



PELICAN GOLF CLUB

Phase 3

Expansion of Original Golf Course Reconstruction Project to Include Newly Acquired Parcels

Project Narrative

Date: May 14, 2018

Prepared By:



BEAU WELLING
DESIGN™



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Project Summary

This document describes a project that is an expansion of Pelican Golf Club, a golf course renovation and new golf clubhouse project previously approved by the Town of Belleair. Please refer to PELICAN GOLF CLUB RECONSTRUCTION PLAN Project Narrative dated January 12, 2017 (Revised March 27, 2017) for more information on the original submittal. The Owner has acquired an additional 1.13 acres across Golf View Drive (to the south of the original golf course parcel). The closing of the portion of Golf View Drive that separates the golf course from the newly acquired parcel will create an “open” parcel that could now be incorporated into the design and layout of the golf course. In addition, the Owner is proposing to upfit the existing golf course maintenance facility as part of this Phase 3.

The original plan called for two practice tees and one practice green. The practice tee locations in the original layout created a relatively short practice range length by today’s standards and couldn’t move back due to the restriction of the location of Golf View Drive. Further, only having one practice green is less than desirable. The additional land acquired by the Owner will allow the practice range to be lengthened to a more suitable yardage for today’s players and allow room for two additional practice greens (3 total greens). In addition, the Owner is proposing to build two cottages that will serve as overnight accommodations for the members of the Club. The Owner is also proposing to build a Golf Learning Center which will provide an indoor hitting and lesson area for golfers.

In order to make these improvements on the new parcels, the area must be cleared of all internal trees. Golf course construction activities such as shaping, creating positive surface drainage, adding drainage pipe, etc. fundamentally require trees to be cleared. Further, many of the perimeter trees will also be cleared for two reasons: 1) many of the edge trees are in poor health or of low quality and 2) the Owner has agreed to install a sidewalk along the perimeter of the parcels - to allow for a pedestrian connection from the new end of Golf View Drive to Indian Rocks Road - and room is needed to fit the sidewalk in. The amount of tree replanting proposed on the Preliminary Landscape Plan will not meet the requirements of Town code in terms of compensatory planting and thus the applicant has filled out a Variance Request which is detailed in the last section of this document. Note that the proposed landscaping along the perimeter of the new parcel will satisfy the vegetative buffer requirements of the Town Code.

A fence and wall combination structure is also proposed along the perimeter of the parcel. On the south side of the parcel, the fence would be just on the golf course side of the sidewalk and landscaping (a hedge and trees) will be placed along the golf course side of the fence to screen the views of the fence and to create privacy for the adjacent homeowners. Along the Indian Rocks Road perimeter, the proposed fence and wall will tie into the wall/wrought iron fence (same design and materials) combination that was approved along Indian Rocks Road in the previous submittal. The proposed location of the fence and wall combination is inside the designated setback area and thus will result in a Variance Request which is detailed in the last section of this document.

The improvements to the golf course maintenance will include the upfit of the existing golf course maintenance building, the addition of a new building, and the expansion of the parking area. The proposed location for the new building is near the shared property line with the Town (the Town's maintenance operation is the adjacent use) and the new building would be located inside the designated setback area. Thus, a Variance Request has been included in the last section of this document.

It is important to note that none of the car parking calculations or parking lot layout details discussed as part of the original submittal will change as part of this new plan. The expanded practice range and the cottages will only be used by people that are already on site using the golf course thus there will be no additional "load" on car parking. Further, the layout of the original parking lot has not changed with the addition of the new parcels.

Right-of-Way Vacation Summary

Historically Golf View Drive, turning off of Indian Rocks Road, has been used as a secondary access point to the Belleview Biltmore / Pelican Golf Course. Recently Golf View Drive has become a cut-thru road for those seeking to avoid the stop light at the intersection of Indian Rocks Road and Mellenbacher Road or otherwise seeking a shortcut to Indian Rocks Road. As a result, the vehicles using the cut-thru travel Golf View at excessive speeds, placing those using Golf View in great danger. Those living along Golf View and other nearby streets are now forced to place cones in the street and to use other “self-help” remedies to slow down traffic. By eliminating the access point at Indian Rocks Road, most cut-thru traffic will cease. This will be a tremendous benefit for those residing on Golf View and thereby the Town. A cul-de-sac will be added as shown on the rendering included in the overall plan. The section of Golf View to be vacated is in need of repair and repaving. By vacating this section of Golf View, the need to expend Town resources for the upkeep and maintenance of this portion of the road will be eliminated. Neither the golf course property or those living along the relevant portion of Golf View Drive will be affected by the vacation since both have other preferred points of access.

Structures

Cottages

Two cottages are proposed to be constructed that would provide overnight accommodations for members of the Club and their designated guests. These types of cottages have become a “must have” amenity for Clubs such as this, along with fitness facilities, practices areas, and exclusive pro shops. Our research has shown that almost all new golf facilities on both coasts of Florida and other areas of the country offer cottages to their members. While the cottage plan at Pelican is much smaller in scale than most other golf clubs, it is nevertheless vital to our mission of creating the best new golf facility in Florida.

The details on the Club Cottages at Pelican are as follows:

- Two (2) 2-story cottages, each consisting of approximately 3,800 square feet.
- Each cottage will have four (4) bedrooms on each floor. Each bedroom will exceed a size of 300 square feet.
- Average roof height of approximately 28 feet.
- Common living areas with television and library reading areas.
- Each cottage will have a single common keyed entrance.
- Vehicle parking will not be allowed near or adjacent to the cottages. Guest vehicles will be valet parked in the club parking lot.
- Use of the cottages will be for club members and their sponsored guests only. No outside rental or unsponsored use will be allowed. The cottages are in no way intended to be used as transient rentals. All use shall be controlled and monitored by the club owner.
- Fees for use of the cottages will be billed to and paid by the club member.
- No third party booking service or reservation service will be used.

The exterior architecture of the structures will match the Clubhouse and Grill Room / Pro Shop. Further details related to the floor plans, layouts, and elevations of the buildings can be found in the Plans section of this document.

Golf Learning Center

At the back of the new practice tee location, there is a small building proposed for indoor hitting and golf lessons. The building will be 2,754 square feet and will include two hitting bays, a putting studio, storage for clubs, and a bathroom. The exterior architecture of the structure will match the Clubhouse, Grill Room / Pro Shop, and the Cottages. Further details related to the floor plans, layouts, and elevations of the buildings can be found in the Plans section of this document.

Landscaping

The purpose of the vegetation shown on the Preliminary Landscape Plan is to create a visual barrier between the golf practice area and the proposed side walk and to provide privacy between the adjacent homeowners and the golf elements. Further, short shots (“chips” or “pitches”) will be hit around the practice greens and a thick vegetative buffer is needed to contain stray golf balls that may get hit through the practice greens.

The detailed information in the “Preliminary Landscape Plan” section of this document includes:

- detailed list of all trees identified for removal
- indication of which of the trees to be removed require mitigation as identified by the Town (interpolated from the Town comments of required mitigation in the original proposal)
- list of type, size, quantity, and species of material to be replanted
- location of material to be replanted
- Demonstration of compliance with buffer planting requirements

The inches of proposed replanting do not meet the amount required by the Town code. Thus, the applicant is requesting a variance to the replanting requirements. Further information in support of the variance request can be found in Variance Request #2 at the end of this document.

