

**AGENDA
TOWN OF BELLEAIR
JUNE 17, 2014
6:30 PM**

Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.

PLEDGE OF ALLEGIANCE

COMMISSIONER ROLL CALL

SCHEDULED PUBLIC HEARINGS

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.

1. Second And Final Reading - Ordinance No. 496 - Vacating Right Of Way At 955 Indian Rocks Road

Need ordinance 496 from david

Documents: [955 IRR VACATION REQUEST.PDF](#)

2. Second And Final Reading - Ordinance No. 497 - Amending The Land Development Code

Documents: [ORDINANCE 497 SUMMARY.DOCX](#), [SUMMARY OUTLINE OF PROPOSED PMU ZONING DISTRICT - 5-9-14 \(2\).DOCX](#), [PROPOSED PMU AMENDMENT 061314 VERSION.PDF](#), [PROPOSED PMU AMENDMENT CHANGE PAGES_061314 \(1\).PDF](#)

3. Request For Variance - 309 Belleview Blvd. - Neil Ford (Omni-Care Group, Inc.)

Documents: [VARIANCE PACKET - 309 BELLEVIEW BLVD..PDF](#)

4. Request For Variance - 201 Palmetto Rd. - Molly And Trevor Schaffer

Documents: [VARIANCE PACKET - 201 PALMETTO-SCHAFFER.PDF](#)

CITIZENS COMMENTS (Discussion Of Items Not On The Agenda.) (Each Speaker Will Be Allowed 3 Minutes To Speak.)

CONSENT AGENDA

1. Approval Of Minutes

Documents: [SM - 5.06.2014.PDF](#), [WS 05.06.2014.PDF](#), [RM 05.20.2014.PDF](#)

GENERAL AGENDA

1. FY 2014-15 Budget Calendar

Documents: [2014-15 BUDGET CALENDAR.PDF](#)

2. Pinellas/Althea Contractor Approval

To Be Distributed

3. Resolution No. 2014-24 Supporting Greenlight Pinellas

Documents: [RESOLUTION 2014-24.DOCX](#), [RESOLUTION TOWN OF BELLEAIR 4-1-14.PDF](#)

4. Discussion Of Street Sweeping ILA With City Of Largo

Documents: [BELLEAIR_STREETSWEEPING_ILA_FINALFINAL.PDF](#), [REVISED AGENDA SUMMARY LARGO SWEEPING ILA.PDF](#)

OTHER BUSINESS

ADJOURNMENT

ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING, SHOULD CALL (727) 588-3769 OR FAX A WRITTEN REQUEST TO (727) 588-3778.

Summary

To: Town Commission
From: Micah Maxwell, Town Manager
Subject: Ordinance 496 - Request to Vacate – 955 Indian Rocks Road
Memo Date: 2/3/2014

Summary: The owner of 955 Indian Rocks Road has requested that the town vacate 35.75 feet of right of way abutting his property along Indian Rocks Road and 20 Feet of Right of Way along Sunny Lane.

Previous Commission Action: None

Background/Problem Discussion: The owner at 955 Indian Rocks Road, Mr. Becker, has requested that the town vacate a significant portion of the town's right of way in front of his house along Indian Rock Road and along sunny lane. Most of Indian Rocks Road north of Hunter Park is a mix of very large and very small right of way areas. Along Sunny lane right of way is consistent from property to property and staff expects some increase in road width at a later date.

Alternatives/Options:

Section 74-152 requires that all of the following requirements are met:

1. The requested vacation is consistent with the traffic circulation element of the town comprehensive plan and the county metropolitan planning organization transportation plan. Due to the varying widths of the road, the town has no ability to introduce another lane(s) on Indian Rocks Road, north of Hunter Park. Staff believes that requirement 1 is being met along Indian Rocks Road, however staff does not believe it should vacate the property along sunny lane because of future roadway work, which may include a slight widening.
2. The right-of-way does not provide the sole access to any property. Remaining access shall not be by easement. The right of way does not provide sole access to any properties.
3. The vacation would not jeopardize the current or future location of any utility. The vacation will not jeopardize future or current utility locations as long as the town retains as right of way beginning at the back of curb at Indian Rocks Road and extending 15 feet from to the east for the length of the property. It would also not effect the utilities on sunny lane.
4. The proposed vacation is not detrimental to the public interest and provides a positive benefit to the town. Staff believes that the increase in taxable land on property otherwise unused is in the public interest and will benefit the town positively for the indian rocks portion of the request, but does not believe the sunny

lane portion is in the public interest.

Financial Implications:

Minimal

Recommendation: Staff recommends that the town vacate the right of way adjacent to 955 Indian Rocks Road beginning 15 feet east of the easterly curb on Indian Rocks Road and extending west to the westerly property line of 955 Indian Rocks Road for the length from north to south of the property line of 955 Indian Rocks. Staff recommends that the town not vacate the area along sunny lane.

Proposed Motion: I move approval of Ordinance 496 on first reading

Summary

To: Mayor and Commissioners

From: Micah Maxwell, Town Manager

Subject: Approval of Ordinance 497 on First Reading– Amending the Land Development Code

Date: 5/28/2014

Summary: The attached ordinance adds a new zoning category entitled “Planned Mixed Use” into the town’s Land Development Code.

Previous Board Action: The board Voted unanimously to approve ordinance 497 at the June 2014 regular meeting.

Background/Problem Discussion: The purpose of the Planned Mixed Use (PMU) zoning district is to recognize the need and desirability of combining temporary lodging use with residential use in a manner that facilitates the redevelopment of the property that includes a historic recognition component consistent with and based upon any Special Certificate of Appropriateness approved in accordance with Sec. 74-332 of the Land Development Code,.

In particular, it is the objective of this district to provide an expanded range of uses and flexible standards directed at providing the economic incentives and practical considerations required to foster redevelopment in a manner that gives recognition to the historic tradition of the Bellevue Biltmore property.

The Planning and Zoning board did review Ordinance 497 and asked staff to bring comments to the town commission’s attention in six areas.

1. The board was concerned about the introduction of the defined term “Inn” into the code. The group seemed to be in favor of using hotel or hotel/inn, and potentially eliminating the 100 person requirement in the current definition found in 66-10.
2. The board asked to have it clarified that access to any accessory uses be interior to the temporary lodging unit only. No visitor to the accessory use could enter that use directly from the exterior of the building.
3. The board asked about what seemed to be a more stringent parking requirement for PMU versus the RM-10. Following the meeting I clarified the issue and it appears to be a non-issue.
4. The board recommended that in section 4, specifically the 74-85 (j)(2), that the word shall found on the second line in the paragraph be changed to should.
5. The board recommended that in section 5, specifically 74-86(c)(1) that the commission have two public hearings, and if it is desired to have planning and zoning hear it as well, to have a third public hearing instead of counting that meeting as one of the two required by the state statute for approval of development agreements.

6. The board recommended that in 74-86(c)(2)(a) the second notification be published in the same manner as the first notification, and that affected property owners be mailed at the same time as the notice goes out for both the first and second notice.

Alternatives/Options:

- I. Approve Ordinance 497 on second reading
- II. Do nothing

Financial Implications: N/A

Proposed Motion: I move approval of Ordinance 497 on second reading.

Summary Outline of Proposed Planned Mixed Use Zoning District

The proposed ordinance would amend the Land Development Code to create a new zoning district entitled “Planned Mixed Use (PMU)”.

The purpose of the district is to provide an alternative to the currently available zoning districts in order to allow for a combination of temporary lodging and multifamily residential use; and by so doing, encourage the re-use of the Belleview Biltmore Hotel property in a manner that includes a historic recognition component.

The PMU district is designed to encourage a mix of uses, and would allow for temporary lodging use (hotel or inn), and multi-family residential when part of a plan that includes temporary lodging use.

It is proposed that additional density be allowed for the temporary lodging use (42 tlu/acre) to incentivize this use as part of any plan for the re-use of the hotel property; while multi-family residential density is proposed to be at a maximum of 10 du/acre. Density is computed for each use in proportion to the area of the parcel devoted to each use based on their respective density standards.

Building height is proposed to be fifty-six (56) feet for the temporary lodging use and thirty-two (32) feet for the residential use, with provision for from one to four bonus factors for additional height. An average building height of fifty-six (56) feet and a maximum height of eighty-eight (88) feet is proposed.

