



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Agenda Town Commission

---

Tuesday, July 16, 2019

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.

[19-0172](#)      Second Reading of Ord 523 - Fences and Fence Walls

**Attachments:**      [523 - Fences and Fence Walls-Amended-JM](#)

[19-0148](#)      Variance for 313 Wood Lawn Ave

**Attachments:**      [313 Woodlawn Ave.pdf](#)

[19-0182](#)      Presentation of Pelican Golf Phase 4 Development Plan

**Attachments:**      [Staff Report P4 Commission 071619 rev](#)  
                         [Application Package 52019](#)  
                         [Executed - Supplement to Phase 4 Project Narrative \(8\)](#)  
                         [Revised Pelican - Exhibits 2019-07-16 8x11](#)  
                         [Pelican Performance Center 2019-07-08](#)  
                         [Revised Fence view from North](#)  
                         [Ord 524&525 Phase 4 Legal Notice\\_061419 FINAL](#)  
                         [PGC Variances Legal AD 6-17-19 FINAL](#)  
                         [Survey of Existing Lots](#)  
                         [NTA - Patterson](#)

[19-0183](#) Consideration of Elements of Ordinance 524; Amending Comprehensive Land Use Plan Future Land Use Map Amendment of LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION FROM RESIDENTIAL LOW (RL) TO RECREATION/OPEN SPACE (R/OS)

Attachments: [Ordinance 524 - PGC FLUM Amendment\\_w Attachment A](#)

[19-0185](#) Consideration of Elements of Ordinance 525-Amending Zoning Map Amendment; of Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates Subdivision

Attachments: [ORDINANCE 525](#)

[19-0190](#) Variance Request - 1501 Indian Rocks Rd Fence - Indian Rocks Road Frontage

Attachments: [Pages from Phase 4 Staff Report\\_PZ\\_070819](#)  
[PGC Variances Legal AD 6-17-19 FINAL](#)

[19-0191](#) Variance Request - 1501 Indian Rocks Rd - Golf View Road Frontage

Attachments: [PGC Variances Legal AD 6-17-19 FINAL](#)  
[Pages from Phase 4 Staff Report\\_PZ\\_070819](#)

[19-0187](#) Consideration of Elements of Ordinance 525- Text Amendment; Accessory Uses for Golf Course

[19-0189](#) Consideration of Elements of Ordinance 525- Development and Right of Way Use Agreement

Attachments: [Right of Way Use Agreement with Pelican Golf\\_Ottinger 062819](#)  
[Development Agreement-Draft No Exhibits](#)

[19-0188](#) Consideration of Elements of Ordinance 525- Amended Development Plan.

Attachments: [Pages from Phase 4 Staff Report\\_PZ\\_070819](#)

## **CITIZENS COMMENTS**

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

## **CONSENT AGENDA**

[19-0174](#) Approval of June 4, 2019 Regular Meeting Minutes

Attachments: [RM - 06-04-2019](#)

[19-0173](#) Special Relief Permit Request - 1600 Magnolia Rd

Attachments: [SRP - DelBasso](#)

## **GENERAL AGENDA**

[19-0171](#) Setting of Preliminary Maximum Millage (MMP)

Attachments: [Preliminary Budget - Narrative](#)  
[420MMP](#)

[19-0157](#) Consideration of the Historic Medallion Program

Attachments: [Historic Medallion Mock Up](#) [International Bronze](#)

## **POLICE CHIEF'S REPORT**

## **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 #:** 19-0172      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Public Hearing  
**File created:** 7/9/2019      **In control:** Town Commission  
**On agenda:** 7/16/2019      **Final action:**  
**Title:** Second Reading of Ord 523 - Fences and Fence Walls  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 523 - Fences and Fence Walls-Amended-JM

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Mayor and Commissioners  
From: JP Murphy, Town Manager  
Date: 7/9/2019

### Subject:

Second Reading of Ordinance 523 - Fences and Fence Walls

### Summary:

Ordinance 523 amends the Town Code of Ordinances relating to fences and fence walls. The Commission previously expressed interest in reviewing current fencing regulations, specifically relating to materials and vegetative shielding. The Planning and Zoning Board discussed the need to address code deficiencies regarding suitable fencing materials, perhaps disallowing some materials like chain-link, the unity of construction heights and materials along fence faces, enforcement of vegetative coverings and appropriate setback limitations for fences. Changes reflected in the Ordinance include:

- All visible retaining walls require caps
- All fences must be maintained subject to 74-517
- Fence heights are determined from grade, but includes berms.
- Fences must have uniform heights along a running face
- Fences may be constructed of one material type and of a type specified
- Chain-link: Must be black coated, have a top rail, be 85% shielded at installation and demonstrate irrigation for vegetation. Green coatings and meshes only for public spaces
- No dangerous fences
- Old fence may not be abandoned in place
- Temporary fences only during construction

Amendments for Second Reading include a prohibition on chain link fences being placed the front yard or secondary front yard setbacks and the ability for the Town Manager to reduce the vegetative shielding requirements provided that a more than 50% of a fence area is open.



**Previous Commission Action:** Approved on first reading June 4, 2019

**Background/Problem Discussion:** N/A

**Expenditure Challenges** None

**Financial Implications:** None

**Recommendation:** I recommend approval of second and final reading.

**Proposed Motion** I move approval of Ordinance 523 on second and final reading. (Optional: with amendments)

## **ORDINANCE NO. 523**

**AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA AMENDING THE CODE OF ORDINANCES SECTION 74-278 ENTITLED “FENCES AND FENCE WALLS”; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Commission wishes to provide protection of the rights, safety, health and welfare of its citizens; and

**WHEREAS**. Fences and walls can be used for visual privacy and noise reduction; and

**WHEREAS**. Fences and walls can enhance or detract from the aesthetic appearance according to neighborhood character; and

**WHEREAS**, at the January 15, 2019 Town Commission meeting, the Commissioners expressed their desire for the Planning and Zoning Board to review additional requirements related to fences and fence walls, to address vegetative plantings, use of materials and other Town fence and fence wall requirements; and

**WHEREAS**, the Planning and Zoning Board at their regular meeting on May 13, 2019, heard proposals to amend Section 74-287 of the Belleair Code of Ordinances, and voted to recommend the proposed amendments to the Town Commission.

**WHEREAS**, the Commission desires to amend code Section 74-278 by striking all previous language; and

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

**SECTION 1. ORDINANCE AMENDMENTS.** Section 74-278 of the Town of Belleair Code of Ordinances, entitled “Fences and Fence Walls,” is hereby amended as follows:

- (a) All fences shall comply with the provisions of the Standard Building Code, 1988 edition, Section 1205, Appendix D, or subsequent editions, and subject to the Town of Belleair property maintenance provisions, Article VIII, Section 74-517 of the Code of Ordinances.
- (b) The posts of each fence must be resistant to decay, corrosion and termite infestation. Wood fence posts shall be pressure treated or otherwise preserved.
- (c) Fence walls may be constructed of concrete, concrete block, stone, brick or any suitable masonry material. Concrete and concrete block walls shall be finished with a painted stucco finish on both sides. All perimeter retaining walls that are visible from public rights-of-way or open spaces/parks shall require caps.
- (d) Fences and fence walls may be located in side, rear and secondary front yard setback areas and shall not exceed the height of six feet except as otherwise provided in this section,

exclusive of decorative supporting posts which may extend no more than nine inches above the maximum six-foot height of the fence or fence wall; provided, however, any fence or fence wall placed along any property line which abuts the Pinellas Trail may not exceed ten feet in height.

- (e) Fences, fence walls, and hedges within ten feet of the mean high-water line or sea wall shall be no more than 48 inches in height.
- (f) The height of a fence or fence wall shall be determined from grade to the average top elevation of the fence or fence wall. Landscape berms, in conjunction with fences, shall be included in height determinations. Fences and fence walls shall be of uniform height along a running face, as topography allows, unless prohibited by other requirements of this code
- (g) Fences and fence walls shall be prohibited within the front yard setback area and within the primary front yard setback area of corner parcels.
- (h) In areas where the property faces two roadways, or is located in any other area construed to be a corner lot, no fence, fence wall, or landscape buffer shall be located in the clear visibility triangle.
  - (1) No fence, wall, gate, or landscape buffer shall be allowed to constitute a visual obstruction to motorists, pedestrians, or bicyclists upon the streets, roads, sidewalks, bike paths, driveways, and alleyways of the Town.
- (i) Except as provided in subsections (c) and (k), fences and walls may be constructed of wood, masonry, composite materials, vinyl, metal or wire, and shall be constructed of one material type only, except where specifically permitted herein, or by approval of the Town Manager.
- (j) Fences shall be placed with the finished side out.
- (k) Chain-link fences with canvas (or similar material) backing or mesh may only be permitted as a temporary construction fence, or on any parcel zoned Public District. Except as provided below, all chain-link fences shall:
  - (1) Be shielded on the exterior side (the side facing out) as to completely obscure the fence by a hedge or similar planting;
  - (2) Be coated with a black vinyl coating. Green vinyl coatings may only be used for properties zoned Public District; and
  - (3) Have a top rail.
  - (4) May not be utilized along a primary or secondary front yard setback.

All fences, or fence walls placed along a front yard setback or a primary front yard setback or along or within a secondary front yard setback area shall be shielded on the exterior side (the side facing out) by a hedge or similar planting. Any planting must grow

to shield said fence over 85 percent of its surface within two years of planting. Should the shielding material die or be destroyed below the 85 percent coverage standard it shall, upon notification by the city, be replaced immediately or the city may take code enforcement action as provided in Division 4 of Article II.

- (l) No fence or fence wall shall be constructed or installed in such a manner as to adversely affect drainage on or adjacent to the site. To provide adequate drainage or to prevent the obstruction of drainage on or adjacent to the site, a fence or fence wall may be constructed so as to allow the bottom of the fence or fence wall to begin no more than two inches above the ground without being in violation of the maximum height restrictions set out in subsections (d), (e) and (f) of this section.
- (m) Any fence or fence wall required to be shielded by a hedge or similar planting shall be shielded by plant material approved by the town and such plant material shall be, at minimum, a size equivalent to a three-gallon plant and each such plant shall be planted not more than two feet apart. In addition, any fence or fence wall which is required to be shielded by a hedge or similar planting as provided in this section must be set back off a property line a sufficient distance to allow for the planting and growth of the hedge or similar planting and for the maintenance thereof.
  - (1) The Town Manager may waive the requirement for fence or walls to be shielded with plant material depending on the fence or fence wall materials, or zoning district; **if greater than 50% of the fence area is open and unobstructed when viewed at a right angle from the public right of way. Except as a security measure for parcels zoned Public District, the vegetative screening requirement may not be waived for chain link fences**
  - (2) All chain-link fences must meet the 85 percent vegetative planting requirement at the time of installation. The Town Manager may waive this requirement for properties zoned Public District, where the fencing is used around recreational play fields.
  - (3) Any fence or fence wall requiring vegetative planting must provide or demonstrate a means of irrigation acceptable to the Town at the time of installation.
- (n) Electrically charged, barbed wire or razor wire fences, or any fence or wall containing broken glass, or other substances reasonably designed to do bodily harm are prohibited.
- (o) New sections of fence being installed shall require the removal of the old sections. Old sections of fence shall not be abandoned in place.
- (p) Temporary fencing during construction is permitted and regulated in Chapter 74, Division 4 of the Code of Ordinances. Once a building permit is closed or becomes inactive, the temporary construction fencing shall be removed. The parcel may remain

without a fence, or a permanent fence can be erected pursuant to this section, and other sections of the Code, as applicable.

**SECTION 2. 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 3. 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 4. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon passing.

**PASSED ON FIRST READING: June 4, 2019**

**PASSED ON SECOND READING: *\*\*July 16, 2019***

---

**Mayor**

**ATTEST:**

---

**Town Clerk**



## Legislation Details (With Text)

**File #:** 19-0148      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Public Hearing  
**File created:** 5/28/2019      **In control:** Town Commission  
**On agenda:** 7/16/2019      **Final action:**  
**Title:** Variance for 313 Wood Lawn Ave  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 313 Woodlawn Ave.pdf

Date	Ver.	Action By	Action	Result
6/4/2019	1	Town Commission	continued	Pass

### Summary

To: Town Commission

From: Gregg Lauda

Date: 5/28/2019

---

### Subject:

Variance for 313 Woodlawn Ave

### Summary:

The applicant is requesting to amend a previously approved variance from 1994. The amendment would be to allow for a 6'ft PVC fence instead of the previously approved variance of a 4'ft picket fence. This fence would encroach into the front yard setback by 5'ft resulting in a 20'ft setback. Please see the previous variance attached for detail. The Planning and Zoning Board unanimously approved the request with the following conditions:

1. Continue to use previously approved setback variance of 20ft from setback.
2. Entire fence along front to be built at 6ft and be of uniform height, color, and material.
3. Abide by town code/ordinance regarding plantings (vegetative cover).
4. Existing 4ft picket fence must be removed.

**Previous Commission Action:** Approved a 4' ft wood fence variance from 1994 into the front yard set back by 5' feet.

**Background/Problem Discussion:** Item was continued from the June 4, 2019 meeting due to applicant not being present.

**Expenditure Challenges** N/A

**Financial Implications:** N/A

**Recommendation:** Staff has no recommendations

**Proposed Motion** N/A



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

## MEMORANDUM

**DATE:** April 15, 2019  
**TO:** Mayor and Commissioners  
**FROM:** J.P. Murphy, Town Manager  
**SUBJECT:** Request for Variance - “Overbrook Park”  
**Parcel No.** 21/29/15/64908/000/0050

**Property Owner:** Brenda & Lester Mandelker  
313 Woodlawn Ave  
Belleair, Florida 33756

---

The following information is regarding the above referenced variance request.

- I. Existing conditions of land and structure(s):
  - A. Zoning designation: R-1 (Single Family Residence)
  - B. Original Construction dates:
    - 1939
  - C. Structural and other improvements to date: None
  - D. Existing Easements: None shown on survey
- II. Proposed request: The applicant is requesting to amend a previously approved variance from 1994. The amendment would be to allow for a 6’ft PVC fence instead of the previously approved variance of a 4’ft picket fence. This fence would encroach into the front yard setback by 5’ft resulting in a 20’ft setback. Please see the previous variance attached for detail.



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

### VARIANCE APPLICATION CHECK OFF SHEET

Application shall be **fully completed** and must include the following information:

OWNERS NAME MR LESTER MANDELKEN  
OWNERS MAILING ADDRESS 1631 W. BAY DR LARGO, FL 33720  
PROPERTY ADDRESS 313 WOODLAWN AVE BELLEAIR  
PHONE NUMBER 727-520-2695 (B) 727-585-2007  
REPRESENTATIVE NAME AND ADDRESS (if any) SAME

PHONE NUMBER 727-585-2007 (B) 727-585-2695 (H)  
DATE OF ORIGINAL CONSTRUCTION 1) to be determined future 2) previous Dec 1999  
IMPERVIOUS COVER 0%  
FLOOD ZONE AND ELEVATION 0%

#### REQUIRED INFORMATION:

REQUIRED

RECEIVED

PROVIDE (10) COPIES EACH.

X

\_\_\_\_\_

PLANS/SPECS/PRODUCT BROCHURE

X

\_\_\_\_\_

PHOTOS OF AREA (straight/right angle/left angle)

X

\_\_\_\_\_

SURVEY W/ SETBACKS SHOWN

X

\_\_\_\_\_

SITE PLAN W/ SETBACKS SHOWN

REVIEWED BY: ZONING PUB.WK FIRE BLDG. MRG.

DATE SENT: \_\_\_\_\_

DATE RETURNED: \_\_\_\_\_





# TOWN OF BELLEAIR

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

DATE

12/28/19

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, LESTER MANDELKER, owner of Lot 9 (COMBINED Lot 8 & 9), Block 20, Subdivision OVERBROOK PARK, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned Residential.
3. The present land use on the property is Residential.
4. The decision involves Article \_\_\_\_\_ Section \_\_\_\_\_ of the Belleair Land Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code.
6. The Relief prayed by the applicant is: TO CHANGE EXISTING VARIANCE  
ON FENCE FROM 4 feet TO 6 feet - 20 feet  
FROM PROPERTY LINE
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): 1) SET BACK WOULD BLOCK MY BAY WINDOW, 2) HAVE EXISTING VARIANCE FOR 4' FENCE, 3) IMPEDES STORAGE UNIT ON PROPERTY, 4) LARGE TREE BLOCKS FENCE
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. (\*\* Note: All costs incurred by the Town of Belleair, above and beyond the variance application fee, will be the responsibility of the applicant regardless of approval or denial of the request\*\*)
9. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after approval by the Town Commission unless a building permit is produced from the Town with respect to the improvements contemplated by this application for variance within said twelve month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

FEE: \$300.00

Paid: \_\_\_\_\_

Owner

Lester Mandelker own  
313 WOODLAWN AVE

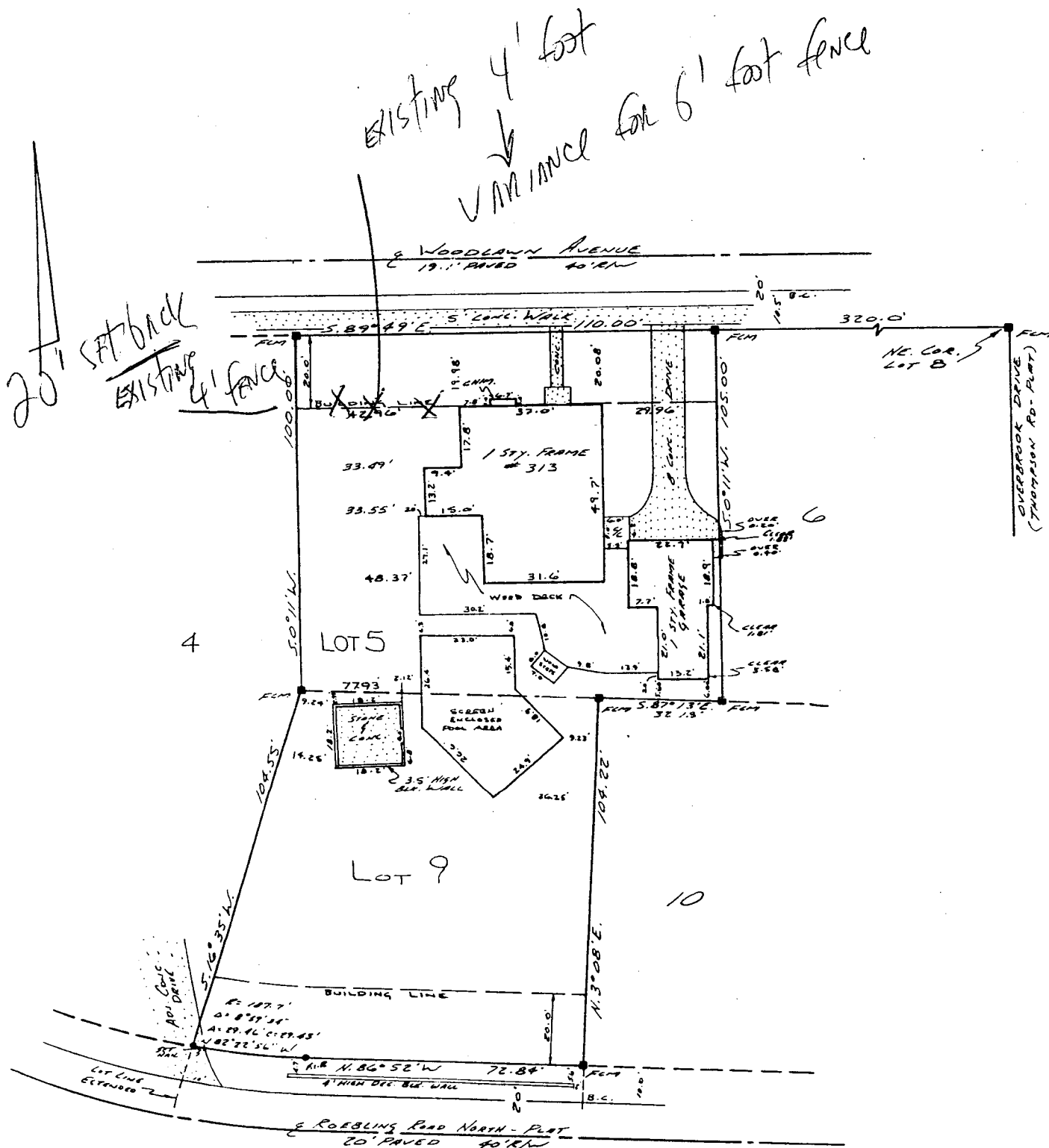
Address

Telephone Number

727 - 250-2695  
727 - 585-2007 BUSINESS

Lester Mandelker  
Great Western Bank  
First American Title Insurance Co.

SEC. 21 TWP. 29 S RGE. 15 E.



A BOUNDARY SURVEY OF : Lots 5 and 9, OVERBROOK PARK as recorded in Plat Book 20, Pages 58 and 59 of the Public Records of Pinellas County, Florida.

Dear Belleair Commissioners

Re: Justification for new request for fence variance

- 1) Change existing 4 ft fence at 20 ft setback to a 6 ft privacy fence at 20 ft setback.
- 2) 25 ft setback would block my large bay window
- 3) Very large tree on northwest border of the property is exactly 25 ft from property line and would impede me erecting a fence in this area

I wish to thank you for considering my request for a 20 ft set back for a 6 ft privacy fence. I hope you will see fit to grant me this variance.

Sincerely

A handwritten signature in black ink that reads "Lester Mandelker" followed by a stylized "DVM".

Lester Mandelker DVM  
313 Woodlawn Ave  
Belleair, FL 33756

Dear City Commissioners:

I am seeking a variance on an existing variance to erect a 6 ft privacy fence along the northwest border of my property at 313 Woodlawn Ave Belleair. I was granted a variance for a 4 foot fence back in 1994. The purpose of the fence is to insure privacy from my dogs barking at passing people and dogs. Presently, the 4 foot fence does not stop my dog from standing up and looking over the fence. I know this is troublesome to many Belleair residents so I want to reduce this offensive situation.

I thank you for your consideration in this matter and hope you see fit to grant me this variance.

Sincerely

A handwritten signature in black ink, appearing to read "Lester Mandelker".

Lester Mandelker DVM  
313 Woodlawn Ave  
Belleair, FL 33756



Large  
Tree  
Blocks  
25'  
Setback

Existing 4' fence at 25'  
Approved 1994





KRISTINA L. BUCKLEW  
360 WOODLAWN AVE.  
BELLEAIR, FL. 33756  
727-421-0627

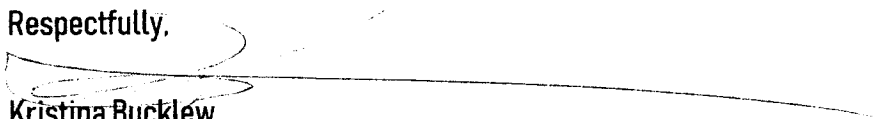
RE: MANDELKER  
313 WOODLAWN AVE.  
NEW FENCE FRONT OF RESIDENT  
CODE ENFORCEMENT DEPT.

Dear Ladies & Gentlemen:

I am contacting you regarding code restrictions for the above address. I am sure you are aware during the past few months the Mandelker's have been working diligently on numerous improvements to their property. You may not understand they have lived in Belleair for over 30 years, so keeping up with the changes is not always easy. As their neighbor for over 15 years I do not understand why they have so many issues just to install a fence. It seems whenever they are trying to do an improvement, they have one or more difficulty's and financial burdens to contend with from the city. It is not always easy to abide by all the rules regarding what can and cannot be done to our personal property with the Belleair rules. With this in mind I would like to express in everyway how allowing the Mandelker's to install a six-foot fence on the west side of their home would be an asset. They already have a six-foot fence on the east side, so this would be a nice improvement and would be aesthetically appealing. Additionally, it would solve the issue with their sweet dogs barking when ever some one walks in front of their house. Once the fence is installed, they plan on removing the items in the front yard and planting beautiful plants. Again, with this in mind I know all the neighbors would benefit and everyone in the area would be more relaxed walking past the house. They are working hard to make everyone happy, so I hope the city will take this into consideration and work with them instead of against them.

Thank you in advance for taking this into consideration.

Respectfully,



Kristina Bucklew

## Sec. 74-287. - Fences and fence walls

- (a) All fences and fence walls shall comply with the provisions of the Standard Building Code, 1988 edition, section 1205, appendix D, or subsequent editions.
- (b) The posts of each fence must be resistant to decay, corrosion and termite infestation. Wood fenceposts shall be pressure treated or otherwise preserved.
- (c) Fence walls may be constructed of concrete, concrete block, stone, brick or any suitable masonry material. Concrete and concrete block walls shall be finished with a painted stucco finish on both sides.
- (d) Fences and fence walls may be located in side, rear and secondary front yard setback areas and shall not exceed the height of six feet except as otherwise provided in this section, exclusive of decorative supporting posts which may extend no more than nine inches above the maximum six-foot height of the fence or fence wall; provided, however, any fence or fence wall placed along any property line which abuts the Pinellas Trail may not exceed ten feet in height.
- (e) Fences and fence walls shall be prohibited within the front yard setback area and within the primary front yard setback area of corner parcels.
- (f) In areas where the property faces two roadways, or is located in any other area construed to be a corner lot, no fence or fence wall shall be located in the vision triangle.
- (g) Fences shall be placed with the finished side out.
- (h) Except as provided below, all chainlink fences shall either:
  - (1) Be shielded on the exterior side (the side facing out) by a hedge or similar planting; or
  - (2) Be coated with a green or black vinyl coating.

All fences, including chainlink fences, or fence walls placed along a front yard setback or a primary front yard setback or along or within a secondary front yard setback area shall be shielded on the exterior side (the side facing out) by a hedge or similar planting. Any planting must grow to shield said fence over 85 percent of its surface within two years of planting. Should the shielding material die or be destroyed below the 85 percent coverage standard it shall, upon notification by the city, be replaced immediately or the city may take code enforcement action as provided in division 4 of article II.

- (i) No fence or fence wall shall be constructed or installed in such a manner as to adversely affect drainage on or adjacent to the site. To provide adequate drainage or to prevent the obstruction of drainage on or adjacent to the site, a fence or fence wall may be constructed so as to allow the bottom of the fence or fence wall to begin no more than two inches above the ground without being in violation of the maximum height restrictions set out in subsections (c) and (d) of this section.
- (j) Any fence or fence wall required to be shielded by a hedge or similar planting shall be shielded by plant material approved by the town and such plant material shall be, at minimum, a size equivalent to a three-gallon plant and each such plant shall be planted not more than two feet apart. In addition, any fence or fence wall which is required to be shielded by a hedge or similar planting as provided in this section must be set back off a property line a sufficient distance to allow for the planting and growth of the hedge or similar planting and for the maintenance thereof.
- (k) Fences, and fence walls, and hedges within ten feet of the mean high water line or sea wall shall be no more than 48 inches in height.
- (l) Electrically charged and barbed wire fences are prohibited.

(Ord. No. 399, § 1, 11-20-01)



MINUTES OF REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF BELLEAIR, FLORIDA HELD AT TOWN HALL ON JANUARY 18, 1994 AT 7:30 PM

PRESENT: Mayor Kent R. Weible                      Town Manager Stephen J. Papalas  
          Commissioners:                              Town Attorney Joel R. Tew  
                         Connie C. Mudano  
                         Gloria S. Burton  
                         John P. Donlan  
                         Stephen G. Watts

Quorum present with Mayor Weible presiding.

PUBLIC HEARING - MOWING RESOLUTION NO. 203

The Town Attorney read Mowing Resolution NO. 203. There was no one present desiring to be heard in this regard.

Mrs. Burton moved that said Mowing Resolution No. 203 be passed and adopted. Motion seconded by Mr. Donlan and unanimously carried.

PUBLIC HEARING - REQUEST FOR VARIANCE - 313 WOODLAWN AVENUE

The Town Manager stated that Dr. and Mrs. Mandelker were requesting variance to allow construction at their residence at 313 Woodlawn Avenue. The Manager stated that Dr. Mandelker was at the Planning and Zoning Board meeting and amended his request for variance; that the addition to the garage had been deleted from the request as well as the four foot picket fence along the front property line; that now the fence in the front of the house was proposed to project five feet into the front setback, which would line the fence up with the house; that the request further provided for the tennis court to encroach into the front area setback along Roebling Road and further to encroach into the side setback for the hard court facilities. The Manager further stated that the proposed fence for the tennis court was reduced in height from twelve feet to six feet along Roebling Road and dropping to a three foot height on the side property line; that the side fences were to be covered by plantings.

The Manager stated that the Planning and Zoning Board broke the variance down into two sections, (1) the five foot encroachment into the front setback to allow for the four foot high picket fence; and (2) the tennis court which would encroach into the front setback area along Roebling Road and side setback encroachment and the proposed fence for the tennis court of six feet along Roebling Road and dropping to a three foot height on the side property line. The Manager stated that the Planning and Zoning Board voted unanimously to recommend approval of both sections of the variance request.

Dr. Mandelker stated that the request was for a five foot encroachment on the front to allow the fence to line up with his residence; that the tennis court and fence on the rear had been .

REQUEST FOR VARIANCE (Continued)

approved by the Planning and Zoning Board with the condition that the two parcels would be bound together and that he would do a land swap with his neighbor; that his neighbors driveway encroached into his land and that the proposed tennis court would encroach onto the neighbors property. Dr. Mandelker stated that he would replat the property to be one parcel and that he would do the land swap with the neighbor. Dr. Mandelker further agreed that he would place plantings to shield the fence.

Stephen Fowler, architect for Dr. Mandelker, stated that the proposed carport would not encroach into the setbacks; that it would comply with the Town's Land Development Code.

There was no one present desiring to be heard in opposition to the variance request.

Mrs. Mudano stated that the Commission had been very strict about front setbacks and that she felt that this would increase the encroachment.

Mr. Donlan moved that the Commission approve the five foot encroachment into the front setback to allow for the fence. Motion seconded by Mr. Watts. The vote on motion was: ayes, Watts, Burton, Donlan, Weible; nays, Mudano. Motion carried.

Mrs. Burton moved that the Commission approve the encroachment into the twenty-five foot setback for the tennis court and the six foot fence and the two side setbacks conditioned on the property exchange agreement with Mr. D. Kuntz, the property owner to the west and the replatting of Lots 5 and 9 to conform to the Town Code. Motion seconded by Mrs. Mudano and unanimously carried.

SECOND AND FINAL READING - ORDINANCE NO. 346 - VACATION PORTION OF WOODLAWN AVENUE

The Commission had for consideration second and final reading of Ordinance No. 346 vacating a portion of Woodlawn Avenue.

There was no one present desiring to be heard in this regard.

Mrs. Burton inquired as to whether the zoning and land use on the vacated road would become the same as the contiguous property.

The Town Attorney stated that he felt sure that it would but that he would check on this and report back to the Commission.

The Town Attorney read Ordinance No. 346 vacating the right of way described as that part of Woodlawn Avenue abutting the southern boundary of Lot 93, less the westerly 10 feet thereof in G.L. Bidwell's Wildwood Park Subdivision and retaining a utility.





## Legislation Details (With Text)

**File #:** 19-0182      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Public Hearing  
**File created:** 7/12/2019      **In control:** Town Commission  
**On agenda:** 7/16/2019      **Final action:**  
**Title:** Presentation of Pelican Golf Phase 4 Development Plan

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report P4\_Commission\_071619\_rev, 2. Application Package 52019, 3. Executed - Supplement to Phase 4 Project Narrative (8), 4. Revised Pelican - Exhibits 2019-07-16 8x11, 5. Pelican Performance Center 2019-07-08, 6. Revised Fence view from North, 7. Ord 524&525 Phase 4 Legal Notice\_061419 FINAL, 8. PGC Variances Legal AD 6-17-19 FINAL, 9. Survey of Existing Lots, 10. NTA - Patterson

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Town Commission  
From: JP Murphy  
Date: 7/16/2019

### Subject:

Presentation of Pelican Golf Phase 4 Development Plan

### Summary:

This application represents the Phase 4 development, and amendments to the previously approved site plan and development proposal (Phase 3), for the Pelican Golf Club, located at 1501 Indian Rocks Road; Parcel No. 28-29-15-68247-000-0002. Phase 3 was previously approved by the Town Commission in June 2018.

The current expansion proposal includes approximately 1.88 (±) acres of existing residential property adjacent to the golf course between Indian Rocks Road and Golf View Drive, recently acquired by the applicant [Figure1]. The proposed expansion is to facilitate the addition of another cottage similar to those previously approved under Phase 3; and the relocation, and reconfiguration of other features/amenities previously approved under Phase 3. Please refer to the applicants site plan and the Phase 4 Project Narrative, dated 05-20-19 for additional details.

In addition to the Phase 4 site development plan review and approval, the applicant is seeking the following:

1. An amendment to the Town of Belleair Future Land Use Map of approximately 1.88 acres of property adjacent to the Pelican Golf Course being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates subdivision from Residential Low (RL) to Recreation/Open Space (R/OS) [Figure 2].

2. Rezoning of approximately 1.90 acres of property adjacent to the Pelican Golf Course being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates subdivision from Single Family Residential (R-1), to Golf Course District (GC). [Figure 3]
3. Variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence/wall within the required front yard setback area, 5-feet from the property line along Indian Rocks Road. Please refer to Exhibit 'A'
4. Variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence/wall within the required front yard setback area, 10-feet from the property line. And 5-feet from the right-of-way of Golf View Drive.
5. An amendment to the Town of Belleair Code of Ordinances, Section 74-82, Schedule of District Regulations, amending the number of sleeping rooms that could be considered as ancillary or accessory uses for Golf Courses.
6. An amendment to the previously approved site plan to allow the following:
  - A. The relocation of the proposed cottages, learning center, and parking. Please refer to Exhibit 'E'.
  - B. The addition of a second driveway entrance along Poinsettia Road. Please refer to Exhibit 'G'.
  - C. The addition of a third 12-room cottage, in conjunction with item 5, above. Please refer to Exhibits 'C 1 -6' and 'E'
7. Approval of a right-of-way use agreement for a fence along a portion of the cul-de-sac on the Golf View Drive, and a right-of-way use agreement for a gate and columns along Poinsettia Road. Please refer to Exhibits 'B' and 'F-1, F-2'.
8. An amendment to the previously approved Development Agreement.

**Previous Board Action:** The Planning and Zoning Board recommends approval of Development Plan of Pelican Golf LLC for Phase 4.

**Staff Recommendation:** Staff recommends approval of Development Plan of Pelican Golf LLC for Phase 4.

**Recommended Motion:** I move approval of Development Plan of Pelican Golf LLC for Phase 4.

## **SUPPLEMENT TO PELICAN GOLF CLUB PHASE 4 PROJECT NARRATIVE**

On May 20, 2019, Pelican Golf Club ("Pelican") filed a "Project Narrative for New Phase 4 Expansion" (the "Application"). The requested action in the Application includes rezoning and land use changes as well as site plan approval and variance requests. Since the date of submittal, changes have occurred in the plan and Pelican is now amending the Application to reflect the changes.

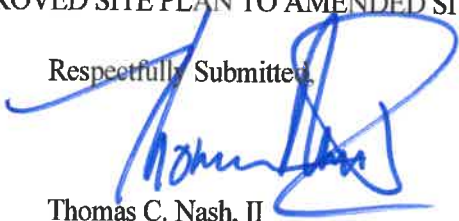
The most significant revision is the withdrawal of Phase 3 Supplemental Variance Request No. 1, Phase 3 Supplemental Variance Request No. 2, and Phase 4 Variance Request No. 2.

These three variances all sought relief for improvements to be placed in right-of-way area owned by the Town. The Town has advised Pelican that a variance for this request is not appropriate. Instead, the proper course of action is for the Town and Pelican to enter into a Right-of-Way Use Agreement, the terms of which the parties have approved and such agreement will be executed upon completion of the proper exhibits to be attached.

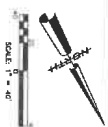
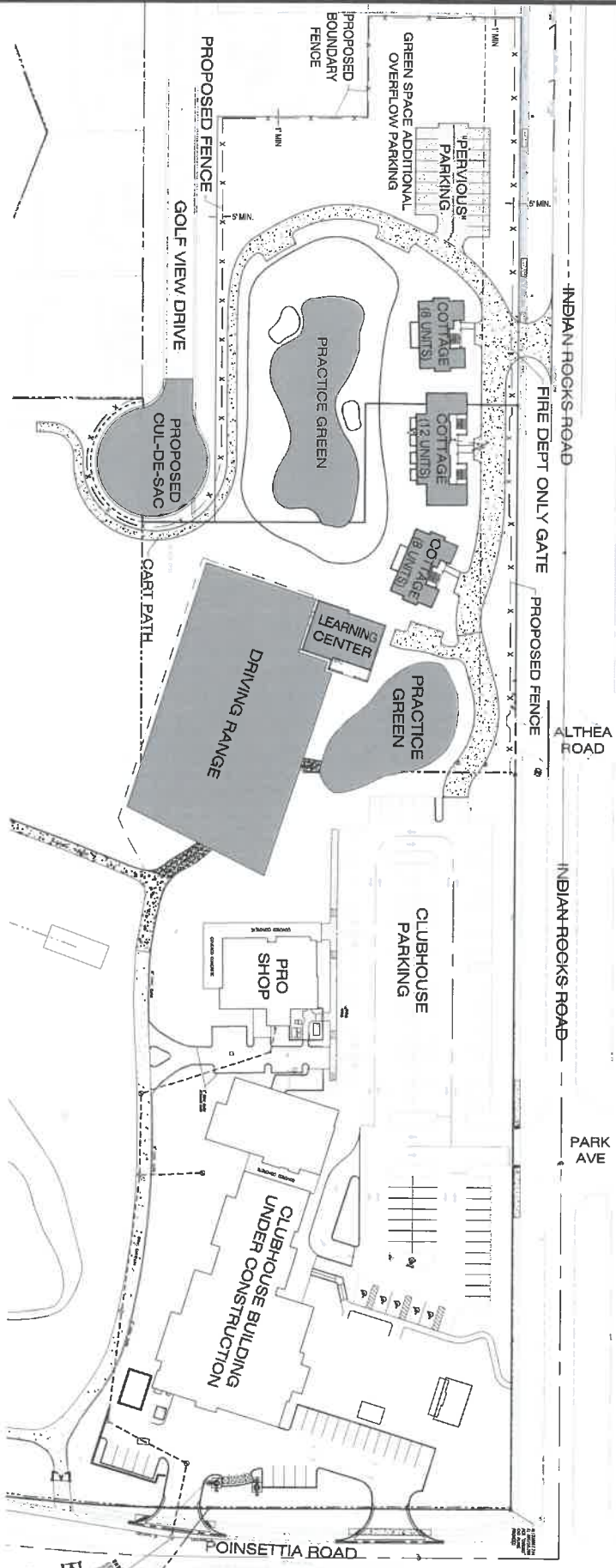
The other revision is to place of record a new site plan which shows minor changes to the original site plan filed with the Application. Attached hereto are the revised exhibits to the Application as follows:

1. EXHIBIT A – AMENDED SITE PLAN
2. EXHIBIT B – DETAILED DRAWING OF CUL-DE-SAC
3. EXHIBIT E – OVERALL COMPARISON OF APPROVED SITE PLAN TO AMENDED SITE PLAN

Respectfully Submitted,

  
Thomas C. Nash, II  
Macfarlane Ferguson & McMullen

Counsel for Pelican



# EXHIBIT A



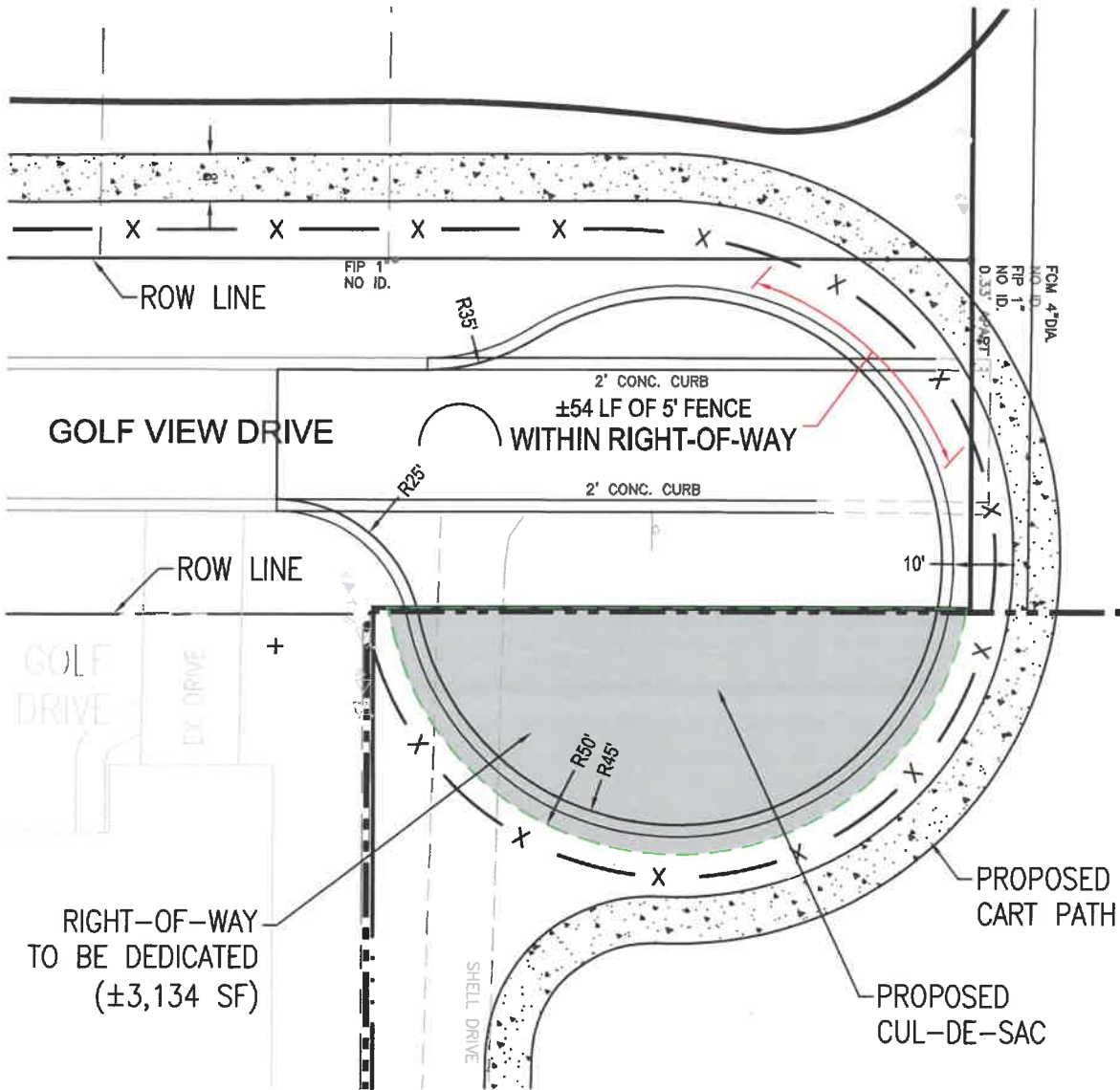
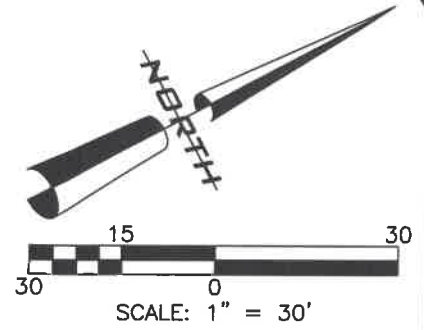
## PELICAN GOLF CLUB

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

## AMENDED SITE PLAN

NO.	DATE	BY	FOR	DESCRIPTION
1	12-16-2019	AMANDA L. KOWAL	OWNER	REVISION
2	12-16-2019	AMANDA L. KOWAL	OWNER	REVISION
3	12-16-2019	AMANDA L. KOWAL	OWNER	REVISION

File: \\Projects\\Harrod The Pelican Plans\\Pelican - Exhibits\\LWL 2019-07-01, Plotted: 3/23/2019 3:57 PM by MICHAEL WRIGHT, Saved: 3/23/2019 3:55 PM by MICHAEL



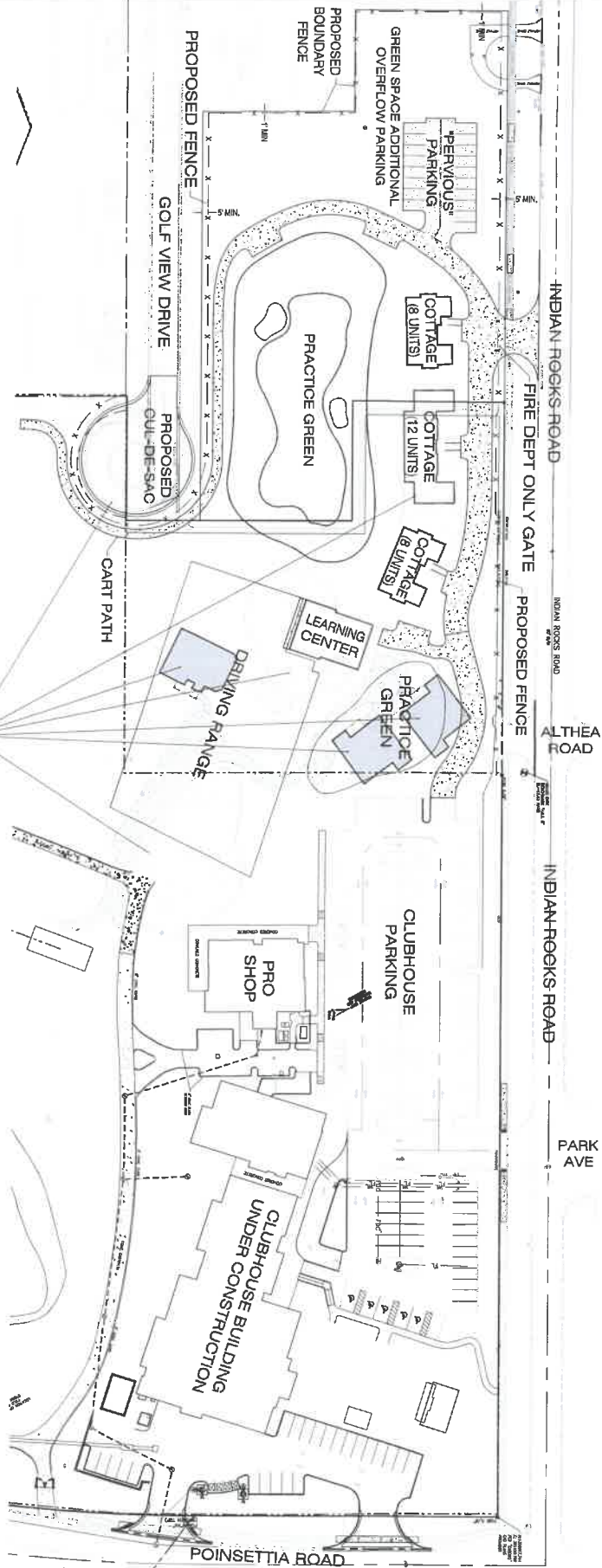
**AURORA**  
CIVIL ENGINEERING, INC.  
610 E. Morgan Street, Brandon, FL 33510 (813) 643-9907

**PELICAN  
GOLF CLUB**

DETAILED DRAWING  
OF CUL-DE-SAC

**EXHIBIT B**

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



## EXHIBIT E



### PELICAN GOLF CLUB

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

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

NO.	DATE	BY	DESCRIPTION	REV.
1	7/3/2019	MICHAEL KNIGHT	ISSUED FOR CONSTRUCTION	1
2	7/3/2019	MICHAEL KNIGHT	ISSUED FOR CONSTRUCTION	2
3	7/3/2019	MICHAEL KNIGHT	ISSUED FOR CONSTRUCTION	3
4	7/3/2019	MICHAEL KNIGHT	ISSUED FOR CONSTRUCTION	4
5	7/3/2019	MICHAEL KNIGHT	ISSUED FOR CONSTRUCTION	5
6	7/3/2019	MICHAEL KNIGHT	ISSUED FOR CONSTRUCTION	6
7	7/3/2019	MICHAEL KNIGHT	ISSUED FOR CONSTRUCTION	7
8	7/3/2019	MICHAEL KNIGHT	ISSUED FOR CONSTRUCTION	8
9	7/3/2019	MICHAEL KNIGHT	ISSUED FOR CONSTRUCTION	9
10	7/3/2019	MICHAEL KNIGHT	ISSUED FOR CONSTRUCTION	10



# **PELICAN GOLF CLUB**

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

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

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

### **Requested Actions:**

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

**AND**

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

**Table of Contents**

Phase 4 Project Summary .....3

Future Land Use Plan Change/Rezoning..... 4

Phase 4 Site Plan Approval and Variance Requests..... 7

Phase 3 Request for Amendment to Development Agreement and  
Supplemental Variance Requests.....10

Consent and Joinder by CDM Investments, Inc. and Danielson, Ltd.....14

**Exhibits:**

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

## Phase 4 Project Summary

This document describes a project that is an expansion of Pelican Golf Club, a golf course renovation and new golf clubhouse project previously approved by the Town of Belleair. For background information, please refer to PELICAN GOLF CLUB RECONSTRUCTION PLAN Project Narrative dated January 12, 2017 (Revised March 27, 2017), as well as Phase 3 Project Narrative dated May 14, 2018.

