



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Agenda Town Commission

Tuesday, March 21, 2017

6:00 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.

PLEDGE OF ALLEGIANCE

COMMISSIONER ROLL CALL

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.

[17-0023](#) Request for Variance-20 Winston Drive

Attachments: [20 Winston Withdrawal Notice](#)

[17-0025](#) Request for Variance -3 Stonegate Drive

Attachments: [3 Stonegate-Reschedule Request](#)

[17-0047](#) Plat Approval - Belleview Place

Attachments: [BELLEVIEW PLACE PLAT](#)
[Application](#)

[17-0037](#) Second Reading of Ordinance 509 - Amending the Town of Belleair Code of Ordinances, Chapter 2 - Administration

Attachments: [509](#)

CITIZENS COMMENTS

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

CONSENT AGENDA

[17-0046](#) Approval of March 7, 2017 Regular Meeting Minutes

Attachments: [RM 03-07-2017](#)

GENERAL AGENDA

[17-0035](#) Resolution 2017-03 - Opposition of HB 17 and SB 1158

Attachments: [2017-03 Opposition of HB 17 SB 1158](#)

[17-0049](#) Resolution 2017-04 - Opposition of HB 687 and SB 596

Attachments: [2017-04 Opposition of HB 687 and SB 596](#)

TOWN MANAGER'S REPORT

TOWN ATTORNEY'S REPORT

MAYOR AND COMMISSIONERS' REPORT/BOARD AND COMMITTEE REPORTS

OTHER BUSINESS

ADJOURNMENT

ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING, SHOULD CALL (727) 588-3769 OR FAX A WRITTEN REQUEST TO (727) 588-3767.



Legislation Details (With Text)

File #: 17-0023 **Version:** 1 **Name:**
Type: Discussion Items **Status:** Public Hearing
File created: 2/15/2017 **In control:** Town Commission
On agenda: 3/21/2017 **Final action:**
Title: Request for Variance-20 Winston Drive
Sponsors:
Indexes:
Code sections:
Attachments: [20 Winston Withdrawal Notice](#)

Date	Ver.	Action By	Action	Result
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Summary

To: Town Commission
From: Micah Maxwell
Date: 3/10/2017

Subject:

Request for Variance 20 Winston Drive

Summary:

The applicant has withdrawn application.

Previous Commission Action: N/A

Background/Problem Discussion: N/A

Expenditure Challenges N/A

Financial Implications: N/A

Recommendation: N/A

Proposed Motion N/A

3-10-2017

RECEIVED
BELLEAIR TOWN HALL

MAR 10 2017

TO: Town of Belleair

TIME REC. _____

Dear Sirs:

Please withdraw the Variance
Application for 20 Winston Drive,
Jeff & Heather Spilman, for
the Boat lift.

This variance is no longer
needed.

Thank you,

Lisa Ryan
Advanced Marine
727-712-3909



Legislation Details (With Text)

File #: 17-0025 **Version:** 1 **Name:**
Type: Discussion Items **Status:** Public Hearing
File created: 2/13/2017 **In control:** Town Commission
On agenda: 3/21/2017 **Final action:**
Title: Request for Variance -3 Stonegate Drive
Sponsors:
Indexes:
Code sections:
Attachments: [3 Stonegate-Reschedule Request](#)

Date	Ver.	Action By	Action	Result
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Summary

To: Town Commission
From: Micah Maxwell
Date: 3/15/2017

Subject:

Request for Variance -3 Stonegate Drive

Summary:

The applicant has requested re-noticing and re-advertisement for the requested variances. This item has been rescheduled for Tuesday, April 18th.

Previous Commission Action: N/A

Background/Problem Discussion: N/A

Expenditure Challenges N/A

Financial Implications: N/A

Recommendation: N/A

Proposed Motion N/A



Christine Torok <ctorok@townofbelleair.net>

Fwd: Doyle Dock Variance/Town Commission Date & Conditions

Micah Maxwell <mmaxwell@townofbelleair.net>
To: Christine Torok <ctorok@townofbelleair.net>

Tue, Mar 14, 2017 at 10:25 AM

----- Forwarded message -----

From: **Joel Tew** <JTew@tewlaw.us>
Date: Tue, Mar 14, 2017 at 6:29 AM
Subject: Doyle Dock Variance/Town Commission Date & Conditions
To: "mmaxwell@townofbelleair.net" <mmaxwell@townofbelleair.net>, "David.Ottinger@gray-robinson.com" <David.Ottinger@gray-robinson.com>
Cc: Tom Nash <TCN@macfar.com>, Dan Doyle Jr <ddoylejr@deximaging.com>, Johnny <johnny.patronis@yahoo.com>

Micah & David,

Thank you both again for your handling of this pending matter. To follow up on the Connolly's notice objection, this is to confirm that the applicant agrees that, in an abundance of caution, the Town should re-notice and re-advertise the final, adjudicatory hearing date for the official Town Commission action.

We would like the current March 21 date rescheduled for April 18. Please also make certain that all 3 current tax parcels which are included in the Doyle ownership are referenced in the notice. Obviously the Connolly's have legally waived any notice defect by their actual participation in and appearance at the P & Z proceeding, but we nevertheless agree to the new notice for the 4/18 Town Commission public hearing.

Also to confirm the other logistical items mentioned by staff in its agenda memo/recommendation, Tom Nash will provide you with the following prior to the 4/18 hearing:

1. Executed and recorded Declaration of Unity of Title, for the 3 tax parcels which comprise the Doyle residential estate.
2. HOA Ratification and Consent to the private ownership and private dock use by Mr Doyle for the former common area parcel, and release of any common area restrictions related thereto.

We understand this will satisfy the conditions requested by staff, and which were referenced by P & Z in its motions yesterday.

Please confirm both the 4/18 Town Commission date and that these further steps will adequately address any further staff concerns.

Regards,

Joel

Sent from my iPhone

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Micah Maxwell, ICMA-CM
Town Manager
Town of Belleair



Legislation Details (With Text)

File #: 17-0047 **Version:** 1 **Name:**
Type: Action Item **Status:** Public Hearing
File created: 3/15/2017 **In control:** Town Commission
On agenda: 3/21/2017 **Final action:**
Title: Plat Approval - Belleview Place
Sponsors:
Indexes:
Code sections:
Attachments: [BELLEVIEW PLACE PLAT Application](#)

Date	Ver.	Action By	Action	Result
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Summary

To: Town Commission
From: Gregg Lauda
Date: 3/21/2017

Subject:
Plat Approval - Belleview Place

Summary:
Belleview Place - Land, LLC has requested a replat of portions of tracts C and D within Section 21, Township 29, South, Range East, which is the area the Belleview Biltmore Hotel was located on.
Previous Commission Action: The town commission approved the development for Belleview Place in 2015

Background/Problem Discussion: As a condition of the Belleview Place development plan approval, the applicant was required to complete a replat of the site.

Expenditure Challenges N/A
Financial Implications: N/A
Recommendation: N/A
Proposed Motion Move approval of the Belleview Plat

BELLEVUE PLACE

A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF A PART OF TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A SUBDIVISION OF LAND BEING A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF PART OF TOWN OF BELLEAIR, ACCORDING TO PLAT BOOK 19, PAGES 87 THROUGH 90, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF TRACT "C" OF A REPLAT OF A PART OF TOWN OF BELLEAIR, AS RECORDED IN PLAT BOOK 19, PAGES 87 THROUGH 90, INCLUSIVE, OF PINELLAS COUNTY RECORDS; THENCE ALONG THE CENTERLINE OF PAVEMENT THE FOLLOWING SEVENTEEN (17) COURSES (1) THENCE S38°52'25"W, FOR 309.11 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N52°03'51"W, HAVING A RADIUS OF 94.30 FEET, A CENTRAL ANGLE OF 41°05'52", AN ARC LENGTH OF 87.64 FEET, AND A CHORD BEARING S78°29'05"W FOR 66.20 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; (3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N05°02'42"E, HAVING A RADIUS OF 318.61 FEET, A CENTRAL ANGLE OF 11°05'55", AN ARC LENGTH OF 61.72 FEET, AND A CHORD BEARING N79°24'21"W FOR 61.62 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, SAME ALSO BEING THE POINT OF BEGINNING; (4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N18°33'10"E, HAVING A RADIUS OF 318.61 FEET, A CENTRAL ANGLE OF 18°37'34", AN ARC LENGTH OF 103.58 FEET, AND A CHORD BEARING N62°08'03"W FOR 103.12 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; (5) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S42°46'07"W, HAVING A RADIUS OF 531.11 FEET, A CENTRAL ANGLE OF 12°58'24", AN ARC LENGTH OF 120.26 FEET, AND A CHORD BEARING N53°43'05"W FOR 120.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; (6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N29°50'21"E, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 04°41'58", AN ARC LENGTH OF 82.02 FEET, AND A CHORD BEARING N57°48'40"W FOR 82.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (7) THENCE N52°55'30"W, FOR 126.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; (8) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S35°44'42"W, HAVING A RADIUS OF 1,634.74 FEET, A CENTRAL ANGLE OF 08°04'04", AN ARC LENGTH OF 230.19 FEET, AND A CHORD BEARING N58°17'20"W FOR 230.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (9) THENCE N60°17'10"W, FOR 200.00 FEET; (10) THENCE N61°47'53"W, FOR 160.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; (11) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S21°58'55"W, HAVING A RADIUS OF 135.77 FEET, A CENTRAL ANGLE OF 06°51'57", AN ARC LENGTH OF 16.27 FEET, AND A CHORD BEARING N71°27'04"W FOR 16.26 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; (12) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S23°35'07"W, HAVING A RADIUS OF 135.77 FEET, A CENTRAL ANGLE OF 31°13'15", AN ARC LENGTH OF 73.98 FEET, AND A CHORD BEARING N82°01'30"W FOR 73.07 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; (13) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S14°55'47"E, HAVING A RADIUS OF 96.68 FEET, A CENTRAL ANGLE OF 54°53'26", AN ARC LENGTH OF 92.62 FEET, AND A CHORD BEARING S47°37'30"W FOR 89.12 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; (14) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N78°51'03"W, HAVING A RADIUS OF 265.53 FEET, A CENTRAL ANGLE OF 21°42'27", AN ARC LENGTH OF 100.60 FEET, AND A CHORD BEARING S22°00'10"W FOR 100.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (15) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N52°00'26"W, HAVING A RADIUS OF 147.23 FEET, A CENTRAL ANGLE OF 12°33'12", AN ARC LENGTH OF 32.26 FEET, AND A CHORD BEARING S44°15'56"W FOR 32.19 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (16) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N39°59'03"W, HAVING A RADIUS OF 147.23 FEET, A CENTRAL ANGLE OF 27°07'12", AN ARC LENGTH OF 69.69 FEET, AND A CHORD BEARING S63°34'33"W FOR 69.04 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (17) THENCE S82°30'43"W, FOR 50.00 FEET TO THE POINT OF INTERSECTION THE CENTERLINE OF PARKWAY, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE LEAVING SAID CENTERLINE OF PAVEMENT, SOUTHWESTERLY ALONG THE CENTERLINE OF PARKWAY, SAME BEING THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S10°00'09"E, HAVING A RADIUS OF 381.21 FEET, A CENTRAL ANGLE OF 30°24'57", AN ARC LENGTH OF 202.37 FEET, AND A CHORD BEARING S64°47'22"W FOR 200.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE LEAVING SAID CENTERLINE OF PARKWAY, N77°41'51"W, FOR 111.94 FEET; THENCE N80°14'45"W, FOR 168.88 FEET, THENCE S09°33'20"W, FOR 208.06 FEET; THENCE S80°11'18"E, FOR 210.27 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PARKWAY, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE CENTERLINE OF PARKWAY, SAME BEING THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S83°48'54"E, HAVING A RADIUS OF 630.28 FEET, A CENTRAL ANGLE OF 25°42'41", AN ARC LENGTH OF 282.84 FEET, AND A CHORD BEARING S06°40'15"E FOR 280.47 FEET, TO THE POINT OF INTERSECTION OF THE CENTERLINE OF PAVEMENT, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE CENTERLINE OF PAVEMENT THE FOLLOWING SIX (6) COURSES; (1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N54°03'25"E, HAVING A RADIUS OF 2,370.72 FEET, A CENTRAL ANGLE OF 05°22'02", AN ARC LENGTH OF 222.08 FEET, AND A CHORD BEARING S38°37'36"E FOR 222.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N52°18'54"E, HAVING A RADIUS OF 66.65 FEET, A CENTRAL ANGLE OF 57°57'20", AN ARC LENGTH OF 67.42 FEET, AND A CHORD BEARING S66°39'46"E FOR 64.58 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N19°21'50"W, HAVING A RADIUS OF 100.18 FEET, A CENTRAL ANGLE OF 37°36'45", AN ARC LENGTH OF 65.76 FEET, AND A CHORD BEARING N51°49'47"E FOR 64.59 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S56°26'37"E, HAVING A RADIUS OF 309.50 FEET, A CENTRAL ANGLE OF 37°42'04", AN ARC LENGTH OF 203.65 FEET, AND A CHORD BEARING N52°24'25"E FOR 200.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (5) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N18°14'35"W, HAVING A RADIUS OF 369.22 FEET, A CENTRAL ANGLE OF 31°25'43", AN ARC LENGTH OF 202.53 FEET, AND A CHORD BEARING N56°02'33"E FOR 200.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (6) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N50°20'30"W, HAVING A RADIUS OF 348.90 FEET, A CENTRAL ANGLE OF 29°02'54", AN ARC LENGTH OF 176.89 FEET, AND A CHORD BEARING N25°08'03"E FOR 175.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE LEAVING SAID CENTERLINE OF PAVEMENT, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N83°38'42"E, HAVING A RADIUS OF 49.85 FEET, A CENTRAL ANGLE OF 114°48'58", AN ARC LENGTH OF 99.90 FEET, AND A CHORD BEARING N51°03'11"E FOR 84.00 FEET TO THE POINT OF INTERSECTION A NON-TANGENT LINE ; THENCE S88°32'11"E, FOR 119.40 FEET; THENCE S01°07'42"W, FOR 12.49 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 18465, PAGE 62, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 18465, PAGE 62 THE FOLLOWING FOUR (4) COURSES; (1) THENCE S89°43'33"E, FOR 394.37 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 368.00 FEET, A CENTRAL ANGLE OF 17°46'36", AN ARC LENGTH OF 114.18 FEET, AND A CHORD BEARING N81°23'09"E FOR 113.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY; (3) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 161.50 FEET, A CENTRAL ANGLE OF 38°26'00", AN ARC LENGTH OF 108.33 FEET, AND A CHORD BEARING S88°17'09"E FOR 106.31 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 02°33'40", AN ARC LENGTH OF 13.41 FEET, AND A CHORD BEARING S70°20'59"E FOR 13.41 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 18465, PAGE 62; THENCE LEAVING SAID NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 18465, PAGE 62, N01°34'35"E, FOR 13.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 770,085 SQUARE FEET OR 17.679 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND HEREBY PLATTED AS BELLEVUE PLACE; THAT THEY RESERVE ALL STREETS SHOWN HEREON AND OTHER COMMON AREAS WITHIN TRACT A FOR THE PRIVATE AND NON-EXCLUSIVE USE OF THE BELLEVUE PLACE MASTER PROPERTY OWNERS ASSOCIATION, INC., THE OWNERS OF THE LOTS MORE PARTICULARLY DESCRIBED HEREON AS BEING A PART OF BELLEVUE PLACE AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, EMPLOYEES, CONTRACTORS, GUESTS, INVITEES AND LESSEES FOR INGRESS AND EGRESS IN PERPETUITY AND TO THE EXCLUSION OF THE PUBLIC AT LARGE; PROVIDED, HOWEVER, THAT ANY CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER BELLEVUE PLACE AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES SHALL HAVE A NON-EXCLUSIVE EASEMENT IN, OVER, UNDER AND THROUGH AND THE NON-EXCLUSIVE RIGHT TO USE SAID STREETS AND OTHER COMMON AREAS WITHIN TRACT A FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, STORM SEWERS AND UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, CABLE TELEVISION AND COLLECTION OF TRASH, AND PURPOSES INCIDENTAL THERETO, AS WELL AS FOR INGRESS AND EGRESS FOR THE PURPOSES OF PROVIDING EMERGENCY FIRE, MEDICAL AND SIMILAR SERVICES; AND THAT THEY GRANT TO ANY CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER BELLEVUE PLACE AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES THE NON-EXCLUSIVE RIGHT TO USE THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON, BUT ONLY FOR THE INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES AND PURPOSES INCIDENTAL THERETO SERVING BELLEVUE PLACE.

