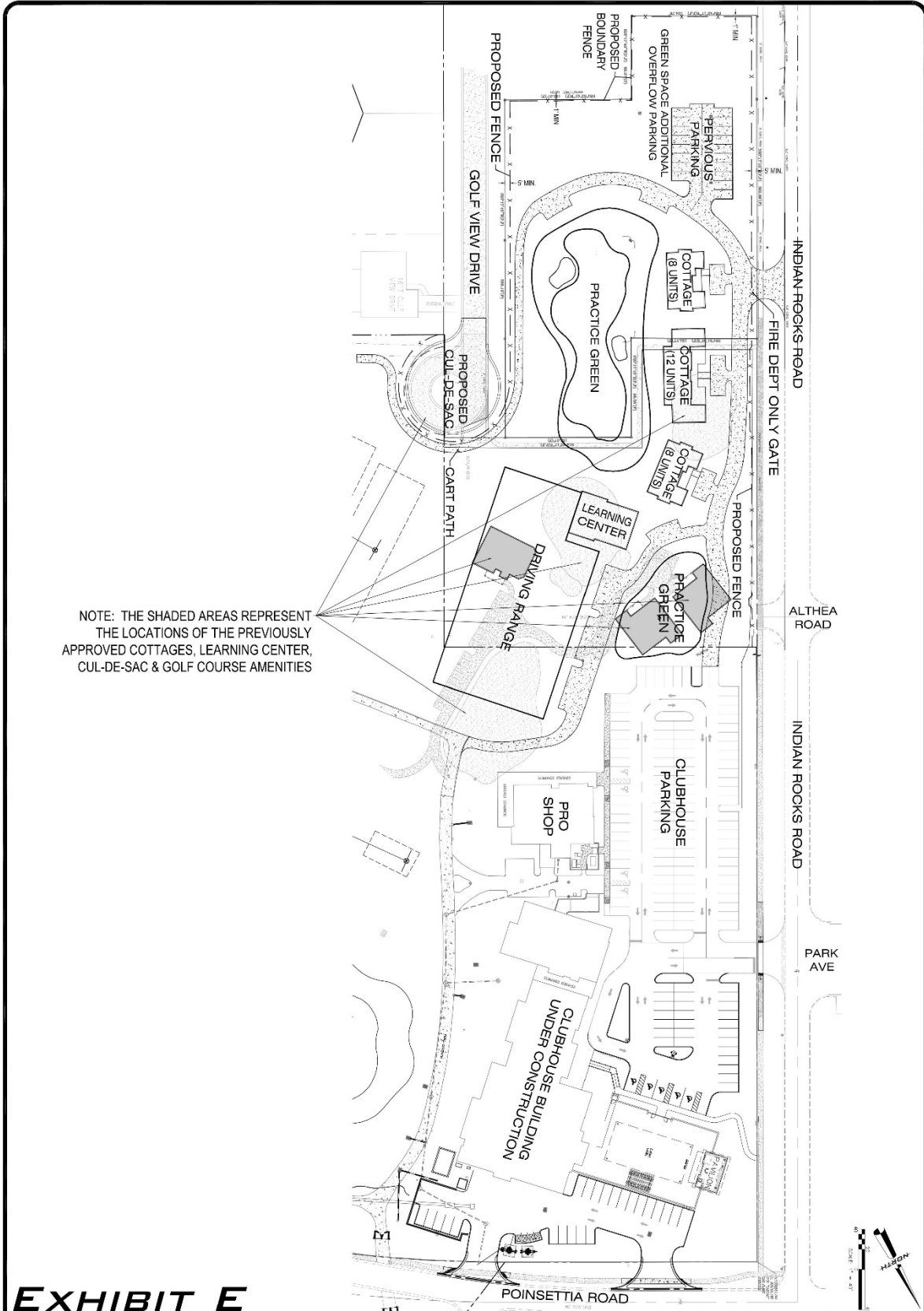
Project: 12 Room Villa
Pelican Golf Club

Belleair, Florida

Sheet Title:
AERIAL VIEW FROM GREEN

Exhibit C5

Project #: 19-109
Date: 05.17.19



NOTE: THE SHADED AREAS REPRESENT THE LOCATIONS OF THE PREVIOUSLY APPROVED COTTAGES, LEARNING CENTER, CUL-DE-SAC & GOLF COURSE AMENITIES

