

# **PELICAN GOLF CLUB**

## **PROJECT NARRATIVE FOR NEW PHASE 4 EXPANSION**

**Phase 4 Expansion of Original Golf Course  
Reconstruction Project to Include Additional Parcels located at:**

**1614 Golf View Drive  
1616 Golf View Drive  
1609 Indian Rocks Road  
1611 Indian Rocks Road  
1617 Indian Rocks Road**

### **Requested Actions:**

**Rezoning and Land Use Changes  
Site Plan Approval and Variance Requests**

**AND**

**Supplemental Approvals for Phase 3  
Amendment to Development Agreement  
and Variance Requests**

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**Exhibits:**

- Exhibit A - Amended Site Plan
- Exhibit B - Detailed drawing of cul-de-sac
- Exhibit C - Plans for two 8-room cottages
- Exhibit D - Plans for the 12-room cottage
- Exhibit E - Overall comparison of approved Site Plan and Amended Site Plan
- Exhibit F - Proposed gate/columns on Poinsettia
- Exhibit G - Second entrance on Poinsettia

## Phase 4 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. For background information, please refer to PELICAN GOLF CLUB RECONSTRUCTION PLAN Project Narrative dated January 12, 2017 (Revised March 27, 2017), as well as Phase 3 Project Narrative dated May 14, 2018.

Danielson, Ltd. has acquired 1614 Golf View Drive and 1611 Indian Rocks Road. CDM Investments, Inc. has acquired 1616 Golf View Drive, 1609 Indian Rocks Road, and 1617 Indian Rocks Road (all referred to herein as the “Additional Parcels”). The Additional Parcels total approximately 1.881 acres. The applicant herein, Pelican Golf LLC (“Pelican”) is the owner of the golf course and the expanded area referenced in Phase 3. Danielson, Ltd. and CDM Investments, Inc. have joined in this application as the owners of the Additional Parcels and agree to the changes being sought herein.

The Additional Parcels are currently zoned Residential and the future land use designation is also Residential. Request No. 1 of this application is to change the zoning classification to Golf Course and the land use designation to Recreation/Open Space.

Request No. 2 of this application seeks approval of an amendment to the previously approved Site Plan (“Amended Site Plan”) which encompasses the Additional Parcels and the Phase 3 Property. The Amended Site Plan shows the location of three cottages, the new putting and chipping areas, and additional parking areas. See **Exhibit A**. Inclusive with the Amended Site Plan approval request is an application for a variance to install a fence along Indian Rocks Road and along Golf View Drive within the required 25’ front yard setback. A detailed description of the fence is shown on the proposed Amended Site Plan. A second fence variance seeks to allow a fence to be located 17.6 feet within the existing and to be dedicated right of way of the proposed cul-de-sac of Golf View Drive, as depicted on the Amended Site Plan and the detailed drawing of the cul-de-sac attached as **Exhibit B**. Pelican agrees to indemnify and hold the Town harmless from liability within the right of way area as may be required by the Town as part of its standard procedure.

Request No. 3 is to allow an amendment to the existing Phase 3 Development Agreement to allow a variance for a gate and column entrance on the North side of Poinsettia Road and a variance for a second entrance on the South side of Poinsettia Road. Variance applications are attached.

The following pages further outline Pelican’s requests in detail.

## Request No. 1

### Request for Future Land Use Plan Change and for Rezoning

The Additional Parcels are currently zoned Residential and have a Land Use designation of Residential. In order to accommodate the expansion of the golf course, Pelican is requesting that the Zoning Classification be changed to Golf Course and that the Land Use designation be changed to Recreational/Open Space. Attached hereto is the Application for Future Land Use Plan Changes and for Rezoning.



☒ **FUTURE LAND USE PLAN CHANGE**  
☒ **REZONING**

TOWN OF BELLEAIR

Application No. \_\_\_\_\_

(To Be Assigned)

All applications are to be filled out completely and correctly. The application shall be submitted to the Town of Belleair Building Department, located at 901 Ponce de Leon Blvd Belleair, Florida.

**GENERAL INFORMATION**

**APPLICATION**

Date of Submittal: \_\_\_\_\_

Street Address: 1609, 1611 and 1617 INDIAN ROCKS ROAD; 1614 and 1616 Golf View Drive

Parcel ID or Tract Number(s): SEE ATTACHED FOR PARCEL NUMBERS

Zoning Classification: *Present:* Residential *Proposed:* Golf Course

Future Land Use Plan Category: *Present:* Residential *Proposed:* Rec/OS

**NAME of APPLICANT (Property Owner):** PELICAN GOLF LLC

Street Address: 11201 CORPORATE CIRCLE N., SUITE 120

City, State, Zip: ST. PETERSBURG, FL 33716

Telephone No: \_\_\_\_\_

Email Address: \_\_\_\_\_

**NAME of any others PERSONS (Having ownership interest in property):**

Specify Interest Held: NONE

Is such Interest Contingent or Absolute: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Email Address: \_\_\_\_\_

**NAME of AGENT OR REPRESENTATIVE:**

Street Address: THOMAS C. NASH, ESQ., MACFARLANE FERGUSON & MCMULLEN

City, State, Zip: POST OFFICE BOX 1669, CLEARWATER, FL 33757

Telephone No: (727) 441-8966

Email Address: tcn@macfar.com

**AUTHORIZATION**

|                                      |            |
|--------------------------------------|------------|
| Future Land Use Plan (map) amendment | \$1,500.00 |
| Rezoning                             | \$1,000.00 |

**FEE SCHEDULE SUBPART A. GENERAL ORDINANCES**

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

Signature: \_\_\_\_\_

*Must be signed by title holder(s), or by an authorized agent with letter attached.*

Date: \_\_\_\_\_

5-20-19



☒ **FUTURE LAND USE PLAN CHANGE**  
☒ **REZONING**

TOWN OF BELLEAIR

**NARRATIVE** (PAGE 1 of 1)

**NARRATIVE**

**PROPERTY INFORMATION:**

Street Address:

Parcel ID or Tract Number:

Square Feet: 81,933 more or less

Acreage: 1.881 more or less

Proposed Legal Description:

SEE SURVEY

Is there any existing contract for sale on the subject property: NO

If so, list names of all parties to the contract:

Is contract conditional or absolute:

Are there any options to purchase on the subject property: NO

Is so, list the names of all parties to option:

**REQUEST:** [Attach additional justification if necessary]

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Town's Comprehensive Plan and Land Development Code (Zoning Ordinance) for the following reasons:

SEE ATTACHED

**TOWN OF BELLEAIR  
FUTURE LAND USE PLAN CHANGE & REZONING**

**GENERAL INFORMATION:** Parcel ID or Tract Numbers:

1609 Indian Rocks Road:

# 28-29-15-06732-032-0060

Lots 6 and 7

1611 Indian Rocks Road

# 28-29-15-06732-032-0080

All of Lots 8, 9, 26 & 27 and N'LY 43FT of Lots 10 and 25

1617 Indian Rocks Road

# 28-29-15-06732-032-0110

Lot 11 & SW'LY 6 FT of Lot 10 & NE'LY 28FT of Lot 12

1614 Golf View Drive

# 28-29-15-06732-032-0030

Lots 30 & 31

1616 Golf View Drive

# 28-29-15-06732-032-0280

Lots 28 & 29

**TOWN OF BELLEAIR  
FUTURE LAND USE PLAN CHANGE & REZONING**

**REQUEST:**

Pelican is of the opinion that this request would be an appropriate land use and/ or rezoning for the above described property, and confirms with the Town's Comprehensive Plan and Land Development (Zoning Ordinance) for the following reasons:

The Property which is the subject of this application consists of approximately 1.881 acres as depicted on the attached survey.