OWNER:

BELLEVUE PLACE - LAND, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: MIDWAY HOLDINGS, INC.,
A FLORIDA CORPORATION, ITS MANAGER

WITNESS SIGNATURE

WITNESS SIGNATURE

BY: _____
ERIC D. HOWELL
TITLE: PRESIDENT

WITNESS PRINTED NAME

WITNESS PRINTED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ERIC D. HOWELL, AS PRESIDENT OF MIDWAY HOLDINGS, INC., A FLORIDA CORPORATION, MANAGER OF BELLEVUE PLACE - LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON EXECUTING THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

NOTARY SIGNATURE

NOTARY STAMP OR SEAL

PRINTED NAME OF NOTARY

OWNER:

BELLEVUE PLACE - CONDOMINIUM, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: JMC COMMUNITIES, INC.,
A FLORIDA CORPORATION, ITS MANAGER

WITNESS SIGNATURE

WITNESS SIGNATURE

BY: _____
NAME: J. MICHAEL CHEEZEM
TITLE: CHIEF EXECUTIVE OFFICER

WITNESS PRINTED NAME

WITNESS PRINTED NAME

ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED J. MICHAEL CHEEZEM, AS CHIEF EXECUTIVE OFFICER OF JMC COMMUNITIES, INC., A FLORIDA CORPORATION, MANAGER OF BELLEVUE PLACE - CONDOMINIUM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON EXECUTING THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017

NOTARY SIGNATURE

NOTARY STAMP OR SEAL

PRINTED NAME OF NOTARY

OWNER:

BELLEVUE PLACE - TOWNHOME, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: JMC COMMUNITIES, INC.,
A FLORIDA CORPORATION, ITS MANAGER

WITNESS SIGNATURE

WITNESS SIGNATURE

BY: _____
NAME: J. MICHAEL CHEEZEM
TITLE: CHIEF EXECUTIVE OFFICER

WITNESS PRINTED NAME

WITNESS PRINTED NAME

ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF _____

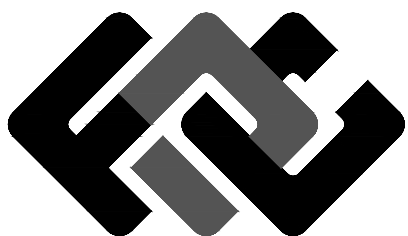
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED J. MICHAEL CHEEZEM, AS CHIEF EXECUTIVE OFFICER OF JMC COMMUNITIES, INC., A FLORIDA CORPORATION, MANAGER OF BELLEVUE PLACE - TOWNHOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON EXECUTING THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017

NOTARY SIGNATURE

NOTARY STAMP OR SEAL

PRINTED NAME OF NOTARY



FLORIDA DESIGN
CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JANUARY 2016 — 2014-0031 (210)

BELLEVIEW PLACE

A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF A PART OF TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA
A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA.

OWNER:

BELLEVIEW PLACE - INN, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: JMC COMMUNITIES, INC.,
A FLORIDA CORPORATION, ITS MANAGER

WITNESS SIGNATURE

WITNESS SIGNATURE

BY: _____
NAME: J. MICHAEL CHEEZEM
TITLE: CHIEF EXECUTIVE OFFICER

WITNESS PRINTED NAME

WITNESS PRINTED NAME

ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED J. MICHAEL CHEEZEM, AS CHIEF EXECUTIVE OFFICER OF JMC COMMUNITIES, INC., A FLORIDA CORPORATION, MANAGER OF BELLEVIEW PLACE - INN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON EXECUTING THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017

NOTARY SIGNATURE

NOTARY STAMP OR SEAL

PRINTED NAME OF NOTARY

JOINDER OF MORTGAGEE:

REGIONS BANK, AS THE HOLDER OF: (1) MORTGAGE AND SECURITY AGREEMENT DATED JUNE 7, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19222, PAGE 1701, AS MODIFIED BY FIRST NOTE, MORTGAGE AND LOAN DOCUMENTS MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 19417, PAGE 57 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THAT CERTAIN ASSIGNMENT OF LEASES, RENTS AND CONTRACT RIGHTS DATED JUNE 7, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19222, PAGE 1726 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; (2) MORTGAGE AND SECURITY AGREEMENT DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19417, PAGE 84 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND ASSIGNMENT OF LEASES, RENTS AND CONTRACT RIGHTS DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19417, PAGE 109 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; (3) MORTGAGE AND SECURITY AGREEMENT DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19417, PAGE 157 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ASSIGNMENT OF LEASES, RENTS AND CONTRACT RIGHTS DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19417, PAGE 182 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ENCUMBERING THE LANDS DESCRIBED IN THE FOREGOING DEDICATION (THE "DEDICATION"), JOINS IN THE EXECUTION OF THE DEDICATION AS MORTGAGEE FOR THE PURPOSE OF SUBORDINATING THE AFORESAID MORTGAGE TO THE DEDICATION.

REGIONS BANK

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: _____
NAME: _____
TITLE: _____

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS PRINTED NAME

WITNESS PRINTED NAME

ACKNOWLEDGEMENT OF MORTGAGEE:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, AS _____ OF REGIONS BANK, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON EXECUTING THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017

NOTARY SIGNATURE

NOTARY STAMP OR SEAL

PRINTED NAME OF NOTARY

JOINDER OF MORTGAGEE:

USAMERIBANK, AS THE HOLDER OF: MORTGAGE AND SECURITY AGREEMENT DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19416, PAGE 1330 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THAT CERTAIN ASSIGNMENT OF LEASES AND RENTS DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19416, PAGE 1358 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA ENCUMBERING THE LANDS DESCRIBED IN THE FOREGOING DEDICATION (THE "DEDICATION"), JOINS IN THE EXECUTION OF THE DEDICATION AS MORTGAGEE FOR THE PURPOSE OF SUBORDINATING THE AFORESAID MORTGAGE TO THE DEDICATION.

USAMERIBANK BANK

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: _____
NAME: _____
TITLE: _____

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS PRINTED NAME

WITNESS PRINTED NAME

ACKNOWLEDGEMENT OF MORTGAGEE:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, AS _____ OF USAMERIBANK, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON EXECUTING THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017

NOTARY SIGNATURE

NOTARY STAMP OR SEAL

PRINTED NAME OF NOTARY

NOTES:

1. THE LANDS DESCRIBED HEREON AND BEING REFERRED TO AS "BELLEVIEW PLACE" ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS OF BELLEVIEW PLACE AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

2. THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (NGS), STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT. CONTROL POINTS UTILIZED ARE: (a) FOUND 12" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED "HARRIS R", DESIGNATED BY NGS AS "HARRIS R", PID = AG0588 (NORTHING = 1315980.23 EASTING = 396133.41); (b) FOUND 12" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED "HARRIS Z", DESIGNATED BY NGS AS "HARRIS Z", PID = AG0596 (NORTHING = 1312500.50, EASTING = 397916.57), BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (WWW.NGS.NOAA.GOV)

3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

4. THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY TOWN OF BELLEAIR, PINELLAS COUNTY.

5. LOT AND TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE SET 5/8" IRON ROD WITH CAP STAMPED "FDC LB 6707" (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED "FDC LB 6707" (IN HARD SURFACES). MONUMENTS ARE FOUND OR SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES. WHERE CORNERS COULD NOT BE SET WITNESS CORNERS ARE FOUND OR WILL BE SET AS NOTED.

CERTIFICATE OF APPROVAL OF TOWN COMMISSION

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA. THIS _____ DAY OF _____, 2017.

GARY H. KATICA, MAYOR

CHRISTINE TOROK, TOWN CLERK

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA

COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN

PLAT BOOK _____, PAGES _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SIGNED ON THIS _____ DAY OF _____, A.D., 20____, AT _____.

BY: _____
DEPUTY CLERK

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

CERTIFICATE OF CONFORMITY:

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT BY THE TOWN OF BELLEAIR. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED FOR MATHEMATICAL CLOSURE.

ALBERT P. CARRIER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6488
STATE OF FLORIDA
DEUEL & ASSOCIATES, LB 107

DATE

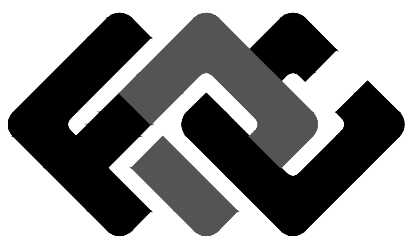
SURVEYOR AND MAPPER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

SIGNED AND SEALED THIS _____ DAY OF _____, 20____.

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION,
LB 6707 3030 STARKEY BOULEVARD
NEW PORT RICHEY, FLORIDA



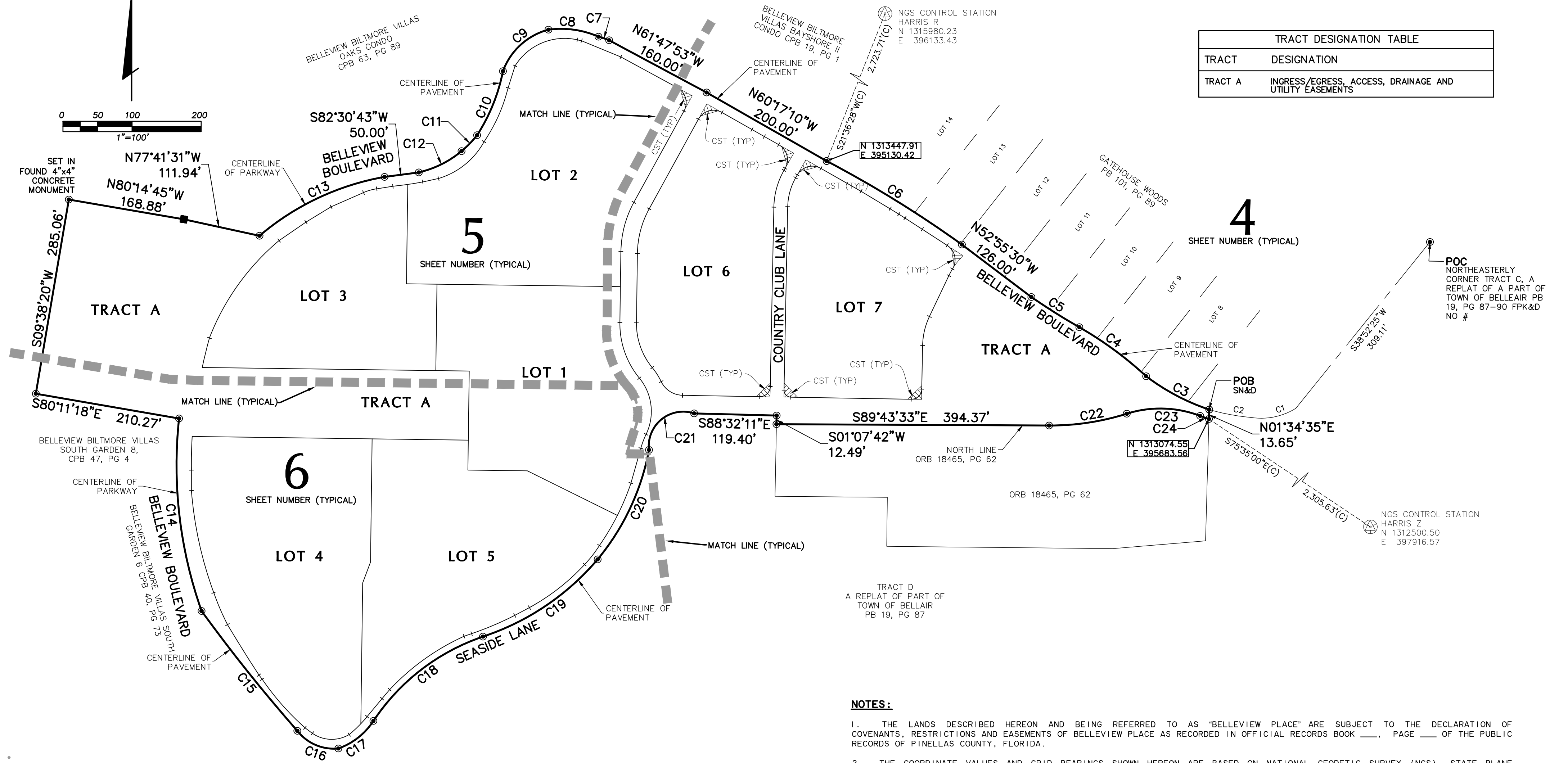
FLORIDA DESIGN
CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO. 6707