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

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

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

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

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

## Request No. 1

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

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



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

TOWN OF BELLEAIR

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

(To Be Assigned)

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

**GENERAL INFORMATION**

**APPLICATION**

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

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

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

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

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

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

Street Address: 11201 CORPORATE CIRCLE N., SUITE 120

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

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

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

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

Specify Interest Held: NONE

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

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

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

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

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

**NAME of AGENT OR REPRESENTATIVE:**

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

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

Telephone No: (727) 441-8966

Email Address: tcn@macfar.com

**AUTHORIZATION**

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

**FEE SCHEDULE SUBPART A. GENERAL ORDINANCES**

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

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

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

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

5-20-19



# ☒ FUTURE LAND USE PLAN CHANGE ☒ REZONING

TOWN OF BELLEAIR

**NARRATIVE** (PAGE 1 of 1)

## NARRATIVE

### PROPERTY INFORMATION:

Street Address:

Parcel ID or Tract Number:

Square Feet: 81,933 more or less

Acreage: 1.881 more or less

Proposed Legal Description:

SEE SURVEY

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

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

Is contract conditional or absolute:

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

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

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

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

SEE ATTACHED

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

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

1609 Indian Rocks Road:

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

Lots 6 and 7

1611 Indian Rocks Road

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

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

1617 Indian Rocks Road

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

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

1614 Golf View Drive

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

Lots 30 & 31

1616 Golf View Drive

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

Lots 28 & 29

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

**REQUEST:**

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

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

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

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

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



## Request No. 2

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

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

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

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

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

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

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



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

DATE 5/20/19

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Pelican Golf LLC, lessee of Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned Residential, pending change to Golf Course.
3. The present land use on the property is Residential, pending change to Recreation/Open Space.
4. The decision involves Article IV Section 74-287(e) of the Belleair Land Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code.
6. The Relief prayed by the applicant is: Request permission to construct fence along Indian Rocks Road and Golf View Drive within the 25' front yard set back.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): See attached, as well as depiction of fence on Site Plan.
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. (\*\* Note: All costs incurred by the Town of Belleair, above and beyond the variance application fee, will be the responsibility of the applicant regardless of approval or denial of the request\*\*)
9. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after approval by the Town Commission unless a building permit is produced from the Town with respect to the improvements contemplated by this application for variance within said twelve month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

**FEE: \$300.00**

**Paid:** \_\_\_\_\_

[Signature]  
Owner

Address \_\_\_\_\_

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

**VARIANCE REQUEST NO. 1: Request for Variance to Location of Fence pursuant to Section 74-287(e) of Town Code.**

**JUSTIFICATIONS (per Section 66-253(b)(1) of Town Code):**

**1. Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved.**

Pelican would like to install a fence along Indian Rocks Road and Golf View Drive as shown on the Amended Site Plan. The fence will tie into the fence previously approved in Phase 3. The fence material will be a dark green manufactured fence product designed to visually “blend in” with the landscaping. To create the amount of room necessary for the practice greens and associated activities such as chipping, pitching, bunker practice, and putting, it is necessary to push the fence toward the outer perimeter of the parcel as much as possible. Thus, the proposed fence is 5’ from the property line which is inside the designated front yard setback area defined as 25 feet from property line.

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

The need for the proposed fence location is a function of trying to maximize the size of the area associated with the practice greens. As the size of the area is maximized, the area becomes more safe for use.

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

Literal interpretation of the provisions of this Code would reduce the amount of usable space available for the practice greens.

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

The variance requested is the absolute minimum needed in order to create a functional and aesthetically pleasing barrier along Indian Rocks Road and Golf View Drive.

**5. A grant of variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the zoning district involved or otherwise detrimental to the public interest.**

The intent of the Code is to allow reasonable and appropriate development with the Town and the granting of this variance will not be injurious to the zoning district or otherwise detrimental to the public interest. The end result will be an aesthetically pleasing fence that will provide visual screen from Indian Rocks Road and Golf View Drive.

**6. A grant of variance will not result in any land use not specifically provided for in the schedule of district regulations (Section 74-82 of this Code) for the zoning district in which the property is located.**

The granting of this variance will not result in any land use not specifically provided for the zoning district.



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

DATE 5/20/19

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Pelican Golf LLC, lessee of Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned Residential, pending change to Golf Course.
3. The present land use on the property is Residential, pending change to Recreation/Open Space.
4. The decision involves Article IV Section 74-287(e) of the Belleair Land Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code.
6. The Relief prayed by the applicant is: Request permission to construct fence 17.6 feet within the right of way of the area surrounding the cul-de-sac to be completed on the north end of Golf View Drive.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): See attached, as well as depiction of fence on Site Plan.
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. (\*\* Note: All costs incurred by the Town of Belleair, above and beyond the variance application fee, will be the responsibility of the applicant regardless of approval or denial of the request\*\*)
9. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after approval by the Town Commission unless a building permit is produced from the Town with respect to the improvements contemplated by this application for variance within said twelve month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

**FEE: \$300.00**

**Paid:** \_\_\_\_\_

Owner \_\_\_\_\_

Address \_\_\_\_\_

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

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

**JUSTIFICATIONS (per Section 66-253(b)(1) of Town Code):**

**1. Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved.**

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

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

The need for the proposed fence location is a function of trying to maximize the size of the area associated with the practice greens and to allow sufficient area for a cart path to be built, as shown on the attached Amended Site Plan. As the size of the area is maximized, the area becomes more safe for use.

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

Literal interpretation of the provisions of this Code would reduce the amount of usable space available for the practice greens and as to the fence within the Golf View right of way, it would require the fence to impede onto the practice facility.

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

The variance requested is the absolute minimum needed in order to create a functional and aesthetically pleasing barrier on the north side of the Golf View area cul-de-sac.

**5. A grant of variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the zoning district involved or otherwise detrimental to the public interest.**

The intent of the Code is to allow reasonable and appropriate development with the Town and the granting of this variance will not be injurious to the zoning district or otherwise detrimental to the public interest. The end result will be an aesthetically pleasing fence that will provide visual screen around the Golf View Drive cul-de-sac.

**6. A grant of variance will not result in any land use not specifically provided for in the schedule of district regulations (Section 74-82 of this Code) for the zoning district in which the property is located.**

The granting of this variance will not result in any land use not specifically provided for the zoning district.

## **Request No. 3**

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

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

These variances are as follows:

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

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

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

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

#### **General Matters**

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

portion of the Development, including the Additional Parcels.

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



**TOWN OF BELLEAIR**

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

DATE

5/20/19

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Pelican Golf LLC, owner of Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned Golf Course.
3. The present land use on the property is Recreation/Open Space.
4. The decision involves Article IV Section 74-287(e) of the Belleair Land Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code.
6. The Relief prayed by the applicant is: Request permission to construct a gate and columns on the North side of Poinsettia to be constructed as shown on the attached Plan.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): See attached.
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. (\*\* Note: All costs incurred by the Town of Belleair, above and beyond the variance application fee, will be the responsibility of the applicant regardless of approval or denial of the request\*\*)
9. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after approval by the Town Commission unless a building permit is produced from the Town with respect to the improvements contemplated by this application for variance within said twelve month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

**FEE: \$300.00**

**Paid:** \_\_\_\_\_

[Signature]  
Owner

Address \_\_\_\_\_

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



**SUPPLEMENTAL VARIANCE REQUEST NO. 1: Request for Variance to Location of Entry Gate and Column Entrance, pursuant to Section 74-287(e) of Town Code.**

**JUSTIFICATIONS (per Section 66-253(b)(1) of Town Code):**

- 1. Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved.**

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

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

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

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

Literal interpretation of the provisions of this Code would result in the inability to install a safety gate and decorative columns.

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

The variance requested is the absolute minimum needed in order to allow a functional gate.

- 5. A grant of variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the zoning district involved or otherwise detrimental to the public interest.**

The intent of the Code is to allow reasonable and appropriate development with the Town and the granting of this variance will not be injurious to the zoning district or otherwise detrimental to the public interest. The end result will be an aesthetically pleasing gate/column combination that will provide security and aesthetically pleasing entry to the first tee.

- 6. A grant of variance will not result in any land use not specifically provided for in the schedule of district regulations (Section 74-82 of this Code) for the zoning district in which the property is located.**

The granting of this variance will not result in any adverse land use.



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

DATE

5/20/19

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Pelican Golf LLC, owner of Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned Golf Course.
3. The present land use on the property is Recreation/Open Space.
4. The decision involves Article IV Section 74-287(e) of the Belleair Land Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code.
6. The Relief prayed by the applicant is: Request permission to construct a second driveway area on the South side of Poinsettia as shown on the attached Plan.
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): See attached.
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. (\*\* Note: All costs incurred by the Town of Belleair, above and beyond the variance application fee, will be the responsibility of the applicant regardless of approval or denial of the request\*\*)
9. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after approval by the Town Commission unless a building permit is produced from the Town with respect to the improvements contemplated by this application for variance within said twelve month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

**FEE: \$300.00**

**Paid:** \_\_\_\_\_

Owner

Address

Telephone Number

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

**JUSTIFICATIONS (per Section 66-253(b)(1) of Town Code):**

**1. Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved.**

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

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

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

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

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

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

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

**5. A grant of variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the zoning district involved or otherwise detrimental to the public interest.**

The intent of the Code is to allow reasonable and appropriate development with the Town and the granting of this variance will not be injurious to the zoning district or otherwise detrimental to the public interest.

**6. A grant of variance will not result in any land use not specifically provided for in the schedule of district regulations (Section 74-82 of this Code) for the zoning district in which the property is located.**

The granting of this variance will not result in any adverse land use.

## CONSENT TO FILING AND JOINDER TO APPLICATION

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

CDM Investments, Inc.,  
a Florida corporation

By: 

Daniel M. Doyle  
Vice President

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

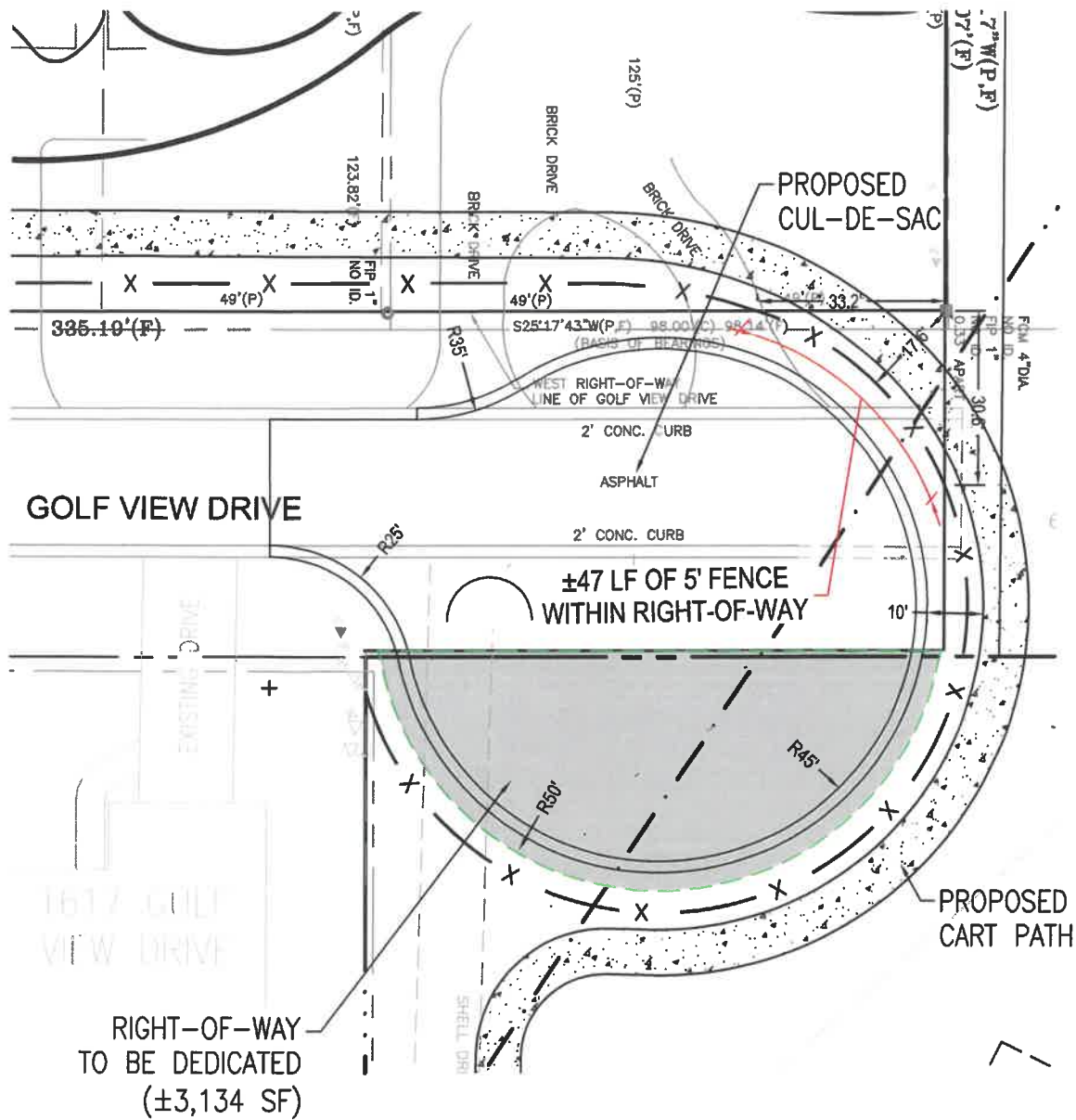
DANIELSON, LTD,  
a Florida limited partnership

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

By: 

Daniel M. Doyle  
President



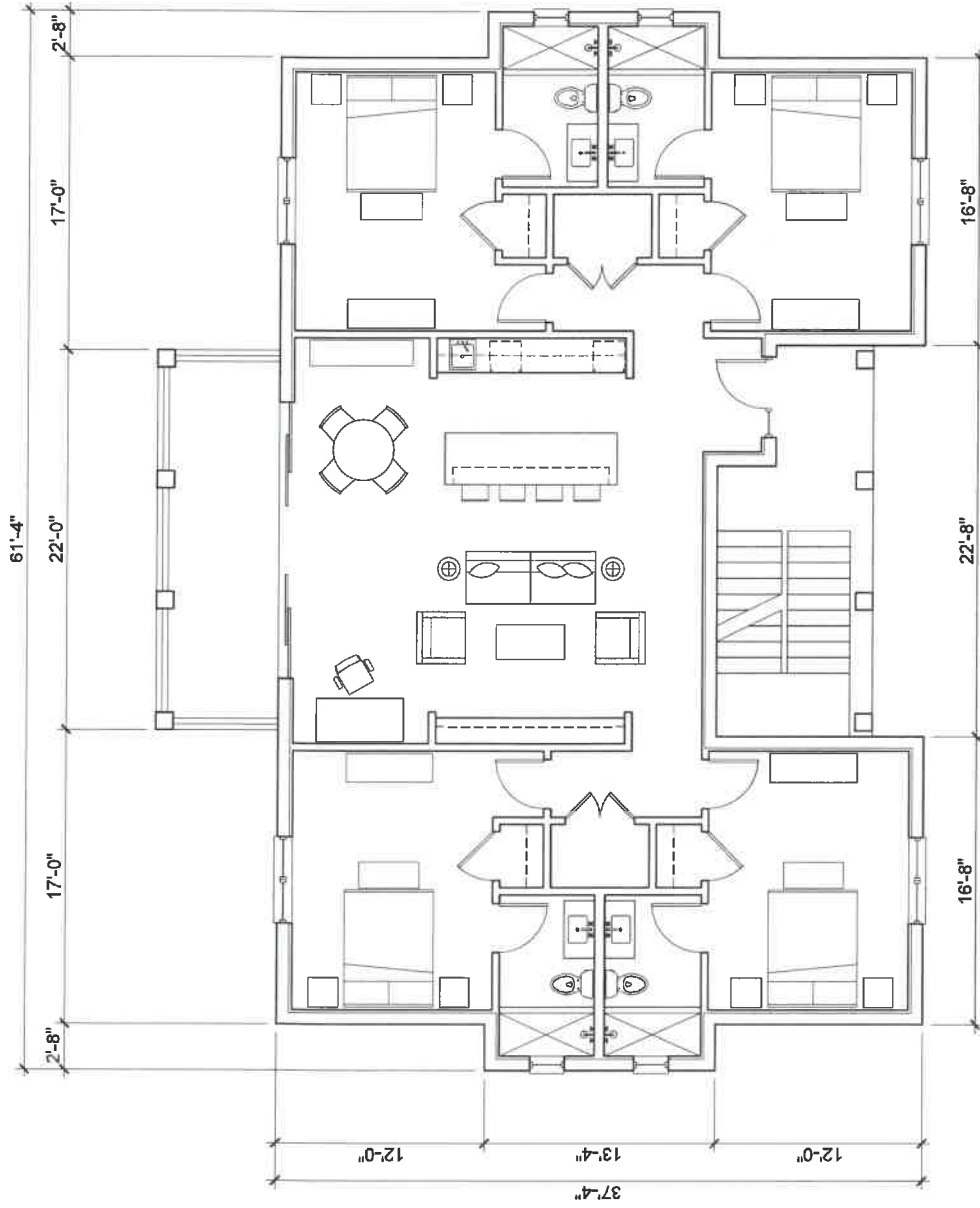


**AURORA**  
CIVIL ENGINEERING, INC.  
810 E. Morgan Street Brandon, FL 33510 (813) 943-8807

**PELICAN  
GOLF CLUB**

DETAILED DRAWING  
OF CUL-DE-SAC

**EXHIBIT B**



**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: 8 Room Villa  
Pelican Golf Club

Belleair, Florida



Sheet Title:  
TYPICAL FLOOR PLAN

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



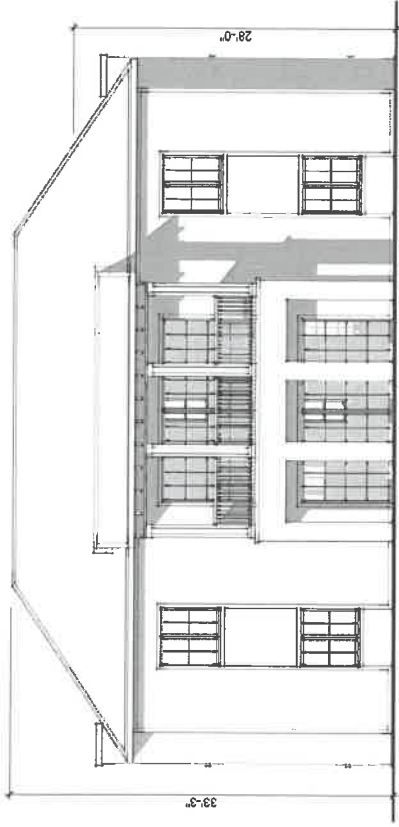
Sheet #:

**SD8.1**

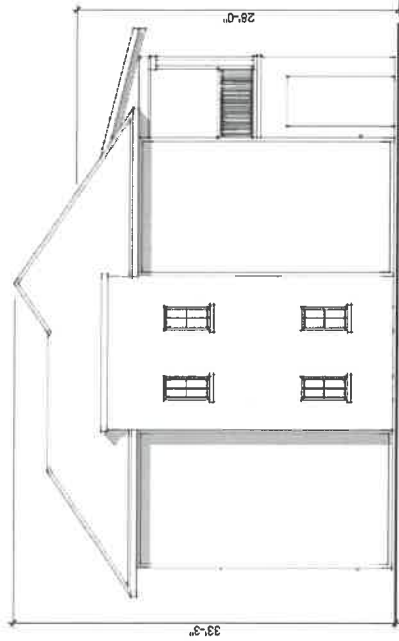
Project #:  
Date:

19-109  
05.17.19

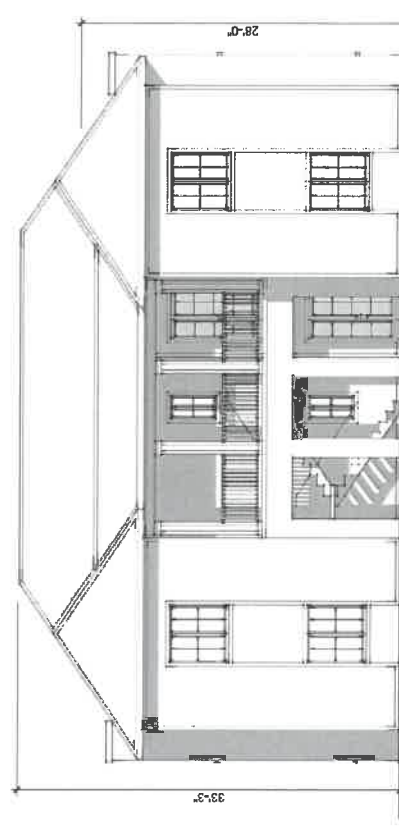




TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

**elevation**  
ARCHITECTURE

architecture | planning | interiors

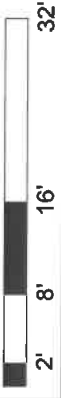
Project: 8 Room Villa  
Pelican Golf Club

Belleair, Florida



Sheet Title:  
EXTERIOR ELEVATIONS

SCALE:  $\frac{1}{16}" = 1'-0"$



Sheet #:

**SD8.2**

Project #:  
Date:

19-109  
05.17.19





**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: 8 Room Villa  
Pelican Golf Club

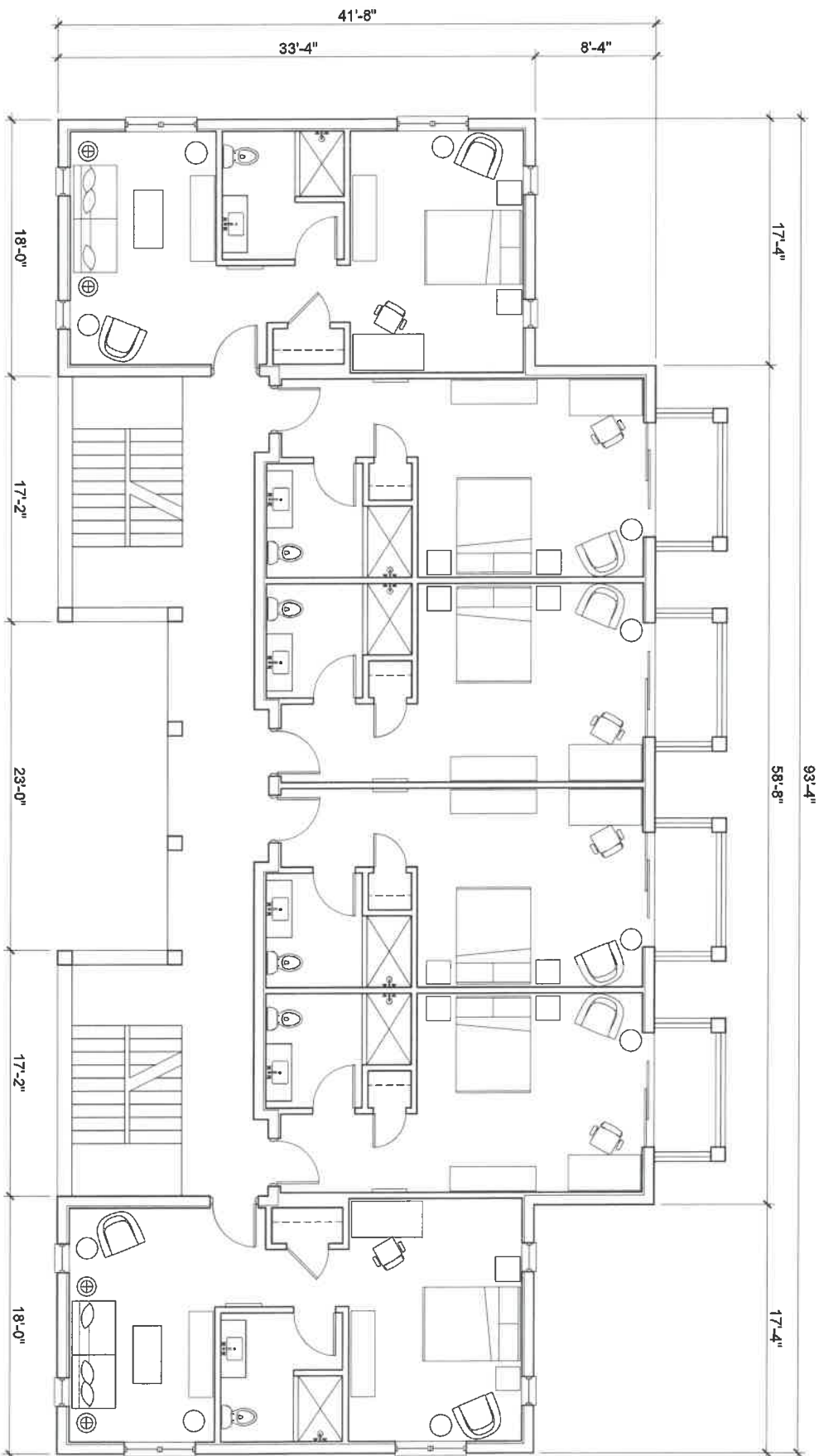
Belleair, Florida



Sheet Title:  
AERIAL VIEW FROM GREEN

Sheet #:  
SD8.3

Project #:  
19-109  
Date:  
05.17.19



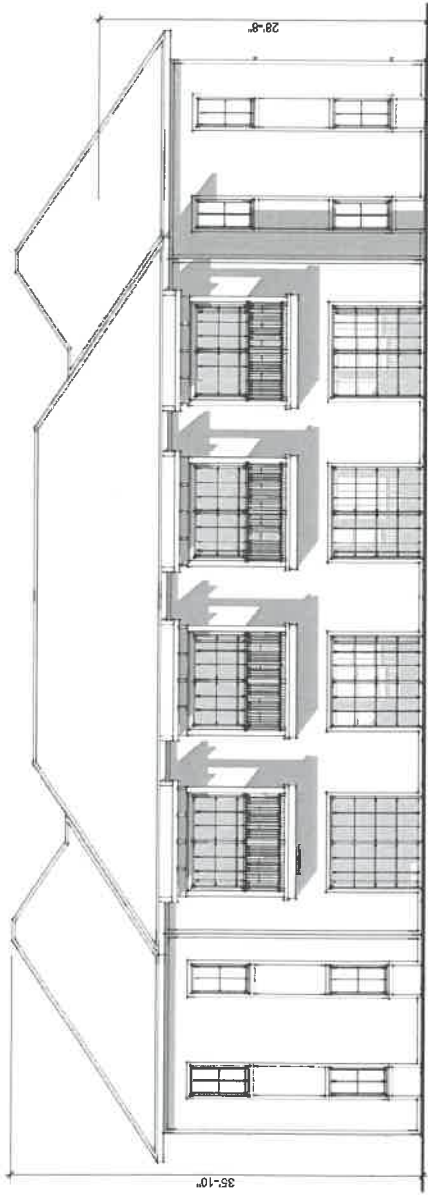
Project: 12 Room Villa  
Pelican Golf Club  
Belleair, Florida



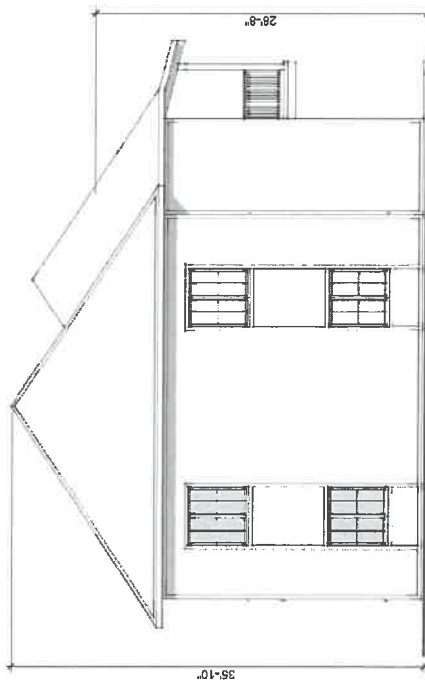
Sheet Title:  
TYPICAL FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
1' 5' 10' 20'



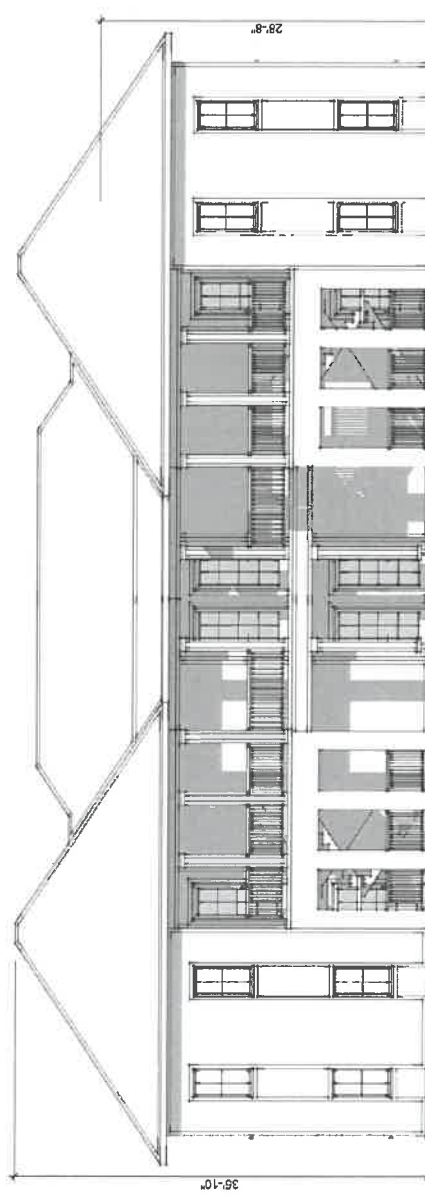
Sheet #:  
SD8.1  
Project #:  
19-109  
Date:  
05.17.19



TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

**elevation**  
ARCHITECTURE

architecture | planning | interiors

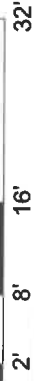
Project: 12 Room Villa  
Pelican Golf Club

Belleair, Florida



Sheet Title:  
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



Sheet #: SD12.2

Project #: 19-109  
Date: 05.17.19



# elevation

ARCHITECTURE

architecture | planning | interiors

Project:

12 Room Villa  
Pelican Golf Club

Belleair, Florida



Sheet Title:

AERIAL VIEW FROM GREEN

Sheet #:

SD12.3

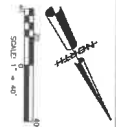
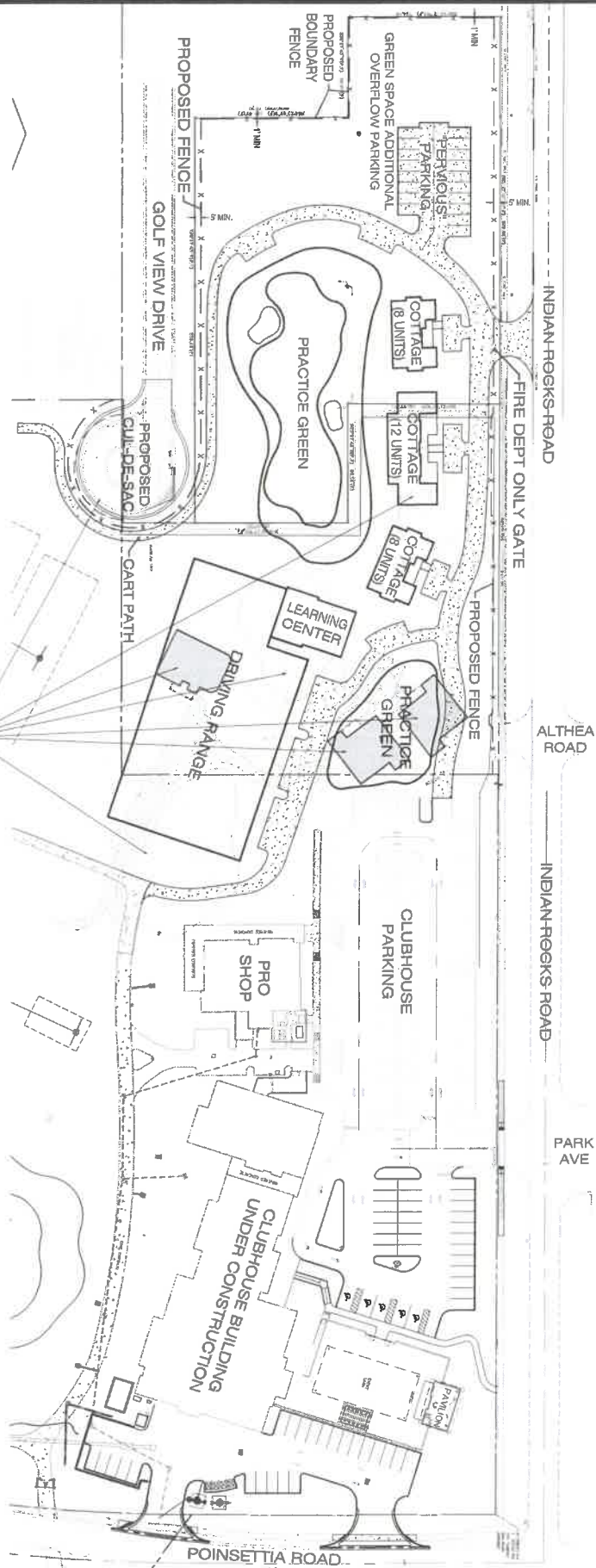
Project #:

Date:

19-109  
05.17.19



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



# EXHIBIT E

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

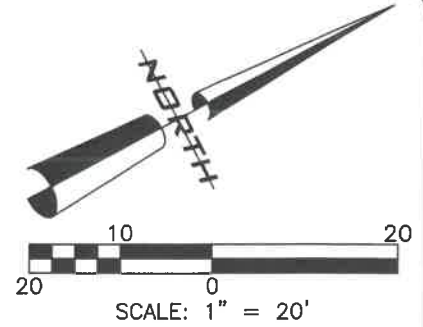
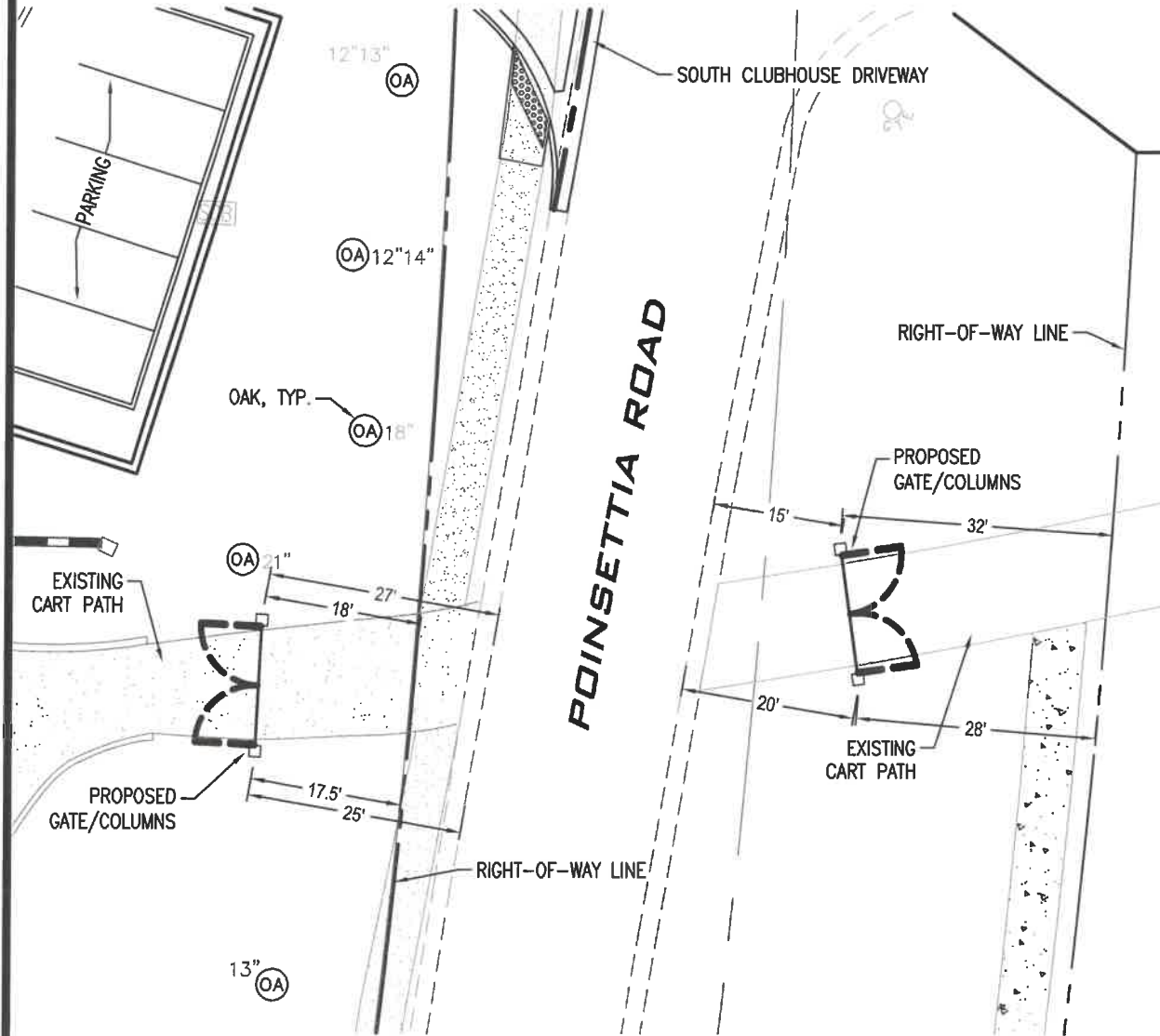
## PELICAN GOLF CLUB

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

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

NO.	REV.	DATE	DESCRIPTION
1	01	08/20/2019	APPROVED BY MICHAEL KNIGHT
2	02	08/20/2019	APPROVED BY MICHAEL KNIGHT
3	03	08/20/2019	APPROVED BY MICHAEL KNIGHT
4	04	08/20/2019	APPROVED BY MICHAEL KNIGHT
5	05	08/20/2019	APPROVED BY MICHAEL KNIGHT
6	06	08/20/2019	APPROVED BY MICHAEL KNIGHT
7	07	08/20/2019	APPROVED BY MICHAEL KNIGHT
8	08	08/20/2019	APPROVED BY MICHAEL KNIGHT
9	09	08/20/2019	APPROVED BY MICHAEL KNIGHT
10	10	08/20/2019	APPROVED BY MICHAEL KNIGHT
11	11	08/20/2019	APPROVED BY MICHAEL KNIGHT
12	12	08/20/2019	APPROVED BY MICHAEL KNIGHT
13	13	08/20/2019	APPROVED BY MICHAEL KNIGHT
14	14	08/20/2019	APPROVED BY MICHAEL KNIGHT
15	15	08/20/2019	APPROVED BY MICHAEL KNIGHT
16	16	08/20/2019	APPROVED BY MICHAEL KNIGHT
17	17	08/20/2019	APPROVED BY MICHAEL KNIGHT
18	18	08/20/2019	APPROVED BY MICHAEL KNIGHT
19	19	08/20/2019	APPROVED BY MICHAEL KNIGHT
20	20	08/20/2019	APPROVED BY MICHAEL KNIGHT
21	21	08/20/2019	APPROVED BY MICHAEL KNIGHT
22	22	08/20/2019	APPROVED BY MICHAEL KNIGHT
23	23	08/20/2019	APPROVED BY MICHAEL KNIGHT
24	24	08/20/2019	APPROVED BY MICHAEL KNIGHT
25	25	08/20/2019	APPROVED BY MICHAEL KNIGHT
26	26	08/20/2019	APPROVED BY MICHAEL KNIGHT
27	27	08/20/2019	APPROVED BY MICHAEL KNIGHT
28	28	08/20/2019	APPROVED BY MICHAEL KNIGHT
29	29	08/20/2019	APPROVED BY MICHAEL KNIGHT
30	30	08/20/2019	APPROVED BY MICHAEL KNIGHT
31	31	08/20/2019	APPROVED BY MICHAEL KNIGHT
32	32	08/20/2019	APPROVED BY MICHAEL KNIGHT
33	33	08/20/2019	APPROVED BY MICHAEL KNIGHT
34	34	08/20/2019	APPROVED BY MICHAEL KNIGHT
35	35	08/20/2019	APPROVED BY MICHAEL KNIGHT
36	36	08/20/2019	APPROVED BY MICHAEL KNIGHT
37	37	08/20/2019	APPROVED BY MICHAEL KNIGHT
38	38	08/20/2019	APPROVED BY MICHAEL KNIGHT
39	39	08/20/2019	APPROVED BY MICHAEL KNIGHT
40	40	08/20/2019	APPROVED BY MICHAEL KNIGHT
41	41	08/20/2019	APPROVED BY MICHAEL KNIGHT
42	42	08/20/2019	APPROVED BY MICHAEL KNIGHT
43	43	08/20/2019	APPROVED BY MICHAEL KNIGHT
44	44	08/20/2019	APPROVED BY MICHAEL KNIGHT
45	45	08/20/2019	APPROVED BY MICHAEL KNIGHT
46	46	08/20/2019	APPROVED BY MICHAEL KNIGHT
47	47	08/20/2019	APPROVED BY MICHAEL KNIGHT
48	48	08/20/2019	APPROVED BY MICHAEL KNIGHT
49	49	08/20/2019	APPROVED BY MICHAEL KNIGHT
50	50	08/20/2019	APPROVED BY MICHAEL KNIGHT
51	51	08/20/2019	APPROVED BY MICHAEL KNIGHT
52	52	08/20/2019	APPROVED BY MICHAEL KNIGHT
53	53	08/20/2019	APPROVED BY MICHAEL KNIGHT
54	54	08/20/2019	APPROVED BY MICHAEL KNIGHT
55	55	08/20/2019	APPROVED BY MICHAEL KNIGHT
56	56	08/20/2019	APPROVED BY MICHAEL KNIGHT
57	57	08/20/2019	APPROVED BY MICHAEL KNIGHT
58	58	08/20/2019	APPROVED BY MICHAEL KNIGHT
59	59	08/20/2019	APPROVED BY MICHAEL KNIGHT
60	60	08/20/2019	APPROVED BY MICHAEL KNIGHT
61	61	08/20/2019	APPROVED BY MICHAEL KNIGHT
62	62	08/20/2019	APPROVED BY MICHAEL KNIGHT
63	63	08/20/2019	APPROVED BY MICHAEL KNIGHT
64	64	08/20/2019	APPROVED BY MICHAEL KNIGHT
65	65	08/20/2019	APPROVED BY MICHAEL KNIGHT
66	66	08/20/2019	APPROVED BY MICHAEL KNIGHT
67	67	08/20/2019	APPROVED BY MICHAEL KNIGHT
68	68	08/20/2019	APPROVED BY MICHAEL KNIGHT
69	69	08/20/2019	APPROVED BY MICHAEL KNIGHT
70	70	08/20/2019	APPROVED BY MICHAEL KNIGHT
71	71	08/20/2019	APPROVED BY MICHAEL KNIGHT
72	72	08/20/2019	APPROVED BY MICHAEL KNIGHT
73	73	08/20/2019	APPROVED BY MICHAEL KNIGHT
74	74	08/20/2019	APPROVED BY MICHAEL KNIGHT
75	75	08/20/2019	APPROVED BY MICHAEL KNIGHT
76	76	08/20/2019	APPROVED BY MICHAEL KNIGHT
77	77	08/20/2019	APPROVED BY MICHAEL KNIGHT
78	78	08/20/2019	APPROVED BY MICHAEL KNIGHT
79	79	08/20/2019	APPROVED BY MICHAEL KNIGHT
80	80	08/20/2019	APPROVED BY MICHAEL KNIGHT
81	81	08/20/2019	APPROVED BY MICHAEL KNIGHT
82	82	08/20/2019	APPROVED BY MICHAEL KNIGHT
83	83	08/20/2019	APPROVED BY MICHAEL KNIGHT
84	84	08/20/2019	APPROVED BY MICHAEL KNIGHT
85	85	08/20/2019	APPROVED BY MICHAEL KNIGHT
86	86	08/20/2019	APPROVED BY MICHAEL KNIGHT
87	87	08/20/2019	APPROVED BY MICHAEL KNIGHT
88	88	08/20/2019	APPROVED BY MICHAEL KNIGHT
89	89	08/20/2019	APPROVED BY MICHAEL KNIGHT
90	90	08/20/2019	APPROVED BY MICHAEL KNIGHT
91	91	08/20/2019	APPROVED BY MICHAEL KNIGHT
92	92	08/20/2019	APPROVED BY MICHAEL KNIGHT
93	93	08/20/2019	APPROVED BY MICHAEL KNIGHT
94	94	08/20/2019	APPROVED BY MICHAEL KNIGHT
95	95	08/20/2019	APPROVED BY MICHAEL KNIGHT
96	96	08/20/2019	APPROVED BY MICHAEL KNIGHT
97	97	08/20/2019	APPROVED BY MICHAEL KNIGHT
98	98	08/20/2019	APPROVED BY MICHAEL KNIGHT
99	99	08/20/2019	APPROVED BY MICHAEL KNIGHT
100	100	08/20/2019	APPROVED BY MICHAEL KNIGHT

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



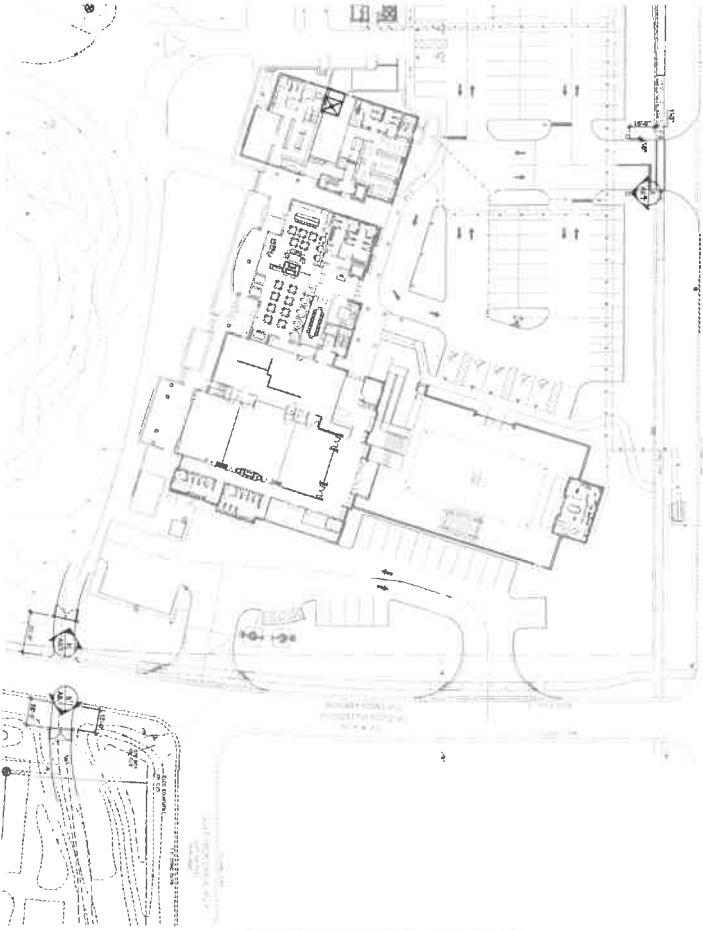
PELICAN  
GOLF CLUB



PROPOSED GATE/COLUMNS  
ON POINSETTIA ROAD

EXHIBIT F

3145 Lakewood Ranch Blvd.  
Bradenton, Florida 34211

[illegible]

1 SITE PLAN PERIMETER WALL  
SCALE: 1" = 30'-0"

5'-4" MAX.

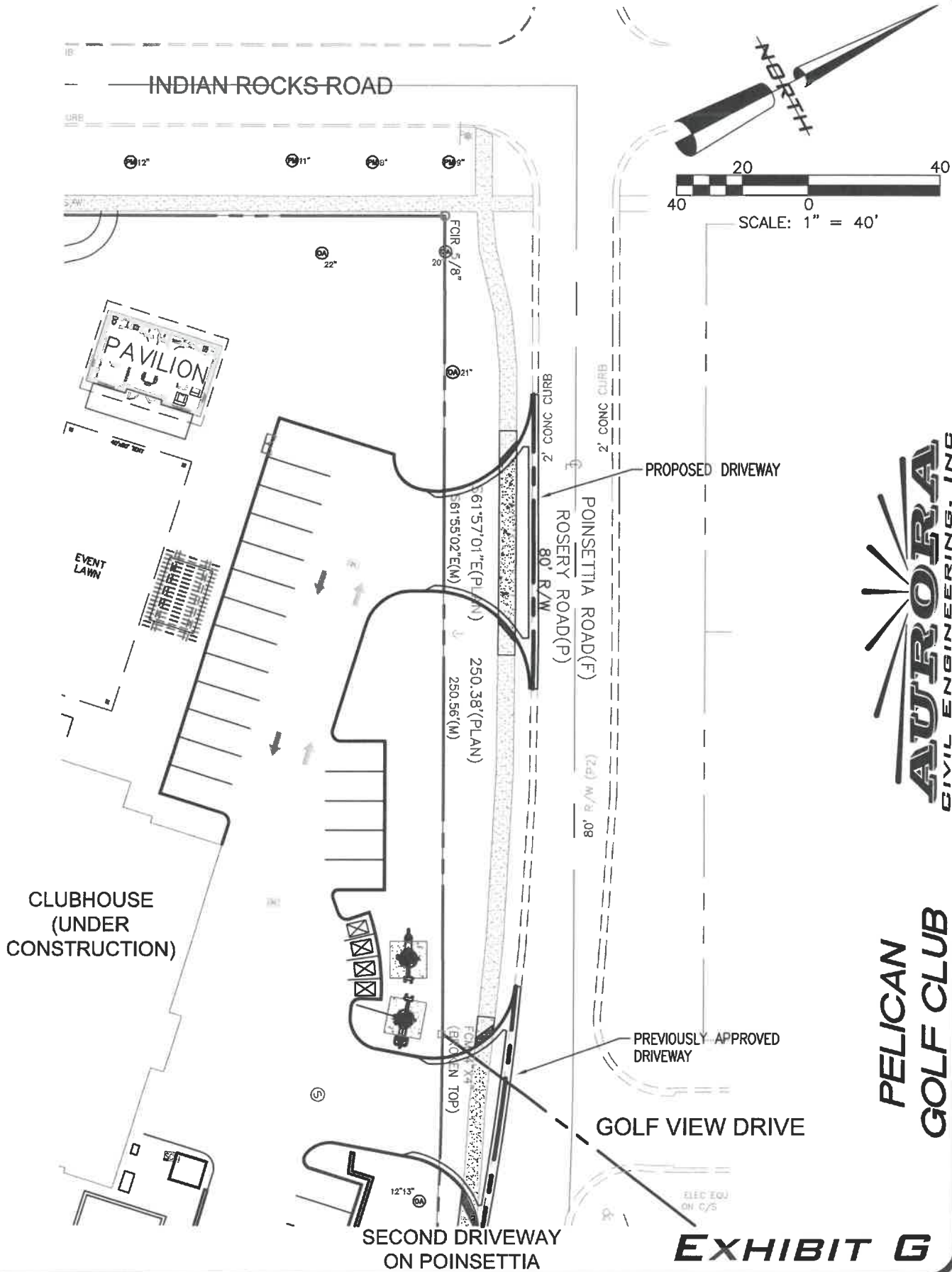
4" HIGH PRECAST STONE CAP

12" X 12" IRON PLATE STEEL CHAIR

STONE UNDER OVER 12" X 12" CHD COLUMN

This architectural drawing shows a cross-section of a building. Key features include:

- Dimensions:** A vertical dimension of 10'-0" is shown on the left. Horizontal dimensions at the bottom are 8'-0" and 5'-0" MAX.
- Structural Elements:** The drawing depicts a concrete wall on the left, a series of columns supporting a roof or floor slab, and a sloped roof section on the right.
- Annotations:**
  - "CONCRETE WALL" points to the leftmost vertical element.
  - "STEEL BEAMS WITH CONCRETE SLAB ON TOP" points to the horizontal assembly above the columns.
  - "SLOPED ROOF SECTION" points to the angled roof structure on the right.
- Scale:** A scale bar at the top indicates "1/4\" = 1'-0\"".