In recognition that the PMU district is a planned development district, the process for approval of the district requires an accompanying site development plan and a development agreement. In keeping with these requirements for planned development, the ordinance provides for flexibility by the Commission in approving certain of the enumerated project standards.

In addition, and perhaps most importantly, the PMU district requires a historic recognition component and identifies both general and specific criteria designed to meet the objective of recognizing the importance of an existing historic property or structure to the community. This section is designed to work in concert with the existing historic preservation ordinance and will apply only to the extent that the historic preservation ordinance has been complied with.

Lastly, the ordinance contains the enabling provisions for development agreements consistent with state law and requires that such agreements be approved as part of the approval process for any PMU zoning district, as well as definitions pertinent to the new zoning district.

PROPOSED ORDINANCE NO. 497

AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA, AMENDING THE TOWN OF BELLEAIR CODE OF ORDINANCES, PART II, SUBPART B LAND DEVELOPMENT CODE, PURSUANT TO THE REQUIREMENTS THEREFOR INCLUDING SECTIONS 66-10, 74-82, 74-84, 74-85, 74-86, 74-112; PROVIDING FOR NEW DEFINITIONS; PROVIDING FOR A NEW ZONING DISTRICT ENTITLED “PLANNED MIXED USE” (PMU); PROVIDING FOR THE PERMITTED USES AND STANDARDS APPLICABLE THERETO, INCLUDING DENSITY/INTENSITY, BUILDING SETBACKS, BUILDING HEIGHT AND A HEIGHT BONUS FORMULA; PROVIDING FOR FLEXIBILITY PURSUANT TO THE PLANNED DEVELOPMENT PROCESS; PROVIDING FOR A HISTORIC RECOGNITION COMPONENT; PROVIDING FOR DEVELOPMENT AGREEMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Belleair adopted the Code of Ordinances as set forth in Ordinance No. 349, on April 19, 1994, including Subpart B, Land Development Code; and

WHEREAS, the Town Commission of the Town of Belleair has from time to time approved amendments to the Land Development Code in order to reflect changed conditions and current needs in the Town; and

WHEREAS, the Town Commission over an extended period of time has reviewed and determined it necessary and prudent to update and revise, the Land Development Code as set forth in the Ordinance; and

WHEREAS, the Town Commission has received and considered the input and recommendation of the Planning and Zoning Board as well as relevant public comment and testimony; and

WHEREAS, the Town Commission desires to amend the Land Development Code to establish a new planned mixed use zoning district that provides for a combination of temporary lodging and residential use designed to recognize an important historic resource in the Town; and

WHEREAS, the Town Commission finds it necessary and beneficial to establish provision for Development Agreements consistent with the Florida Local Government Development Agreement Act.

NOW, THEREFORE, BE IT ORDAINED BY THE Town Commission of the Town of Belleair, as follows:

Section 1. The Land Development Code, Sec. 66-10 Definitions, is amended to add or delete as noted the following terms in their appropriate alphabetical order:

Historic Recognition Component – shall mean a project that includes a component part that both symbolizes and is directed at recognizing the historic value and importance of the Belleview Biltmore Hotel to the Town’s cultural, social, economic, political and architectural heritage based on an affirmative determination pursuant to the criteria for such determination set forth in Sec. 74-85(j) of this code.

~~Hotel means any building or group of buildings in which sleeping room accommodations are provided for more than 100 people, with the usual and customary staff in hotels of similar size and quality and providing the services generally provided by a hotel, together with accessory facilities, and recognized as a hotel in the local community; provided, further, all ingress and egress to and from the rooms in the hotel building or group of buildings shall be made through inside halls. The hotel building or group of buildings shall have a lobby and an office staffed and operated by personnel of the hotel at all hours of the day to serve the guests occupying and utilizing the hotel rooms and accessory facilities. The building described in this definition as a hotel shall not be used or operated as a motel, boardinghouse, lodging house or apartment building as such terms are generally known and defined.~~

Hotel/Inn – A temporary lodging use providing individual sleeping rooms for overnight guests for temporary occupancy and such accessory uses as dining, meeting, recreational, sundry and like facilities normally attendant to and in proportion to the number of temporary lodging units available. All ingress and egress to and from the individual units in the temporary lodging use shall be internal to and from within the main structure. The building or group of buildings comprising the hotel/inn shall have a lobby and an office staffed and operated by personnel of the temporary lodging use to serve the guests occupying and utilizing the hotel/inn and accessory facilities.

Temporary Lodging Use – A facility containing one or more temporary lodging units, the occupancy of which occurs, or is offered or advertised as being available, for a term of less than one(1) month, more than three (3) time in any consecutive twelve (12) month period, including a hotel/inn. A temporary lodging use does not include a residential dwelling, group home, boarding house or residential equivalent use.

Temporary Lodging Unit – An individual room, rooms or suite within a temporary lodging use designed to be occupied as a single unit for temporary occupancy.

Section 2. The Land Development Code, Sec. 74-82. Schedule of district regulations, is amended to insert the Planned Mixed Use (PMU) district in the table as set forth below:

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<i>District</i>	<i>Purpose</i>	<i>Permitted Use</i>	<i>Accessory Structures and Accessory Uses</i>
RM-10, multifamily residential	This district is composed of low medium-density (10 units per acre) multiple-family residential dwelling areas where it is likely and desirable to provide for such type of development.	Single-family dwellings Duplex dwellings Multifamily residential (See section 74-83(a))	Private garages and carports Private swimming pools, hot tubs, and cabanas Gazebos Storage buildings, fences and fence walls Public parks, playgrounds and recreation areas Utility service structures
RM-15, multifamily residential	This district is composed of medium-density multiple-family residential areas with additional open areas where it is likely and desirable to extend such type of development.	Single-family dwellings Duplex dwellings Multifamily residential (See section 74-83(b))	Private garages and carports Private swimming pools, hot tubs, and cabanas Gazebos Storage buildings, fences and fence walls Public parks, playgrounds and recreation areas Utility service structures
RPD, residential planned development	This district allows variable-density areas with supporting service facilities	Planned unit development Single-family dwellings Multiple-family dwellings (See section 74-83(c))	Private garages and carports Private swimming pools, hot tubs and cabanas Fences and fence walls Parks Utility service structures Golf courses, provided that the clubhouse is located over 300 feet from any dwelling Recreational facilities and structures Marinas
H, hotel	This district is intended to provide transient residential accommodations compatible with medium-density multifamily residential development.	Hotels/ <u>inns</u> and uses permitted in the RE district (See section 74-83(d))	Guest cottages Private swimming pools, hot tubs and cabanas Servant's quarters Spas Tennis courts Fences and fence walls Playgrounds, public parks and recreation areas Public rooms for eating and drinking within the primary hotel structure Shops and offices authorized in the C-1 district and within the primary hotel structure Utility service structures
<u>PMU, planned mixed use</u>	<u>This district provides for temporary lodging and multifamily residential use with the objective of facilitating the redevelopment of the property inclusive of a historic recognition component.</u>	<u>Temporary Lodging use, including Hotel/Inn, and Multifamily Residential, when done in conjunction with Temporary Lodging Use (See section 74-85)</u>	<u>Uses accessory to Residential Use enumerated for the other Residential categories; and uses accessory to Temporary Lodging Uses, including dining, meeting, recreation, sundry and like facilities common to a Hotel/Inn</u>

Note: All other parts of this table in Sec. 74-82, including the footnotes thereto, other than as noted above in red and underlined remain as previously set forth.

Section 3. The Land Development Code, Sec. 74-84. Schedule of dimensional regulations, is amended to insert the PMU district in the table as set forth below:

DRAFT

The schedule of dimensional regulations for the various zoning districts is as follows:

District	Lot Minimums			Density Maximum Dwelling Units per acre	Minimum Yard Setbacks			Minimum Offstreet Parking per Dwelling Unit ¹	Maximum Height ³ (feet)	Flood Zone	Minimum Living Area per Unit ² (square feet)	Floor Area Ratio (FAR)
	Area (Square Feet)	Width (feet)	Depth (feet)		Front (feet)	Side (feet)	Rear (feet)					
RM-10 ⁵	5 acres	---	---	10	25	15 ⁴	25	1.5	32	34	1,500	---
RM-15	10,000	100	100	15	25	7.5 ⁴	15	1.5	32	34	1,000	---
RPD	5 acres	---	---	5	(See section 74-83)			1	32	---	1,200	---
H	17.5 acres	---	---	28	(See section 74-83)			1	32	34	300	0.4
<u>PMU</u>	<u>17.5 acres</u>				<u>See Sec. 74-85 for standards applicable to the Planned Mixed Use (PMU) District</u>							

Note: All other parts of this table in Sec. 74-84 other than as noted above in red and underlined are as previously set forth.