Details of Tree Removal and Replanting

The tree survey performed for this site indicates that 183 trees exist within the property lines of the new parcels. Of these, the applicant proposes to remove 166 trees (1,872 inches) due to the poor health of the trees and to allow for the necessary construction activities associated with building the golf practice area and associated buildings. Of these 1,872 inches to be cleared, it is expected that 968 inches are required to be mitigated.

The applicant proposes to replant 29 healthy trees (including both Live Oaks and Dahoon Holly) primarily around the periphery of the site. These 29 replanted trees will account for 197 inches. Since the amount of proposed replanting is less than the amount required to be mitigated, a variance request has been filled out on pages 20 and 21 of this document.

The proposed tree replanting, along with a Podocarpus hedge, will satisfy the buffer requirements dictated by the Town code as demonstrated on the Preliminary Landscape Plan. Further, the trees and hedge will also serve as a more aesthetically pleasing border to the lots when compared to what currently exists.

The scope of the proposed landscaping also includes installation of underground irrigation for watering of the planted materials, staking of trees/plants as necessary for support, and mulching of the landscaped areas.

Plans - List of Trees to be Removed (1/2)

PELICAN GOLF CLUB					
Additional Parcel Trees to be Cleared			Species	Diameter (inches)	Requires Mitigation (Y/N)
Species	Diameter (inches)	Requires Mitigation (Y/N)			
			PALM	7	N
			PALM	12	N
PUNK	14	N	PALM	9	N
PUNK	10	N	PALM	6	N
PUNK	11	N	PALM	9	N
PUNK	11	N	PALM	6	N
PUNK	10	N	PALM	5	N
PUNK	11	N	PALM	5	N
PUNK	12	N	PALM	5	N
PUNK	16	N	PALM	7	N
PUNK	7	N	PALM	5	N
PUNK	14	N	PALM	4	N
PUNK	12	N	PALM	4	N
PUNK	13	N	PALM	6	N
PUNK	14	N	PALM	8	N
PUNK	23	N	PALM	6	N
PUNK	16	N	PALM	9	N
PUNK	22	N	PALM	8	N
PUNK	19	N	PALM	7	N
PUNK	13	N	PALM	6	N
PUNK	14	N	PALM	8	N
PUNK	24	N	PALM	10	N
PUNK	19	N	PALM	9	N
PUNK	18	N	PALM	7	N
PUNK	19	N	PALM	12	N
PUNK	13	N	PALM	10	N
PUNK	7	N	PALM	15	N
PUNK	11	N	PALM	13	N
PUNK	11	N	PALM	6	N
PUNK	11	N	PALM	15	N
PUNK	9	N	PALM	17	N
PUNK	10	N	PALM	13	N
PUNK	12	N	PALM	9	N
CAMPHOR	15	Y	PALM	12	N
CAMPHOR	5	Y	PALM	18	N
CAMPHOR	4	Y	PALM	17	N
CAMPHOR	4	Y	PALM	18	N
CAMPHOR	4	Y	PALM	10	N
CAMPHOR	4	Y	PALM	16	N
CAMPHOR	4	Y	PALM	18	N
CAMPHOR	3	Y	PALM	4	N
PALM	5	N	PALM	10	N
PALM	6	N	PALM	5	N
PALM	8	N	FICUS	6	Y
PALM	9	N	OAK	21	Y
PALM	10	N	OAK	11	Y
PALM	7	N	OAK	11	Y
PALM	9	N	OAK	11	Y
PALM	8	N	OAK	12	Y
PALM	10	N	OAK	7	Y

Plans - List of Trees to be Removed (2/2)

Species	Diameter (inches)	Requires Mitigation (Y/N)
OAK	20	Y
OAK	28	Y
OAK	10	Y
OAK	8	Y
OAK	14	Y
OAK	5	Y
OAK	5	Y
OAK	9	Y
OAK	3	Y
OAK	5	Y
OAK	13	Y
OAK	6	Y
OAK	5	Y
OAK	16	Y
OAK	13	Y
OAK	6	Y
OAK	4	Y
OAK	7	Y
OAK	15	Y
OAK	16	Y
OAK	36	Y
OAK	17	Y
OAK	10	Y
OAK	7	Y
OAK	7	Y
OAK	13	Y
OAK	8	Y
OAK	20	Y
OAK	5	Y
OAK	22	Y
OAK	20	Y
OAK	14	Y
OAK	18	Y
OAK	5	Y
OAK	8	Y
OAK	13	Y
OAK	12	Y
OAK	10	Y
OAK	7	Y
OAK	12	Y
OAK	22	Y
OAK	7	Y
OAK	35	Y
OAK	14	Y
OAK	28	Y
OAK	13	Y
OAK	10	Y
OAK	8	Y
OAK	5	Y
OAK	11	Y

Species	Diameter (inches)	Requires Mitigation (Y/N)
OAK	11	Y
OAK	9	Y
OAK	12	Y
OAK	27	Y
OAK	13	Y
OAK	15	Y
OAK	20	Y
OAK	18	Y
OAK	17	Y
OAK	22	Y
OAK	14	Y
PINE	9	Y
PINE	4	Y
PINE	4	Y
PINE	6	Y
PINE	3	Y
PINE	7	Y
PINE	10	Y

Summary	
Total Trees to be Cleared	166
Total Inches of Trees to be Cleared	1872
Total Trees Requiring Mitigation	83
Total Inches of Trees Requiring Mitigation	968

Plans - List of Trees to be Planted

PELICAN GOLF CLUB
Additional Parcel: Trees to be Planted

Species	Diameter (inches)
Live Oak	8
Live Oak	8
Live Oak	8
Live Oak	8
Live Oak	8
Live Oak	8
Live Oak	8
Live Oak	8
Live Oak	8
Live Oak	8
Live Oak	8
Live Oak	12
Live Oak	12
Live Oak	12
Live Oak	12
Live Oak	12
Live Oak	12
Live Oak	18
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3
Holly	3

Total Trees to be Planted	29
Total Inches to be Planted	197

Plans - Expansion Area - Preliminary Landscape Plan



Additional Land - Planting Plan Quantities			
Type	Size	Spacing	Quantity
<i>Podocarpus</i>	15 Gallon	3' O.C.	231
<i>Quercus virginiana</i>	8" Caliper	As Shown	10
	12" Caliper	As Shown	5
	18" + Caliper	As Shown	1
<i>Ilex cassine</i>	3" Caliper	As Shown	13

LEGEND:

LINWORK

- PROPERTY LINE
- PLANTING INCLUSION EXTENTS

PLANTS

- PODOCARPUS HEDGE*
15 GALLON / 3' O.C. SPACING
- QUERCUS VIRGINIANA*
8-12" CALIPER & 18" + CALIPER AS SHOWN
- ILEX CASSINE*
3" CALIPER

