



**Meeting Minutes
Planning & Zoning Board**

Monday, September 12, 2016

5:30 PM

Town Hall

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 5:32 PM with Chairman Brandvik presiding.

ROLL CALL

Present 6 - Chairman Bonnie-Sue Brandvik, Al Acken, Jim Millspaugh, Peter Marich, Marc Mariano, and Jerome Ciliento

Absent 1 - Vice Chairman Gloria Burton

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.

The following individuals were sworn in by the Town Clerk: Zack Vervaecke, Brian Barker, Dave Healey, Chris Brimo, Michael Cheezem, Edward Shaughnessy, David Wilcox, JP Murphy.

[16-0180](#)

Variance for 1501 Indian Rocks Road

No ex parte communications stated.

JP Murphy-Assistant Town Manager-Town provided permission for Green Golf to apply variance; detailed property construction. Applicant requesting the following three after the fact variances:

1. Allow for existing ground structure with two ground signs separated by more than 3ft to be counted as one sign; current width of structure is 4.5ft; asking for 1 1/2ft variance for distance between signs.
2. Allow maximum use of signage area to be increased from 20 sqft to a total not to exceed 45 sqft for maximum use; asking for a 25ft variance increase to the signage area.
3. Allow for one variable sign to be placed on existing marquee sign; used to advertise events.

Mr. Murphy stated no documentation of past variance to be found; purpose is to approve what has been there and address additional request; no clear code definition

on changing sign text.

Zack Vervaecke-Bellevue Biltmore Golf Club, Green Golf Partners-Old logo covered; did not want to tear down existing structure; looking to advertise Sunday brunch, Friday trivia and couples leagues within the confines of sign; available for questions.

Mr. Millspaugh served on the P & Z board when original variance for sign was granted; questioned whether this would be readdressed in event of ownership change. Mr. Murphy noted variance stays with use; if use changes, would need to reapply.

Board discussion ensued regarding other businesses having variable signs; sign being grandfathered in; no concerns with changing text for advertising.

No public comments to be heard; meeting closed to public comment.

Mr. Marich moved approval; seconded by Mr. Acken.

Aye: 6 - Chairman Brandvik, Acken, Millspaugh, Marich, Mariano, and Ciliento

Absent: 1 - Vice Chairman Burton

16-0194

Request for Variance 1612 Indian Rocks Road

No ex parte communications stated.

Mr. Murphy introduced case; applicant is Agnes Green; requesting two after the fact variances to allow a two car garage to encroach into side and rear yard setbacks. Variances requests are as follows:

1. Allow 7.5ft side yard setback to be reduced by 5.3ft, resulting in 2.2ft side yard setback.
2. Allow 25ft rear yard setback to be reduced by 7.9ft, resulting in 17.3ft rear yard setback.

Mr. Murphy stated unpermitted structure discovered by Building Department; stop work order issued.

Agnes Green and Mary Crockett were sworn in by Town Clerk.

Agnes Green-Applicant-Commented that original purpose was to have a cement poured for parking; was out of town during construction; family members doing the work proceeded to build a garage.

David Wilcox-Building Inspector-Florida codes state what is required; architectural structures must be signed off by an engineer or architect; no plans submitted for project. Options to applicant would be to submit a letter from an engineer stating it was done correctly, x-ray to prove steel rods are in place, can take down to slab level or remove completely.

Board is to approve or deny request of setback encroachment only; not addressing

safety or structural issues.

Mr. Millspaugh commented on safety regarding proximity to house and angle of vehicles backing out.

Mr. Cilento questioned overhang and water flow into neighboring property; Ms. Green stated the angle would go toward the rear of the property.

Mr. Mariano commented on setback and questioned need for garage versus parking; possibly altering size/width of garage; concerned with setting precedent.

Ms. Green confirmed she does want a garage not just parking; seeking coverage for vehicles; support letters from neighbors provided with application.

Ms. Brandvik stated that one opposition letter received from Elizabeth Dexter at 1607 Pinellas Rd.

Public comments heard

Mary Crockett-Resident, 1611 Indian Rocks Road-Spoke in support of variance.

Meeting closed to public comment

Board discussion regarding garage not alleviating issues for entry onto Indian Rocks Road; no clear hardship; questioned applicant on existing garage.

Ms. Green stated property has an existing one car garage; discussed planned use of new garage.

Board comments regarding future property owners; proximity to neighboring property could be fire code issue should neighbor request a variance; all variances stand alone.

Mr. Marich moved to deny the variance; seconded by Mr. Mariano.

Aye: 5 - Acken, Millspaugh, Marich, Mariano, and Cilento

Nay: 1 - Chairman Brandvik

Absent: 1 - Vice Chairman Burton

[16-0192](#)

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

No exparte communication stated.

Mr. Murphy stated property is legally 0 Bellevue Drive (parcel#21-29-1506480-000-0313); request to waive landscape buffer requirement between two differently zoned properties; Dave Healy to present case.

David Healey-Calvin Giordano and Associates-2.35 acre property acquired as part of Bellevue Place and Inn development; code requires landscape butter between that property and the existing country club. Applicant has proposed to redevelop parking

lot in two phases; acquired property will be part of improvement. Objective is to start phase one while finalizing plan two; planting temporary intervening landscape viewed as an unnecessary hardship.

