



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Minutes Town Commission

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Tuesday, September 20, 2016

6:30 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 6:30 PM with Mayor Gary H. Katica presiding.

### PLEDGE OF ALLEGIANCE

### COMMISSIONER ROLL CALL

**Present:** 5 - Mayor Gary H. Katica  
Deputy Mayor Karla Rettstatt  
Mayor Michael Wilkinson  
Commissioner Tom Shelly  
Deputy Mayor Tom Kurey

### SCHEDULED PUBLIC HEARINGS

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.

[16-0205](#)

Second Hearing, Approval of Resolution 2016-20, Adopting the millage rate for fiscal year 2016-2017

Micah Badana-Management Analyst II-Staff recommends adopting millage rate 5.9257; rate is the same as current year; newspaper advertised increase due to increase of total taxable value.

**Deputy Mayor Rettstatt moved approval of Resolution 2016-20, adopting the millage rate of 5.9257, which is 4.97% greater than the rollback rate of 5.6453 mills; seconded by Commissioner Wilkinson.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Mayor Wilkinson, Commissioner Shelly, and Deputy Mayor Kurey

[16-0206](#)

Second Hearing, Approval of Resolution 2016-21, Adopting the Fiscal Year 2016-2017 Budget

Mr. Badana stated total town wide budget for fiscal year 2016-2017 is \$15,765,050.; detailed the various fund amounts; no changes have been made since first hearing.

**Public comments heard**

William Trembour-Resident-Seeking clarification regarding budget ad and county tax trim notice.

Mr. Murphy-Assistant Town Manager-Explained impact of increased property values; Mr. Maxwell-Town Manager-Commented entire tax bill millage rate is approximately 22; Belleair taxes are 5.9257 of that.

**No further public comments**

**Deputy Mayor Rettstatt moved approval of Resolution 2016-21, adopting the fiscal year 2016-2017 capital and operating budget; seconded by Commissioner Wilkinson.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Mayor Wilkinson, Commissioner Shelly, and Deputy Mayor Kurey

*The following were sworn in by Town Clerk regarding variance requests: Dave Healey, Brian Barker, Michael Cheezem, Zack Vervaecke.*

[16-0191](#)

Request for Variance-1501 Indian Rocks Road

Mr. Murphy presented case; applicant is Green Golf Partners; requesting three after the fact variances as follows:

1. Allow existing ground structure with two signs separated by more than 3ft to be counted as one sign; 1 1/2ft variance for distance between signs.
2. Allow maximum use of signage area to be increased from 20 sqft to 45 sqft; requesting 25ft increase to signage area.
3. Allow one variable sign to be placed on sign for advertising special events.

Mr. Murphy stated town discovered sign not in compliance with code; also question of variable messaging; showed photos of proposed signage; Planning and Zoning Board approved unanimously.

Mayor Katica asked for any exparte communications; none stated.

Zack Vervaecke-Green Golf Partners, Applicant-Nothing to add; available for questions.

**No public comments**

**Commissioner Wilkinson moved approval for granting the three variances as stated in the summary for the sign located at 1501 Indian Rocks Rd; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Mayor Wilkinson, Commissioner Shelly, and Deputy Mayor Kurey

[16-0202](#)

Request for Variance-1612 Indian Rocks Road

Mr. Maxwell stated applicant requested a continuance; needs time to seek additional

engineering and architectural work; suggested date in November.

**Commissioner Shelly moved to continue request for variance at 1612 Indian Rocks Road; seconded by Deputy Mayor Rettstatt.**

Mr. Maxwell advised due to meeting being advertised, a date certain must be selected; suggested sending back to Planning and Zoning Board if new information is submitted.

**Commissioner Shelly amended his motion to continue on November 15th; seconded by Deputy Mayor Rettstatt.**

Commissioner Kurey mentioned possible conflict with the election and November meeting dates.

**Commissioner Shelly amended his motion to continue to November 22nd; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Mayor Wilkinson, Commissioner Shelly, and Deputy Mayor Kurey

Mr. Murphy stated the November meeting dates are in fact November 1st and 15th; no conflict with election as Election Day is November 8th.

**Commissioner Shelly revised his motion to November 15th; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Mayor Wilkinson, Commissioner Shelly, and Deputy Mayor Kurey

### [16-0193](#)

Request for Variance-1 Country Club Lane (Parcel No. 21/29/15/06480/000/0313)

Mr. Murphy read parcel no. 20-29-15-06480-000-0313 for record; Mr. Healey to present case.

Dave Healey-Calvin Giordano and Associates, Town Planner-Belleair Country Club requests variance to landscape buffer requirement between two separate zoning districts; property was acquired as part of the JMC redevelopment site; zoning is hotel. Applicant is proposing to redesign and expand parking lot to include property; project to be done in two phases. Conclusion that landscape would be temporary and serve no purpose in the end; when hotel parcel is rezoned, the requirement would not exist.

Mayor Katica asked for any exparte communications; none stated.

Mr. Murphy noted Planning and Zoning Board recommended unanimous approval.

Brian Barker-Deuel and Associates, Project Engineer-Available for questions; property line runs through parking lot, landscaping not appropriate.

