



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Planning & Zoning Board

Monday, July 8, 2019

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 was called to order at 5:36 PM with Vice Chairman Millspaugh presiding.

ROLL CALL

Others present: Commissioner Wilkinson and Deputy Mayor Resttstatt

Present 4 - Vice Chairman Jim Millspaugh, Marc Mariano, Brand Shank, and Pam Kern

Absent 2 - Chairman Bonnie-Sue Brandvik, and Jerome Ciliento

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.

Mr. Murphy stated the board would be acting as the Local Planning Authority and the Planning and Zoning board; explained the meeting procedures.

Those wishing to speak were sworn in by the Town Clerk.

No exparte communications were expressed.

[19-0163](#)

Local Planning Agency Item - Presentation of Pelican Golf Phase 4 Development Plan

Chris Brimo-Calvin Giordano & Associates, Town Planner-Presented staff report of applicant's proposal; discussed expansions from previously approved phase III. Applicant is seeking: amendment to the Town of Belleair Future Land Use Map, rezoning of 1.88 acres of property adjacent to the Pelican Golf Course from Residential Low (RL to Recreation/Open Space (ROS); rezoning of approximately 1.90 acres of property adjacent to Pelican Golf Course from Single Family Residential(R-1) to Golf Course District (GC); variance for fence/wall within 5ft. setback along Indian Rocks Rd.; variance for fence/wall within 5ft. front yard setback along Golf View Dr.; amending number of sleeping rooms for accessory uses; addition of 3rd 12 room cottage; approval of a right-of-way use agreements (multiple); amendments to previously approved amendment.

Discussed a few scribner's errors in the items; corrected.

Mr. Millspaugh questioned parking area; Mr. Brimo stated it is for overflow and special event.

Mr. Shank questioned Indian Rocks Road fence previously approved; Mr. Brimo and Murphy discussed location of proposed fence; discussed cul-de-sac.

Tom Nash-MacFarlane, Ferguson, McMullen, Attorney for applicant-Discussed prior actions; summarized each individual request; provided revised date of total completion being April of 2020.

Mr. Murphy discussed rolling certificates of occupancies; mitigation final numbers will be available for commission meeting.

Mr. Mariano questioned fire access; Mr. Murphy addressed entry points; parking areas; fencing.

Mr. Murphy stated that each item would be individually addressed.

[19-0159](#)

Local Planning Agency Item - 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)

Mr. Brimo stated this item relates to the Future Land Use Map amendment; request relates to R-Low parcels to go to Recreation open space (ROS); would be for 1614 Golfview Drive, 1616 Golfview Drive, 1609 Indian Rocks Road, 1611 Indian Rocks Road, and 1617 Indian Rocks Road; consistent with the Belleair Comprehensive Plan; Plan policy 1.1.4 Recreation Open Space element, 1.3.2 consistent; amending ordinance; sent to all state agencies for their review; once approved, the Town can adopt on second reading.

Mr. Millspaugh opened floor for public comment.

John Trippelo-Resident-(standing) commented on parking, cottage grade, drainage, views to neighbors.

Discussion ensued regarding parking, grade drainage, and streetscapes and views.

John Trippoli - resident - also questioned intent for landscaping between cottages and Indian Rocks Road; expressed his concerns regarding the project.

Susan Klinker-500 Althea Rd.-resident- (standing) spoke on unsatisfactory experiences during construction; regarding safety; spoke in opposition.

Tom Olson- 450 Althea - resident- (standing)Questioned clarification on zoning; spoke in opposition of the cottages.

David Ottinger- stated cottages are not to be hotels; only to be available to guests of golf course.

Mr. Murphy stated The Town Commission previously approved by ordinance in April of 2018 allowing the accessory use of the cottages in to the golf course zone; the current request is for an additional cottages; explained the zone amendment requests.

Mr. Tom Olson-asked additional questions related to zoning and prior approvals; commented on on cottage uses and zoning issues.

John Troppoli - resident- made further comments regarding accessory use and intensity.

Susan Klinker - 500 Althea Rd. - resident - questioned minimum night stay in cottages.

Dan Hartshorne- 511 Osceola Rd. - resident- (standing) questioned town attorneys comments; Mr. Ottinger stated he was explaining ordinance previously adopted.

Resident-Golfview Dr.-commented on cottage housing and regulation.

Mr. Milspaugh explained previous board action regarding the cottages.

Mr. Murphy stated ordinance provides regulations and protections regarding cottages; not to be offered to the public at large and to be only for members of the golf club.

Tony Policandriotes- representing his mother, 1621 Golfview Drive - resident-questioned number of total rooms; landscape buffer; entrances; against additional cottage.