**AURA**  
CIVIL ENGINEERING, INC.  
610 E. Morgan Street Brandon, FL 33610 (813) 843-9007

**PELICAN  
GOLF CLUB**


**EXHIBIT G**





## MEMORANDUM

TO: Planning & Zoning Board/LPA & Town Commission

FROM:  Christopher Brimo, AICP  
Calvin, Giordano & Associates

THROUGH: JP, Murphy, Belleair Town Manager

SUBJECT: Pelican Golf, LLC (Applicant) – Phase 4 Development & Site Plan Amendment

DATE: July 16, 2019

### Background

This application represents the Phase 4 development, and amendments to the previously approved site plan and development proposal (Phase 3), for the Pelican Golf Club, located at 1501 Indian Rocks Road; Parcel No. 28-29-15-68247-000-0002. Phase 3 was previously approved by the Town Commission in June 2018.

The current expansion proposal includes approximately 1.88 (±) acres of existing residential property adjacent to the golf course between Indian Rocks Road and Golf View Drive, recently acquired by the applicant [Figure 1]. The proposed expansion is to facilitate the addition of another cottage similar to those previously approved under Phase 3; and the relocation, and reconfiguration of other features/amenities previously approved under Phase 3. Please refer to the applicants site plan and the Phase 4 Project Narrative, dated 05-20-19 for additional details.

Figure 1.



Building Code Services  
Civil Engineering / Roadway  
& Highway Design  
Coastal Engineering  
Code Enforcement  
Construction Engineering &  
Inspection (CEI)  
Construction Services  
Data Technologies &  
Development  
Electrical Engineering  
Engineering  
Environmental Services  
Facilities Management  
Geographic Information  
Systems (GIS)  
Governmental Services  
Indoor Air Quality  
Landscape Architecture  
Planning  
Project Management  
Redevelopment  
& Urban Design  
Surveying & Mapping  
Traffic Engineering  
Transportation Planning  
Water / Utilities Engineering  
Website Development

Feather Sound  
Corporate Center  
13535 Feather Sound Dr.  
Suite 135  
Clearwater, FL 33762  
727.394.3825 phone

[www.cgasolutions.com](http://www.cgasolutions.com)



In addition to the Phase 4 site development plan review and approval, the applicant is seeking the following:

1. An amendment to the Town of Belleair Future Land Use Map of approximately 1.88 acres of property adjacent to the Pelican Golf Course being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates subdivision from Residential Low (RL) to Recreation/Open Space (R/OS) [Figure 2].
2. Rezoning of approximately 1.88 acres of property adjacent to the Pelican Golf Course being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates subdivision from Single Family Residential (R-1), to Golf Course District (GC). [Figure 3]
3. Variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence/wall within the required front yard setback area, 5-feet from the property line along Indian Rocks Road. Please refer to Exhibit 'A'
4. Variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence/wall within the required front yard setback area, 5-feet from the right-of-way of Golf View Drive. Please refer to Exhibit 'A'.
5. An amendment to the Town of Belleair Code of Ordinances, Section 74-82, Schedule of District Regulations, amending the number of sleeping rooms that could be considered as ancillary or accessory uses for Golf Courses.
6. An amendment to the previously approved site plan to allow the following:
  - A. The relocation of the proposed cottages, learning center, and parking (Exhibit 'E').
  - B. The addition of a second driveway entrance along Poinsettia Road (Exhibit 'G').
  - C. The addition of a third 12-room cottage, in conjunction with item 5, above (Exhibits 'C 1-6' and 'E').
  - D. Minor redesign of the cul-de-sac on Golf View Drive (Exhibit 'E').
  - E. Fire Department access gate (for egress) along Indian Rocks Road (Exhibit 'H').
7. Approval of a right-of-way use agreement for a fence along a portion of the cul-de-sac on the Golf View Drive, and a right-of-way use agreement for a gate and columns along Poinsettia Road. Please refer to Exhibits 'B' and 'F-1, F-2'.
8. An amendment to the previously approved Development Agreement.



### Summary Description of Applicant's Request

1. In conjunction with the Phase 4 development proposal for the Pelican Golf Club, the applicant purchased several additional residential lots adjacent to the existing golf course. The lots are designated on the countywide plan map as Residential Low Medium (RLM), which is equivalent to Belleair's map designation of Residential Low (RL). The applicant is requesting an amendment to the Belleair comprehensive plan map for the referenced parcels from Residential Low (RL) to Recreation/Open Space (ROS), which is the current designation of the adjacent golf course, and will mirror the recent plan map amendment completed under Phase 3. [Figure 2]. Please refer to the applicant's request for this proposed change.

The requested Future Land Use Map amendment would be for the following five parcels:

1614 Golf View Dr. (28-29-15-06732-032-0300); 1616 Golf View Dr. (28-29-15-06732-032-0280); 1609 Indian Rocks Rd. (28-29-15-06732-032-0060); 1611 Indian Rocks Rd. (28-29-15-06732-032-0080); 1617 Indian Rocks Rd. (28-29-15-06732-032-0110).

*An amendment to the Town of Belleair Future Land Use Map of approximately 1.88 (±) acres of property being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'y 43ft of Lots 10 & 25, Lot 11 & the SW'y 6 ft of lot 10 & the NE'y 28 ft of Lot 12, Block 32, Belleair Estates subdivision from Residential Low (RL) to Recreation/Open Space (R/OS) – **Ord. 524***

Figure 2.



Source: Forward Pinellas Countywide Plan Map



This proposed change is consistent with Belleair's adopted comprehensive plan, including the following Plan Goals and Policies.

*Future Land Use Element*

Goal 1: Ensure that the park-like, residential/family character of the Town of Belleair is maintained and protected while supporting the continued economic viability of local resorts and preservation of the Belleview Biltmore Resort Hotel.

Policy 1.1.4: The town shall continue to implement land development regulations that shall contain specific and detailed provisions required to implement this comprehensive plan, which, at a minimum shall:

- Regulate the subdivision of land;
- Regulate signage;
- Ensure that all development is consistent with federal flood insurance regulations;
- Ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering.

*Recreation-Open Space Element*

Goal: The town shall ensure the provision, protection, and maintenance of a coordinated, efficient and accessible system of public and private recreational parks and facilities which shall meet the needs of the town's current and future residents, tourists, and visitors.

Policy 1.3.2: The town shall preserve recreation and open space areas, e.g., golf courses, as identified on Map LU-4: Future Land Use.

Pursuant to the requirements of Chapter 163, Florida Statutes and the Countywide Plan Rules, following the first reading of Ordinance 525 recommending the aforementioned amendment, the request will be transmitted to the State Department of Economic Opportunity, Pinellas County, and all other required agencies for review. Given the size and nature of the amendment from a higher intensity to a lower intensity category, which does not negatively impact the Towns infrastructure requirements, the review will be handled through the expedited review process. Upon review and approval by these entities, the Town may adopt the change on second reading.

2. In conjunction with the aforementioned comprehensive plan map amendment, the applicant is requesting an amendment to the Town of Belleair official zoning map, rezoning the five lots from R-1, Single-Family Residential, to GC, Golf Course District. This requested rezoning is consistent and compatible with the proposed comprehensive plan map amendment and the Countywide Plan Rules. Zoning changes approved by the Town Commission are contingent upon the transmitted comprehensive plan map amendment becoming effective. [Figure 3] Please refer to the applicant's request for the rezoning.



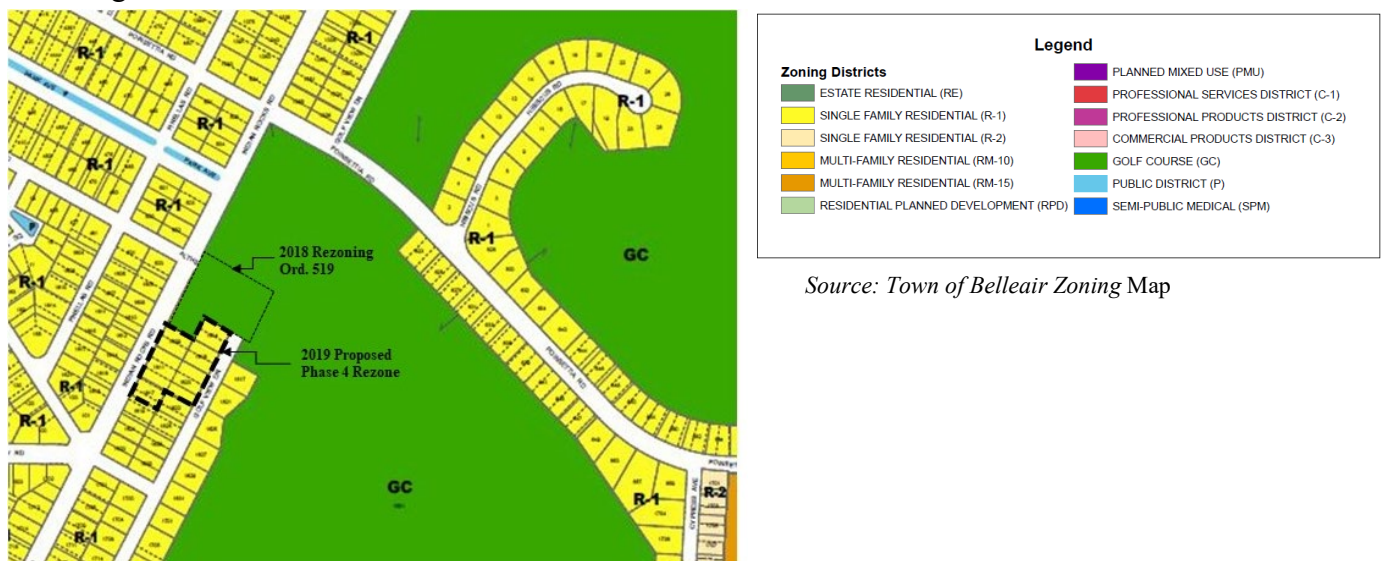


The requested rezoning would be for the following five parcels:

1614 Golf View Dr. (28-29-15-06732-032-0300); 1616 Golf View Dr. (28-29-15-06732-032-0280); 1609 Indian Rocks Rd. (28-29-15-06732-032-0060); 1611 Indian Rocks Rd. (28-29-15-06732-032-0080); 1617 Indian Rocks Rd. (28-29-15-06732-032-0110).

*Rezoning of approximately 1.88 (±) acres of property being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'y 43ft of Lots 10 & 25, Lot 11 & the SW'y 6 ft of lot 10 & the NE'y 28 ft of Lot 12, Block 32, Belleair Estates subdivision from Single Family Residential (R-1), to Golf Course District (GC) - Ord. 525*

Figure 3.



Source: Town of Belleair Zoning Map

- Fences and fence walls shall be prohibited within the front yard setback area, and within the primary front yard setback area of corner parcels. With the acquisition of the additional residential properties, the applicant is requesting a variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence/wall within the required 25-foot front yard setback area, 5-feet from the property line along Indian Rocks Road.

During the Phase 3 review and approval of the Pelican Golf Course development plan in 2018, the applicant requested and was granted a variance to locate a perimeter fence/wall within the required front yard setback along Indian Rocks Road.

With the acquisition of the additional property, the applicant proposes to install similar fencing along the remaining properties 5-feet from the property line, necessitating a variance request of 20-feet. Please refer to the applicant's request for a variance and Exhibit 'A'.



4. Similar to the previous variance request, the applicant intends to install the same fence material along Golf View Drive and is requesting a variance to the Town of Belleair Code of Ordinances, Subpart B, Land Development Code, Article IV, Accessory Structures and Uses, Sections 74-287 (e), to locate a perimeter fence/wall within the required 25-foot front yard setback area, 5-feet from the property line along Golf View Drive.

Typically, this portion of the property would be considered a secondary front yard and not require a variance for this portion of the fence. However, until the Pelican Golf Club property goes through the replat procedure and is unified as one site, three of these properties are still addressed off of Golf View Drive, necessitating a variance of 20-feet. Please refer to the applicants request for a variance and Exhibit 'A'.

5. An amendment to the Town of Belleair Code of Ordinances, Section 74-82, Schedule of District Regulations, amending the number of sleeping rooms that could be considered as ancillary or accessory uses for Golf Courses.

As a part of the Phase 3 review and approval process, the applicant requested an amendment Code of Ordinances to allow the development of cottages for the use of club members and their guests only. This request consisted of two, 8-room cottages. At that time, the Town Code did not include these types of uses as accessory to golf courses. In order to allow this type of use, an amendment to Section 74-82, Schedule of District Uses was required and approved after the applicant presented substantiating evidence at the public hearing, of similar types of uses at other comparable golf clubs. Specific language regulating their use and operation was developed by the Town Attorney and adopted by the Town Commission. Further limitations on the operation and use of these cottages was included in the revised Development Agreement in 2018.

With the acquisition of the additional properties and under the Phase 4 development proposal under review, the applicant is requesting the Town consider an additional amendment to Section 74-82 (and the Development Agreement) to permit the development on one additional 12-unit cottage, similar to the two previously approved. As with the previous request, specific language regulating their use and operation will be incorporated in the regulations by the Town Attorney. Further limitations on the operation and use of these cottages will also be provided for in the current (proposed) revisions to the Development Agreement.

6. This application currently under review also requests the approval of amendments to the previously approved Phase 3 site and development plan.

The proposed amendments being requested include the following:

- a. The relocation of the proposed cottages, performance center (formerly the learning center), and parking areas.



With the acquisition of the additional residential properties, the applicant was able to rearrange the locations of the previous structures, to enhance the layout, accommodate the proposed addition of a third cottage, and provide Fire Department access off Indian Rocks Road. Please refer to the application narrative and Exhibits 'E' and 'H'.

- b. The addition of a second driveway entrance along Poinsettia Road.

Following the approval of Phase 3, the applicant proposed a reconfiguration of that portion of the Clubhouse property fronting Poinsettia Road. This reconfiguration addressed some onsite utility items and addressed the ingress and egress requirements for deliveries. The proposal of a second entrance allows for safer onsite access and circulation. Please refer to the application narrative and Exhibit 'G'.

- c. The addition of a third 12-room cottage discussed in Item 5, above. Please refer to the application narrative and Exhibits 'C 1-6', and 'E'.
  - d. Minor redesign of the cul-de-sac on Golf View Drive (Exhibit 'E').
  - e. Fire Department access gate (for egress) along Indian Rocks Road (Exhibit 'H').
7. With the Phase 4 development proposal, the applicant is requesting approval of a right-of way use agreement for the following:
- a. To install approximately 47 linear feet of fencing, 5-feet high along a portion of the cul-de-sac on the Golf View Drive along a portion of the golf cart path;
  - b. To install a security gate and columns along Poinsettia Road right-of-way; and
  - c. To continue to maintain the first hole tee within the Poinsettia Road right-of-way.

Please refer to the applicant's narrative, the attached right-of-way use agreement, and Exhibits 'B' and 'F-1, F-2', respectively.

8. The City Attorney and the applicant's attorney are currently working on an amendment to the previously approved Development Agreement to address the changes previously discussed in this report, as well as address any changes to previously established completion dates, and any contractual off-site parking agreements.



## **Exhibits**

- A: Amended Site Plan**
- B: Proposed Fence in R-O-W (Gulf View Drive)**
- C 1-6: 8 Room & 12 Room Cottage Elevations**
- D: Proposed Fence View from North (Indian Rocks Road)**
- E: Overall Comparison of Relocated Structures and Amenities**
- F 1-2: Proposed Gate and Columns in R-O-W (Poinsettia Road)**
- G: Proposed Second Driveway on Poinsettia Road**
- H: Fire Access**

## **Ordinances**

**Ordinance 524 and Ord. Exhibit 'A'**

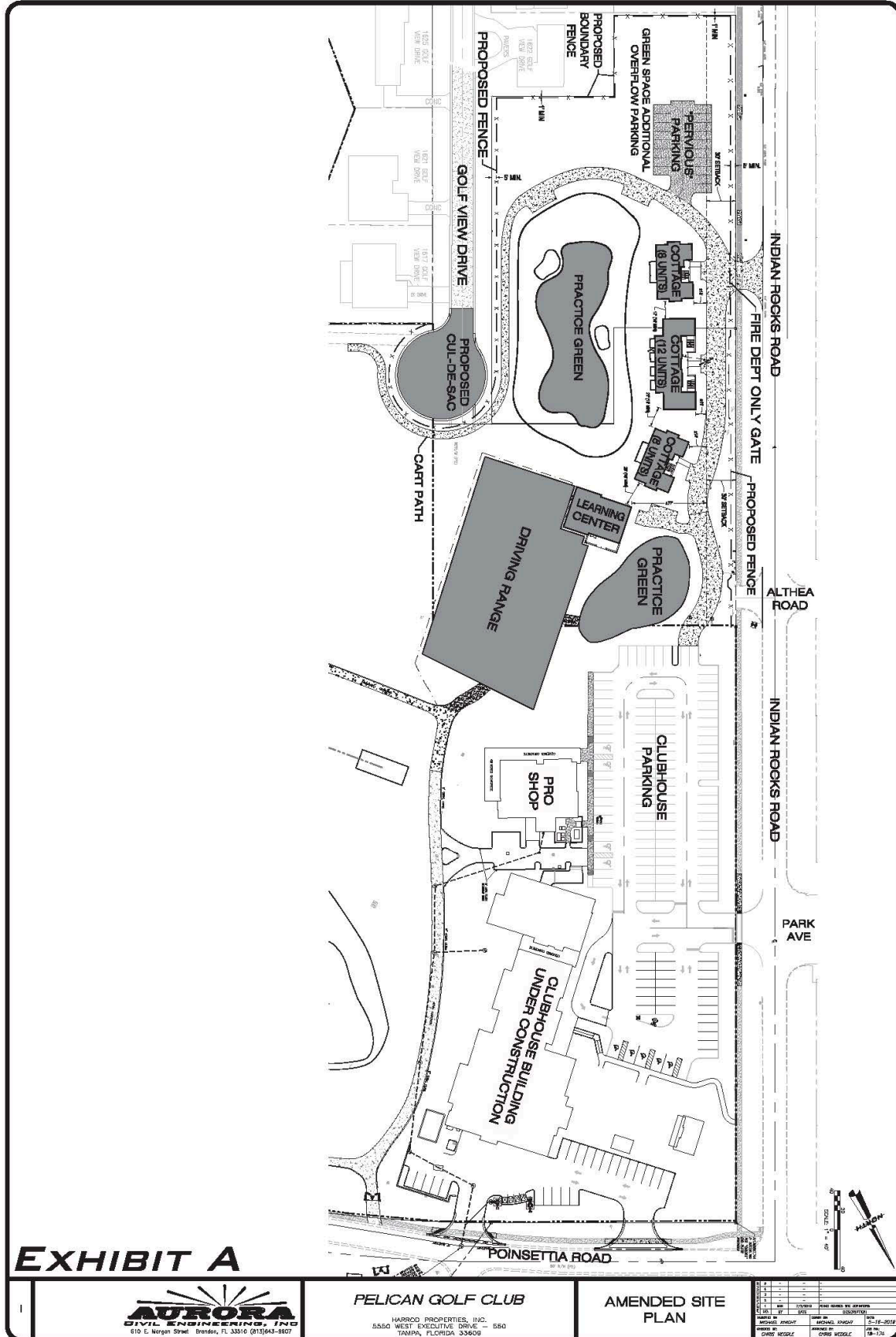
**Ordinance 525 and Ord. Exhibits 'A - E'**

## **Right-of-Way Use Agreement**

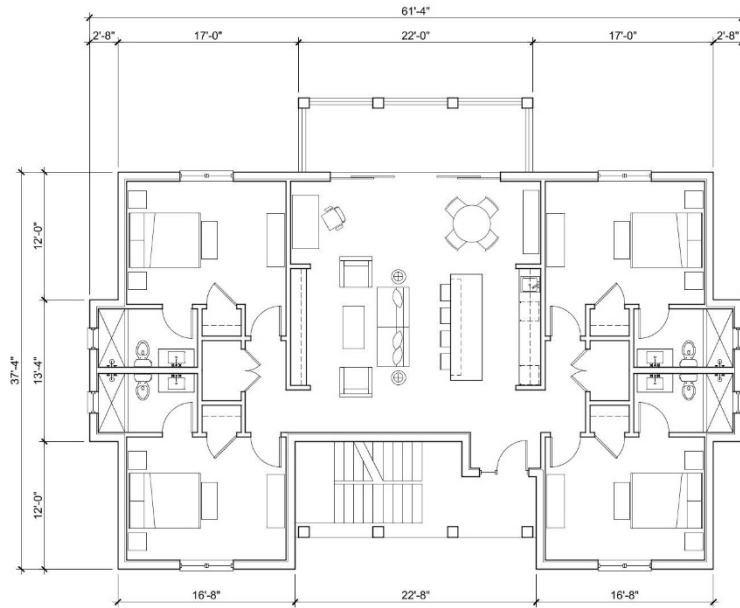




File: H:\Projects\Internal\The Pelican\Plans\Pelican - Exhibits ONLY 2019-03-19 Plotted: 2/10/2019 3:24 PM by MICHAEL KINGSLEY Saved: 2/10/2019 3:29 PM by MICHAEL KINGSLEY







**elevation**  
ARCHITECTURE  
architecture | planning | interiors

Project: 8 Room Villa  
Pelican Golf Club  
Belleair, Florida

Sheet Title:  
TYPICAL FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
1' 5' 10' 20'

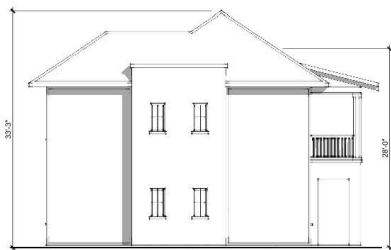


**Exhibit C1**

Project #: 19-109  
Date: 05.17.19



TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

**elevation**  
ARCHITECTURE  
architecture | planning | interiors

Project: 8 Room Villa  
Pelican Golf Club  
Belleair, Florida

Sheet Title:  
EXTERIOR ELEVATIONS  
SCALE: 1/16" = 1'-0"  
2' 8' 16' 32'

**Exhibit C2**

Project #: 19-109  
Date: 05.17.19



**elevation**  
ARCHITECTURE

architecture | planning | interiors

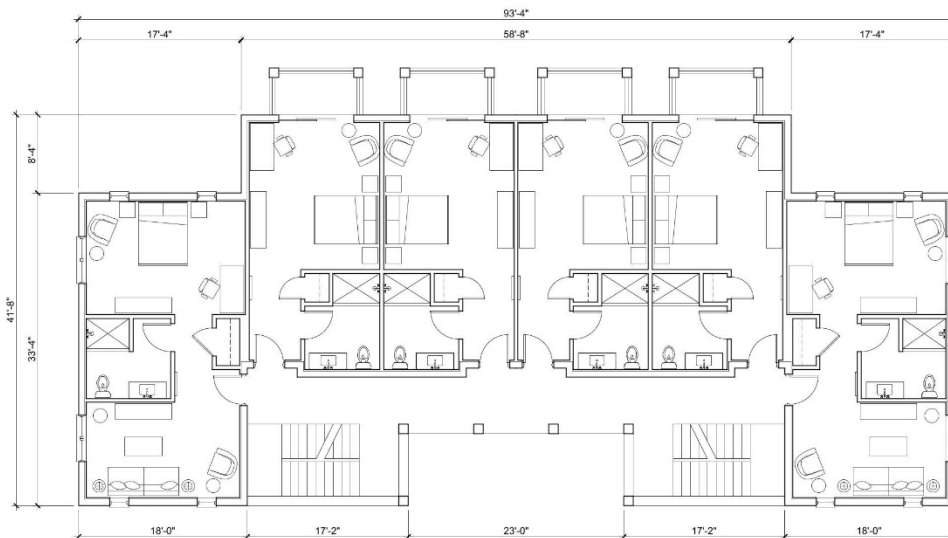
Project: 8 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
AERIAL VIEW FROM GREEN

**Exhibit C3**

Project #: 19-109  
Date: 05.17.19



**elevation**  
ARCHITECTURE

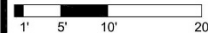
architecture | planning | interiors

Project: 12 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
TYPICAL FLOOR PLAN

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



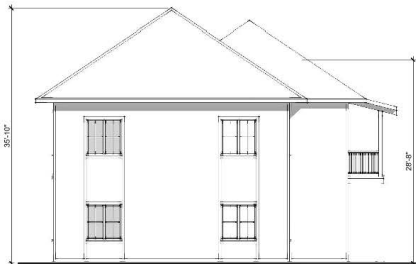
**Exhibit C4**

Project #: 19-109  
Date: 05.17.19





TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

**elevation**  
ARCHITECTURE

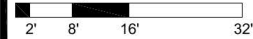
architecture | planning | interiors

Project: 12 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
EXTERIOR ELEVATIONS

SCALE:  $\frac{1}{16}" = 1'-0"$



**Exhibit C5**

Project #: 19-109  
Date: 05.17.19



**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: 12 Room Villa  
Pelican Golf Club

Belleair, Florida

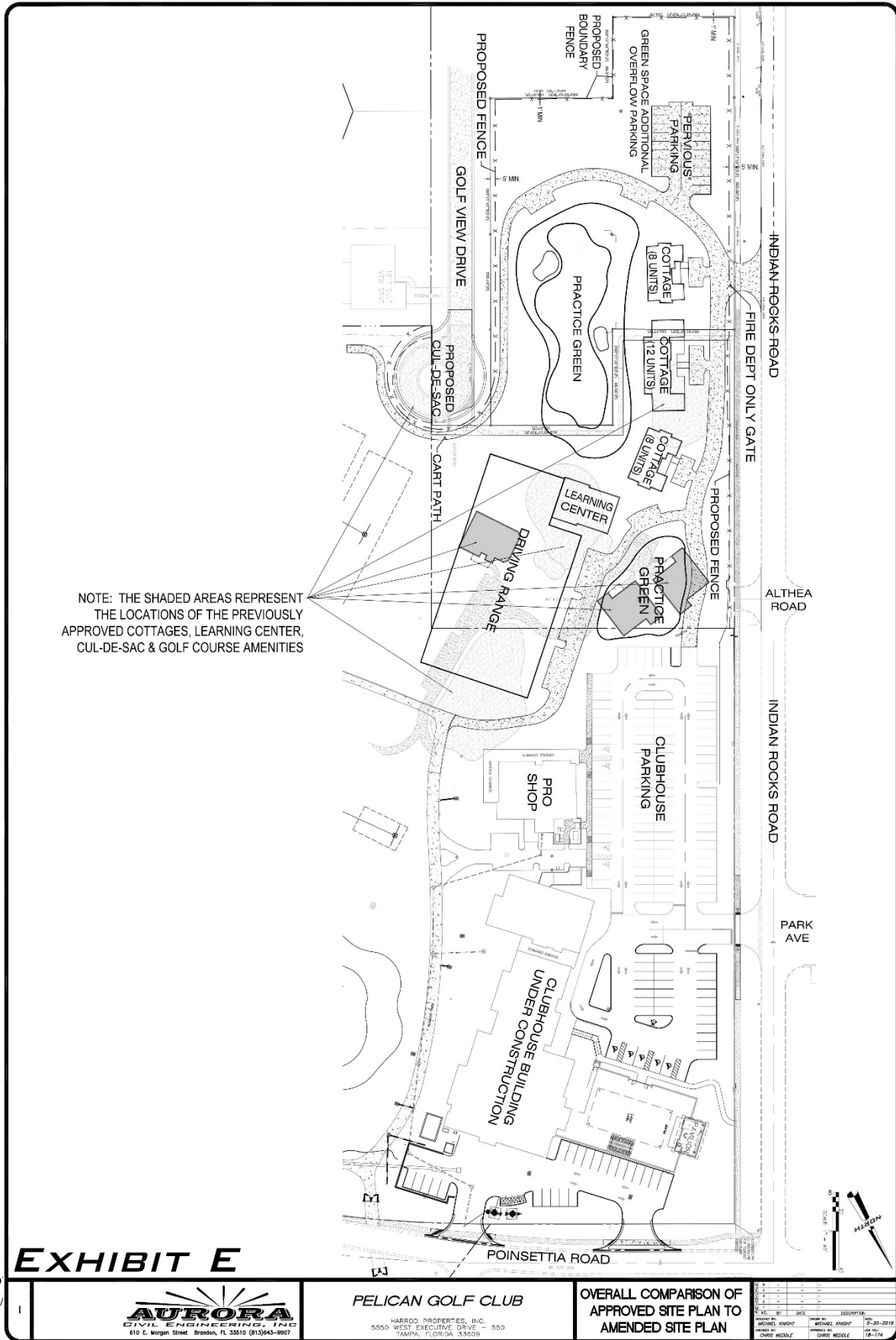
Sheet Title:  
AERIAL VIEW FROM GREEN

**Exhibit C5**

Project #: 19-109  
Date: 05.17.19



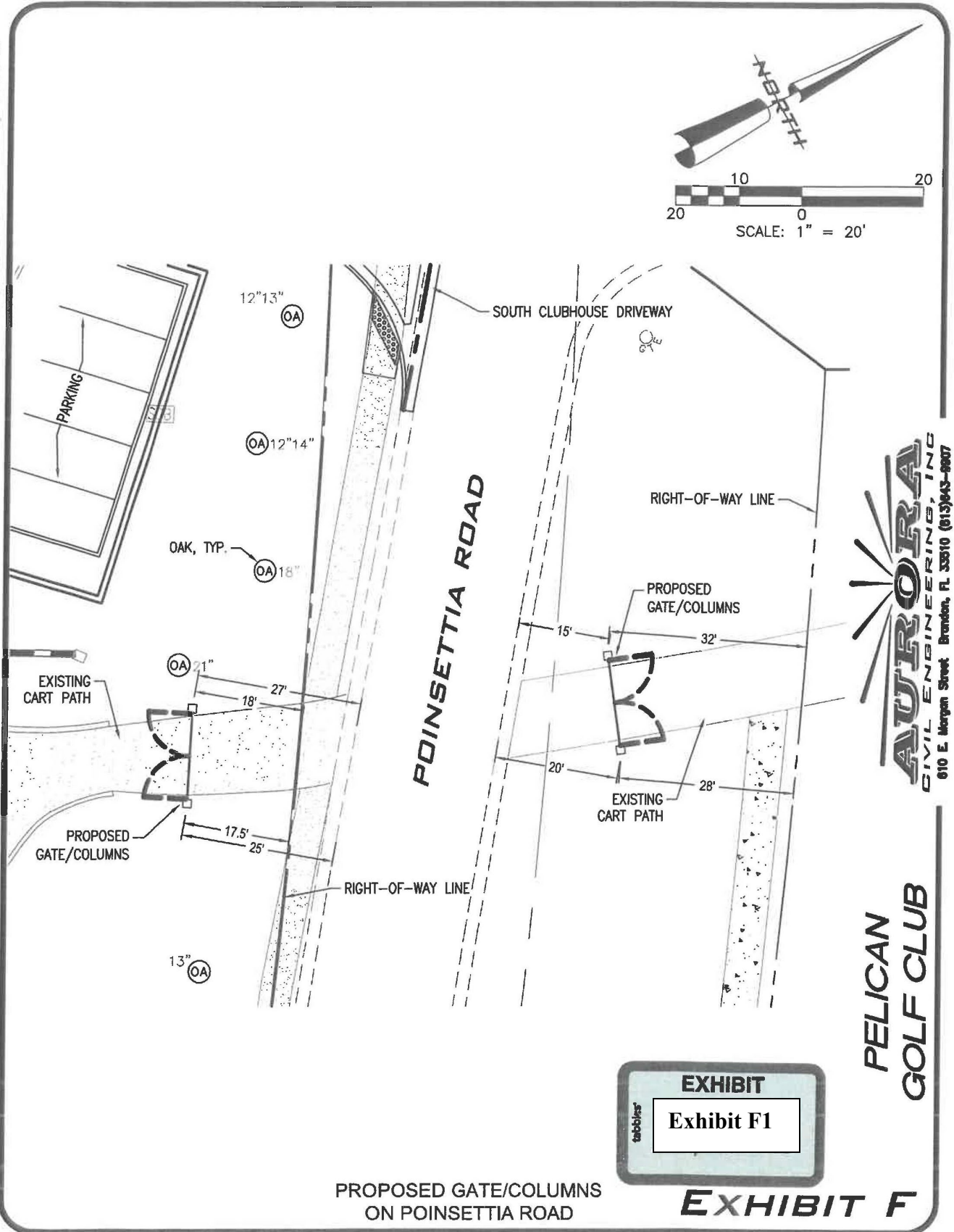
Exhibit 'D'







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



**AURORA**  
CIVIL ENGINEERING, INC.  
810 E. Morgan Street Brandon, FL 33510 (813)943-9907

**PELICAN GOLF CLUB**



Pelican Golf Club  
Clubhouse

3145 Lakewood Ranch Blvd.  
Bradenton, Florida 34211

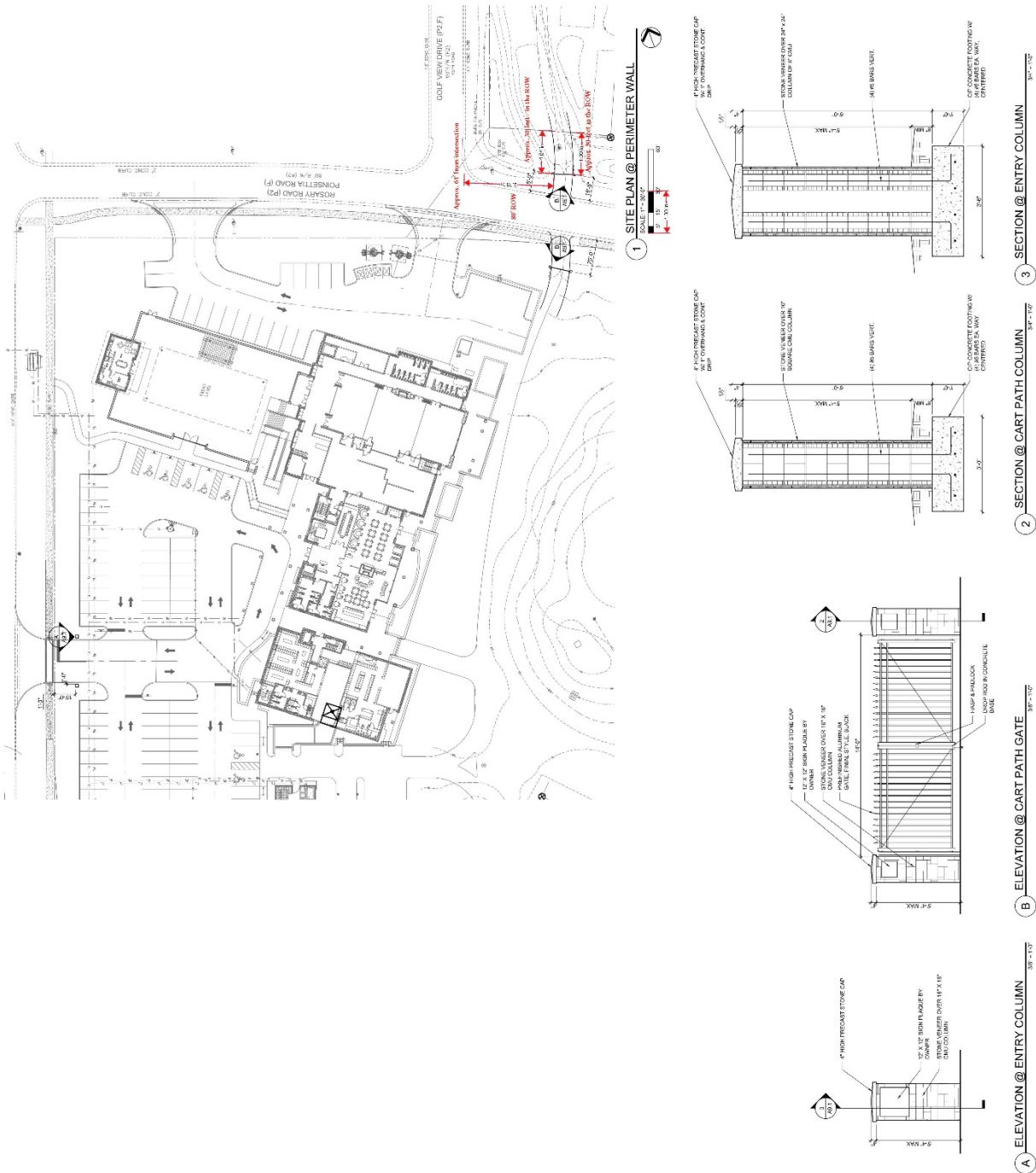
SPAM: \_\_\_\_\_  
 Dennis M. Carr, AIA  
 FL Lic. No. A00218700

**SHEET TITLE:**  
**ENTRY COLUMN  
PLANS, ELEVATIONS,  
& DETAILS**

DATA:	16-102
PROJECT A:	03-11-2019
DATE:	
DRAWN BY:	
FILE:	
SHEET A:	

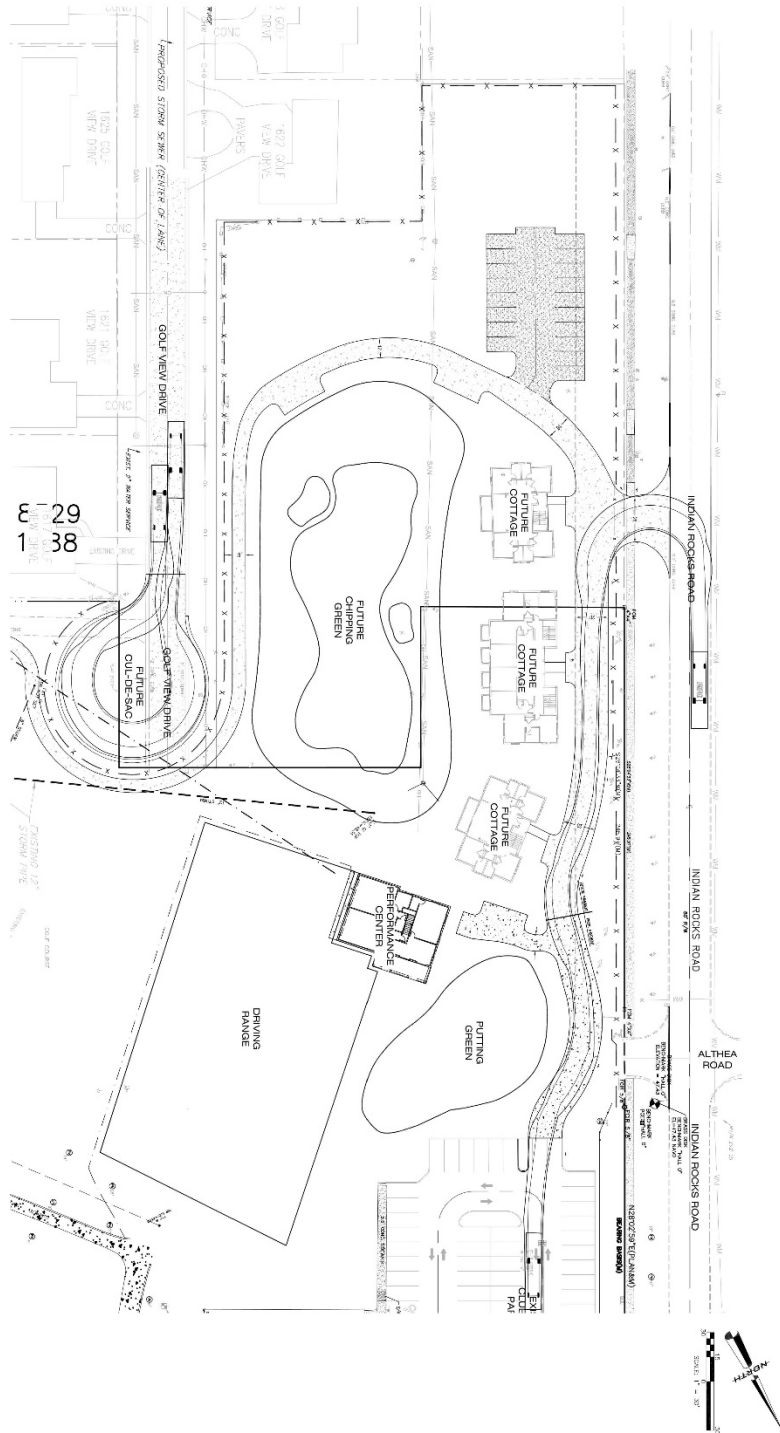
## A9.1

**EXHIBIT 'F'**



## Exhibit F2





## EXHIBIT H

 <b>AURORA</b> CIVIL ENGINEERING, INC. 610 E. Morgan Street, Brandon, FL 33510 (813)643-9907	<b>PELICAN GOLF CLUB</b> <b>"PERFORMANCE CENTER"</b> HARRIS PROPERTIES, INC. 8550 WEST EXECUTIVE DRIVE - 550 TAMPA, FLORIDA 33609	<b>VEHICLE TRACKING</b>	DATE: 7-1-2019	
			DESIGNED BY: MCI/AD	CHECKED BY: KMD/IT







**TOWN OF BELLEAIR  
NOTICE OF PUBLIC HEARINGS  
NOTICE OF PROPOSED FUTURE LAND USE MAP AMENDMENT, REZONING, LAND DEVELOPMENT CODE  
AMENDMENT, SITE PLAN REVIEW, CONSIDERATION OF AMENDED DEVELOPMENT AGREEMENT, AND  
CONSIDERATION OF A RIGHT-OF-WAY USE AGREEMENT**

Notice is hereby given, the following public hearings will be held at Town Hall, **901 Ponce de Leon Blvd, Belleair, Florida** Regarding the Pelican Golf Course development:

The Planning and Zoning Board hearing will be held on **MONDAY, JULY 8, 2019 at 5:30 PM** on Ordinances 524 and 525, and amendments to a previously approved site plan.

The Town Commission hearing will be held on **TUESDAY, JULY 16, 2019 at 6:00 PM** for Ordinances 524 and 525, amendments to a previously approved site plan, amendment to the Development Agreement, and approval of a right-of-way use agreement.

The Town Commission hearing will be held on **TUESDAY, AUGUST 6, 2019 at 6:00 PM** for Ordinances 524 and 525 (second consideration).

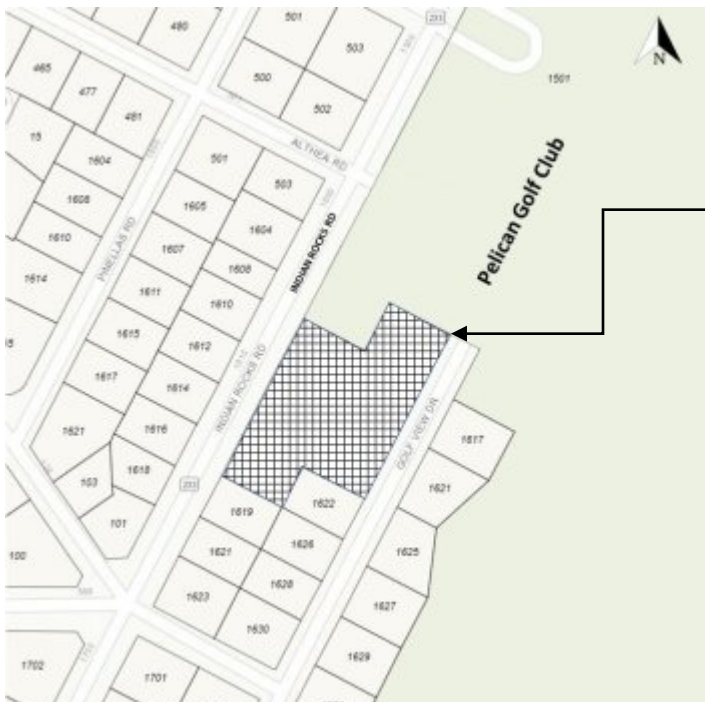
**ORD 524**

**AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA, PERTAINING TO THE REDEVELOPMENT OF THE PELICAN GOLF COURSE; AMENDING THE TOWN OF BELLEAIR COMPREHENSIVE PLAN, FUTURE LAND USE MAP ON APPROXIMATELY 1.88 ACRES OF PROPERTY BEING LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION FROM RESIDENTIAL LOW (RL) TO RECREATION/OPEN SPACE (R/OS); PROVIDING AN EFFECTIVE DATE**

**ORD 525**

**AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA, PERTAINING TO THE REDEVELOPMENT OF THE PELICAN GOLF COURSE; AMENDING THE TOWN OF BELLEAIR CODE OF ORDINANCES SECTION 74-82-SCHEDULE OF DISTRICT REGULATIONS AMENDING SECTION 74-82 OF THE LAND DEVELOPMENT CODE RELATING TO GOLF COTTAGES AS ACCESSORY USE FOR GOLF COURSE DISTRICT; AMENDING THE CURRENT ZONING DESIGNATION OF APPROXIMATELY 1.88 ACRES OF PROPERTY BEING LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION FROM SINGLE FAMILY RESIDENTIAL (R-1) TO GOLF COURSE DISTRICT (GC); APPROVING A SUPPLEMENTAL DEVELOPMENT PLAN FOR THE PELICAN GOLF COURSE; APPROVING AMENDMENT TO DEVELOPMENT AGREEMENT WITH PELICAN GOLF, LLC; PROVIDING FOR A RIGHT-OF-WAY USE AGREEMENT WITH PELICAN GOLF, LLC; PROVIDING FOR SEVERABILITY; SUPERSEDING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE**

Proposed ordinances will affect the land area shown on the map in this advertisement:



**Parcels affected by the proposed change**

1614 Golf View Dr. 28-29-15-06732-032-0300

1616 Golf View Dr. 28-29-15-06732-032-0280

1609 Indian Rocks Rd. 28-29-15-06732-032-0060

1611 Indian Rocks Rd. 28-29-15-06732-032-0080

1617 Indian Rocks Rd. 28-29-15-06732-032-0110

1501 Indian Rocks Rd. 28-29-15-68274-000-0002

A copy of the proposed ordinances, site plan, and development agreement is available in full at the Town Hall, 901 Ponce de Leon Boulevard, Belleair, Florida where the same may be inspected by the public.

All parties interested are invited to attend and be heard. The hearing(s) may be continued from time to time as deemed necessary. Persons are advised that if they decide to appeal any decision made at these hearings, they will need records of these proceedings and for such purposes they may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requiring reasonable accommodation to participate in these proceedings/events should call (727) 588-3769 x312 or Fax (727) 588-3767, not later than seven (7) days prior to the proceeding.

(Publish date: TBT Clearwater/North Pinellas Friday June 21, 2019)

## NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearings will be held by the Planning and Zoning Board and the Town Commission of the Town of Belleair, Florida. An application has been received from Pelican Golf, LLC for the following enumerated variances to the Code of Ordinances. The requested variances pertain to the following: LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION, & 1501 INDIAN ROCKS RD, and are more specifically enumerated below.

1. Variance to Chapter 74, Land Use Regulations, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence and fire access gate within the required 25-foot front yard setback area along Indian Rocks Road, 5-feet from the property line.
2. Variance to Chapter 74, Land Use Regulations, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence within the required 25-foot front yard setback area along Golf View Drive, 5-feet from the property line.