¹ See article III, division 3, of this chapter, pertaining to Off-street parking regulations.

² Exclusive of garages, breezeways, porches and patios.

³ The height regulations contained in this section shall mean 32 or 34 feet from grade to the highest finished roof surface in the case of a flat roof, or to a point at the midpoint of the highest sloped roof, except for chimneys, parapets, bell towers and elevator penthouses. In no case shall a structure exceed 45 feet in height except in a RPD or RM-10 zoned district. Building height limitations for flood zone area construction are as follows: Any property which is located within an area of special flood hazard as designated on flood hazard boundary map or a flood insurance rate map, shall measure the maximum height standard from the Base Flood Elevation (BFE) of the flood zone the structure is located within. This shall not apply to any property located in the RPD district existing at the time of adoption of this land development code. See Sec. 74-83 (a)(3) for special height bonus provisions for RM-10 District.

⁴ See Section 74-113

⁵ See Sec. 74-83 (a) for additional requirements for RM-10 district.

⁶ For impervious surface ratio, see section 74-112,

⁷ On waterfront lots, all buildings, including guest cottages and servants quarters, shall be set back a minimum of 20 feet from the mean highwater mark or the seawall

⁸ All setbacks are measured from property lines except as noted.

(Ord. No. 300, § III(2.02.02), 11-7-90; Ord. No. 318, § 5, 6-2-92; Ord. No. 328, § B(2.02.04), 8-3-93; Ord. No. 342, § 1, 11-2-93; Ord. No. 363, § 2, 3-19-96;

Section 4. The Land Development Code, Sec. 74-85. Create a new Sec. 74-85 to read as follows:

Sec. 74-85. Special Regulations for Planned Mixed Use (PMU) District.

(a) Purpose. The purpose of the Planned Mixed Use (PMU) zoning district is to recognize the need and desirability of combining temporary lodging use with multi-family residential use in a manner that facilitates the redevelopment of the property to include a historic recognition component consistent with and based upon any Special Certificate of Appropriateness approved in accordance with Sec. 74-332 of the Land Development Code..

In particular, it is the objective of this district to provide an expanded range of uses and flexible standards directed at providing the economic incentives and practical considerations required to foster redevelopment in a manner that gives recognition to the historic tradition of the Belleview Biltmore property.

(b) Correlation with the Future Land Use Plan. The PMU Zoning district shall only be eligible for consideration and utilization in conjunction with the Commercial General plan category of the Future Land Use Map.

(c) Permitted Uses. Permitted uses in the PMU district include the following:

(1) Temporary Lodging Use, including Hotel/Inn

(2) Multi-family Residential Use, when part of a plan that includes Temporary Lodging Use

(3) Accessory Uses to Temporary Lodging and Residential Use

(4) Nothing in this ordinance shall be interpreted to preclude a permitted temporary lodging use and multi-family residential use from being located either horizontally or vertically in the same or attached structure(s).

(5) Any permitted accessory use to a temporary lodging use shall be accessible to the public for entry/exit only internal to and from within the temporary lodging use itself.

(d) Density/Intensity Standards. The maximum permitted density/intensity standards for the PMU district for projects that satisfactorily address the Historic Recognition Component criteria of this ordinance shall be as follows:

(1) Temporary Lodging Use – Forty-two (42) temporary lodging units (tlu) per acre.

(2) Multi-family Residential Use in conjunction with Temporary Lodging Use – Ten (10) dwelling units (du) per acre.

(3) Mixed use projects may combine both Temporary Lodging Use and Multi-family Residential Use based on the maximum density/intensity allowed for each use, calculated on the basis of the proportionate share of the property attributed to each use.

- (4) The maximum permitted impervious surface ratio (ISR) for the PMU district shall be sixty (60) percent.
- (e) Minimum District and Unit Size. Shall be as follows:
- (1) The minimum district size for utilization of the PMU district shall be seventeen and one-half (17.5) acres.
 - (2) The minimum living area of any residential dwelling unit shall be one thousand five hundred (1,500) square feet.
 - (3) The minimum room size for any temporary lodging unit shall be three hundred (300) square feet.
- (f) Building Setbacks and Separation Distances. Shall be as follows:
- (1) The minimum required setback distance for the portion of any building or structure that does not exceed thirty two (32) feet in height shall be twenty five (25) feet from the edge of pavement/curb for the perimeter roadways.
 - (2) The minimum required setback distance for the portion of any building or structure that exceeds thirty-two (32) feet in height shall be fifty (50) feet from the adjoining roadway centerline or property line – whichever provides for the greater setback distance.
 - (3) The minimum separation distance between buildings or structures shall be one-half (0.5) the height of the higher of any two structures and meet the minimum required by the applicable building code requirements.
- (g) Building Height. Shall be regulated as follows:
- (1) The maximum permitted building height shall be as follows, subject to the provisions for height bonus set forth as herein:
 - a. Temporary Lodging Use – Fifty-six (56) feet
 - b. Residential Use – Thirty-two (32) feet
 - (2) Height bonus provisions shall be as follows:
 - a. The provisions in this section are cumulative and additional height may be authorized on the basis of one or all of these provisions; however, in no event shall the height of any building in the PMU zoning district exceed eighty-eight (88) feet.
 - b. To be eligible for any height bonus, the average height of all buildings in the development, in proportion to the floor area of the first habitable floor of all buildings in the development, must not exceed fifty-six (56) feet.
 - c. Should a building take advantage of the parking height bonus identified in this section, the applicable height of the building will be reduced, as it relates to height

FINAL DRAFT ORDINANCE

June 17, 2014

calculation for average height, by the distance, measured from floor to floor of any designated parking floor, provided that:

1. Seventy-five percent (75%) of parking floor area is dedicated to parking; and
2. The cumulative height of all parking floors above grade in a given building is below twenty percent (20%) of the unadjusted building height.

d. The following four provisions may be used to qualify for a height bonus, either singularly or in combination, consistent with the above stated conditions:

1. Setbacks – The height of a building may be increased by one-half (0.5) foot up to a maximum of one-half of the height permitted as of right for every additional one (1) foot of additional setback above and beyond that which is required based on the average setback for all buildings.
2. Structured Parking – The height of a building may be increased up to a maximum of one-half of the height permitted as of right if fifty percent (50%) or more of the required parking is provided for in a parking structure beneath the building.
3. Impervious Surface – The height of a building may be increased up to a maximum of one-half of the height permitted by right, provided that the impervious surface ratio for the site is less than fifty percent (50%) of the total site area.
4. Average Height - The height of a building may be increased up to a maximum of one-half of the height permitted by right, provided that the average height of all buildings on the site, in proportion to the floor area of the first habitable floor of all buildings, does not exceed fifty-six (56) feet.

(h) *Parking. Parking requirements for the PMU district shall be as follows:*

- (1) Temporary Lodging Use and uses accessory thereto – One (1) parking space per temporary lodging unit; plus one (1) parking space for each employee anticipated to be on the property at any one time.
- (2) Residential Use and uses accessory thereto – Two (2) parking spaces per dwelling unit plus one (1) parking space for every three (3) dwelling units.
- (3) All other provisions for parking and loading shall be consistent with Article III, Div. 3, Off Street Parking and Loading.

(i) *Planned Development Flexibility Provisions.* The enumerated standards for district and unit size, and separation distances, setbacks, building height, and parking are as set forth herein, except that the Commission may approve such adjustment to one or more of these standards under the planned development district process based on the merits of the specific site

development plan, consistent with and based upon achieving the objectives of the historic recognition component of this ordinance.

Any such flexible adjustment may only be approved, and will be explicitly determined and set forth, as part of a Development Agreement approved by the Commission pursuant to Sec. 74-86. Development Agreements of the Town Code.

- (j) *Historic Recognition Component.* The recognition of historic characteristics embodies a series of factors that reflect the importance of a given structure or property to a community and the larger public interest. These factors may include the nature of the use itself, the unique architectural or structural composition of a building, the historic significance of a site or location, and the economic, social, and cultural importance to a community or region. Each of these factors should be considered in determining the need, value and practicality of recognizing and preserving, replicating, or symbolizing in some form, one or more of these contributing aspects of historic recognition.

