



**Meeting Minutes  
Planning & Zoning Board**

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**Monday, May 13, 2019**

**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** 4 - Chairman Bonnie-Sue Brandvik, Vice Chairman Jim Millspaugh, Gene Wrightenberry, and Brand Shank  
**Absent** 3 - Peter Marich, Marc Mariano, and Jerome Ciliento

**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.

[19-0114](#)

Variance for 313 Woodlawn Ave

Those wishing to speak were sworn in by the Town Clerk.

No exparte communications expressed.

JP Murphy-Town Manager-Introduced case; provided background of property; discussed applicant's request for variance and conditions.

Lester Mandelker-Applicant-Discussed request; requesting to maintain same location of fence, but it would be 6ft. wood fence instead of the 4ft fence.

Mr. Shank questioned items on property visible from street and area where new fence would be installed; regarding boat visibility; dated survey.

Ms. Brandvik inquired about other fence locations; photos of property presented.

Discussion ensued regarding the the fence materials in area; regarding the wood fence materials being installed.

Mr. Mandelker addressed questions of the board.

Further discussion ensued regarding setbacks; pre-existing fence, prior variances; conditions; accessory uses; uniformity of fences on property; proposed irrigation in future.

Chairman Brandvik provided clarification to applicant regarding request and following Town ordinance.

There were no public comments to be heard; letter of support from neighbor at 360 Woodlawn Ave, provided in packet.

Meeting was closed to the public.

Board discussion regarding code violations on property; cannot be considered at this time as it is not part of the variance; applicant is attempting to come into compliance; Mr. Murphy suggested clearly identifying conditions for motion.

Proposed conditions: Agree with originally approved variance location of 20ft from setback; fence along Woodlawn to be built at 6ft and have a uniform height, color and material type; must demonstrate vegetative buffer at time of installation in compliance with the code; removing existing 4ft. picket fence.

**Mr. Millspaugh moved to approve the proposed fence across the front of the house subject to the conditions discussed. Seconded by Mr. Wrightenberry.**

**Aye:** 4 - Chairman Brandvik, Vice Chairman Millspaugh, Wrightenberry, and Shank

**Absent:** 3 - Marich, Mariano, and Ciliento

## CITIZENS COMMENTS

None to be heard.

## APPROVAL OF MINUTES

[19-0111](#) Approval of April 8, 2019 Meeting Minutes

**Mr. Millspaugh moved approval. Seconded by Mr. Wrightenberry.**

**Aye:** 4 - Chairman Brandvik, Vice Chairman Millspaugh, Wrightenberry, and Shank

**Absent:** 3 - Marich, Mariano, and Ciliento

## GENERAL AGENDA

[19-0120](#) Discussion of On-Street Parking Permits & Permitted Parking Near Certain Parks

Mr. Murphy introduced Chris Brimo-Calvin, Giordano and Associates, Town Planner-here to discuss onstreet parking permits; Mr. Murphy and Mr. Brimo provided background discussion regarding parking at Hallett Park, Coe Road, Winston Park, and Thompson Park; presented presentation of areas.

Discussion of Coe Road: park area; right-of-way; areas owned by the villas; possible parking areas; possible Kayak launch.

Discussion ensued regarding parking permits; stickers or hang tags; annual change of tags; cost of parking permits for residents and recreation members; holiday parking.

Discussion of Hallett Park: no parking between sunset and sunrise on Bayview; location of parking spaces; signage; handicap space; liability of Town as to location of spaces.

Board discussed Thompson Park and Winston Park; two spaces are all that will safely fit for residents at Thompson Park; board doesn't see issue in area, best to leave alone; same as with Winston Park, best to leave alone.

Mr. Brimo will create a graphic of potential spaces on Bayview and Coe Road; will look at right-of-ways throughout town for possible no street parking on narrow streets.

[19-0122](#)

Discussion of Fence Regulations

Mr. Murphy summarized prior discussions for fencing and materials; plantings and irrigation.

Mr. Brimo stated language added regarding grade; need to remove subjectivity from material waiver; conditions for maintenance; visibility triangle requirements; landscape buffer; provide samples of vegetation.

Discussion ensued regarding increasing initial planting size; associated costs; vegetation maintenance.

Mr. Murphy requested clarification on rod iron fencing; no chain-link along front yard setback; uniformity for corner lots; visual plane of plantings.

Ms. Brandvik commented on need to enforce code violations; Mr. Murphy discussed court process and successful results.

**OTHER BUSINESS**

No other business.

**COMMISSION ADVISOR REPORT**

Deputy Mayor Rettstatt commented on upcoming community meetings regarding Belleair Country Club purchase proposal for Waterfall West.

Mr. Murphy stated the July 8th Planning and Zoning board meeting will likely for Pelican Golf Course modifications, variances etc. for development plan.

**ADJOURNMENT**

Meeting adjourned in due form at 7:41 PM.

**APPROVED:**

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**Chairman**