The Planning and Zoning Board and Town Commission hearings will be held at the Town Hall, 901 Ponce de Leon Blvd., Belleair, Florida on the following dates:

Planning and zoning Board: **MONDAY, JULY 8, 2019 at 5:30 P.M.**

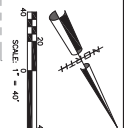
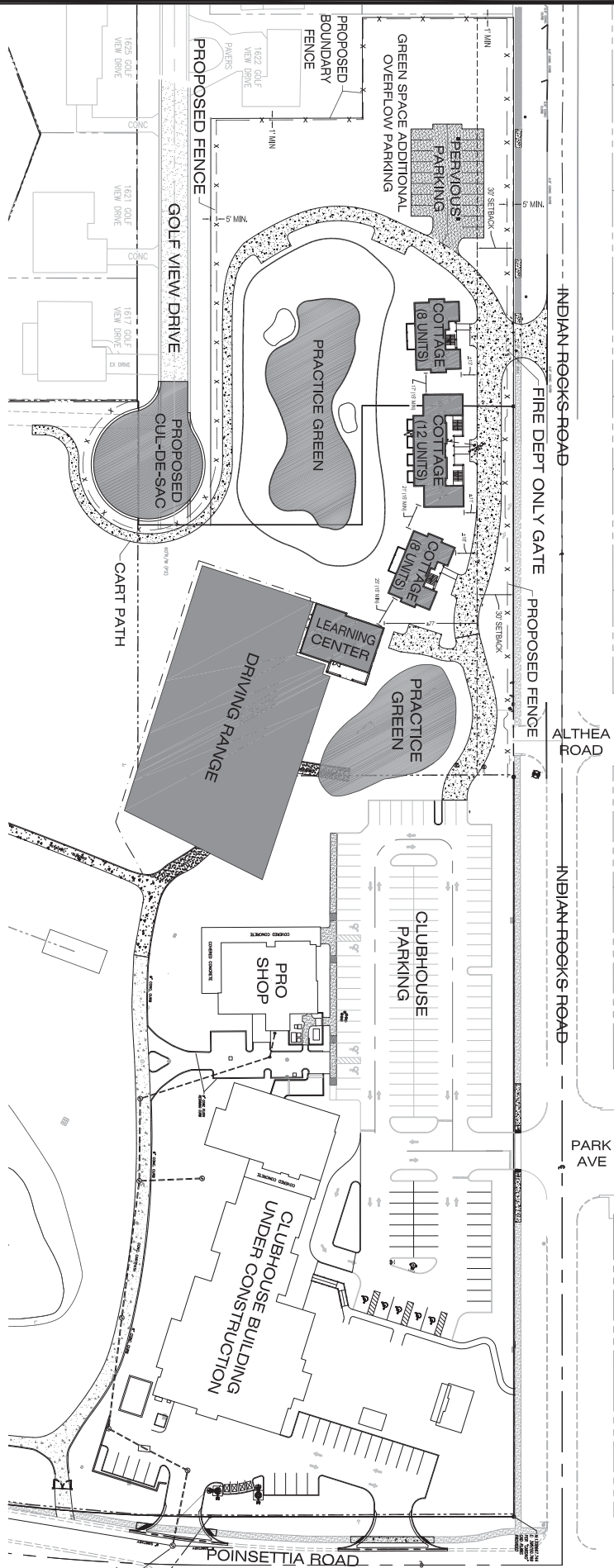
Town Commission: **TUESDAY, JULY 16, 2019 at 6:00 P.M.**

Additional information is available at Town Hall. All parties interested are invited to attend and be heard. The hearings(s) may be continued from time to time as deemed necessary. Persons are advised that if they decide to appeal any decision made at these hearings, they will need records of these proceedings and for such purposes they may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in these proceedings should contact the Town Clerk's office (727) 588-3769 x312 or Fax (727) 588-3767, not later than seven (7) days prior to the proceeding.







# EXHIBIT A

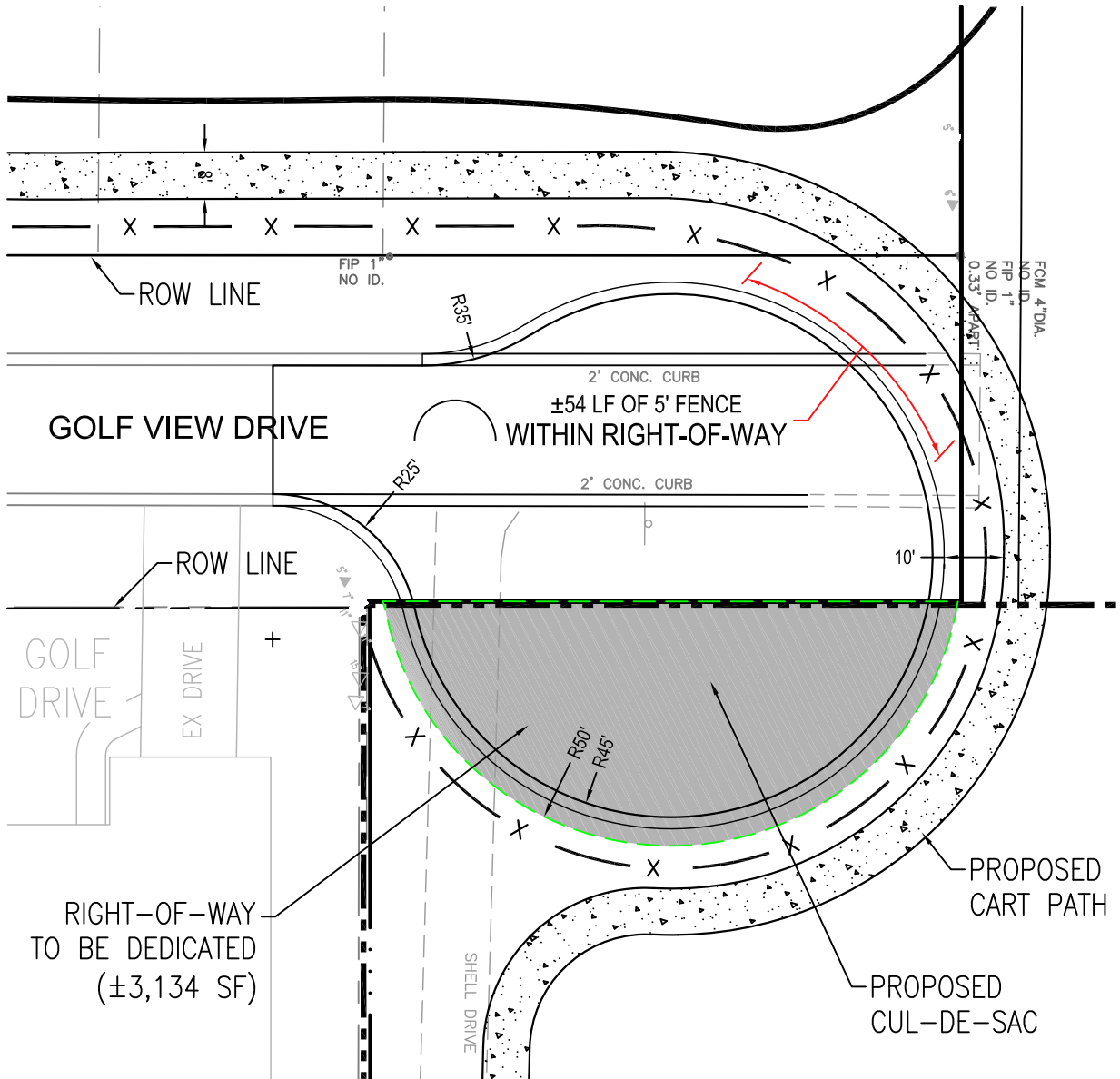
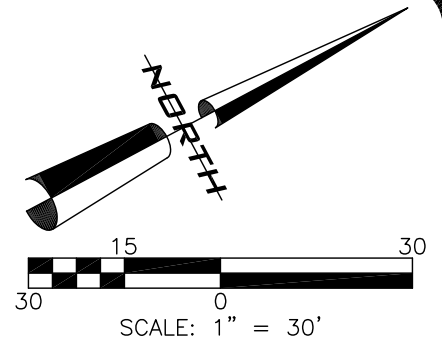


## PELICAN GOLF CLUB

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

## AMENDED SITE PLAN

NO.	DATE	BY	DESCRIPTION
1	5-16-2019	MICHAEL KNIGHT	ISSUED FOR PERMITS
2		CHARLES WEDDLE	REVISED
3			
4			
5			
6			
7			
8			
9			
10			



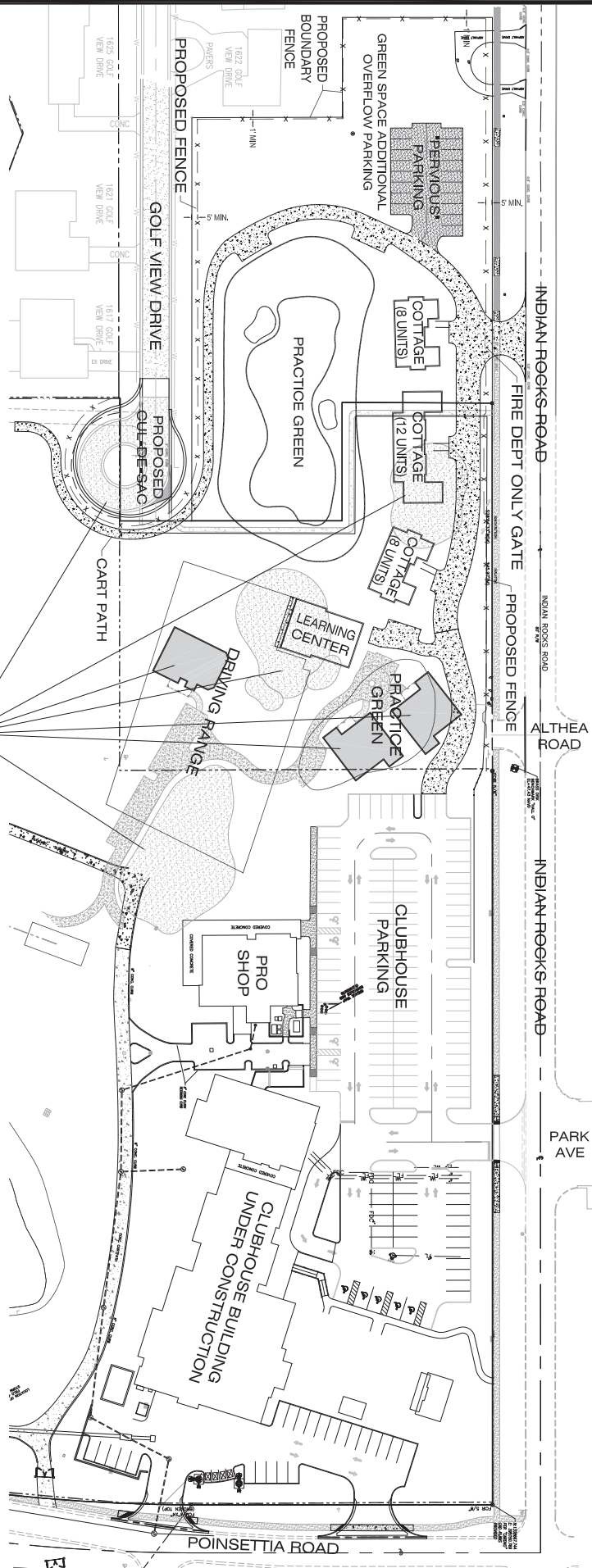
**AURORA**  
CIVIL ENGINEERING, INC.  
610 E. Morgan Street Brandon, FL 33510 (813)643-9907

**PELICAN  
GOLF CLUB**

DETAILED DRAWING  
OF CUL-DE-SAC

**EXHIBIT B**

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



# EXHIBIT E

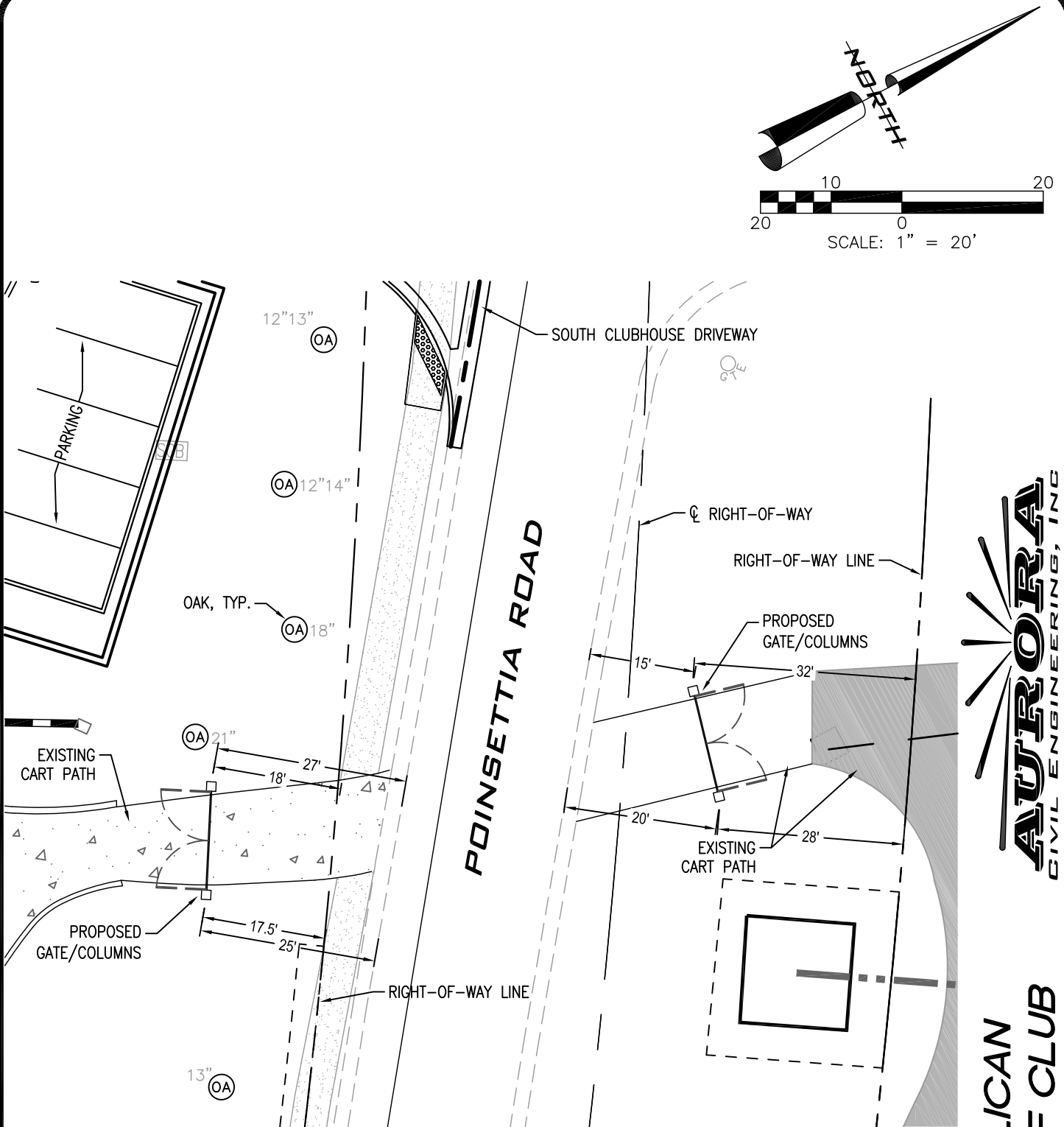


## PELICAN GOLF CLUB

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

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

NO.	DATE	DESCRIPTION
1	5-16-2019	ISSUED FOR REVIEW
2		REVISION
3		REVISION
4		REVISION
5		REVISION
6		REVISION
7		REVISION
8		REVISION
9		REVISION
10		REVISION
11		REVISION
12		REVISION
13		REVISION
14		REVISION
15		REVISION
16		REVISION
17		REVISION
18		REVISION
19		REVISION
20		REVISION
21		REVISION
22		REVISION
23		REVISION
24		REVISION
25		REVISION
26		REVISION
27		REVISION
28		REVISION
29		REVISION
30		REVISION
31		REVISION
32		REVISION
33		REVISION
34		REVISION
35		REVISION
36		REVISION
37		REVISION
38		REVISION
39		REVISION
40		REVISION
41		REVISION
42		REVISION
43		REVISION
44		REVISION
45		REVISION
46		REVISION
47		REVISION
48		REVISION
49		REVISION
50		REVISION
51		REVISION
52		REVISION
53		REVISION
54		REVISION
55		REVISION
56		REVISION
57		REVISION
58		REVISION
59		REVISION
60		REVISION
61		REVISION
62		REVISION
63		REVISION
64		REVISION
65		REVISION
66		REVISION
67		REVISION
68		REVISION
69		REVISION
70		REVISION
71		REVISION
72		REVISION
73		REVISION
74		REVISION
75		REVISION
76		REVISION
77		REVISION
78		REVISION
79		REVISION
80		REVISION
81		REVISION
82		REVISION
83		REVISION
84		REVISION
85		REVISION
86		REVISION
87		REVISION
88		REVISION
89		REVISION
90		REVISION
91		REVISION
92		REVISION
93		REVISION
94		REVISION
95		REVISION
96		REVISION
97		REVISION
98		REVISION
99		REVISION
100		REVISION

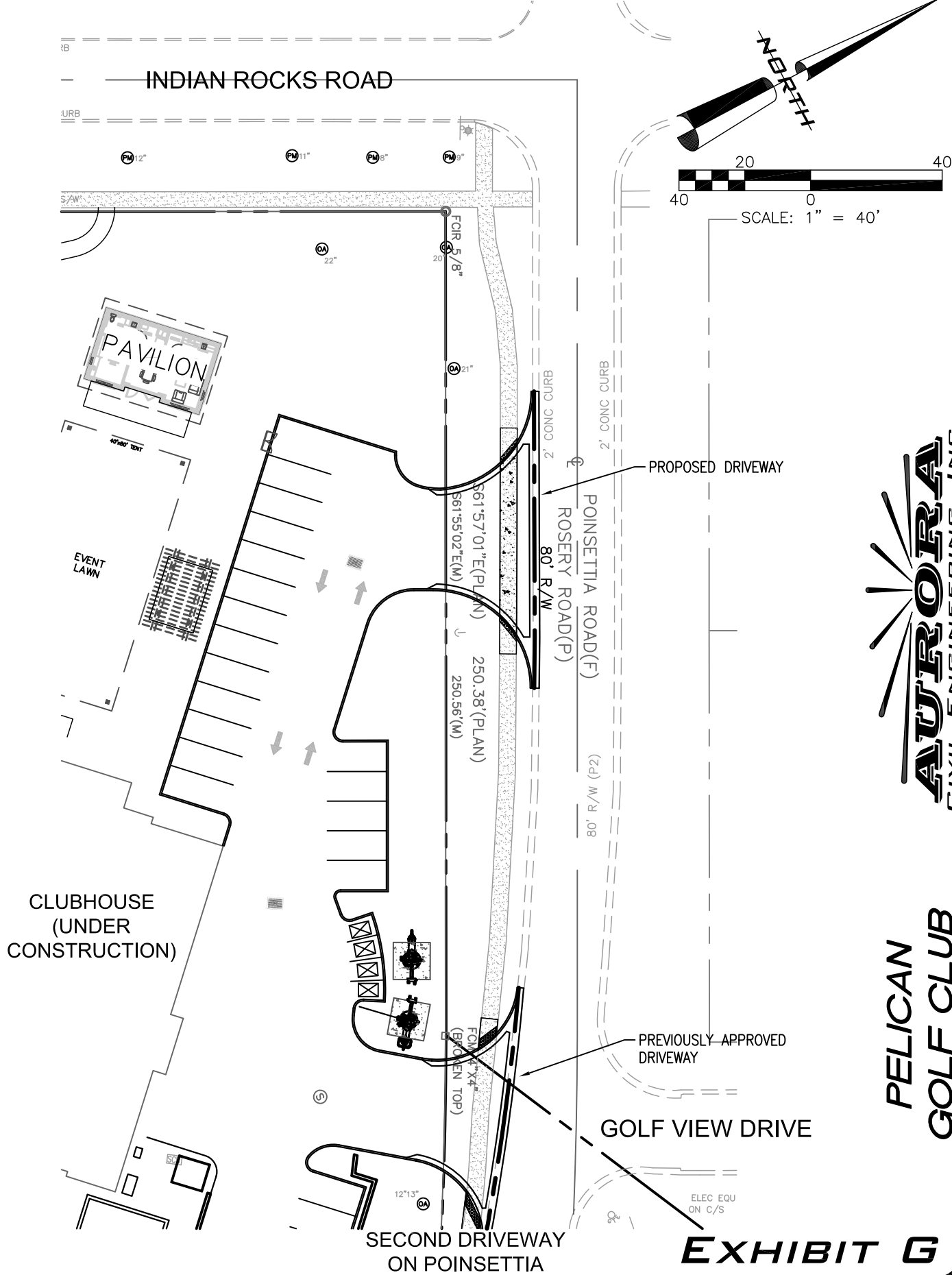


**AURORA**  
CIVIL ENGINEERING, INC.  
610 E. Morgan Street Brandon, FL 33510 (813)643-9907

**PELICAN  
GOLF CLUB**

PROPOSED GATE/COLUMNS  
ON POINSETTIA ROAD

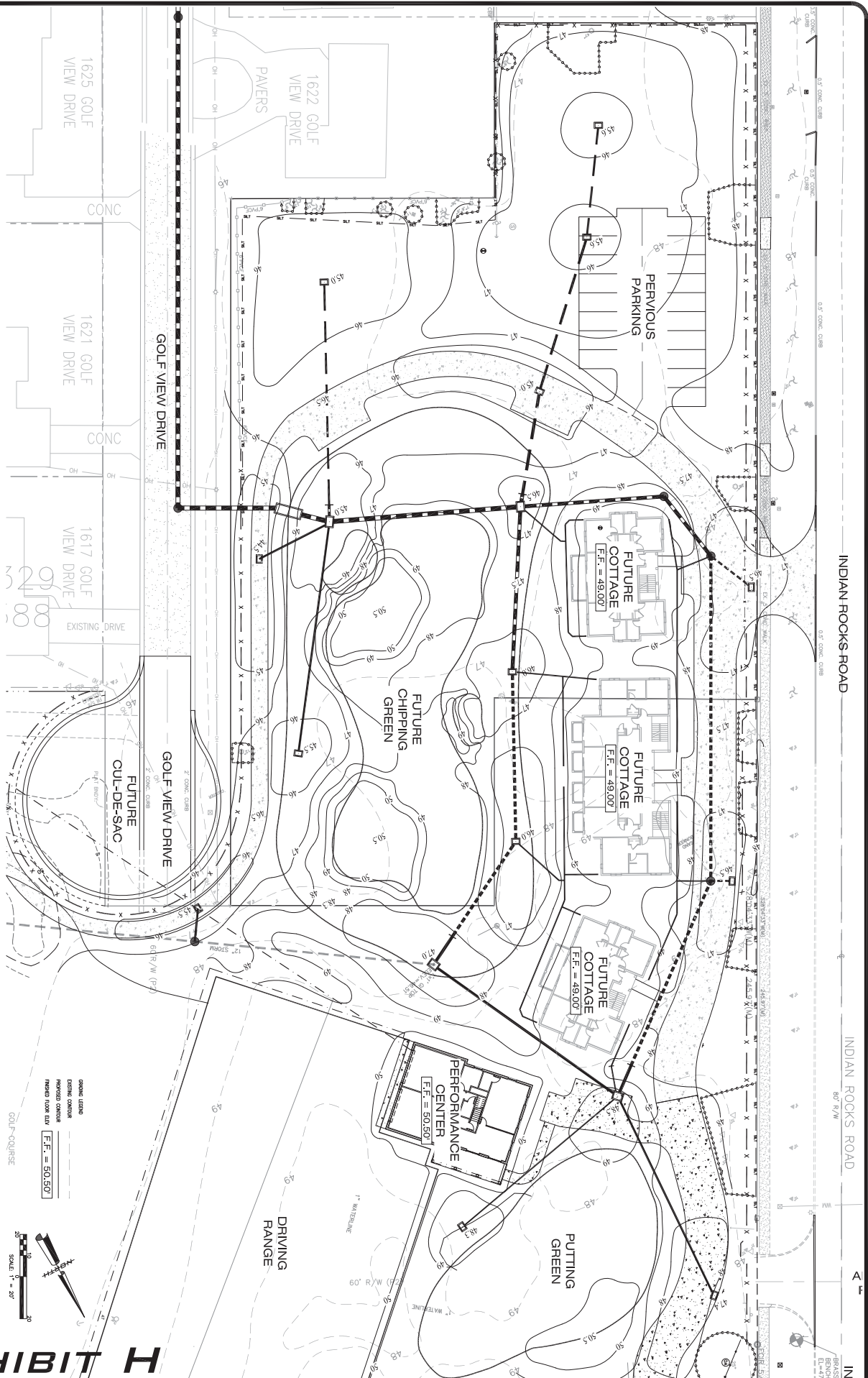
**EXHIBIT F**



**PELICAN  
GOLF CLUB**

**EXHIBIT G**





# EXHIBIT H



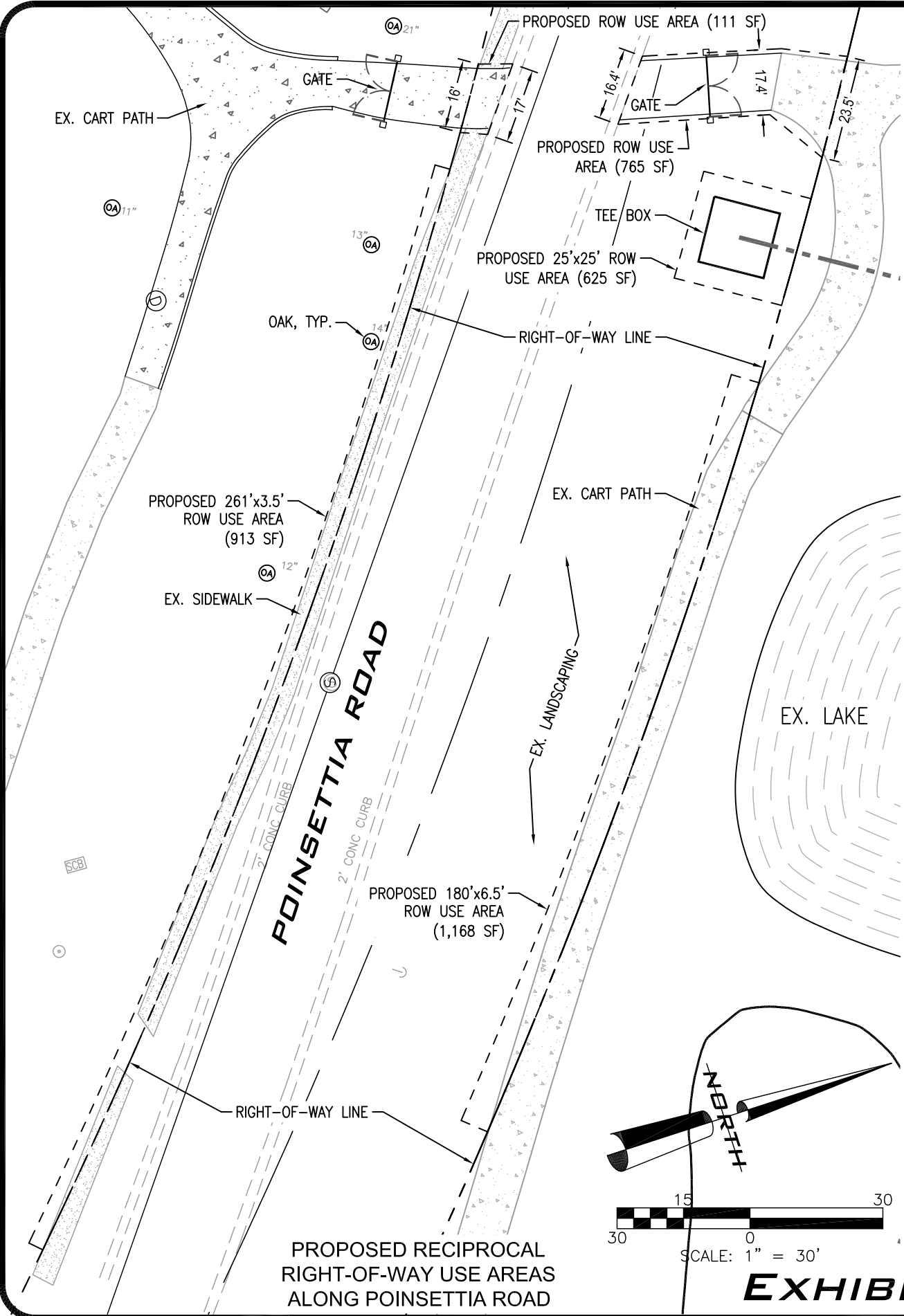
## PELICAN GOLF CLUB

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

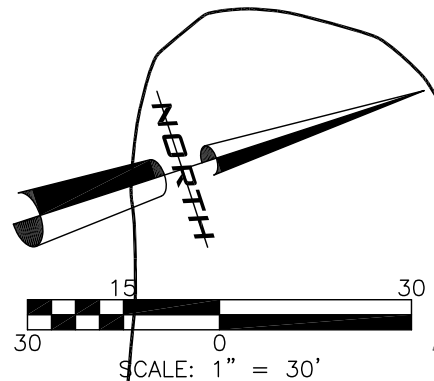
## DRAINAGE EXHIBIT

NO.	REV.	DATE	DESCRIPTION
1	1	7-8-2019	ISSUED FOR PERMIT
2	1	7-8-2019	ISSUED FOR PERMIT
3	1	7-8-2019	ISSUED FOR PERMIT
4	1	7-8-2019	ISSUED FOR PERMIT
5	1	7-8-2019	ISSUED FOR PERMIT
6	1	7-8-2019	ISSUED FOR PERMIT
7	1	7-8-2019	ISSUED FOR PERMIT
8	1	7-8-2019	ISSUED FOR PERMIT
9	1	7-8-2019	ISSUED FOR PERMIT
10	1	7-8-2019	ISSUED FOR PERMIT





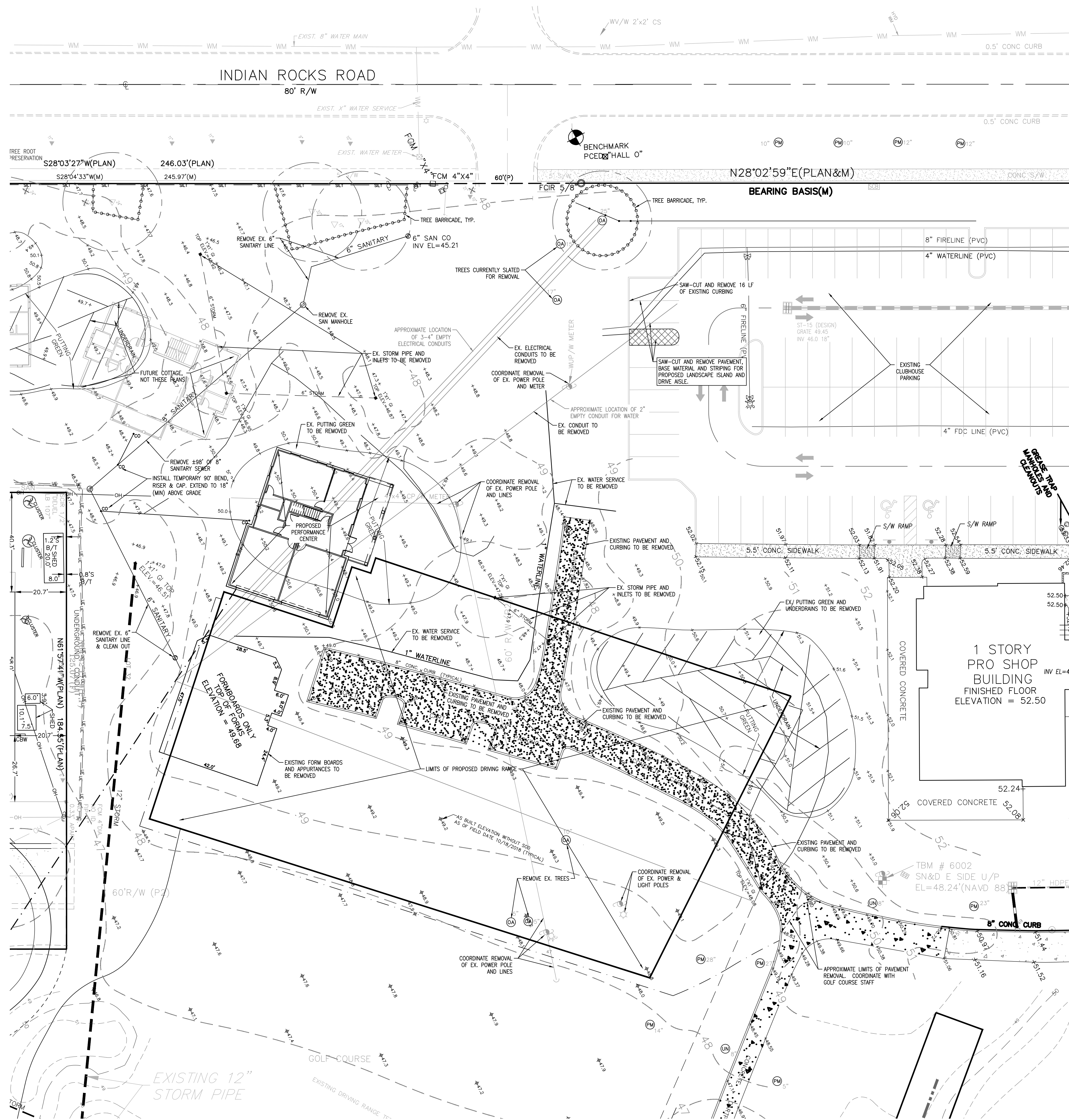
PROPOSED RECIPROCAL  
RIGHT-OF-WAY USE AREAS  
ALONG POINSETTIA ROAD



**PELICAN  
GOLF CLUB**

**AURORA**  
CIVIL ENGINEERING, INC  
610 E. Morgan Street Brandon, FL 33510 (813)643-9907

File: R:\Projects\Harrod The Pelican\Plans\Pelican - Performance; Plotted: 7/8/2019 9:56 AM by MICHAEL KNIGHT; Saved: 7/8/2019 9:55 AM by MICHAEL



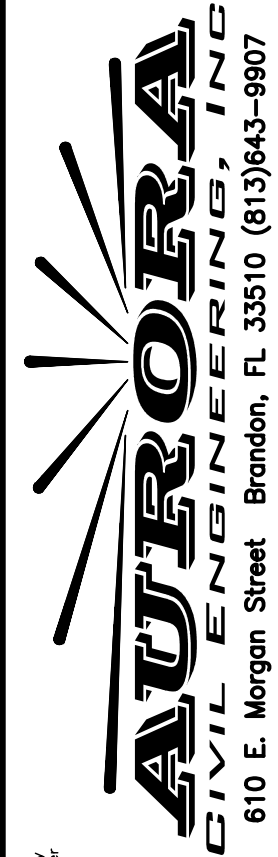
NOTE:

1. EXISTING CONDITIONS MAY NOT REFLECT MOST RECENT GOLF COURSE CONSTRUCTION.

DEMO PLAN

PELICAN GOLF CLUB  
"PERFORMANCE CENTER"

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

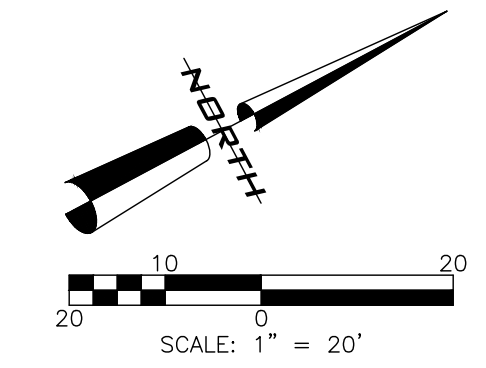


610 E. Morgan Street Brandon, FL 33510 (813) 843-9907  
CHRISTOPHER E. WEDDLE  
REGISTERED PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 12008899







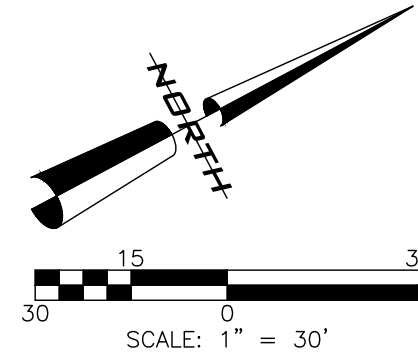
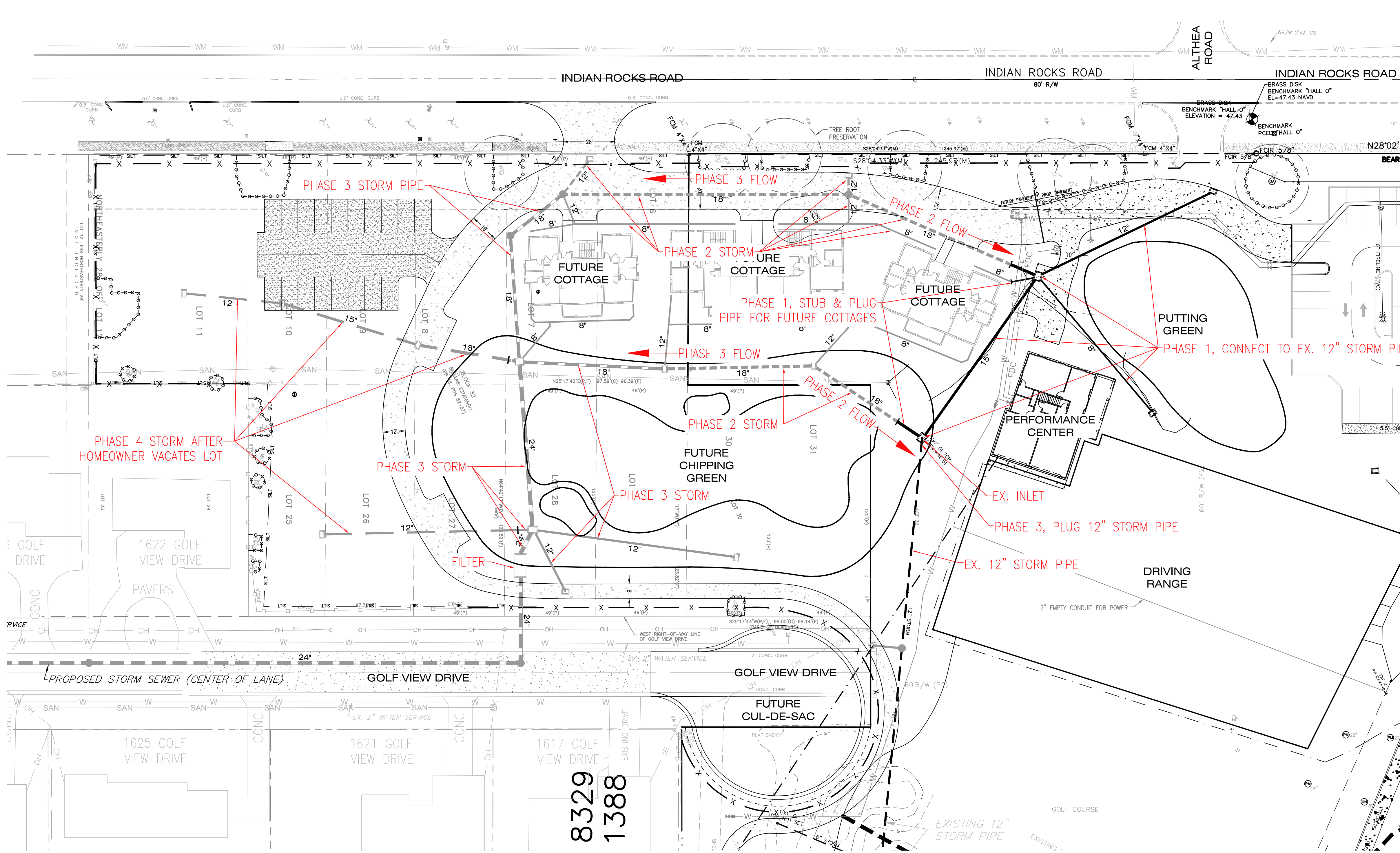


SS-2 CLEAN-OUT  
CAP EL = 50.3  
INV EL = 47.5 (6")

C-3



File: R:\Projects\Harrod The Pelican\Plans\Pelican - Performance;. Plotted: 7/8/2019 9:57 AM by MICHAEL KNIGHT; Saved: 7/8/2019 9:55 AM by MICHAEL



PELICAN GOLF CLUB  
"PERFORMANCE CENTER"  
DRAINAGE  
PHASING PLAN

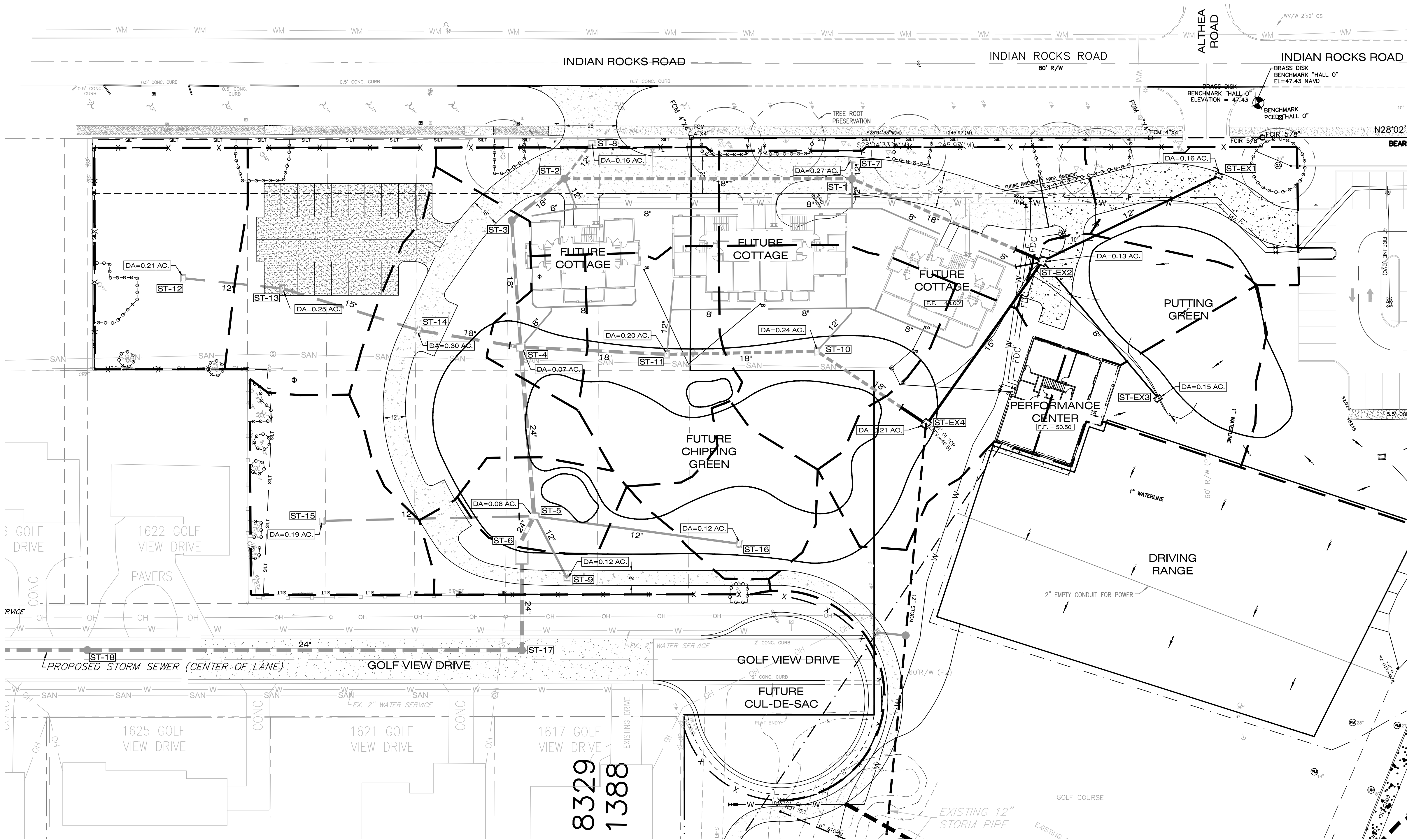
**AUTORA**  
CIVIL ENGINEERING, INC.  
610 E. Morgan Street Brandon, FL 33510 (813) 843-9907

CHRONOLOGICAL RECORD  
PROJECT: PELICAN GOLF CLUB "PERFORMANCE CENTER"  
DATE: 7/8/2019  
DRAWN BY: MICHAEL KNIGHT  
CHECKED BY: CHRIS WEDDLE  
APPROVED BY: CHRIS WEDDLE  
JOB NO.: 18-174

NO.	BY	DATE	DESCRIPTION
1	KNIGHT	7/8/2019	INITIAL DESIGN
2	KNIGHT	7/8/2019	REVISIONS
3	KNIGHT	7/8/2019	REVISIONS
4	KNIGHT	7/8/2019	REVISIONS
5	KNIGHT	7/8/2019	REVISIONS



File: R:\Projects\Harrod The Pelican\Plans\Performance - Performance.dwg; Plotted: 7/8/2019 9:57 AM by MICHAEL KNIGHT; Saved: 7/8/2019 9:55 AM by MICHAEL



STORM STRUCTURES

ST-EX1  
TYPE C INLET  
GRATE EL 47.40  
INV EL 43.8 (12") S

ST-EX2  
TYPE D INLET  
GRATE EL 48.50  
INV EL 43.3 (12") N  
INV EL 44.1 (8") E  
INV EL 43.6 (8") S "ROOF"  
INV EL 43.1 (15") SE  
INV EL 42.8 (18") SW

ST-EX3  
TYPE C INLET  
GRATE EL 48.30  
INV EL 44.6 (8") W

ST-EX4  
TYPE D INLET  
GRATE EL 47.00  
INV EL 42.9 (15") NW  
INV EL XX.X (12") SE (EX.)  
INV EL 42.2 (18") SW  
\* 12" TO BE PLUGGED

ST-1  
TYPE P MANHOLE  
RIM EL 46.80  
INV EL 43.0 (12") NW  
INV EL 43.0 (12") SE "ROOF"  
INV EL 42.5 (18") NE  
INV EL 42.5 (18") SW

ST-2  
TYPE P MANHOLE  
RIM EL 47.00  
INV EL 42.5 (12") NW  
INV EL 42.5 (12") E "ROOF"  
INV EL 42.0 (18") NE  
INV EL 42.0 (18") SE

ST-3  
TYPE P MANHOLE  
RIM EL 48.3  
INV EL 41.9 (18") NW  
INV EL 41.9 (18") E

ST-4  
TYPE D INLET  
GRATE EL 46.50  
INV EL 42.5 (8") NW "ROOF"  
INV EL 41.7 (18") W  
INV EL 41.7 (18") E  
INV EL 41.7 (18") SW  
INV EL 41.1 (24") E

ST-5  
TYPE E INLET  
GRATE EL 45.00  
INV EL 42.0 (12") NE  
INV EL 42.0 (12") E  
INV EL 42.0 (12") SW  
INV EL 41.0 (24") W  
INV EL 41.0 (24") SE

ST-6  
NUTRIENT SEPARATING  
BAFFLE BOX  
(SEE DETAIL SHEET)

ST-7  
TYPE C INLET  
GRATE EL 46.50  
INV EL 43.0 (12") SE

ST-8  
TYPE C INLET  
GRATE EL 46.50  
INV EL 42.6 (12") SE

ST-9  
TYPE C INLET  
GRATE EL 44.50  
INV EL 42.2 (12") W

ST-10  
TYPE C INLET  
GRATE EL 46.00  
INV EL 42.5 (12") NW "ROOF"  
INV EL 42.0 (18") NE  
INV EL 42.0 (18") SW

ST-11  
TYPE C INLET  
GRATE EL 46.00  
INV EL 42.3 (12") NW "ROOF"  
INV EL 41.8 (18") NE  
INV EL 41.8 (18") SW

ST-12  
TYPE C INLET  
GRATE EL 45.60  
INV EL 42.7 (12") NE

ST-13  
TYPE C INLET  
GRATE EL 45.60  
INV EL 42.5 (12") SW  
INV EL 42.2 (15") NE

ST-14  
TYPE C INLET  
GRATE EL 45.00  
INV EL 42.0 (15") SW  
INV EL 41.8 (18") NE

ST-15  
TYPE C INLET  
GRATE EL 45.00  
INV EL 42.5 (12") SW

ST-16  
TYPE C INLET  
GRATE EL 45.50  
INV EL 42.5 (12") SW

ST-17 \*\*  
TYPE P MANHOLE  
RIM EL 45.3  
INV EL 40.4 (18") NE  
INV EL 40.4 (18") SW

ST-18 \*\*  
TYPE P MANHOLE  
RIM EL 44.85  
INV EL 40.0 (18") NE  
INV EL 40.0 (18") SW

ST-19 \*\*  
TYPE P MANHOLE  
RIM EL 44.4  
INV EL 39.7 (18") NE  
INV EL 39.7 (18") SE

\*\* STRUCTURE DATA TO BE  
VERIFIED AFTER SURVEY  
DATA IS RECEIVED.

