



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Planning & Zoning Board

Monday, August 25, 2025

5:30 PM

Town Hall

Meeting called to order at 5:30 PM with Chairman Barris presiding

ROLL CALL

Present 4 - Robert Barris, Patricia Irwin, Philip Beauchamp, and Shelly Ladd-Gilbert

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.

[25-0128](#)

Special Certificate of Appropriateness - 1570 Alexander Road

Chairman Barris introduced item; asked if applicant was here to speak.

Chris Price-Metro Builders, representing applicant-spoke to materials that are to be used in roof; metal and slate look shingles.

Mr. Barris stated item has been recommended for approval by staff; Ms. Lancaster noted Luis Serna is here from Calvin Giordano (Mr. Serna's memo attached hereto).

Chairman Barris requested any comments of the members; Mr. Beauchamp questioned if the Town has any representatives during process of construction to affirm it is built in accordance with plans; Ms. Lancaster-Town Manager-affirmed the Town has an inspector.

Mr. Price spoke to permitting, construction process and inspections; in progress inspections confirm products are applied properly; follow manufacturer instructions. Ms. Lancaster stated inspector is contracted through SafeBuilt.

Chariman Barris requested a motion unless there were objections.

Philip Beauchamp moved to approve. Seconded by Patricia Irwin.

Aye: 4 - Barris, Irwin, Beauchamp, and Ladd-Gilbert

CITIZENS COMMENTS

Chairman Barris welcomed Thomas Nessler as a new member to be appointed to fill seat.

APPROVAL OF MINUTES

[25-0135](#) Approval of June 9, 2025 Meeting Minutes

Shelly Ladd-Gilbert moved to approve the minutes. Seconded by Patricia Irwin.

Aye: 4 - Barris, Irwin, Beauchamp, and Ladd-Gilbert

GENERAL AGENDA

[25-0129](#) Update on Historic Tours

Joey Vars-Town Historian and Archivist-commented on last item; historic tours in November and December; worked with recreation department for ticket sales, 10/1 sales open to residents, 10/15 available to general public; promotions will be made; working with Amanda for promotional materials which will be done by second week of September.

Ms. Ladd-Gilbert questioned feedback; Mr. Vars addressed; should be a good turnout.

Chairman Barris questioned advertising to residents; Mr. Vars addressed; Town's social media sites and posters.

Mr. Beauchamp requested clarification on dates and time; Mr. Vars addressed.

Mr. Vars spoke to old subdivision he is doing research on; North end of Hallett Park waterfall area; partnership with Palm Harbor Museum and art center which was initially built by President Hayes family.

Ms. Irwin commented on area of nature walk waterfall; Mr. Vars commented on references of the waterfall.

OTHER BUSINESS

No other business

ADJOURNMENT

No further business; meeting adjourned in due form at 5:42 PM.

Philip Beauchamp moved to adjourn the meeting. Seconded by Shelly Ladd-Gilbert.

Aye: 4 - Barris, Irwin, Beauchamp, and Ladd-Gilbert

APPROVED:

Chairman