Chairman Brandvik questioned timeframe for completion; Mr. Healey stated phase two will begin immediately upon completion of phase one. Mr. Healey further noted the property will need zoning change as it is currently hotel, had it already been done, there would be no need for landscape buffer at all.

Ed Shaughnessey-Applicant, Belleair Country Club-Confirmed no delay between phases.

Brian Barker-Deuel and Associates, Engineer- Stated property line runs right through proposed parking lot; landscape buffer would not be appropriate.

Public comments heard

Michael Cheezem-JMC Communities-Spoke in support of variance.

Closed to public comment

Mr. Acken made a motion for approval of the variance; seconded by Mr. Marich.

Aye: 6 - Chairman Brandvik, Acken, Millspaugh, Marich, Mariano, and Cilento

Absent: 1 - Vice Chairman Burton

[16-0195](#)

Variance for Belleview Place Temporary Signs

No ex parte communications stated.

Mr. Murphy stated three separate parcels involved; request if for Belleview Place temporary signs; Dave Healey to provide further information.

Dave Healey presented first request for three temporary off premise signs made by Belleair Country Club on behalf of JMC Communities; locations are as follows:

Signs 1&2: Located on country club property at Ft. Harrison Ave and Belleview Blvd. (parcel no. 21-29-15-06480-000-0100); country club sign currently on property. Variance would allow two temporary off premise sign; also allow 8ft setback.

Sign 3: Located at Alexander Rd. and Druid Rd.; .5ft setback from Druid 8.3ft from Alexander; current provisions in R1 to allow for an additional temp off premise sign but smaller size; interpretation that size restriction doesn't apply as there is no residence on property. Signs to be there during the duration of sales period; questions answered regarding size; code language in terms of duration is open ended; suggested board and applicant consider an approval for maximum of two years with opportunity for Town Manager to extend.

Mr. Millspaugh questioned timeframe of permanent signs being built; Mr. Healey stated permanent can be built at any time, commented on placement.

Michael Cheezem-JMC Communities, Applicant- Stated permanent signs are going to be built soon; concern is they are elegant and understated; need temporary signs to direct sales; requesting allowance of maximum 5five years or sell out.

Acken asked if two year period with Town Manager review is acceptable; Mr. Cheezem would like to avoid potential issues.

Board comments regarding sign placement and proximity to roadway; potential visual concerns; questioned construction timeframe.

Mr. Cheezem stated permitting for condos is in; approximately 16 months for first building completion; approximately four years for project completion.

Discussion ensued regarding timeframe for allowing signs.

Mr. Healey discussed last temporary sign:

Sign 4: Located at entryway of project on Belleview Blvd (parcel no: 21-29-15-06480-000-0301); request for one additional on premise sign larger than otherwise permitted and variance of setback. Property classified as PMU; sign to remain until completion of sales or January 2021.

No public comments to be heard; meeting closed to public comment.

Discussion ensued regarding permanent and temporary verbiage on permanent signs. Mr. Healey commented on temporary signs meeting setback requirements when adjusted; would need to be added as a part of approval. Discussion continued regarding permanent sign language and other homes in RPD area.

Mr. Marich suggested approving for two years, then issue can be revisited again; applicant is amenable to suggestion.

Mr. Marich made a motion with the condition that signs only get the variance for two years and after the two years they have to come back, and we ought to put a timeframe in when they start; seconded by Mr. Acken.

Nay: 6 - Chairman Brandvik, Acken, Millspaugh, Marich, Mariano, and Ciliento

Absent: 1 - Vice Chairman Burton

Discussion regarding including the following provisions: provided limitation of two years from date of commission approval; when permanant signs are placed, temp signs are adjusted as to not encroach into exiting setbacks.

Mr. Mariano moved to approve the sign variances as requested, time limits of two years from the date of Commission approval, and the temporary signs will need to be brought in line with permanent signage when signage is built, signs not to encroach into the setback; seconded by Mr. Acken.

Aye: 6 - Chairman Brandvik, Acken, Millspaugh, Marich, Mariano, and Ciliento

Absent: 1 - Vice Chairman Burton

CITIZENS COMMENTS

No comments to be heard.

APPROVAL OF MINUTES

[16-0171](#) Approval of July 11, 2016 Meeting Minutes

Mr. Acken made a motion to approve; seconded by Mr. Mariano.

Aye: 6 - Chairman Brandvik, Acken, Millspaugh, Marich, Mariano, and Ciliento

Absent: 1 - Vice Chairman Burton

GENERAL AGENDA

No items.

OTHER BUSINESS

No other business.

COMMISSION ADVISOR REPORT

Deputy Mayor Rettstatt-Commented on getting a map for room; staff reviewing codes, will be brought for review. Golf course site plan still under review; will be brought to board in October or November. Honor the Blue Tribute for Police Department is October 22nd; November 12th is free veteran's concert in Hunter Park.

Chairman Brandvik commented on Mr. Healey's retirement. Mr. Healey introduced Christopher Brimo; will be new director of Calvin Giordano's regional office; will stay on as part time consultant for a short time to assist; Mr. Brandvik thanked for service.

ADJOURNMENT

No further business; meeting adjourned in due form at 7:30 PM.

APPROVED:

Chairman