



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Agenda Historic Preservation Board

Tuesday, March 28, 2017

4:00 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.

ROLL CALL

CITIZENS COMMENTS

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

APPROVAL OF MINUTES

[16-0231](#)

Approval of October 11, 2016 Meeting Minutes

Attachments:

[HPB Minutes 10-11-2016](#)

GENERAL AGENDA

[17-0063](#)

Discussion of Historic Designation - Lighting system

OTHER BUSINESS

COMMISSION ADVISOR REPORT

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 #: 16-0231 **Version:** 1 **Name:**
Type: Minutes **Status:** Minutes Approval
File created: 10/25/2016 **In control:** Historic Preservation Board
On agenda: 3/28/2017 **Final action:**
Title: Approval of October 11, 2016 Meeting Minutes
Sponsors:
Indexes:
Code sections:
Attachments: [HPB Minutes 10-11-2016](#)

Date	Ver.	Action By	Action	Result
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Meeting Minutes Historic Preservation Board

Tuesday, October 11, 2016

4:00 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 4:00 PM with Chairman Hutcheson presiding.

ROLL CALL

Present 6 - Chairman David Hutcheson, Kathy Gaston, Nancy Reardon, Nelson Griffin, Brand Shank, and Jody Schwahn
Absent 1 - Cliff Zurkan

CITIZENS COMMENTS

No comments to be heard.

APPROVAL OF MINUTES

[16-0176](#) Approval of July 26, 2016 Meeting Minutes

Correction of typo on page two under other business.

Ms. Gaston moved to approve the minutes as will be amended.

Aye: 6 - Chairman Hutcheson, Gaston, Reardon, Griffin, Shank, and Schwahn

Absent: 1 - Zurkan

GENERAL AGENDA

[16-0224](#) Biltmore Project Update

David Healey-Calvin Giordano and Associates-Provided an overview of the Bellevue Biltmore Development; detailed the master plan schedule and four year build period; demolition permit 95% complete; new entry road and underground utilities are complete. Construction on first carriage home to begin this month; condo construction to begin November; section of hotel will be moved in December.

Mr. Healey identified provisions for the hotel including tiffany glass, ice cream parlor, grand stair and lobby; two main changes are the addition of two rooms to the inn and developers retaining south porch instead of west porch. Annual review finds terms of the development agreement are being met; project to be completed in phases with final completion in December 2020.

Discussion ensued regarding sign placement; addition of rooms to inn.

OTHER BUSINESS

Ms. Gaston updated the board on the status of the archives; board members welcome to view items at any time.

COMMISSION ADVISOR REPORT

Commissioner Kurey commented on Mr. Healey's retirement and thanked him for his years of service to the Town; Chairman Hutcheson thanked him as well.

Commissioner Kurey commented on recent variances and board recommendations. Also briefly discussed the golf course purchase negotiations; buyer seeking site plan approval prior to purchase; a complete site plan is still needed; current contracted closing date is late 2016, early 2017; extensions will be needed as site plan review will proceed beyond that.

Discussion ensued regarding appraisal amount; current lease; conservation easement provision; Town's potable water wells on golf course property. Commissioner Kurey noted all items are part of negotiation process.

Further discussions regarding drainage on Althea Rd.; site plan application process; potential use of property; term of lease; objective to remove development rights and establish conservation easement; public versus private course.

ADJOURNMENT

No further business; meeting adjourned in due form at 4:48 PM.

Ms. Gaston moved to close the meeting at 4:48.

APPROVED:

Chairman



Legislation Details (With Text)

File #: 17-0063 **Version:** 1 **Name:**
Type: Discussion Items **Status:** General Agenda
File created: 3/24/2017 **In control:** Historic Preservation Board
On agenda: 3/28/2017 **Final action:**
Title: Discussion of Historic Designation - Lighting system
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Summary

To: Historic Preservation Board
From: Micah Maxwell, Town Manager
Date: 3/24/2017

Subject:
Historic Designation - Lighting system

Summary:
Discussion about the creation of a historic lighting district
Previous Commission Action: None

Background/Problem Discussion:

For decades the Town of Belleair has maintained a whiteway system supported by 12 foot concrete poles. In 2010, the town began to expand the number of whiteways within the town by adding additional poles and lighting that matches the old system, while also upgrading the electrical wiring. In order to recognize and protect the historic nature of this system, staff is recommending that a historic street lighting district be created within the town. Among other thing, the lights within the district would be eligible for grant funding through the certified local government program, and the Town would have the ability to limit or eliminate the types of items attached to the poles.

The towns historic preservation code requires that a nomination be filed with the town manager by the property owner, a members of the historic preservation board, or a member of the town commission. Once a nomination is made, the town commission would be noticed and the historic preservation board would hold a public hearing within 60 days of the application being filed. Based on that meeting the historic preservation board would generate findings based on evidence provided and make a recommendation to the town commission. That recommendation would then come forward to the commission, who would decide whether or not to pass an ordinance designating the structure.

Expenditure Challenges N/A

Financial Implications: N/A

Recommendation: Staff is recommending that a member of the historic preservation board or the commission nominate the street lighting system as a historic district.

Proposed Motion N/A