The Property will be used in connection with the existing Pelican Golf Course property. Primarily the Property will be used to expand the existing golf course driving range and to add putting, pitching and chipping areas, all as shown on **Exhibit A**.

The Town's approval of the Phase 3 Site Plan allows for the construction of two small eight room guest cottages. The guest cottages were previously recognized by the Town as an accessory use to the clubhouse and overall golf course development. The Amended Site Plan seeks approval of a third cottage. The third cottage will consist of twelve bedrooms, but will have no common areas. The use of the third cottage will be the same as the previously approved cottages and all of the restrictions imposed on the previously approved cottages will apply to the additional cottage.

The proper Land Use Designation is Recreational / Open Space which is consistent with a golf course use. Likewise, the appropriate Zoning is Golf Course. The cottages are appropriate in the golf course district as a use consistent with a golf / country club. The expansion of the driving range and practice area is consistent with the historic golf course use.

## Request No. 2

### Phase 4 Site Plan Approval and Variance Requests.

Attached hereto as **Exhibit A** is the proposed amendment to the previously approved Site Plan (“Amended Site Plan”) for the improvements to be placed on the Additional Parcels. The Amended Site Plan shows the two already approved cottages and the third cottage. As previously mentioned, two of the cottages, each containing eight rooms and limited common areas, were approved in the Phase 3 Plan. The elevation drawings and plans for the two previously approved eight-room cottages containing approximately 3,826 square feet are attached hereto as **Exhibit C**.

The additional cottage will consist of twelve rooms on the two floors, but will have no common area amenities. The planned use of the cottages has not changed. The cottages will not have kitchen facilities. The cottages will have one central keyed entrance and will be used only by Club members and their guests. No third party booking services will be used. Fees for usage will be billed to the member by the Club. No outside or transient rentals will be allowed. No guest vehicles will be allowed near or adjacent to the cottages and each room will exceed 300 square feet. The proposed Site Plan indicates the general location of all three cottages. The twelve-room cottage will be approximately 5,590 square feet. The elevation drawings and plans for the twelve-room cottage are attached as **Exhibit D**.

Pelican is of the position that the cottages are an auxiliary use to the Club and therefore no additional parking should be required. Most guests will arrive at area airports and be transported directly to the Club by one of the Club’s courtesy vehicles or some form of ride sharing service. Therefore, there is no need for additional parking to accommodate overnight guests. Nevertheless, in order to assuage any concerns, a portion of the Additional Parcels has been designated for use as overflow parking. The new parking area will consist of turf block surfaces and will add a minimum of eighteen additional parking spaces.

As part of Phase 4, Pelican is seeking two minor variances. The first variance seeks to allow a vinyl fence to be constructed within the 25’ front yard setback, five feet from the right of way line along Indian Rocks Road and Golf View Drive. The fence will be heavily landscaped on both the interior and exterior sides. The granting of this variance will allow the same setback and continuation of the fence previously approved by the variance granted in Phase 3. Please see Variance Application #1 attached hereto for further detail. The location of the fence is shown on the Amended Site Plan.

Another addition to the previously approved Site Plan is the relocation of the cul-de-sac at the north end of Golf View Drive. The cul-de-sac has been moved slightly from its previously approved location. Pelican will dedicate a portion of its land for construction of the cul-de-sac. The detail of the proposed relocated cul-de-sac is attached as **Exhibit B**. The Amended Site Plan shows the location of the cart path and fence within the right of way.

A second variance is needed as part of Phase 4 to approve the location of the fence within the right of way of the area surrounding the cul-de-sac. The fence will be located 17.6 feet within the right of way. Please see Variance Application #2 and the location of the proposed fence/variance area marked in red on **Exhibit B**.



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

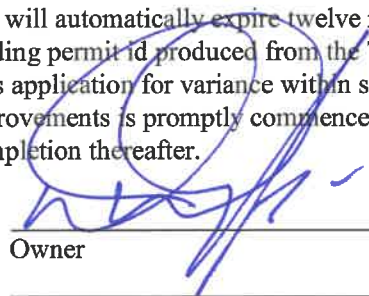
DATE 5/20/19

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Pelican Golf LLC, lessee of Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned Residential, pending change to Golf Course.
3. The present land use on the property is Residential, pending change to Recreation/Open Space.
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 fence along Indian Rocks Road and Golf View Drive within the 25' front yard set back.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): See attached, as well as depiction of fence on Site Plan.
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 is 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:** \_\_\_\_\_

  
Owner

Address

Telephone Number

**VARIANCE REQUEST NO. 1: Request for Variance to Location of Fence 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.**

Pelican would like to install a fence along Indian Rocks Road and Golf View Drive as shown on the Amended Site Plan. The fence will tie into the fence previously approved in Phase 3. The fence material will 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 fence toward the outer perimeter of the parcel as much as possible. Thus, the proposed fence is 5’ from the property line which is inside the designated front yard 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 fence 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.

**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 barrier along Indian Rocks Road and Golf View Drive.

**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 will be an aesthetically pleasing fence that will provide visual screen from Indian Rocks Road and Golf View Drive.

**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 land use not specifically provided for the zoning district.



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DATE 5/20/19

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Pelican Golf LLC, lessee of Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned Residential, pending change to Golf Course.
3. The present land use on the property is Residential, pending change to Recreation/Open Space.
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 fence 17.6 feet within the right of way of the area surrounding the cul-de-sac to be completed on the north end of Golf View Drive.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): See attached, as well as depiction of fence on Site Plan.
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 is 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:** \_\_\_\_\_

Owner \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

**VARIANCE REQUEST NO. 2: Request for Variance to Allow Fence to be constructed within the right-of-way.**

**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.**

Pelican would like to install a fence within the dedicated right of way area existing within the cul-de-sac at the north end of Golf View Drive, as shown on the attached Amended Site Plan and cul-de-sac detailed in **Exhibit B**. The fence material will be the same dark green manufactured fence product as the fence constructed along Indian Rocks Road and Golf View Drive and will be designed to visually “blend in” with the landscaping. The fence to be located within the right of way will be five feet high and will encroach 17.6 feet into the right of way.

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

The need for the proposed fence location is a function of trying to maximize the size of the area associated with the practice greens and to allow sufficient area for a cart path to be built, as shown on the attached Amended Site Plan. 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 and as to the fence within the Golf View right of way, it would require the fence to impede onto the practice facility.

**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 barrier on the north side of the Golf View area cul-de-sac.

**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 will be an aesthetically pleasing fence that will provide visual screen around the Golf View Drive cul-de-sac.

**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 land use not specifically provided for the zoning district.

## **Request No. 3**

### **Phase 3 Supplement (Amendment to Development Agreement)**

Due to the acquisition of the Additional Parcels, the overall plan of development is changing, resulting in needed changes to the previously approved Development Agreement. Likewise, as the project has progressed, Pelican has realized that additional minor variances need to be added to the Phase 3 approved development. For the reviewer's aid, we have included an overview sketch which compares the existing approved Phase 3, requested changes to Phase 3, and the addition of Phase 4. See **Exhibit E**.