To 07

EXHIBIT E



PELICAN GOLF CLUB

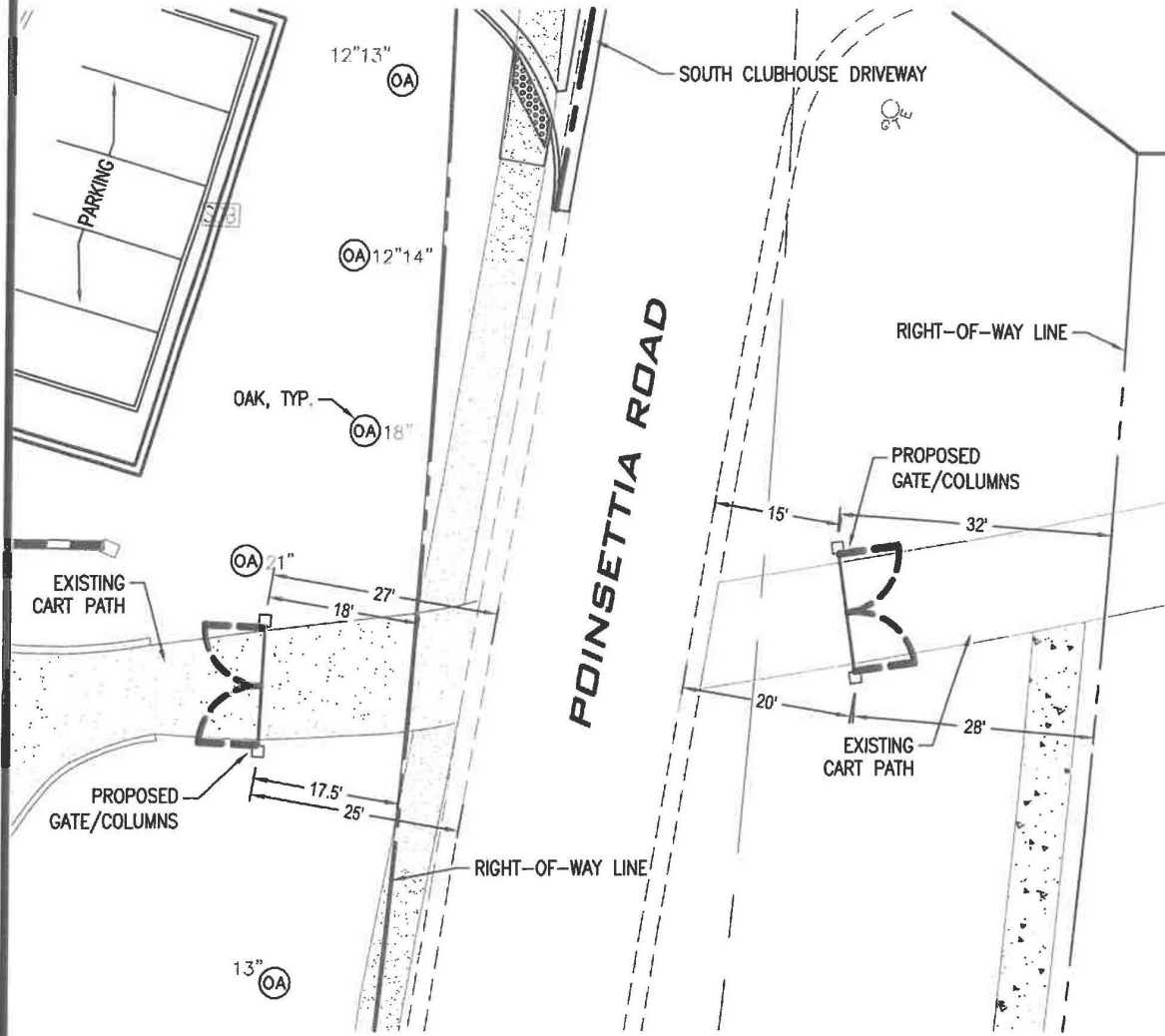
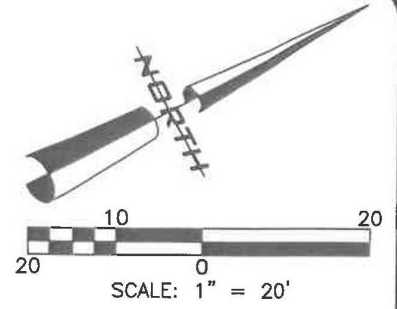
HARROD PROPERTIES, INC.
5550 WEST EXECUTIVE DRIVE - 550
TAMPA, FLORIDA 33609

