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MEMORANDUM

TO: Gay Lancaster, Town Manager
Town of Belleair

FROM: Luis N. Serna, AICP 
Calvin, Giordano & Associates, Inc.

SUBJECT: **Belleair County Club – East Course Renovation**
Major Development Plan Review

DATE: November 7, 2025

BACKGROUND

The applicants are proposing renovation of the East Golf Course of the Belleair Country Club. These renovations qualify as a Major Development consistent with the requirements of Section 66-162(b) of the Belleair Land Development Code. These revisions do not involve any new buildings or parking facilities within the Country Club. The subject property is zoned Residential Planned Development (RPD) and the Future Land Use is Recreational/Open Space.

The following section includes a review of the preliminary development plans for consistency with Chapter 74 of the Land Development Regulations.

REVIEW OF PRELIMINARY DEVELOPMENT PLANS

- 1. Permitted Uses:** Pursuant to Sec. 74-82 and 74-83(c)(2) of the Land Use Regulations, permitted uses within the Residential Planned Development (RPD) district include single-family dwellings, multiple-family dwellings, and certain accessory uses that serve the residents of the district. The applicants have indicated that the intended use for the subject site will remain golf course. Accessory uses within the RPD district may include golf courses, provided that the clubhouse is located over 300 feet from any dwelling.

Findings - The proposed use is permitted by right in the RPD district.

- 2. Dimensional Regulations:** Dimensional regulations are contained in Sec. 74-84 of the Land Use Regulations. The proposed redevelopment does not include any buildings, so many of the dimensional standards do not apply.



RPD Dimensional Regulation	Standard	Proposed
Minimum Lot Area	5 acres	234.84 acres
Maximum Density	5 du/A	Not applicable
Setbacks	Between structures = 15 feet ROW = 25 feet Edge of district = 25 feet	Not applicable
Maximum Height	32 feet	Not applicable
Minimum Living Area per Unit	1,200 square feet	Not applicable

Findings - The proposed use meets the RPD zoning district dimensional regulations.

- 3. Maximum Impervious Surface Coverage:** Pursuant to Sec. 74-112, the maximum impervious surface ratio for the RPD district is 60 percent.

Findings - The proposed improvements do not exceed maximum impervious surface coverage standards and are in compliance with the Town Code.

- 4. Off street Parking:** Sec. 74-172 of the Land Use Regulations provide the minimum off-street parking requirements by use. For a golf course, a minimum of 6 spaces per hole is required plus any other uses on the site.

Findings - Because the proposed improvements to the subject site do not include additional golf holes, buildings, or other amenities that would increase trips to the site, no additional parking is required.

- 5. Protection of Environmentally Sensitive Lands:** Pursuant to Sec. 74-411 of the Land Use Regulations, development plans shall comply with applicable federal, state, water management district and county regulations relating to environmentally sensitive lands. The applicants have submitted a copy of the required stormwater permit from the Southwest Florida Water Management District for this development. The applicants have submitted a permit from the Florida Fish and Wildlife Conservation Commission for work within 330 feet of an off-site eagle's nest.

Findings – Based on the information provided, the proposed improvements comply with this requirement.



REVIEW CRITERIA

In reaching its decision the Commission shall consider the following pursuant to Sec. 66-164(c)(5)

- a. Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site, and surrounding land uses.

Findings: This development proposes renovations to the existing golf course which has existed at this location since the early 1900s. State agency permits have been received for the proposed stormwater renovations and for work within 330 feet of an off-site eagle nest. Additionally, the plans do not propose any new lighting, buildings, or vehicular use areas.

- b. Whether the concurrency requirement of chapter 70 could be met if the development were built.

Findings: No new structures or vehicular use areas are proposed with these renovations. All amenities proposed are accessories to the existing golf course and will not generate additional traffic or public utility impacts.

- c. The nature of the proposed development, including land use type and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas; the preservation of natural features; proposed parking areas; internal traffic circulation system, including trails; the approximate total ground coverage of paved areas and structures; and types of water and sewage treatment systems.

Findings: This development proposes renovations to the existing golf course. No new structures or vehicular use areas are proposed.

- d. Conformity of the proposed development with the comprehensive plan, this land development code and other applicable regulations.

Findings: The proposed development is consistent with the site's Recreation/Open Space Future Land Use category. The development is consistent with the Goal of the Recreation and Open Space Element "to ensure the provision, protection, and maintenance of a coordinated, efficient and accessible system of public and private recreational parks and facilities which shall meet the needs of the town's current and future residents, tourists, and visitors." The development is consistent with Recreation and Open Space Policy 1.3.2 which states that "open space in parks and recreation areas shall be maintained to protect and preserve native habitats, passive recreation opportunities, and views of Clearwater Harbor."

- e. Applicable regulations, review procedures and submission requirements.

Findings: The plans were reviewed under and were determined to comply with the Development Review requirements of Article III, Chapter 66 of the Town's Land Development Code.



- f. Concerns and desires of surrounding landowners and other affected persons.

Findings: The plans were reviewed in consideration of minimizing potential impacts to adjacent properties from stormwater, tree removal, landscaping, and project lighting. Additionally, the proposed renovations will be considered at an advertised public hearing during which the concerns and desires of surrounding landowners and other affected property owners will be considered.

- g. Other applicable factors and criteria prescribed by the comprehensive plan, this land development code or other law.

Findings: The proposed renovations have been reviewed for compliance with the Town's Land Development Code and Comprehensive Plan and for required State and Federal permit requirements.

- h. In evaluating an application for a provider [of] wireless communication support facility on town-owned property, the criteria set forth in sections 74-282A.1 through 74-282A.17 of this Code, the reasonably applicable criteria for a preliminary site development plan submittal as set forth in section 66-171 (site plan requirements), the performance guarantees set forth in section 66-173, and the issues set forth in subsections (c), (d), (e) and (g) above, shall be the criteria evaluated in provider wireless communication decision making by the commission. In addition, the commission shall specifically make a determination that the proposed location of all physical appurtenances to the construction of any proposed WCSF or WCA, as these terms are defined in section 74-282A, do not interfere with existing or reasonably foreseeable necessary public uses of the affected town-owned property.

Findings: Not Applicable.

RECOMMENDATION:

Based on our review of the Town of Belleair Land Development Code, we recommend approval of the Major Development Plan for the Belleair Country Club East Golf Course Renovation with the following conditions:

1. Within 90 days of this approval, the applicants shall provide an updated Stormwater Utility Fee Calculation Sheet as required under Section 74-222 of the Land Development Code.
2. Within 60 days of this approval, the applicants shall provide to the satisfaction of the Town a plan for any required tree replacement or fee-in-lieu of replacement. Permits for the site work associated with this Major Development shall remain open until required trees have been replaced, a plan with a timeline for off-site replacement has been approved by the Town, or the fee-in-lieu of replacement has been paid.