This Historic Recognition Component section shall apply only in the event that a Special Certificate of Appropriateness has been approved pursuant to and consistent with the criteria of Sec. 74-332, Historic Preservation of the Land Development Code and the proposed project accompanying the application for the Special Certificate of Appropriateness has submitted application for rezoning to Planned Mixed Use (PMU).

For the purposes of this ordinance and determining the eligibility of a given project to qualify for the combination of use, increased density/intensity, height bonus, and related planned development flexibility provisions set forth herein, the following criteria will be evaluated by the Town as part of its determination to approve a Planned Mixed Use zoning amendment and the corresponding site development plan and Development Agreement.

- (1) General Criteria. The factors to be evaluated shall include:
- a. Use of the Property. – The proposed Temporary Lodging Use shall provide temporary lodging that is representative of the historic use of the property.
 - b. Unique Architectural Composition. – The proposed Temporary Lodging Use shall reflect or replicate the character defining features of the exterior architectural style and appearance of the Belleview Biltmore Hotel as shown in Appendix A to a reasonable degree, such that any new building incorporates one or more of the original building’s defining architectural features.

There shall be a reasonable attempt to utilize building materials and artifacts from the existing building in any new or replicated structure, such that the history of the original structure and its memorabilia can be identified, observed and used as an educational link to the past.

FINAL DRAFT ORDINANCE

June 17, 2014

- c. Site/Location. The project shall honor and reflect the original site through the location, addition, or any new replacement building relative to its positioning, approach and relationship to the site as a whole.
 - d. Economic Contribution. The proposed project shall provide, to a reasonable degree, an economic contribution that is of benefit to the community that would be otherwise lost if no temporary lodging use was included.
 - e. Social, Cultural and Community Heritage. The proposed use shall contribute to the historical character, identity and social and cultural heritage of the Town as a whole.
- (2) Specific Design Criteria. The design of the temporary lodging use and any accessory use thereto shall replicate the character defining features of the original exterior architectural style of the original Belleview Biltmore Hotel as shown in Appendix A attached hereto and hereby made a part of this Ordinance. The intent of this provision is to include, to the extent practical and consistent with current building code standards, the following design components:
- a. Victorian architecture with Queen Anne style ornamentation;
 - b. Minimum height of three (3) stories and maximum height of four and one-half (4.5) stories; with clear division of stories;
 - c. Intersection gabled, moderately pitched, roof;
 - d. Broad verandas at main entrances;
 - e. Multiple chimneys;
 - f. Exterior style and character of the architectural treatment; and
 - g. Use of original construction material^s indigenous to the area at the end of the 19th century, including those materials that may be salvaged or harvested from the existing building.

Section 5. The Land Development Code, Sec. 74-86. Create a new Sec. 74-86 to read as follows:

Sec. 74-86. Development Agreements

- (a) Purpose. The purpose of the Development Agreement process is to enable the detailed review of projects to be considered pursuant to the major development provisions of the Town Code in general and the Planned Mixed Use (PMU) zoning district in particular to ensure compliance with the objectives and standards thereof; as well as to comply with the requirements of Section 4.2.7.6 of the Countywide Rules with respect to temporary lodging use standards as may be necessary.

FINAL DRAFT ORDINANCE

June 17, 2014

- (b) Submission Requirements. Application for a Development Agreement shall include the information required for site plan review, any additional information required to determine compliance with or the basis for adjustment of the development standards and historic recognition provisions of this ordinance, and as otherwise determined necessary by the Town based on the specific features of the proposed development project.
- (c) Procedures. The procedures for consideration and action on a Development Agreement shall, at a minimum, be consistent with and meet the requirements of the Florida Local Government Development Agreement Act (Sec. 163.3220-163.3243, F.S.). In particular, the procedure shall include the following:
- (1) Public Hearings. Before entering into, amending, or revoking a Development Agreement, the Town shall conduct at least two public hearings. At the option of the Town Commission, one of the public hearings may be held by the Planning and Zoning Board.
 - (2) Notice of Intent.
 - a. Notice of intent to consider a Development Agreement shall be advertised approximately 7 days before each public hearing in a newspaper of general circulation and readership in the county. Notice of intent to consider a Development Agreement shall also be mailed to all affected property owners before the first public hearing. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing.
 - b. The notice shall specify the location of the land subject to the Development Agreement, the development uses proposed on the property, the proposed densities, intensities and building height, and shall specify a place where a copy of the proposed agreement can be obtained.
 - (3) Commission Action. Upon conclusion of the second public hearing, the Town Commission shall approve, approve with conditions, or deny the application to enter into a Development Agreement. If the Town Commission proposes a change to the proposed Development Agreement at the second public hearing, the Commission may continue the hearing on a date certain to allow for a written revisions of the proposed Development Agreement to be provided to the Commission for consideration.
 - (4) Corresponding Relief. The Town Commission, in approving a Development Agreement, is authorized, to grant relief from any provision of the Land Development Regulations that is otherwise authorized to be waived, varied, or granted by the Land Development Regulations, except that no such waiver or variance shall be made to the permitted uses or maximum permitted density and/or intensity standards.
 - (5) Plan Incorporation. All plans, schematics, and conditions approved by the Town Commission will become part of, or properly identified and referenced in the Development Agreement for the project.

- (d) Content. At a minimum, a Development Agreement shall include the following:
- (1) A legal description of the land subject to the agreement, and the names of its legal and equitable owners;
 - (2) The duration of the agreement;
 - (3) The development uses permitted on the land, including densities, intensities and building height;
 - (4) A description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development;
 - (5) A description of any reservation or dedication of land for public purposes;
 - (6) A description of all local development permits approved or needed to be approved for the development of the land;
 - (7) A finding that the development permitted or proposed is consistent with the Town's Comprehensive Plan and Land Development Regulations;
 - (8) A description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town for the public health, safety, or welfare of its citizens;
 - (9) A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restriction; and
 - (10) Such additional information or requirements as the Town may determine necessary.

A Development Agreement may provide that the entire development, or any phase thereof, be commenced or completed within a specific period of time.

- (e) Effect of Subsequent Code Changes. Upon approval and execution of a Development Agreement, the Town's codes and ordinances governing the development of the land at the time of the execution of the Development Agreement shall govern the development of the land for the duration of the Development Agreement. The Town may apply subsequently adopted laws and policies to a development that is subject to a Development Agreement only if the Town has had a public hearing and determined that one or more of the following apply:
- (1) They are not in conflict with the laws and policies governing the Development Agreement and do not prevent development of the land uses, intensities, or densities in the Development Agreement;

FINAL DRAFT ORDINANCE

June 17, 2014

- (2) They are essential to the public health, safety, or welfare, and expressly state that they shall apply to a development that is subject to a Development Agreement;
 - (3) They are specifically anticipated and provided for in the Development Agreement;
 - (4) The Town demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of the Development agreement; or
 - (5) The Development Agreement is based on substantially inaccurate information supplied by the developer.
- (f) Duration, Amendment, Filing. The following shall govern Development Agreements approved pursuant to the Section:
- (1) The duration of a Development Agreement may not exceed 30 years, unless it is extended by mutual consent of the Town Commission and the developer, subject to public hearings as required for the initial approval.
 - (2) The Town shall review land subject to a Development Agreement at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of the agreement. If the Town finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of the Development Agreement, the agreement may be revoked or modified by the Town.
 - (3) A Development Agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest.
 - (4) Within 14 days after execution of a Development Agreement, the Town shall record the agreement with the Clerk of the Circuit Court. A Development Agreement is not effective until it is properly recorded in the public records of the county. The burdens of the Development Agreement shall be binding upon, and the benefits of the agreement shall inure to, all successor in interest to the parties to the agreement.
 - (5) If state or federal laws are enacted after the execution of a Development Agreement which are applicable to and preclude the parties' compliance with the terms of a Development Agreement, such agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

Section 6. The Land Development Code, Sec. 74-112. Impervious surface coverage, is amended to add the PMU district to subparagraph (e) Table of Impervious Surface Ratios as set forth below:

(e) *Table of impervious surface ratios.* Maximum impervious surface ratios shall be as follows:

<i>Zoning District</i>	<i>Maximum Impervious Surface Ratio¹</i>
RE, R-1 and R-2 (residential districts)	60 percent
RM-10 and RM-15 (multifamily districts)	60 percent
RPD (planned residential district)	60 percent
H (hotel district)	70 percent
PMU (planned mixed use)	60 percent
C-1 and C-2 (office and retail districts)	75 percent
C-3 and C-4 (retail and product distribution districts)	75 percent
C-5 (storage district)	75 percent
GC	As approved under site plan review
P:	
Institutional uses	85 percent
Transportation uses	90 percent
SPM	75 percent

¹ The maximum impervious surface ratio is given for each district, regardless of the type of use proposed and allowable pursuant to article II of this chapter.