TYPE A

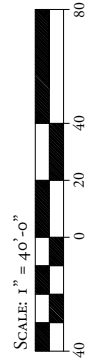
TYPE B

25' TYPE B BUFFER

15' TYPE A BUFFER



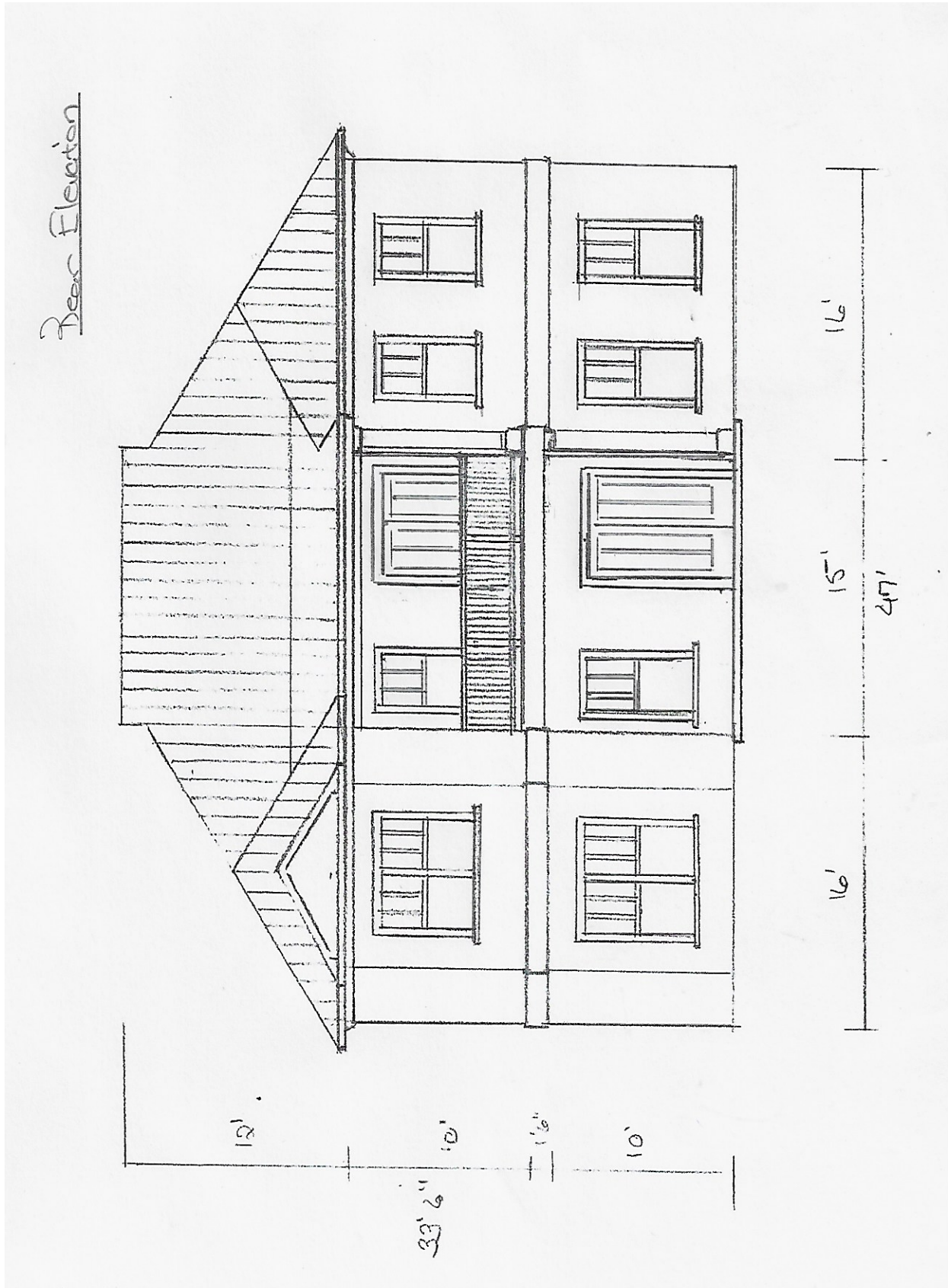
EXPANSION AREA - PRELIMINARY LANDSCAPE PLAN
 PELICAN GOLF CLUB - BELLEAIR, FLORIDA
 MAY 11, 2018



