



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Planning & Zoning Board

Monday, July 11, 2016

5:30 PM

Town Hall

Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.

Meeting called to order at 5:32 PM with Chairman Brandvik presiding. New member Jerome Ciliento welcomed; Randy Ware thanked for his past service on the board.

ROLL CALL

Present 6 - Chairman Bonnie-Sue Brandvik, Al Acken, Jim Millspaugh, Peter Marich, Marc Mariano, and Jerome Ciliento

Absent 1 - Vice Chairman Gloria Burton

SCHEDULED PUBLIC HEARING

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

16-0156

Variance for 1 Country Club Lane

Town Clerk swore in those who would be speaking; No exparte communications from board members.

JP Murphy-Assistant Town Manager-Introduced case; applicant requesting additional signage on three different zoned properties; Dave Healy to provide staff report.

Dave Healey-Calvin Giordano & Associates, Planning Consultant-This is a coordinated effort between Belleair Country Club and the Bellevue Place and Inn project; staff has met with applicant and made recommendations; three existing signs to be removed, five new to be put up. Mr. Healey briefly described the signs as follows:

First Sign (1 A & B): NW corner on Ft Harrison and Bellevue Blvd; 4ft brick wall with 6ft columns; sign A is a variance for an additional sign for Belleair Country Club; sign B is an additional and off premise sign for Bellevue Place.

Second and Third Signs: Pillars located on each side of Indian Rocks Rd; one replaces existing sign for BCC; other is for Bellevue Place.

Fourth and Fifth Signs: On Alexander Rd: Same as signs 1 A & B; replaces existing Belleair Country Club sign; other is for Bellevue Place.

Chairman Brandvik questioned landscaping; Mr. Healey noted all must meet visibility triangle requirements.

Mr. Healey continued description of sign 4 A & B; variance needed due to R-1 zoning designation. Sign 5 to be located at new entrance to Bellevue Inn and Country Club; sign on right is for inn and already approved as part of the project; country club sign on left needs approval.

Mr. Cilento questioned if recycled brick being used; questioned contingency plan for repairs. Mr. Healey requested the applicant address items.

Chairman Brandvik questioned hardship as well as addressing other RPD properties in sign; Mr. Healey noted intent is to remove Bellevue Place from sign once condo units are sold; believes rationale is that signs help to direct people to the area.

Deputy Mayor Rettstatt questioned column sign placement; Mr. Healey identified specific locations; read variance definition for board and referred to code criteria for granting a variance.

Michael Cheezum-JMC Communities, Applicant-Commented on project; expect sales to begin this fall; rehabilitation for the historic inn will take approximately fifteen months to complete; thanked staff and residents for support through the process. Seeking variance for permanent signage; signs help serve as a reminder of the hotel and location history; will be seeking variance for temporary signs in the future to aid in directing people and sale of condominiums. Mr. Cheezum commented on criteria; feels special conditions due to property being landlocked; available for any questions relating to variance criteria.

Chairman Brandvik commented on project, would like to have the additional sign language if applicant is amenable; Mr. Cheezum would consider.

Public comments heard

Jim White-Resident (3 Seaside Lane)-Spoke in support of variance; will aid in sale of condo units and benefit both applicant and town; would like additional areas in development included in sign; will discuss at next RPD meeting.

Meeting closed to public comment

Board discussion regarding history of signs for prior development projects.

Mr. White commented that he was familiar with Seaside project, no signs; RPD area slow in developing.

Mr. Cilento questioned applicant regarding maintenance responsibilities; Mr. Cheezum stated it will be maintained; lighting will be consistent with current practice, illuminated until approximately 10:00 PM.

Chairman Brandvik commented on removal of "and place" from sign; would approve temporary signage; creates way finding issues for other properties in RPD; previous

developments did not have signage.

Mr. Marich moved to approve; seconded by Mr. Acken.

Aye: 5 - Acken, Millspaugh, Marich, Mariano, and Ciliento

Nay: 1 - Chairman Brandvik

Absent: 1 - Vice Chairman Burton

CITIZENS COMMENTS

No comments to be heard.

APPROVAL OF MINUTES

[16-0081](#) Approval of April 11th, 2016 Meeting Minutes

Chairman Brandvik asked for discussion regarding approval of April 11th, 2016 Meeting Minutes; hearing none, the minutes were approved by the follow roll vote:

Aye: 6 - Chairman Brandvik, Acken, Millspaugh, Marich, Mariano, and Ciliento

Absent: 1 - Vice Chairman Burton

GENERAL AGENDA

[16-0136](#) Election of Officers

Chairman Brandvik asked for nominations for Board Chairman.

Mr. Marich nominated Bonnie; seconded by Mr. Acken. Board elected Ms. Brandvik by the following vote:

Aye: 6 - Chairman Brandvik, Acken, Millspaugh, Marich, Mariano, and Ciliento

Absent: 1 - Vice Chairman Burton

Chairman Brandvik stated a Vice Chairman needs elected; Gloria Burton is current Vice Chair; Ms. Burton has agreed to serve if nominated.

Mr. Acken nominated Gloria Burton; seconded by Mr. Mariano. Board elected Ms. Burton by the following vote:

Aye: 6 - Chairman Brandvik, Acken, Millspaugh, Marich, Mariano, and Ciliento

Absent: 1 - Vice Chairman Burton

OTHER BUSINESS

No other business

COMMISSION ADVISOR REPORT

Deputy Mayor Rettstatt had nothing to report. Provided details on up-coming events; Gracie's Big Splash will be August 6th; Honor the Blue Tribute is a benefit to supplement non budget police items to be held October 22nd at 7:00 PM at Biltmore Golf Course; Belleair Community Foundation also hosting veterans event Saturday, November 11th at Hunter Park.

ADJOURNMENT

No further business; meeting adjourned in due form at 6:18 PM.

APPROVED:

Chairman