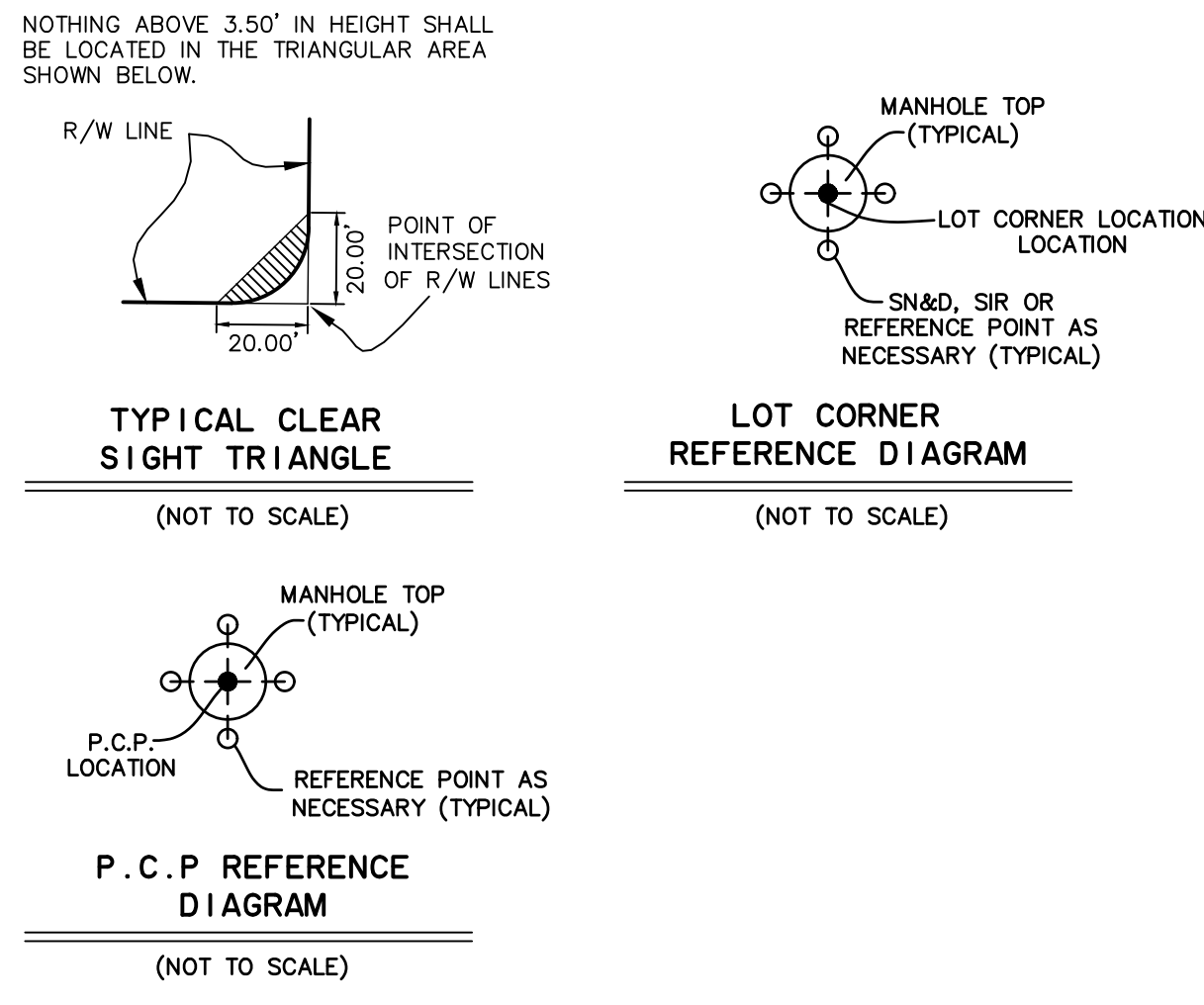
JANUARY 2016 — 2014—0031 (210)

BELLEVUE PLACE

A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF A PART OF TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA
A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA.



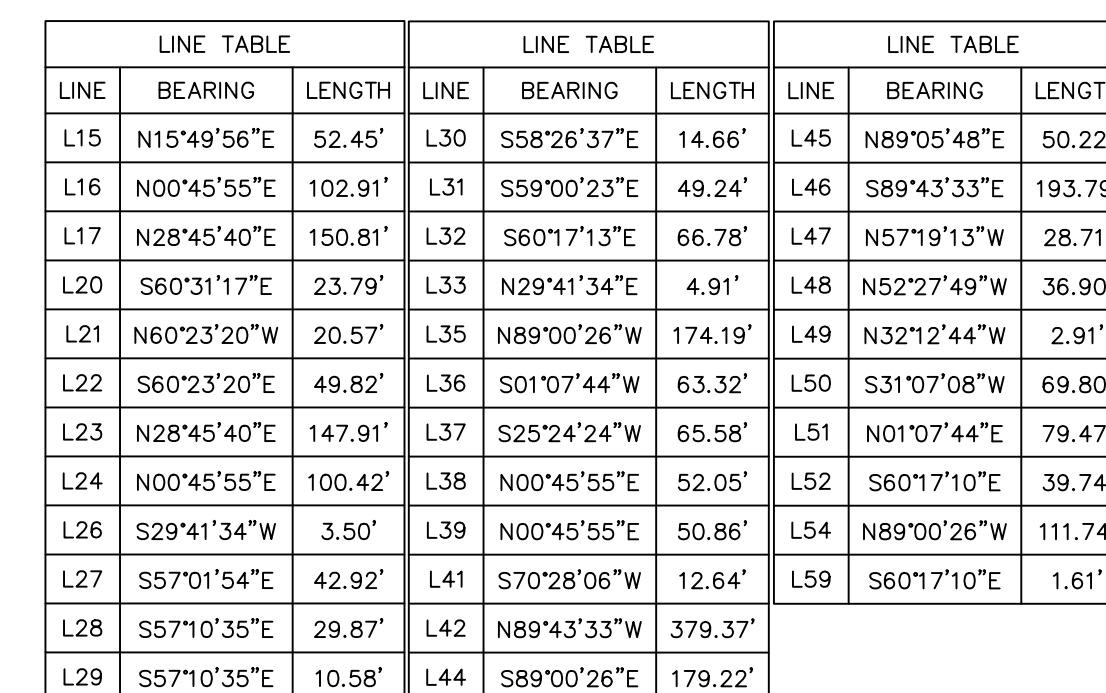
TRACT DESIGNATION TABLE	
TRACT	DESIGNATION
TRACT A	INGRESS/EGRESS, ACCESS, DRAINAGE AND UTILITY EASEMENTS



- NOTES:**
- THE LANDS DESCRIBED HEREON AND BEING REFERRED TO AS "BELLEVUE PLACE" ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS OF BELLEVUE PLACE AS RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
 - THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (NGS). STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT. CONTROL POINTS UTILIZED ARE: (a) FOUND 12" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED "HARRIS R", DESIGNATED BY NGS AS "HARRIS R", PID = AG0588 (NORTHING = 1315980.23, EASTING = 396133.41); (b) FOUND 12" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED "HARRIS Z", DESIGNATED BY NGS AS "HARRIS Z", PID = AG0596 (NORTHING = 1312500.50, EASTING = 397916.57). BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (WWW.NGS.NOAA.GOV)
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY TOWN OF BELLEAIR, PINELLAS COUNTY.
 - LOT AND TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE SET 5/8" IRON ROD WITH CAP STAMPED "FDC LB 6707" (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED "FDC LB 6707" (IN HARD SURFACES). MONUMENTS ARE FOUND OR SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES. WHERE CORNERS COULD NOT BE SET WITNESS CORNERS ARE FOUND OR WILL BE SET AS NOTED.

LEGEND:	
AE	= ACCESS EASEMENT
(C)	= CALCULATED
CCR	= CERTIFIED CORNER RECORD
COR	= CORNER
CST	= CLEAR SIGHT TRIANGLE EASEMENT
CP	= CONDOMINIUM PLAT BOOK
DE	= DRAINAGE EASEMENT
ESMT	= EASEMENT
FDC	= FLORIDA DESIGN CONSULTANTS
FCM	= FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
FIR	= FOUND IRON ROD (SIZE AND DESIGNATION NOTED)
FIP	= FOUND IRON PIPE
FN&D	= FOUND NAIL & DISK (DESIGNATION AS NOTED)
FPK&D	= FOUND PARKER KALON NAIL & DISK
IE	= INGRESS/EGRESS EASEMENT
LB	= LICENSED BUSINESS
N/F	= NOT FOUND
NGS	= NATIONAL GEODETIC SURVEY
(NR)	= NON-RADIAL
N/S	= NOT TO SCALE
O/A	= OVERALL
ORB	= OFFICIAL RECORDS BOOK
PLS	= PLAT BOOK
PLS	= PROFESSIONAL LAND SURVEYOR
PCP	= PERMANENT CONTROL POINT (OR P.C.P.)
PG(S)	= PAGE(S)
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT
R/W	= RIGHT-OF-WAY
SCM	= SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
SCM	= SET 4"x4" CONCRETE MONUMENT "FDC LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
(W)	= WITNESS
SEC	= SECTION
SIR	= SET IRON ROD
SN&D	= SET NAIL & DISK
TYP	= TYPICAL
UE	= UTILITY EASEMENT
(W)	= WITNESS
□	= FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
■	= SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
●	= SET NAIL & DISK "PRM LB6707" (UNLESS OTHERWISE NOTED)
⊙	= NGS CONTROL POINT

A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF A PART OF TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA
A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA.

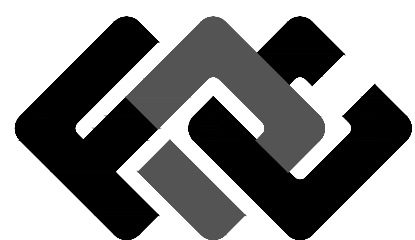
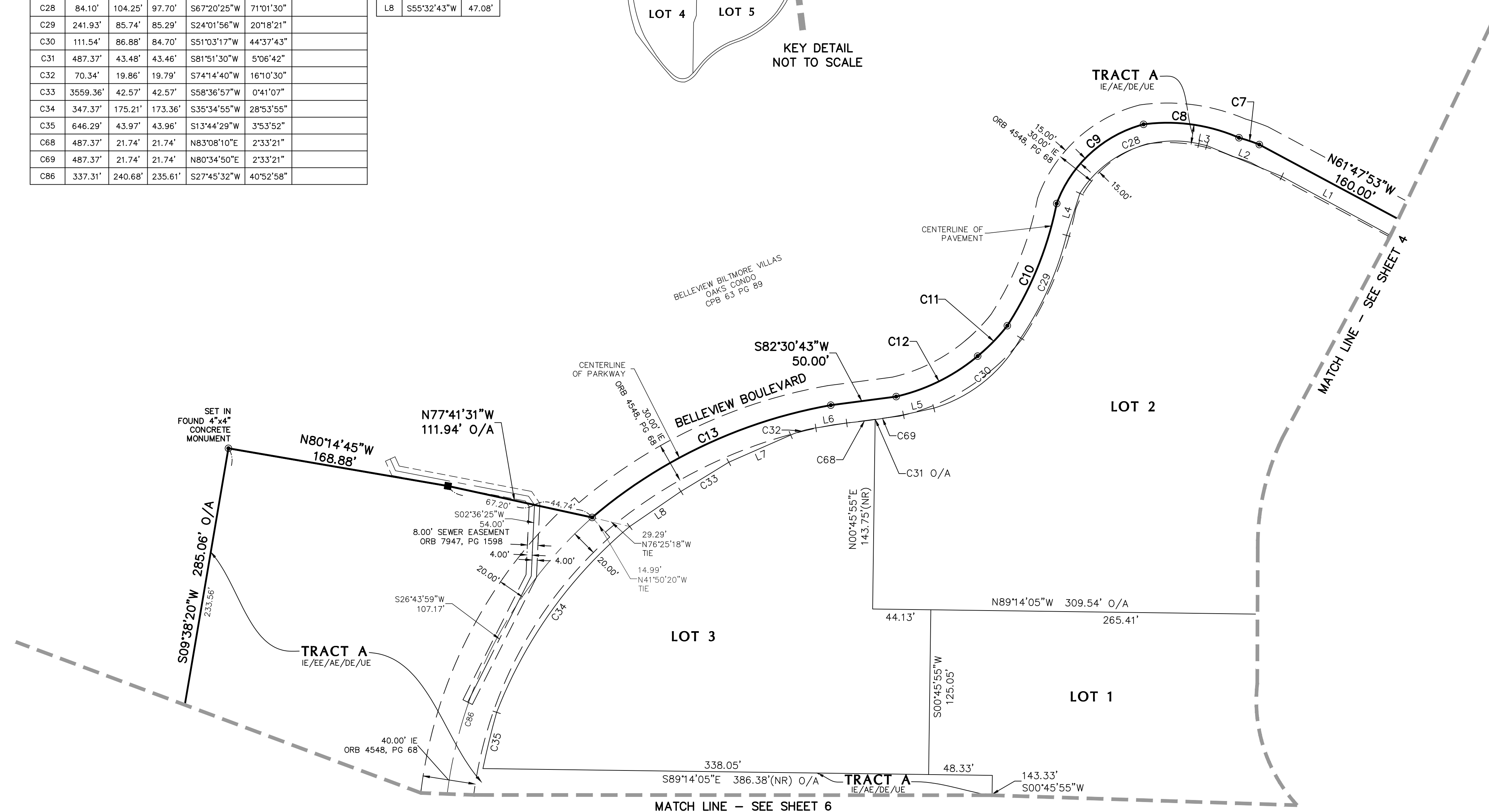
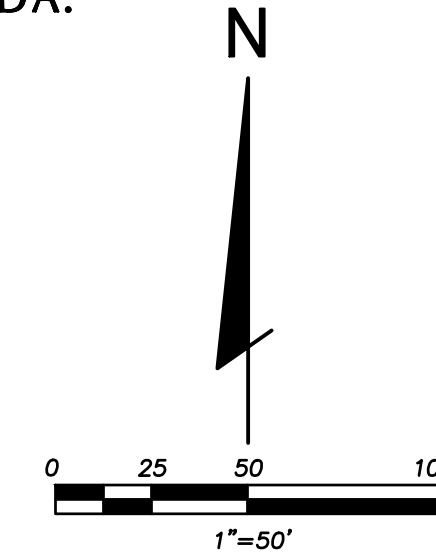
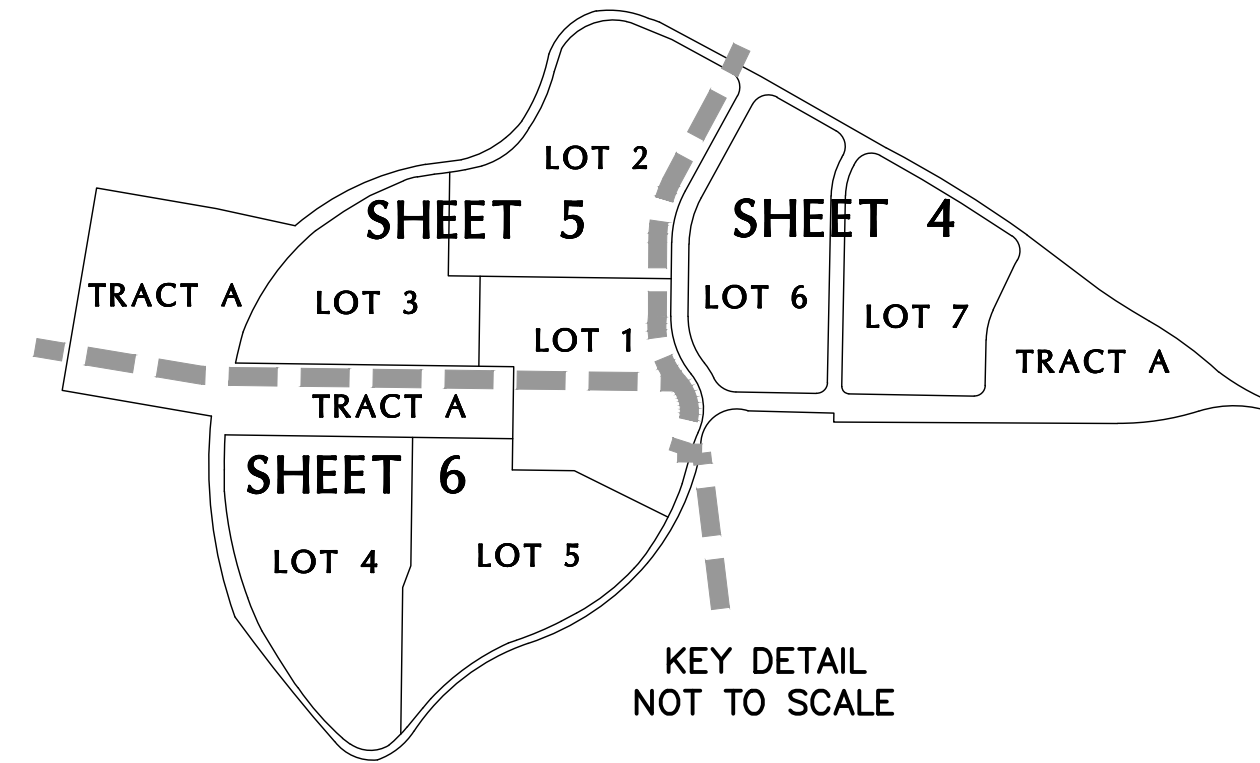