OVERALL COMPARISON OF APPROVED SITE PLAN TO AMENDED SITE PLAN

NO.	REV.	DATE	DESCRIPTION
1	1	12-20-2019	INITIAL DESIGN
2	1	04-16-2020	REVISED DESIGN
3	1	04-16-2020	APPROVED DESIGN
4	1	12-14-2020	FINAL DESIGN



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GOLF CLUB

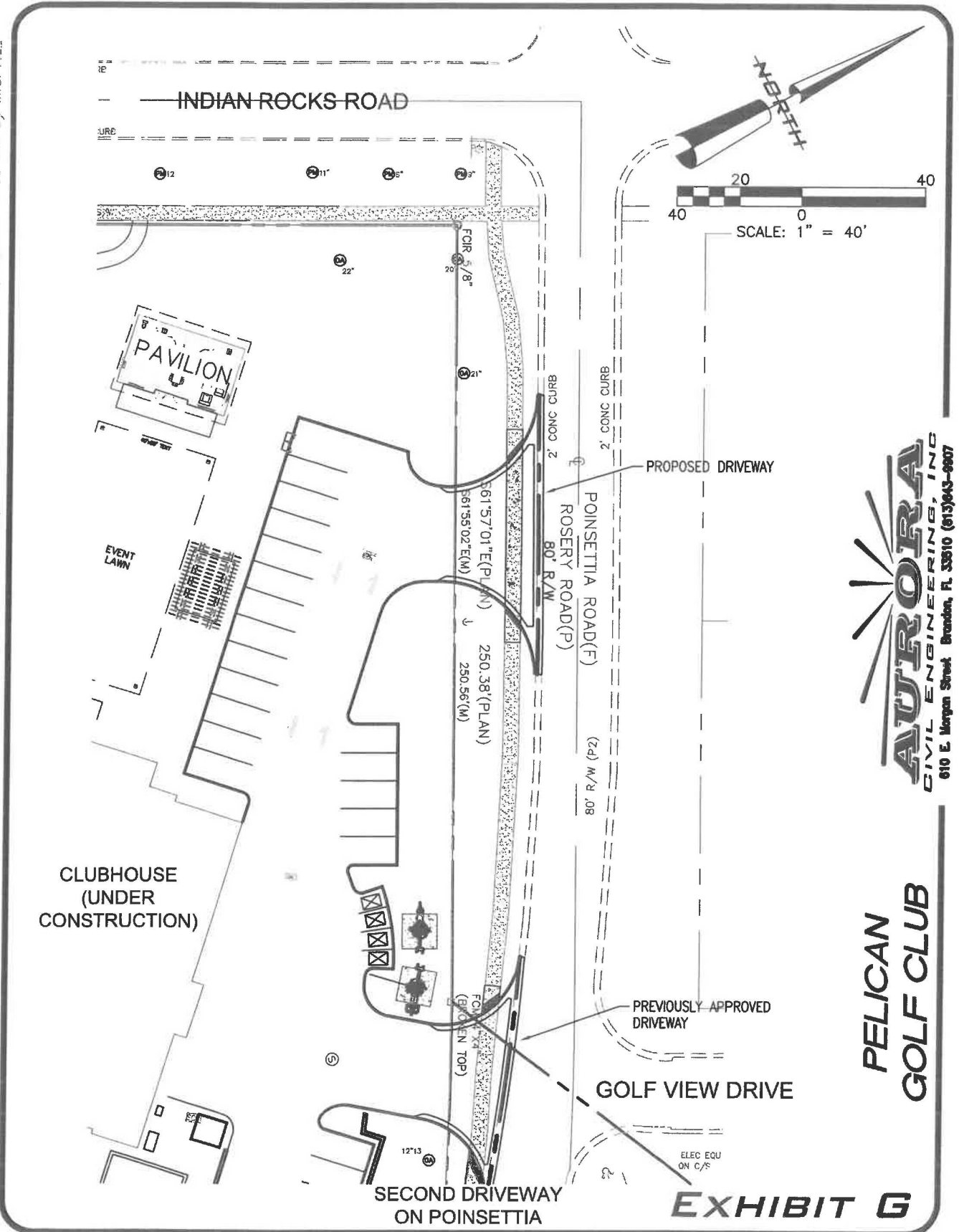


PROPOSED GATE/COLUMNS
ON POINSETTIA ROAD

EXHIBIT F



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CIVIL ENGINEERING, INC.
610 E. Morgan Street, Brandon, FL 33510 (813)643-9907

PELICAN GOLF CLUB

EXHIBIT G