**No public comments**

**Deputy Mayor Rettstatt moved approval of the request for variance at 1 Country Club Lane (Parcel No. 21/29/15/06480/000/0313); seconded by Commissioner Wilkinson.**

Aye: 5 - Mayor Katica, Deputy Mayor Rettstatt, Mayor Wilkinson, Commissioner Shelly, and Deputy Mayor Kurey

16-0203

## Request for Variance-Belleview Place Temporary Signs

Mr. Murphy introduced case; Dave Healey detailed individual sign variances requested by Belleair Country Club and JMC Communities as follows:

Signs 1&2: Located at Ft. Harrison Ave and Belleview Blvd; off premise temporary signs; 2ft setback encroachment.

Sign 3: Located at Alexander Rd. and Druid Rd.; off premise sign; allow for setback encroachment. Property is zoned R-1 and code has size limitations; no residence on property.

Mr. Healey suggests limiting duration to two years with option for Town Manager to extend; changes to sign graphics have been submitted. Planning and Zoning Board recommended approval subject two conditions: temporary signs are to meet setback requirements at time of permanent sign construction; two year expiration from Commission approval then must go back to board for consideration.

Mayor Katica asked for any exparte communications; none stated.

Michael Cheezem-JMC Communities, Applicant-Provided photo of design change; requests consideration of option for extension handled administratively versus going back to board.

Edward Shaughnessey-Belleair Country Club-In favor of request.

**No further public comments**

Commissioner Kurey requested details regarding Planning and Zoning Board conclusion. Deputy Mayor Rettstatt commented that two years deemed an appropriate time; allows for any issues that may arise to be addressed.

**Commissioner Shelly moved approval of the variance request for each of the following three locations with the following conditions: Condition 1-Variance shall expire within four years from the approval date by the Commission, and Condition 2-Upon installation of the permanent signs, the temporary signs shall be relocated from within the setbacks; seconded by Commissioner Wilkinson.**

Discussion ensued regarding expiration period; unit sales timeframe; no history of similar requests; staff and board recommendations. Mr. Healey clarified his recommendation; project completion estimated as four years.

**Commissioner Shelly amended motion two make it two years with additional two years with administrative review; seconded by Commissioner Wilkinson.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Mayor Wilkinson, Commissioner Shelly, and Deputy Mayor Kurey

Mr. Healey detailed variance request for the last sign as follows:

Sign 4: Located at Alexander Rd. and Druid Rd.; variance for additional on premise sign and size of sign; suggests same conditions as prior motion.

**Deputy Mayor Rettstatt moved approval of the Belleview Place temporary sign variance for the fourth sign, to include the same conditions; seconded by Commissioner Wilkinson.**

### **CITIZENS COMMENTS**

(Discussion of items not on the agenda. Each speaker will be allowed 3 minutes to speak.)

Neil Palenzuela-Resident-Seeking clarification of buyer timeline; required documentation.

Mr. Maxwell stated developers are hoping to close in December; just received site plans; still under review as to completeness; no conservation easement at this time; December time may not be achievable. Town must approve project; documentation required for permitting.

### **CONSENT AGENDA**

[16-0209](#)

Approval of September 6, 2016 Regular Meeting Minutes

**Commissioner Shelly moved approval of the consent agenda; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Mayor Wilkinson, Commissioner Shelly, and Deputy Mayor Kurey

### **GENERAL AGENDA**

[16-0208](#)

Approval to purchase vehicles in Fiscal Year 2016-17

Mr. Maxwell recommends approval of solid waste vehicle at this time; requests waiting on the other purchases; will provide additional information.

**Commissioner Shelly moved approval to purchase the solid waste vehicle as listed on the attached schedule; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Mayor Wilkinson, Commissioner Shelly, and Deputy Mayor Kurey

[16-0207](#)

Discussion of Resolution 2016-07 Commission Rules and Procedures

Mr. Maxwell stated item is follow up from last meeting; discussion of making all meetings at 5:30 PM.

Mayor Katica in agreement; Commissioner Wilkinson feels it provides continuity.

Discussion ensued regarding continuity; resident attendance; consensus to hold both meetings at 6:00 PM. Staff will bring amended resolution forward for approval; meeting time will not change until resolution approval.

### **TOWN MANAGER'S REPORT**

Pension Board will need board and police appointed members ratified at next meeting; three individuals interested for two town representative seats; additional nominations can be made; voting at next meeting.

**TOWN ATTORNEY'S REPORT**

Mr. Ottinger had nothing to report.

**MAYOR AND COMMISSIONERS' REPORT/BOARD AND COMMITTEE REPORTS**

Commissioner Kurey-Nothing to report.

Commissioner Shelly-Nothing to report; Park and Tree Board did not meet.

Mayor Katica-Commented on traffic in town; past study regarding vehicles not being residents; damage to roadways.

Deputy Mayor Rettstatt-October 22nd police tribute at 7:00 PM.

Mayor katica added December 9th and 10th is Christmas concert at golf course.

Commissioner Wilkinson-Recreation Board did not meet; suggested part-time employee to assist Keith with roadway projects; commented on Teddi Easterman and the successful academy at summer camp.

**OTHER BUSINESS**

No other business.

**ADJOURNMENT**

No further business; meeting adjourned in due form at 7:25 PM.

**Commissioner Wilkinson moved to adjourn; seconded by Deputy Mayor Rettstatt.**

**Aye:** 5 - Mayor Katica, Deputy Mayor Rettstatt, Mayor Wilkinson, Commissioner Shelly, and Deputy Mayor Kurey

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**TOWN CLERK**

**APPROVED:**

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**MAYOR**