BELLEVIEW PLACE

A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF A PART OF TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA
A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C7	135.77'	16.27'	16.26'	N71°27'04"W	6°51'57"
C8	135.77'	73.98'	73.07'	N82°01'30"W	31°13'15"
C9	96.68'	92.62'	89.12'	S47°37'30"W	54°53'26"
C10	265.53'	100.60'	100.00'	S22°00'10"W	21°42'27"
C11	147.23'	32.26'	32.19'	S44°15'56"W	12°33'12"
C12	147.23'	69.69'	69.04'	S63°34'33"W	27°07'12"
C13	381.21'	202.37'	200.00'	S64°47'22"W	30°24'57"
C28	84.10'	104.25'	97.70'	S67°20'25"W	71°01'30"
C29	241.93'	85.74'	85.29'	S24°01'56"W	20°18'21"
C30	111.54'	86.88'	84.70'	S51°03'17"W	44°37'43"
C31	487.37'	43.48'	43.46'	S81°51'30"W	5°06'42"
C32	70.34'	19.86'	19.79'	S74°14'40"W	16°10'30"
C33	3559.36'	42.57'	42.57'	S58°36'57"W	0°41'07"
C34	347.37'	175.21'	173.36'	S35°34'55"W	28°53'55"
C35	646.29'	43.97'	43.96'	S13°44'29"W	3°53'52"
C68	487.37'	21.74'	21.74'	N83°08'10"E	2°33'21"
C69	487.37'	21.74'	21.74'	N80°34'50"E	2°33'21"
C86	337.31'	240.68'	235.61'	S27°45'32"W	40°52'58"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°26'59"W	92.51'
L2	N67°39'18"W	61.51'
L3	N77°08'50"W	6.21'
L4	S17°38'43"W	33.44'
L5	S77°38'46"W	23.60'
L6	S80°49'21"W	23.72'
L7	S66°18'11"W	51.29'
L8	S55°32'43"W	47.08'

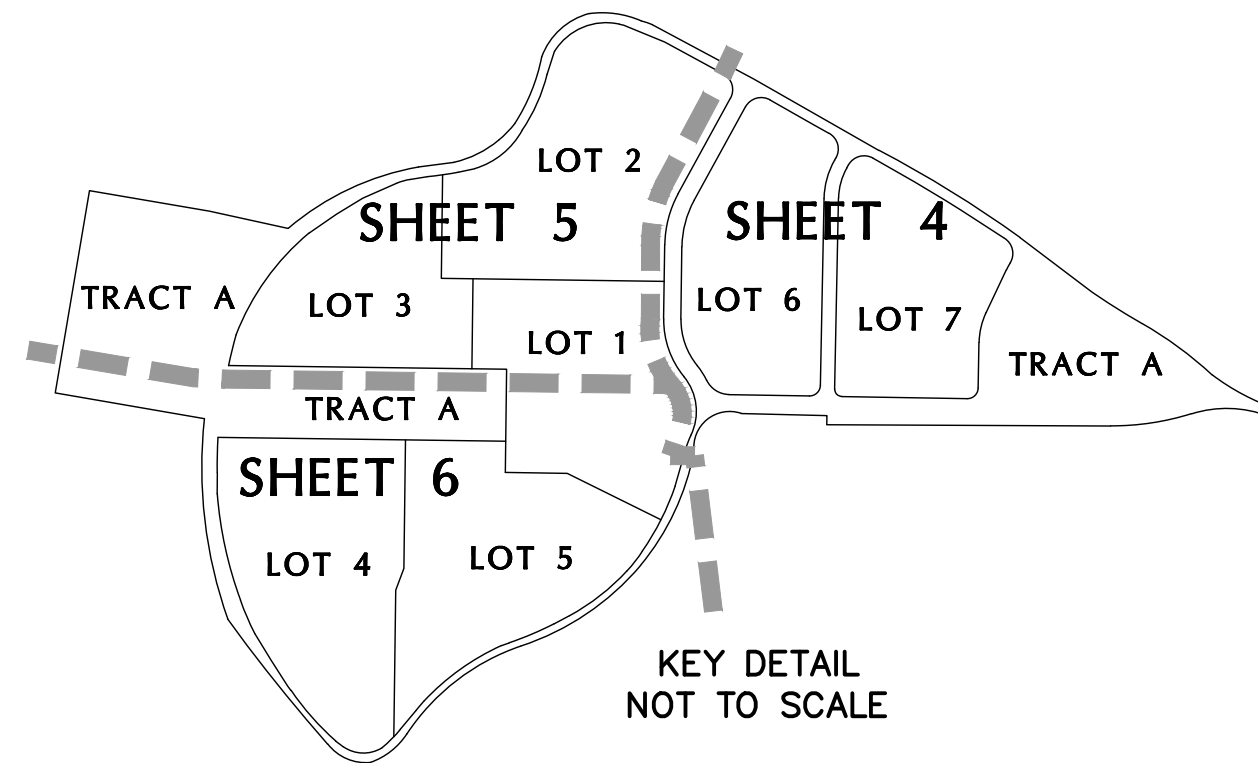


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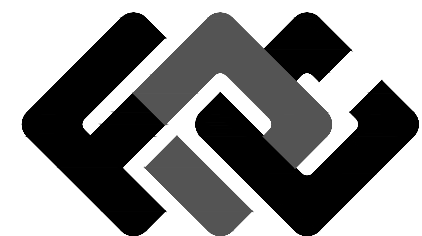
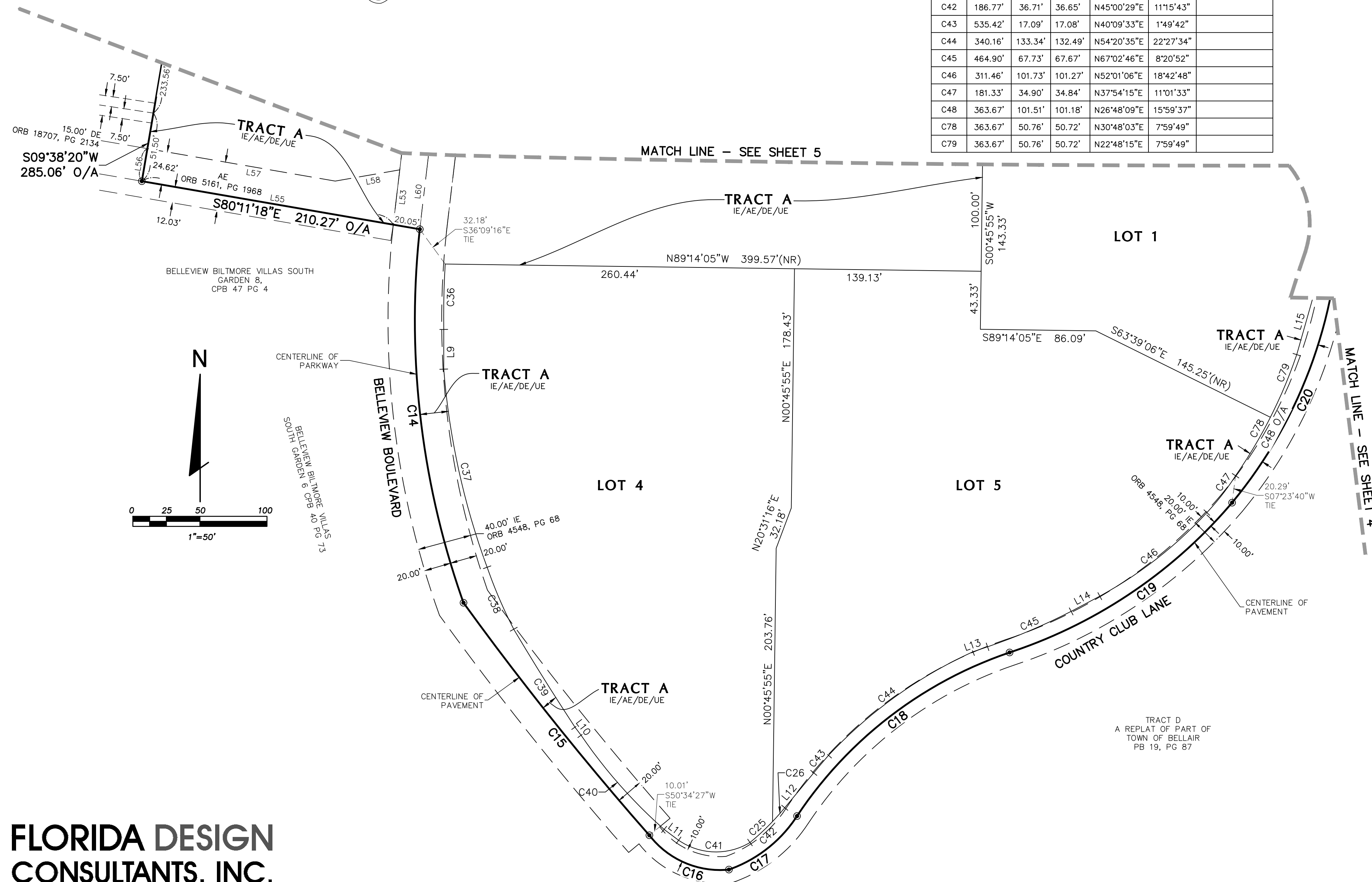
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PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707
JANUARY 2016 - 2014-0031 (210)

BELLEVUE PLACE

A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF A PART OF TOWN OF BELLAIR, PINELLAS COUNTY, FLORIDA
A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLAIR, PINELLAS COUNTY, FLORIDA.



CURVE TABLE						LINE TABLE		
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING	LINE	BEARING
C14	630.28'	282.84'	280.47'	S06°40'15"E	25°42'41"		L9	S00°01'45"W
C15	2370.72'	222.08'	222.00'	S38°37'36"E	5°22'02"		L10	S37°11'51"E
C16	66.65'	67.42'	64.58'	S66°39'46"E	57°57'20"		L11	S53°03'11"E
C17	100.18'	65.76'	64.59'	N51°49'47"E	37°36'45"		L12	N39°42'29"E
C18	309.50'	203.65'	200.00'	N52°24'25"E	37°42'04"		L13	N71°05'38"E
C19	369.22'	202.53'	200.00'	N56°02'33"E	31°25'43"		L14	N61°58'48"E
C20	348.90'	176.89'	175.00'	N25°08'03"E	29°02'54"		L15	N15°49'56"E
C25	186.77'	22.97'	22.95'	N47°06'58"E	7°02'44"		L53	S06°44'18"W
C26	186.77'	13.74'	13.74'	N41°29'07"E	4°12'59"		L55	S80°11'18"E
C36	656.02'	48.77'	48.76'	S01°16'14"W	4°15'35"		L56	N09°38'20"E
C37	553.03'	151.72'	151.24'	S12°20'57"E	15°43'06"		L57	S80°11'18"E
C38	352.46'	50.33'	50.29'	S23°13'51"E	8°10'55"		L58	N80°08'30"E
C39	1950.07'	86.15'	86.15'	S32°00'08"E	2°31'53"		L60	N06°44'29"E
C40	377.97'	93.87'	93.63'	S41°23'36"E	14°13'44"			
C41	49.03'	56.30'	53.25'	S88°11'56"E	65°47'02"			
C42	186.77'	36.71'	36.65'	N45°00'29"E	11°15'43"			
C43	535.42'	17.09'	17.08'	N40°09'33"E	1°49'42"			
C44	340.16'	133.34'	132.49'	N54°20'35"E	22°27'34"			
C45	464.90'	67.73'	67.67'	N67°02'46"E	8°20'52"			
C46	311.46'	101.73'	101.27'	N52°01'06"E	18°42'48"			
C47	181.33'	34.90'	34.84'	N37°54'15"E	11°01'33"			
C48	363.67'	101.51'	101.18'	N26°48'09"E	15°59'37"			
C78	363.67'	50.76'	50.72'	N30°48'03"E	7°59'49"			
C79	363.67'	50.76'	50.72'	N22°48'15"E	7°59'49"			



**FLORIDA DESIGN
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PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707
JANUARY 2016 - 2014-0031 (210)

Town of Belleair
901 Ponce de Leon Boulevard
Belleair, Florida 33756



- ☐ SUBMIT ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION
- ☐ SUBMIT NINETEEN (19) COPIES OF THE ORIGINAL APPLICATION including:
 1) collated, 2) stapled and 3) folded sets of site plans
- ☐ SUBMIT APPLICATION FEE \$ _____ (**NOTE: ALL COSTS INCURRED BY THE TOWN OF BELLEAIR, ABOVE AND BEYOND THE SITE PLAN REVIEW FEE, WILL BE THE RESPONSIBILITY OF THE APPLICANT REGARDLESS OF APPROVAL OR DENIAL OF THE REQUEST**)

* NOTE: TWENTY (20) TOTAL SETS OF INFORMATION REQUIRED (APPLICATIONS PLUS PLAN SETS)

Application for Land Development Code Approval
Major Site Development Minor Site Development
(**Circle applicable land development request**)

Plat

-Please type or print. Use additional sheets as necessary-

A. APPLICANT, PROPERTY OWNER AND AGENT INFORMATION: (Section 66-171a)

APPLICANT NAME: Bellevue Place – Land, LLC

MAILING ADDRESS: 2 North Tamiami Trail, Suite 104, Sarasota, FL 34236

E-MAIL ADDRESS: erichowell@lri-corp.com PHONE & FAX No. 941-954-8008/941-795-0919

PROPERTY OWNER(S): Bellevue Place – Land, LLC
(Must include ALL owners as listed on the deed – provide original signature(s) on page 3)

AGENT NAME(S): John Hobach, JMC Communities

MAILING ADDRESS: 2201 4th Street North, Suite 200, St. Petersburg, FL 33704-4399

E-MAIL ADDRESS: jhobach@jmcdev.com PHONE NUMBER: 727-823-0022

CELL NUMBER: 727-580-4140 FAX NUMBER: 727-821-2007

B. PROPOSED DEVELOPMENT INFORMATION: (Section 66-171a)

STREET ADDRESS of subject site: 25 Bellevue Boulevard

LEGAL DESCRIPTION: See Exhibit 1 of Original Filing
(if not listed here, please note the location of this document in the submittal)

PARCEL NUMBER: Portion of 21-29-15-06480-000-0301 and all of 21-29-15-06480-000-0302

PARCEL SIZE: (acres and square feet) 17.6787 acres; 770,085 sq. ft.

