



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Minutes Town Commission

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Tuesday, November 15, 2016

6:00 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 6:00 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.

[16-0236](#) Request for Variance- 3 Stonegate Drive

Micah Maxwell-Town Manager-Confirmed item has been cancelled; additional information needed; will be re-advertised.

[16-0237](#) Variance Request 1612 Indian Rocks Rd

Mr. Maxwell stated applicant has requested another continuance due to issues with contractor.

**Commissioner Shelly moved that variance request 1612 Indian Rocks Rd be continued; seconded by Deputy Mayor Rettstatt.**

Discussion on setting a date certain for continuance.

[16-0237](#) Variance Request 1612 Indian Rocks Rd

**Commissioner Shelly moved to continue variance request for 1612 Indian Rocks Rd to**

**December 20, 2016; seconded by Deputy Mayor Rettstatt.**

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

## **CITIZENS COMMENTS**

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

Gail Carroll-Resident-Commented on traffic safety and the roundabout; requesting pedestrian signals for crossing in cross walk.

Brief discussion on safety of traffic circle.

Eric Wahlbeck-Director of Parks and Recreation-Provided recommendations received from traffic engineer; yield and cautionary signs reducing speed to be installed; working with police department on education regarding use of roundabout; rumble strips to be installed at a later date.

Discussion ensued regarding traffic lights; design speeds; adding flashing signs. Commission consensus to investigate installing flashing signs.

John Rich-Resident, Representative from Belleair Community Foundation-Honor the Blue Tribute raised \$60,420.00 in donations and equipment for the Belleair Police Department; presented check in the amount of \$10,420.00 to the Town.

Eric Wahlbeck-Thanked the police department for their help during Laurie Lane Halloween event.

## **CONSENT AGENDA**

[16-0233](#)

Approval of November 1, 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**

[16-0240](#)

Traffic Discussion

Mr. Maxwell discussed the 1997 traffic study; multiple smaller studies have been done in recent years; summarized components of original study and data; options for adding traffic calming measures and signals; provided data from recent traffic counts.

Discussion ensued regarding types of calming devices; increased future traffic from Belleview Place development; altering width of streets; Mayor Katica would like resident input.

Gail Carroll-Resident-Suggested changes to roundabout.

Commissioner Kurey commented on results of past focus groups; seeking resident input and staff recommendations. Mr. Maxwell stated staff has no recommendations for specific traffic calming; seeking direction from the Commission; professional engineering study is a large expense.

Commissioner Shelly hesitant to add speed humps without majority of resident approval; suggests study once condos and Belleview Inn are open.

Discussion continued regarding expense of engineering study; staff continuing to gather and evaluate data; whether or not to pursue a professional study.

Commission consensus to continue to gather data until the time a professional study can be done.

[16-0241](#)

Extension of purchase sale agreement – Belleview Biltmore Golf Course

Mr. Maxwell stated original agreement expired; short term extension approved last meeting to allow for discussion; recommends extension to May 17, 2017.

Sandi Pisano-Resident-Commented on sale process; spoke against extension.

Mr. Maxwell stated buyer is seeking approval of plans prior to sale; process is lengthy.

Neil Palenzuela-Resident-Spoke on removal of development rights; against extension.

Jackie Germaine-Resident-Stated she is in agreement with prior comments.

Janet Sourbeer-Resident-Commented on importance of town having rights to golf course.

Mike Elliott-Resident-Commented on property value; suggested opening up to other offers to ensure best price.

Matt McIntee-Non Resident, CEO of Green Golf Partners-Spoke on contract with town; seeing effects to long term bookings.

Tom Nash-Representative for Pelican Golf-Commented on project and steps taken thus far; large project requiring more time; appraisal price; conservation easement.

Deputy Mayor Rettstatt is seeking clarification regarding conservation easement.

David Ottinger-Town Attorney-Confirmed conservation easement is forever; no third party involvement, easement stays with town; briefly reviewed current twenty year restriction previously passed for audience. Easement cannot be finalized until development is completed.

Mr. Maxwell briefly reviewed options before the Commission.

Mike Elliott-Resident-Commented on speaking with a conservation law expert.

Neil Palenzuela-Resident-Requested clarification on sale price; Mr. Nash confirmed sale amount of \$3.8 million.

Janet Sourbeer-Resident-Spoke in support of buyer and contract.

Agnes Green-Resident spoke in favor of moving forward with agreement.

John Rich-Resident-Spoke on Doyle family; supports extension.

Pat Kapin-Non Resident, Belleview Biltmore Golf Course member-Commented on upcoming season, seeking final date; Mr. Maxwell stated extension would be until May, could potentially close sooner.

Sandi Pisano-Resident-Questioned whether club will be private or semi-private; Mr. Nash stated has not been determined.

Mr. Maxwell discussed impacts of extending and not extending contract.

Commissioner Kurey spoke on Pelican Golf's offer; town to control easement; in favor of extending.

David Esler-Non Resident, Golf Course Architect-Commented on significance of property; opening up to market.

Mayor Katica briefly commented on town's acquisition of golf course property.

**Commissioner Shelly moved approval of the request to extend the purchase sale agreement for the Belleview Biltmore Golf Course to May 17, 2017; seconded by Deputy Mayor Rettstatt.**

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

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

Mr. Maxwell-Nothing to report.

### **TOWN ATTORNEY'S REPORT**

Mr. Ottinger-Nothing to report.

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

Commissioner Kurey-Nothing to report.

Commissioner Shelly-Met with Larry Ahern, no state funding for Indian Rocks Rd; Pinellas County transportation plan has money set aside for Indian Rocks Rd; will work with Forward Pinellas to make Indian Rocks Road a higher priority.

Mayor Katica-Nothing to report.

Deputy Mayor Rettstatt-Nothing to report.

Commissioner Wilkinson-Nothing to report.

**OTHER BUSINESS**

No other business.

**ADJOURNMENT**

No further business; meeting adjourned in due form at 7:45 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**