These variances are as follows:

#### **Variance Request No. 1**

Gate/Columns on north side of Poinsettia Road. Please see attached application and drawing of the proposed gate and column entrance to be added on the north side of Poinsettia Road entering to the number one golf hole tee area. This is the actual entrance to the front nine holes of the golf course. The request is to allow a maximum six foot gate and same height columns to be 15/20 feet from the north side of Poinsettia Road and 32/28 feet within the existing right of way. In order to accommodate the championship tee, the entry area to hole number one is closer to Poinsettia Road than originally contemplated. It would be an unnecessary hardship on Pelican to move the entryway further north. This variance creates no adverse effect on the general public. A specific diagram of the proposed gate is attached as **Exhibit F**. The drawing shows a 5'4" gate, but standard is 6' and thus we are requesting a maximum of six feet. Due to the configuration of Poinsettia Road, the gate/columns will reside within the Poinsettia Road right of way. Pelican agrees to indemnify and hold the Town harmless from liability within the right of way area as may be required by the Town as part of its standard procedure

#### **Variance Request No. 2**

Pelican is seeking a variance to allow a second entrance along Poinsettia Road, as shown in the attached variance application. The second entrance is needed so as to allow delivery vehicles to safely enter and exit the Premises. The granting of this variance has no adverse effect on nearby owners. In fact, a second entrance will allow for safer exits out of the Club property, which will benefit all who use Poinsettia Road. A specific diagram of the proposed second entrance is attached as **Exhibit G**.

#### **General Matters**

1. Pelican requests the Clubhouse completion date be extended until April 1, 2020.
2. Pelican requests authority be vested in the Town Manager to authorize the vacation of any Town owned easements for services or utilities which now may encumber any

portion of the Development, including the Additional Parcels.

3. Pelican requests the Town Manager grant continued authority to grant minor revisions to the Amended Site Plan and Development Agreement without further Town Council approval.

Phase 3 Supplemental Variance Request No. 1



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DATE

5/20/19

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Pelican Golf LLC, owner of Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_, 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 Recreation/Open Space.
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 gate and columns on the North side of Poinsettia to be constructed as shown on the attached Plan.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): See attached.
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 is 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:** \_\_\_\_\_

[Signature]  
Owner

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

**SUPPLEMENTAL VARIANCE REQUEST NO. 1: Request for Variance to Location of Entry Gate and Column Entrance, 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.**

For security purposes and for aesthetics, Pelican needs to add a gate and entry columns as shown on the drawings attached to this application. The gate and columns will both be a maximum of six feet in height and be located 15/20 feet from Poinsettia Road and therefore 32'/28' within the setback and existing right of way. Due to the location of the #1 hole tee box and the odd configuration of Poinsettia Road, the gate is within the setback and the right of way.

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

The proposed gate is needed for security. The columns are decorative.

- 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 result in the inability to install a safety gate and decorative columns.

- 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 allow a functional gate.

- 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 will be an aesthetically pleasing gate/column combination that will provide security and aesthetically pleasing entry to the first tee.

- 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.



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DATE

5/20/19

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Pelican Golf LLC, owner of Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_, 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 Recreation/Open Space.
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 second driveway area on the South side of Poinsettia as shown on the attached Plan.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): See attached.
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 is 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:** \_\_\_\_\_

Owner

Address

Telephone Number

**SUPPLEMENTAL VARIANCE REQUEST NO. 2: Request for Variance for Second Entrance on Poinsettia Road.**

**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.**

Due to the configuration of the Clubhouse, a second entrance is necessary. This will allow safer access to and from Poinsettia Road.

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

The location of the Clubhouse and the proximity to the intersection create a need for a second entrance.

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

The lack of a second entrance would create a hardship creating difficulty with traffic ingress and egress.

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

The is the minimum area necessary in order to create a second driveway.

**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.

## CONSENT TO FILING AND JOINDER TO APPLICATION

The undersigned, CDM Investments, Inc., as the owner of 1616 Golf View Drive, 1609 Indian Rocks Road, and 1617 Indian Rocks Road does hereby consent to the filing of this Application by Pelican Golf Club LLC and joins in the requests herein made.

CDM Investments, Inc.,  
a Florida corporation

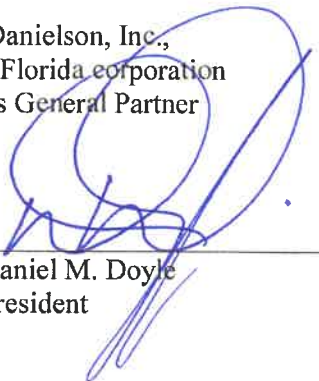
By: 

Daniel M. Doyle  
Vice President

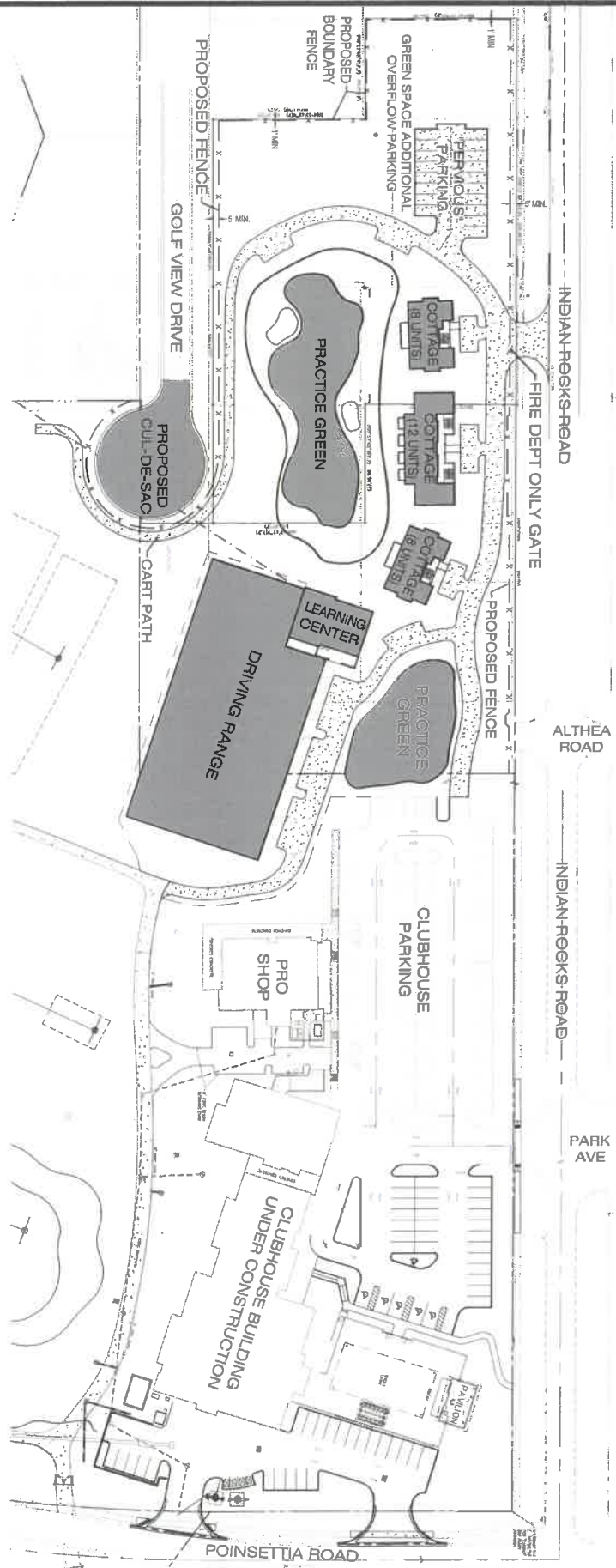
The undersigned, Danielson, Ltd., as the owner of 1614 Golf View Drive and 1611 Indian Rocks Road does hereby consent to the filing of this Application by Pelican Golf Club LLC and joins in the requests herein made.