ZONING DISTRICT: PMU FUTURE LAND USE CLASSIFICATION: CG

PROPOSED USE AND SIZE: 104 Midrise Multi-Family Units; 28 Townhomes and an Inn with 33 - 35 rooms
(number of dwelling units, hotel rooms or square footage and type of nonresidential use)

DESCRIPTION OF REQUEST (Be specific when identifying the intended development request)
Subdivision Plat

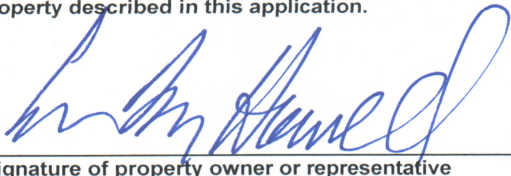
Attach extra sheets if needed

C. PROOF OF OWNERSHIP: (Section 66-171a)

☐ SUBMIT A COPY OF THE TITLE INSURANCE POLICY, DEED TO THE PROPERTY OR SIGN AFFIDAVIT ATTESTING OWNERSHIP (see page 3)

D. SIGNATURE:

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize Town representatives to visit and photograph the property described in this application.

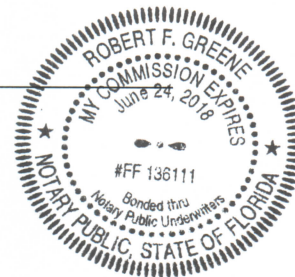


Signature of property owner or representative

STATE OF FLORIDA, COUNTY OF PINELLAS
Sworn to and subscribed before me this 15th day of June, A.D. 2016 to me and/or by _____, who is personally known or who has produced _____ as identification.



Notary public,
My commission expires:



E. AFFIDAVIT TO AUTHORIZE AGENT:

Bellevue Place – Land, LLC

(Names of ALL property owners on deed – please PRINT full names)

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property (address or general location):
Bellevue Biltmore Resort Property, 25 Bellevue Boulevard, Belleair, Florida

2. That this property constitutes the property for which a request for a: (describe request)
Subdivision Plat.

3. That the undersigned (has/have) appointed and (does/do) appoint:
John P. Hobach

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

3. That this affidavit has been executed to induce the Town of Belleair, Florida to consider and act on the above described property;

4. That the applicant acknowledges that all impact fees (parks and recreation, traffic, etc.) will be paid PRIOR to the issuance of a building permit, certificate of occupancy, or other mechanism, whichever occurs first;

5. That site visits to the property are necessary by Town representatives in order to process this application and the owner authorizes Town representatives to visit and photograph the property described in this application;

6. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Property Owner

Property Owner

Property Owner

Property Owner

STATE OF FLORIDA,
COUNTY OF PINELLAS

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida,
on this

June, 2016 personally appeared Eric D. Howell, Manager of Bellevue Place who having been first duly sworn
Deposes and says that he/she fully understands the contents of the affidavit that he/she signed. Place-Land, LLC

My Commission Expires:



Notary Public

APPLICANT IS RESPONSIBLE FOR CHECKING OFF EVERY SUBMITTAL REQUIREMENT INCLUDED IN THEIR SITE PLAN APPLICATION PACKAGE OR INDICATING NOT APPLICABLE (N/A) FOR THOSE THAT DO NOT APPLY.

NOTE: ALL COSTS INCURRED BY THE TOWN OF BELLEAIR, ABOVE AND BEYOND THE SITE PLAN REVIEW PROCESS, WILL BE DUE BY THE APPLICANT REGARDLESS OF APPROVAL OR DENIAL OF THE REQUEST

F. SITE PLAN SUBMITTAL REQUIREMENTS

General plan requirements. (Section 66-171 b.)

- ☐ All plans shall be drawn to a scale of one inch equals 100 feet, unless the manager determines that a different scale is sufficient or necessary for proper review of the proposal.
- ☐ The trim line sheet size shall be 24 inches by 36 inches. A three-fourths-inch margin shall be provided on all sides, except for the left binding side, where a two-inch margin shall be provided.
- ☐ If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.
- ☐ The front cover of each plan shall include the following:
 - i. _____ A general vicinity or location map, drawn to scale, both stated and graphic, showing the position of the proposed development in the section, township and range, together with the principal roads, town limits or other pertinent orientation information, shall be included.
 - ii. _____ A complete legal description of the property shall be included.
 - iii. _____ The name, address and telephone number of the owner of the property shall be included. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.
 - iv. _____ The name, business address and telephone number of those individuals responsible for the preparation of the drawings shall be included.
 - v. _____ Each sheet shall contain a title block with the name of the development, stated and graphic scale, a north arrow, and date.
 - vi. _____ The plan shall show the boundaries of the property with a metes and bounds description reference to section, township and range, tied to a section or quarter-section or subdivision name and lot numbers.
 - vii. _____ The plan shall show the area of the property shown in square feet and acres.
- ☐ Twenty copies of the submittal shall be required.
- ☐ Unless a format is specifically called for in this section, the information required may be presented textually or graphically, or on a map, plan or aerial photograph, or by other means, whichever most clearly conveys the required information. It is the responsibility of the developer to submit the information in a form that allows ready determination of whether the requirements of this land development code have been met.

Preliminary Development Plan Requirements (Section 66-171c.)

- ☐ Existing conditions.
 - _____ A recent aerial photograph, taken not more than three years before the date of application, encompassing the project area and identifying the project area and total land areas. The scale shall be no smaller than one inch equals 200 feet.
 - _____ A soils map of the site. Existing U.S. Soil Conservation Service maps are acceptable.
 - _____ A survey showing vegetative cover, including the location, size and identity by common name of all protected trees. Groups of protected trees may be designated as clusters, with the estimated total number and size noted. This information shall also be summarized in tabular form on the plan.
 - _____ A topographic map of the site clearly showing the location, identification and elevation of benchmarks, including at least one benchmark for each major water control structure.
 - _____ A detailed overall project area map showing existing hydrography and runoff patterns, and the size, location, topography and land use of any offsite areas that drain onto, through or from the project area.
 - _____ Existing surface water bodies, wetlands, streams and canals within the proposed development site, including seasonal high water table elevations and attendant drainage areas for each.
 - _____ If the stormwater management system will use swales, percolation (retention) or exfiltration (detention with filtration) designs, a map showing the locations of soil borings or percolation tests representative of design conditions.
 - _____ A depiction of the site, and all land within 400 feet of any property line of the site, showing the locations of protected environmentally sensitive zones and restricted development zones.
 - _____ The location of any underground or overhead utilities, culverts and drains on the property and within 100 feet of the proposed development boundary.
 - _____ The location, names and widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other public spaces, and similar facts regarding adjacent property.
 - _____ The 100-year flood elevation, minimum required floor elevation and boundaries of the 100-year floodplain for all parts of the proposed development.
 - _____ Drainage basin or watershed boundaries identifying locations of the routes of offsite waters onto, through or around the project.
 - _____ The location of existing property or right-of-way lines both for private and public property, streets, railroads, buildings, transmission lines, sewers, bridges, culverts, drainpipes, water mains, fire hydrants and any public or private easements.
 - _____ Any land rendered unusable for development purposes by deed restrictions or other legally enforceable limitations.
 - _____ Contour lines at two-foot intervals.
 - _____ All watercourses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types and vegetative cover.
 - _____ The approximate location of protected environmentally sensitive zones and restricted development zones as established in chapter 74, article VI of this Code.
 - _____ Existing future land use and zoning district of the parcel.
 - _____ A depiction of the abutting property within 400 feet of the proposal, not including public right-of-way in the measurement, showing:
 - i. _____ Land uses and locations of principal structures and major landscape features.
 - ii. _____ Densities of residential use.
 - iii. _____ Traffic circulation systems.
 - _____ Location of proposed development in relation to any established urban service areas.

- ☐ Proposed development activities and design.

a. Generally

- ___ Area and percentage of total site area to be covered by an impervious surface (Impervious Surface Ratio).
- ___ Grading plans, specifically including perimeter grading.
- ___ Construction phase lines.

b. Buildings and other structures.

- ___ Building plan showing the location, dimensions, gross floor area (Floor Area Ratio), height and proposed use of buildings.
- ___ Front, rear and side architectural elevations of all buildings.
- ___ Building setback distances from property lines, abutting right-of-way centerlines, and all adjacent buildings and structures.
- ___ Minimum floor elevations of buildings within any 100-year floodplain.
- ___ The location, dimensions, type, composition and intended use of all other structures.
- ___ The total number and type of residential units, categorized according to number of bedrooms and the total number of residential units per acre (gross density).

c. Potable water and wastewater systems. (Chapter 62, Article III / Section 62-141 – 62-230)

- ___ Proposed location and sizing of potable water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing offsite facilities.
- ___ The boundaries of proposed utility easements. (See Section 74-193)
- ___ Location of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used.
- ___ Exact locations of onsite and nearby existing and proposed fire hydrants.

d. Streets, parking and loading. (Chapter 74, Article III, Division 3 / Sections 74-717 – 74-175))

- ___ The layout of all streets and driveways, with paving and drainage plans and profiles showing existing and proposed elevations and grades of all public and private paved areas.
- ___ A parking and loading plan showing the total number and dimensions of proposed parking spaces, spaces reserved for handicapped parking, loading areas, proposed ingress and egress, including proposed public street modifications, and projected onsite traffic flow.
- ___ The location of all exterior lighting.
- ___ The location and specifications of any proposed garbage dumpsters.
- ___ Cross sections and specifications of all proposed pavement.
- ___ Typical and special roadway and drainage sections and summary of quantities.
- ___ Location of sidewalks (See Section 74-154)

e. Tree removal and protection. (Chapter 74, Article VI, Division 2 / Sections 74-381 – 74-387)

- ___ A list of all protected trees to be removed and a statement of why they are to be removed.
- ___ Proposed changes in the natural grade and any other development activities directly affecting trees to be retained.
- ___ A statement of the measures to be taken to protect the trees to be retained.
- ___ A statement of tree relocations and replacements proposed.

f. Landscaping. (Chapter 74, Article III, Division 6 / Sections 74-231 – 74-234)

- ___ Location and dimensions of proposed buffer zones and landscaped areas.
- ___ Description of plant materials existing and to be planted in buffer zones and landscaped areas.

g. Stormwater management. (Chapter 74, Article III, Division 5 / Sections 74-211 – 74-212)

- ___ An erosion and sedimentation control plan that describes the type and location of control measures, the stage of development at which they will be put into place or used, and maintenance provisions.
- ___ A description of the proposed stormwater management system, including:
 - i. ___ Channel, direction, flow rate and volume of stormwater that will be conveyed from the site, with a comparison to natural or existing conditions.
 - ii. ___ Detention and retention areas, including plans for the discharge of contained waters, maintenance plans, and predictions of surface water quality changes.
 - iii. ___ Areas of the site to be used or reserved for percolation, including an assessment of the impact on groundwater quality.
 - iv. ___ Location of all water bodies to be included in the surface water management system (natural and artificial) with details of hydrography, side slopes, depths and water surface elevations or hydrographs.
 - v. ___ Linkages with existing or planned stormwater management systems.
 - vi. ___ Onsite and offsite rights-of-way and easements for the system, including locations, and a statement of the nature of the reservation of all areas to be reserved as part of the stormwater management system.
 - vii. ___ The entity responsible for the operation and maintenance of the stormwater management system.
- ___ The location of offsite water resource facilities such as works, surface water management systems, wells or wellfields that will be incorporated into or used by the proposed project, showing the names and addresses of the owners of the facilities.
- ___ Runoff calculations shall be in accord with the stormwater management manual.

h. Environmentally sensitive lands. (Chapter 74, Article VI, Division 3 / Sections 74-411 – 74-415)

- ___ The exact sites and specifications for all proposed drainage, filling, grading, dredging and vegetation removal activities, including estimated quantities of excavation or fill materials computed from cross sections, proposed within a protected environmentally sensitive zone or restricted development zone.
- ___ A detailed statement or other materials showing the following:
 - i. ___ The percentage of the land surface of the site that is covered with natural vegetation, and the percentage of natural vegetation that will be removed by development.
 - ii. ___ The distances between development activities and the boundaries of the protected environmentally sensitive zones.
- ___ The manner in which habitats of endangered and threatened species are protected.

i. Signs. (Chapter 74, Article IX / Sections 74-541 – 74-619)

- ___ Two blueprints or ink drawings of the plans and specifications of regulated signs, and method of their construction and attachment to the building or ground, except those plans for standard signs that have been placed on file with the building official by a licensed sign contractor for standard signs. The plans shall show all pertinent structural details, wind pressure requirements and display materials in accordance with the requirements of this land development code and the building and electrical codes adopted by the town. The plans shall clearly illustrate the type of sign or sign structure as defined in this Code; the design of the sign, including dimensions, colors and materials; the aggregate sign area; the dollar value of the sign; maximum and minimum heights of the sign; and sources of illumination.

i. **Signs, con't**

- ____ For regulated ground signs, a plan, sketch, blueprint, blue line print or similar presentation drawn to scale which indicates clearly:
- i. ____ The location of the sign relative to property lines, rights-of-way, streets, alleys, sidewalks, vehicular access and parking areas and other existing ground signs on the parcel.
 - ii. ____ All regulated trees that will be damaged or removed for the construction and display of the sign.
 - iii. ____ A building elevation or other documentation indicating the building dimensions.

j. **Subdivision.** Proposed number, minimum area and location of lots, if development involves a subdivision of land.

k. **Land use and dedications.**

- ____ Location of all land to be dedicated or reserved for all public and private uses, including rights-of-way, easements, special reservations and the like.
- ____ Amount of area devoted to all existing and proposed land uses, including schools, open space, churches, and residential and commercial uses, as well as the location thereof.
- ____ Location of proposed development in relation to any established urban service areas.

l. **Wellfield protection. (Chapter 74, Article VI, Division 4 / Sections 74-431 – 74-433)**

- ____ Location of onsite wells, and wells within 1,000 feet of any property line, exceeding 100,000 gallons per day.

m. **Historic and archaeological sites.**

- ____ The manner in which historic and archaeological sites on the site, or within 1,000 feet of any boundary of the site, will be protected.

