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MEMORANDUM

TO: JP Murphy, Town Manager
Town of Belleair

FROM:  Christopher Brimo, AICP
Calvin, Giordano & Associates

SUBJECT: Belleair Country Club Major Development - West Course
Improvements

DATE: October 11, 2021

Per Article III, Section 66-162 of the Town's Code of Ordinances, several criteria are identified that determine whether the plans are reviewed as a major or minor development. The proposed improvements to the Belleair Country Club are considered a major development because the West Course improvements involve combined land and water area of five acres or more [Sec. 66-162 (b)(1)]

The purpose of the redevelopment is to restore the course back to a layout more in line with its original design. The improvements will remove unpermitted surface water areas that were added for water reuse storage and reestablish meandering waterways. The proposed improvements will also reduce the fertilized areas by over 17 acres. There are no buildings involved, and the only 'structures' involved in the planned improvements are related to drainage and concrete paths for golf carts.

Calvin, Giordano, and Associates (CGA) conducted a planning and civil engineering review of the proposed improvements to the Belleair Country Club West Course. The review found the improvements to be in compliance with the Town's Land Development Code, and the applicant has satisfactorily addressed all of the civil engineering review comments. Additionally, other reviewing agencies have reviewed and approved the proposal as it relates to other infrastructure and utilities, and the project can move forward to permitting.

The following items will be addressed by applicant during, and at the completion of the construction, and should be included in the overall approval of the project.

1. Utility coordination will be on-going during construction.
2. Signed as-built information of all final grading and features including any located existing utilities that are exposed by grading or specifically located by the Contractor for conflict verification (horizontal and vertical data, with any fitting or bend information) for incorporation into the Town's and County's GIS information.
3. Revised easement document for proposed watermain relocation based on final installation location (to be provided after completion of construction).