DANIELSON, LTD,  
a Florida limited partnership

By: Danielson, Inc.,  
a Florida corporation  
its General Partner

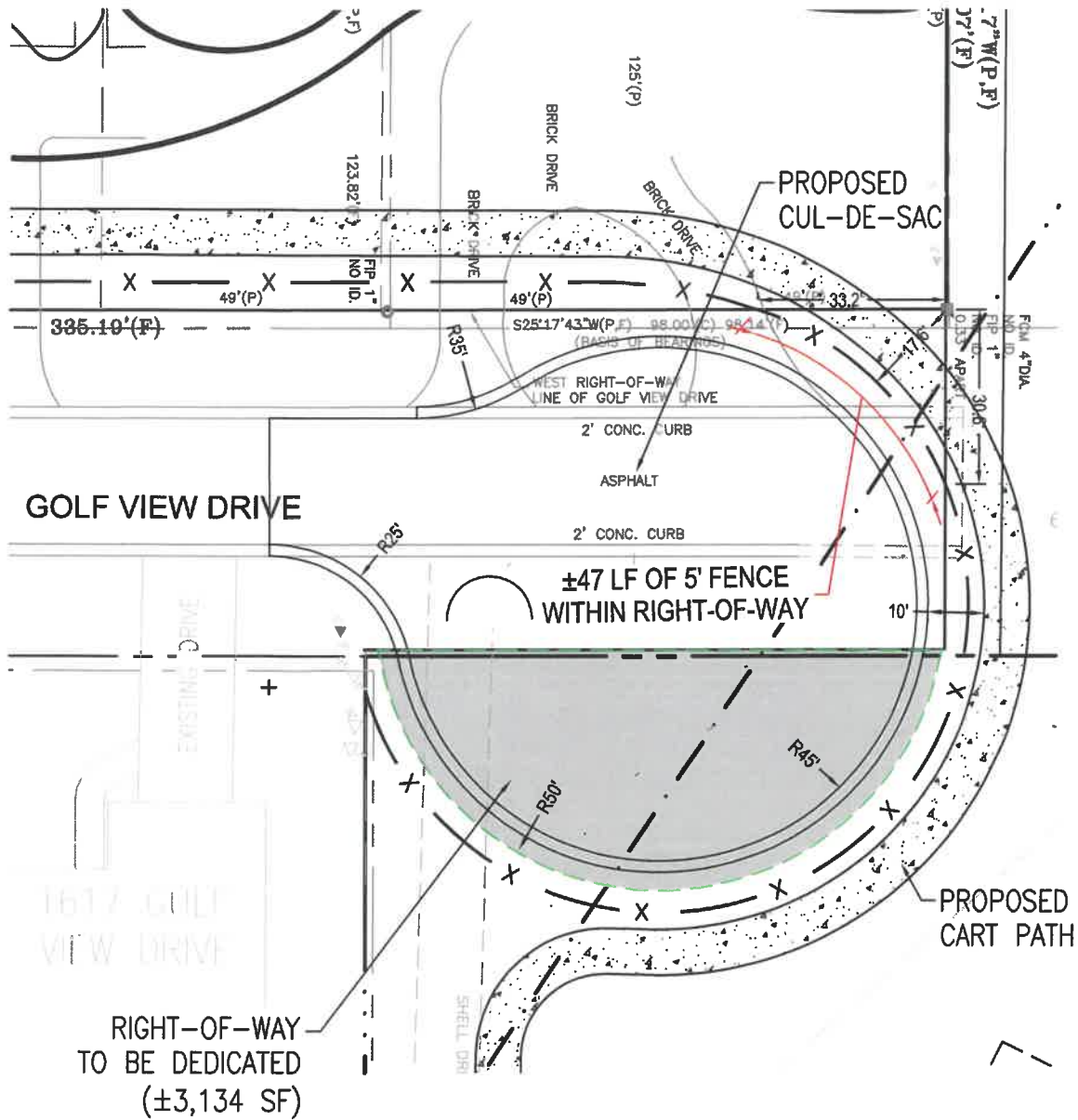
By: 

Daniel M. Doyle  
President



# EXHIBIT A

File: R:\Projects\Maroon The Pelican Plans\Pelican - Villa Rev Plotted 5/20/2019 11:25 AM by FLORIAN LAMARCA, Saved: 5/20/2019 10:45 AM by FLOP