DRAFT

MASTER  
DRAINAGE PLAN

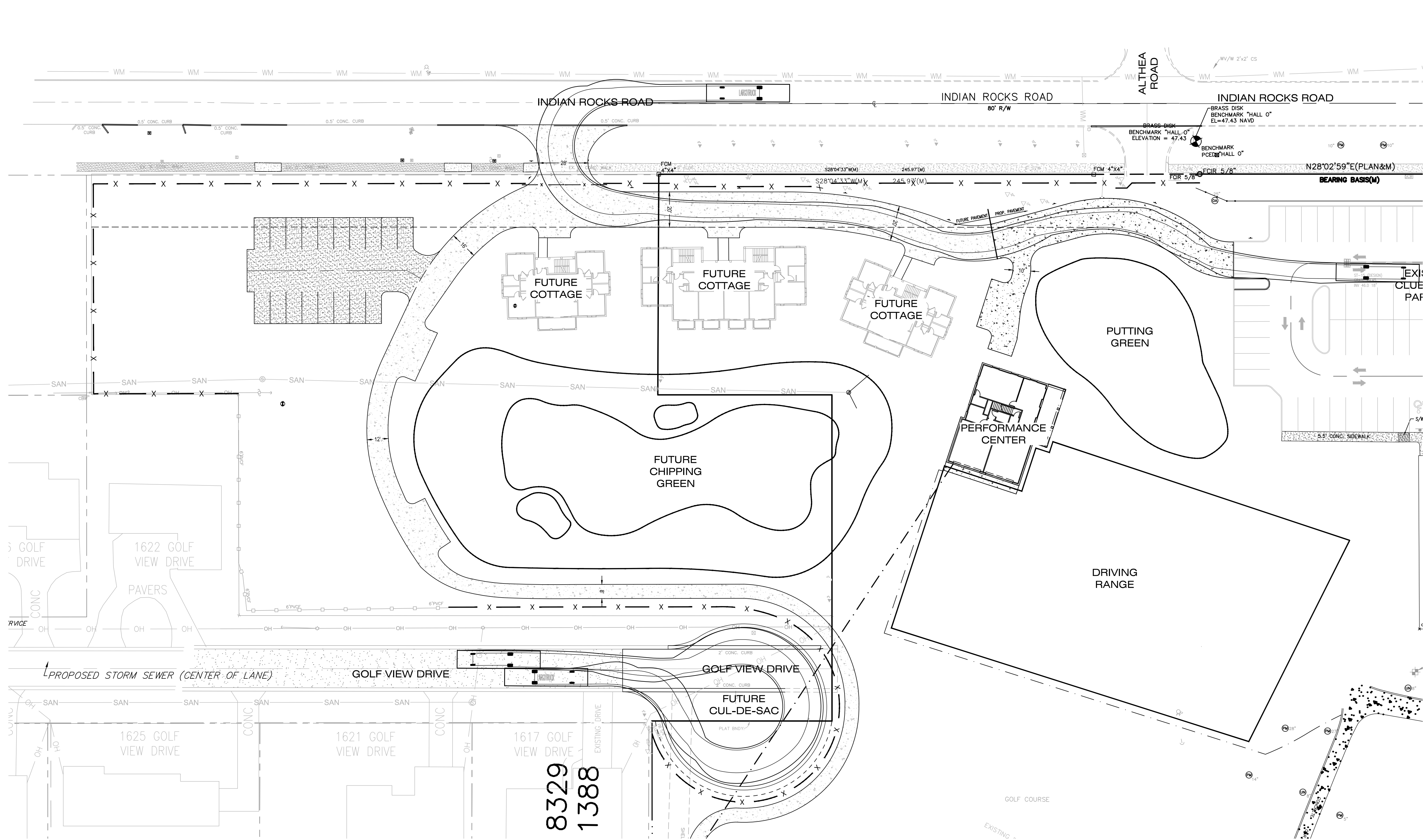
PELICAN GOLF CLUB  
"PERFORMANCE CENTER"

**AUTORA**  
CIVIL ENGINEERING, INC.  
610 E. Morgan Street  
Brandon, FL 33510 (813) 843-9907

CHRONOLOGICAL RECORD  
This form has been electronically  
generated by the software  
program and is not to be  
signed or initialed. It is to be  
used as a record of the  
project and the signature must  
be placed on the signature  
sheet and not on this  
form.

C-5

File: R:\Projects\Harrod The Pelican\Plans\Pelican - Performance;. Plotted: 7/8/2019 9:57 AM by MICHAEL KNIGHT; Saved: 7/8/2019 9:55 AM by MICHAEL



8329  
1388

**AUTORA**  
CIVIL ENGINEERING, INC.  
610 E. Morgan Street Brandon, FL 33510 (813)443-9907

THIS DOCUMENT IS THE PROPERTY OF AUTORA CIVIL ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AUTORA CIVIL ENGINEERING, INC.


PROJECT: PELICAN GOLF CLUB PERFORMANCE CENTER  
DATE: 7/8/2019  
DRAWN BY: MICHAEL KNIGHT  
CHECKED BY: CHRIS WEDDLE  
APPROVED BY: CHRIS WEDDLE  
SCALE: 1" = 30'

**PELICAN GOLF CLUB**  
**"PERFORMANCE CENTER"**  
HARROD PROPERTIES, INC.  
5550 WEST EXECUTIVE DRIVE - 550  
TAMPA, FLORIDA 33609

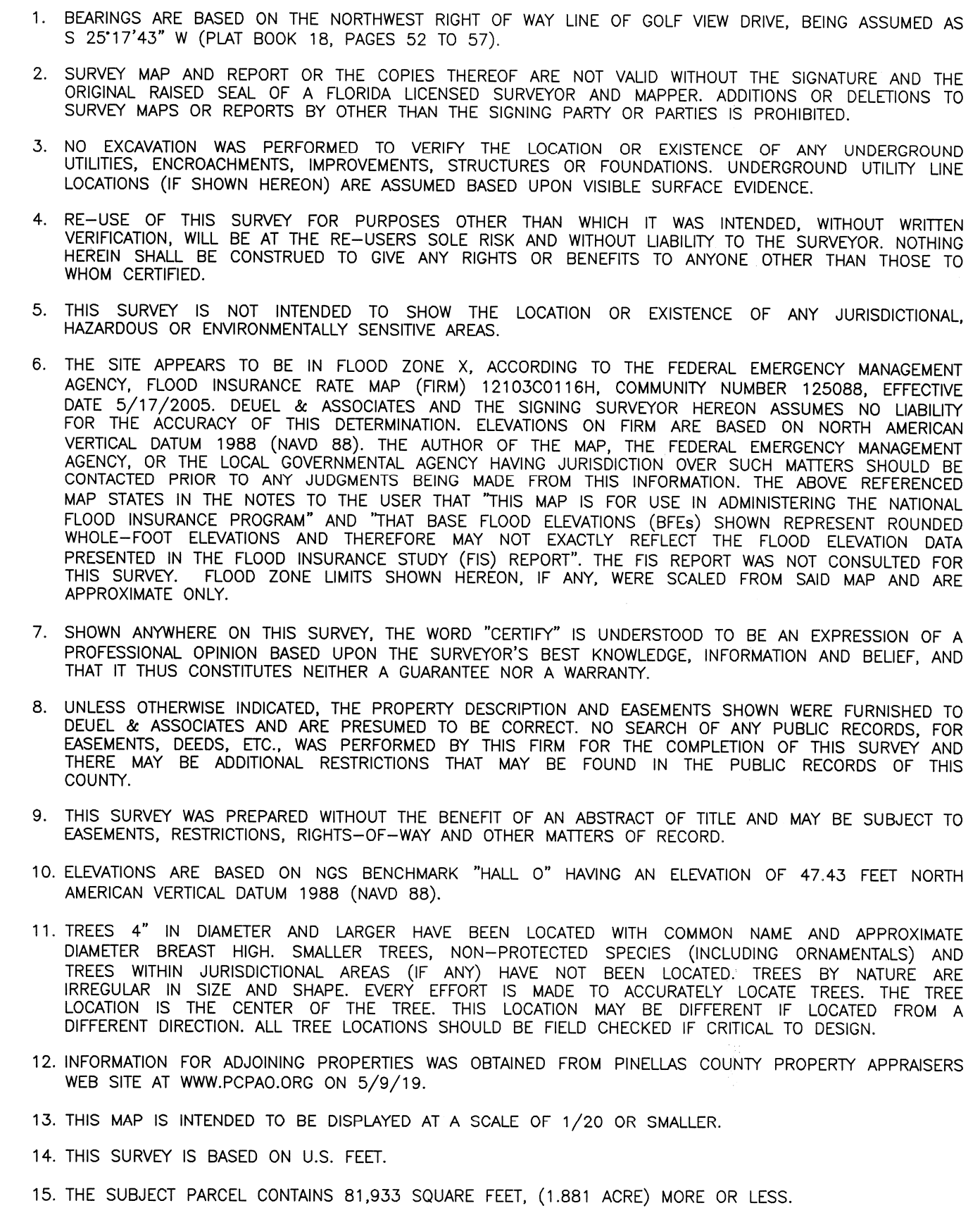
**VEHICLE  
TRACKING**

NO.	BY	DATE	DESCRIPTION
1	KNIGHT	7/8/2019	ISSUED FOR PERMIT
2	KNIGHT	7/8/2019	REVISIONS
3	KNIGHT	7/8/2019	REVISIONS
4	KNIGHT	7/8/2019	REVISIONS
5	KNIGHT	7/8/2019	REVISIONS





ASPHALT  
BRICK  
CONCRETE





NOTICE OF APPEARANCE

I, Scott + Dolores Patterson, (individual or corporate representative), hereby file and serve notice of my appearance/lawyer or other appropriate representative's appearance, to present testimony and/or cross examine other witnesses at the quasi-judicial hearings to be held on the following dates:

Planning and Zoning Board: Monday, July 8, 2019 at 5:30 P.M.

Town Commission: Tuesday, July 19, 2018 at 6:00 P.M.

I understand that upon filing this Notice of Appearance, I shall be considered a participant in the hearing, subject to a determination of standing if challenged.

Variance Request Regarding: Pelican Golf Course Development

(Lots: LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION, & 1501 INDIAN ROCKS RD,)

Name: Scott/Dolores Patterson  
(Please Print)  
Address: 103 Osceola Road  
Scott Patterson

RECEIVED  
BELLEAIR TOWN HALL

JUN 25 2019

TIME REC. \_\_\_\_\_





## Legislation Details (With Text)

---

**File #:** 19-0183      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Public Hearing

**File created:** 7/12/2019      **In control:** Town Commission

**On agenda:** 7/16/2019      **Final action:**

**Title:** Consideration of Elements of Ordinance 524; Amending Comprehensive Land Use Plan Future Land Use Map Amendment of LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION FROM RESIDENTIAL LOW (RL) TO RECREATION/OPEN SPACE (R/OS)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance 524 - PGC FLUM Amendment\_w Attachment A

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Town Commission

From: JP Murphy

Date: 7/16/2019

---

### Subject:

Consideration of Elements of Ordinance 525 - Consideration of Elements of Ordinance 524; Amending Comprehensive Land Use Plan Future Land Use Map Amendment of LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION FROM RESIDENTIAL LOW (RL) TO RECREATION/OPEN SPACE (R/OS)

**Previous Board Action:** The Planning and Zoning board recommended approval of Consideration of Elements of Ordinance 525 - Consideration of Elements of Ordinance 524; Amending Comprehensive Land Use Plan Future Land Use Map Amendment of LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION FROM RESIDENTIAL LOW (RL) TO RECREATION/OPEN SPACE (R/OS)

**Staff Recommendation:** Staff recommends approval of Consideration of Elements of Ordinance 525 - Consideration of Elements of Ordinance 524; Amending Comprehensive Land Use Plan Future Land Use Map Amendment of LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION FROM RESIDENTIAL LOW (RL) TO RECREATION/OPEN SPACE (R/OS)

**Recommended Motion:** I move approval of Consideration of Elements of Ordinance 525 - Consideration of

Elements of Ordinance 524; Amending Comprehensive Land Use Plan Future Land Use Map Amendment of LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION FROM RESIDENTIAL LOW (RL) TO RECREATION/OPEN SPACE (R/OS)

## **ORDINANCE 524**

**AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA, PERTAINING TO THE REDEVELOPMENT OF THE PELICAN GOLF COURSE; AMENDING THE TOWN OF BELLEAIR COMPREHENSIVE PLAN, FUTURE LAND USE MAP ON APPROXIMATELY 1.88 ACRES OF PROPERTY BEING LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION FROM RESIDENTIAL LOW (RL) TO RECREATION/OPEN SPACE (R/OS); PROVIDING AN EFFECTIVE DATE.**

**Whereas,** Pelican Golf, LLC (“Applicant”) has filed a series of applications with the Town of Belleair (“Town”) in order to provide for the expansion and upgrade to the Pelican Golf Course; and,

**Whereas,** the applications include this map amendment to the Town’s Comprehensive Land Use Plan, a request to amend the Town Code of Ordinances (“Code”) related to additional uses in the Golf Course District; a request for a zoning map amendment; and corresponding approval of a supplemental preliminary development plan and amendment to an existing development agreement with the Applicant (collectively “Applications”); and,

**Whereas,** the Applications would allow for the expansion of the existing Pelican Golf Course facilities including additional on-suite guest cottages to be used by members and out of town guest and to construct an expanded golf course practice area; and,

**Whereas,** the Town held all required duly noticed public hearing per the Code and per Florida Statutes; and

**Whereas,** the Town considered existing and expected future development pattern and community facilities as well as the adopted goal, objectives and policies in the Town’s Comprehensive Land Use Plan and found the proposed plan amendment to be consistent.

**NOW, THEREFORE, BE IT ENACTED BY THE TOWN COMMISSION OF THE TOWN OF BELLEAIR:**

**Section 1. Legislative Findings.** The foregoing recitals are incorporated herein by reference as the legislative findings of the Town Commission of the Town of Belleair.

**Section 2. Comprehensive Land Use Plan Amendment.** The Town’s Comprehensive Land Use Plan, Future Land Use Map is hereby amended for the 1.88 acres of property described and depicted in **Attachment A** from Residential Low (RL) to Recreation/Open Space (R/OS).

**Section 3. Effective Date.** Pursuant to Section Florida Statutes Section 163.3187 (5) (c) this Ordinance and the amendment to the Town’s Comprehensive Land Use Plan does not become effective until thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance and amendment does not become effective until the state land plan agency or the Administration

Commission enters a final order determining the adopted amendment to be in compliance and takes effect immediately upon its enactment.

**INTRODUCED AND PASSED ON FIRST READING:** \_\_\_\_\_

**APPROVED AND ADOPTED ON SECOND READING:** \_\_\_\_\_

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
Town Clerk

**APPROVED AS TO FORM AND  
LEGALITY:**

\_\_\_\_\_  
David J. Ottinger, Town Attorney

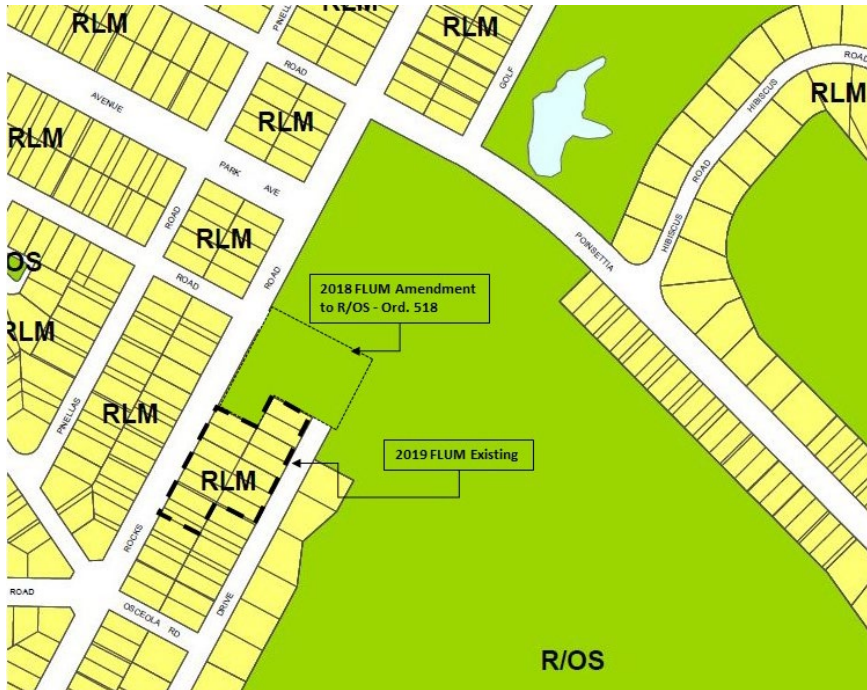


**Town of Belleair, Florida**  
**Ordinance 524**  
**ATTACHMENT 'A'**

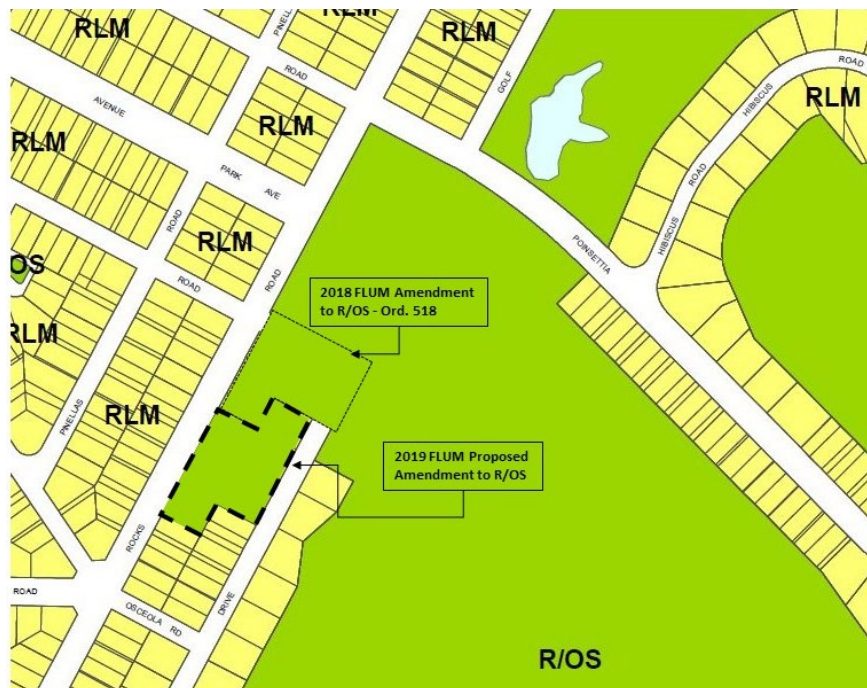
Pelican Golf Club – Future Land Use Map Amendment

**Property Location:** Approximately 1.88 acres of property being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'y 43ft of Lots 10 & 25, Lot 11 & the SW'y 6 ft of lot 10 & the NE'y 28 ft of Lot 12, Block 32, Belleair Estates subdivision

**Existing Land Use Designation: (County Map) Residential Low Medium (RLM);**  
**Belleair Equivalent: Residential Low (RL)**



**Proposed FLUM Amendment: Recreation/Open Space (R/OS)**





## Legislation Details (With Text)

**File #:** 19-0185      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Public Hearing  
**File created:** 7/12/2019      **In control:** Town Commission  
**On agenda:** 7/16/2019      **Final action:**  
**Title:** Consideration of Elements of Ordinance 525-Amending Zoning Map Amendment; of Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates Subdivision

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORDINANCE 525

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Town Commission

From: JP Murphy

Date: 7/16/2019

#### Subject:

Consideration of Elements of Ordinance 525-Amending Zoning Map Amendment; of Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates Subdivision

**Previous Board Action:** The Planning and Zoning Board recommends approval of Consideration of Elements of Ordinance 525-Amending Zoning Map Amendment; of Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates Subdivision.

**Recommendation:** Staff recommends approval of Consideration of Elements of Ordinance 525-Amending Zoning Map Amendment; of Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates Subdivision.

**Proposed Motion:** I move approval of Consideration of Elements of Ordinance 525-Amending Zoning Map Amendment; of Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates Subdivision.

## ORDINANCE 525

**AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA, PERTAINING TO THE REDEVELOPMENT OF THE PELICAN GOLF COURSE; AMENDING THE TOWN OF BELLEAIR CODE OF ORDINANCES SECTION 74-82-SCHEDULE OF DISTRICT REGULATIONS AMENDING SECTION 74-82 OF THE LAND DEVELOPMENT CODE RELATING TO GOLF COTTAGES AS ACCESSORY USE FOR GOLF COURSE DISTRICT; AMENDING THE CURRENT ZONING DESIGNATION OF APPROXIMATELY 1.88 ACRES OF PROPERTY BEING LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION FROM SINGLE FAMILY RESIDENTIAL (R-1) TO GOLF COURSE DISTRICT (GC); APPROVING A SUPPLEMENTAL DEVELOPMENT PLAN FOR THE PELICAN GOLF COURSE; APPROVING AMENDMENT TO DEVELOPMENT AGREEMENT WITH PELICAN GOLF, LLC; PROVIDING FOR A RIGHT-OF-WAY USE AGREEMENT WITH PELICAN GOLF, LLC; PROVIDING FOR SEVERABILITY; SUPERSEDING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.**

**Whereas,** Pelican Golf, LLC (“Applicant”) has filed a series of applications with the Town of Belleair (“Town”) in order to provide for the expansion and upgrade to the Pelican Golf Course; and,

**Whereas,** Applicant’s previous applications for redevelopment of the Pelican golf course and clubhouse have been approved and development activity pursuant to the previously approved site plan is largely completed; and

**Whereas,** subsequent to the prior site plan approvals, Applicant has acquired additional property adjacent to the Pelican golf course which Applicant desires to utilize to expand the golf course and related amenities and has filed a supplemental application for preliminary site plan approval for the expansion project hereinafter referred to as the “Phase 4 Application”; and

**Whereas,** the Phase 4 Application includes a concurrent amendment to the Town’s Comprehensive Land Use Plan, a request to amend the Town Code of Ordinances (“Code”) related to additional uses in the Golf Course District; a request for a zoning map amendment; and corresponding approval of a supplemental preliminary development plan and amendment to an existing development agreement with the Applicant (hereafter collectively the “Applications”); and,

**Whereas,** the Applications would allow for the expansion of the existing Pelican Golf Course to provide an elite golf facility including additional on-site guest cottages to be used by members and out of town guest and to construct an expanded golf course practice area; and,

**Whereas,** the application for amendment of the Zoning Map proposes to amend the current Residential (R-1) existing on 1.88 acres of property, as more fully described in Attachment “A” herein, adjacent to the Pelican Golf Course to Golf Course District (GC) ; and,

**Whereas,** the process and requirements for a preliminary development plan submitted in conjunction with a request for zoning amendment is set forth in Sec. 66-164 (b) of the Code; and,

**Whereas,** the Applicant for the Applications have submitted and proposes to execute an amendment to an existing Development Agreement the purpose of which is to memorialize and establish a commitment to the specific development details and respective responsibilities of the applicant and the Town under Section 74-86 of the Land Development Code; and,

**Whereas,** with respect to the amendment to the zoning map, the Town Commission finds the proposed development plan to be:

- (a) Consistent with the goals, objectives and policies set forth in the Town's Comprehensive Plan, specifically, the Future Land Use, Transportation, Infrastructure, Recreation and Open Space, and Capital Improvement Elements of the Comprehensive Plan;
- (b) Compliant with the related provisions of the Code addressing compatibility with the site, adjoining use and the maintenance of required levels of service standards for concurrency management; and,

**Whereas,** with respect to the application for Supplemental Preliminary Development Plan approval, the application and proposed development plan is consistent with the requirements of 74-86 of the Town Code; and

**Whereas,** with respect to the application to amend the Development Agreement with Pelican Golf, LLC, the application is:

- (a) Consistent with the form and content required by State law and the Town Code;
- (b) Consistent with the foregoing applications for Zoning Map amendment, Preliminary Development Plan approval - subject to such changes or additions as set forth herein; and

**Whereas,** the Town held all required duly noticed public hearing per the Code and per Florida Statutes.

**NOW, THEREFORE, BE IT ENACTED BY THE TOWN COMMISSION  
OF THE TOWN OF BELLEAIR:**

**Section 1. Legislative Findings.** The foregoing recitals are incorporated herein by reference as the legislative findings of the Town Commission of the Town of Belleair.

**Section 2. Zoning Code Amendment.** Town Code Chapter 74 Section 74-87, Golf Club Cottages, is hereby amended as provided for in **Attachment "A"** attached hereto.

**Section 3. Amendment to the Zoning Map.** The Town's official Zoning Map for the 1.88 acres of property described and depicted in **Attachment B** is hereby rezoned from Residential (R-1) to Golf Course District (GC).

**Section 4. Preliminary Development Plan.** The Preliminary Development Plan attached hereto as **Attachment C** is hereby approved. The Final Development Plan (FDP) shall be consistent with the Preliminary Development Plan.

**Section 5. Development Agreement.** The Town and the Applicant shall execute the amendment to the Development Agreement, attached hereto as **Attachment D**, or in a substantially similar form.

**Section 6. Severability.** If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full effect.

**Section 7. Conflicts.** In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control and supersede.

**Section 8. Effective Date.** This Ordinance takes effect upon Ordinance 518 becoming effective.

**INTRODUCED AND PASSED ON FIRST READING:** \_\_\_\_\_

**APPROVED AND ADOPTED ON SECOND READING :** \_\_\_\_\_

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
Town Clerk

**APPROVED AS TO FORM AND  
LEGALITY:**

\_\_\_\_\_  
David J. Ottinger, Town Attorney



Ordinance 525  
ATTACHMENT A  
Amendments to Chapter 74

1.     Amendment to Division 3, Section 74-87.

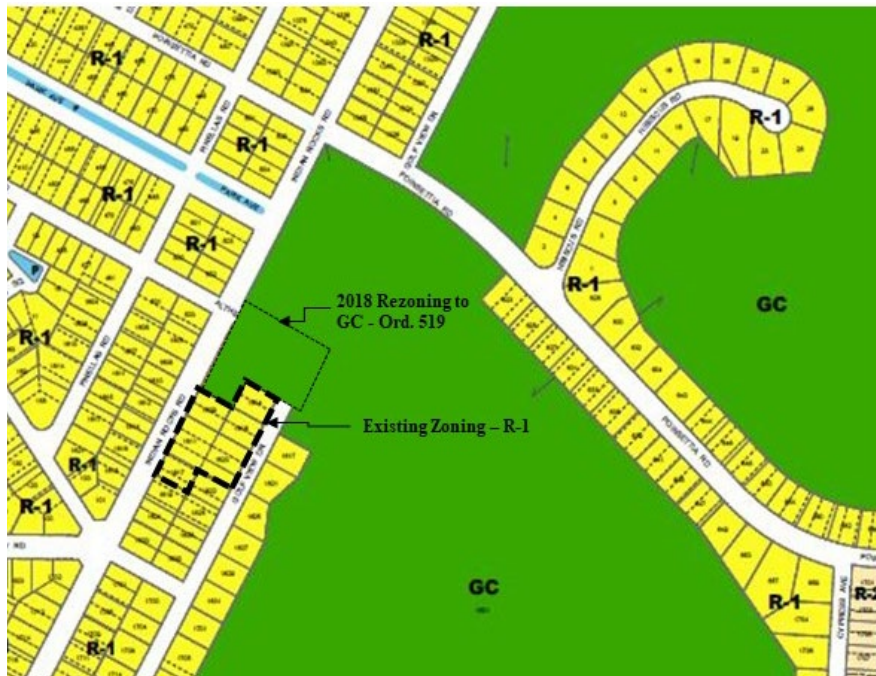
Section 74-87, Golf Club Cottages, Subsection (c), Design Standards for Golf Club Cottagers, subpart (i), Occupants, is amended to increase the cumulative number of bedrooms from 16 to 28.

Ordinance 525  
ATTACHMENT B

Pelican Golf Club Zoning Map Amendment

Property Location: Approximately 1.88 acres of property being Lots 6 & 7, 28 thru 31, all of Lots 8, 9, 26 & 27 & the N'ly 43ft of Lots 10 & 25, Lot 11 & the SW'ly 6 ft of lot 10 & the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates Subdivision.

**Existing Zoning: Single Family Residential (R-1)**



**Proposed Zoning: Golf Course District (GC)**



Ordinance 525  
ATTACHMENT C

Phase 4 Development Plan

Ordinance 525  
ATTACHMENT D

Amended Development Agreement



## Legislation Details (With Text)

**File #:** 19-0190      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Public Hearing  
**File created:** 7/12/2019      **In control:** Town Commission  
**On agenda:** 7/16/2019      **Final action:**  
**Title:** Variance Request - 1501 Indian Rocks Rd Fence - Indian Rocks Road Frontage  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Pages from Phase 4 Staff Report\_PZ\_070819, 2. PGC Variances Legal AD 6-17-19 FINAL

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Town Commission  
From: JP Murphy  
Date: 7/16/2019

#### Subject:

Variance for 1501 Indian Rocks Road- Fence along Golf View Drive Frontage.

#### Summary:

The applicant is requesting a Variance to Chapter 74, Land Use Regulations, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence and fire access gate within the required 25-foot front yard setback area along Indian Rocks Road, 5-feet from the property line. This places the fence in line with a previously approved fence variance in the Phase 3 application. Please see the attached staff report for further information.

**Previous Board Action:** The Planning and Zoning board unanimously voted to approve a 20 foot encroachment into the 25 foot front yard set-back inclusive of fence and required shielding.

**Staff Recommendation:** Staff recommends approval of the variance allowing for a 20 foot encroachment into the 25 foot front yard set-back inclusive of fence and required shielding as provided on the Landscape Buffer Plan as provided to the Town Commission.

**Recommended Motion:** I move approval of the variance allowing for a 20 foot encroachment into the 25 foot front yard set-back inclusive of fence and required shielding as provided on the Landscape Buffer Plan as provided to the Town Commission. Optional: Also providing for relief from vegetative shielding requirements if fence is constructed as proposed in the design elevations.



## NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearings will be held by the Planning and Zoning Board and the Town Commission of the Town of Belleair, Florida. An application has been received from Pelican Golf, LLC for the following enumerated variances to the Code of Ordinances. The requested variances pertain to the following: LOTS 6 & 7, 28-31, ALL OF LOTS 8, 9, 26 & 27 & THE N'LY 43FT OF LOTS 10 & 25, LOT 11 & THE SW'LY 6 FT OF LOT 10 & THE NE'LY 28 FT OF LOT 12, BLOCK 32, BELLEAIR ESTATES SUBDIVISION, & 1501 INDIAN ROCKS RD, and are more specifically enumerated below.

1. Variance to Chapter 74, Land Use Regulations, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence and fire access gate within the required 25-foot front yard setback area along Indian Rocks Road, 5-feet from the property line.
2. Variance to Chapter 74, Land Use Regulations, Article IV, Accessory Structures and Uses, Sections 74-287(e), to locate a perimeter fence within the required 25-foot front yard setback area along Golf View Drive, 5-feet from the property line.

The Planning and Zoning Board and Town Commission hearings will be held at the Town Hall, 901 Ponce de Leon Blvd., Belleair, Florida on the following dates:

Planning and zoning Board: **MONDAY, JULY 8, 2019 at 5:30 P.M.**

Town Commission: **TUESDAY, JULY 16, 2019 at 6:00 P.M.**

Additional information is available at Town Hall. All parties interested are invited to attend and be heard. The hearings(s) may be continued from time to time as deemed necessary. Persons are advised that if they decide to appeal any decision made at these hearings, they will need records of these proceedings and for such purposes they may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in these proceedings should contact the Town Clerk's office (727) 588-3769 x312 or Fax (727) 588-3767, not later than seven (7) days prior to the proceeding.





## **Exhibits**

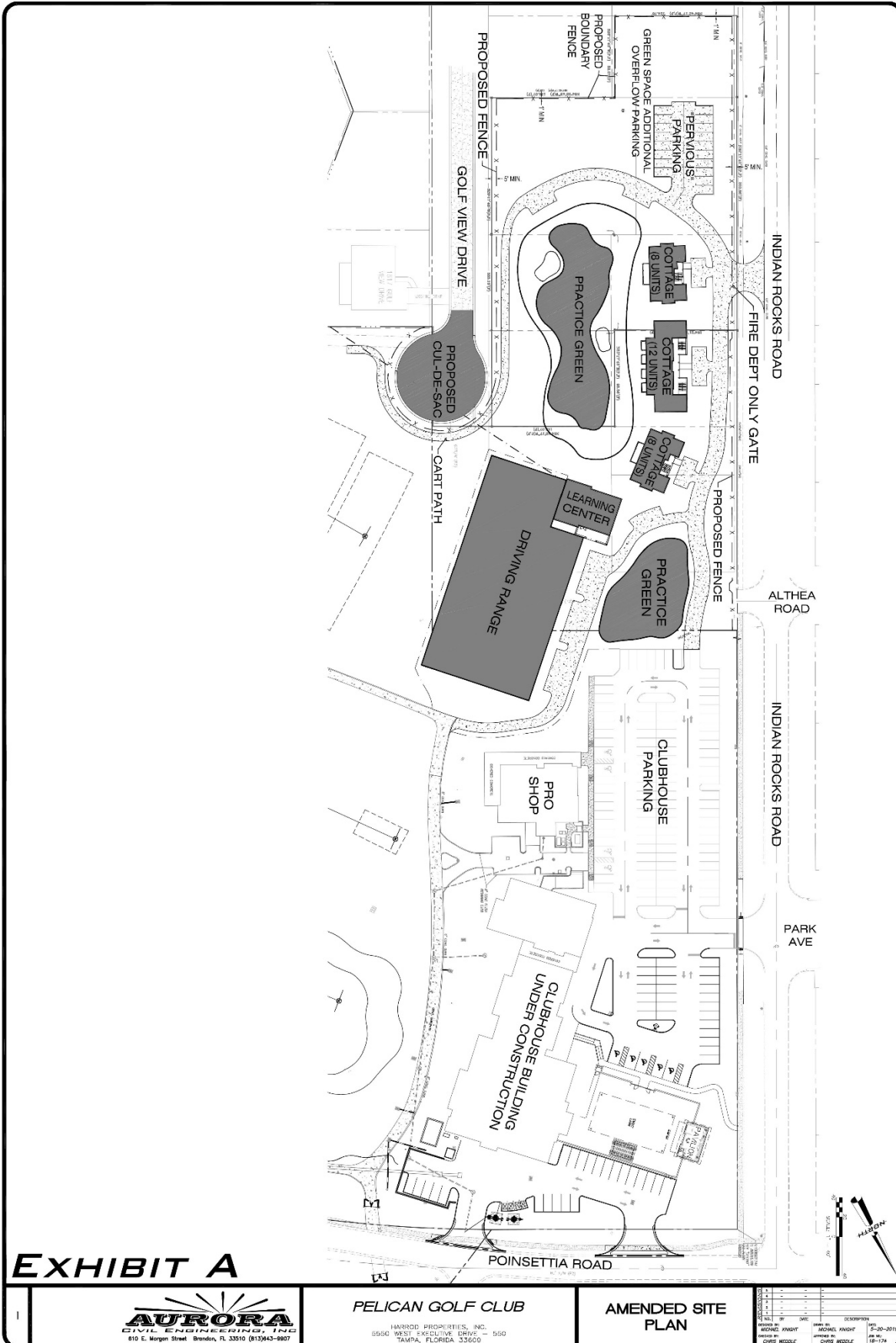
- A: Amended Site Plan**
- B: Proposed Fence in R-O-W (Gulf View Drive)**
- C 1-6: 8 Room & 12 Room Cottage Elevations**
- D: (None)**
- E: Overall Comparison of Relocated Structures and Amenities**
- F 1-2: Proposed Gate and Columns in R-O-W (Poinsettia Road)**
- G: Proposed Second Driveway on Poinsettia Road**
- H: Fire Access**

## **Ordinances**

**Ordinance 524 and Ord. Exhibit 'A'**

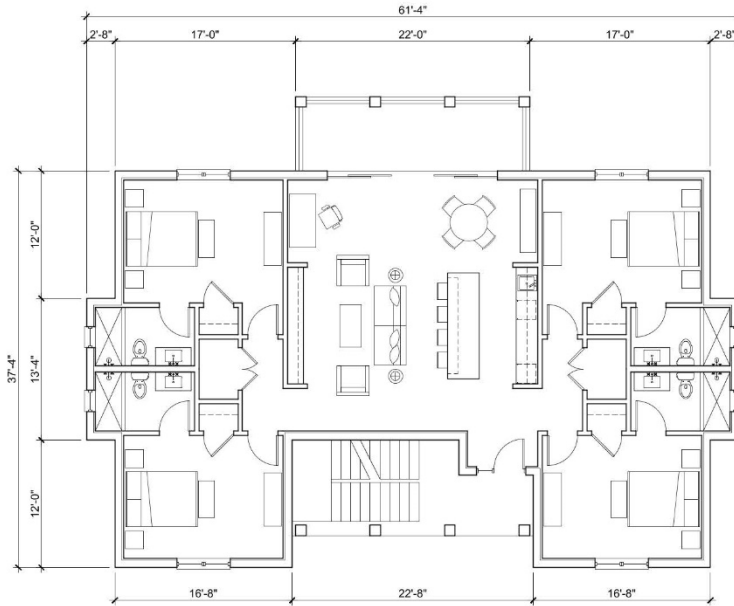
**Ordinance 525 and Ord. Exhibits 'A - E'**

## **Right-of-Way Use Agreement**









**elevation**  
ARCHITECTURE

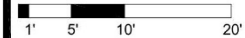
architecture | planning | interiors

Project: 8 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
TYPICAL FLOOR PLAN

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

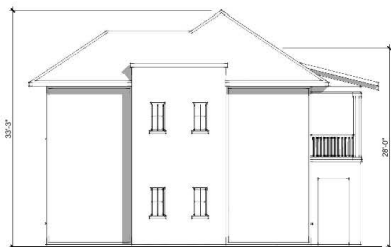


**Exhibit C1**

Project #: 19-109  
Date: 05.17.19



TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: 8 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"



**Exhibit C2**

Project #: 19-109  
Date: 05.17.19



**elevation**  
ARCHITECTURE

architecture | planning | interiors

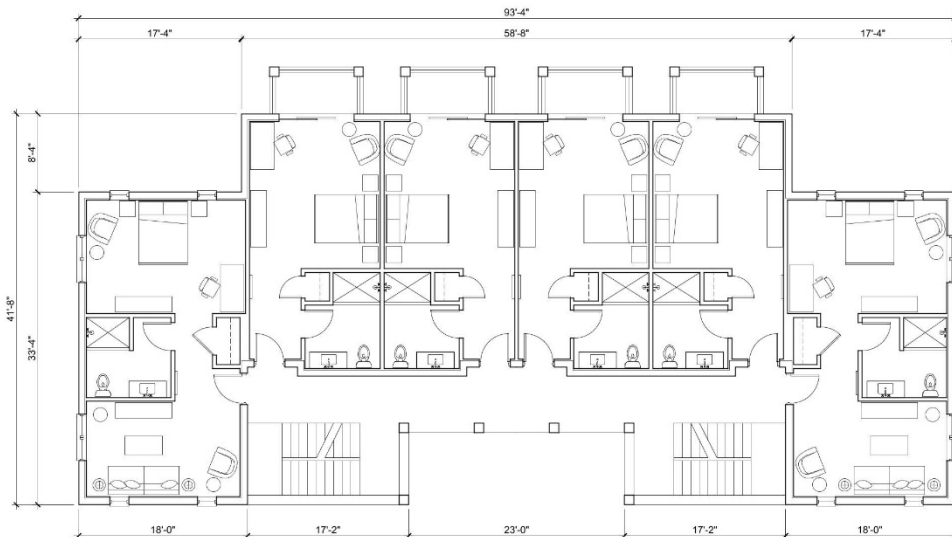
Project: 8 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
AERIAL VIEW FROM GREEN

**Exhibit C3**

Project #: 19-109  
Date: 05.17.19



**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: 12 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
TYPICAL FLOOR PLAN

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

1' 5' 10' 20'

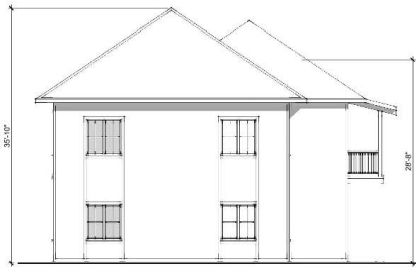


**Exhibit C4**

Project #: 19-109  
Date: 05.17.19



TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: 12 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
EXTERIOR ELEVATIONS

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



**Exhibit C5**

Project #: 19-109  
Date: 05.17.19



**elevation**  
ARCHITECTURE

architecture | planning | interiors

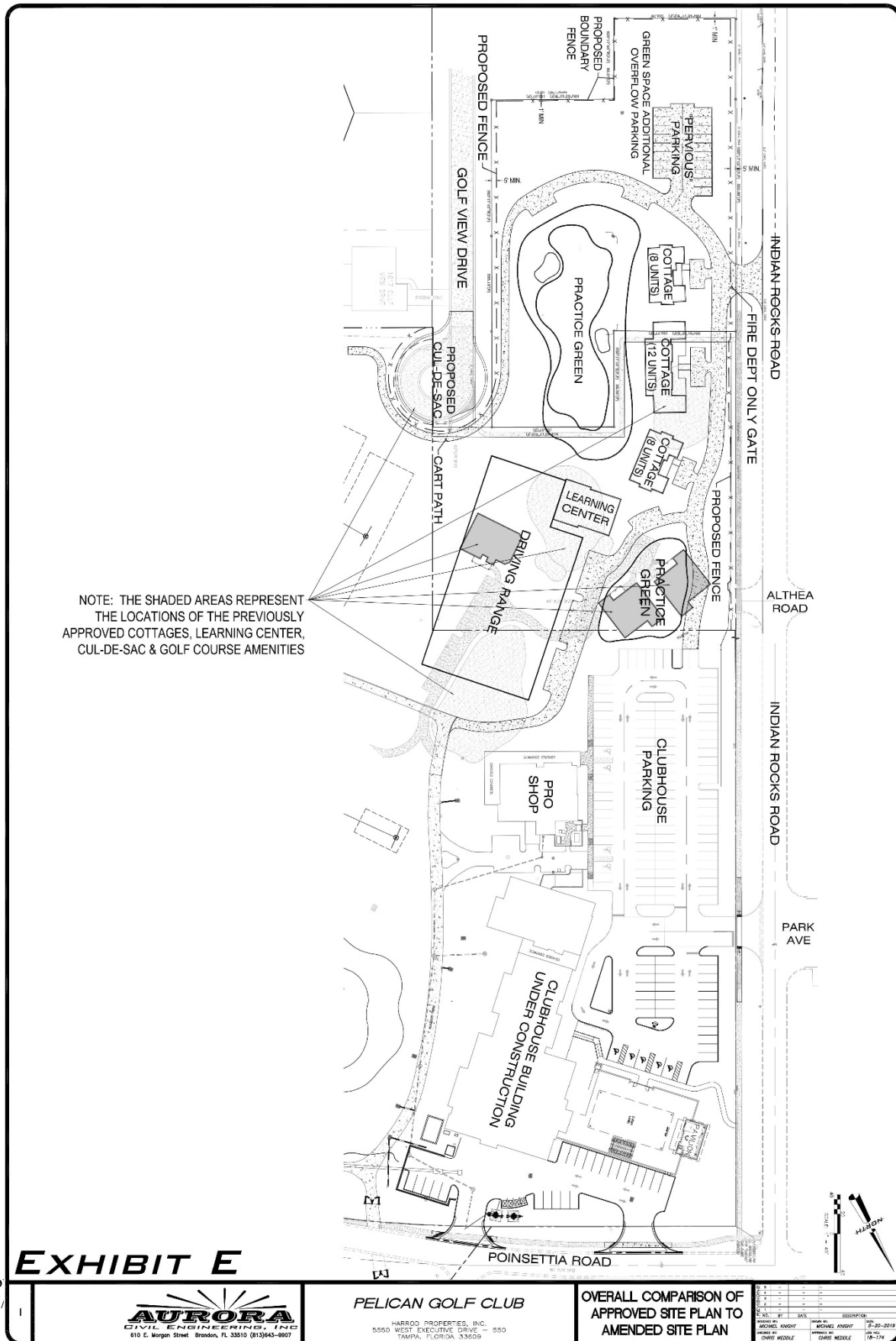
Project: 12 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
AERIAL VIEW FROM GREEN

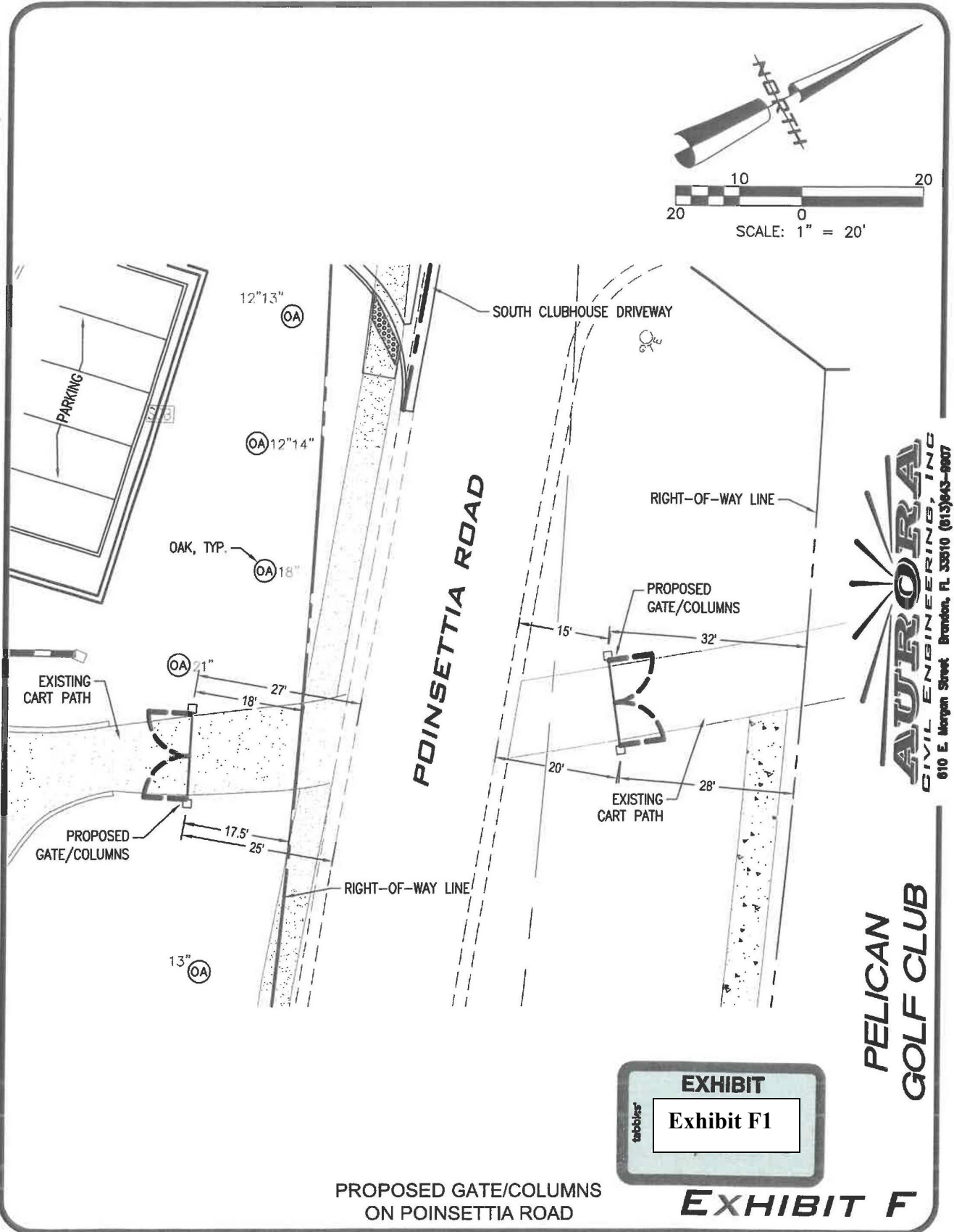
**Exhibit C5**

Project #: 19-109  
Date: 05.17.19





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



**AURORA**  
CIVIL ENGINEERING, INC.  
810 E. Morgan Street Brandon, FL 33510 (813)943-9907

**PELICAN GOLF CLUB**



Pelican Golf Club  
Clubhouse

3145 Lakewood Ranch Blvd.  
Bradenton, Florida 34211

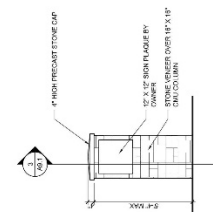
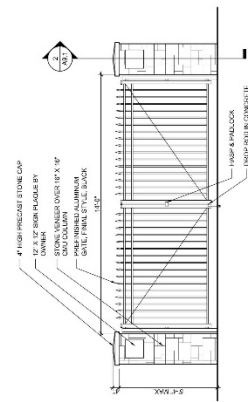
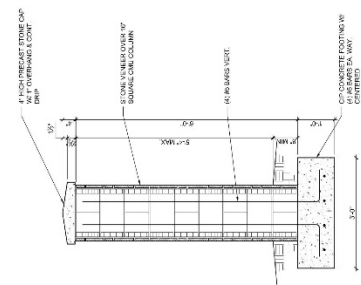
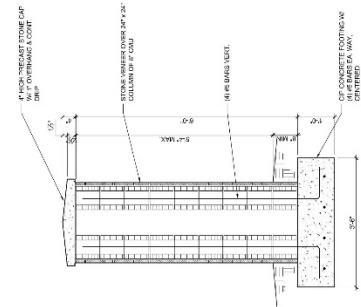
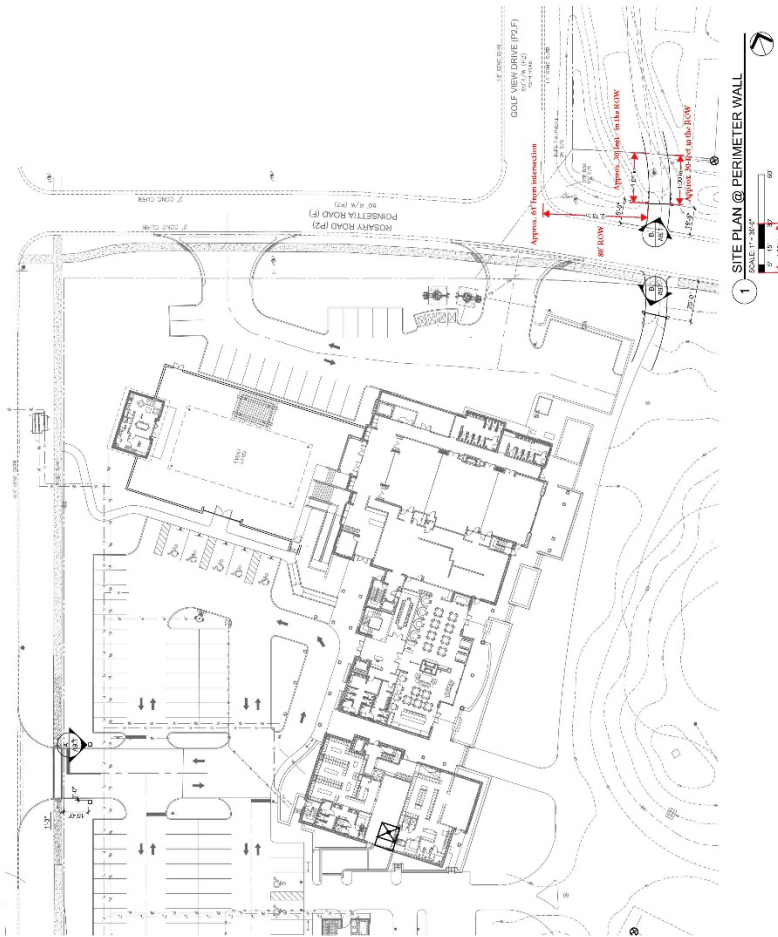
SPAM: \_\_\_\_\_  
 Dennis M. Carr, AIA  
 FL Lic. No. A00218700

**SHEET TITLE: ENTRY COLUMN  
PLANS, ELEVATIONS,  
& DETAILS**

DATA:	16-102
PROJECT A:	03-11-2019
DATE:	
DRAWN BY:	
FILE:	
SHEET A:	

## A9.1

**EXHIBIT 'F'**

**Exhibit F2**

3 SECTION @ ENTRY COLUMN  $3u^2 = 12u$

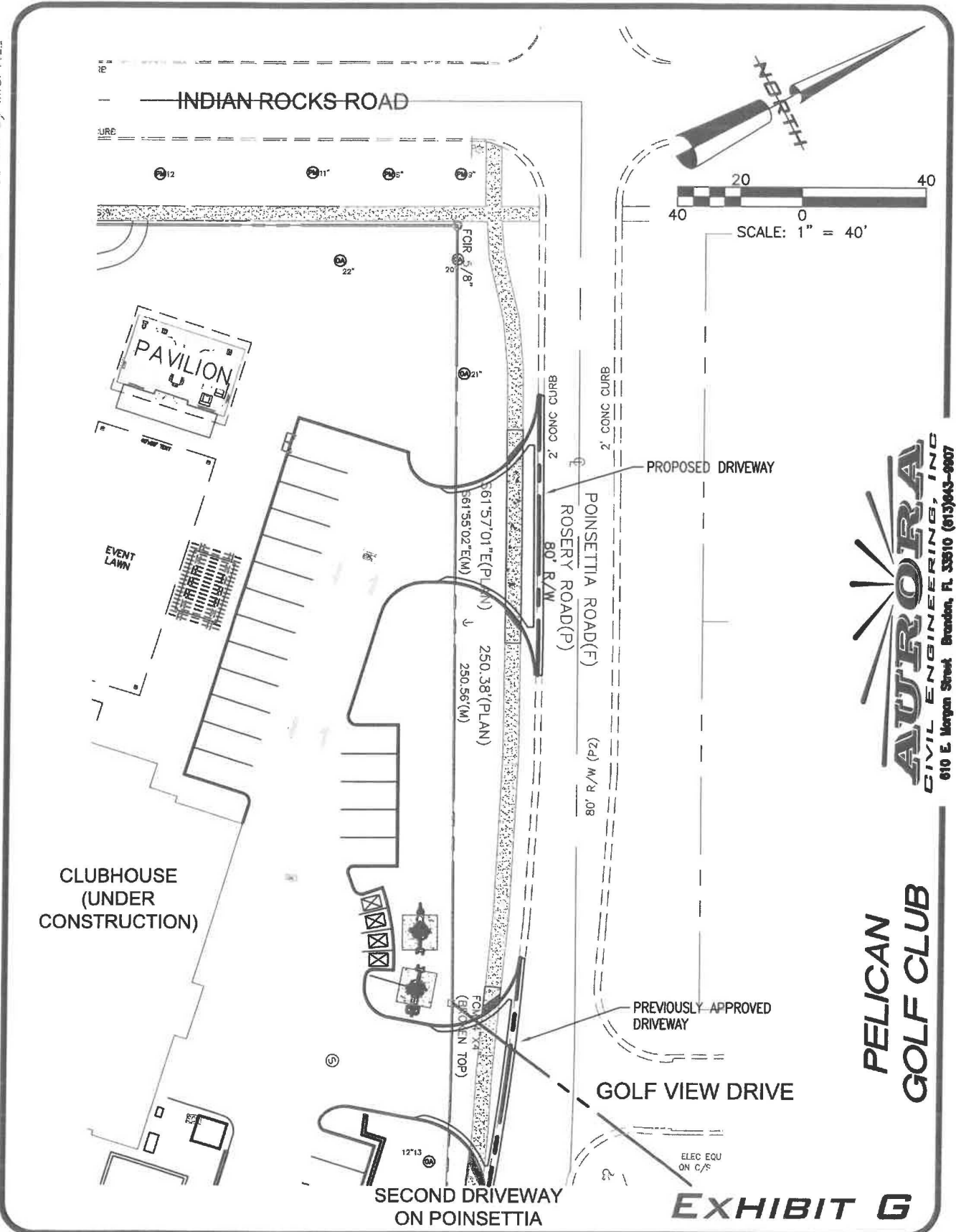
2 SECTION @ CART PATH COLUMN  $24'' \times 14''$

**B** ELEVATION @ CART PATH GATE 3.8' ± 1.0'

A ELEVATION @ ENTRY COLUMN 3/8" = 1'-0"



File: R:\Projects\Aurora\The Pelican\Plans\Pelican - Villa; Flotted: 5/17/2019 4:03 PM by MICHAEL KNIGHT; Saved: 5/17/2019 3:59 PM by MICHAEL



**AURORA**  
CIVIL ENGINEERING, INC.  
610 E. Morgan Street, Brandon, FL 33510 (813) 943-9907

**PELICAN  
GOLF CLUB**

**EXHIBIT G**





## Legislation Details (With Text)

**File #:** 19-0187      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Public Hearing  
**File created:** 7/12/2019      **In control:** Town Commission  
**On agenda:** 7/16/2019      **Final action:**  
**Title:** Consideration of Elements of Ordinance 525- Text Amendment; Accessory Uses for Golf Course  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Town Commission  
From: JP Murphy  
Date: 7/16/2019

---

**Subject:**

Consideration of Elements of Ordinance 525 - Text Amendment; Accessory Uses for Golf Course

**Summary:****Previous Commission Action:** N/A

**Background/Problem Discussion:** The Planning and Zoning Board previously discussed this item on July 8. The request amends the sleeping rooms to allow additional cottages. The Board recommended a motion to approve the text amendment for accessory use from the existing 16 cottages to a total of 28 cottages. The board also considered recommending to the commission that the final elevations of the cottages be approved and included in the enacting language.