Mr. Murphy addressed questions; stated there were 28 rooms; spoke regarding the safety issues of having resident walk-way.

Bob Rider-1730 Golfview-resident-Questioned number of members; against additional cottage.

Tom Olson - Resident (standing)- Inquired about the zoning maximum for Multi-family housing for recreational areas; Mr. Murphy addressed question; stated currently set for 16 units total for golf course zone; the countywide map may have some restrictions.

Estelle DeMuesy-605 Osceola Rd. resident (non standing)-questioned occupancy.

Mr. Murphy explain maximum use for cottages and process to request additional cottage; zoning amendment requests.

Board discussions regarding usage and accessory structures; site specific approvals must be done.

Mr Murphy reiterated process for approving items.

Mr. Policandriotes commented questioned occupancy clarification; Mr. Nash said single beds, couples could stay.

Floor closed to public comment on this item.

Discussion ensued regarding the additional cottage.

Mr. Mariano moved to approve the application to amend the future land use designation from Residential Low to Recreation Open Space. Seconded by Mr. Shank.

Aye: 4 - Vice Chairman Millspaugh, Mariano, Shank, and Kern

Absent: 2 - Chairman Brandvik, and Ciliento

[19-0160](#)

Local Planning Agency Item - Consideration of Elements of Ordinance 525- Text Amendment; Accessory Uses for Golf Course

Mr. Murphy provided the introduction for item.

Mr Brimo stated this was a request for amendments for Town of Belleair Code of Ordinances Section 74- 82 - Amending the number of sleeping rooms to allow additional cottage; provide overview of past amendments; additional amendment increase maximum number of rooms to allow a third cottage; revisions of the development; any changes to the development code would have to come before the commission for approval.

Mr. Millspaugh inquired about where the applicant could request an additional cottage; Mr. Murphy commented on ordinance requirements and zoning.

Mr. Nash commented on elimination of current houses; cottages not hotel use; no outside use.

Mr. Millspaugh spoke about previous vacant lots; trends of other golf courses.

Tom Olson- resident with standing-commented on removal of homes.

Estelle DeMuesy - resident(non-standing)-commented on visual effect; what's best for the Town as a residential community.

Ms. Klinker -resident with standing-commented on size of cottage.

Mr. Rider questioned location of buildings if approval doesn't occur.

Ralph Strauss-resident-commented on landscaping; would like clarification to residents regarding landscaping and views.

Mr. Murphy stated 6ft green vinyl fence with vegetative buffer on both sides; conforms to code.

Closed to public comment.

Ms. Kern questioned landscaping and if type can be shown; suggests adding landscape condition.

Mr. Murphy clarified landscaping more appropriate under variance item; elevations conditions could be added for commission approval; board authority limited to land use not interior design elements.

Tom Olson -resident with standing- questioned why additional units.

Mr. Nash stated addition of land would like to add additional cottage, same conditions apply as before.

Mr. Murphy stated that the applicant could provide additional changes to the elevations as conditions to be made available to the public.

Mr. Strauss questioned if elevation is changing; Mr. Nash stated grade would not be built up.

No further public comments.

No further comments from applicant.

Discussion:

Mr. Mariano commented on addition of acreage; mass of units per acre is decreasing; feels buffering/open space is increased.

Ms. Kern commented on location and position of the cottage.

Mr. Mariano moved to approve the text amendment for accessory use for golf course from the existing 16 units total to 28 units total. Seconded by Ms. Kern.

Aye: 4 - Vice Chairman Millspaugh, Mariano, Shank, and Kern

Absent: 2 - Chairman Brandvik, and Ciliento

[19-0164](#)

Local Planning Agency Item - 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

Mr. Murphy stated to keep zoning items together; Item 19-0164 - Local Planning Agency Item - 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 and the SW'ly 6 ft of lot 10 and the NE'ly 28 ft of Lot 12, Block 32, Belleair Estates Subdivision; the applicant is requesting the amendment of the Town zoning map from R-1 to GC (Golf Course)

Mr Brimo reiterated request; to amend the Town's official zoning map from R-1 single family to the GC district; consistent with previous request; recreation land use with golf course zoning; contingent upon plan amendment becoming effective; Zoning map amendment in conjunction with the Future Land Use amendment.

No comments from either party regarding zoning change.

No public comments to be heard.

Mr. Mariano moved to approve amending the zoning map for the aforementioned lots from R-1 to GC. Seconded by Mr. Shank.