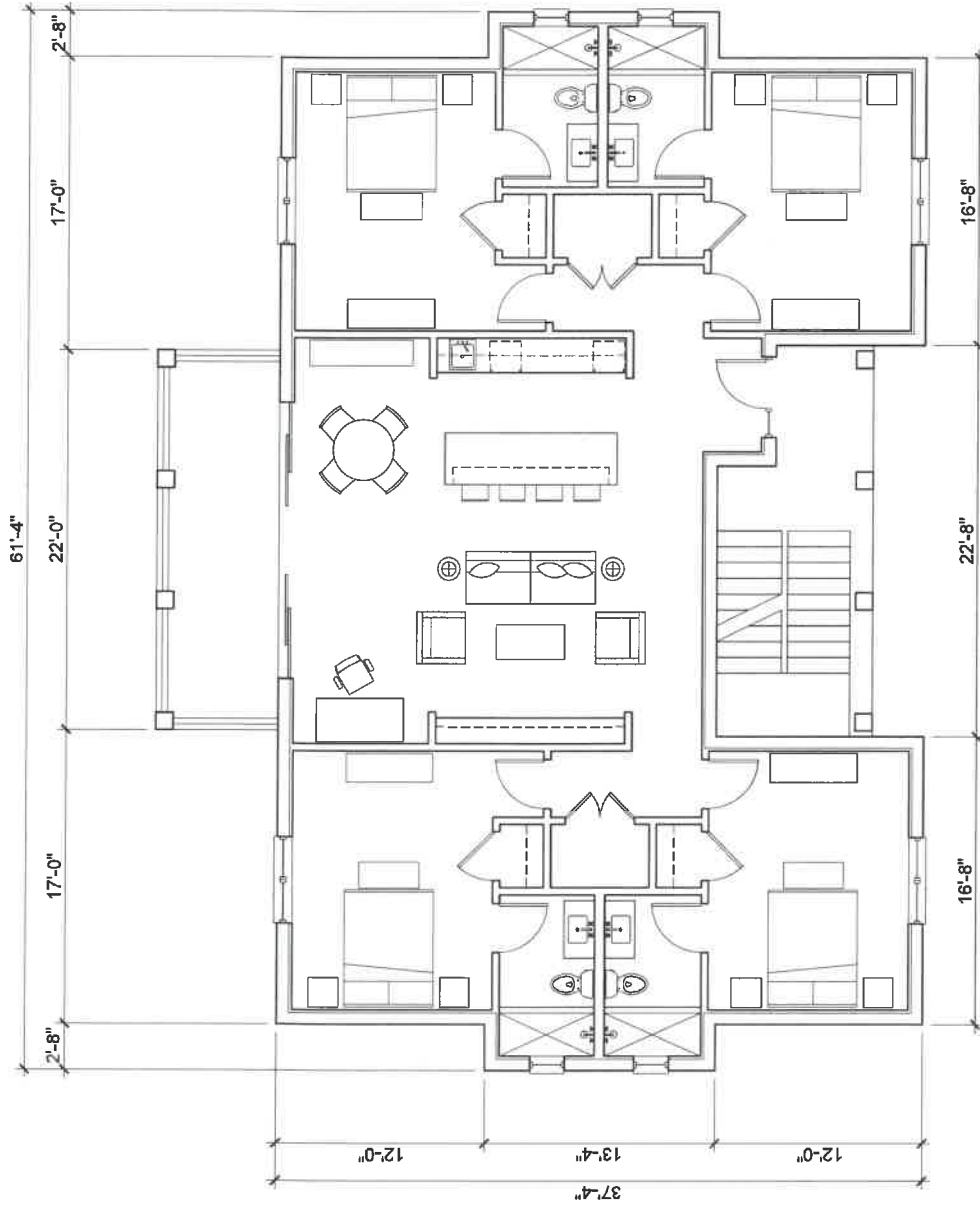


**AURORA**  
CIVIL ENGINEERING, INC.  
810 E. Morgan Street Brandon, FL 33510 (813) 943-8807

**PELICAN  
GOLF CLUB**

DETAILED DRAWING  
OF CUL-DE-SAC

**EXHIBIT B**



**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: **8 Room Villa**  
**Pelican Golf Club**

**Belleair, Florida**



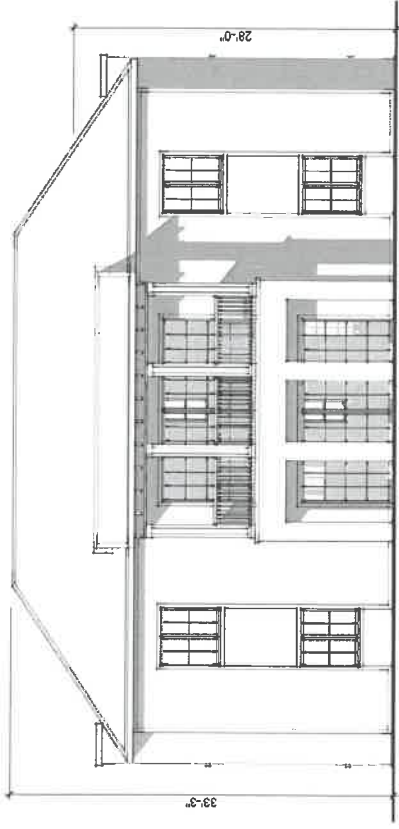
Sheet Title:  
**TYPICAL FLOOR PLAN**

SCALE: 3/32" = 1'-0"

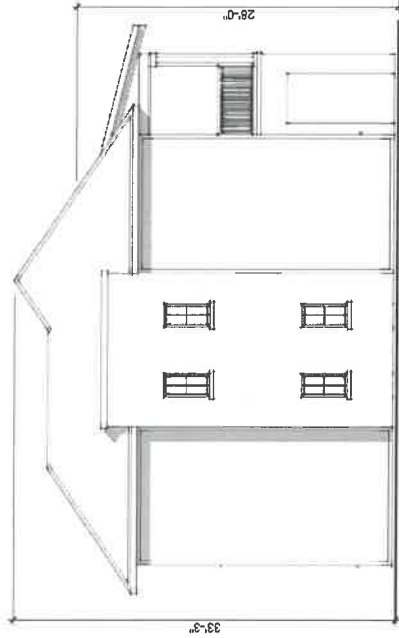


Sheet #:  
**SD8.1**

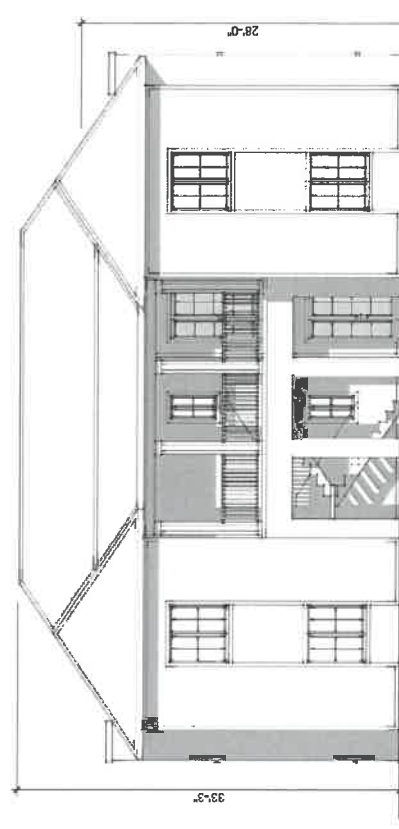
Project #:  
19-109  
Date:  
05.17.19



TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

**elevation**  
ARCHITECTURE

architecture | planning | interiors

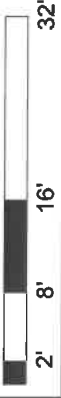
Project: 8 Room Villa  
Pelican Golf Club

Belleair, Florida



Sheet Title:  
EXTERIOR ELEVATIONS

SCALE:  $\frac{1}{8}" = 1'-0"$



Sheet #:

**SD8.2**

Project #:  
Date:

