



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Planning & Zoning Board

Monday, April 10, 2017

5:30 PM

Town Hall

Local Planning Agency

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 5:30 PM with Chariman Brandvik presiding.

Ms. Brandkvik congratulated Micah Maxwell, Town Manager and thanked him for his service.

ROLL CALL

Present 4 - Gloria Burton, Chairman Jim Millspaugh, Peter Marich, and Jerome Ciliento

Absent 1 - Marc Mariano

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.

Mr. Murphy-Assistant Town Manager-Noted the board is sitting as the Local Planning Agency at this meeting.

Those wishing to speak were sworn in by Town Clerk.

Luis Serna-Calvin Giordano & Associates-Commented on duty of Local Planning Agency; recommending town adopt ordinances to be consistent with state law. Provided a brief overview of each ordinance as follows: first ordinance (510) relates to coastal management and requires comprehensive plan to address issue of sea level rise; ordinance 511 deals with mobility management from comprehensive plan, addresses transportation issues; 512 is land development code changes corresponding to ordinance 511; ordinance 513 relates to floodplain management and substantial improvement standards.

[17-0068](#)

First Reading of Ordinance 510 - Coastal Management - Comprehensive Plan Amendment

Chairman Brandvik questioned timeline for budgeting for improvements; Mr. Murphy commented on looking at properties and roadways in high hazard flood areas over the next 20 years, no time restriction.

Mr. Serna provided further comments on language providing flexibility.

Discussion ensued regarding new roadway construction and future elevation needs; verbiage in ordinance relating to compliance; Mr. Murphy commented that defining action plan could lead to compliance issues.

Mr. Marich moved approval; seconded by Ms. Burton.

Aye: 5 - Brandvik, Burton, Chairman Millspaugh, Marich, and Cilento

Absent: 2 - Acken, and Mariano

[17-0069](#) First Reading of Ordinance 511 - Mobility Management - Comprehensive Plan Amendment

Mr. Serna stated this relates to multi modal transportation and is another comprehensive plan amendment requiring state review.

Discussions ensued regarding potential mobility solutions; state requirements on golf carts; easements for bicycles.

Ms. Burton moved approval of Ordinance 511 - Mobility Management for the Comprehensive Plan Amendment; seconded by Mr. Marich.

Aye: 5 - Brandvik, Burton, Chairman Millspaugh, Marich, and Cilento

Absent: 2 - Acken, and Mariano

[17-0070](#) Ordinance 512 - Mobility Management - Land Development Code

Mr. Serna stated ordinance details implementation of mobility management; pointed out section related to addressing transportation impacts.

Brief discussion regarding transportation in hotel development area; ride sharing as potential solution; intent is to reduce number of cars on the road.

Mr. Serna noted the county is trying to address issues; availability of county monies for improving things like bus stops.

Ms. Burton moved approval of Ordinance 512 - Mobility Management to go into the Land Development Code; seconded by Mr. Marich.

Aye: 5 - Brandvik, Burton, Chairman Millspaugh, Marich, and Cilento

Absent: 2 - Acken, and Mariano

[17-0071](#) Ordinance 513 - Floodplain Management

Mr. Serna noted this replaces current floodplain regulations; addition of five year language regarding substantial improvement; Mr. Murphy stated town uses a certified floodplain manager.

Board discussion ensued regarding manufactured and mobile home language; addition of

time limits for recreational vehicles and park trailers; addition of town manager ability to waive time limits for post disaster recovery; Mr. Serna will amend based on board comments.

Mr. Ciliento questioned five year standard relating to substantial improvements; commented on potential issues and timeline; questioned subjectivity of market value language.

Mr. Serna commented on FEMA compliance and need for defined timeline for points. Mr. Murphy discussed Community Rating System as it relates to points and reduction in flood insurance rates.

Board discussions regarding removal of mean sea level definition; new standard of measurement used; additional comments on improvement section and five year standard.

Consensus that approval is accompanied by recommendation to review definition of mobile homes and RVs as well as define time periods for RVs prior to Commission review.

Mr. Millspaugh moved approval; seconded by Ms. Burton.

Aye: 5 - Brandvik, Burton, Chairman Millspaugh, Marich, and Ciliento

Absent: 2 - Acken, and Mariano

CITIZENS COMMENTS

No comments to be heard.

APPROVAL OF MINUTES

[17-0072](#) Approval of March 13, 2017 Meeting Minutes

Mr. Ciliento moved to approve; seconded by Ms. Burton.

Aye: 5 - Brandvik, Burton, Chairman Millspaugh, Marich, and Ciliento

Absent: 2 - Acken, and Mariano

GENERAL AGENDA

No items.

OTHER BUSINESS

No other business.

COMMISSION ADVISOR REPORT

Deputy Mayor Retstatt commented on JP Murphy being named Town Manager effective May 8th; golf course variances approved; Spring Fest is this weekend.

ADJOURNMENT

No further business; meeting adjourned in due form at 6:44 PM.

APPROVED:

Chairman