**Expenditure Challenges:** N/A

**Financial Implications:** N/A

**Recommendation:** Staff recommends a motion to approve the text amendment for accessory use from the existing 16 cottages to a total of 28 cottages.

**Proposed Motion:** I move approval of text amendment for accessory use from the existing 16 cottages to a total of 28 cottages.



## Legislation Details (With Text)

<b>File #:</b>	19-0189	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Action Item	<b>Status:</b>		Public Hearing	
<b>File created:</b>	7/12/2019	<b>In control:</b>		Town Commission	
<b>On agenda:</b>	7/16/2019	<b>Final action:</b>			
<b>Title:</b>	Consideration of Elements of Ordinance 525- Development and Right of Way Use Agreement				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Right of Way Use Agreement with Pelican Golf_Ottinger 062819, 2. Development Agreement-Draft No Exhibits				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Town Commission

From: JP Murphy

Date: 7/16/2019

#### Subject:

Consideration of Elements of Ordinance 525 - Development and Right of Way Use Agreement

**Previous Board Action:** The Planning and Zoning board recommended approval of Consideration of Elements of Ordinance 525 - Development and Right of Way Use Agreement.

**Staff Recommendation:** Staff recommends approval of Consideration of Elements of Ordinance 525 - Development and Right of Way Use Agreement.

**Recommended Motion:** I move approval of Consideration of Elements of Ordinance 525 - Development and Right of Way Use Agreement.



## **RIGHT-OF-WAY USE AGREEMENT**

THIS RIGHT-OF-WAY USE AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between the **Town of Belleair**, a Florida municipal corporation in the State of Florida (the “First Party”), and **Pelican Golf, LLC**, a Florida limited liability company, or its successors and/or assigns (the “Second Party”).

### **WITNESSETH:**

WHEREAS, First Party owns fee simple title to certain street right-of-way properties, more particularly described and depicted in **Attachment “A”** and referred to herein as the **“Golfview ROW”** and in **Attachment “B”** and referred to herein as the **“Poinsettia ROW”** attached hereto and by this reference made a part hereof. The Golfview ROW and Poinsettia ROW” are collectively referred to herein as the “Properties”); and

WHEREAS, Second Party owns and operates a private golf course and clubhouse facility adjacent to the Properties; and

WHEREAS, Second Party wishes to use a portion of the Golfview ROW to locate a safety and security fence along a portion of a golf cart path ; and

WHEREAS, Second Party wishes to use a portion of the Poinsettia ROW to: (i) locate a security gate to control entrance to the golf course by unauthorized persons; and (ii) continue with the current location of the first hole tee area within the Poinsettia ROW; and

WHEREAS, Second Party acknowledges that this agreement does not permit them to add to, modify or otherwise alter the Properties or to place any item on the Properties; and

WHEREAS, Second Party has agreed to assume responsibility for all mowing and upkeep of the Properties; and

WHEREAS, the parties desire to enter into this Right-of-Way Use Agreement for their mutual benefit, protection, welfare, and necessity.

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the First Party, the parties hereto agree, for themselves, their heirs, successors, and assigns, as follows:

- 1) First Party, subject to the terms and conditions hereinafter set forth, hereby grants unto the Second Party, their successors and assigns, the right to utilize the Golfview ROW to locate a golf cart path safely and security fence for the golf course, with the specific location as more particularly described and depicted in **Attachment “A”**.
- 2) First Party, subject to the terms and conditions hereinafter set forth, hereby grants unto the Second Party, its successors and assigns, the right to utilize the Poinsettia ROW to

locate a security fence for the golf course and continue with the present location of the golf course first hole tee area with the specific locations as more particularly described and depicted in **Attachment "B"**.

- 3) The duration of this Agreement and right of use shall be perpetual, unless Second Party terminates or abandons its use of the Properties as described in this Agreement or unless said Second Party's use, in the sole determination of First Party, becomes incompatible or inconsistent with First Party's use of the Properties as public rights-of-way.
- 4) In the event First Party determines it is necessary to terminate this Agreement and Second Party's right to use either of the Properties it shall provide Second Party with sixty (60) days' prior notice of such termination including directions for the removal of any structures or other improvements placed on the Properties by Second Party which Second Party acknowledges are considered temporary and subject to removal at Second Party's expense when this Agreement is no longer in effect.
- 5) This agreement specifically includes the right of Second Party, its agents, employees, contractors, and assigns, to traverse the Properties as may be reasonably necessary for the stated use of the Properties.
- 6) Second Party holds First Party harmless from any and all liability for personal injury, wrongful death and Properties damage resulting from, or in any way connected with said use as a trash and solid waste collection site, except liability for personal injuries or Properties damage caused solely by the negligence or wrongdoing of First Party.
- 7) Second Party indemnifies First Party from any and all liability for personal injury, wrongful death and Properties damage occurring on the Properties, except liability for personal injuries or Properties damage caused solely by the negligence or wrongdoing of First Party.
- 8) The parties acknowledge and agree that the right of use herein granted is non-exclusive, and First Party, its heirs, successors or assigns, shall be entitled at all times to travel over the Properties, and to conduct any and all activities which they may desire to conduct thereon. The parties further acknowledge that First Party shall have no responsibility to maintain any portion thereof as a result of any of First Party's activities on or use of the Properties for any purpose.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 2019. Signed, sealed and delivered in the presence of:

**[Signature blocks on the following pages]**

Signed, sealed and delivered  
in the presence of:

**TOWN OF BELLEAIR, FLORIDA**

\_\_\_\_\_  
Attest: \_\_\_\_\_

By: \_\_\_\_\_  
Gary Katica, Mayor

\_\_\_\_\_  
Christine Torok, Town Clerk

STATE OF FLORIDA  
COUNTY OF PINELLAS

This instrument was acknowledged before me, this \_\_\_\_ day of \_\_\_\_\_,  
2019, by Gary Katica and Christine Torok, as Mayor and Town Clerk of the TOWN OF  
BELLEAIR, FLORIDA, a Florida municipal corporation, who are both personally known to me,  
on behalf of the corporation.

\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida, At Large  
Expiration of Commission:

**PELICAN GOLF, LLC**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PINELLAS

This instrument was subscribed before me, this \_\_\_\_ day of \_\_\_\_\_,  
2010, by \_\_\_\_\_, as \_\_\_\_\_ of Pelican Golf, LLC, a  
Florida limited liability company who is personally known or has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

State of Florida, At Large

Expiration of Commission:

## ATTACHMENT “A”

### Legal Description and Map of Golfview Right-of-Way (Golfview ROW)

#### Legal Description

#### Map of Right-of-Way





## ATTACHMENT “B”

### Legal Description and Map of Poinsettia Right-of-Way (Poinsettia ROW)

#### Legal Description

#### Map of Right-of-Way



## **DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT ("Agreement") is dated the \_\_\_\_\_ day of May, 2017, and entered into between **PELICAN GOLF LLC, a Florida limited liability company** ("Developer"), its successors and assigns, and the **TOWN OF BELLEAIR, FLORIDA, a municipal corporation of the State of Florida** ("Town").

### **RECITALS:**

WHEREAS, Florida Statutes Sections 163.3220 - 163.3243, the Florida Local Government Development Agreement Act ("Act"), authorizes the Town to enter into binding development agreements with persons having a legal or equitable interest in real property located within the corporate limits of the Town; and

WHEREAS, the Developer has contracted to acquire 135 acres of real property located at 1501 Indian Rocks Road (the "Property") in the corporate limits of the Town, more particularly described on the attached Exhibit "A", which Property is currently owned by the Town; and

WHEREAS, the Property currently consists of an operating golf course (the "Golf Course Parcel") and a clubhouse (the "Clubhouse Parcel"); and

WHEREAS, the Developer desires to renovate the existing Golf Course Parcel for continued use as a golf course and to raze the existing clubhouse and build a new clubhouse on the Clubhouse Parcel. The Clubhouse Parcel and the Golf Course Parcel are collectively referred to as the "Property"; and

WHEREAS, the Developer has applied for approval of a preliminary development plan and a development agreement; and

WHEREAS, the architectural elevations of the clubhouse to be located on the Clubhouse Parcel are attached hereto as Exhibit "B-1" and the plans for the renovation of the Golf Course Parcel are attached hereto as Exhibit "B-2"; and

WHEREAS, the Town has published and mailed notice of intent to consider this Agreement and has conducted such public hearings as are required by and in accordance with Florida Statutes Section 163.3225, Section 74-86 of the Code and any other applicable law; and

WHEREAS, the Town has determined that, as of the date of this Agreement, the proposed Project is consistent with the Town's Comprehensive Plan and the Town's Land Development Code; and

WHEREAS, approval of this Agreement is in the interests of the Town and in furtherance of the Town's goals; and

WHEREAS, at a duly noticed and convened public meetings on May 2, 2017 and May 16, 2017, the Town Commission approved this Agreement and authorized and directed its execution by the appropriate officials of the Town; and

WHEREAS, Developer has approved this Agreement and has duly authorized the undersigned to execute this Agreement on Developer's behalf.

## **STATEMENT OF AGREEMENT**

In consideration of and in reliance upon the premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound and in accordance with the Act and Code, agree as follows:

**SECTION 1. Recitals.** The above recitals are true and correct and are a part of this Agreement.

**SECTION 2. Incorporation of the Act.** This Agreement is entered into in compliance with and under the authority of the Code and the Act, the terms of which as of the date of this Agreement are incorporated herein by this reference and made a part of this Agreement. Words used in this Agreement without definition that are defined in the Act shall have the same meaning in this Agreement as in the Act.

### **SECTION 3. Property Subject to this Agreement.**

3.1 The Property described on the attached Exhibit "A" is subject to this Agreement.

3.2 The Property currently has a land use designation of Recreation/Open Space and is zoned CG, Golf Course District by the Town.

3.3 The Property is owned in fee simple by the Town and by virtue of a purchase agreement the equitable owner is Developer.

### **SECTION 4. Scope of Project.**

4.1 The development uses permitted on the Property, include General Commercial on the Clubhouse Parcel and Golf Course on the Golf Course Parcel, pursuant to the provisions of Chapter 74, Land Use regulations of the Town of Belleair.

4.2 Descriptions of the public services that will serve the Project, including who shall provide such facilities and a schedule to assure public facilities are available concurrent with the impact of the Project are provided in Section 7 of this Agreement.

4.3 No reservation or dedication of land for public purposes is required for the Project.

4.4 A description of all local development permits approved or needed to be approved for the Project is provided in Section 8 of this Agreement.

4.5 The applicant shall obtain approval from the Town of a parking plan for each phase of development and for construction workers, prior to the issuance of a building permit.

4.6 Developer agrees to comply with the provisions of the Overflow Parking Covenant set forth in Exhibit “D” in order to prevent offsite overflow parking.

4.7 The improvements shown on the final approved site plan shall be made a part of this development agreement.

4.8 The Clubhouse Parcel and the Golf Course Parcel of Project may be developed in two phases (each a “Phase” and collectively, the “Phases”). Phases of the Project may be developed in such order as Developer determines to appropriate based on market conditions subject to the agreed deadline dates set forth on Exhibit “E”. All Project infrastructure required to service a Phase shall be completed prior to the issuance of the final certificate of occupancy or close out of the applicable building permit for such Phase.

#### **SECTION 5. Effective Date/Duration of this Agreement.**

5.1 This Agreement shall be effective upon the recording of this Agreement in the public records of Pinellas County, Florida pursuant to Florida Statutes Section 163.3239 (“Effective Date”).

5.2 Within fourteen (14) days after the Town enters into this Agreement, the Town shall record this Agreement with the Clerk of the Circuit Court for Pinellas County. The Developer shall pay the cost of such recording.

5.3 This Agreement shall continue in effect for thirty (30) years from the Effective Date unless earlier terminated as set forth herein or extended by mutual consent of the Town Commission and the Developer subject to public hearings as required for the initial approval.

5.4 It shall be the responsibility of Applicant to submit an annual report to the Town sufficient to fulfill the requirements as stated in the provisions of the Act, and Ordinance No. . The Applicant, or its assign, shall submit an annual report at least 30-days prior to the annual review date. This report shall contain a section-by-section listing of what obligations have been met and the date finalized, as good faith compliance with the terms of the agreement. The Town shall review the annual report subject to this Agreement at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the Town finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, the Town shall provide the Applicant with a fifteen (15) day written

notice and opportunity to cure the non-compliance. The Applicant shall have 45 days after the expiration of the 15~day notice period to begin to cure the non-compliance, after which this Agreement may be revoked or modified by the Town.

5.5 If state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, this Agreement shall be modified or revoked as is necessary to comply with such relevant state and federal laws.

## **SECTION 6. Obligations under this Agreement.**

### **6.1 Obligations of the Developer:**

6.1.1 The obligations under this Agreement shall be binding upon and the benefits of this Agreement shall inure to the Developer and its successors in interest that specifically assumes such obligations by recorded assignment and assumption agreement.

6.1.2 At the time of development of the Property, the Developer will submit such applications and documentation as are required by law and shall comply with the Code applicable at the time of building permit review.

6.1.3 The following restrictions shall apply to development of the Property:

6.1.3.1 The Property and improvements located thereon shall be developed in substantial conformance with the Preliminary Development Plan attached as Exhibit "C". Any modifications to the Preliminary Development Plan determined by the Town Manager as either inconsistent with this Agreement or constituting a substantial deviation from this Agreement shall require an amendment to this Agreement in accordance with the procedures of the Act and the Code, as necessary and applicable. Any and all such approved and adopted amendments shall be recorded in the public records of Pinellas County, Florida. Subsequent to approval of the Preliminary Development Plan by the Town of Belleair Town Commission, should minor revisions be necessary, the Town Manager may review and approve such changes without further formal amendment to this agreement.

6.1.3.2 The Developer shall obtain appropriate final site plan approval for the Project within six (6) months from the Effective Date of this Agreement. The Developer shall thereafter timely obtain building permits and commence vertical construction thereunder, defined as work on the Project other than clearing, grubbing or other preliminary site preparation work and procure required certificates of occupancy consistent with the Code. Nothing herein shall restrict Developer from seeking an extension of site plan approvals pursuant to the Code or state law. In the event that work is not so commenced, the Town may deny future

development approvals and/or certificates of occupancy for the Project, and may terminate this Agreement in accordance with Section 10.

6.1.3.3 The provisions of this Development Agreement may be amended, added to, deleted, modified, or changed from time to time by recorded instrument executed by the then owners of the Property and the Town. Any modifications to the Site Plan must comply with the regulations for development contained in Chapter 74, Land Use regulations of the Town of Belleair.

## 6.2 Obligations of the Town:

6.2.1 The Town shall promptly process site and construction plan applications and building permits for the Project that are consistent with the Preliminary Development Plan and that meet the requirements of the Code.

6.2.2 The Town shall provide the public services to the Project as provided in Section 7 below.

6.2.3 The Town shall provide credits to Developer against impact fees due for the Project in accordance with the schedule of credits attached as Exhibit "D".

**SECTION 7. Public Facilities to Service Development.** The following public facilities are presently available to the Property from the sources indicated below. Development of the Property will be governed by the concurrency ordinance provisions applicable on the Effective Date of this Agreement. The requirements for concurrency as set forth in the Comprehensive Plan and Code, have been satisfied. No new public facilities will be required to be constructed at the expense of the Town to serve the Project.

7.1 Potable water is currently provided by the Town. The Developer shall be responsible for all necessary main extensions and applicable connection fees.

7.2 Sewer service is currently provided by Pinellas County. The Developer shall be responsible for all necessary main extensions and applicable connection fees.

7.3 Fire protection is currently provided by the Town. The Developer shall be responsible for all necessary main extensions.

7.4 Drainage facilities for the Property will be provided by the Developer at the Developer's sole expense.

7.5 All improvements associated with the public facilities identified in Subsections 7.1 through 7.4 required for service to any Phase shall be completed by Developer, at Developer's expense, prior to the issuance of any certificate of occupancy.



7.6 If necessary for the Project, Developer agrees to provide a cashier's check, a payment and performance bond, or letter of credit to be deposited with the Town to secure construction of any new public facilities and services required to be constructed by this Agreement in accordance with the Code. Such construction shall be completed prior to issuance of a certificate of occupancy for the respective Phase of the Project.

7.7 Solid waste is provided by the Town.

7.8 Compliance with concurrency requirements as to parks and recreation and schools have been demonstrated.

**SECTION 8. Required Local Government Approvals.** The required local government development approvals for development of the Property that have been received. Future local government development approvals include the following:

- 8.1 Final site plan approval(s);
- 8.2 Construction plan approval(s);
- 8.3 Building permit(s); and
- 8.4 Certificate(s) of occupancy;

**SECTION 9. Finding of Consistency.** The Town finds that development of the Property consistent with the terms of this Agreement is consistent with the Town Comprehensive Plan and the Code.

**SECTION 10. Termination.** If the Developer's obligations set forth in this Agreement are not followed in a timely manner, as reasonably determined by the Town Manager, after written notice to the Developer and an opportunity to be heard, existing permits shall be administratively suspended and issuance of new permits suspended until the Developer has fulfilled its obligations. Failure to timely fulfill its obligations may serve as a basis for termination of this Agreement by the Town after written notice to the Developer and an opportunity for the Developer to be heard.

**SECTION 11. Other Terms and Conditions.** Except in the case of termination, until thirty (30) years after the date of this Agreement, the Town may apply laws and policies adopted subsequently to the Effective Date of this Agreement if the Town has held a public hearing and determined:

- (a) They are not in conflict with the laws and policies governing this Agreement and do not prevent development of the land uses, intensities, or densities in this Agreement;
- (b) They are essential to the public health, safety, or welfare, and expressly state that they shall apply to the development that is subject to this Agreement;

- (c) They are specifically anticipated and provided for in this Agreement;
- (d) The Town demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement;  
or
- (e) This Agreement is based on substantially inaccurate information provided by the Developer.

**SECTION 12. Compliance with Law.** The failure of this Agreement to address any particular permit, condition, term or restriction shall not relieve the Developer from the necessity of complying with the law governing such permitting requirements, conditions, terms or restrictions.

**SECTION 13. Notices.** Notices and communications required or desired to be given under this Agreement shall be given to the parties by hand delivery, by nationally recognized overnight courier service such as Federal Express, or by certified mail, return receipt requested, addressed as follows (copies as provided below shall be required for proper notice to be given):

If to the Developer: PELICAN GOLF LLC  
c/o Thomas C. Nash, II  
Macfarlane Ferguson & McMullen  
625 Court Street, Suite 200  
Clearwater, FL 33756

With Copy to: Thomas C. Nash, II  
Macfarlane Ferguson & McMullen  
625 Court Street  
Suite 200  
Clearwater, FL 33756

If to Town: Town of Belleair  
Attn: Town Manager  
901 Ponce de Leon Blvd.  
Belleair, Florida 33756

Properly addressed, postage prepaid, notices or communications shall be deemed delivered and received on the day of hand delivery, the next business day after deposit with an overnight courier service for next day delivery, or on the third (3<sup>rd</sup>) day following deposit in the United States mail, certified mail, return receipt requested. The parties may change the addresses set forth above (including the addition of a mortgagee to receive copies of all notices), by notice in accordance with this Section.

## **SECTION 14. Assignments.**

### **14.1 By the Developer:**

14.1.1 The Developer may sell, convey, assign or otherwise dispose of any or all of its right, title, interest and obligations in and to the Project, or any part thereof (each a "Parcel"), only with the prior written notice to the Town, provided that such party (hereinafter referred to as the "assignee"), to the extent of the sale, conveyance, assignment or other disposition by the Developer to the assignee, shall be bound by the terms of this Agreement the same as the Developer for such part of the Project as is subject to such sale, conveyance, assignment or other disposition.

14.1.2 If the assignee of the Developer's right, title, interest and obligations in and to the Project, or any part thereof assumes all of the Developer's obligations hereunder for the Project, or that part subject to such sale, conveyance, assignment or other disposition, then the Developer shall be released from all such obligations hereunder which have been so assumed by the assignee, and the Town agrees to execute an instrument evidencing such release, which shall be in recordable form.

14.1.3 An assignment of the Project, or any part thereof, by the Developer to any corporation, limited partnership, limited liability company, general partnership, or joint venture, in which the Developer (or an entity under common control with Developer) has either the controlling interest or through a joint venture or other arrangement shares equal management rights and maintains such controlling interest or equal management rights shall not be deemed an assignment or transfer, provided, however, that notice of such assignment shall be given by the Developer to the Town promptly after such assignment being effective and the assignee shall be bound by the terms of this Agreement to the same extent as would the Developer in the absence of such assignment.

14.2 Successors and Assigns. The terms herein contained shall bind and inure to the benefit of the Town, and its successors and assigns, and the Developer and, as applicable to the parties comprising Developer, their personal representatives, trustees, heirs, successors and assigns, except as may otherwise be specifically provided herein.

**SECTION 15. Minor Non-Compliance.** The Developer will not be deemed to have failed to comply with the terms of this Agreement in the event such noncompliance, in the judgment of the Town Manager, reasonably exercised, is of a minor or inconsequential nature.

**SECTION 16. Covenant of Cooperation.** The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement and in achieving the completion of development of the Property.

**SECTION 17. Approvals.** Whenever an approval or consent is required under or contemplated by this Agreement such approval or consent shall not be unreasonably withheld, delayed or conditioned. All such approvals and consents shall be requested and granted in writing.

**SECTION 18. Completion of Agreement.** Upon the completion of performance of this Agreement or its revocation or termination, a statement evidencing such completion, revocation or termination shall be signed by the parties hereto and recorded in the official records of the Town.

**SECTION 19. Entire Agreement.** This Agreement (including any and all Exhibits attached hereto all of which are a part of this Agreement to the same extent as if such Exhibits were set forth in full in the body of this Agreement), constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof.

**SECTION 20. Construction.** The titles, captions and section numbers in this Agreement are inserted for convenient reference only and do not define or limit the scope or intent and should not be used in the interpretation of any section, subsection or provision of this Agreement. Whenever the context requires or permits, the singular shall include the plural, and plural shall include the singular and any reference in this Agreement to the Developer includes the Developer's successors or assigns. This Agreement was the production of negotiations between representatives for the Town and the Developer and the language of the Agreement should be given its plain and ordinary meaning and should not be strictly construed against any party hereto based upon draftsmanship. If any term or provision of this Agreement is susceptible to more than one interpretation, one or more of which render it valid and enforceable, and one or more of which would render it invalid or unenforceable, such term or provision shall be construed in a manner that would render it valid and enforceable.

**SECTION 21. Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and shall with the remainder of this Agreement continue unmodified and in full force and effect. Notwithstanding the foregoing, if such responsibilities of any party hereto, to the extent that the purpose of this Agreement or the benefits sought to be received hereunder are frustrated by such partial invalidity, such party shall have the right to terminate this Agreement upon fifteen (15) days written notice to the other parties.

**SECTION 22. Code Amendments.** Subsequently adopted ordinances and codes of the Town which are of general application not governing the development of land shall be applicable to the Property, and such modifications are specifically anticipated in this Agreement.

**SECTION 23. Governing Law.** This Agreement shall be governed by, and construed in accordance with the laws of the State of Florida.

**SECTION 24. Counterparts.** This Agreement may be executed in counterparts, all of which together shall continue one and the same instrument.

**SECTION 25. Amendment.** This Agreement may be amended by mutual written consent of the Town and the Developer so long as the amendment meets the requirements of the Act, applicable Town ordinances, and Florida law.

BALANCE OF PAGE INTENTIONALLY BLANK  
SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the parties have hereto executed this Agreement the date and year first above written.

In the presence of:

**PELICAN GOLF LLC, a Florida limited liability company**

\_\_\_\_\_  
Print Name \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name \_\_\_\_\_

As to Developer

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, as \_\_\_\_\_ of PELICAN GOLF LLC, a Florida limited liability company, on behalf of the corporation, who is ☐ personally known to me, or who has ☐ produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

My Commission expires:



**TOWN OF BELLEAIR, FLORIDA**

By: \_\_\_\_\_

Name: JP Murphy

Title: Town Manager

Attest:

\_\_\_\_\_  
Town Clerk

Approved as to Form:

\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by J.P. Murphy, as Town Manager of the Town of Belleair, Florida, who is ☐ personally known to me or who has ☐ produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires \_\_\_\_\_

**EXHIBIT “A”**

**Legal Descriptions**

**CLUBHOUSE PARCEL:**

**GOLF COURSE PARCEL:**

**EXHIBIT “B-1”**

**Architectural Elevations for Clubhouse**

**EXHIBIT “B-2”**

**Renovation Plans for the Golf Course Parcel**

## **EXHIBIT “C”**

### **Preliminary Development Plan**

**EXHIBIT D**

**OVERFLOW PARKING COVENANT**

The Town has granted Developer a variance with respect to the minimum number of on-site parking spaces required by the Town Code with respect to the proposed uses of the Property. That variance was granted after consideration of the Developer's analysis of parking needs as a result of anticipated attendance of club patrons for its various uses – golf, dining, and fitness activities; and the fact that Developer will make available [236] temporary parking spaces on the golf practice range to accommodate overflow parking if required for either regular or special events on the Property. Avoidance of club patron parking on streets adjacent to the Property is of high importance to the Town. In order to prevent such on street parking whether or not due to the unavailability of on-site parking, Developer agrees to the following:

1. Club members and guests will be advised through club rules or signage on the property that parking on the adjacent streets for club activities is prohibited.
2. Developer will insure that during all club business hours there is the capability to immediately open the overflow parking area to vehicles in the event there are insufficient regular on-site parking spaces.
3. The Town will also consider the granting of special permits to allow on-street parking for special events by prior application to the Town Commission.



## **EXHIBIT E**

### **DATES FOR COMPLETION OF PROJECT PHASES**

1. Golf Course Parcel – completion of construction of the portion of the Property utilized for golf play shall be completed on or before May 31, 2018.
2. Clubhouse Parcel – completion of construction of new clubhouse and accessory structures shall be completed on or before May 31, 2019.
3. Grill/Pro Shop - completion of construction of new grill/pro shop shall be completed on or before October 31, 2018



## Legislation Details (With Text)

**File #:** 19-0188      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Public Hearing  
**File created:** 7/12/2019      **In control:** Town Commission  
**On agenda:** 7/16/2019      **Final action:**  
**Title:** Consideration of Elements of Ordinance 525- Amended Development Plan.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Pages from Phase 4 Staff Report\_PZ\_070819

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Town Commission  
From: JP Murphy  
Date: 7/16/2019

---

**Subject:**

Consideration of Elements of Ordinance 525 - Amended Development Plan

**Previous Board Action:** The Planning and Zoning board recommended approval of Consideration of Elements of Ordinance 525 - Amended Development Plan

**Staff Recommendation:** Staff recommends approval of Consideration of Elements of Ordinance 525 - Amended Development Plan

**Recommended Motion:** I move approval of Consideration of Elements of Ordinance 525 - Amended Development Plan



## **Exhibits**

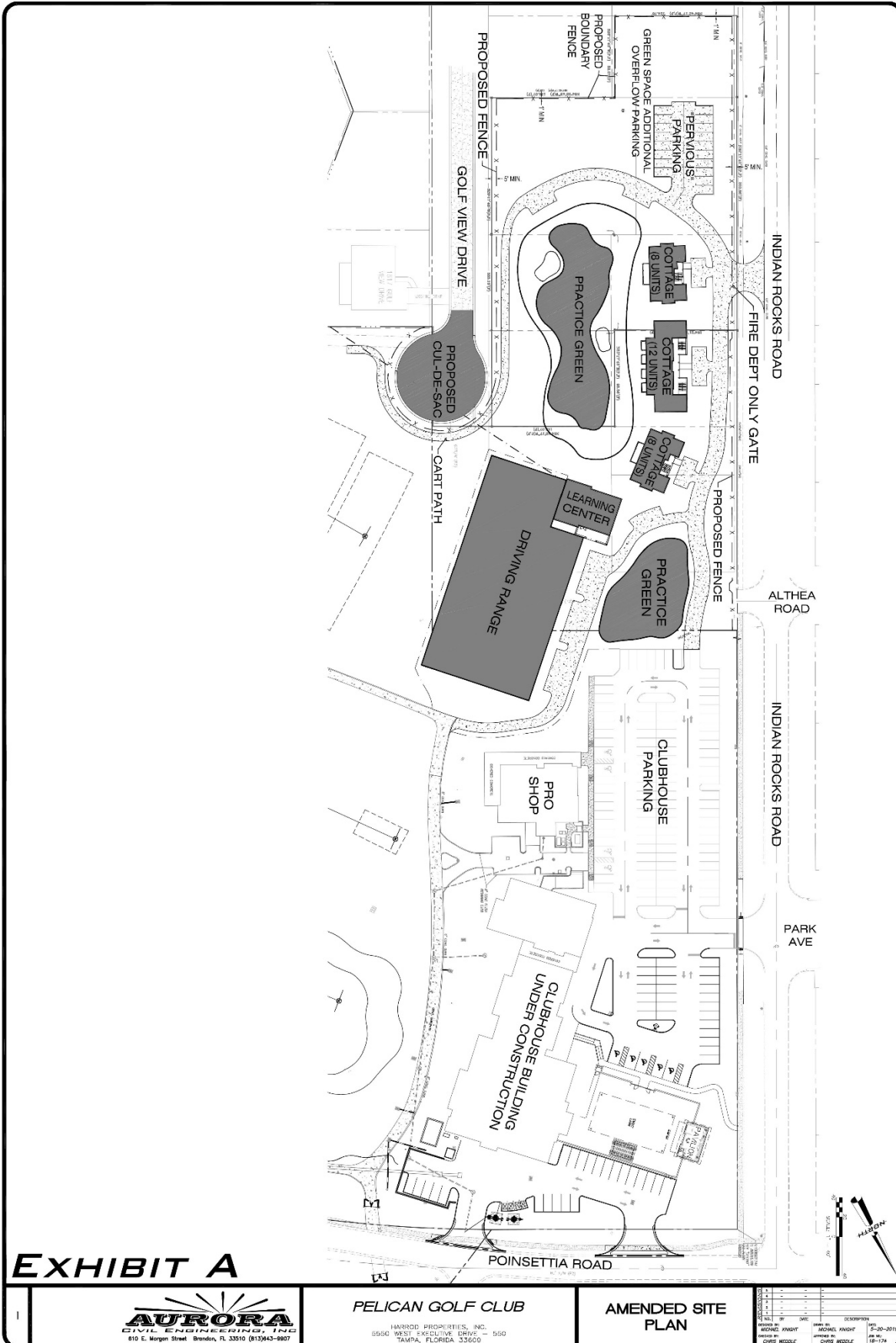
- A: Amended Site Plan**
- B: Proposed Fence in R-O-W (Gulf View Drive)**
- C 1-6: 8 Room & 12 Room Cottage Elevations**
- D: (None)**
- E: Overall Comparison of Relocated Structures and Amenities**
- F 1-2: Proposed Gate and Columns in R-O-W (Poinsettia Road)**
- G: Proposed Second Driveway on Poinsettia Road**
- H: Fire Access**

## **Ordinances**

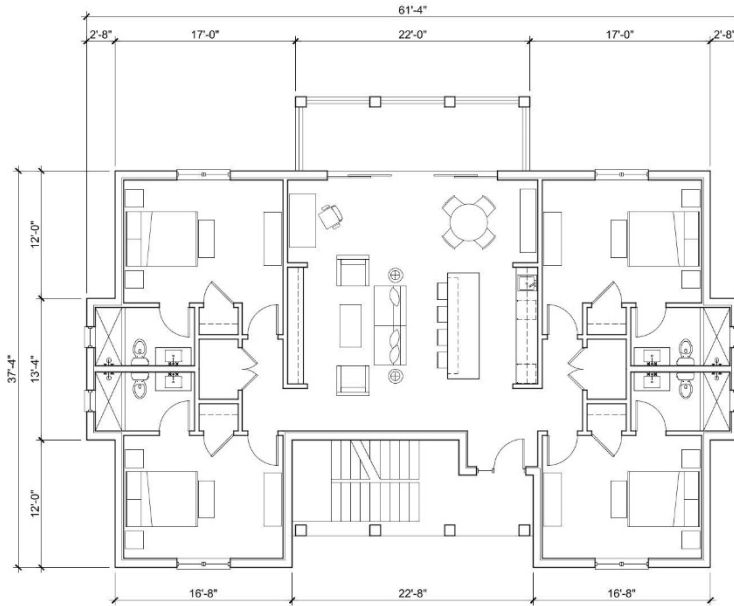
**Ordinance 524 and Ord. Exhibit 'A'**

**Ordinance 525 and Ord. Exhibits 'A - E'**

## **Right-of-Way Use Agreement**







**elevation**  
ARCHITECTURE

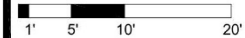
architecture | planning | interiors

Project: 8 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
TYPICAL FLOOR PLAN

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

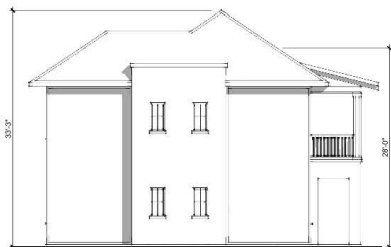


**Exhibit C1**

Project #: 19-109  
Date: 05.17.19



TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: 8 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"



**Exhibit C2**

Project #: 19-109  
Date: 05.17.19





**elevation**  
ARCHITECTURE

architecture | planning | interiors

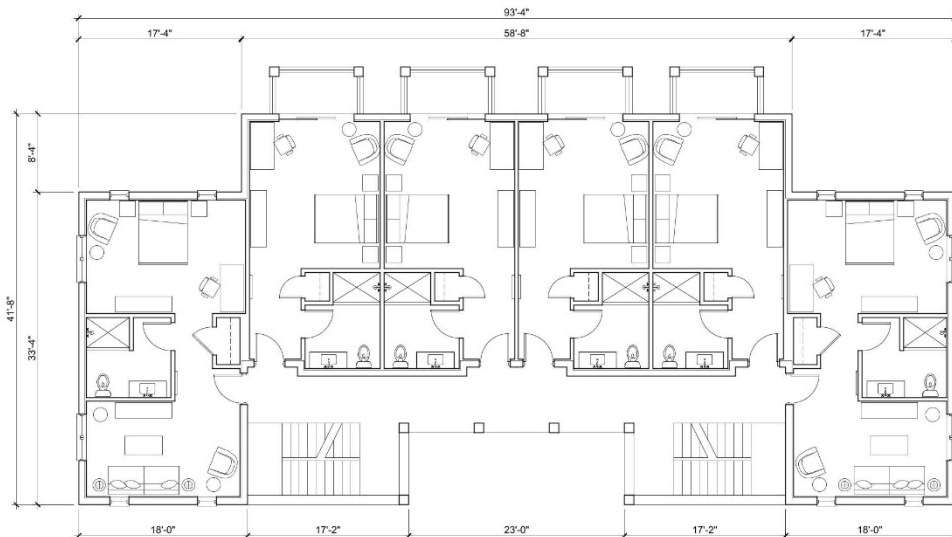
Project: 8 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
AERIAL VIEW FROM GREEN

**Exhibit C3**

Project #: 19-109  
Date: 05.17.19



**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: 12 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
TYPICAL FLOOR PLAN

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

1' 5' 10' 20'

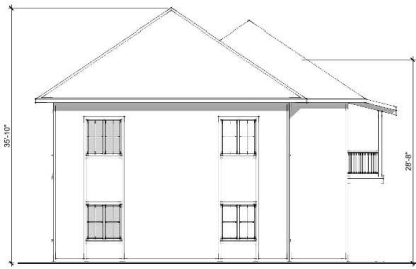


**Exhibit C4**

Project #: 19-109  
Date: 05.17.19



TYPICAL EAST ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL WEST ELEVATION

**elevation**  
ARCHITECTURE

architecture | planning | interiors

Project: 12 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
EXTERIOR ELEVATIONS

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



**Exhibit C5**

Project #: 19-109  
Date: 05.17.19



**elevation**  
ARCHITECTURE

architecture | planning | interiors

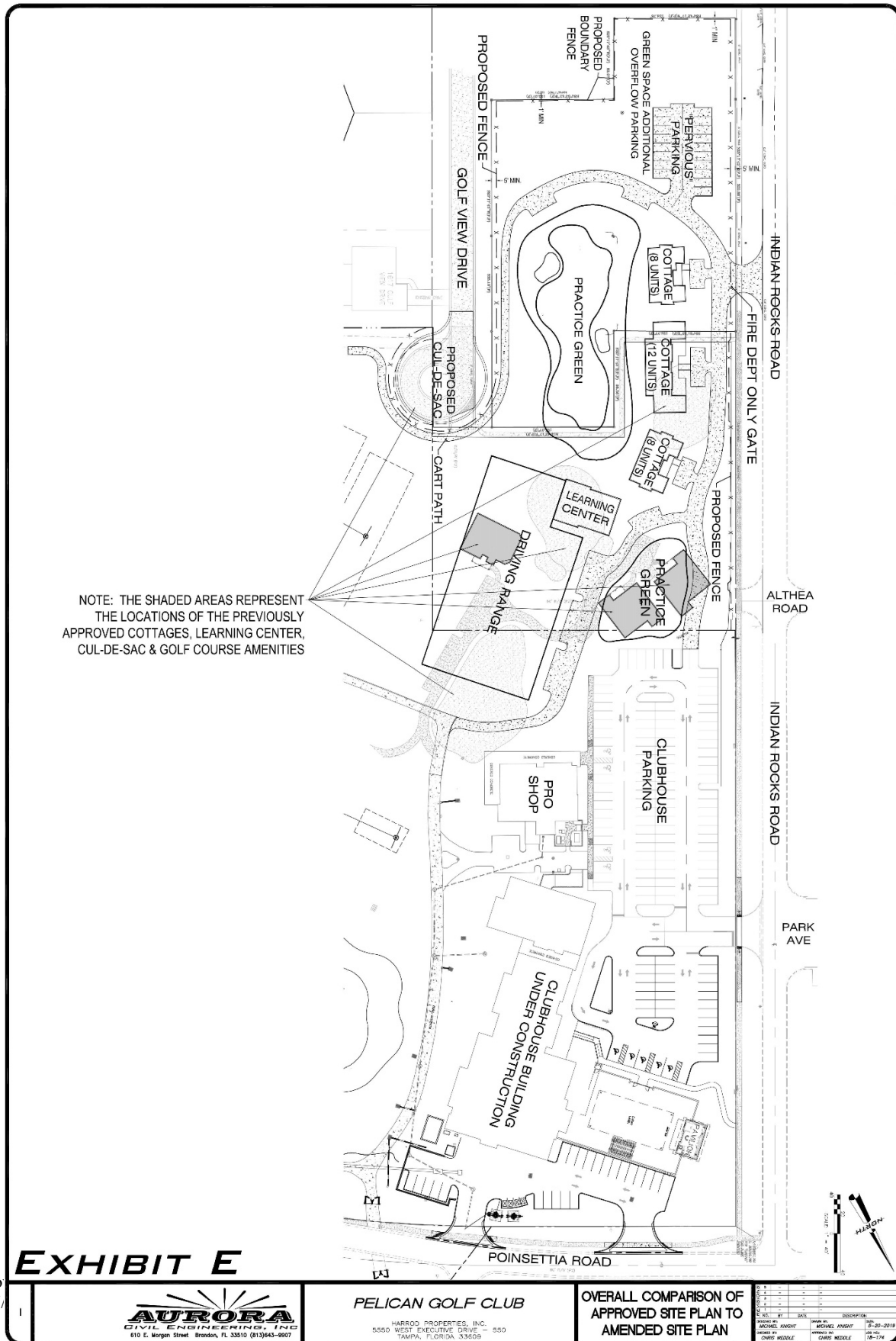
Project: 12 Room Villa  
Pelican Golf Club

Belleair, Florida

Sheet Title:  
AERIAL VIEW FROM GREEN

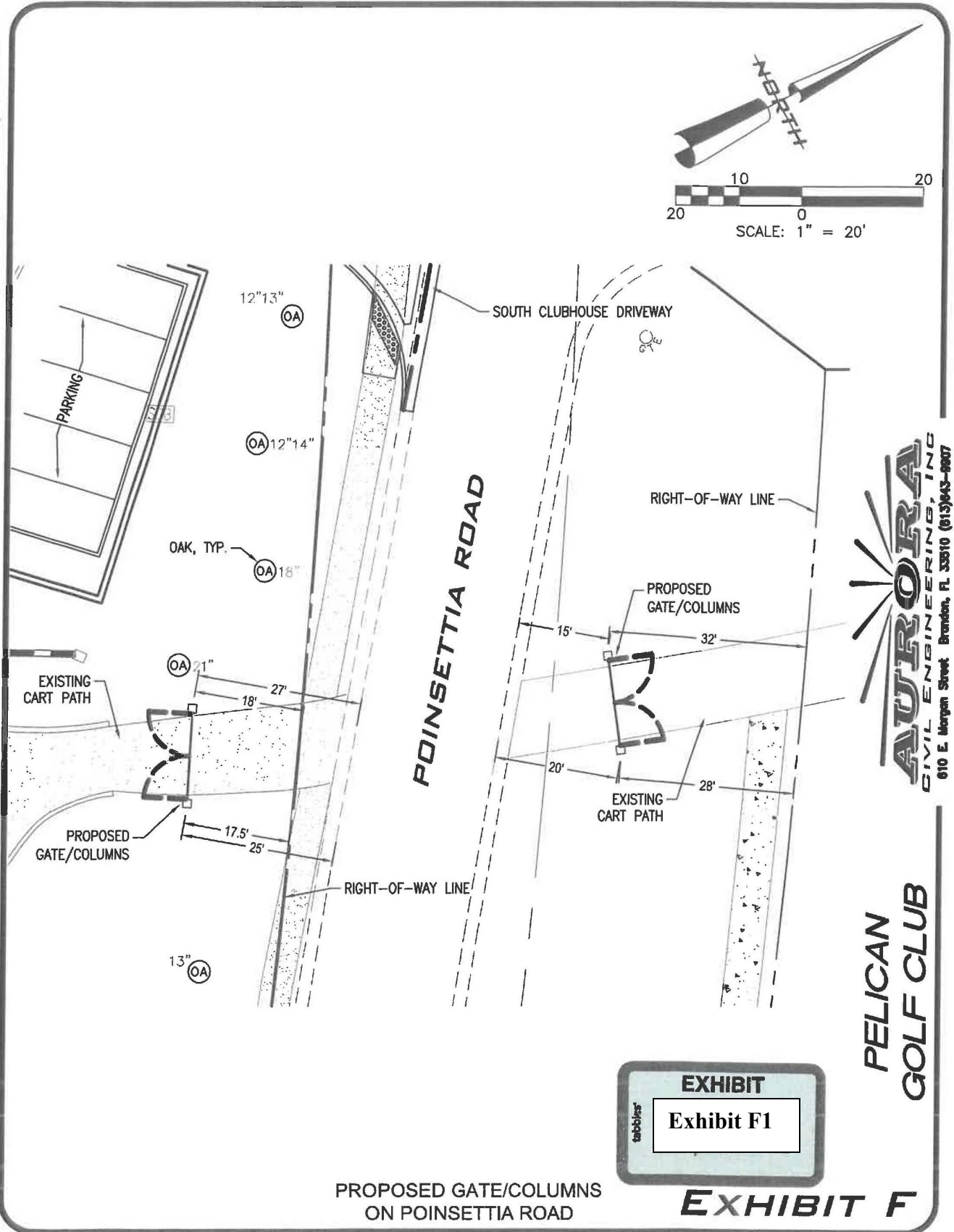
**Exhibit C5**

Project #: 19-109  
Date: 05.17.19





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



**AURORA**  
CIVIL ENGINEERING, INC.  
810 E. Morgan Street Brandon, FL 33510 (813)943-9907

**PELICAN GOLF CLUB**



Pelican Golf Club  
Clubhouse

3145 Lakewood Ranch Blvd.  
Bradenton, Florida 34211

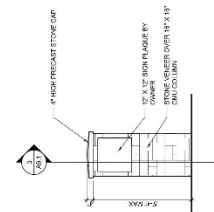
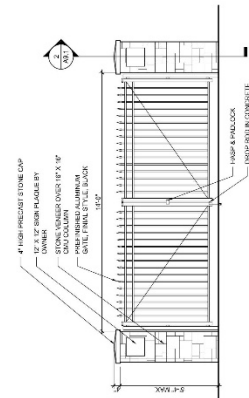
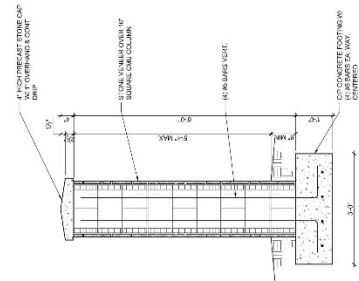
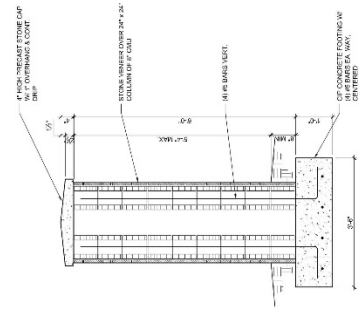
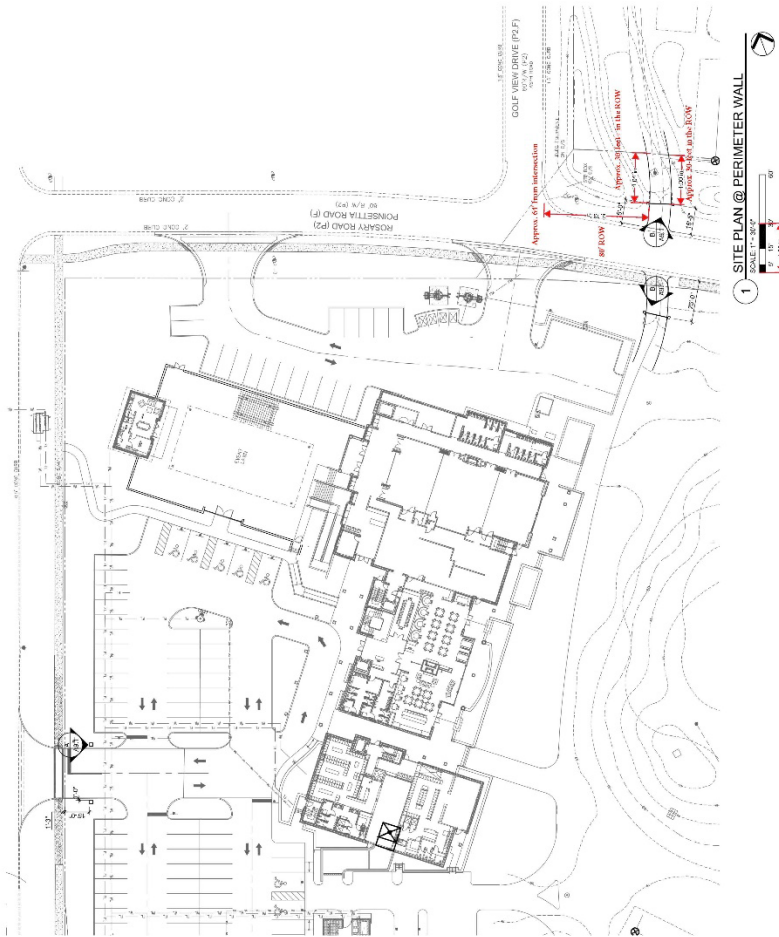
NAME: \_\_\_\_\_  
Dennis M. Carr, AIA  
FL Lic. No. AR0215706