19-109  
05.17.19



**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: 8 Room Villa  
Pelican Golf Club

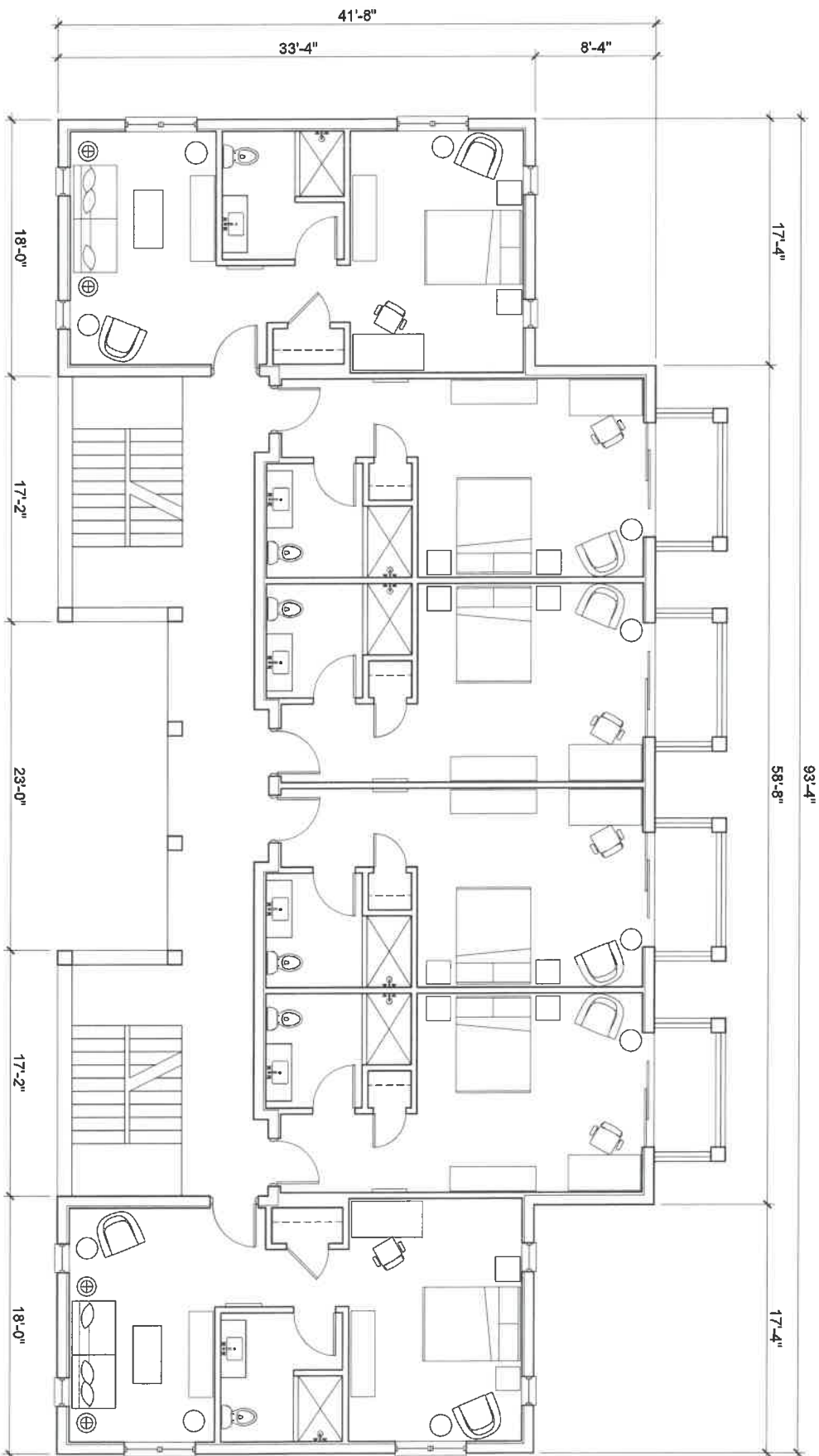
Belleair, Florida



Sheet Title:  
AERIAL VIEW FROM GREEN

Sheet #:  
SD8.3

Project #:  
19-109  
Date:  
05.17.19



Project: 12 Room Villa  
Pelican Golf Club  
Belleair, Florida



Sheet Title:  
TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

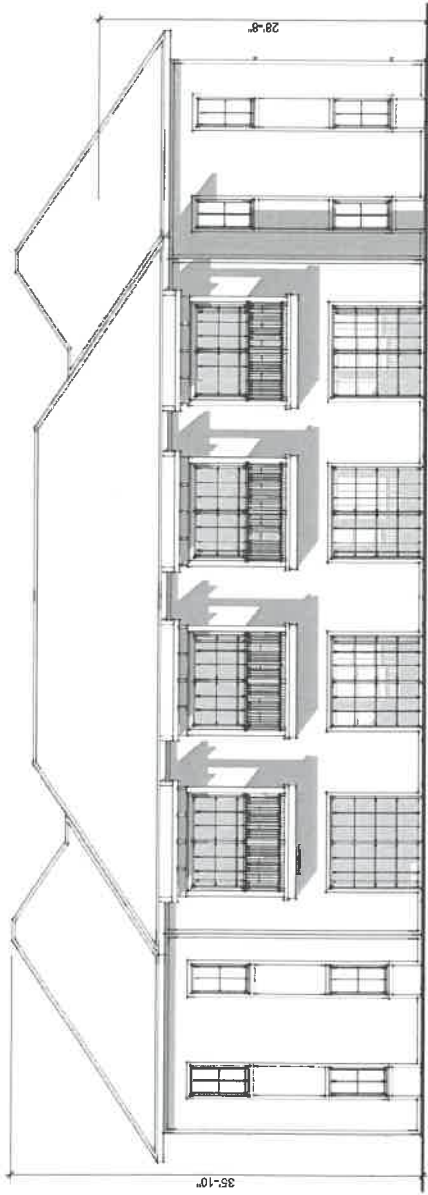
1' 5' 10' 20'



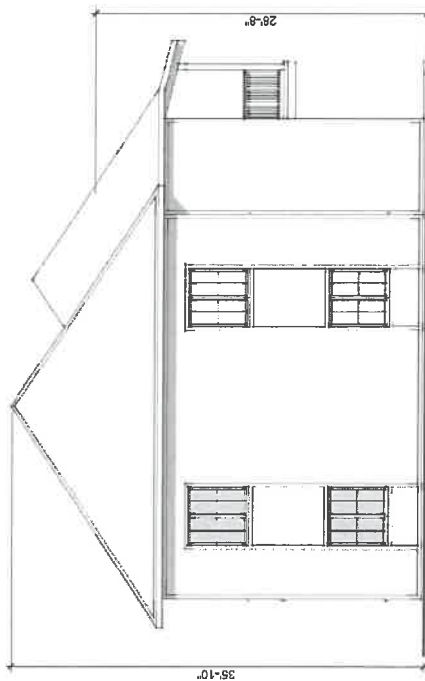
Sheet #:  
SD8.1

Project #:  
19-109

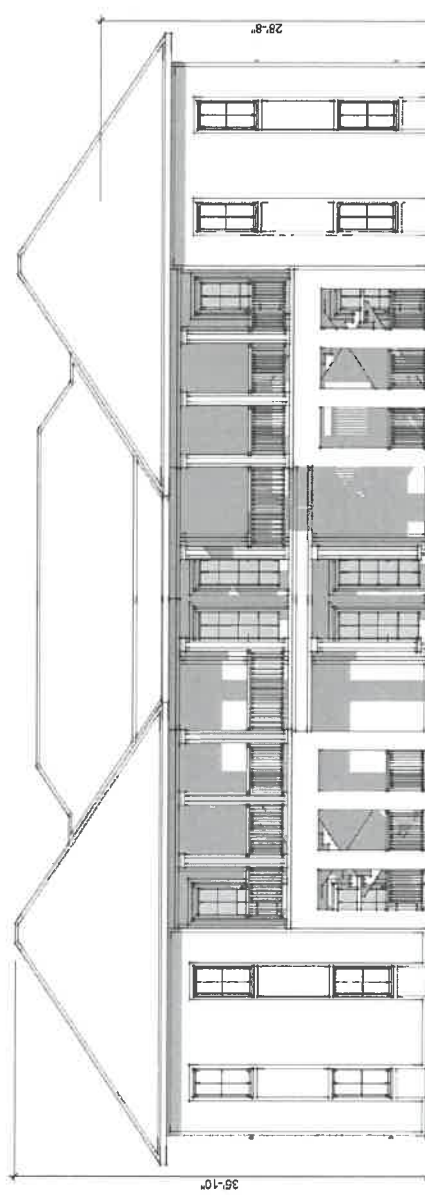
Date:  
05.17.19



TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION





# elevation

ARCHITECTURE

architecture | planning | interiors

Project:

12 Room Villa  
Pelican Golf Club

Belleair, Florida



Sheet Title:

AERIAL VIEW FROM GREEN

Sheet #:

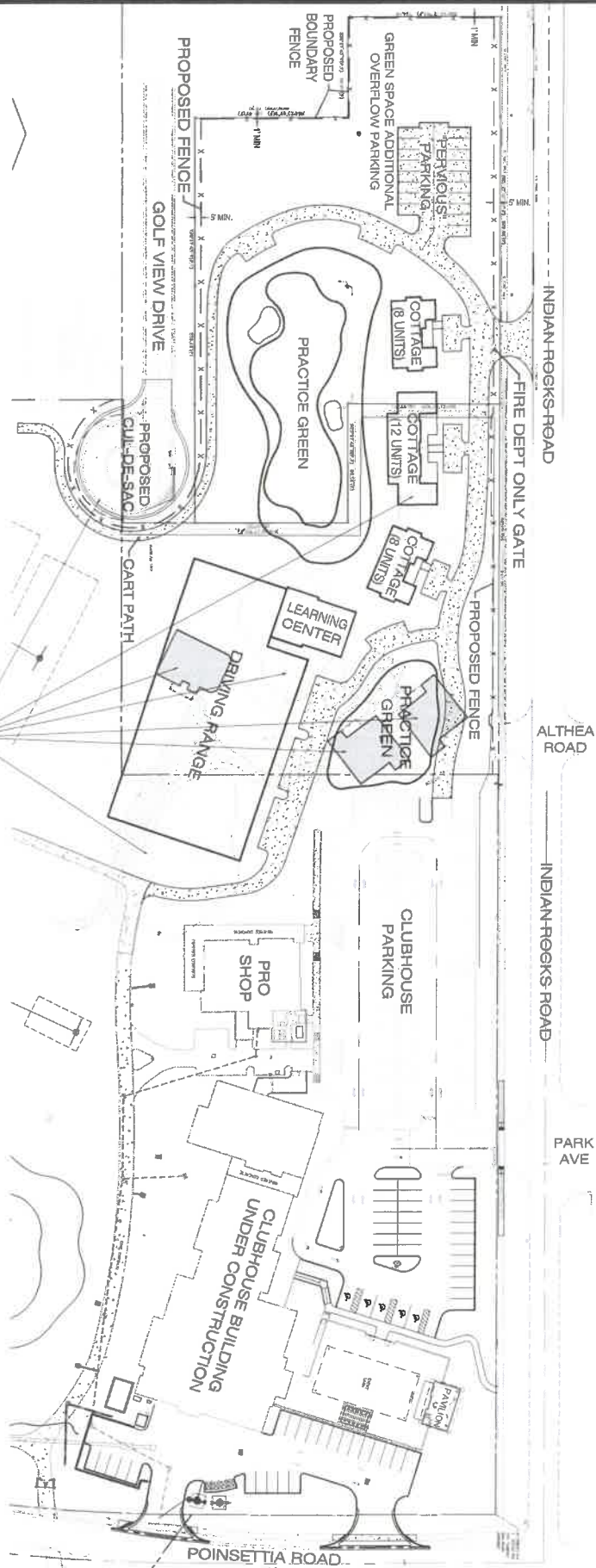
SD12.3

Project #:

