



MEMORANDUM

TO: Town of Belleair
Micah Maxwell, ICMA - CM, Town Manager
Chelsey Gordon, Management Analyst

FROM: Calvin, Giordano & Associates
David Healey, FAICP
Chris Brimo, AICP

SUBJECT: Belleview Place and Inn -
Periodic Review of Development Agreement
and Status Report

DATE: October 11, 2016

Purpose

This status report is prepared to provide an update on the progress of the Belleview Place and Inn project; and more specifically in fulfillment of the requirement for "periodic review of a development agreement" pursuant to Chapter 163.3235 F.S., and Section 5.4 of the Development Agreement between the Town of Belleair and JMC Communities, Inc.

Background

The Belleview Place and Inn project was approved by the Town Commission, following a series of public hearings over a several month period, including authorization of a Special Certificate of Appropriateness for Demolition on December 9, 2014 and approval of Ordinance 499 on February 17, 2015, which included the following components:

- Amendment to rezone the site from Hotel (H) to Planned Mixed Use (PMU);
- The Preliminary Development Plan for the project;
- The Master Plan and Phasing Schedule for the project; and
- The accompanying Development Agreement.

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GSA Contract Holder

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



Subsequent approvals based on and consistent with the provisions of Ordinance 499 have included the following:

- Approval of the Final Development Plan (FDP Order No. 2015-01) on March 6, 2015;
- Issuance of the Demolition Permit on March 6, 2015;
- Approval of Construction Plans for Paving, Grading, Drainage and Utility Work on January 20, 2016; and
- Approval of First Amendment to the Final Development Plan [FDP No. 2015-01 (amended)] on August 15, 2016.

In addition, the following approvals have been granted for signage related to the Belleview Place and Inn Project:

- Approval of variances for combined Belleair Country Club and Belleview Place and Inn permanent signage on July 19, 2016; and
- Approval of variances for temporary directional/advertising signage for Belleview Place on September 20, 2016.

Master Plan Schedule

The Master Plan Phasing Schedule and corresponding target completion dates based on the established reference date of December 2, 2015 are as follows:

- Parcel #1 (Condo Bldg. 1.) - 30 months - June, 2018
- Parcels #2, 5, 7 - (Condo Bldg. 2, Townhome Phase 5, and Inn) - 36 months - December, 2018
- Parcel #3 (Condo Bldg. 3) - 48 months - December, 2019
- Parcels #4, 6 (Condo Bldg. 4 and Townhome Phase 6) - 60 months - December 2020

Belleview Place Improvements to Date

Progress to date includes:

- Belleview Biltmore Hotel Deconstruction/Demolition 95% complete
- New Entry Road complete, with brick pavers, palm trees, lighting, sidewalks and landscaping;
- Installation of Underground Utilities is approximately 50% complete; and
- One (of two) Retention Ponds complete.



Current Schedule

The current work schedule includes the following:

- Construction to begin on First Carriage Home in October, 2016
- Construction to begin on first Mid-Rise in November, 2016
- Inn to move to its new location in December, 2016. Renovation estimated to take approximately 16 to 18 months
- Construction Schedule of other Carriage Homes and Mid-Rise Buildings dependent upon sales; plan to start subsequent buildings every 6 months

Status of Historic Artifacts and Materials / Components Planned for Use in the Inn

- As-built documentation, including digital copies, of the Belleview Biltmore Hotel provided, and artifacts, photographs and memorabilia from the Hotel to be retained and preserved have been identified
- Foundation Plans for Inn have been submitted for Permit
- New Tiffany Room planned, with Tiffany glass to be incorporated in the ceiling of the room, which will serve as a new meeting room space
- New History Room planned, with artwork and artifacts to be incorporated in this room, as well as in the Grand Lobby, Fitness Center, Public Corridors, and Maisie's Market (More details to follow after the first of the year)
- New Maisie's Ice Cream parlor & Coffee Shop, with artwork telling the story about Maisie's pearl necklace;
- Some common space decorative glass will be used in the window wall to Maisie's Market and some of the common area doors
- Grand Stair to be preserved
- Heart Pine floors to be used throughout the Lobby and corridor spaces
- Original bricks from the foundation of the Hotel will be used in the foundation wall of the Inn
- Useable decorative trim pieces from the Porte cochere will be used in the Porte cochere for the Inn
- Lobby interior trim and wainscoting profiles to be preserved



Compliance with Development Agreement

This first annual review of the Belleview Place and Inn Project pursuant to the periodic review of development agreements, as required by Chapter 163.3235 F.S., and Section 5.4 of the Development Agreement between the Town of Belleair and JMC Communities, Inc. finds as follows:

- The required approval of a Final Development Plan within two (2) years of the approved Development Agreement has been complied with consistent with the provisions of Ordinance 499; and
- The work authorized to date is consistent with the Final Development Plan and the Master Plan Phasing Schedule.

This annual review of the Development Agreement between the Town of Belleair and JMC Communities, Inc. demonstrates that it is being carried out in good faith consistent with the terms of the agreement.