Final Development Plan Requirements (Section 66-171d) A final development plan shall include the information required in a preliminary development plan, plus the following additional or more detailed information:

____ The plan shall include a metes and bounds description of lands to be subdivided, from which, without reference to the plat, the starting point and boundary can be determined.

____ Every development shall be given a name by which it shall be legally known. The name shall not be the same as any other name appearing on any recorded plat, except when the proposed development includes a subdivision that is subdivided as an additional unit or section by the same developer or the developer's successors in title. Every subdivision name shall have legible lettering of the same size and type, including the words "section," "unit," "replat," "amended" and the like. The name of the development shall be indicated on every page.

____ All lots shall be either numbered by progressive numbers or, if in blocks, progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout several additions.

____ All interior excluded parcels shall be clearly indicated and labeled "Not part of this plat/development."

____ All contiguous properties shall be identified by development title, plat book and page, or, if the land is unplatted, it shall be so designated. If a subdivision to be platted is a resubdivision of a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made. All abutting existing easements and rights-of-way must be indicated. The abutting existing rights-of-way must be indicated to the centerline.

____ Restrictions pertaining to the type and use of existing or proposed improvements, waterways, open spaces, building lines, buffer strips and walls, and other restrictions of similar nature, shall require the establishment of restrictive covenants, and such covenants shall be submitted with the final development plan for recordation.

____ Where the development includes private streets, ownership and maintenance association documents shall be submitted with the final development plan, and the dedication contained on the development plan shall clearly indicate the roads and maintenance responsibility to the association without recourse to the town or any other public agency.

____ All manmade lakes and ponds and other manmade bodies of water, excluding retention or detention areas, shown on the final development plan shall be made a part of adjacent private lots as shown on the final plat. The ownership of these bodies of water shall not be dedicated to the public unless approved by the town.

G. Platting Requirements (Section 66-172)

Every plat, replat, or subdivision must be prepared by a professional surveyor or mapper. The plat must be signed and sealed by that professional surveyor and/or mapper, who must state on the plat that the plat was prepared under his or her direction and supervision and that the plat complies with all of the survey requirements of Section 177, of the Florida Statutes. Every plat must also contain the printed name and registration number of the professional surveyor and/or mapper directly below the statement required, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and/or mapper practicing independently of a legal entity must include his or her address.

a. **Application Requirements.** Every plat or replat for a subdivision must be accompanied by the following:

- ____ Boundary survey prepared by a professional surveyor or mapper.
- i. ____ Original or new plats. All plat applications require a boundary survey.
 - ii. ____ Replats of existing plats or subdivisions.
 1. Boundary surveys are only required for replats that affect any boundary of the previously platted property, or
 2. When improvements have been made on the lands to be replatted or adjoining lands.

____ Title certification. The title opinion or certificate shall also show all mortgages not satisfied or released of record or otherwise terminated by law.

b. **Plat Requirements.** Every plat of a subdivision offered for recording shall conform to the following:

- It must be:
- i. ____ An original drawing made with black permanent drawing ink; or
 - ii. ____ A nonadhered scaled print on a stable base film made by photographic processes from a film scribing tested for residual hypo testing solution to assure permanency.

____ Marginal lines, standard certificates and approval forms shall be printed on the plat with a permanent black drawing ink. A print or photographic copy of the original drawing must be submitted with the original drawing.

____ The size of each sheet shall be 24 inches by 36 inches and shall be drawn with a marginal line on all sides. A three-fourths-inch margin shall be provided on all sides, except for the left binding side, where a two-inch margin shall be provided

____ When more than one sheet must be used to accurately portray the lands subdivided, an index or key map must be included and each sheet must show the particular number of that sheet and the total number of sheets included, as well as clearly labeled matchlines to show where other sheets match or adjoin.

____ In all cases, the letter size and scale used shall be of sufficient size to show all detail. The scale shall be both stated and graphically illustrated by a graphic scale drawn on every sheet showing any portion of the lands subdivided.

____ The name of the plat shall be shown in bold legible letters, as stated in FS 177.051. The name of the subdivision shall be shown on each sheet included. The name of the professional surveyor and mapper or legal entity, along with the street and mailing address, must be shown on each sheet included.

b. Plat Requirements, con't

_____ A prominent "north arrow" shall be drawn on every sheet included showing any portion of the lands subdivided. The bearing or azimuth reference shall be clearly stated on the face of the plat in the notes or legend, and, in all cases, the bearings used shall be referenced to some well established and monumented line.

_____ Permanent reference monuments must be placed at each corner or change in direction on the boundary of the lands being platted and may not be more than 1,400 feet apart. Where such corners are in an inaccessible place, "P.R.M.s" shall be set on a nearby offset within the boundary of the plat and such offset shall be so noted on the plat. Where corners are found to coincide with a previously set "P.R.M.," the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity on the previously set "P.R.M." shall be shown on the new plat or, if unnumbered, shall so state. Permanent reference monuments shall be set before the recording of the plat. The "P.R.M.s" shall be shown on the plat by an appropriate symbol or designation.

_____ Permanent control points shall be set on the centerline of the right-of-way at the intersection and terminus of all streets, at each change of direction, and no more than 1,000 feet apart. Such "P.C.P.s" shall be shown on the plat by an appropriate symbol or designation. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements, "P.C.P.s" may be set prior to the recording of the plat and must be set within 1 year of the date the plat was recorded. In the counties or municipalities that require subdivision improvements and have the means of insuring the construction of said improvements, such as bonding requirements, "P.C.P.s" must be set prior to the expiration of the bond or other surety. If the professional surveyor and mapper or legal entity of record is no longer in practice or is not available due to relocation, or when the contractual relationship between the subdivider and professional surveyor and mapper or legal entity has been terminated, the subdivider shall contract with a professional surveyor and mapper or legal entity in good standing to place the "P.C.P.s" within the time allotted.

_____ Monuments shall be set at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a "P.R.M." or a "P.C.P."; however, a monument need not be set if a monument already exists at such corner, point, or change of direction or when a monument cannot be set due to a physical obstruction. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements, monuments may be set prior to the recording of the plat and must be set at the lot corners before the transfer of the lot. In those counties or municipalities that require subdivision improvements and have the means of ensuring the construction of those improvements, such as bonding requirements, monuments shall be set prior to the expiration of the bond or other surety. If the professional surveyor and mapper or legal entity of record is no longer in practice or is not available due to relocation, or when the contractual relationship between the subdivider and professional surveyor and mapper or legal entity has been terminated, the subdivider shall contract with a professional surveyor and mapper or legal entity in good standing who shall be allowed to place the monuments within the time allotted.

_____ The section, township, and range shall appear immediately under the name of the plat on each sheet included, along with the name of the city, town, village, county, and state in which the land being platted is situated.

_____ Each plat shall show a description of the lands subdivided, and the description shall be the same in the title certification. The description must be so complete that from it, without reference to the plat, the starting point and boundary can be determined.

_____ The dedications and approvals required by FS 177.071 and FS 177.081 must be shown.

_____ The circuit court clerk's certificate and the professional surveyor and mapper's seal and statement required by s. 177.061 shall be shown.

_____ All section lines and quarter section lines occurring within the subdivision shall be indicated by lines drawn upon the map or plat, with appropriate words and figures. If the description is by metes and bounds, all information called for, such as the point of commencement, course bearings and distances, and the point of beginning, shall be indicated. If the platted lands are in a land grant or are not included in the subdivision of government surveys, then the boundaries are to be defined by metes and bounds and courses.

_____ Location, width, and names of all streets, waterways, or other rights-of-way shall be shown, as applicable.

_____ Location and width of proposed easements and existing easements identified in the title opinion or certification required by FS 177.041(2) shall be shown on the plat or in the notes or legend, and their intended use shall be clearly stated. Where easements are not coincident with property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way.

_____ All contiguous properties shall be identified by subdivision title, plat book, and page, or, if unplatted, land shall be so designated. If the subdivision platted is a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made; the fact of its being a replat shall be stated as a subtitle under the name of the plat on each sheet included. The subtitle must state the name of the subdivision being replatted and the appropriate recording reference.

_____ All lots shall be numbered either by progressive numbers or, if in blocks, progressively numbered in each block, and the blocks progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout the several additions.

_____ Sufficient survey data shall be shown to positively describe the bounds of every lot, block, street easement, and all other areas shown on the plat. When any lot or portion of the subdivision is bounded by an irregular line, the major portion of that lot or subdivision shall be enclosed by a witness line showing complete data, with distances along all lines extended beyond the enclosure to the irregular boundary shown with as much certainty as can be determined or as "more or less," if variable. Lot, block, street, and all other dimensions except to irregular boundaries, shall be shown to a minimum of hundredths of feet. All measurements shall refer to horizontal plane and in accordance with the definition of the U.S. Survey foot or meter adopted by the National Institute of Standards and Technology. All measurements shall use the $39.37/12 = 3.28083333333$ equation for conversion from a U.S. foot to meters.

_____ Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated. Direction of nonradial lines shall be indicated.

_____ Sufficient angles, bearings, or azimuth to show direction of all lines shall be shown, and all bearings, angles, or azimuth shall be shown to the nearest second of arc.

_____ The centerlines of all streets shall be shown as follows: noncurved lines: distances together with either angles, bearings, or azimuths; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths.

_____ Park and recreation parcels as applicable shall be so designated.

_____ All interior excepted parcels as described in the description of the lands being subdivided shall be clearly indicated and labeled "Not a part of this plat."

_____ The purpose of all areas dedicated must be clearly indicated or stated on the plat.

_____ When it is not possible to show line or curve data information on the map, a tabular form may be used. The tabular data must appear on the sheet to which it applies.

_____ The plat shall include in a prominent place the following statements: "NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

_____ All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained

by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

____ A legend of all symbols and abbreviations shall be shown.

c. Technical Review Process Prior to approval by the town commission, the application shall be reviewed for conformity to Section 177, the Florida Statutes, in the following manner:

- i. The plat, replat, or subdivision shall be reviewed by a professional surveyor or mapper, either employed by or under contract to the Town of Belleair.
- ii. The town's costs of the professional surveyor or mapper required for such review shall be borne by the legal entity offering the plat for recordation, as set forth in Section 177, of the Florida Statutes.
- iii. Evidence of the town's review of the application for conformity to Section 177, of the Florida Statutes, shall be placed on the plat in the form of a statement of conformity, containing the reviewing professional surveyor/mapper's name, signature, date of review, license number, and statement that the plat was reviewed by them pursuant to Section 177, of the Florida Statutes, and that it complies with all of the survey requirements set forth therein. In the event that the town's professional surveyor/mapper determines that the plat application does not conform to the statutory requirements, the town shall return the application to the applicant along with a statement detailing those aspects of the application that do not comply with the requirements. The applicant may correct such errors, and return the application to the town within 30 days of the date of review evidenced on the plat application for reconsideration for approval by the town surveyor/mapper. If the town surveyor/mapper finds that the corrected application complies with all of the survey requirements set forth in Section 177, of the Florida Statutes, the surveyor/mapper shall evidence such compliance on the plat application as set forth above. If an applicant whose plat application has been returned for noncompliance, does not submit to the town a corrected plat application as set forth above, the plat application process will be terminated and may only be considered thereafter by submitting a new plat application. In such event that an application is terminated or withdrawn, any reapplication pertaining to the same property shall require payment of all fees.



Legislation Details (With Text)

File #: 17-0037 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 3/13/2017 **In control:** Town Commission
On agenda: 3/21/2017 **Final action:**
Title: Second Reading of Ordinance 509 - Amending the Town of Belleair Code of Ordinances, Chapter 2 - Administration
Sponsors:
Indexes:
Code sections:
Attachments: [509](#)

Date	Ver.	Action By	Action	Result
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Summary

To: Town Commission
From: Micah Maxwell, Town Manager
Date: 3/15/2017

Subject:
Second Reading of Ordinance 509 - Amending Town of Belleair Code of Ordinances, Chapter 2 - Administration

Summary:
Ordinance 509 Amends chapter 2 of the town's code of ordinances. Specifically, the ordinance changes the town's designated Local Planning Agency (LPA) from the Town Commission to the Planning and Zoning Board, defines town officers, adds purchasing language to the chapter, and makes an administrative change necessitated by the addition of the purchasing language.

Previous Commission Action: The town commission ratified a change to the Charter in December of 2016, which removed specific purchasing language from the town charter and replaced it with language identifying that the purchasing rules would be defined by ordinance.

First reading of ordinance 509 was approved unanimously by the Town Commission on 3/7/2017

Background/Problem Discussion:

LPA Change - This change was made to allow for a more efficient meeting process. The current language requires the Town Commission to convene and hear certain items as the LPA and then make a recommendation to the Town Commission. The Commission would then adjourn the LPA meeting and convene and hear the same item as the Town Commission, receiving the recommendation that it has made to itself. This would make the Planning and Zoning Board the LPA and eliminate that duplication.

Officer Definition - This change was made in part because of the need to define the Finance Officer for the purchasing changes discussed below. Previously the Officers and Employees section referred only to the Town

Attorney and Division 1 of Article III was blank. The change defines the Finance Officer, Town Clerk, and Town Manager roles.