Section 7. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

Section 8. The effective date of this ordinance shall be the date the final ordinance is read and approved by the Town Commission as provided by law.

PASSED ON FIRST READING:

PASSED ON SECOND AND FINAL READING:

Mayor

ATTEST:

Town Clerk

NOW, THEREFORE, BE IT ORDAINED BY THE Town Commission of the Town of Belleair, as follows:

Section 1. The Land Development Code, Sec. 66-10 Definitions, is amended to add the following terms in their appropriate alphabetical order:

Historic Recognition Component – shall mean a project that includes a component part that both symbolizes and is directed at recognizing the historic value and importance of the Belleview Biltmore Hotel to the Town’s cultural, social, economic, political and architectural heritage based on an affirmative determination pursuant to the criteria for such determination set forth in Sec. 74-85(j) of this code.

~~Hotel means any building or group of buildings in which sleeping room accommodations are provided for more than 100 people, with the usual and customary staff in hotels of similar size and quality and providing the services generally provided by a hotel, together with accessory facilities, and recognized as a hotel in the local community; provided, further, all ingress and egress to and from the rooms in the hotel building or group of buildings shall be made through inside halls. The hotel building or group of buildings shall have a lobby and an office staffed and operated by personnel of the hotel at all hours of the day to serve the guests occupying and utilizing the hotel rooms and accessory facilities. The building described in this definition as a hotel shall not be used or operated as a motel, boardinghouse, lodging house or apartment building as such terms are generally known and defined.~~

Hotel/Inn – A temporary lodging use providing individual sleeping rooms for overnight guests for temporary occupancy and such accessory uses as dining, meeting, recreational, sundry and like facilities normally attendant to and in proportion to the number of temporary lodging units available. All ingress and egress to and from the individual units in the temporary lodging use shall be internal to and from within the main structure. The building or group of buildings comprising the hotel/inn shall have a lobby and an office staffed and operated by personnel of the temporary lodging use to serve the guests occupying and utilizing the hotel/inn and accessory facilities.

Temporary Lodging Use – A facility containing one or more temporary lodging units, the occupancy of which occurs, or is offered or advertised as being available, for a term of less than one(1) month, more than three (3) time in any consecutive twelve (12) month period, including a hotel/inn. A temporary lodging use does not include a residential dwelling, group home, boarding house or residential equivalent use.

Temporary Lodging Unit – An individual room, rooms or suite within a temporary lodging use designed to be occupied as a single unit for temporary occupancy.

<i>District</i>	<i>Purpose</i>	<i>Permitted Use</i>	<i>Accessory Structures and Accessory Uses</i>
RM-10, multifamily residential	This district is composed of low medium-density (10 units per acre) multiple-family residential dwelling areas where it is likely and desirable to provide for such type of development.	Single-family dwellings Duplex dwellings Multifamily residential (See section 74-83(a))	Private garages and carports Private swimming pools, hot tubs, and cabanas Gazebos Storage buildings, fences and fence walls Public parks, playgrounds and recreation areas Utility service structures
RM-15, multifamily residential	This district is composed of medium-density multiple-family residential areas with additional open areas where it is likely and desirable to extend such type of development.	Single-family dwellings Duplex dwellings Multifamily residential (See section 74-83(b))	Private garages and carports Private swimming pools, hot tubs, and cabanas Gazebos Storage buildings, fences and fence walls Public parks, playgrounds and recreation areas Utility service structures
RPD, residential planned development	This district allows variable-density areas with supporting service facilities	Planned unit development Single-family dwellings Multiple-family dwellings (See section 74-83(c))	Private garages and carports Private swimming pools, hot tubs and cabanas Fences and fence walls Parks Utility service structures Golf courses, provided that the clubhouse is located over 300 feet from any dwelling Recreational facilities and structures Marinas
H, hotel	This district is intended to provide transient residential accommodations compatible with medium-density multifamily residential development.	Hotels/ inns and uses permitted in the RE district (See section 74-83(d))	Guest cottages Private swimming pools, hot tubs and cabanas Servant's quarters Spas Tennis courts Fences and fence walls Playgrounds, public parks and recreation areas Public rooms for eating and drinking within the primary hotel structure Shops and offices authorized in the C-1 district and within the primary hotel structure Utility service structures
<u>PMU, planned mixed use</u>	<u>This district provides for temporary lodging and multifamily residential use with the objective of facilitating the redevelopment of the property inclusive of a historic recognition component.</u>	<u>Temporary Lodging use, including Hotel and/Inn, and Multifamily Residential, when done in conjunction with Temporary Lodging Use (See section 74-85)</u>	<u>Uses accessory to Residential Use enumerated for the other Residential categories; and uses accessory to Temporary Lodging Uses, including dining, meeting, recreation, sundry and like facilities common to a Hotel or Inn</u>

Note: All other parts of this table in Sec. 74-82, including the footnotes thereto, other than as noted above in red and underlined remain as previously set forth.

Section 4. The Land Development Code, Sec. 74-85. Create a new Sec. 74-85 to read as follows:

Sec. 74-85. Special Regulations for Planned Mixed Use (PMU) District.

(a) Purpose. The purpose of the Planned Mixed Use (PMU) zoning district is to recognize the need and desirability of combining temporary lodging use with multi-family residential use in a manner that facilitates the redevelopment of the property to include a historic recognition component consistent with and based upon any Special Certificate of Appropriateness approved in accordance with Sec. 74-332 of the Land Development Code..

In particular, it is the objective of this district to provide an expanded range of uses and flexible standards directed at providing the economic incentives and practical considerations required to foster redevelopment in a manner that gives recognition to the historic tradition of the Belleview Biltmore property.

(b) Correlation with the Future Land Use Plan. The PMU Zoning district shall only be eligible for consideration and utilization in conjunction with the Commercial General plan category of the Future Land Use Map.

(c) Permitted Uses. Permitted uses in the PMU district include the following:

(1) Temporary Lodging Use, including Hotel and Inn

(2) Multi-family Residential Use, when part of a plan that includes Temporary Lodging Use

(3) Accessory Uses to Temporary Lodging and Residential Use

(4) Nothing in this ordinance shall be interpreted to preclude a permitted temporary lodging use and multi-family residential use from being located either horizontally or vertically in the same or attached structure(s).

(5) Any permitted accessory use to a temporary lodging use shall be accessible to the public for entry/exit only internal to and from within the temporary lodging use itself.

(d) Density/Intensity Standards. The maximum permitted density/intensity standards for the PMU district for projects that satisfactorily address the Historic Recognition Component criteria of this ordinance shall be as follows:

(1) Temporary Lodging Use – Forty-two (42) temporary lodging units (tlu) per acre.

(2) Multi-family Residential Use in conjunction with Temporary Lodging Use – Ten (10) dwelling units (du) per acre.

(3) Mixed use projects may combine both Temporary Lodging Use and Multi-family Residential Use based on the maximum density/intensity allowed for each use, calculated on the basis of the proportionate share of the property attributed to each use.

Any such flexible adjustment may only be approved, and will be explicitly determined and set forth, as part of a Development Agreement approved by the Commission pursuant to Sec. 74-86. Development Agreements of this ordinance.

- (j) *Historic Recognition Component.* The recognition of historic characteristics embodies a series of factors that reflect the importance of a given structure or property to a community and the larger public interest. These factors may include the nature of the use itself, the unique architectural or structural composition of a building, the historic significance of a site or location, and the economic, social, and cultural importance to a community or region. Each of these factors should be considered in determining the need, value and practicality of recognizing and preserving, replicating, or symbolizing in some form, one or more of these contributing aspects of historic ~~preservation~~ recognition.

This Historic Recognition Component section shall apply only in the event that a Special Certificate of Appropriateness has been approved pursuant to and consistent with the criteria of Sec. 74-332, Historic Preservation of the Land Development Code; and the proposed project accompanying the application for the Special Certificate of Appropriateness has submitted application for rezoning to Planned Mixed Use (PMU).