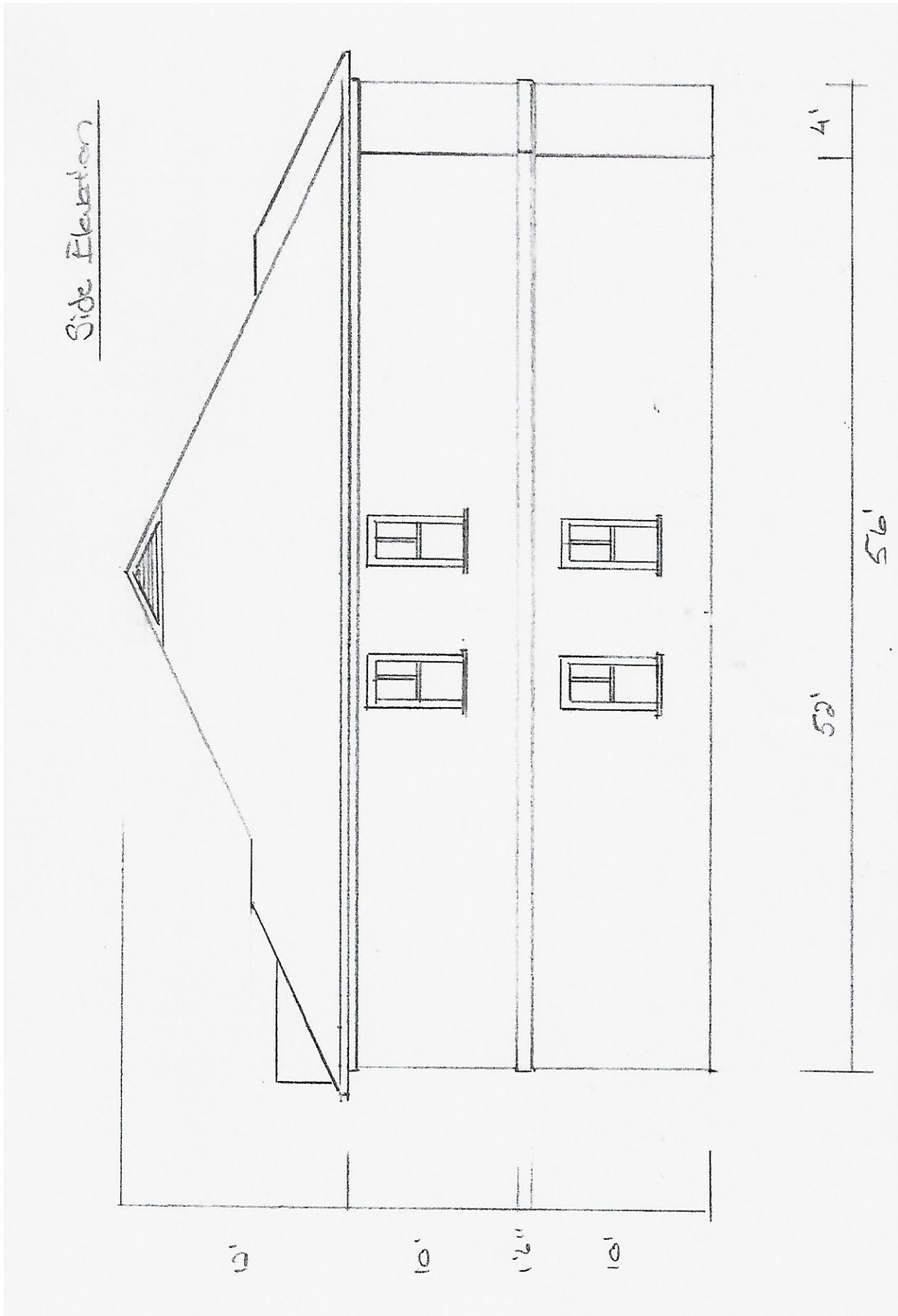
Plans - Cottages - Front Elevation



Plans - Cottages - Rear Elevation



Plans - Cottages - Side Elevation



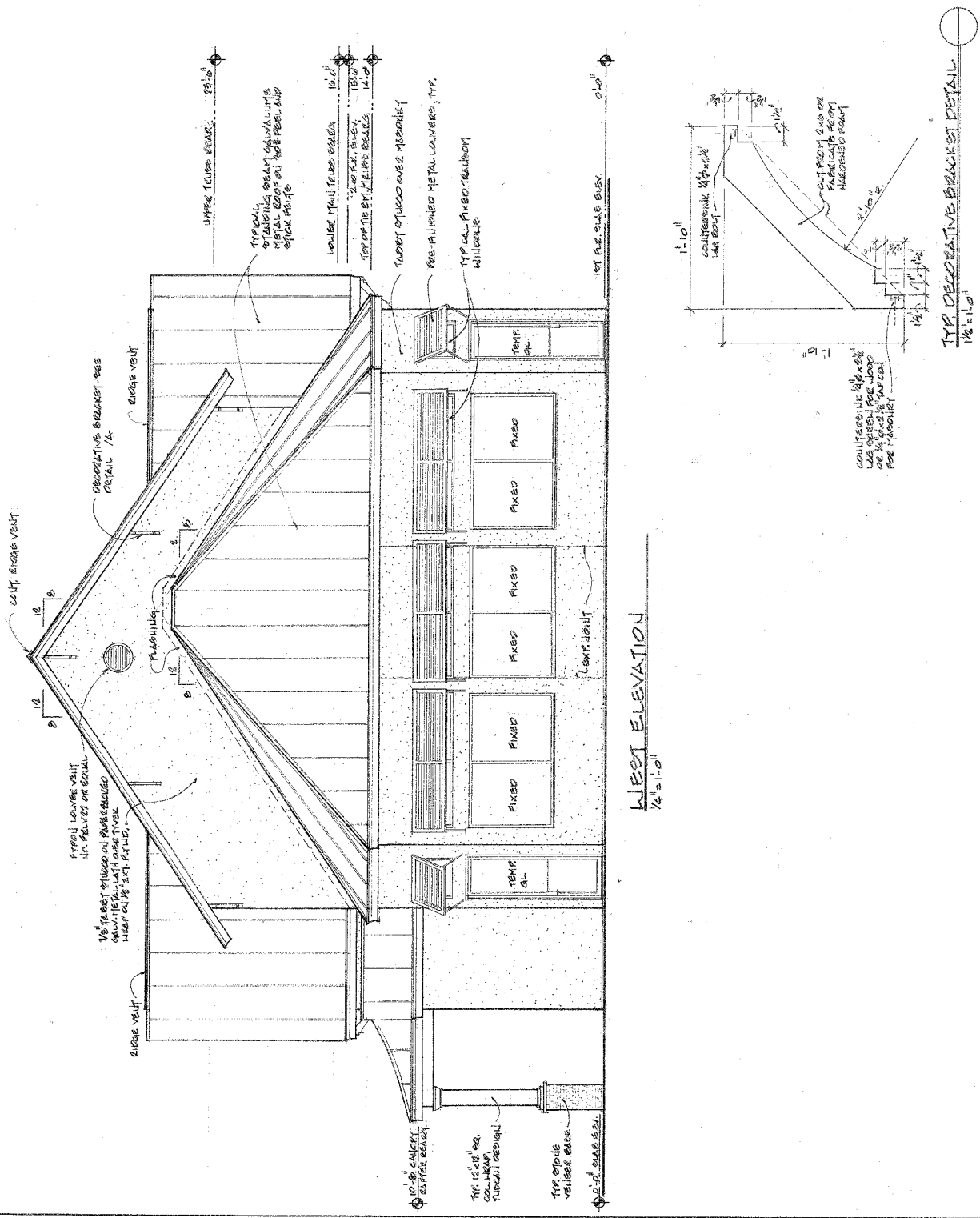
Plans - Golf Learning Center - West Elevation

REVISIONS	DATE

BARRY P ULLMANN
 ARCHITECT, LLC
 815 MISSOURI AVE, SUITE B
 CLEARWATER, FLORIDA, 33756
 baryullmann@aol.com
 727-441-4408



DATE	
DESIGNED BY	
CHECKED BY	
SHEET NO.	
OF	



WEST ELEVATION
 1/4" = 1'-0"

TYP. DECORATIVE BRACKET DETAIL
 1/8" = 1'-0"

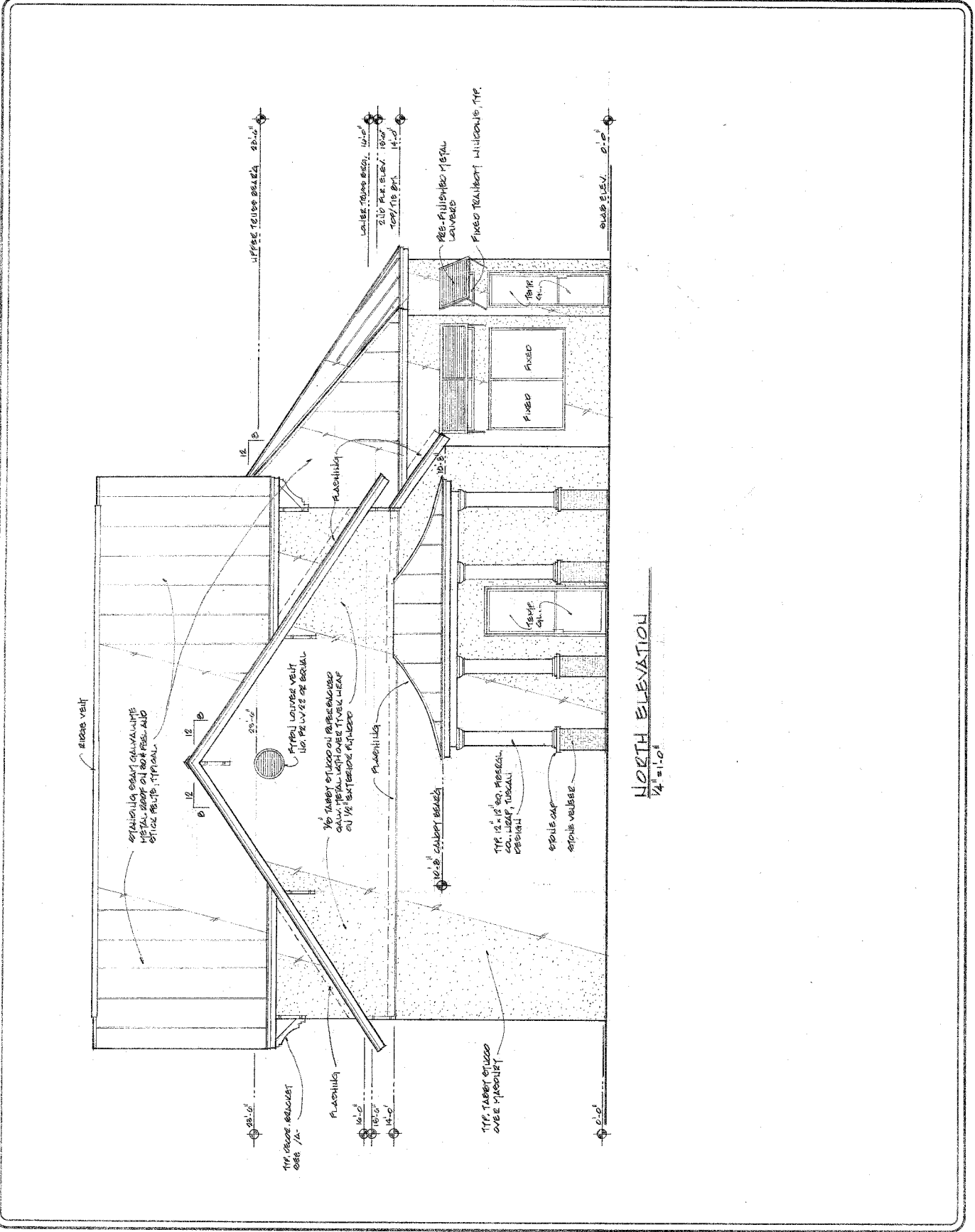
Plans - Golf Learning Center - North Elevation