Purchasing rules - This addition to Chapter 2 codifies the purchasing rules for the town

Administrative Change - There is also language which reserves section numbers 2-123 through 2-174. This is an administrative change caused by the addition of Article V, which ensures an appropriate number of sections remain available in Article IV.

Expenditure Challenges N/A

Financial Implications: The main focus of the purchasing rules is the purchasing thresholds. The previous charter language required a competitive bid procedure for expenditures in excess of \$10,000. This is coupled with the requirements of Resolution 2010-38, which created a four tier system. The new language is changes to a five tier approach, which would allow for increased flexibility for regular purchase. Below is a matrix of the solicitation requirements and a matrix of the approval levels for the two versions of the purchasing rules.

Solicitation Requirements		
Dollar Threshold	Old	New
\$0 - \$299.99	Informal Quote	Open Market Purchase
\$300 - \$999.99		Two Quotes
\$1,000 - \$2,999.99	Three Quotes	
\$3,000 - \$9,999.99		Three Quotes
\$10,000 - \$19,999.99	Bid	Bid
\$20,000 - \$34,999.99	Formal Bid	
Over \$35,000		Sealed Competitive Bid

Approval Levels		
Dollar Threshold	Old	New
\$0 - \$299.99	Town Manager or Finance Director	Purchaser
\$300 - \$999.99		Department Head
\$1,000 - \$2,999.99	Town Manager or Finance Director	
\$3,000 - \$9,999.99		Town Manager or Finance Director
\$10,000 - \$19,999.99	Town Manager or Finance Director	Town Manager and Finance Director
\$20,000 - \$34,999.99	Commission	
Over \$35,000		Commission

The rules also define exemptions from the rules for some purchases, bid requirements, emergency procurement rules, and a process for change orders, as well.

Recommendation: Staff recommends approval of Ordinance 509

Proposed Motion Move approval of Ordinance 509 on second reading

ORDINANCE NO. 509

AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA AMENDING THE TOWN CODE OF ORDINANCES, CHAPTER 2, ADMINISTRATION, SECTION 2-51, ESTABLISHMENT OF LOCAL PLANNING AGENCY, ESTABLISHING THE PLANNING AND ZONING BOARD AS THE TOWN'S LOCAL PLANNING AGENCY; AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE III, OFFICERS AND EMPLOYEES, DIVISION 1, GENERALLY, PROVIDING FOR THE TOWN MANAGER, FINANCE OFFICER, AND TOWN CLERK; AMENDING CHAPTER 2, ADMINISTRATION, PROVIDING FOR FISCAL MANAGEMENT; AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE IV, EXEMPTION FROM CERTAIN COUNTYWIDE ORDINANCES, RESERVING SECTION NUMBERS 2-123 THROUGH 2-174 PROVIDING FOR SEVERABILITY; SUPERSEDING ALL ORDINANCES OR PART OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, by referendum election held on November 8, 2016, the electors of the Town approved an amendment to the Town Charter removing the competitive purchasing procedures set for in Section 2.07(e) of the Charter to provide that the Town purchasing and procurement policies and procedures shall be established by ordinance consistent with State law; and

WHEREAS, the Town's finance department staff have recommended certain policies and procedures it believes will ensure efficiency, safeguard of the Town's funds, provide for the prudent purchasing of commodities or contractual services by the Town, consistent with the requirements with Florida law with respect to procurements by governmental entities and agencies; and

WHEREAS, Florida Statute 163.3174 requires the town to establish a local planning agency; and

WHEREAS, the Town Commission of the Town of Belleair desires to have the planning and zoning board act as the town's Local Planning Agency; and

WHEREAS, in accordance with the approved charter amendment, the Town Commission of the Town of Belleair desires to establish the prospective purchasing policies and procedures for the Town by this ordinance.

BE IN ENACTED BY THE PEOPLE OF THE TOWN OF BELLEAIR, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS. The foregoing recitals incorporate herein by reference is the legislative findings of the Town Commission of the Town of Belleair.

SECTION 2. AMENDING CHAPTER 2, SECTION 2-51. The Code of Ordinances of the Town of Belleair, Subpart A, Chapter 2, ARTICLE II, DIVISION 2, Section 2-51 is hereby amended as follows:

Sec. 2-51. – Established.

Pursuant to and in accordance with the Charter of the town and F.S. §§ 163.3161 through 163.3211, the Planning and Zoning Board is hereby designated and established as the local planning agency.

State Law reference – Local Planning Agency, F.S. § 163.3174

Charter reference – Codification, § 5.04

Cross reference – Planning and Zoning Board, Ch. 66, Division 3.

SECTION 3. AMENDING CHAPTER 2, ARTICLE III, DIVISION 1. The Code of Ordinances of the Town of Belleair, Subpart A, Chapter 2, ARTICLE III, DIVISION 1 is hereby amended as follows:

Sec. 2-76. Town Manager.

The Town Manager shall be the Chief Administrative Officer of the town.

Charter reference – Codification, § 3.01-3.07, 4.02

Sec. 2-77. Finance Officer

- (a) The Finance Officer shall be the Chief Financial Officer of the town;
- (b) Shall be designated by the Town Manager;
- (c) Must be a department head who has been previously confirmed by the town commission; and
- (d) Any references to “Finance Director” within the town’s code of ordinances or associated policies shall be synonymous with “Finance Officer”.

Charter reference – Codification, § 3.07

Cross reference – FISCAL MANAGEMENT. Ch. 2, ARTICLE V, Establishment of fund. Sec. 42-121,

Sec. 2-78. Town Clerk

- (a) Shall be appointed by the Town Manager and confirmed by the Town Commission;
- (b) Shall be the town’s Records Management Liaison Officer; and
- (c) Shall act as supervisor of elections for all town elections.

SECTION 4. AMENDING CHAPTER 2, ARTICLE IV. The Code of Ordinances of the Town of Belleair, Subpart A, Chapter 2, ARTICLE IV, is hereby amended as follows:

Secs. 2-123 – 2-174. - Reserved.

SECTION 5. ESTABLISHMENT OF FISCAL MANAGEMENT POLICIES AND PROCEDURES. The Code of Ordinances of the Town of Belleair, Subpart A, Chapter 2 is hereby amended to establish “Article V. – Fiscal Management”, which shall read as follows:

Article V – FISCAL MANAGEMENT

DIVISION 1. – GENERALLY

Section 2-175. Authority

The Finance Officer shall ensure adherence the provisions of this article.

Secs. 2-176 – 2-224. - Reserved.

DIVISION 2. – PURCHASING

Section 2-225 – Generally

Except as provided in this Article, it shall be unlawful for any employee to order the purchase of, or make a commitment to purchase materials or services other than through the provisions of this article.

Section 2-226 – Definitions.

The following words, terms, and phrases shall have the meanings ascribed to them in this article except where the context clearly indicates a different meaning:

Bid means an offer by a bidder to do specified work under specified conditions for a specified price. Bids may be written or electronic.

Bidder means any business that offers materials or service for a given price and specified terms. The terms shall include offerors and respondents to solicitations or request for quotes.

Business means a person or entity that is duly licensed, if required, and authorized to transact business in the State of Florida.

Change order means any adjustment to the original quantities or scope of work of a solicited material or service.

Emergency means a state of emergency as formally declared by the Mayor or majority of the Town Commission, the Pinellas County Commission, the Governor of the State of Florida, or the President of the United States.

Materials means and includes anything that tangible product, including but not limited to vehicles, food, computers, and lumber.

Purchase order means a document issued by the finance department that authorizes a purchase transaction when approved and accepted by both the town and a vendor. A purchase order sets forth the descriptions, quantities, prices, discounts, payment terms, date of performance or shipment, other associated terms and conditions, and identifies a specific vendor.

Quote means an estimated price for any service or material. For purposes of this section, it shall also mean price list, advertised price, or any officially offered price. Quotes may be written or electronic.

Responsible bidder means a bidder who has the capability in all respects to perform fully the contract requirements and the integrity and reliability which will assure good faith performance.

Responsive bidder means a bidder who has submitted a bid which conforms to that bids specifications and requirements.

Sealed Competitive Bid means a bid, containing prospective price and terms for a contract submitted to the town by bidders through an open solicitation process, whereby all responses remain sealed until a specific date and time, after which no more responses may be received, are then opened for inspection.

Service means intangible products including but not limited to accounting, cleaning, consultancy, and insurance.

Solicitation means the act of obtaining a price and/or terms from another for services or materials

Sole source means one (1) vendor, supplier, or contractor that possesses a unique and singular ability to meet the town's requirements for equipment, supplies, or services. The term single source shall take on the same definition as sole source.

Specifications means any description of the physical or functional characteristics or the nature of materials or services. It may include a description of any requirement for inspecting, testing, or preparing a supply or service for delivery.

Section 2-227 – Purchasing

(a) Purchases shall be made in accordance with the following threshold amounts and processes:

a. CATEGORY ONE: \$0.01 to \$299.99

(1) Purchases may be made in the open market

(2) Purchases may be completed with verbal authority of department making purchase

b. CATEGORY TWO: \$300.00 to \$2,999.00

(1) Two (2) quotes must be solicited prior to a request for purchase order.

(2) Purchases shall not be completed prior to a Purchase Order being approved by the Department Head.

(3) The Finance Officer or Town Manager may reduce the minimum number of quotes required if it is shown that the party requesting the purchase made a concerted effort to obtain quotes, but was not able to meet the minimum required for purchase.

c. CATEGORY THREE: \$3,000.00 to \$9,999.99

(1) Three (3) quotes must be solicited prior to a request for purchase order

- (2) Purchases shall not be completed prior to a Purchase Order being approved by the Finance Officer or Town Manager
- (3) The Finance Officer or Town Manager may reduce the minimum number of quotes required if it is shown that the party requesting the purchase made a concerted effort to obtain quotes, but was not able to meet the minimum required for purchase.

d. CATEGORY FOUR: \$10,000.00 to \$34,999.99

- (1) Bids must be solicited prior to a request for purchase order.
- (2) Town provided specifications shall be approved by the Finance Officer and publicly noticed for a minimum of 10 days prior to award.
- (3) Purchases shall not be completed prior to a Purchase Order being approved by the Finance Officer and the Town Manager

e. CATEGORY FIVE: \$35,000 and greater

- (1) Purchases in this category require sealed competitive bids.
- (2) Town provided specifications shall be approved by the Finance Officer
- (3) Solicitations under CATEGORY FIVE will occur in a manner consistent with Section 2-229.
- (4) The Finance Officer may supplement the requirements of 2-229 as needed.
- (5) Purchases shall not be completed without the approval of the Town Commission.
- (6) *Exceptions.*

The Town Commission may waive formal solicitation procedures, under the following conditions:

- a. Purchases made from the State of Florida term contracts, or Federal GSA Contracts as well as contracts awarded by any local, state, or national government agency, cooperative purchasing organizations, purchasing associations or other professional associations;
- b. Work prescribed can be made by a business with a valid continuing contract pursuant to F.S. 287.055.
- c. If for demonstrated good cause shown, the expenditure is best negotiated and is impractical to award on a bid basis.

(b) No contract or purchase shall be subdivided to avoid the requirements of this section.

(c) Purchases may only be made using the following instruments; Claim Checks, Electronic

Claim Checks, Purchase Orders, Purchasing Card, Net Terms billing and Petty Cash under \$50.

(d) Purchases should be made with the same considerations as Section 2-229(d).

Section 2-228 – Exemptions

(a) The solicitation requirements identified in Section 2-227 shall not apply to the following:

1. Inter-agency agreements and memorandum of understanding between the Town Commission and non-profit organizations or governmental entities;
2. Services provided by another governmental entity.
3. Procurement of dues and memberships in trade or professional organizations;
4. Subscriptions to periodicals and newspapers;
5. Purchases of CATEGORY FOUR or less from the State of Florida term contracts, or Federal GSA Contracts as well as contracts awarded by any local, state, or national government agency, cooperative purchasing organizations, purchasing associations or other professional associations;
6. Advertisements;
7. Postage;
8. Water, sewer, gas, electrical, and other utility services;
9. Copyrighted materials;
10. Fees and costs of job-related travel, seminars, tuition, registration and training.
11. Parts and service from original equipment manufacturers (OEM)
12. Items for resale;
13. Used equipment
14. Professional medical services;
15. Recreational service providers;
16. Procurement of music ensembles (bands), artists, and other entertainment providers;
17. Amusement parks;
18. Certified Public Accountants;
19. Employment agreements;

20. On-going payments of fees for maintenance and support of existing software/technology which has been purchased via a competitive process in accordance with this division;
21. Purchase of construction materials included in the scope of an awarded construction contract in order to realize sales tax savings, in accordance with F.S. 212.08(6); Rule 12A-1.094, F.A.C.
22. Animals;
23. Abstracts and academic research;
24. Sole Source Purchases upon certification by the Finance Officer stating the conditions and circumstances necessitating the purchase.
25. Purchases made under a federal, state, or local declaration of emergency or other emergency purchase as defined in section 2-230.
26. Surplus property by any federal, state, or local entity.

Section 2-229 – Sealed Competitive Bid Procedure

(a) Notice

Notice of solicitation for sealed competitive bids shall be subject to the following requirements:

1. *Town Hall Posting.* All solicitations shall be advertised by a notice posted on a public bulletin board in Town Hall; and
2. *Newspaper.* All solicitations will be advertised at least one (1) time in a newspaper of general circulation within the region of the town, calling for sealed bids to be received no earlier than fourteen (14) days from the publication of notice of the notice; or
3. *Electronic notice.* Notification of solicitation may be provided electronically provided it is posted at least one (1) time electronically and calls for sealed bids to be received no earlier than fourteen (14) days from the publication of the notice. For the purposes of this section, electronic notice shall mean the posting of the solicitation information to the town's website or through the use of a third party electronic procurement entity.

(b) Bid Responses

1. Bids shall be submitted in the manner identified in the bid solicitation notice.

(c) Bid Disqualification

1. A bid may be disqualified by the Finance Officer for any of the following reasons:
 - a. Untimely filing of the bid documents;

- b. Failure to meet the minimum qualifications contained in the procurement bid;
- c. Failure to complete and sign any portion of the bid documents;
- d. Failure to submit materials or information required by the bid;
- e. Being listed on any convicted vendor list as provided by the Florida Department of Management Services; or
- f. Being currently suspended or debarred by the town or any other agency.

(d) *Basis of Award*

- 1. Award should be made to the lowest, most responsive, and most responsible bidder. Consideration should be given, but not limited to:
- 2. The ability, capacity and skill of the bidder to perform under the terms of the bid documents.
- 3. The quality of workmanship and performance of previous services to the town and/or other entities.
- 4. The previous compliance by the bidder with laws and ordinances of the town.
- 5. Timeliness of delivery or completion
- 6. When the award is not given to the lowest responsive bidder, a statement of the reason for awarding the bid elsewhere shall be prepared and made a part of the record.
- 7. The Town Commission shall have the authority to accept any bid, reject all bids, or reject parts of all bids.
- 8. The Town Commission may award the entirety of, or individual parts of a bid to multiple responsive and responsible bidders.