For the purposes of this ordinance and determining the eligibility of a given project to qualify for the combination of use, increased density/intensity, height bonus, and related planned development flexibility provisions set forth herein, the following criteria will be evaluated by the Town as part of its determination to approve a Planned Mixed Use zoning amendment and the corresponding site development plan and Development Agreement.

- (1) General Criteria. The factors to be evaluated shall include:

- a. Use of the Property. – The proposed Temporary Lodging Use shall provide temporary lodging that is representative of the historic use of the property.
- b. Unique Architectural Composition. – The proposed Temporary Lodging Use shall reflect or replicate the character defining features of the exterior architectural style and appearance of the Belleview Biltmore Hotel as shown in Appendix A to a reasonable degree, such that any new building incorporates one or more of the original building’s defining architectural features.

There shall be a reasonable attempt to utilize building materials and artifacts from the existing building in any new or replicated structure, such that the history of the original structure and its memorabilia can be identified, observed and used as an educational link to the past.

- c. Site/Location. The project shall honor and reflect the original site through the location, addition, or any new replacement building relative to its positioning, approach and relationship to the site as a whole.

- d. Economic Contribution. The proposed project shall provide, to a reasonable degree, an economic contribution that is of benefit to the community that would be otherwise lost if no temporary lodging use was included.
 - e. Social, Cultural and Community Heritage. The proposed use shall contribute to the historical character, identity and social and cultural heritage of the Town as a whole.
- (2) Specific Design Criteria. The design of the temporary lodging use and any accessory use thereto shall replicate the character defining features of the exterior architectural style of the original Bellevue Biltmore Hotel as shown in Appendix A attached hereto and hereby made a part of this Ordinance. The intent of this provision is to include, to the extent practical and consistent with current building code standards, the following design components:
- a. Victorian architecture with Queen Anne style ornamentation;
 - b. Minimum height of three (3) stories and maximum height of four and one-half (4.5) stories; with clear division of stories;
 - c. Intersection gabled, moderately pitched, roof;
 - d. Broad verandas at main entrances;
 - e. Multiple chimneys;
 - f. Exterior style and character of the architectural treatment; and
 - g. Use of original construction materials indigenous to the area at the end of the 19th century, including those materials that may be salvaged or harvested from the existing building.

Section 5. The Land Development Code, Sec. 74-86. Create a new Sec. 74-86 to read as follows:

Sec. 74-86. Development Agreements.

- (a) Purpose. The purpose of the Development Agreement process is to enable the detailed review of projects to be considered pursuant to the major development provisions of the Town Code in general and the Planned Mixed Use (PMU) zoning district in particular to ensure compliance with the objectives and standards thereof; as well as to comply with the requirements of Section 4.2.7.6 of the Countywide Rules with respect to temporary lodging use standards as may be necessary.
- (b) Submission Requirements. Application for a Development Agreement shall include the information required for site plan review, any additional information required to determine compliance with or the basis for adjustment of the development standards and historic recognition provisions of this ordinance, and as otherwise determined necessary by the Town based on the specific features of the proposed development project.



**TOWN OF BELLEAIR
BUILDING DEPARTMENT**
901 Ponce de Leon Blvd.
Belleair, Florida 33756-1096
Phone: (727) 588-3769 ext. 215
Fax: (727) 588-3768

MEMORANDUM

DATE: May 9th, 2014
TO: Mayor and Commissioners
FROM: Micah Maxwell, Town Manager *MM*
SUBJECT: Request for Variance
Parcel No. 21/29/15/08640/000/0210

Property Owner: Neil Ford(Omni -Care Group Inc)
309 Belleview Blvd
Belleair, Florida 33756

The following information is regarding the above referenced variance request.

- I. Existing conditions of land and structure(s):
 - A. Zoning designation: C-1 (Professional Services District)
 - B. Original Construction date:
 - 1926
 - C. Structural and other improvements to date:
 - Renovation(1986)
 - Roof(2002)
 - Sign (2005)
 - Renovation(2013)
 - Sign(2014)
 - D. Existing Easements: None shown on survey

II. Proposed request:

The applicant is requesting a variance which would allow for an electrical sign to be illuminated through the night. The illuminated sign will aid as a deterrent for break-ins and add security to the property.



TOWN OF BELLEAIR
 901 Ponce de Leon Blvd.
 Belleair, Florida 33756-1096
 Phone: (727) 588-3769 ext. 215
 Fax: (727) 588-3768

**RECEIVED
 BELLAIR BLDG. DEPT.**

APR 17 2014

DATE: 28 February, 2014
 TIME REC. _____

To the Town Commission of the Town of Belleair, Florida

1. The undersigned, **OMNI-CARE Group, Inc., owner of West 10 feet of Lot 19 and all of Lot 20 G.L. BIDWELL Subdivision of WILDWOOD PARK**, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned: **Professional/Commercial**
3. The present land use on the property is : **Corporate Offices**
4. The decision involves Article _____ **Section 74-613** of the Belleair Land Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code.
6. The Relief prayed by the applicant is: **Due to multiple break-ins and robberies, we request that our sign be permitted to be illuminated throughout the night, to aid as a deterrent and added security for a repeat break-in or trespass.**
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): **Outlined above, but I do ask that this variance would have no expiration for a period of a minimum of 10 years, due to the unnecessary hardship of the \$300 Variance Fee.**
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. (** Note: All costs incurred by the Town of Belleair, above and beyond the variance application fee, will be the responsibility of the applicant regardless of approval or denial of the request**)
9. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after approval by the Town Commission unless a building permit id produced from the Town with respect to the improvements contemplated by this application for variance within said twelve month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

VARIANCE

FEE: \$300.00

Paid: _____

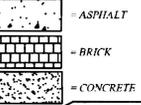
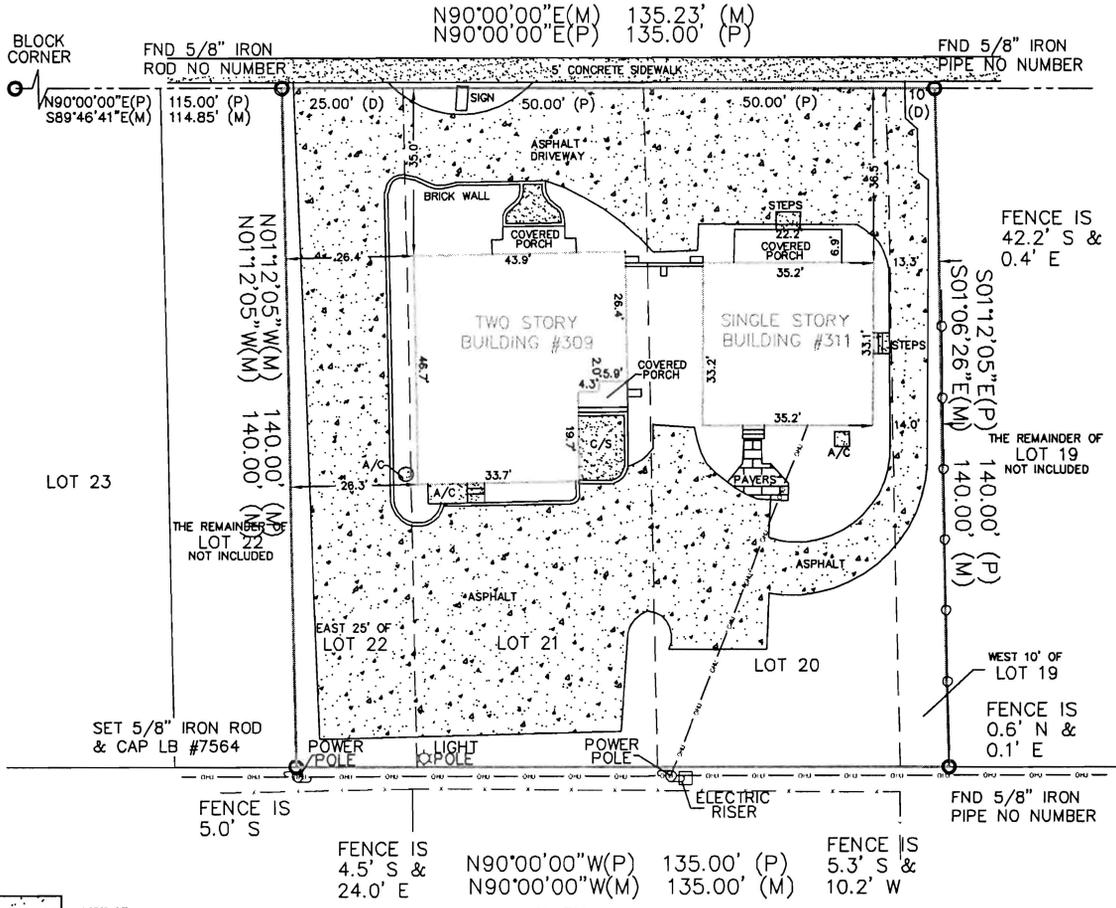

OMNI-CARE Group, Inc.
 Owner
309 Belleview Blvd.,
 Address

Telephone Number: **(727) 409-9670**

BOUNDARY SURVEY

Legal Description: The West 10 feet of Lot 19 and all of Lot 20, G.L. BIDWELL'S SUBDIVISION OF WILDWOOD PARK, according to the Plat thereof as recorded in Plat Book 3, Page 49 of the Public Records of Pinellas County, Florida, together with, Lot 21 and the East 25 feet of Lot 22, of WILDWOOD PARK, G.L. BIDWELL'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page(s) 49 and 50, of the Public Records of Pinellas County, Florida.