REVISIONS	DATE

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 815 S. MISSOURI AVE., SUITE B
 CLEARWATER, FLORIDA, 34788
 barryullmann@aol.com



DATE:	
DESIGNED BY:	
CHECKED BY:	
DATE:	
SCALE:	



NORTH ELEVATION
 $\frac{1}{4}'' = 1'-0''$

Plans - Golf Learning Center - East Elevation

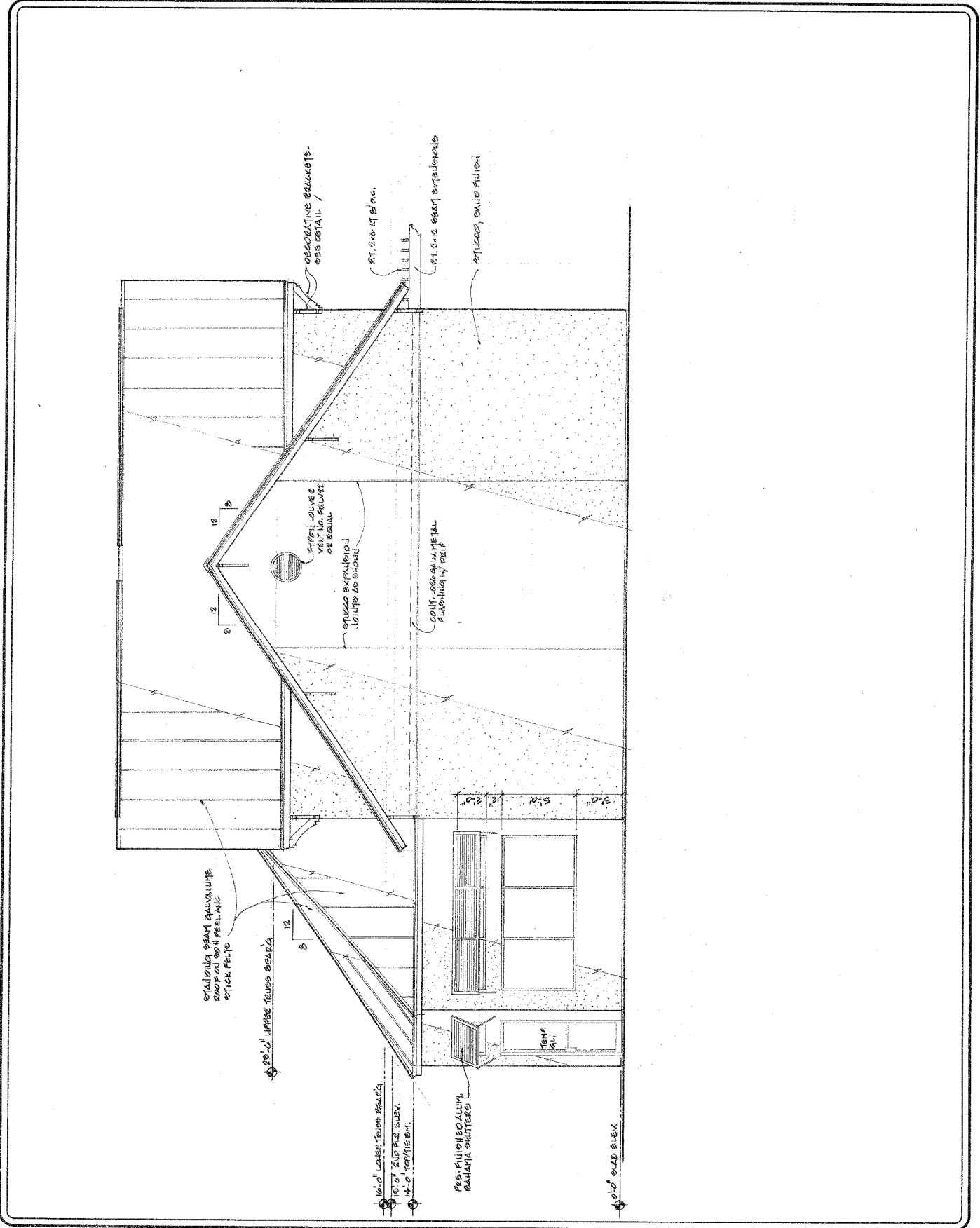
REVISIONS	DATE

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 727-441-4405
 barryullmann@aol.com

**BARRY P ULLMANN
 ARCHITECT, LLC**



DATE:	SHEET NO.:
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DRAWN BY:	