(e) *Bid Protest*

- 1. A respondent who is disqualified for any reason outlined in section 2-229(c) shall not have the right to protest the disqualification.

(f) *Alternative Solicitation Method*

- 1. Should the Town Manager determine that the use of the bid process is either not practicable or not advantageous, an alternative solicitation method may be used.
- 2. Alternative solicitation methods must be approved at a town commission meeting with all rules and parameters being presented at that time.

Section 2-230 – Emergency Procurement

- (a) Subject to requirements of section 4.08 of the town charter, Emergency purchases may be made from any unencumbered funding source as follows:
- (b) In the event of a federal, state, or local declaration of emergency, normal purchasing procedures and requirements shall be suspended, and the following procedures shall apply:
 - 1. The Town Manager shall be authorized to make any purchases he finds necessary to the continued operations of the town.
 - 2. If the cost of any purchase would have normally fallen within CATEGORY FOUR or CATEGORY FIVE, a full report of such purchase shall be made to the Town Commission at the earliest available commission meeting.
 - 3. Waiver of purchasing procedures shall only pertain to purchases directly related to the emergency and restoration operations. At the time the declaration of emergency is lifted, normal purchasing procedures will resume.
- (c) In the event of a situation which does not rise to the level of a declaration of emergency, but has a detrimental impact on the safety and operations of the town if not rectified immediately,
 - 1. The Town Manager shall be authorized to make purchases he finds necessary to alleviate the safety or operational issue.
 - 2. If the cost of any purchase would have normally fallen within CATEGORY FOUR or CATEGORY FIVE, a full report of such purchase shall be made to the Town Commission at the earliest available commission meeting.
 - 3. Such purchases are limited to those directly associated with the specific issue.

Section 2-231 – Change Orders

- (a) All change orders will be provided to the Finance Officer prior to the change occurring.
- (b) Change orders which reflect a 5% or greater increase in the original unit price or the overall dollar value require approval prior to making such order.
- (c) Approval for change orders governed by 2-231(b) shall occur by the same method as the original purchase threshold required, unless the change order causes the contract or purchase order to extend into the next purchasing category.
- (d) Change orders that cause a contract or purchase order to extend into the next purchasing category shall require approval by the same means as the higher purchasing category.
- (e) No change order will occur unless funds have been sufficiently appropriated and are unencumbered.

SECTION 4. SEVERABILITY. In the event that any word, phrase, clause, sentence or paragraph hereof shall be held invalid by any court of competent jurisdiction, such holding shall not affect any other word, clause, phrase, sentence or paragraph hereof.

SECTION 5. SUPERSEDING CLAUSE. All ordinances, resolutions or parts thereof in conflict or inconsistent with this ordinance are hereby superseded insofar as there is conflict or inconsistency.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon its final passage and adoption.

PASSED ON THE FIRST READING: **March 7, 2017*

PASSED ON THE SECOND AND FINAL READING: **March 21, 2017*

Mayor

ATTEST:

Town Clerk



Legislation Details (With Text)

File #: 17-0046 **Version:** 1 **Name:**
Type: Minutes **Status:** Minutes Approval
File created: 3/14/2017 **In control:** Town Commission
On agenda: 3/21/2017 **Final action:**
Title: Approval of March 7, 2017 Regular Meeting Minutes
Sponsors:
Indexes:
Code sections:
Attachments: [RM 03-07-2017](#)

Date	Ver.	Action By	Action	Result
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Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Town Commission

Tuesday, March 7, 2017

6:00 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 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
Commissioner Michael Wilkinson
Commissioner Tom Shelly
Commissioner 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.

[17-0032](#)

First Reading of Ordinance 509 - Amending Town of Belleair Code of Ordinances, Chapter 2 - Administration

Micah Maxwell-Town Manager-Read into record by title only; provided a brief overview of changes to administration section. Planning and Zoning Board to be named as Local Planning Agency; officers identified; purchasing rules defined.

Commissioner Shelly moved approval of Ordinance 509 on first reading; seconded by Deputy Mayor Rettstatt.

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

CITIZENS COMMENTS

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

No comments to be heard.

CONSENT AGENDA

[17-0031](#)

Approval of February 21, 2017 Regular Meeting Minutes

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

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

GENERAL AGENDA

[17-0030](#)

Approval of Cape Seal roadway pavement treatment on Cypress Ave, Eastleigh Dr, Osceola Rd, and Varona St

Keith Bodeker-Construction Project Supervisor-Provided details for project proposal; treatment to extend life of roadways until full depth reconstruction can be done.

Brief discussion regarding sidewalk installation on Osceola Rd.; area identified as north side of Osceola from Indian Rocks Rd. to Varona St.; project to begin next week.

Deputy Mayor Rettstatt moved approval of cape seal roadway pavement treatment on Cypress Ave, Eastleigh Dr., Osceola Rd., and Varona St.; seconded by Commissioner Wilkinson.

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

TOWN MANAGER'S REPORT

No report.

TOWN ATTORNEY'S REPORT

David Ottinger-Town Attorney-Nothing to report.

MAYOR AND COMMISSIONERS' REPORT/BOARD AND COMMITTEE REPORTS

Commissioner Wilkinson-Commented on successful concert; provided information regarding next concert, summer camp registration and flag football; commended teen council.

Deputy Mayor Rettstatt-Commented on AirBNB rentals in town. Chief Bill Sohl-Provided details on past AirBNB issues; residents will be told to cease and desist otherwise code enforcement action to be taken; code officer to follow up with illegal rentals.

Deputy Mayor Rettstatt discussed legislative alerts regarding wireless equipment in right of ways; will be contacting representatives to oppose. Mr. Maxwell noted additional costs would be passed on to the town; potential safety and aesthetic concerns as well.

Mayor Katica-Spoke against wireless equipment towers; concerns with public safety. Mr. Maxwell suggested a resolution in opposition be passed; Commission consensus.

Commissioner Shelly-Distributed information on HB17; would restrict home rule on local governments.; suggests a resolution in opposition; consensus of the Commission.

Commissioner Kurey-Joint Finance and Infrastructure Boards met and discussed future planning and priorities; need to discuss how to communicate this information to residents.

OTHER BUSINESS

No other business.

ADJOURNMENT

No further business; meeting adjourned in due form at 6:26 PM.

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

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

TOWN CLERK

APPROVED:

MAYOR



Legislation Details (With Text)

File #: 17-0035 **Version:** 2 **Name:**
Type: Resolution **Status:** General Agenda
File created: 3/8/2017 **In control:** Town Commission
On agenda: 3/21/2017 **Final action:**
Title: Resolution 2017-03 - Opposition of HB 17 and SB 1158
Sponsors:
Indexes:
Code sections:
Attachments: [2017-03 Opposition of HB 17 SB 1158](#)

Date	Ver.	Action By	Action	Result
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Summary

To: Town Commission
From: Micah Maxwell, Town Manager
Date: 3/15/2017

Subject:

Resolution 2017-03 - Opposition of HB 17 and SB 1158

Summary:

Resolution 2017-03 opposes legislation is being debated in the state legislature preempting local control over business regulation.

Previous Commission Action:

None

Background/Problem Discussion: See resolution

Expenditure Challenges N/A

Financial Implications: N/A

Recommendation: Staff recommends approval

Proposed Motion I move approval of resolution 2017-03

RESOLUTION NO. 2017-03

**A RESOLUTION OF THE TOWN OF BELLEAIR, FLORIDA,
URGING ALL MEMBERS OF THE FLORIDA LEGISLATURE TO
OPPOSE HB17 AND SB 1158 WHICH PREEMPTS LOCAL
BUSINESS REGULATIONS, PROHIBITS. LOCAL GOVERNMENT
FROM IMPOSING OR ADOPTING ANY NEW REGULATIONS ON
BUSINESSES UNLESS EXPRESSLY AUTHORIZED BY THE
LEGISLATURE; DIRECTING TOWN ADMINISTRATION TO
TRANSMIT A CERTIFIED COPY OF THIS RESOLUTION TO
THE SUNCOAST LEAGUE OF CITIES, THE FLORIDA LEAGUE
OF CITIES, THE PINELLAS COUNTY LEGISLATIVE
DELEGATION, AND ANY OTHER INTERESTED PARTIES;**

WHEREAS, Cities are voluntarily created and chartered by their citizens as the embodiment of local self-determination; and

WHEREAS, In 1968, Florida voters amended the state constitution to confer broad “Home Rule” powers to municipal government, under Article VIII, Section 2(b); and

WHEREAS, municipalities have the power to act for any valid municipal purpose except as prohibited by law; and

WHEREAS, municipality’s ability to timely act on local problems and opportunities will be limited by HB 17 and SB 1158 to a state Legislature that holds session only once a year, and whose ability to address local problems will be contingent on the relative effectiveness of its representative in the state Legislature; and

WHEREAS, HB 17 and SB 1158 contradicts the will of the people of Florida, who expressed an unequivocal desire for broad Home Rule powers in their state constitution; and

WHEREAS, HB 17 and SB 1158 undercut the intent of municipal citizens, who voted to incorporate their communities and exercise the broad Home Rule powers granted by the Florida Constitution to govern themselves and, thereby, effectively address the unique concerns of their communities; and

WHEREAS, HB 17 and SB 1158 could impair municipal charter provisions specifically adopted and approved by local voters to define their preferred form of self-government and safeguard issues of perennial importance to their communities; and

WHEREAS, state legislators may find themselves spending increasing amounts of time arbitrating over local problems and legislating on local issues, and less time attending to pressing statewide needs; and

WHEREAS, the Town Commission believes the opposition of HB 17 and SB 1158 would be in the best interests of the residents and businesses of the Town of Belleair and the State of Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF BELLEAIR, FLORIDA:

Section 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. The Town Commission of the Town of Belleair urges all members of the Florida Legislature to oppose the adoption of HB17 and SB 1158.

Section 3 The Town Commission further directs Town Administration to transmit a certified copy of this Resolution to the Suncoast League of Cities, the Florida League of Cities, the Pinellas County Legislative Delegation, and any other interested parties.

Section 3. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 4. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of contempt jurisdiction, then said holding shall in no way affect the validity of the reaming portions of this Resolution.

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY TOWN OF BELLEAIR, FLORIDA this 21st day of March, A.D., 2017.

Mayor

ATTEST:

Town Clerk



Legislation Details (With Text)

File #: 17-0049 **Version:** 1 **Name:**
Type: Discussion Items **Status:** General Agenda
File created: 3/15/2017 **In control:** Town Commission
On agenda: 3/21/2017 **Final action:**
Title: Resolution 2017-04 - Opposition of HB 687 and SB 596
Sponsors:
Indexes:
Code sections:
Attachments: [2017-04 Opposition of HB 687 and SB 596](#)

Date	Ver.	Action By	Action	Result
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Summary

To: Town Commission
From: Micah Maxwell, Town Manager
Date: 3/15/2017

Subject:

Resolution 2017-04 - Opposition of HB 687 and SB 596

Summary:

Resolution 2017-04 opposes legislation is being debated in the state legislature preempting local control of taxpayer-owned rights of way as it relates to telecommunications

Previous Commission Action:

None

Background/Problem Discussion: See resolution

Expenditure Challenges N/A

Financial Implications: N/A

Recommendation: Staff recommends approval

Proposed Motion I move approval of resolution 2017-04

RESOLUTION NO. 2017-04

A RESOLUTION OF THE TOWN OF BELLEAIR, FLORIDA, URGING ALL MEMBERS OF THE FLORIDA LEGISLATURE TO OPPOSE HB 687 AND SB 596 WHICH PREEMPTS LOCAL CONTROL OF TAXPAYER-OWNED RIGHTS OF WAY FOR PLACEMENT OF “SMALL” OR “MICRO” WIRELESS ANTENNAS AND EQUIPMENT ON OR NEXT TO EXISTING CELL PHONE TOWERS AND UTILITY POLES WITHIN MUNICIPALLY OWNED RIGHTS OF WAY; PROHIBITS LOCAL GOVERNMENTS FROM IMPOSING MINIMUM DISTANCES BETWEEN SMALL WIRELESS FACILITIES ANY NEW REGULATIONS ON BUSINESSES; DIRECTING TOWN ADMINISTRATION TO TRANSMIT A CERTIFIED COPY OF THIS RESOLUTION TO THE SUNCOAST LEAGUE OF CITIES, THE FLORIDA LEAGUE OF CITIES, THE PINELLAS COUNTY LEGISLATIVE DELEGATION, AND ANY OTHER INTERESTED PARTIES;

WHEREAS, Cities are voluntarily created and chartered by their citizens as the embodiment of local self-determination; and

WHEREAS, In 1968, Florida voters amended the state constitution to confer broad “Home Rule” powers to municipal government, under Article VIII, Section 2(b); and

WHEREAS, municipalities have the power to act for any valid municipal purpose except as prohibited by law; and

WHEREAS, municipality’s ability to timely act on local problems and opportunities will be limited by HB 687 and SB 596 to a state Legislature that holds session only once a year, and whose ability to address local problems will be contingent on the relative effectiveness of its representative in the state Legislature; and

WHEREAS, HB 687 and SB 596 contradicts the will of the people of Florida, who expressed an unequivocal desire for broad Home Rule powers in their state constitution; and

WHEREAS, HB 687 and SB 596 undercut the intent of municipal citizens, who voted to incorporate their communities and exercise the broad Home Rule powers granted by the Florida Constitution to govern themselves and, thereby, effectively address the unique concerns of their communities; and

WHEREAS, HB 687 and SB 596 could impair municipal charter provisions specifically adopted and approved by local voters to define their preferred form of self-government and safeguard issues of perennial importance to their communities; and

WHEREAS, state legislators may find themselves spending increasing amounts of time arbitrating over local problems and legislating on local issues, and less time attending to pressing statewide needs; and

WHEREAS, the Town Commission believes the opposition of HB 687 and SB 596 would be in the best interests of the residents and businesses of the Town of Belleair and the State of Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF BELLEAIR, FLORIDA:

Section 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. The Town Commission of the Town of Belleair urges all members of the Florida Legislature to oppose the adoption of HB 687 and SB 596.

Section 3 The Town Commission further directs Town Administration to transmit a certified copy of this Resolution to the Suncoast League of Cities, the Florida League of Cities, the Pinellas County Legislative Delegation, and any other interested parties.

Section 3. All Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 4. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of contempt jurisdiction, then said holding shall in no way affect the validity of the reaming portions of this Resolution.

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY TOWN OF BELLEAIR, FLORIDA this 21st day of March, A.D., 2017.

Mayor

ATTEST:

Town Clerk