BELLEVIEW BOULEVARD
60' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY



PROPERTY ADDRESS: 309 AND 311 BELLEVIEW BOULEVARD - BELLEAIR, FLORIDA 33756

LEGEND

- P - PLAT
- M - MEASURE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- C.L. - CENTER LINE
- N&D - NAIL AND DISK
- R.W. - RIGHT OF WAY
- C.L.F. - CHAIN LINK FENCE
- W.F. - WOOD FENCE
- C.B. - CONCRETE BLOCK
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- (D) - DESCRIPTION
- R - RADII
- L - ARC LENGTH
- Δ - CENTRAL ANGLE
- C - CHORD
- C.B. - CHORD BEARING
- P.O.L. - POINT ON LINE
- TYP. - TYPICAL
- P.R.C. - POINT OF REVERSE CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- CALC. - CALCULATE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- O.H.U. - OVERHEAD UTILITY LINE
- C.N.A. - CORNER NOT ACCESSIBLE
- FND - FOUND
- C.S. - CONCRETE SLAB
- U.E. - UTILITY EASEMENT
- D.F. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT

Legal Description:

SEE ABOVE

CERTIFIED TO: (AS FURNISHED)
OMNI CARE GROUP, INC.
ALPHA-OMEGA TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CLIENT NO: 12620
JOB NO: 13469
FIELD DATE: 10/09/12
APPROVED BY: AER
CHECKED BY: AER
DRAWN BY: SDB
DRAWN DATE: 10/10/12

I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mapmakers in Chapter 53-050 thru 530.052, Florida Administrative Code, Pursuant to Chapter 472.007, Florida Statutes.

6513

STATE OF FLORIDA
10/10/12
CERTIFIED BY: *[Signature]* PSM No. 6513 DATED
P.O. BOX 470978, LAKE MONROE, FL 32747
407.951.3425 (Office); 407.520.5453 (Fax); I.B.#7564

GRAPHIC SCALE: 1" = 30'

0' 15' 30' 60'

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE A, AREA OUTSIDE THE 100 YEAR FLOOD PLUN. PER F.L.R.M. MAP NUMBER 221087000L DATED 05/17/2005
THIS SURVEY MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LEGAL DESCRIPTION PROVIDED BY OTHERS.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR STRUCTURAL STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- BEARINGS ARE BASED ON THE NORTH BOUNDARY LINE OF LOT 19-22 AS BEING N 90°00'00" E, ASSUMED.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES, SENCE OWNERSHIP NOT DETERMINED.
- THIS SURVEY MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

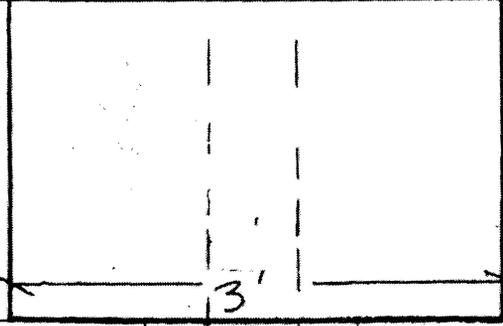
DATE	REVISION	DATE	REVISION

Internally illuminated sign



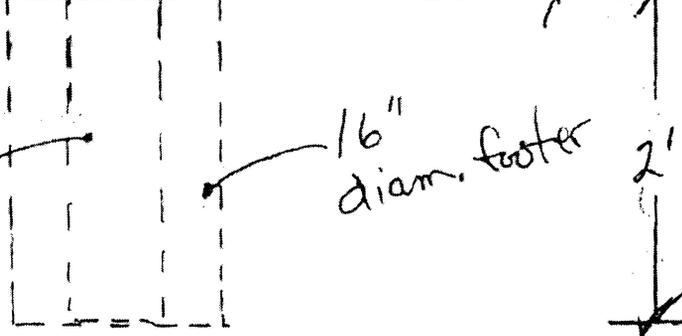
aluminum pole cover

Grade



6x6 PT Post

16" diam. footer



Office Copy

7H

location 309 Belleview Blvd.
 Belleair Florida
 Pinellas County

*Andrew
10/1/04*



omni·care

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REPAIR AND MAINTENANCE

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209



NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearing will be held by the Town Commission of the Town of Belleair, Florida, on request for variance which would allow for an electrical sign to be illuminated through the night for property located at 309 Belleview Blvd., Belleair, Florida and is more particularly described as:

**21/29/15/08640/000/0210 BIDWELL'S WILDWOOD PARK LOT
21 & E 25FY OF LOT 22 AND ½ VAC ALLEY recorded in OR
Book 17768, Page 1511, Public Records of Pinellas County, Florida.**

The Planning and Zoning Board will meet on this matter on **MONDAY, JUNE 9, 2014 at 5:30 P.M.** at the Belleair Town Hall, 901 Ponce de Leon Blvd., Belleair, Florida.

Said hearing will be held on **TUESDAY, JUNE 17, 2014 at 6:30 P.M.**, at the Belleair Town Hall, 901 Ponce de Leon Boulevard, Belleair, Florida. Additional information may be obtained from the Town Clerk's office. All parties interested are invited to attend and be heard.

Persons are advised that if they decide to appeal any decision made at these hearings, they will need records of these proceedings and for such purposes they may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act persons needing special accommodations or an interpreter to participate in this proceeding should contact the Town Clerk's Office at 901 Ponce de Leon Blvd., Belleair, Florida 33756 or call (727) 588-3769 x214 or Fax (727) 588-3778, not later than seven (7) days prior to the proceeding.

This matter is subject to Quasi-Judicial rules of procedures established by Florida Statute 286-0115.

D. Carlen
Town Clerk
Town of Belleair

**TOWN OF BELLEAIR, FLORIDA
NOTICE OF APPEARANCE
FOR QUASI-JUDICIAL HEARINGS**

NOTICE OF APPEARANCE

I, _____, (individual or corporate representative), hereby file and serve notice of my appearance/lawyer or other appropriate representative's appearance, to present testimony and/or cross examine other witnesses at the quasi-judicial hearing to be held on Monday, June 9, 2014 at 5:30 P.M. and Tuesday, June 17, 2014 at 6:30 P.M.

I understand that upon filing this Notice of Appearance, I shall be considered a participant in the hearing, subject to a determination of standing if challenged.

