



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Planning & Zoning Board

Monday, January 12, 2026

5:30 PM

Town Hall

Meeting was called to order with Chairman Nessler presiding at 5:31 PM.

ROLL CALL

Present 3 - Robert Barris, Patricia Irwin, and Shelly Ladd-Gilbert

Absent 1 - Philip Beauchamp

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

[25-0191](#) Approval of August 25, 2025 Meeting Minutes

Shelly Ladd-Gilbert moved approval of the minutes. Seconded by Thomas Nessler.

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

Absent: 1 - Beauchamp

GENERAL AGENDA

[25-0192](#) Historic Update

Joey Vars-Town Archivist and Historian-spoke on recent tours; successful event; interactive event, positive feedback; gauging interest for additional tours in the spring, would need sponsors; gained additional knowledge of the area.

Ms. Ladd-Gilbert questioned if any changes would be made; Mr. Vars spoke on last minute ticketing process.

Mr. Barris questioned if full Town was done; Mr. Vars affirmed. RPD area was driven through but no stops done; materials provided to participants; would like to work with the Inn and coordinate a stop.

Board discussions regarding getting hotel access; RPD area being private

development area; board members to look into assisting with coordinating access, considered a commercial endeavor.

Mr. Vars spoke on length of tour; including would extend the time; story of hotel provided during parts of the tour; positive event and weather was favorable.

Mr. Barris questioned the finances; Mr. Vars confirmed that tickets were \$20 each and with the sponsorships, the full cost was recouped.

Mr. Vars questioned if there is an interest in another tour; Mr. Barris would like to continue if there is still interest; board consensus to begin with two in spring and possible two more in the fall.

Board comments regarding potential sponsors, approximately \$600, will verify and provide costs to board.

Mr. Barris questioned if there was any press coverage to boost tours; Mr. Vars stated no one from the Bee was there, social media posts.

Ms. Ladd-Gilbert spoke on having publicized greater to promote and solicit sponsors.

Mr. Barris spoke on a recap; Mr. Vars stated it could be incorporated into social media and potentially publications.

Mr. Vars spoke to having neighborhood maps.

Mr. Barris stated he would like ability to speak as a board member to the participants, potential to do so for next tours; encouraging to keep homes historic; possibility to send letters to those with historic homes highlighting the Town's resources.

Mr. Vars spoke on potential for outreach to provide information.

Discussion ensued regarding how owners know properties are historic; local registry; Florida master site files; providing master site files to owners for their records.

Mr. Barris would like a letter drafted providing information to owner that could be reviewed at the next meeting; Mr. Vars will look into this and finding the best way to do so.

Ms. Ladd-Gilbert spoke on ability to display historical artifacts; Mr. Vars spoke on preliminary discussions, nothing concrete at this time.

Ms. Irwin questioned the Town anniversary event; Mr. Vars spoke on the centennial concert event for the Town.

Thomas Nessler moved to continue the historic trolley rides through 2026. Seconded by Patricia Irwin.

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

Absent: 1 - Beauchamp

OTHER BUSINESS

No other business

ADJOURNMENT

No further business; meeting adjourned in due form at 6:01 PM.

Thomas Nessler moved to adjourn. Seconded by Patricia Irwin.

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

Absent: 1 - Beauchamp

APPROVED:

Chairman