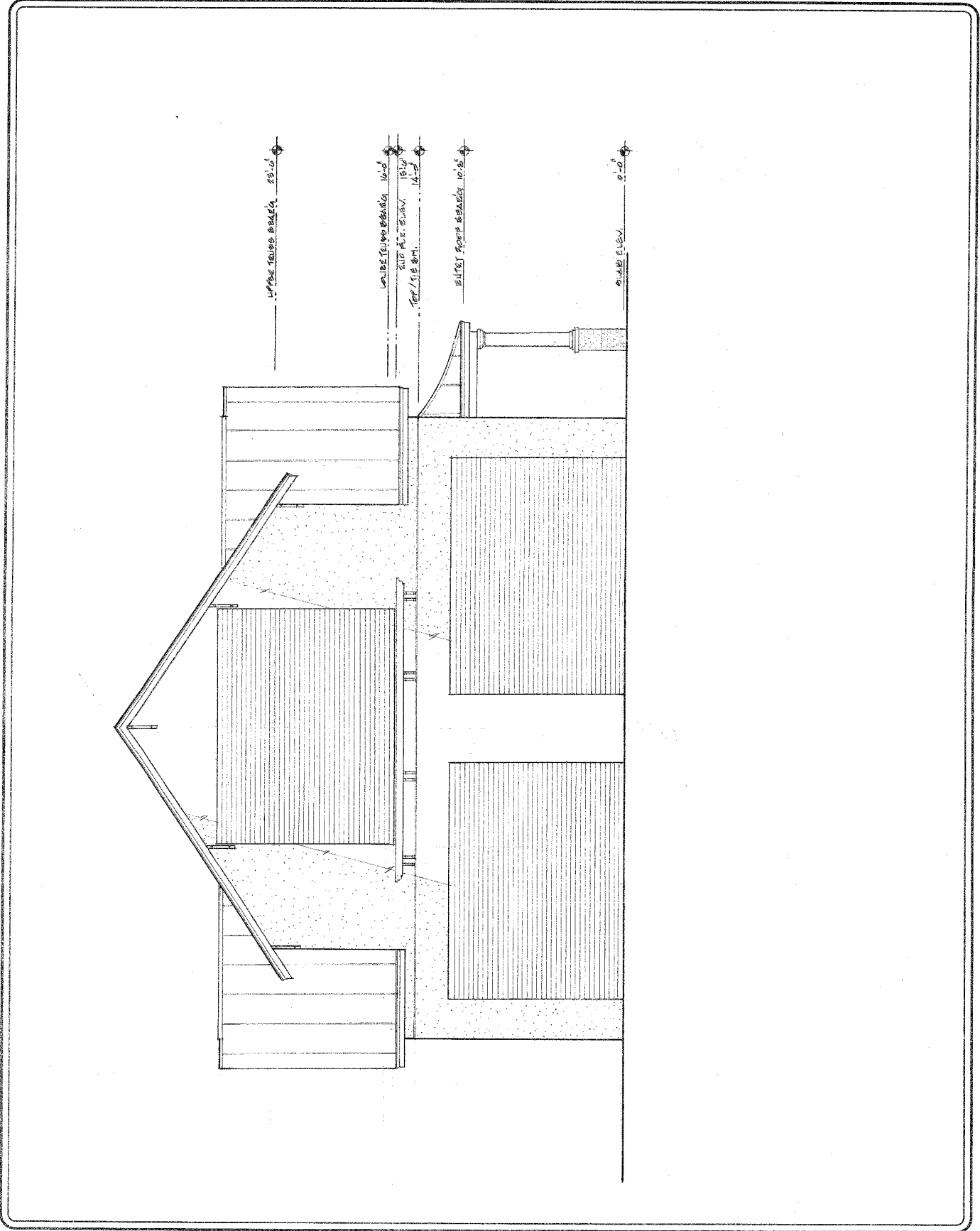
Plans - Golf Learning Center - South Elevation

REVISIONS	DATE

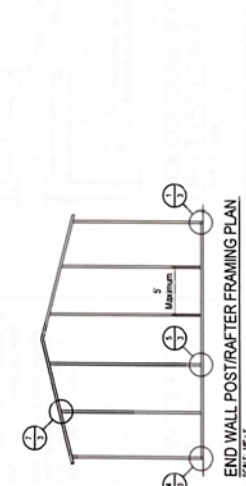
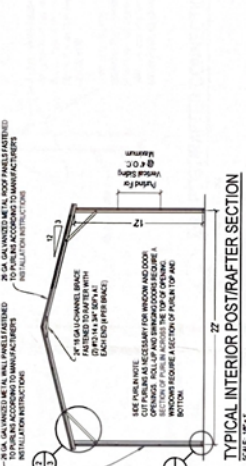
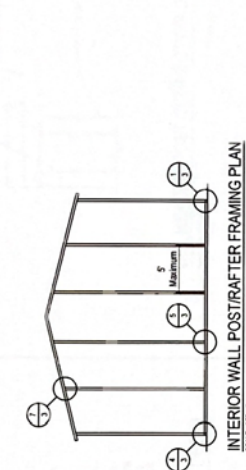
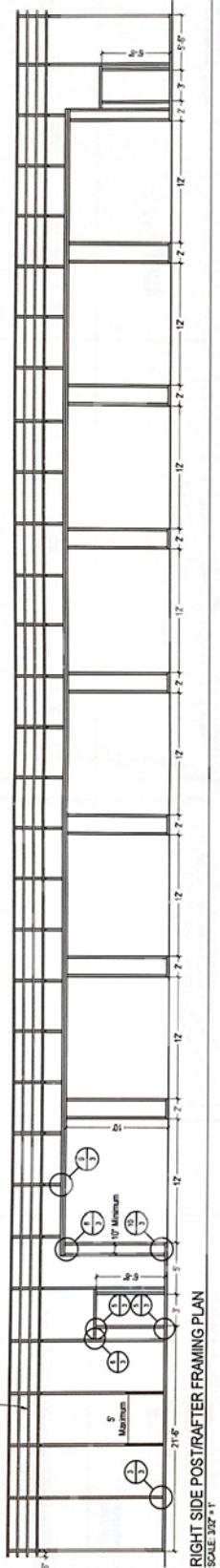
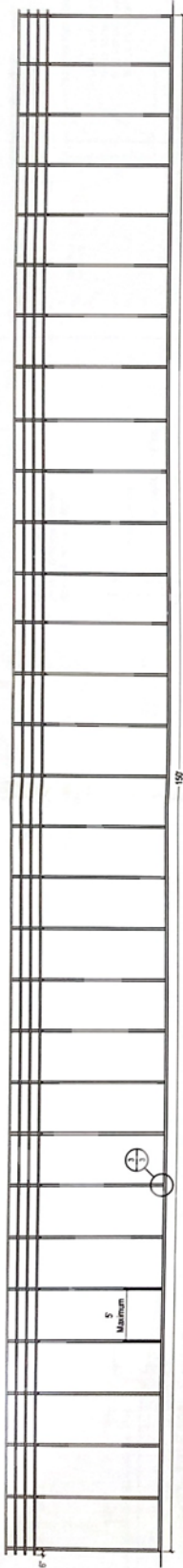
BARRY P ULLMANN
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 727-441-4405
 815 S. MISSOURI AVE., SUITE 8
 CLEARWATER, FLORIDA, 34758
 baryullmann@aol.com



DATE	
DRAWN BY	
CHECKED BY	
DATE	
SHEET NO.	



Plans - Maintenance Building #2 Elevations



GENERAL NOTES:

1. THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM, COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET BACKS, FINISH FLOOR ELEVATIONS AND SLOPES, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.
2. THESE STRUCTURES ARE DESIGNED AS NON-HABITABLE UTILITY/STORAGE BUILDINGS (RISK CATEGORY I) CAPABLE OF SUPPORTING DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, INCLUDING DOORS, WINDOWS, OR OTHER COMPONENTS NOT LISTED IN THE PRC APPROVED PRODUCTS LIST (THIS SHEET), AND NOT PROVIDED AND INSTALLED BY CARPORTS ANYWHERE, INC., WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNERS RISK. BECHTOL ENGINEERING AND TESTING, INC. SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.
3. ALL COMPONENTS AND CLADDING SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL STEEL TUBING SHALL BE 60 KSI GALVANIZED STEEL. ALL FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.
5. ALL FIELD FRAMING CONNECTIONS SHALL BE #12 14 x 1" SELF DRILLING SCREWS WITHOUT CONTROL SEAL WASHER. ALL SHOP FRAMING CONNECTIONS SHALL BE WELDED.
6. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. CONCRETE SLAB FOUNDATIONS SHALL BE REINFORCED WITH 60 KSI A7011 A WELDED WIRE FABRIC COMPLYING WITH ASTM A 185, OR WITH SYNTHETIC FIBER REINFORCED CONCRETE COMPLYING WITH ASTM C1116.
7. CONCRETE EXPANSION ANCHORS SHALL BE WEIGHT ANCHOR MODEL AT 1252, OR SLEEVE ANCHOR MODEL HSA 1260, OR EQUIVALENT.
8. POSTRAFTER BRACING BRACE ON EVERY POSTRAFTER CONNECTION, EXCEPT FOR END WALLS AND CABLE ENDS.
9. SLAB FOUNDATION SUBGRADE SOILS SHALL BE TREATED AND COVERED WITH 6 MIL VAPOR RETARDER PER SECTION R1018.1 OF THE FLORIDA BUILDING CODE, SIXTH EDITION (2017), RESIDENTIAL, AND SECTION 1915.1 OF THE FLORIDA BUILDING CODE, SIXTH EDITION (2017), BUILDING. MINIMUM ALLOWABLE FOUNDATION SOIL CONTACT BEARING PRESSURE OF 2,000 PSF IS ASSUMED.
10. 14 GA FRAMING: 2-1/2" x 2-1/2" TUBE STEEL (TBS) WITH 2-1/4" x 2-1/4" x 1/8" TUBES.
11. 12 GA FRAMING: 2-1/4" x 2-1/4" TBS WITH 7-7/8" x 7-7/8" TBS TUBES.

- CONCRETE**
Concrete Shall Have a Minimum Specified Compressive Strength of 2000 PSI at 28 Days.
- COVER OVER REINFORCING STEEL**
For foundations, minimum concrete cover over reinforcing bars shall be 3 inches in foundations where the concrete is cast against and permanently in contact with the earth or exposed to the earth or weather, and 1-1/2 inches elsewhere. Reinforcing bars embedded in grouted cells shall have a minimum clear distance of 1/2 inch from the grout or 1/2 inch for coarse grout between reinforcing bars and any face of cell. Reinforcing bars shall be installed in accordance with the manufacturer's instructions for installation of reinforcing bars in masonry units with face exposed to earth or weather 1-1/2 inches for masonry units not exposed to earth or weather.
- REINFORCING STEEL**
The reinforcing steel shall be minimum Grade 40.
- GALVANIZATION**
Metal accessories used in the construction and not directly exposed to the weather shall be galvanized in accordance with ASTM A 153, Class B, with a minimum thickness of 0.015 inches. Screws, bolts and nuts exposed directly to the weather shall be stainless steel or hot dipped galvanized.
- REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:**
1. The diameter of the bend, measured on the inside of the bar, is not less than six bar diameters, and
 2. Reinforcement partially embedded in concrete shall not be bent.
- WHERE BENDING IS NECESSARY TO ALIGN DOWN BAR WITH A VERTICAL CELL, BARS SHALL BE EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.**

BECHTOL ENGINEERING AND TESTING, INC.
655 WEST NEW YORK AVENUE
BELLAIR, FLORIDA 33720
Certificate of Authorization No. 38638

Professional Engineer
Thomas Bechtol, P.E.
Florida License No. 38638

STATE OF FLORIDA
PROFESSIONAL ENGINEER

PROPOSED UTILITY STRUCTURE - BLDG. #2
1501 INDIAN ROCKS ROAD
BELLAIR, FLORIDA

DATE: 4/11/18
SCALE: NTS
PROJECT: G10002
DRAWN: MMB
CHECKED: MMB
PROJECT TB

BECHTOL ENGINEERING AND TESTING, INC.
CORPORATE HEADQUARTERS: 655 WEST NEW YORK AVENUE, BELLAIR, FLORIDA 33720
OFFICE: 1501 INDIAN ROCKS ROAD, BELLAIR, FLORIDA 33720

SHEET 2 OF 3

Formal Variance Request #1



TOWN OF BELLEAIR
901 Ponce de Leon Blvd.
Belleair, Florida 33756-1096
Phone: (727) 588-3769 ext. 215
Fax: (727) 588-3768

DATE May 10, 2018

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Dan Doyle, Jr., owner of Lot(s) 1, 2, 3, 4, 5, 32, 33, and 34 Block 32, Subdivision Magnolia Park, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned R-1.
3. The present land use on the property is Vacant Lots.
4. The decision involves Article IV Section 74-287(e) of the Belleair Land Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code.
6. The Relief prayed by the applicant is: Request permission to construct a wall/fence 10 feet from the property line abutting residential parcels and 5 feet from the ROW of Indian Rocks Road.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): The applicant would like to create a fence outside of required landscaping buffer that acts as a visually attractive border to the space and provides a barrier for the safety of both pedestrians and golfers. Refer to Variance Request #1 for further details.
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. (** Note: All costs incurred by the Town of Belleair, above and beyond the variance application fee, will be the responsibility of the applicant regardless of approval or denial of the request**)
9. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after approval by the Town Commission unless a building permit id produced from the Town with respect to the improvements contemplated by this application for variance within said twelve month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

FEE: \$300.00

Paid: _____

Dan Doyle, Jr.
Owner
c/o Tom Nash; P.O. Box 1669; Clearwater, FL 33756
Address
727 - 441 - 8966
Telephone Number

VARIANCE REQUEST #1: Request for Variance to Location of Fence and Fence Walls, pursuant to Section 74-287(e) of Town Code.

JUSTIFICATIONS (per Section 66-253(b)(1) of Town Code):

1. Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved.

The applicant would like to create a fence and wall combination in the new parcel that would serve two purposes: 1) act as an entry statement for the project (for the portion of the perimeter along Indian Rocks Road) and 2) create privacy and security barrier between the golf course and adjacent homeowners (for the portion on the southern perimeter). The structure along Indian Rocks Road would be a combination of solid brick and wrought iron as depicted on the plan, while the fence material along the southern portion would be a dark green manufactured fence product designed to visually “blend in” with the landscaping. To create the amount of room necessary for the practice greens and associated activities such as chipping, pitching, bunker practice, and putting, it is necessary to push the wall toward the outer perimeter of the parcel as much as possible. Thus, the proposed fence and wall combination location is 10’ from the property line which is inside the designated “no structure” setback area defined as 25 feet from property line.

2. The special conditions and circumstances do not result from actions of the applicant.

The need for the proposed wall location is a function of trying to maximize the size of the area associated with the practice greens. As the size of the area is maximized, the area becomes more safe for use.

3. Literal interpretation of the provisions of this Code would work unnecessary and undue hardship on the applicant.

Literal interpretation of the provisions of this Code would reduce the amount of usable space available for the practice greens. Reducing the space available would cause the greens to be located too close together and could create a safety issue of errant balls and “crossfire” of players possibly getting hit with golf balls while using the area.

4. The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, structure or building.

The variance requested is the absolute minimum needed in order to create a functional and aesthetically pleasing entry sequence for the proposed project.

5. A grant of variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the zoning district involved or otherwise detrimental to the public interest.

The intent of the code is to allow reasonable and appropriate development with the Town and the granting of this variance will not be injurious to the zoning district or otherwise detrimental to the public interest. The end result of this wall will be an aesthetically pleasing fence and wall combination that will provide visual screen from Indian Rocks Road and the adjacent homeowners.

6. A grant of variance will not result in any land use not specifically provided for in the schedule of district regulations (section 74-82 of this Code) for the zoning district in which the property is located.