**SHEET TITLE: ENTRY COLUMN  
PLANS, ELEVATIONS,  
& DETAILS**

DATA:	16-102
PROJECT A:	03-11-2019
DATE:	
DRAWN BY:	
FILE:	
SHEET N°:	

## A9.1

**EXHIBIT 'F'**



## Exhibit F2

SECTION @ ENTRY COLUMN

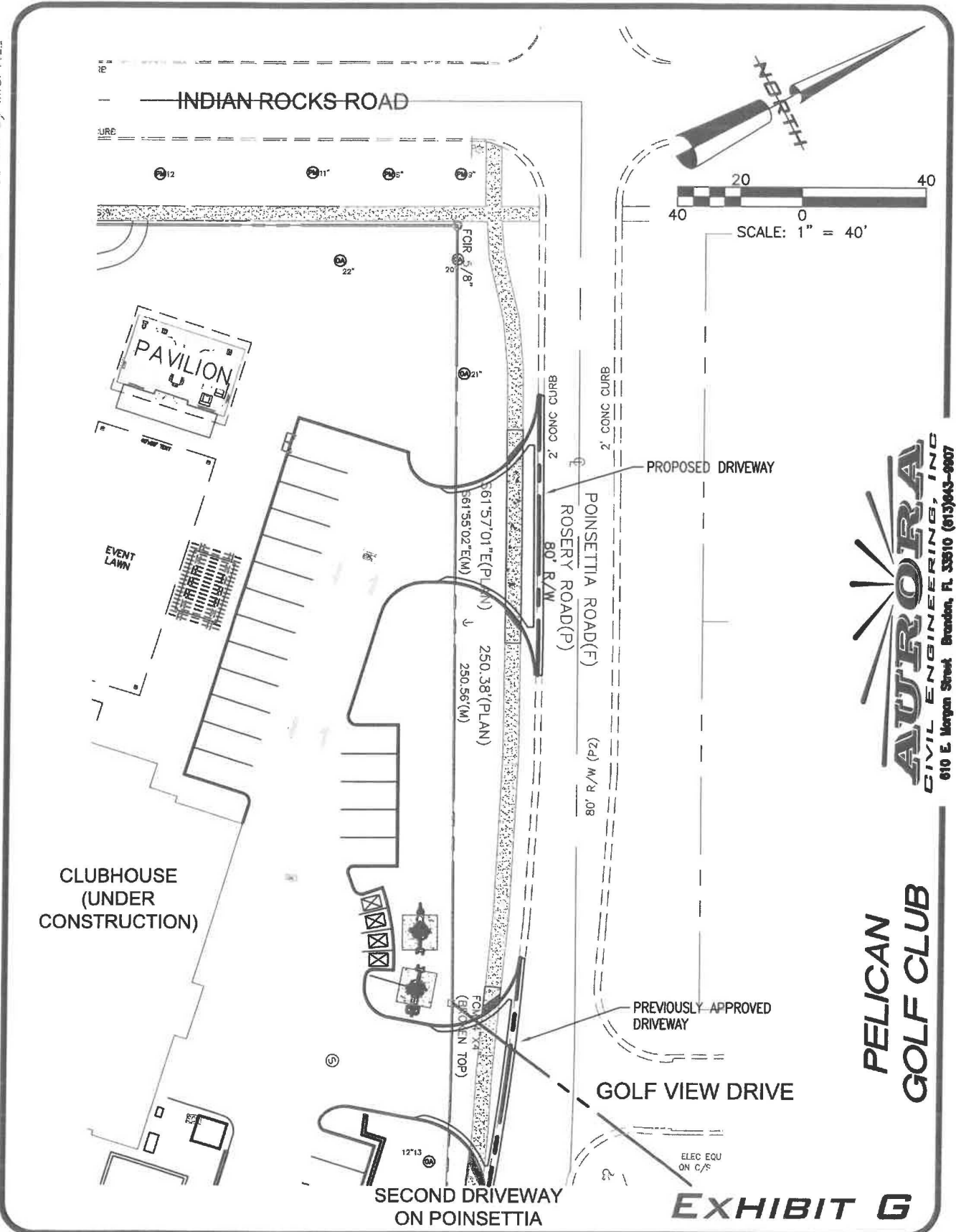
2 SECTION @ CART PATH COLUMN 3'4" - 1'2"

**B** ELEVATION @ CART PATH GATE  $30^{\circ} = 1.5^{\circ}$

**ELEVATION @ ENTRY COLUMN**



File: R:\Projects\Belleair\The Pelican\Plans\Pelican - Villa; Flotted: 5/17/2019 4:03 PM by MICHAEL KNIGHT; Saved: 5/17/2019 3:59 PM by MICHAEL

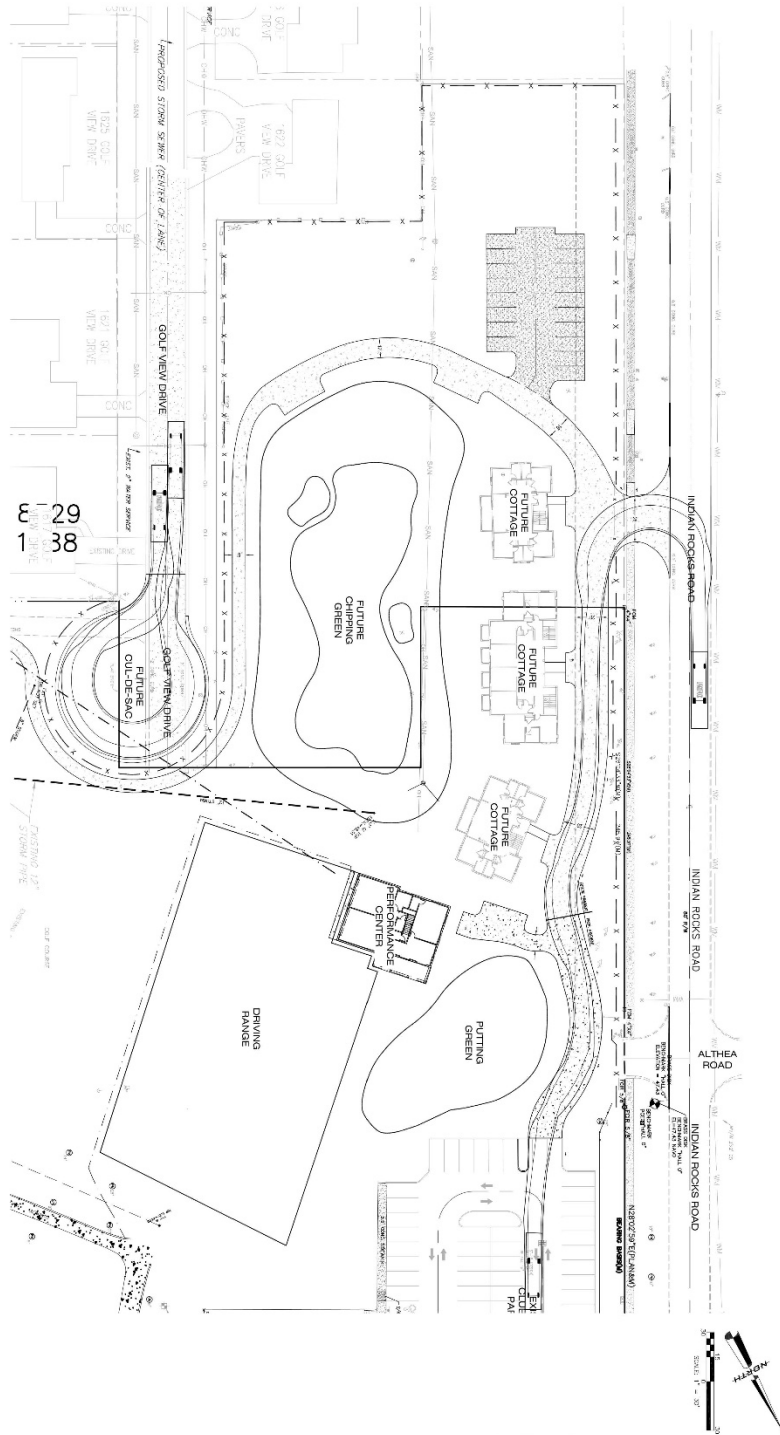


**AURORA**  
CIVIL ENGINEERING, INC.  
610 E. Morgan Street, Brandon, FL 33510 (813) 943-9907

**PELICAN  
GOLF CLUB**

**EXHIBIT G**





## EXHIBIT H

 <b>AURORA</b> CIVIL ENGINEERING, INC. 610 E. Morgan Street, Brandon, FL 33510 (813)643-9907	<b>PELICAN GOLF CLUB</b> <b>"PERFORMANCE CENTER"</b> HARRIS PROPERTIES, INC. 8550 WEST EXECUTIVE DRIVE - 550 TAMPA, FLORIDA 33609	<b>VEHICLE TRACKING</b>	DATE: 7-1-2018	
			DESIGNED BY: MCI/AD	CHECKED BY: KMD/IT



## Legislation Details

---

**File #:** 19-0174      **Version:** 1      **Name:**

**Type:** Minutes      **Status:** Minutes Approval

**File created:** 7/9/2019      **In control:** Town Commission

**On agenda:** 7/16/2019      **Final action:**

**Title:** Approval of June 4, 2019 Regular Meeting Minutes

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. RM - 06-04-2019

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Minutes Town Commission

---

Tuesday, June 4, 2019

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 was called to order at 6:01 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.

#### **19-0148** Variance for 313 Wood Lawn Ave

No one to be sworn in.

Applicant not present. Mr. Murphy stated that past procedure has been to continue the request to a date certain; continued to the July 16, 2019 commission meeting.

**Commissioner Shelly moved to continue the variance for 313 Woodlawn Ave. Seconded by Deputy Mayor Rettstatt.**

**Commissioner Shelly moved to amend his motion and to continue the variance for 313 Woodlawn Ave. to July 16, 2019. Seconded by Deputy Mayor Rettsatt.**

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

#### **19-0150** First Reading of Ord 523 - Fences and Fence Walls

Mr. Murphy read Ordinance No. 523 - Fences and Fence Walls by title only; provided background of revisions; will assist with code enforcement; eliminate green coated chain link fences as well as front yard chain link fences; vegetation coverage and irrigation.

Leslie Rhaney-SPC Public Policy Student-Spoke in support of Ordinance 523; in agreement with the amendments.

Mr. Murphy stated current fences would be grandfathered but once need replacement would need to follow new code

Discussion:

Deputy Mayor Rettstatt thanked the Planning and Zoning Board for all their work done on the ordinance.

Pam Kern-Resident-Spoke on ordinance; concerns with height requirements for uniformity.

**Commissioner Wilkinson moved approval of Ordinance No. 523 on first reading. Seconded by Commissioner Shelly.**

**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.)

Tom Olson-Resident, Finance Board Chair-Spoke regarding finance board discussions; finance board recommended to the commission to not take on any more debt at this time; spoke on reserves, anticipated shortfall; in 2022-2023 will be able to gage new income levels.

Mayor Katica commented on other municipalities in bankruptcy due to borrowing; does not support additional debt.

Commissioner Shelly spoke regarding value increases; infrastructure fund; in agreement at this time not to increase debt.

Commissioner Kurey spoke regarding infrastructure project costs and priorities; new engineer of record; financial stability and strength of the Town and community; only discussions of potential borrowing; needing clarity and a plan of action.

Deputy Mayor Rettstatt concurred with Commissioner Kurey.

Mr. Murphy stated the commission had asked staff to identify all of the possible projects over the next 20 years; the 30 million dollars discussed was not needed at this time; no dire emergencies; major projects are coming to a close; look at debt capacity for the future.

Daniel Hartshorne-Resident, Finance Board member- provided history on financial situation and future borrowing; board supports borrowing, but not for a few years.

Larry Simenau-Resident-In agreement with Finance Board; urgent issues that come up can be addressed at that time.

### **CONSENT AGENDA**

[19-0151](#)

Approval of May 21, 2019 Regular Meeting Minutes

**Deputy Mayor Rettstatt moved approval of the Consent Agenda. Seconded by Commissioner**

**Wilkinson.**

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

**GENERAL AGENDA****19-0147****Resolution 2019-13, Amendment to the FY 2018-19 Budget**

Mr. Murphy stated purpose of amendment; identified various funding sources available; possible tree mediation fund allocations to Tackett Park; capital project fund and park fund; budget amendment to the infrastructure fund; dollars from tree fund could be moved.

Commissioner Wilkinson inquired about the Tackett Park improvements budget; Mr. Murphy explained the funds needed; sources were all appropriate for projects.

Rick Allison-Director of Parks, Recreation, and Public Works-clarified total costs; original amount didn't include tree work; project is getting done with no ad valorem dollars.

Stefan Massol-Director of Support Services-Discussed changes to be made to attachment to reflect correct dollar amounts.

Discussion ensued regarding making changes to the budget amendment.

Consensus of the commission to table the item for now and to move on to the next agenda item.

Discussion ensued regarding noticing of meetings and budget.

**19-0149****Appointing a Delegate to the Florida League of Cities**

Mr. Murphy stated formal action to appoint the Town's delegate to the Florida League of Cities; also announced Commissioner Shelly won Home Rule Hero award.

**Commissioner Wilkinson moved to nominate Commissioner Tom Shelly as our delegate to the Florida League of Cities. Seconded by Deputy Mayor Rettstatt.**

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

**POLICE CHIEF'S REPORT**

Nothing to report.

**TOWN MANAGER'S REPORT**

Introduced Phil Lock from McKim and Creed; will be lead engineer for Town; Infrastructure board consultant interviewed as well; received very high score; brings a welcome knowledge for engineering process and projects.

Phil Lock-McKim & Creed-Thanked for opportunity to be of service to the Town; commented on water plant; discussed background and experience; construction costs; infrastructure master plan; spoke about family and hobbies.

Mr. Murphy discussed tax roll values; charts shown to audience; keeping up with trend in the county; property values are increasing; addressed questions.

Deputy Mayor Rettstatt requested to see how much vacant land was in the Town and not development.

Mr. Murphy concluded his report by announcing May Employees of the Month..

Deputy Mayor Retstatt stated Mr. Murphy had received a Home Rule Hero award; Commissioner Shelly stated Mr. Murphy had gone to Tallahassee to fight for budget for the Palmetto roadway project as well as a request from Florida League of Cities.

[19-0147](#)

Resolution 2019-13, Amendment to the FY 2018-19 Budget

Mr. Massol provided a recap of previous budget discussion; discussed revised numbers regarding Tackett Park project; provided updated attachment.

Discussion ensued regarding the amendments.

Mr. Murphy read the specific transfer amounts and accounts for the record.

**Commissioner Shelly moved approval of Resolution 2019-13 as amended. Seconded by Deputy Mayor Rettstatt.**

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

### **TOWN ATTORNEY'S REPORT**

Nothing to report.

### **MAYOR AND COMMISSIONERS' REPORT/BOARD AND COMMITTEE REPORTS**

Mayor Katica-commented on borrowing and importance of not over borrowing.

Commissioner Wilkinson-Recreation board hasn't met; spoke regarding summer camps.

Deputy Mayor Rettstatt stated she had nothing to report.

Commission Shelly-boards didn't meet; fire report will be forthcoming; commented on officer memorial service.

Kurey-commented on debt; welcomed Mr. Lock; having an infrastructure master plan.

### **OTHER BUSINESS**

Mr. Simenau-inquired about a conflict of interest mentioned at a prior meeting.

Mr. Ottinger stated he did not personally see a conflict; seeking a formal ruling or opinion from the Florida Commission on Ethics on the matter; filling next week.



**ADJOURNMENT**

**Commissioner Wilkinson moved to adjourn. Seconded by Deputy Mayor Rettstatt.**

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

**APPROVED:**

---

**MAYOR**



## Legislation Details (With Text)

---

**File #:** 19-0173      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Consent Agenda  
**File created:** 7/9/2019      **In control:** Town Commission  
**On agenda:** 7/16/2019      **Final action:**  
**Title:** Special Relief Permit Request - 1600 Magnolia Rd  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. SRP - DelBasso

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Mayor and Commissioners  
From: JP Murphy  
Date: 7/9/2019

---

**Subject:**  
Special Relief Permit Request 1600 Magnolia Rd.

**Summary:**  
Applicant is requesting relief to section 74-484 for music not to extend beyond midnight. A site layout and parking plan are included with the application.  
**Previous Commission Action:** N/A  
**Background/Problem Discussion:** N/A  
**Expenditure Challenges** N/A  
**Financial Implications:** N/A  
**Recommendation:** Staff recommends approval  
**Proposed Motion** N/A

## **TOWN OF BELLEAIR**

# **SPECIAL RELIEF PERMIT APPLICATION**

### **PROCESS OVERVIEW**

To address community requests to host/conduct special events and activities, the Commission may provide temporary relief from certain code restrictions via a special relief permitting process.

Permits are required in order for residents to receive temporary variances from code regulations that may include the serving of alcohol on public property (Section 6-2), the generation of excess noise (74-484), the placement of temporary signage (74-572), the allowance of increased street parking, or other variances. Allowed exemptions only last for the duration of the proposed event.

This process is initiated with the submission of this completed application to the Town Manager at least 21 days before any proposed event date. Properties may obtain no more than 2 permits per year. Applications will be approved/denied at a Commission meeting specified by the Town Manager.

If approved, and after receipt of required permit fees, applicants will be issued a Special Relief Permit by the Police Department within three (3) business days. Permits will then be issued to applicants and will specify authorized dates, times, and conditions-of-use for the approved event/occurrence.

### **PERMITS ARE REQUIRED WHEN ANY EVENT OR ACTIVITY:**

- Will likely result in the violation of any Town Code section
- Will require the waiving of certain Code sections (per the breakdown on page 4 of this document)
- Will likely involve more than 50 participants and/or 20 vehicles in attendance

### **PERMIT FEES**

Permit fees for a Special Relief Permit, as specified by the Town Code (Appendix B, Appeal to the Commission) are listed below. The Commission may waive or refund fees, as deemed necessary.

- |  |           |
|--|-----------|
| • Government entities                  | \$ 0.00   |
| • Non-profit organizations             | \$ 50.00  |
| • Events with fewer than 100 attendees | \$ 50.00  |
| • Events with more than 100 attendees  | \$ 200.00 |

Fee payment may be mailed or made in-person at Town Hall (901 Ponce de Leon Boulevard). Payment may be made in the form of cash, checks (made payable to the Town of Belleair), or credit cards (with a 3% convenience fee added). Fee payment (as applicable) is required prior to permit issuance.

### **COMPLETION OF APPLICATION**

Once it is determined that a special event will require the acquisition of a Special Relief Permit, all of the following application sections must be addressed, completed, and submitted to the Town Manager.

We want this process to be easy for you, so please don't hesitate to contact us at (727) 588-3769 if you have any questions or need any further assistance completing the application.

## EVENT CONTACT INFORMATION

Applicant Name: LUIGI DEL BASSO

Address: 1600 MAGNOLIA ROAD

City: BELLEAIR State: FL Zip Code: 33756

Phone: 727 412 0898 Email: luigidelbasso@gmail.com

Are you requesting that this event be held (at least in-part) on public property? ☐ Yes ☒ No

Are you the property owner/lessee of the event site? ☒ Yes ☐ No\*

\* If no, please attach a written letter of consent to use the event site from the property owner

Are you going to be the primary contact for this event? ☒ Yes ☐ No\*

\* If no, please provide primary contact information in the section below

Primary Contact (if different than applicant): \_\_\_\_\_

Role with the Event: \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Emergency Contact (**MUST BE ON-SITE FOR EVENT**): LUIGI DEL BASSO

Role with the Event: HOST

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## EVENT OVERVIEW

Event Name: 50<sup>th</sup> Birthday Date of Event: 8/3/19

Start Time: 6 ☐ am / ☒ pm End Time: 12 ☒ am / ☐ pm

Site Address: AS ABOVE

Current Zoning of the Subject Parcel: Residential

Expected # of Attendees: 40 Expected # of Vehicles (Including Vendors): 15

Provide a detailed description of the proposed event below (or attach a separate sheet). Please explain the event's purpose and activities, and describe why the event is requesting exemption(s) from the Code, citing the special relief checkboxes on pages 3 and 4 of this application. Also include an explanation of any measures in place to prevent underage drinking at your event.

Toga themed 50th birthday party in back yard.  
Caterers present. Music D.J. also.  
There may be more cars than normal parking  
out in the street.  
No children will be at the event.

Are you going to contract any private security services/officers on-site? ☐ Yes\* ☒ No

\* If yes, please provide the name of the business and the name(s) and cell phone numbers of the person(s) who will be on-site. Attach additional sheets as necessary.

Name: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Are you going to utilize any parking services for this event? ☐ Yes\* ☒ No

\* If yes, provide the name(s) of the vendor(s) below along with company contact information.

Vendor: \_\_\_\_\_ Phone: \_\_\_\_\_

Vendor: \_\_\_\_\_ Phone: \_\_\_\_\_



Provide the name(s) of any other commercial vendor(s) contracted for the event:


## **REQUIRED APPLICATION ATTACHMENTS**

*Unless exempted by the Town Manager, please attach the following documents to this application.*

- ☐ **Site Layout:** May be printed out or hand-drawn on an 8.5" x 11" piece of paper or larger.
- ☐ **Parking Plan:** May be printed or drawn on a map that is 8.5" x 11" or larger. Plan must designate space for public safety services access and parking.
- ☐ **Neighbor Input Letters:** Signed letters from at least four (4) neighbors who reside within three lots of the event-site that include a statement of approval or disapproval.

## **SPECIAL RELIEF DOCUMENTATION**

*Please mark the categories below for which you are seeking special relief, and attach relevant supporting documents to your application.*


- ☐ **Alcohol Licensure (Code Section 6-2):** If requesting to serve alcohol on public property or to sell alcohol, attach all necessary alcohol licensure applications, including State Form ABT 6003.
- ☒ **Noise Mitigation Plans (Code Section 74-484):** If requesting to exceed noise limits, explain anticipated noise impacts, including the nature, duration, and location of any amplified sound.
- ☐ **Road Closures:** If the proposed event will require the temporary closure of any Town roads and/or public spaces, attach a map of these closures and an explanation for their necessity.
- ☐ **Sanitary Plans:** If regular on-site restrooms are not sufficient for the event and other accommodations are to be made, provide a written explanation of those plans and include their location(s) on the required site layout.
- ☐ **Special Event Insurance:** Proof of special events insurance coverage if requesting to hold the event on public property, with the Town of Belleair listed as additional insured.
- ☐ **Street Vending:** If planning to contract street vending for this event (i.e. food trucks), attach a letter explaining the vendor's purpose and impact, along with the vendor(s) contact information.
- ☐ **Temporary Signage (Code Section 74-572):** If requesting to place temporary signage in excess of what the Code allows, attach a plan for the signage and a statement of its purpose.
- ☐ **Waste Elimination/Restoration Plans:** If the event will create a level of waste that requires a dumpster or other cleanup not covered by regular pickup, provide an explanation of waste removal.



## AUTHORIZATION

By signing below, the applicant certifies that all information provided on this application is complete and correct and that all necessary attachments have been included. The applicant also agrees to the relevant fee schedule set forth by the Town, and assumes all responsibility for any and all damages to public property that may result from the requested event. A violation of any of the permit's parameters, any other sections of the Town's Code, or other relevant laws may result in code enforcement or other legal action.

**THE COMPLETION OF THIS FORM DOES NOT CONSTITUTE APPROVAL FOR A SPECIAL RELIEF PERMIT.**

  
\_\_\_\_\_  
*Applicant signature*

  
\_\_\_\_\_  
*Date*

**END OF APPLICATION**

**STAFF WORKFLOW (FOR TOWN USE ONLY)**

**Date of Application Submission to the Police Department:** 6/19/19

Received By (Initials): JT Approved By (Initials): JT

Does the Police Department have any objections to this permit? ☐ Yes ☒ No

If yes, provide an explanation here or attach another sheet: \_\_\_\_\_

\_\_\_\_\_

**Date of Receipt by Parks and Recreation Department:** 6-19-19

Received By (Initials): RA Approved By (Initials): RA

Does the Parks and Recreation Dept. have any objections to this permit? ☐ Yes ☒ No

If yes, provide an explanation here or attach another sheet: \_\_\_\_\_

\_\_\_\_\_

**Date of Receipt by Town Manager:** 6-19-19

Does the Town Manager have any objections to this permit? ☐ Yes ☒ No

If yes, provide an explanation here or attach another sheet: \_\_\_\_\_


\_\_\_\_\_

**Date of Commission Decision:** \_\_\_\_\_

☐ Special Relief Permit is **approved\***

☐ Special Relief Permit is **denied**

Assessed Fee: \_\_\_\_\_ Due Date for Fee: \_\_\_\_\_

  
Town Manager's signature

\_\_\_\_\_  
Date of approval/denial

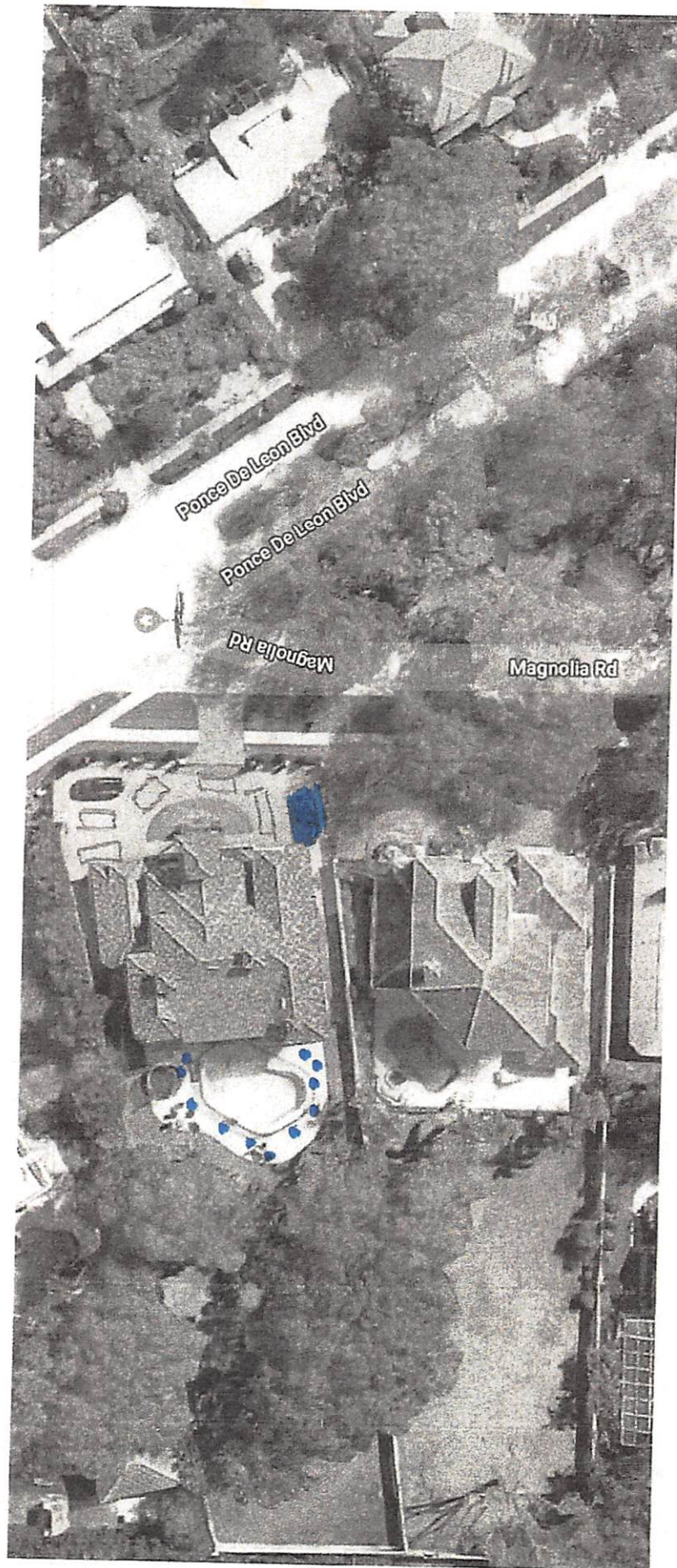
*\*If approved by the Commission, the Police Department will issue a Special Relief Permit to the applicant within three (3) business days. The Police Department will be responsible for enforcing the conditions of the permit before, during, and after the event.*

1600 MAGNOLIA RD

DEZ RASSO

3/2/10

SITE LAYOUT



catering Truck



Guards

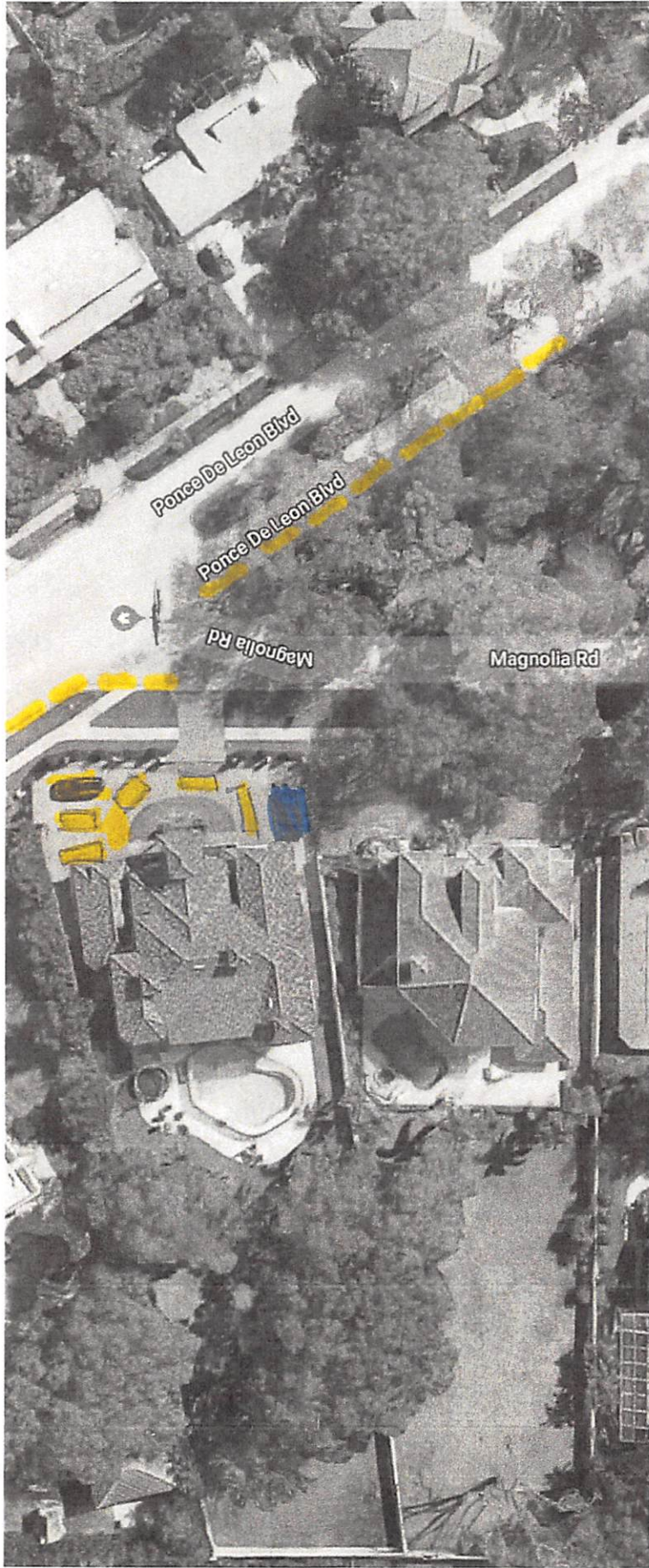


1600 MAGNOLIA RD


DR RASSO

3/8/10

PARKING PLAN



 Catering Truck

 Guest Parking



## Legislation Details (With Text)

**File #:** 19-0171      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** General Agenda  
**File created:** 7/8/2019      **In control:** Town Commission  
**On agenda:** 7/16/2019      **Final action:**  
**Title:** Setting of Preliminary Maximum Millage (MMP)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Preliminary Budget - Narrative, 2. 420MMP

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Town Commission  
From: Ashley L. A. Bernal  
Date: 7/16/2019

#### Subject:

Discussion of Preliminary Maximum Millage (MMP)

#### Summary:

As part of the Truth-in-Millage process (TRIM), the Town of Belleair is required to set a maximum millage levy in the month of July. This is a not-to-exceed millage rate that is included in the TRIM notices that are mailed to property owners in the town before the final budget is approved. Summarized below is a high-level summary of current revenue and expenditure expectations received from the General Fund departments. A more in-depth description of each program is provided in the attached narrative.

**Previous Commission Action:** N/A

**Background/Problem Discussion:** Staff has prepared preliminary assumptions for the upcoming fiscal year, which includes revenue and expenditure expectations. The 2019-20 Fiscal Year will be the second year of the programmatic budgeting transition, which is also aligning with the ongoing Strategic Planning process.

#### Preliminary Budget for 2019-20

After reviewing expenditure and revenue forecasts, the General Fund is currently at a deficit of almost \$154,000. At a high-level summary, here are the contractual increases that are responsible for a portion of this deficit:

- \$20,000 - Police Pension increase
- \$30,000 - Largo Fire contract increase
- \$20,000 - Personnel health increases
- \$30,000 - Software and Cybersecurity contractual increases
- \$39,000 - Cost of Living Adjustment
- \$69,000 - Merit increases

- \$18,000 - General Liability insurance increase

At this time, proposed numbers are still being reviewed by staff. This means that the current deficit does not include all requests. These expected changes will be totaled prior to the meeting, which will help determine the total impact on the General Fund.

In addition to these increases in expenditure lines, revenues are experiencing an overall decrease of 5.54%, or \$393,000. A large portion of this decrease is related to the non-recurring Hazard Mitigation Grant Program and FEMA grant from the prior year, totaling \$579,000. The largest reduction in recurring revenues this year is in Building Permits (-\$60,000). This decrease is expected to continue in the following fiscal year as the Belleview Property and Pelican Golf Course projects finish entirely.

### **Recommendation for Maximum Millage Levy**

At this time, staff is not recommending an increase in the millage rate.

**Expenditure Challenges** See attached narrative for details.

**Financial Implications:** 6.5000 mills results in \$5,303,734 of Ad Valorem collections on total taxable value of \$815,959,153

**Recommendation:** Staff recommends setting the Preliminary Maximum Millage at 6.5000

**Proposed Motion** I move to set the Preliminary Maximum Millage at 6.5000 Mill.



## 2019-20 PRELIMINARY BUDGET DISCUSSION

This document provides a financial summary of each program found within the General Fund. In the table below, revenues and expenditures are listed along with changes that occurred between Fiscal Year 2018-19 and 2019-20.

Revenues			
	2018 19	2019 20	Difference
Ad Valorem	\$3,739,000	\$4,065,000	\$326,000
Operating (Non Ad Valorem)	\$2,009,760	\$2,068,450	\$58,690
Administrative Fees	\$573,650	\$573,650	\$0
Non Operating	\$91,800	\$0	-\$91,800
<b>General Fund Subtotal</b>	<b>\$6,414,210</b>	<b>\$6,707,100</b>	<b>\$292,890</b>
Reserves	\$107,401	\$0	-\$107,401
Other Reimbursements (FEMA)	\$579,000	\$0	-\$579,000
<b>Total Income</b>	<b>\$7,100,611</b>	<b>\$6,707,100</b>	<b>-\$393,511</b>
Expenditures			
	2018 19	2019 20	Difference
Administration	\$782,100	\$826,595	\$44,495
Building	\$149,710	\$156,575	\$6,865
Support Services	\$2,132,800	\$2,173,549	\$40,749
Police	\$1,745,050	\$1,941,198	\$196,148
Public Works	\$902,200	\$917,159	\$14,959
Recreation	\$809,751	\$845,802	\$36,051
<b>Total General Fund</b>	<b>\$6,521,611</b>	<b>\$6,860,878</b>	<b>\$339,267</b>

As the table shows, while Ad Valorem and Operating revenues are increasing, the net change in revenue is a decrease. A majority of this is due to the nonrecurring FEMA Public Assistance and Hazard Mitigation grants which impacts the budget by \$579,000. At this time, a majority of the expenditure changes are related to personnel increases standard to town operations. At this time, the budget is currently at a deficit of \$153,000. The reasons for these increases are explained within the document, though higher-level items are stated on page 3.

General Fund Department Details			
Administration	2018 19	2019 20	Difference
<i>Personnel</i>	\$502,700	\$547,195	\$44,495
<i>Operating</i>	\$279,400	\$279,400	\$0
<i>Vehicle Debt Service</i>	\$0	\$0	\$0
<i>Transfer for Capital</i>	\$0	\$0	\$0
<b>Administration Total</b>	\$782,100	\$826,595	\$44,495
Building	2018 19	2019 20	Difference
<i>Personnel</i>	\$65,400	\$70,065	\$4,665
<i>Operating</i>	\$84,310	\$86,510	\$2,200
<i>Vehicle Debt Service</i>	\$0	\$0	\$0
<i>Transfer for Capital</i>	\$0	\$0	\$0
<b>Building Total</b>	\$149,710	\$156,575	\$6,865
Support Services	2018 19	2019 20	Difference
<i>Personnel</i>	\$656,251	\$664,799	\$8,548
<i>Operating</i>	\$1,458,149	\$1,471,250	\$13,101
<i>Vehicle Debt Service</i>	\$5,900	\$6,000	\$100
<i>Transfer for Capital</i>	\$12,500	\$31,500	\$19,000
<b>Support Services Total</b>	\$2,132,800	\$2,173,549	\$40,749
Police	2018 19	2019 20	Difference
<i>Personnel</i>	\$1,596,950	\$1,760,298	\$163,348
<i>Operating</i>	\$95,150	\$95,150	\$0
<i>Vehicle Debt Service</i>	\$22,950	\$23,250	\$300
<i>Transfer for Capital</i>	\$30,000	\$62,500	\$32,500
<b>Police Total</b>	\$1,745,050	\$1,941,198	\$196,148
Public Works	2018 19	2019 20	Difference
<i>Personnel</i>	\$529,550	\$544,309	\$14,759
<i>Operating</i>	\$288,000	\$288,000	\$0
<i>Vehicle Debt Service</i>	\$26,300	\$26,700	\$400
<i>Transfer for Capital</i>	\$58,350	\$58,150	-\$200
<b>Public Works Total</b>	\$902,200	\$917,159	\$14,959
Recreation	2018 19	2019 20	Difference
<i>Personnel</i>	\$478,301	\$487,702	\$9,401
<i>Operating</i>	\$311,150	\$311,150	\$0

<i>Vehicle Debt Service</i>	\$8,700	\$8,800	\$100
<i>Transfer for Capital</i>	\$11,600	\$38,150	\$26,550
<b>Recreation Total</b>	\$809,751	\$845,802	\$36,051
<b>Total General Fund</b>	<b>\$6,521,611</b>	<b>\$6,860,878</b>	<b>\$339,267</b>

Shown here are the changes within the subcategories of each department's budget: Personnel, Operating, Equipment Lease, and Transfer to Capital Equipment. Equipment Lease is the amount paid by each department for leased vehicles and equipment. A further breakdown of Capital Equipment Fund and the fund's activity is listed on the following page. Listed below is a summary of the General Fund activity.

In most departments, the allocation of hours has not changed from last year in operations, but has been better reflected based on research from the first year of program based budgeting. This year staff has built a tool in order to provide a more accurate calculation of staff time. The only department that will experience a shift in personnel costs due to changes in operation is the Police department, as they are rededicating their time to certain programs in their budget.

Major expenditure increases within the General Fund budget are as follows:

- \$20,000 - Police Pension increase
- \$30,000 - Largo Fire contract increase
- \$20,000 - Personnel health increases
- \$30,000 - Software and Cybersecurity contractual increases
- \$39,000 - Cost of Living Adjustment
- \$69,000 - Merit increases
- \$18,000 - General Liability insurance increase

Summary			
	2018 19	2019 20	Difference
Revenues (Less Reserves)	\$6,414,210	\$6,707,100	\$292,890
Expenditures (Less Reserves)	\$6,521,611	\$6,860,878	\$339,267
<b>Surplus / (Deficit)</b>	<b>-\$107,401</b>	<b>-\$153,778</b>	<b>-\$46,377</b>

## CAPITAL EQUIPMENT REPLACEMENT FUND

Capital Equipment Fund Revenues			
Transfer of Reserves	\$60,500	\$0	-\$60,500
Transfer from General Fund	\$64,150	\$190,300	\$126,150
Sale of Capital Assets	\$0	\$40,000	\$40,000
<b>Subtotal Revenues</b>	<b>\$124,650</b>	<b>\$230,300</b>	<b>\$105,650</b>
Capital Equipment Fund Expenditure			
Transfer of Reserves	\$32,350	\$230,300	\$197,950
Transfer to General Fund	\$92,300	\$0	-\$92,300
<b>Subtotal Expenditures</b>	<b>\$124,650</b>	<b>\$230,300</b>	<b>\$105,650</b>
<b>Surplus / (Deficit)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

The table above represents activity for the Capital Equipment Fund. The transfer from General Fund comprises more than 80% of the revenues in this preliminary budget.

This year, staff has worked to identify vehicle and equipment funding requirements in various departments while seeking opportunities to reduce total cost of ownership for the fleet. There is a significant increase this year because funding for future vehicle purchases has been included as a set-aside for future reserves. Staff is recommending the town continue implementing its strategy of replacing most vehicles on a 5-year plan. Once the town has phased out its older vehicles and is able to utilize the higher residual values from sale of newer vehicles, it is expected that a portion of the set-aside amount could be repurposed for non-vehicle capital needs in future years.

Capital Equipment Fund Summary			
	2018 19	2019 20	Difference
Revenues (Less Reserves)	\$64,150	\$230,300	\$166,150
Expenditures (Less Reserves)	\$31,800	\$0	-\$31,800
<b>Surplus / (Deficit)</b>	<b>\$32,350</b>	<b>\$230,300</b>	<b>\$197,950</b>
Total Revenues (with Reserves)	\$124,650	\$230,300	\$105,650
Total Expenditures (with Reserves)	\$124,650	\$230,300	\$105,650
<b>Surplus / (Deficit)</b>	<b>\$0</b>	<b>\$0</b>	

Comparison of Change in Fund Balances			
	2018 19	2019 20	Difference
Surplus / (Deficit) General	-\$107,401	-\$153,778	-\$46,377
Surplus / (Deficit) Capital Equipment	\$32,350	\$230,300	\$197,950
<b>Total Change of Fund Balances</b>	<b>-\$75,051</b>	<b>\$76,522</b>	

The table above compares the net change in fund balances of the General Fund and the Capital Equipment Replacement Fund. As shown above, the proposed net change for the General Fund shows a deficit of \$154,000, while, the Capital Equipment Replacement fund shows a positive change in fund balance of just over \$230,000.

Summary			
	2018 19	2019 20	Difference
Revenues (Less Reserves)	\$6,414,210	\$6,707,100	\$292,890
Expenditures (Less Reserves)	\$6,521,611	\$6,860,878	\$339,267
<b>Surplus / (Deficit)</b>	<b>-\$107,401</b>	<b>-\$153,778</b>	<b>-\$46,377</b>
Total Revenues (with Reserves)	\$7,100,611	\$6,707,100	-\$393,511
Total Expenditures (with Reserves)	\$6,521,611	\$6,860,878	\$339,267
<b>Surplus / (Deficit)</b>	<b>\$579,000</b>	<b>-\$153,778</b>	

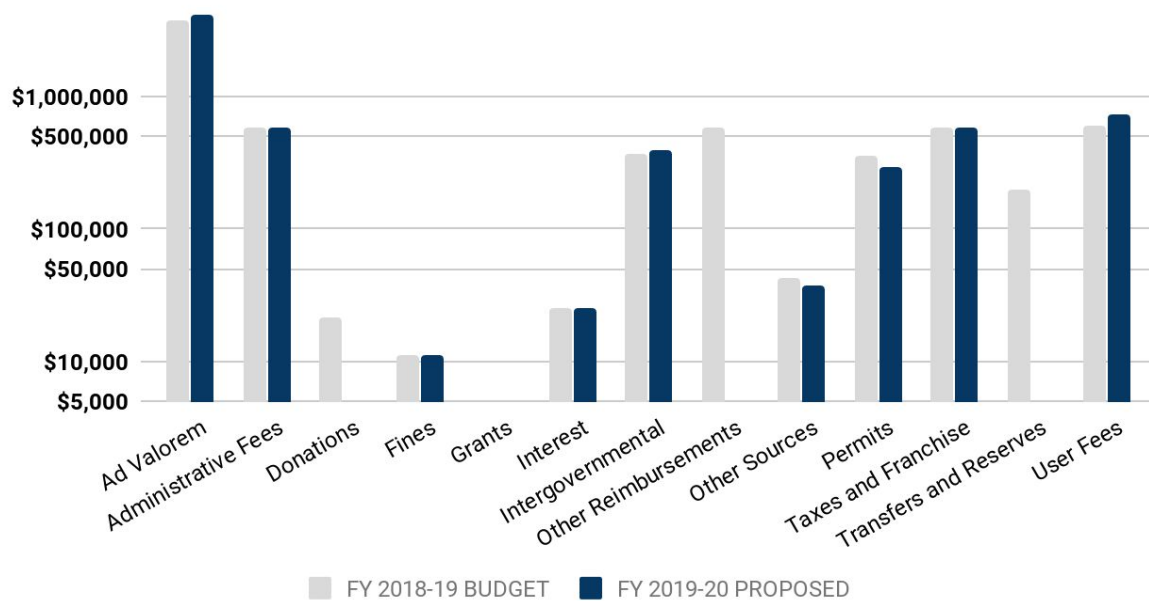
The preliminary General Fund summary is restated above. The “surplus” of \$579,000 is not actually a surplus, as these funds are a nonrecurring FEMA Public Assistance and Hazard Mitigation grant, as mentioned previously. These funds had one express purpose of being used as reimbursement from hurricane damage, as well as the purchase and installation of the new generator for Town Hall. Below is a detailed review of revenue and expenditure changes in the programs for each department. These preliminary amounts are subject to change as staff is still reviewing some departmental requests related to next year’s budget.