Date:

19-109  
05.17.19

NOTE: THE SHADED AREAS REPRESENT THE LOCATIONS OF THE PREVIOUSLY APPROVED COTTAGES, LEARNING CENTER, CUL-DE-SAC & GOLF COURSE AMENITIES



# EXHIBIT E

**AURORA**  
CIVIL ENGINEERING, INC.  
810 E. Mayan Street Brandon, FL 33510 (813) 643-9927

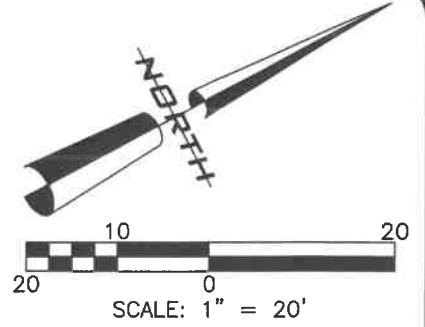
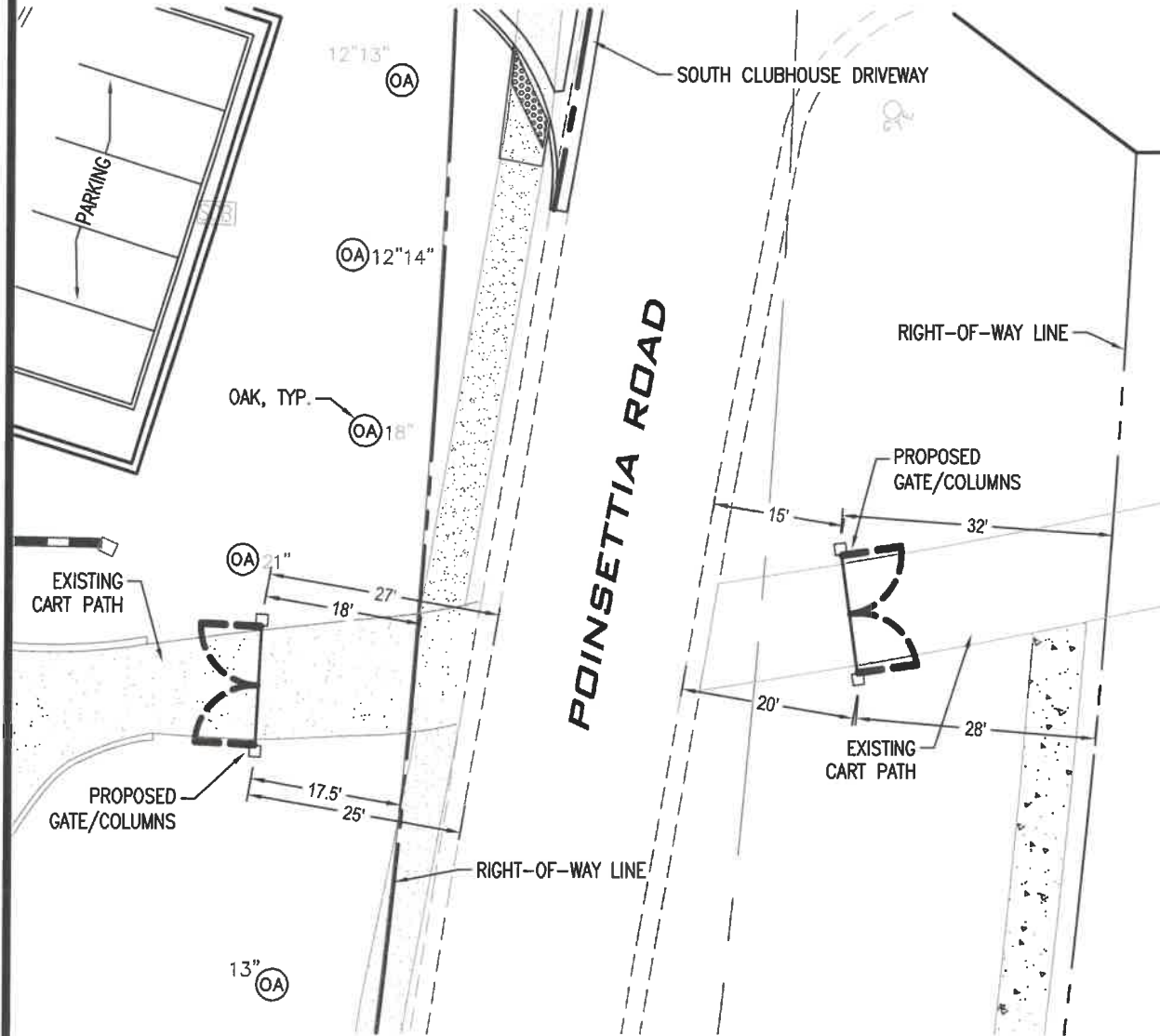
## PELICAN GOLF CLUB

HARRCO PROPERTIES, INC.  
5550 WEST EXECUTIVE DRIVE 550  
TAMPA, FLORIDA 33609

## OVERALL COMPARISON OF APPROVED SITE PLAN TO AMENDED SITE PLAN

| NO. | BY            | DATE          | DESCRIPTION |
|-----|---------------|---------------|-------------|
| 1   | ARCHER KNIGHT | ARCHER KNIGHT | 2-20-2019   |
| 2   | CHRS NEEDLE   | CHRS NEEDLE   | 2-20-2019   |
| 3   |               |               | 12-14       |

File: R:\Projects\Horrod The Pelican\Plans\Pelican - Villa; Plotted: 5/17/2019 4:24 PM by MICHAEL KNIGHT; Saved: 5/17/2019 4:24 PM by MICHAEL



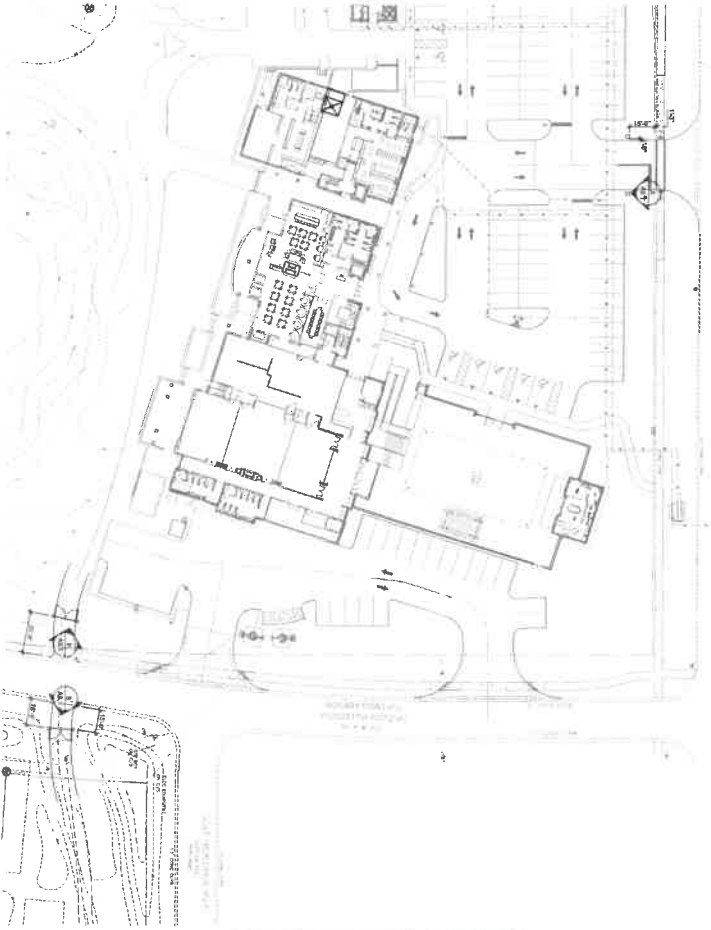
**AURORA**  
CIVIL ENGINEERING, INC  
810 E. Morgan Street Brandon, FL 33510 (813)943-8907

