



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Planning & Zoning Board

Monday, April 13, 2026

5:30 PM

Town Hall

Meeting called to order at 5:35 PM with Mr. Beauchamp presiding.

Ms. Ladd-Gilbert moved approval for this meeting's Chair. Seconded by Ms. Irwin.

Aye-3: Irwin, Beauchamp, and Ladd-Gilbert. Robert Barris was absent. Motion was approved unanimously.

ROLL CALL

Present 3 - Patricia Irwin, Philip Beauchamp, and Shelly Ladd-Gilbert

Absent 2 - Robert Barris, and Thomas Nessler

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.

CITIZENS COMMENTS

None to be heard

APPROVAL OF MINUTES

[26-0020](#) Approval of January 12, 2026 Meeting Minutes

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

Aye: 3 - Irwin, Beauchamp, and Ladd-Gilbert

GENERAL AGENDA

[26-0021](#) Request for Historic Designation Removal - 305 Overbrook Drive

Joey Vars-Town Archivist and Historian-spoke to the request; owner of 305 Overbrook Dr. has submitted an application requesting to be removed from the town's historic registry and wants to do some modification to the property; doesn't want to come before the board for every certificate of appropriateness; has discussed with property owner, and he is committed to maintaining the historic integrity of the property and the home; wishes to streamline the process of the restoration; Mr. Vars recommends the approval.

Discussion:

Mr. Beauchamp inquired if the house would retain its historic designation after this. Mr. Vars stated it will not, since it has been removed from the Town's historic registry. If the homeowner wanted to put it back on the registry, then he would have to reapply. The homeowners are aware of this. Mr. Beauchamp asked for clarification of the benefits to be on the registry. Mr. Vars clarified.

Ms. Irwin asked about the renovations. Mr. Vars stated this was largely internal and cosmetic; no walls to be changed; slight external repairs as well.

Ms. Ladd-Gilbert moved to approve the request for historic designation removal. Seconded by Mr. Beauchamp.

Aye: 3 - Irwin, Beauchamp, and Ladd-Gilbert

OTHER BUSINESS

Mr. Beauchamp questioned properties on S. Ft Harrison; Mr. Vars addressed.

Ms. Ladd-Gilbert commented on properties being built in the neighborhood, has been approached by residents asking if there are restrictions regarding things like colors, design, etc; spoke to City of Dunedin standards regarding new home builds and remodels; questioned what the board can do.

Ashley Bernal-Assistant Town Manager-spoke to possibility of discussing architectural standards or regulations; will bring to the Town Manager; offered suggestions.

Ms. Irwin questioned if residents can be brought in for input; Ms. Bernal affirmed; Ms. Ladd-Gilbert spoke to her experience on boards and providing direction to homeowners, questioned how soon can this can be implement.

Ms. Bernal spoke to being unable to provide a timeline, currently looking into the issue to see what can be done without infringing on rights; current challenges.

Ms. Ladd-Gilbert spoke to concerns from residents regarding what may be built next door.

Ms. Irwin spoke to diverse styles, unsure how it will play out, not wanting to take rights away from everyone.

Next meeting will be in June.

Ms. Ladd-Gilbert moved that we pursue architectural standards with potentially having a board that oversees this. Seconded by Ms. Irwin.

Aye: 3 - Irwin, Beauchamp, and Ladd-Gilbert

ADJOURNMENT

No further business; meeting adjourned in due form 5:56 PM.

Mr. Beauchamp moved to adjourn. Seconded by Shelly Ladd-Gilbert.

Aye: 3 - Irwin, Beauchamp, and Ladd-Gilbert

APPROVED:

Chairman