Aye: 4 - Vice Chairman Millspaugh, Mariano, Shank, and Kern

Absent: 2 - Chairman Brandvik, and Ciliento

[19-0166](#)

Consideration of Elements of Ordinance 525- Amended Development Plan.

Mr. Brimo stated amendment to previously approved site plan with additions of phase 4.

Mr. Murphy restated total overall parking spaces had not been reduced; additional pervious parking on site; two driveways on Poinsettia.

Resident questioned conservation easement and footprint; Mr Murphy clarified area, new properties not included.

Discussion ensued regarding conservation easement; impervious surfaces; stormwater drainage.

Mr. Mariano moved approval of the amended site plan as discussed and the improvements as detailed in the new Phase 4 expansion. Seconded by Mr. Shank.

Aye: 4 - Vice Chairman Millspaugh, Mariano, Shank, and Kern

Absent: 2 - Chairman Brandvik, and Ciliento

[19-0167](#)

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

Mr. Murphy introduced item; development agreement and right-of-way agreement; provided high level overview of agreements; requesting to place a security gate at cart path; Golfview Drive fence in right-of-way.

Discussion ensued regarding area at cul-de-sac.

No comments from applicant.

No public comments to be heard.

Mr. Murphy clarified cul-de-sac area; no structures in right-of-way; Tee boxes; encroaches into public land; right-of-way use agreement.

Discussion ensued regarding the right-of-way use agreement.

Marc Mariano moved to accept the right-of-way use agreement as proposed. Seconded by Pam Kern.

Aye: 4 - Vice Chairman Millspaugh, Mariano, Shank, and Kern

Absent: 2 - Chairman Brandvik, and Ciliento

[19-0161](#)

Variance Request - 1501 Indian Rocks Rd Fence - Indian Rocks Road Frontage

Mr. Murphy introduced variance request.

Mr. Brimo detailed variance request and previous actions.

Mr. Shank commented on alternative to large landscaping fence buffer.

Mr. Mariano commented on vegetation as well; stated there could be conditions set.

Mr. Murphy commented on current fence code requirements; cannot design but can recommend changes.

Mr. Nash provided comments; Mr Millspaugh suggests softening view for public.

Mr. Strauss - resident - commented on alternative to just a wall of vegetation.

Mr. Murphy reiterated cannot design, but can suggest redesign.

Closed to public comments.

Mr. Ottinger clarified setback and location of buffer.

Mr. Murphy stated inclusive of buffer in setback, Mr. Nash in agreement.

Discussion ensued regarding position and type of landscaping buffer.

Murphy stated could add a proposed landscaping to be approved by commission.

Mr. Mariano moved to approve variance to allow a 20 foot encroachment into the required 25 foot front yard setback along Indian Rocks Road to allow a fence with the required fence wall shield 5 feet from the right-of-way line. Seconded by Mr. Shank.

Aye: 4 - Vice Chairman Millspaugh, Mariano, Shank, and Kern

Absent: 2 - Chairman Brandvik, and Ciliento

[19-0162](#) Variance Request - 1501 Indian Rocks Rd - Golf View Road Frontage

Mr. Murphy introduced the next item. Stated this request was the same as on Indian Rocks Road, but on the Golfview side; suggest it be inclusive of the shielding.

Mr. Nash had no comments.

No public comment.

Mr. Mariano moved to approve the variance to allow a 20-foot encroachment into the required 25-foot front yard setback along Golfview Drive to allow a fence with the required fence wall shield within 5 feet from the right-of-way with conditions to provide a landscape buffer and elevation to be presented at the city council hearing. Seconded by Ms. Kern.

Aye: 4 - Vice Chairman Millspaugh, Mariano, Shank, and Kern

Absent: 2 - Chairman Brandvik, and Ciliento

CITIZENS COMMENTS

No additional comments.

APPROVAL OF MINUTES

[19-0155](#) Approval of May 13, 2019 Meeting Minutes

Mr. Mariano moved approval of the minutes of May 13. Seconded by Mr. Shank.

Aye: 4 - Vice Chairman Millspaugh, Mariano, Shank, and Kern

Absent: 2 - Chairman Brandvik, and Ciliento

GENERAL AGENDA

[19-0158](#) Election of Officers

Mr. Mariano moved to table the election of officers until the next meeting. Seconded by Mr. Shank.

Aye: 4 - Vice Chairman Millspaugh, Mariano, Shank, and Kern

Absent: 2 - Chairman Brandvik, and Ciliento

OTHER BUSINESS

No other business

COMMISSION ADVISOR REPORT

No reports given

ADJOURNMENT

Meeting adjourned in due form at 8:37 PM.

APPROVED:

VICE CHAIRMAN