The granting of this variance will not result in any adverse land use.

Formal Variance Request #2



TOWN OF BELLEAIR
901 Ponce de Leon Blvd.
Belleair, Florida 33756-1096
Phone: (727) 588-3769 ext. 215
Fax: (727) 588-3768

DATE May 10, 2018

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Dan Doyle, Jr., owner of Lot(s) 1, 2, 3, 4, 5, 32, 33, and 34 Block 32, Subdivision Magnolia Park, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned R-1.
3. The present land use on the property is Vacant Lots.
4. The decision involves Article VI Section 74-383(b) of the Belleair Land Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code.
6. The Relief prayed by the applicant is: Request for permission to replant trees as described in Project Narrative and as shown on Landscape Plan. Refer to Variance Request #2 for more details.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): Literal interpretation of the provisions of this Code would require applicant to replant 968" worth of trees to be mitigated as designated by the Town. This could correspond to more than 200 trees to be replanted which would not be feasible.
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. (** Note: All costs incurred by the Town of Belleair, above and beyond the variance application fee, will be the responsibility of the applicant regardless of approval or denial of the request**)
9. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after approval by the Town Commission unless a building permit id produced from the Town with respect to the improvements contemplated by this application for variance within said twelve month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

FEE: \$300.00

Paid: _____

Dan Doyle, Jr.
Owner
c/o Tom Nash, P.O. Box 1669, Clearwater, FL 33758
Address
727-441-8966
Telephone Number

VARIANCE REQUEST #2: Request for Variance to Tree Replacement pursuant to Section 74-383(b)(1), Section 74-383(b)(2), and Section 74-383(b)(3)

JUSTIFICATIONS (per Section 66-253(b)(1) of Town Code):

1. Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved.

There are many low quality trees on the newly acquired parcels particularly near the perimeter property lines due to years of neglected maintenance. Now is the time to clean up the trees that are in poor health or appearance. Further, the fundamental nature of golf course construction includes reshaping the ground to create golf features (greens, bunkers, fairways, etc.) and to create positive surface drainage (to eliminate standing water on the golf turf). Both of these activities require the clearing of trees. Further, the newly acquired parcels total about 1.1 acres which is a relatively small space for the uses associated with golf practice greens. Maximizing the space available requires the removal of most of the trees on the parcels.

2. The special conditions and circumstances do not result from actions of the applicant.

The applicant is taking over a parcel that has many overgrown trees and unmaintained trees. The applicant is committed to the enhancement of the beauty of the area in general as depicted by the replanting shown on the Preliminary Landscape Plan.

3. Literal interpretation of the provisions of this Code would work unnecessary and undue hardship on the applicant.

Literal interpretation of the provisions of this Code would require the applicant to plant 968" worth of trees. The space required to plant this amount of trees would not leave enough room to create a golf practice area.

4. The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, structure or building.

The proposed removal of trees is necessary to perform the work normally associated with golf course construction. The applicant has committed substantial resources to the execution of a thorough Landscape Plan that will further enhance the beauty of the area.

5. A grant of variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the zoning district involved or otherwise detrimental to the public interest.

The intent of the code is to allow reasonable and appropriate development with the Town and the granting of this variance will not be injurious to the zoning district or otherwise detrimental to the public interest.

6. A grant of variance will not result in any land use not specifically provided for in the schedule of district regulations (section 74-82 of this Code) for the zoning district in which the property is located.

The granting of this variance will not result in any adverse land use.

Formal Variance Request #3



TOWN OF BELLEAIR
901 Ponce de Leon Blvd.
Belleair, Florida 33756-1096
Phone: (727) 588-3769 ext. 215
Fax: (727) 588-3768

DATE May 16, 2018

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Dan Doyle, Jr., owner of Lot*
Block * _____, Subdivision * Belleview Biltmore Golf Club parcel, property
Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned Golf Course.
3. The present land use on the property is Golf Course.
4. The decision involves Article II _____ Section 74-84 of the Belleair Land
Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development
Code.
6. The Relief prayed by the applicant is: Request permission to construct additional golf maintenance facility
building within the 25' setback.
7. The Justification for the request is (requests for the variances must demonstrate the practical
difficulty or unnecessary hardship which justifies the variance): The dimensions of the parcel itself
make it largely unbuildable with the 25' setbacks included in the code. The Shared Use Agreement between the Town's
adjacent maintenance facility and the golf course's render this setback unnecessary in context.
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing
this application. (** Note: All costs incurred by the Town of Belleair, above and beyond the
variance application fee, will be the responsibility of the applicant regardless of approval or denial
of the request**)
9. I am aware that this request will be voided should I or my representative fail to appear at the public
hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after
approval by the Town Commission unless a building permit id produced from the Town with
respect to the improvements contemplated by this application for variance within said twelve
month period unless the construction of said improvements is promptly commenced pursuant to
the building permit and diligently pursued to completion thereafter.

FEE: \$300.00

Paid: _____

Dan Doyle, Jr.
Owner
c/o Tom Nash; P.O. Box 1669; Clearwater, FL 33756
Address
727 - 441 - 8966
Telephone Number

VARIANCE REQUEST #3: Request for Variance to Location of Structure, pursuant to Section 74-84 of Town Code.

JUSTIFICATIONS (per Section 66-253(b)(1) of Town Code):

1. Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved.

The applicant would like to create a golf course maintenance facility consistent with the size and layout of other highly regarded golf course maintenance operations in the industry. To achieve these standards, the existing building must be upfit, a new building needs to be added, outdoor storage must be created, access for deliveries from large trucks must be improved, and a formal parking lot needs to be added. The geometry of the parcel is long and skinny which makes site design for fitting in these necessities extremely difficult. The only way to fit in all the uses is to effectively maximize the width of the parcel and to locate the proposed new building 2' from the property line which is inside the 25' setback along the shared property line with the Town. Please note that the applicant and Town of Belleair have agreed to execute a Shared Use Agreement for the golf course maintenance area and the town's adjacent maintenance facility. Due to the shared use, a 25 ft. setback would be unnecessary.

2. The special conditions and circumstances do not result from actions of the applicant.

The need for the proposed new building is a function of trying to maximize the usable area of the parcel and create a properly functioning golf maintenance operation. The existing golf course maintenance compound inherited by the applicant had extreme operational challenges and limits the ability of the golf course to be maintained at a high level.

3. Literal interpretation of the provisions of this Code would work unnecessary and undue hardship on the applicant.

Literal interpretation of the provisions of this Code would reduce the amount of usable space available for the new golf maintenance facility. Reducing the space available would create a golf maintenance facility with extreme operational challenges and not allow the golf course to be maintained at a high level.

4. The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, structure or building.

The variance requested is the absolute minimum needed in order to create a functional and aesthetically pleasing entry sequence for the proposed project.

5. A grant of variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the zoning district involved or otherwise detrimental to the public interest.

The intent of the code is to allow reasonable and appropriate development with the Town and the granting of this variance will not be injurious to the zoning district or otherwise detrimental to the public interest. In fact, the setback in question is associated with a property line that the applicant shares with the Town and thus there should not be any issue of public interest.

6. A grant of variance will not result in any land use not specifically provided for in the schedule of district regulations (section 74-82 of this Code) for the zoning district in which the property is located.

The granting of this variance will not result in any adverse land use.