**PELICAN  
GOLF CLUB**



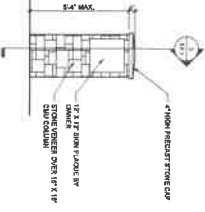
PROPOSED GATE/COLUMNS  
ON POINSETTIA ROAD

**EXHIBIT F**

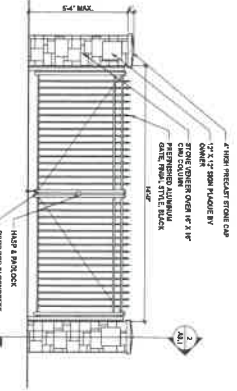


1 SITE PLAN PERIMETER WALL  
SCALE: 1" = 40'-0"

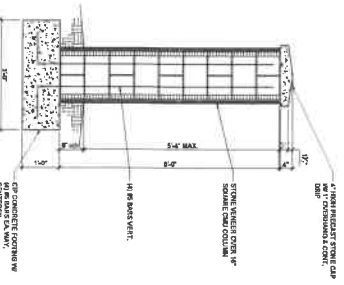
A ELEVATION @ ENTRY COLUMN  
SCALE: 1/2" = 1'-0"



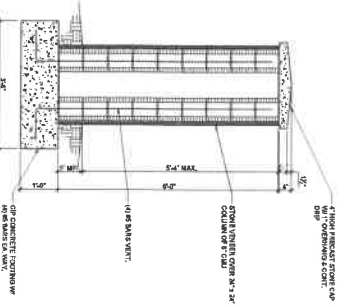
B ELEVATION @ CART PATH GATE  
SCALE: 1/2" = 1'-0"



2 SECTION @ CART PATH COLUMN  
SCALE: 1/2" = 1'-0"



3 SECTION @ ENTRY COLUMN  
SCALE: 1/2" = 1'-0"

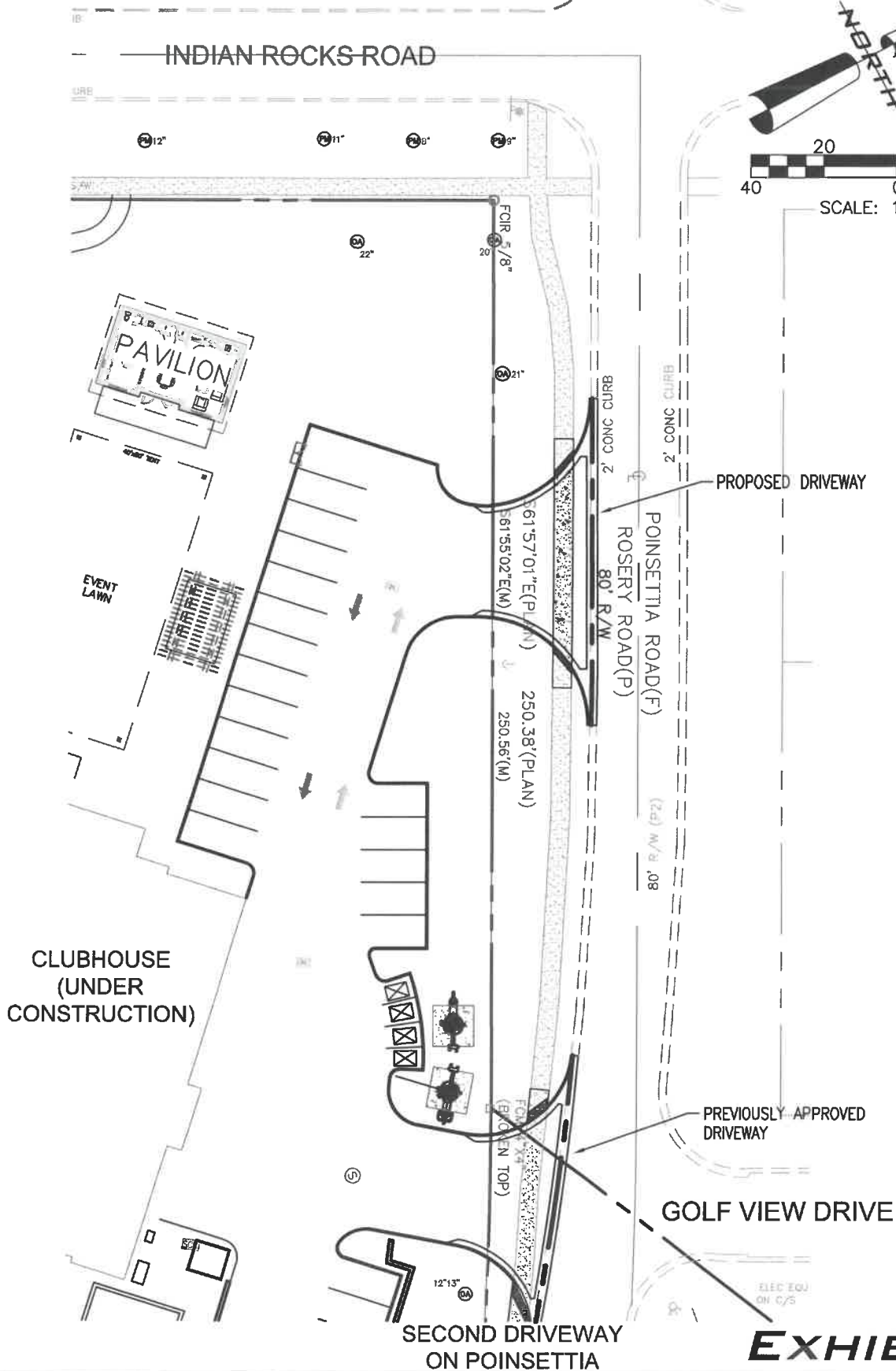


Pelican Golf Club Clubhouse  
3145 Lakewood Ranch Blvd.  
Bradenton, Florida 34211

DATE: 08/14/2014  
DRAWN BY: J. L. LEE  
P.L.L.C., INC. ARCHITECTS

|              |                                           |
|--------------|-------------------------------------------|
| REVISION:    |                                           |
| SHEET TITLE: | ENTRY COLUMN PLANS, ELEVATIONS, & DETAILS |
| PROJECT:     | PELICAN GOLF CLUB CLUBHOUSE               |
| DATE:        | 08/14/2014                                |
| FILE:        | PELICAN GOLF CLUB CLUBHOUSE               |
| PLOT:        | PELICAN GOLF CLUB CLUBHOUSE               |

File: R:\Projects\Harrad The Pelican\Plans\Pelican - Villa; Plotted: 5/17/2019 4:09 PM by MICHAEL KNIGHT; Saved: 5/17/2019 3:59 PM by MICHAEL



**AURORA**  
CIVIL ENGINEERING, INC  
610 E. Morgan Street Brandon, FL 33510 (813)943-6907

**PELICAN  
GOLF CLUB**

**EXHIBIT G**