## REVENUES

Revenue Type	FY 2018-19 BUDGET	Percentage of Budget	FY 2019-20 PROPOSED	Percentage of Budget	Percentage Change
Ad Valorem	\$3,739,000	52.7%	\$4,065,000	60.61%	8.72%
Administrative Fees	\$573,650	8.1%	\$573,650	8.55%	0.00%
Donations	\$21,700	0.3%	\$1,700	0.03%	-92.17%
Fines	\$11,050	0.2%	\$11,050	0.16%	0.00%
Grants	\$3,000	0.0%	\$1,000	0.01%	-66.67%
Interest	\$25,000	0.4%	\$25,000	0.37%	0.00%
Intergovernmental	\$370,600	5.2%	\$387,100	5.77%	4.45%
Other Reimbursements	\$579,000	8.2%	\$0	0.00%	-100.00%
Other Sources	\$42,700	0.6%	\$36,700	0.55%	-14.05%
Permits	\$350,150	4.9%	\$290,450	4.33%	-17.05%
Taxes and Franchise Fees	\$587,200	8.3%	\$581,500	8.67%	-0.97%
Transfers and Reserves	\$199,201	2.8%	\$0	0.00%	-100.00%
User Fees	\$598,360	8.4%	\$733,950	10.94%	22.66%
<b>TOTAL</b>	<b>\$7,100,611</b>	<b>100.00%</b>	<b>\$6,707,100</b>	<b>100.00%</b>	<b>-5.54%</b>

### Comparison to Prior Year Revenue FY 2018-19 vs. FY 2019-20



## DETAIL OF GENERAL FUND REVENUES

Account	Account Description	FY 2018-19 Budget	FY 2019-20 Proposed	Difference
300320	Tennis Annual Permits	\$2,500	\$2,500	\$0
311100	Ad Valorem	3,739,000	4,065,000	326,000
313100	Electric Franchise	367,000	367,000	0
313400	Gas Franchise	22,000	22,000	0
315000	Communications Services Tax	173,200	167,500	-5,700
321100	Occupational License	25,000	25,000	0
331201	Jag Grant	1,000	1,000	0
335100	Alcohol Beverage License	150	450	300
335120	Revenue Sharing - State	111,900	115,100	3,200
335180	Sales Tax	255,700	268,500	12,800
335410	Gasoline Rebate	3,000	3,500	500
337200	Grant	2,000	0	-2,000
341200	Zoning & Variance Fees	800	1,000	200
341802	Building Permits	350,000	290,000	-60,000
342103	Special Duty Police	91,960	187,200	95,240
343900	Lot Mowing	3,000	3,000	0
347210	Recreation (Prog. Activity)	292,000	311,000	19,000
347211	Recreation Permits	24,800	24,000	-800
347213	Rec-Vending Machine Sales	4,100	4,100	0
347214	Concession Stand Sales	9,700	9,700	0
347217	Merchandise	0	0	0
347530	Special Events-Private Parties	6,150	6,000	-150
347540	Special Events-Athletic Prog.	15,000	23,000	8,000
351100	Court Fines (Police Fines)	4,000	4,000	0
351300	Police Academy	300	300	0
351400	Restitution	1,500	1,500	0
351402	Otc Fines And Tickets	250	250	0
354000	Ordinance Violations	2,000	2,000	0
361000	Interest	25,000	25,000	0
362000	Rental Income	4,800	4,800	0
364100	Insurance Proceeds	0	0	0

365900	Sale of Capital Assets	6,000	0	-6,000
365901	Sale Of Auctioned Assets	2,000	2,000	0
366900	Donation-Community Proj.	0	0	0
366903	Donation-Recreation Proj.	0	0	0
366904	BCF Contribution Hunter Park	1,700	1,700	0
366905	Contribution - Pol. Equip.	20,000	0	-20,000
366909	Donation - Vanity Plate	0	0	0
366911	Special Events	146,550	160,650	14,100
366913	Donations	0	0	0
369000	Miscellaneous	34,700	34,700	0
<b>Operating Income</b>		<b>\$5,748,760</b>	<b>\$6,133,450</b>	<b>\$384,690</b>
381000	Reserves (Prior Years)	\$107,401	\$0	-\$107,401
381200	Transfer From 301 (CERF)	31,800	0	-31,800
381210	Transfer From 110 (Local Gas Tax)	0	0	0
381302	Transfer from 305	20,000	0	-20,000
381406	Transfer from 401 (water)	40,000	0	-40,000
383000	Administrative Fees	573,650	573,650	0
370201	Reserves	0	0	0
389300	State Crime Prevention Grant	0	0	0
<b>Total Non-Operating Income</b>		<b>\$772,851</b>	<b>\$573,650</b>	<b>-\$199,201</b>
	FEMA HMGP Generator Grant	\$104,000	\$0	-\$104,000
	FEMA Grant	475,000	0	-475,000
<b>Other Reimbursements</b>		<b>\$579,000</b>	<b>\$0</b>	<b>-\$579,000</b>
<b>Total Income</b>		<b>\$6,521,611</b>	<b>\$6,707,100</b>	<b>\$185,489</b>
<b>Total Income with Other Reimbursements</b>		<b>\$7,100,611</b>	<b>\$6,707,100</b>	<b>-\$393,511</b>

There are both major increases and decreases within the General Fund revenues this year. The largest increase, Ad Valorem (\$326,000), is consistent with estimates for Ad valorem receipts for Belleview Place, as well as increases in taxable value townwide. Special Duty Police (\$95,240) is doubling due to the new contract with Pelican Golf Course, which raises the contractual service hours of police officers from 40 to 70, and includes some special events.

The largest decrease this year, though not related to recurring revenues, is the Hazard Mitigation Grant Program and FEMA grant from last year, totaling \$579,000. The largest reduction in recurring revenues this year is in Building Permits (-\$60,000). These revenues are expected to decrease in the

following year as the Belleview Property and Pelican Golf Course projects finish entirely. The net change in General Fund revenue is \$185,489 dollars.

**These programs are subject to change due to restructuring of personnel hours. Any increases not related to personnel are listed in the description of the programs.**

## ADMINISTRATION

### DEPARTMENT OVERVIEW

The Administration Department is responsible for managing and coordinating the day-to-day operations throughout town, as well as coordinating communications, public records management, capital projects, and formulating the Town's annual programmatic budget. Additionally, the Department routinely conducts policy studies to inform and advise the Commission on agenda items and reviews the efficiency and effectiveness of various programs town-wide. Currently the only increases in this Department are personnel, but the costs for training, memberships, and travel are expected to decrease as the departments absorb their respective costs. For budgetary purposes, these numbers are currently included in the Administration Department, but will be distributed to the other departments by the next meeting.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$25,000	\$25,000	\$0
PERSONNEL	\$502,700	\$547,195	\$44,495
OPERATING	\$279,400	\$279,400	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$782,100	\$826,595	\$44,495

### TOWN ADMINISTRATION

The Town Administration program includes administrative costs pertaining to employee and Town management. This area also includes costs related to contract management, training required for staff, and emergency management. The change in personnel is related to a reallocation of staff time in order to accurately portray how time is spent in programs, as well as three staff members receiving increases due to certifications.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$41,421	\$72,617	\$31,196
OPERATING	\$62,321	\$62,321	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$103,742	\$134,938	\$31,196

### COMMUNICATIONS AND MARKETING

This program relates to communications, marketing, and the development of public outreach and internal communication projects. The program is responsible for the Communications Team, day-to-day messaging on social media, and special projects such as the Resident Information Guide.

The change in personnel is related to a reallocation of staff time in order to accurately portray how time is spent in programs, specifically regarding additional staff time spent in on Legislative Programming.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$50,883	\$50,447	-\$436
OPERATING	\$9,740	\$9,740	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$60,623	\$60,187	-\$436

#### LEGISLATIVE PROGRAMMING

The Legislative Programming program is directly responsible for all public meetings, policy management within Town, and legislative coordination. This program contains all costs associated with the advisory boards. The change in personnel is related to a reallocation of staff time in order to accurately portray how time is spent in this program, as well as three staff members receiving increases due to certifications.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$101,105	\$164,207	\$63,102
OPERATING	\$22,866	\$22,866	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$123,971	\$187,073	\$63,102

#### LEGAL AND STATUTORY COMPLIANCE

One of the most expensive programs found within the Administration Department is the Legal and Statutory Compliance program, which is related to the Town's compliance with federal, state, and local regulations. It consists of expenditures related to business tax receipts, elections within the Town, and public records management. The change in personnel is related to a reallocation of staff time in order to accurately portray how time is spent in programs, specifically regarding additional staff time related to Legislative Programming.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$25,000	\$25,000	\$0
PERSONNEL	\$145,541	\$68,209	-\$77,332
OPERATING	\$42,078	\$42,078	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$187,619	\$110,287	-\$77,332



### CAPITAL PROJECT MANAGEMENT

This program includes the management and organization of capital projects for the Town. Though these projects are largely funded through the Infrastructure Fund, this program includes the planning stages for capital projects, any related vendor and grant management, in addition to project management responsibilities. This program also houses any costs related to the Town's historic street lights. The change in personnel is related to a reallocation of staff time in order to accurately portray how time is spent in programs, as well as three staff members receiving increases due to completion of educational certifications.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$82,926	\$94,151	\$11,225
OPERATING	\$127,469	\$127,469	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$210,395	\$221,620	\$11,225

### MANAGEMENT AND BUDGET ANALYSIS

This program is responsible for the larger financial projects within the Town. This program incorporates costs related to fiscal analysis, such as the creation of the Financial Forecast, procurement responsibilities, asset management, and managing the Town's budget. The change in personnel is related to a reallocation of staff time in order to accurately portray how time is spent in programs, specifically moving time from Communications and Legal and Statutory Compliance programs in to Management and Budget Analysis.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$80,824	\$97,564	\$16,740
OPERATING	\$14,926	\$14,926	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$95,750	\$112,490	\$16,740

# BUILDING

---

## DEPARTMENT OVERVIEW

The Building Department contains revenues and expenditures for permitting, zoning, and development functions throughout town. The Department advises homeowners and businesses on regulations identified in the Land Development Code and is responsible for plan review, as well as issuance of building permits and inspections. This department also plays a large role in damage assessment and documentation during emergency operations. This year, the Building Department is also looking to scan valuable historical documents and update damage assessment technology. There is a request of increase in funds related to the purchasing of some new equipment to help with Damage Assessment and the National Pollutant Discharge Elimination System (NPDES).

	2018-19	2019-20	Change
<b>REVENUES</b>	\$350,000	\$290,000	-\$60,000
PERSONNEL	\$65,400	\$70,065	\$4,665
OPERATING	\$84,310	\$86,510	\$2,200
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$149,710	\$156,575	\$6,865

## PERMITTING

The Permitting program within the Building Department carries costs related to the permitting, plan review, and the inspection process. This program accounts for a majority of the Department's expenditures, as well as the entirety of revenue, as the Building Permits account is housed here. In the upcoming year, Building Permits will experience a decrease of \$60,000 due to the completion of the Pelican Golf Course and the Bellevue Place projects.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$350,000	\$290,000	-\$60,000
PERSONNEL	\$53,628	\$56,533	\$2,905
OPERATING	\$83,590	\$83,590	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$137,218	\$140,123	\$2,905

## FLOODPLAIN MANAGEMENT

The Floodplain Management program includes operational costs, as well as training and certification, for the Town to use both corrective and preventative measures to reduce the risk of future flooding. Increases in this program's operating budget are due to the request for two new iPads in order to help with Floodplain Management, National Pollutant Discharge Elimination System (NPDES), and Damage Assessment for the emergency operations.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$3,270	\$6,026	\$2,756
OPERATING	\$125	\$475	\$350
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$3,395	\$6,501	\$3,106

#### NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

The National Pollutant Discharge Elimination System (NPDES) permit program addresses water pollution by regulating points where discharge pollutes the water. The Building Department is currently requesting two new iPads for Damage Assessment and NPDES work, as the Town's current tablets can not support the new application software. Some of this extra cost will be offset by selling the two Android tablets that are presently used. Increases in this program's operating budget are due to the request for two new iPads in order to help with Floodplain Management, National Pollutant Discharge Elimination System (NPDES), and Damage Assessment for the emergency operations.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$5,232	\$3,753	-\$1,479
OPERATING	\$475	\$1,125	\$650
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$5,707	\$4,878	-\$829

#### EMPLOYEE ADMINISTRATION

The Employee Administration program houses costs related to personnel time and resources. This includes items such as protective clothing, telephone usage, and office supplies. The increase in operating for this program is related to Administration breaking out Training, Travel and Per Diem, and Memberships into each respective department.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$3,270	\$3,753	\$483
OPERATING	\$120	\$1,320	\$1,200
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$3,390	\$5,073	\$1,683

# SUPPORT SERVICES

## DEPARTMENT OVERVIEW

The Support Services Department provides general financial and administrative support to the Town of Belleair. This department manages financial services, utility billing, human resources, risk mitigation, procurement, information technology, and facility maintenance. The Support Services Department is also responsible for facilitating the Comprehensive Annual Financial Reporting (CAFR) document and delivering it to the Government Finance Officers Association (GFOA) in order for the Town to achieve the Certificate of Achievement for Excellence in Financial Reporting. Many of the increases in this department are contractual, meaning that they are non-negotiable at this time. It should also be noted that there is an increase in capital lines for Support Services this year due to planning for the replacement of vehicles.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$34,700	\$34,700	\$0
<b>PERSONNEL</b>	\$656,251	\$664,799	\$8,548
<b>OPERATING</b>	\$1,458,149	\$1,471,250	\$13,101
<b>CAPITAL</b>	\$18,400	\$37,500	\$19,100
<b>EXPENSE SUBTOTAL</b>	\$2,132,800	\$2,173,549	\$40,749

## DIRECT INTERDEPARTMENTAL SUPPORT

The Direct Interdepartmental Support program includes costs for supporting other departments. This can include assisting other departments with operations on a daily basis or filling in when staff members are absent. Additionally, this program accounts for certain costs such as fuel and postage that are paid on behalf of the Town overall. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
<b>PERSONNEL</b>	\$23,308	\$19,843	-\$3,465
<b>OPERATING</b>	\$65,292	\$64,275	-\$1,017
<b>CAPITAL</b>	\$0	\$945	\$945
<b>EXPENSE SUBTOTAL</b>	\$88,600	\$85,063	-\$3,537

## TOWNWIDE EMPLOYEE ADMINISTRATION

The Townwide Employee Administration program is responsible for managing the life cycle of the Town's employees. This includes the hiring process, benefits administration, personnel matters, and managing payroll duties. There is an increase in capital in the program this year due to replacing future vehicles, but the decrease in personnel and operating is related to a recalculation of staff time and distribution of expenditures in order to accurately depict programs.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$96,995	\$106,708	\$9,713
OPERATING	\$12,965	\$12,750	-\$215
CAPITAL	\$0	\$4,725	\$4,725
<b>EXPENSE SUBTOTAL</b>	\$109,960	\$124,183	\$14,223

#### FACILITY MAINTENANCE

The Facility Maintenance program includes responsibilities for the maintenance and repair of the Town's facilities, in addition to custodial duties. There are no operational increases in Facility Maintenance this year, but staff will be evaluating opportunities for efficiencies in how services are rendered. These options will be presented to the board as a decision package. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$171,671	\$135,885	-\$35,786
OPERATING	\$92,554	\$104,350	\$11,796
CAPITAL	\$0	\$8,190	\$8,190
<b>EXPENSE SUBTOTAL</b>	\$264,225	\$248,425	-\$15,800

#### FINANCIAL MANAGEMENT

The Financial Management program encompasses all accounting, purchasing, utility billing, and budgeting activities. The majority of costs for this program come from three subprograms: Accounting and Auditing, Accounts Payable, and Accounts Receivable. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$34,700	\$34,700	\$0
PERSONNEL	\$280,608	\$288,662	\$8,054
OPERATING	\$52,583	\$55,325	\$2,742
CAPITAL	\$0	\$13,545	\$13,545
<b>EXPENSE SUBTOTAL</b>	\$333,191	\$357,532	\$24,341

#### INFORMATION TECHNOLOGY

The Information Technology program is directly related to the costs of managing computer services and activities. This includes coordinating hardware and software expenditures, voice over IP telephone system management, and any contracts related to information technology. There is a sharp increase in this program's operational budget this year, mainly related to pricing increases

and additional cybersecurity software purchases. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$5,312	\$9,266	\$3,954
OPERATING	\$185,040	\$204,000	\$18,960
CAPITAL	\$0	\$6,315	\$6,315
<b>EXPENSE SUBTOTAL</b>	\$190,352	\$219,581	\$29,229

#### INTRADEPARTMENTAL ADMINISTRATION

The Intradepartmental Administration program accounts for all management activities found within the Support Services Department. This includes employee administration, duties for Support Services, purchase requests, budget preparation, and records management. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities, which determines how the capital is distributed as well.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$51,935	\$77,162	\$25,227
OPERATING	\$20,656	\$21,500	\$844
CAPITAL	\$18,400	\$2,520	-\$15,880
<b>EXPENSE SUBTOTAL</b>	\$90,991	\$101,182	\$10,191

#### RISK MANAGEMENT

The Risk Management program handles claims, safety management, as well as the insurance for property and casualty. Premium expenses for property and casualty insurance are expected to rise by 7% percent, estimated at \$18,000 dollars. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$26,422	\$27,273	\$851
OPERATING	\$257,659	\$276,200	\$18,541
CAPITAL	\$0	\$1,260	\$1,260
<b>EXPENSE SUBTOTAL</b>	\$284,081	\$304,733	\$20,652



#### TOWNWIDE PROFESSIONAL SERVICES

The Townwide Professional Services program is responsible for managing professional services distributed in Belleair. This includes the Town planner, and the Town Attorney. The program is decreasing this year, as Fire Services is being broken out into its own program.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
<b>PERSONNEL</b>	\$0	\$0	\$0
<b>OPERATING</b>	\$169,400	\$100,750	-\$68,650
<b>CAPITAL</b>	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$169,400	\$100,750	-\$68,650

#### FIRE SERVICES

This year, Support Services has broken out the cost of Largo Fire expenses into its own program. This showcases the cost of the fire contract, which is increasing by the maximum rate of 5%.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
<b>PERSONNEL</b>	\$0	\$0	\$0
<b>OPERATING</b>	\$602,000	\$632,100	\$30,100
<b>CAPITAL</b>	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$602,000	\$632,100	\$30,100

# POLICE

## DEPARTMENT OVERVIEW

The Police Department provides responsive law enforcement services to the Town of Belleair. It is their mission to maintain a safe and desirable community for the residents, businesses, and visitors. The Department is responsible for enforcing state laws, local ordinances, and proactively patrol the community to detect and prevent criminal activities. This department currently carries five large programs, with eighteen subprograms distributed within them. The most significant cost center for the Police Department is personnel. This year the increase is distinctly related to the police pension, Special Duty Police contract increasing the required hours, and prioritizing state mandated training for officers. It should also be noted that there is an increase in capital lines for the Police Department due to planning for the replacement of vehicles.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$116,960	\$192,200	\$75,240
<b>PERSONNEL</b>	\$1,596,950	\$1,760,298	\$163,348
<b>OPERATING</b>	\$95,150	\$95,150	\$0
<b>CAPITAL</b>	\$52,950	\$85,750	\$32,800
<b>EXPENSE SUBTOTAL</b>	\$1,745,050	\$1,941,198	\$196,148

## GENERAL PATROL

The General Patrol program carries a large portion of staff time and costs. This consists of dispatch operations, calls for service, traffic and preventative patrol, and special watches. The changes in this program are mainly related to the restructuring of personnel time into different programs, which affects how the operating funds are distributed.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$17,684	\$3,000	-\$14,684
<b>PERSONNEL</b>	\$1,110,171	\$752,036	-\$358,135
<b>OPERATING</b>	\$60,680	\$57,090	-\$3,590
<b>CAPITAL</b>	\$36,813	\$51,450	\$14,637
<b>EXPENSE SUBTOTAL</b>	\$1,207,664	\$860,576	-\$347,088

## CODE ENFORCEMENT

The Code Enforcement program consists of enforcing the Town's ordinances and codes. This program includes two smaller programs (Investigations and Prosecutions), both of which are specifically related to any ordinance violations. This program is increasing largely due to personnel restructuring and a new cost distribution methodology based on personnel time. Code Enforcement is now estimated to take around 15% of officers' scheduled time, as opposed to the 5% of last year.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$1,344	\$750	-\$594
PERSONNEL	\$89,458	\$208,141	\$118,683
OPERATING	\$8,155	\$14,274	\$6,119
CAPITAL	\$2,965	\$12,863	\$9,898
<b>EXPENSE SUBTOTAL</b>	\$100,578	\$235,278	\$134,700

#### CRIMINAL INVESTIGATIONS

The Criminal Investigations program is responsible for investigations, case management, and property and evidence management related to criminal matters. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities, which affects how the operating and capital funds are distributed.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$1,221	\$750	-\$471
PERSONNEL	\$81,173	\$220,782	\$139,609
OPERATING	\$5,747	\$14,274	\$8,527
CAPITAL	\$2,691	\$12,863	\$10,172
<b>EXPENSE SUBTOTAL</b>	\$89,611	\$247,919	\$158,308

#### COMMUNITY ORIENTED POLICING

The Community Oriented Policing program includes costs related to special duty police activities. This consists of patrols for the Pelican Golf Course, City of Clearwater and Sheriff's Office details, and other miscellaneous programs such as bike registration or secure pharmaceutical drug collection. This program is largely responsible for the revenue that the Police Department acquires. In Fiscal Year 2018-19, the Pelican Golf Course contracted Belleair Police Officers to work 40 hours a week in as the golf course was being built. This year, the contract has actually increased to 70 hours a week in details, which accounts for a majority of the increases seen in this department. Another major factor for increases is the restructuring of personnel, which also influences how operating and capital costs are distributed in the programs.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$92,440	\$187,450	\$95,010
PERSONNEL	\$31,942	\$155,024	\$123,082
SPECIAL DUTY	\$0	\$156,707	\$156,707
OPERATING	\$2,216	\$4,756	\$2,540
CAPITAL	\$1,059	\$4,288	\$3,229
<b>EXPENSE SUBTOTAL</b>	\$35,217	\$320,775	\$285,558

#### EMPLOYEE ADMINISTRATION

The final program found within this department, known as Employee Administration, includes costs directly related to training, employee life cycles, and asset management. The change in this program's budget is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$4,271	\$250	-\$4,021
PERSONNEL	\$284,206	\$267,608	-\$16,598
OPERATING	\$18,352	\$4,756	-\$13,596
CAPITAL	\$9,422	\$4,288	-\$5,135
<b>EXPENSE SUBTOTAL</b>	\$311,980	\$276,652	-\$35,328

# PUBLIC WORKS

---

## DEPARTMENT OVERVIEW

The Public Works Department is responsible for managing the public spaces within Belleair, including parks, streets, sidewalks, and athletic fields. This department is also responsible for clearing access to Town roads from debris after a hurricane or other emergency situation. The programs for the Public Works Department are subject to change in the coming weeks due to potential restructuring of personnel time. It should also be noted that there is an increase in capital lines for this department due to planning for the replacement of vehicles.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$529,550	\$544,309	\$14,759
OPERATING	\$288,000	\$288,000	\$0
CAPITAL	\$84,650	\$84,850	\$200
<b>EXPENSE SUBTOTAL</b>	\$902,200	\$917,159	\$14,959

## BEAUTIFICATION

The Beautification program consists of maintaining parks and grounds, as well as Town holiday decorations. This is also where the personnel time for capital projects, such as new parks, is held, as a majority of the preparation for a project is done by the staff in the General Fund. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$84,149	\$91,890	\$7,741
OPERATING	\$72,650	\$72,650	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$156,799	\$164,540	\$7,741

## URBAN FORESTRY

The Urban Forestry program is responsible for managing and maintaining trees located on Town property or that have growth extending over Town property. Belleair prides itself on being a Tree City USA, certified by the Arbor Day Foundation. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$55,206	\$64,041	\$8,835
OPERATING	\$36,934	\$36,934	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$92,140	\$100,975	\$8,835

#### SPORTSFIELDS

The Sportsfields program encompasses all management of the fields used by recreational programs, events, and sports leagues. This includes costs related to sod maintenance, irrigation, and contracted services. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$41,807	\$50,654	\$8,847
OPERATING	\$43,934	\$43,934	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$85,741	\$94,588	\$8,847

#### HARDSCAPE PAVING

The Hardscape Paving program houses all costs associated with the management of any streets and sidewalks in Belleair. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$83,077	\$70,398	-\$12,679
OPERATING	\$22,100	\$22,100	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$105,177	\$92,498	-\$12,679

#### STORMWATER

The Stormwater program consists of managing the stormwater components and any NPDES related matters. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.



	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$171,246	\$141,728	-\$29,518
OPERATING	\$27,250	\$27,250	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$198,496	\$168,978	-\$29,518

#### REGULATORY SIGNS

The Regulatory Signs program includes expenditures related to the traffic and street signs around Belleair. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$28,407	\$24,587	-\$3,820
OPERATING	\$4,232	\$4,232	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$32,639	\$28,819	-\$3,820

#### EMPLOYEE ADMINISTRATION

This program contains the expenditures related to the overhead costs of the Public Works Department, including objects such as Telephone, Uniforms, and Capital expenditure. As the budget season continues, these items will most likely be distributed to show an accurate depiction of the programs. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities, as well as some considerations for training time that have been proactively included.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$0	\$0	\$0
PERSONNEL	\$65,658	\$101,011	\$35,353
OPERATING	\$80,900	\$80,900	\$0
CAPITAL	\$84,650	\$84,850	\$200
<b>EXPENSE SUBTOTAL</b>	\$231,208	\$266,761	\$35,553

# RECREATION

---

## DEPARTMENT OVERVIEW

The Recreation Department enhances and enriches the quality-of-life for the present and future generations of Belleair's residents by providing recreational programming tailored for the community's youth and adult members, as well as community events. Belleair is one of the most active communities for special events, attracting citizens from all over the county to participate. These programs are subject to change due to potential restructuring of overhead cost allocations. It should also be noted that there is an increase in capital lines due to planning for the replacement of vehicles.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$505,870	\$545,751	\$39,881
PERSONNEL	\$478,301	\$487,702	\$9,401
OPERATING	\$311,150	\$311,150	\$0
CAPITAL	\$20,300	\$46,950	\$26,650
<b>EXPENSE SUBTOTAL</b>	\$809,751	\$845,802	\$36,051

## COMMUNITY PROMOTIONS AND EVENTS

The Community Promotions and Events program coordinates and manages events within the Town, such as concerts and holiday events. This includes three smaller programs: Leisure Events, Community Outreach, and Athletic Events. This year, staff is working on a new methodology to increase revenues with special events. This method was previously tested with the Sunset 5k and Fun Run, which showed an increase. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$146,550	\$160,650	\$14,100
PERSONNEL	\$73,802	\$96,661	\$22,859
OPERATING	\$128,800	\$128,800	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$202,602	\$225,461	\$22,859

## SPORTS LEAGUES

This program provides for the Departments' youth basketball, dodgeball, and flag football leagues. The Sports Leagues budget houses costs for referees, evaluations, and equipment. The change in personnel is related to raises standard to our organization.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$39,410	\$41,896	\$2,486
PERSONNEL	\$26,214	\$30,047	\$3,833
OPERATING	\$23,700	\$23,700	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$49,914	\$53,747	\$3,833

#### YOUTH ACTIVITIES

The Youth Activities program provides activities and care for youth participants. This includes the Department's afterschool program, day camps, summer camps, and community enrichment. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$253,274	\$268,869	\$15,595
PERSONNEL	\$126,204	\$134,527	\$8,323
OPERATING	\$100,900	\$100,900	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$227,104	\$235,427	\$8,323

#### ADULT ACTIVITIES

The Adult Activities program includes costs and time related to classes offered for adult participants for classes such as Pilates, Silver Sneakers, and Jazzercise. One of the revenue sources for this program also carries rental income for Pilates. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$16,998	\$17,844	\$846
PERSONNEL	\$11,068	\$11,590	\$522
OPERATING	\$8,000	\$8,000	\$0
CAPITAL	\$0	\$0	\$0
<b>EXPENSE SUBTOTAL</b>	\$19,068	\$19,590	\$522

#### EMPLOYEE ADMINISTRATION

This program that can be found across all departments, as the Employee Administration program encompasses costs directly related to training, employee life cycles, asset management, and more. The change in personnel is related to a recalculation of staff time to accurately depict staff time in program activities.

	2018-19	2019-20	Change
<b>REVENUES</b>	\$49,638	\$56,492	\$6,854
PERSONNEL	\$241,013	\$214,877	-\$26,136
OPERATING	\$49,750	\$49,750	\$0
CAPITAL	\$20,300	\$46,950	\$26,650
<b>EXPENSE SUBTOTAL</b>	\$311,063	\$311,577	\$514

# ENTERPRISE FUNDS

## ENTERPRISE FUNDS OVERVIEW

Enterprise Funds Revenues			
	2018 19	2019 20	Total
User Fees	\$2,395,100	\$2,404,100	\$9,000
Non Operating	\$1,500	\$1,500	\$0
Grants	\$513,200	\$3,300	-\$509,900
<b>Subtotal</b>	<b>\$2,909,800</b>	<b>\$2,408,900</b>	<b>-\$500,900</b>
Reserves	\$679,425	\$0	-\$679,425
<b>Total Income</b>	<b>\$3,589,225</b>	<b>\$2,408,900</b>	<b>-\$1,180,325</b>
Enterprise Funds Expenditures			
	2018 19	2019 20	Difference
Personnel	\$895,000	\$903,839	\$8,839
Operating	\$772,950	\$784,450	\$11,500
Capital	\$1,347,625	\$211,276	-\$1,136,349
Transfers	\$573,650	\$573,650	\$0
<b>Enterprise Funds Total Expenditures</b>	<b>\$3,589,225</b>	<b>\$2,473,215</b>	<b>-\$1,116,010</b>

This year, the Enterprise Funds are experiencing a decrease in revenues, though the majority of the decrease is related to the nonrecurring Southwest Florida Water Management District grant of \$610,075. At this time, currently the Solid Waste department is operating at a deficit of \$66,700. A breakdown of each department within the Enterprise Fund is listed in the following pages, along with details of the department's respective programs.

Enterprise Funds Summary			
	2018 19	2019 20	Difference
Revenues (Less Reserves)	\$2,909,800	\$2,408,900	-\$500,900
Total Revenues (with Reserves)	\$3,589,225	\$2,408,900	-\$1,180,325
<b>Increase / (Decrease)</b>	<b>\$679,425</b>	<b>\$0</b>	<b>-\$679,425</b>
Expenditures (Less Reserves)	\$3,589,225	\$2,473,215	-\$1,116,010
Total Expenditures (with Reserves)	\$3,589,225	\$2,473,215	-\$1,116,010
<b>Increase / (Decrease)</b>	<b>\$0</b>	<b>\$0</b>	



Enterprise Funds Summary			
	2018 19	2019 20	Difference
Revenues (Less Reserves)	\$2,909,800	\$2,408,900	-\$500,900
Expenditures (Less Reserves)	\$3,589,225	\$2,473,215	-\$1,116,010
<b>Surplus / (Deficit)</b>	<b>-\$679,425</b>	<b>-\$64,315</b>	<b>\$615,110</b>
Total Revenues (with Reserves)	\$3,589,225	\$2,408,900	-\$1,180,325
Total Expenditures (with Reserves)	\$3,589,225	\$2,473,215	-\$1,116,010
<b>Surplus / (Deficit)</b>	<b>\$0</b>	<b>-\$64,315</b>	

The following table details the change in fund balance for Solid Waste and Water. At this time, the Water fund is balanced with no use of reserves. The Solid Waste fund is operating at a deficit of \$64,381, which will be explained in the following pages.

Fund Balance Change in Solid Waste			
	2018 19	2019 20	Difference
Revenues (Less Reserves)	\$829,300	\$838,300	\$9,000
Expenditures (Less Reserves)	\$898,650	\$906,681	\$8,031
<b>Surplus / (Deficit)</b>	<b>-\$69,350</b>	<b>-\$68,381</b>	<b>\$969</b>

Fund Balance Change in Water			
	2018 19	2019 20	Difference
Revenues (Less Reserves)	\$2,080,500	\$1,570,600	-\$509,900
Expenditures (Less Reserves)	\$2,690,575	\$1,566,533	-\$1,124,042
<b>Surplus / (Deficit)</b>	<b>-\$610,075</b>	<b>\$4,067</b>	<b>\$614,142</b>

# SOLID WASTE

## DEPARTMENT SUMMARY

	\$825,500	\$834,500	\$9,000
	\$500	\$500	\$0
	\$3,300	\$3,300	\$0
	<b>\$829,300</b>	<b>\$838,300</b>	<b>\$9,000</b>
	\$69,350	\$0	-\$69,350
	<b>\$898,650</b>	<b>\$838,300</b>	<b><u>-\$60,350</u></b>
	\$316,600	\$313,131	-\$3,469
	\$259,250	\$270,750	\$11,500
	\$113,200	\$113,200	\$0
	\$209,600	\$209,600	\$0
	<b>\$898,650</b>	<b>\$906,681</b>	<b><u>\$8,031</u></b>

## DEPARTMENT OVERVIEW

The Solid Waste Department is responsible for the collection and disposal of solid waste. The Department also funds the collection and disposal of recycling via the City of Clearwater. This year, Tipping Fees are increasing by 6%, which is about \$7,500. At this time, staff is planning to keep the Administrative Fees paid to General Fund the same as the prior year.

Due to the increase in Tipping Fees and Recycling costs, this department is experiencing a deficit of nearly \$68,400. Staff has considered a rate change and analyzed the impact of a multitude of different rates. Based on the current expenditures, an increase in rates of about 5% is recommended

\$898,650	\$838,300	-\$60,350
\$316,600	\$313,131	-\$3,469
\$259,250	\$270,750	\$11,500
\$113,200	\$113,200	\$0

\$209,600	\$209,600	\$0
\$898,650	\$906,681	\$8,031

#### DISPOSAL

The Disposal program includes the transportation of refuse to its final disposal location, which is generally either the Pinellas County landfill, Angelo's Recycled Materials, or Consolidated Resource Recovery. Within this large program are two smaller programs for disposal: Commercial and Residential. There is an increase of \$7,500 related to the

\$206,250	\$208,500	\$2,250
\$27,926	\$24,592	-\$3,334
\$133,225	\$140,725	\$7,500
\$0	\$0	\$0
\$0	\$0	\$0
\$161,151	\$165,317	\$4,166

#### COLLECTION

The Collection program relates to the removal of refuse from each residence and business in the Town. The Collection program also has the two smaller Commercial and Residential programs.

\$619,250	\$626,000	\$6,750
\$171,551	\$157,367	-\$14,184
\$42,225	\$42,225	\$0
\$113,200	\$113,200	\$0
\$0	\$0	\$0
\$326,976	\$312,792	-\$14,184

#### EMPLOYEE ADMINISTRATION

The Employee Administration program includes other administrative costs pertaining to service call management and other employee management. This area also includes the administrative fees that are paid to the General Fund by the Solid Waste Fund. The Employee Administration program has two divisions known as Internal and External coordination. This program carries the transfer from reserve used to balance the Solid Waste budget.

\$69,850	\$500	-\$69,350
\$101,637	\$112,481	\$10,844
\$12,575	\$12,575	\$0
\$0	\$0	\$0
\$209,600	\$209,600	\$0
\$323,812	\$334,656	\$10,844

#### RECYCLING

The Recycling program describes the costs relating to the collection and disposal of single-stream recycling services, which is provided by the City of Clearwater. This is the final program that shares the divisions of Commercial and Residential programs. There is an expected increase of \$4,000 in this program related to the cost of recycling inflating.

\$3,300	\$3,300	\$0
\$15,486	\$18,691	\$3,205
\$71,225	\$75,225	\$4,000
\$0	\$0	\$0
\$0	\$0	\$0
\$86,711	\$93,916	\$7,205

# WATER

## DEPARTMENT SUMMARY

\$1,569,600	\$1,569,600	\$0
\$1,000	\$1,000	\$0
\$509,900	\$0	-\$509,900
<b>\$2,080,500</b>	<b>\$1,570,600</b>	<b>-\$509,900</b>
\$610,075	\$0	-\$610,075
<b>\$2,690,575</b>	<b>\$1,570,600</b>	<b>-\$1,119,975</b>

\$578,400	\$590,707	\$12,307
\$513,700	\$513,700	\$0
\$1,234,425	\$98,076	-\$1,136,349
\$364,050	\$364,050	\$0
<b>\$2,690,575</b>	<b>\$1,566,533</b>	<b>-\$1,124,042</b>

## DEPARTMENT OVERVIEW

The Water Department is currently responsible for generating, treating, maintaining, and delivering a high-quality water supply to the residents of the Town of Belleair. This year, the Department is seeking funding in order to pursue a study for the reverse osmosis model. The South West Florida Water Management District (SWFWMD) grant is non-recurring, meaning the only revenues supporting the Water Department are Water Utility Revenue, Water Tap Fees, and Interest.

\$2,690,575	\$1,570,600	-\$1,119,975
\$578,400	\$590,707	\$12,307
\$513,700	\$513,700	\$0
\$1,234,425	\$98,076	-\$1,136,349
\$364,050	\$364,050	\$0
\$2,690,575	\$1,566,533	-\$1,124,042

## GENERATION

The Generation program consists of extracting water using pumps from the seven wells in Belleair in order to process it at the treatment plant. This process includes aeration, process control testing, and general maintenance in order to proactively ensure the highest water quality the plant can provide. This program contains the costs of capital expenditures, as well as transfer to reserves.

\$509,900	\$0	-\$509,900
\$93,356	\$75,806	-\$17,550
\$42,319	\$42,319	\$0
\$1,164,425	\$98,076	-\$1,066,349
\$0	\$0	\$0
\$1,300,100	\$216,201	-\$1,083,899

## TREATMENT AND TESTING

The Treatment and Testing program houses costs related to treating the Town's water supply with chemicals in order to adhere to EPA and FDEP requirements. This program includes chemical processing, chlorine management for chloramine disinfection, and chart recording for accurate measurements.

\$975,650	\$975,650	\$0
\$25,349	\$24,127	-\$1,222
\$50,973	\$50,973	\$0
\$70,000	\$0	-\$70,000
\$0	\$0	\$0
\$146,322	\$75,100	-\$71,222

## METER MANAGEMENT

The Meter Management program ensures accurate and timely measurements of water consumption from the meters found within the Town. This program includes costs related to maintenance and testing of said meters to provide precise measurements for billing and residents' usage.

\$5,000	\$5,000	\$0
\$238,068	\$267,314	\$29,246
\$132,914	\$132,915	\$1
\$0	\$0	\$0
\$0	\$0	\$0



\$370,982	\$400,229	\$29,247
-----------	-----------	----------

#### DISTRIBUTION

The Distribution program carries expenditures related to the water lines and valves used to deliver water to the Town's residents, in addition to and isolating or redirecting water in the event of an emergency. This program also includes costs related to fire hydrant testing and water quality checks.

\$588,950	\$588,950	\$0
\$136,013	\$208,166	\$72,153
\$43,744	\$43,744	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$179,757	\$251,910	\$72,153

#### EMPLOYEE ADMINISTRATION

The Employee Administration program is responsible for a variety of smaller programs, such as Plant Maintenance, Internal Communications, and Training for staff. This program is also responsible for scheduling and coordination of staff time and resources, as well as the expenditures for Administrative Fees.

\$611,075	\$1,000	-\$610,075
\$85,614	\$15,294	-\$70,320
\$243,749	\$243,749	\$0
\$0	\$0	\$0
\$364,050	\$364,050	\$0
\$693,413	\$623,093	-\$70,320



Reset Form

Print Form

# MAXIMUM MILLAGE LEVY CALCULATION PRELIMINARY DISCLOSURE

For municipal governments, counties, and special districts


DR-420MM-P

R. 5/12

Rule 12D-16.002

Florida Administrative Code

Effective 11/12

Year: <b>2019</b>		County: PINELLAS	
Principal Authority : TOWN OF BELLEAIR		Taxing Authority: TOWN OF BELLEAIR	
1.	Is your taxing authority a municipality or independent special district that has levied ad valorem taxes for less than 5 years?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (1)
<b>IF YES,</b>  <b>STOP HERE. SIGN AND SUBMIT. You are not subject to a millage limitation.</b>			
2.	Current year rolled-back rate from Current Year Form DR-420, Line 16	6.2169	per \$1,000 (2)
3.	Prior year maximum millage rate with a majority vote from <b>2018</b> Form DR-420MM, Line 13	5.9318	per \$1,000 (3)
4.	Prior year operating millage rate from Current Year Form DR-420, Line 10	6.5000	per \$1,000 (4)
<b>If Line 4 is equal to or greater than Line 3, skip to Line 11. If less, continue to Line 5.</b>			
<b>Adjust rolled-back rate based on prior year majority-vote maximum millage rate</b>			
5.	Prior year final gross taxable value from Current Year Form DR-420, Line 7	\$ 0	(5)
6.	Prior year maximum ad valorem proceeds with majority vote (Line 3 multiplied by Line 5 divided by 1,000)	\$ 0	(6)
7.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value from Current Year Form DR-420 Line 12	\$ 0	(7)
8.	Adjusted prior year ad valorem proceeds with majority vote (Line 6 minus Line 7)	\$ 0	(8)
9.	Adjusted current year taxable value from Current Year form DR-420 Line 15	\$ 0	(9)
10.	Adjusted current year rolled-back rate (Line 8 divided by Line 9, multiplied by 1,000)	0.0000	per \$1,000 (10)
<b>Calculate maximum millage levy</b>			
11.	Rolled-back rate to be used for maximum millage levy calculation (Enter Line 10 if adjusted or else enter Line 2)	6.2169	per \$1,000 (11)
12.	Adjustment for change in per capita Florida personal income (See Line 12 Instructions)	<b>1.0339</b>	(12)
13.	Majority vote maximum millage rate allowed (Line 11 multiplied by Line 12)	6.4277	per \$1,000 (13)
14.	Two-thirds vote maximum millage rate allowed (Multiply Line 13 by 1.10)	7.0705	per \$1,000 (14)
15.	Current year proposed millage rate	6.5000	per \$1,000 (15)
16.	<b>Minimum vote required to levy proposed millage:</b> (Check one)		
<input type="checkbox"/>	a. Majority vote of the governing body: Check here if Line 15 is less than or equal to Line 13. The maximum millage rate is equal to the majority vote maximum rate. <b>Enter Line 13 on Line 17.</b>		
<input checked="" type="checkbox"/>	b. Two-thirds vote of governing body: Check here if Line 15 is less than or equal to Line 14, but greater than Line 13. The maximum millage rate is equal to proposed rate. <b>Enter Line 15 on Line 17.</b>		
<input type="checkbox"/>	c. Unanimous vote of the governing body, or 3/4 vote if nine members or more: Check here if Line 15 is greater than Line 14. The maximum millage rate is equal to the proposed rate. <b>Enter Line 15 on Line 17.</b>		
<input type="checkbox"/>	d. Referendum: The maximum millage rate is equal to the proposed rate. <b>Enter Line 15 on Line 17.</b>		
17.	The selection on Line 16 allows a maximum millage rate of (Enter rate indicated by choice on Line 16)	6.5000	per \$1,000 (17)
18.	Current year gross taxable value from Current Year Form DR-420, Line 4	\$ 815,959,153	(18)

Continued on page 2

Taxing Authority : TOWN OF BELLEAIR		DR-420MM-P R. 5/12 Page 2	
19.	Current year proposed taxes <i>(Line 15 multiplied by Line 18, divided by 1,000)</i>	\$ 5,303,734	(19)
20.	Total taxes levied at the maximum millage rate <i>(Line 17 multiplied by Line 18, divided by 1,000)</i>	\$ 5,303,734	(20)
<b>DEPENDENT SPECIAL DISTRICTS AND MSTUs</b>		<b>STOP HERE. SIGN AND SUBMIT.</b>	
21. Enter the current year proposed taxes of all dependent special districts & MSTUs levying a millage. <i>(The sum of all Lines 19 from each district's Form DR-420MM-P)</i>		\$ 0	(21)
22. Total current year proposed taxes <i>(Line 19 plus Line 21)</i>		\$ 5,303,734	(22)
<b>Total Maximum Taxes</b>			
23. Enter the taxes at the maximum millage of all dependent special districts & MSTUs levying a millage <i>(The sum of all Lines 20 from each district's Form DR-420MM-P)</i>		\$ 0	(23)
24. Total taxes at maximum millage rate <i>(Line 20 plus Line 23)</i>		\$ 5,303,734	(24)
<b>Total Maximum Versus Total Taxes Levied</b>			
25.	Are total current year proposed taxes on Line 22 equal to or less than total taxes at the maximum millage rate on Line 24? (Check one)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	(25)
<b>S I G N  H E R E</b>	<b>Taxing Authority Certification</b>		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.
	Signature of Chief Administrative Officer :		Date :
	Title : JP Murphy, TOWN MANAGER.	Contact Name and Contact Title : Stefan Massol, Finance Director,	
	Mailing Address : 901 PONCE DE LEON BLVD	Physical Address : 901 PONCE DE LEON BLVD	
	City, State, Zip : BELLEAIR, FL 33756	Phone Number : 7276477483	Fax Number : 7275883778

**Complete and submit this form DR-420MM-P, Maximum Millage Levy Calculation-Preliminary Disclosure, to your property appraiser with the form DR-420, Certification of Taxable Value.**

**MAXIMUM MILLAGE LEVY CALCULATION  
PRELIMINARY DISCLOSURE  
INSTRUCTIONS**

DR-420MM-P  
R. 5/12  
Page 3

**General Instructions**

Each of the following taxing authorities must complete a DR-420MM-P.

- County
- Municipality
- Special district dependent to a county or municipality
- County MSTU
- Independent special district, including water management districts
- Water management district basin

Voting requirements for millages adopted by a two-thirds or a unanimous vote are based on the full membership of the governing body, not on the number of members present at the time of the vote.

This form calculates the maximum tax levy for 2019 allowed under s. 200.065(5), F.S. Counties and municipalities, including dependent special districts and MSTUs, which adopt a tax levy at the final hearing higher than allowed under s. 200.065, F.S., may be subject to the loss of their half-cent sales tax distribution.

DR-420MM-P shows the preliminary maximum millages and taxes levied based on your proposed adoption vote. Each taxing authority must complete, sign, and submit this form to their property appraiser with their completed DR-420, Certification of Taxable Value.

The vote at the final hearing and the resulting maximum may change. After the final hearing, each taxing authority will file a final Form DR-420MM, Maximum Millage Levy Calculation Final Disclosure, with Form DR-487, Certification of Compliance, with the Department of Revenue.

Specific tax year references in this form are updated each year by the Department.

**Line Instructions**

**Lines 5-10**

Only taxing authorities that levied a 2018 millage rate less than their maximum majority vote rate must complete these lines. The adjusted rolled-back rate on Line 10 is the rate that would have been levied if the maximum vote rate for 2018 had been adopted. If these lines are completed, enter the adjusted rate on Line 11.

**Line 12**

This line is entered by the Department of Revenue. The same adjustment factor is used statewide by all taxing authorities. It is based on the change in per capita Florida personal income (s. 200.001(8)(i), F.S.), which Florida Law requires the Office of Economic and Demographic Research to report each year.

**Lines 13 and 14**

Millage rates are the maximum that could be levied with a majority or two-thirds vote of the full membership of the governing body. With a unanimous vote of the full membership (three-fourths vote of the full membership if the governing body has nine or more members) or a referendum, the maximum millage rate that can be levied is the taxing authority's statutory or constitutional cap.

**Line 16**

Check the box for the minimum vote necessary at the final hearing to levy your adopted millage rate.

**Line 17**

Enter the millage rate indicated by the box checked in Line 16. If the proposed millage rate is equal to or less than the majority vote maximum millage rate, enter the majority vote maximum. If a two-thirds vote, a unanimous vote, or a referendum is required, enter the proposed millage rate. For a millage requiring more than a majority vote, the proposed millage rate must be entered on Line 17, rather than the maximum rate, so that the comparisons on Lines 21 through 25 are accurate.



## Legislation Details (With Text)

**File #:** 19-0157      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** General Agenda  
**File created:** 7/1/2019      **In control:** Town Commission  
**On agenda:** 7/16/2019      **Final action:**  
**Title:** Consideration of the Historic Medallion Program  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Historic Medallion Mock Up\_International Bronze

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Summary

To: Town Commission  
From: Cathy DeKarz, Management Analyst  
Date: 7/16/2019

### Subject:

Consideration of the Historic Medallion Program

### Summary:

Town staff and the Historic Preservation Board is seeking the Commission's input on a "Historic Medallion Program" that would recognize and celebrate the homes and structures on Belleair's Historic Registry (which currently consists of 27 properties).

**Previous Commission Action:** Over the past several meetings, the Historic Preservation Board has discussed the implementation of a Historic Medallion Program to help celebrate Belleair's historic structures. At the June 25 meeting, the Board unanimously recommended the attached mock-up for the design of these medallions, should the program be adopted.

**Background/Problem Discussion:** Through the Historic Medallion Program, owners of buildings on Belleair's Historic Registry would be required to opt in to receiving a medallion via a form that the Town would mail to all eligible homeowners.

From there, recipients would await their medallion while the Town placed the order and then delivered the medallions to the homeowners, who would then mount their medallion to the front-façade exterior of their home. The medallions read, "This property is listed on the Town of Belleair Historic Registry" and include an image of the Bellevue Inn (the same as on the plaque for The Kathy Gaston Historic Archives), and would also include the year that the property in-question was built.

The cast-bronze medallions (mock-up attached) would be 6x8 inches in order to be visible from the street or sidewalk, thus serving as visual additions to the homes in-question and as an educational piece to passersby who may not be aware of our Town's deep history.

**Expenditure Challenges** Each 6x8 inch cast bronze medallion would cost the Town \$210.00, as quoted by International Bronze. Provided that all 27 properties opt in to receive a medallion, the total cost of the program would be \$5,670.00.

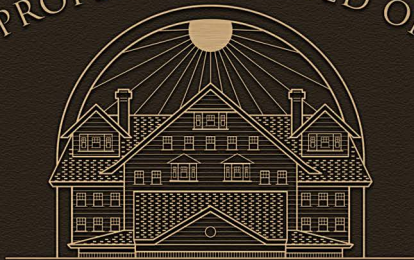
One consideration to keep in mind is new additions to the Town's Historic Registry. Since each medallion has a customized year, we would not be able to keep additional medallions on-hand, but would have to custom-order them on an as-needed basis. Since these would not involve a bulk purchase discount, each one-off would cost the Town \$245.00.

**Financial Implications:** N/A

**Recommendation:** Town staff recommends approval to launch the Historic Medallion Program.

**Proposed Motion** I recommend approval of the Historic Medallion Program.

THIS PROPERTY IS LISTED ON THE



TOWN OF BELLEAIR  
HISTORIC REGISTRY  
BUILT 1925