Address of variance property 309 Belleview Blvd., Belleair, FL

Name: _____

(Please Print)

Address: _____

21-29-15-08640-000-0210

Online Property Record Card

[Portability Calculator](#)

Data Current as of May 14, 2014

[Email Print](#)

[Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address	Site Address
OMNI CARE GROUP INC 400 INDIAN ROCKS RD BELLEAIR BLUFFS FL 33770-2059	309 BELLEVIEW BLVD BELLEAIR 33756-



Property Use: 1730 (General Office - Non-Professional One Story (advertising, travel & employment agencies, pest contro)

Living Units: 0

[\[click here to hide\] 2014 Legal Description](#)

BIDWELL'S WILDWOOD PARK LOT 21 & E 25FT OF LOT 22 AND 1/2 VAC ALLEY

2014 Exemptions		2014 Parcel Use
<input checked="" type="checkbox"/> File for Homestead Exemption		
Homestead: No	Government: No	Homestead Use Percentage: 0.00%
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00% Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
17768/1511 ■	Sales Query	121030257004	NON EVAC	003/049

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
2012	No	\$315,000	\$315,000	\$315,000	\$315,000	\$315,000
2011	No	\$332,000	\$332,000	\$332,000	\$332,000	\$332,000
2010	No	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
2009	No	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000
2008	No	\$435,000	\$435,000	\$435,000	\$435,000	\$435,000
2007	No	\$426,000	\$426,000	\$426,000	N/A	\$426,000
2006	No	\$425,000	\$425,000	\$425,000	N/A	\$425,000
2005	No	\$385,000	\$385,000	\$385,000	N/A	\$385,000
2004	No	\$240,000	\$240,000	\$240,000	N/A	\$240,000
2003	No	\$200,000	\$200,000	\$200,000	N/A	\$200,000
2002	No	\$170,100	\$170,100	\$170,100	N/A	\$170,100
2001	No	\$159,700	\$159,700	\$159,700	N/A	\$159,700
2000	No	\$153,200	\$153,200	\$153,200	N/A	\$153,200
1999	No	\$126,400	\$126,400	\$126,400	N/A	\$126,400
1998	No	\$126,700	\$126,700	\$126,700	N/A	\$126,700
1997	No	\$126,500	\$126,500	\$126,500	N/A	\$126,500
1996	No	\$149,600	\$149,600	\$149,600	N/A	\$149,600

2013 Tax Information

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

[Click Here for 2013 Tax Bill](#)
 2013 Final Millage Rate 22.3656
 2013 Est Taxes w/o Cap or Exemptions \$5,144.09
 A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Tax District: BL

Sale Date	Book/Page	Price	Q/U	V/I
12 Oct 2012	17768 / 1511 ■	\$377,500	U	I
29 Sep 2004	13856 / 0476 ■	\$450,000	Q	I
04 Sep 1996	09452 / 1343 ■	\$149,600	Q	I
	06217 / 0247 ☉	\$210,000	Q	
	05466 / 2136 ☉	\$142,000	U	
	03691 / 0153 ☉	\$25,000	Q	

2013 Land Information

Seawall: No

Frontage: None

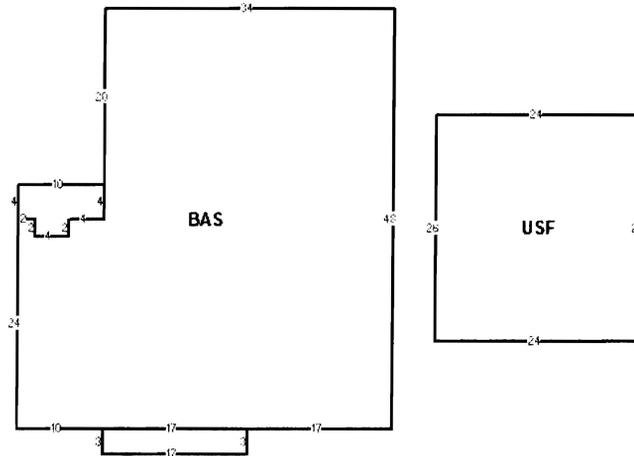
View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Off Bldg 1 Story (17)	75x145	13.00	10875.0000	1.0000	\$141,375	SF

[\[click here to hide\] 2014 Building 1 Structural Elements Back to Top](#)

Site Address: 309 BELLEVIEW BLVD BELLEAIR 33756-

Quality: Above Average
 Square Footage: 2587.00
 Foundation: Continuous Footing
 Floor System: Wood W/Sub Floor
 Exterior Wall: Siding Above Avg
 Roof Frame: Gable Or Hip
 Roof Cover: Custom
 Stories: 2
 Living units: 0
 Floor Finish: Hard Tile
 Interior Finish: Plastered Furred
 Fixtures: 6
 Year Built: 1926
 Effective Age: 30
 Cooling: Heat & Cooling Pkg



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Upper Story	624	624	0.90	562
Open Porch Unfinished	0	51	0.20	10
Open Porch	0	48	0.29	14
Base	1,864	1,864	1.00	1,864
Total Building finished SF: 2,488		Total Gross SF: 2,587		Total Effective SF: 2,450

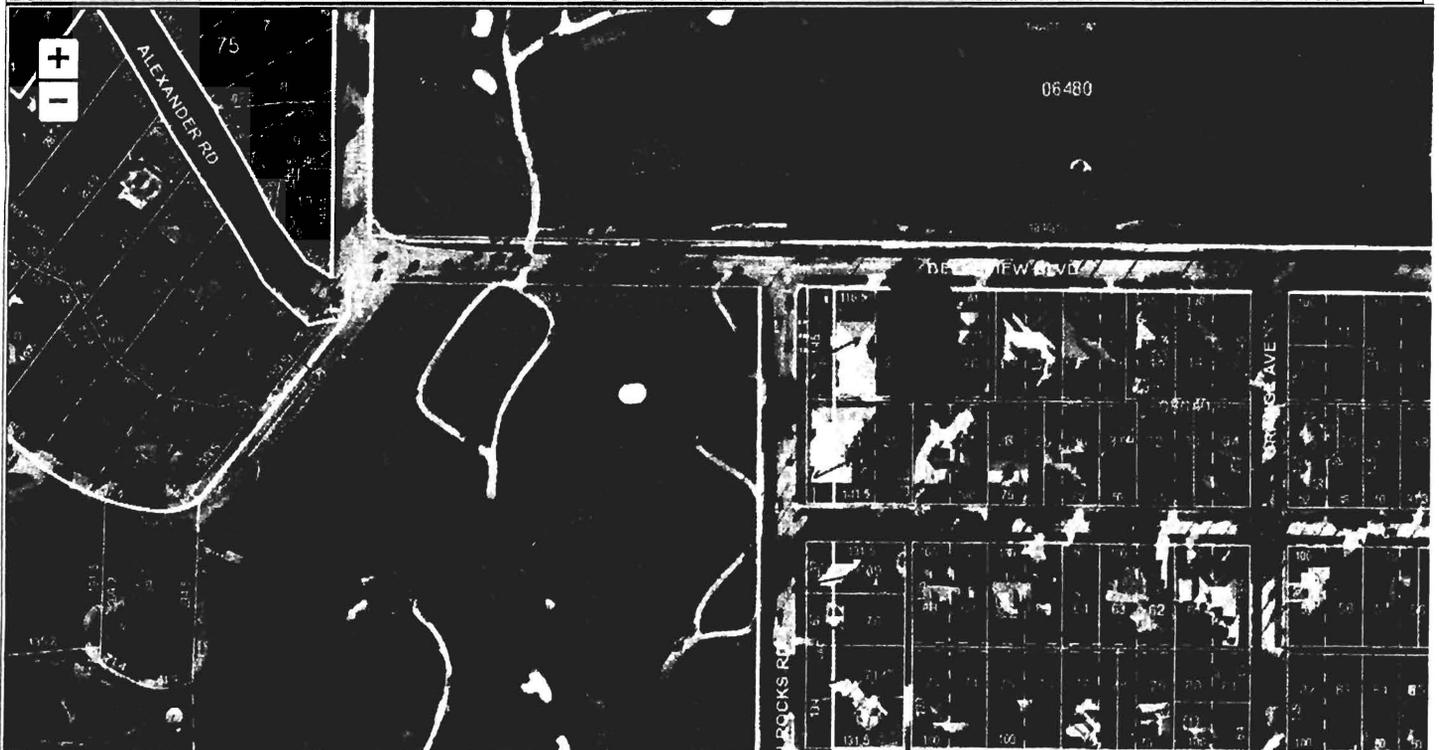
[\[click here to hide\] 2014 Extra Features](#)

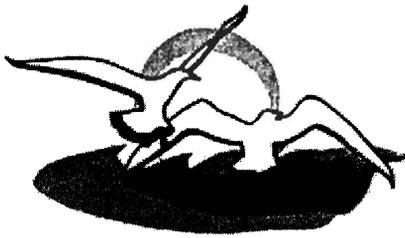
Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	1,750.00	\$3,062.50	\$3,063.00	0
PATIO/DECK	\$6.00	250.00	\$1,500.00	\$1,500.00	2013

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2686	ROOF	09 Apr 2002	\$19,600





TOWN OF BELLEAIR
BUILDING DEPARTMENT
901 Ponce de Leon Blvd.
Belleair, Florida 33756-1096
Phone: (727) 588-3769 ext. 215
Fax: (727) 588-3768

MEMORANDUM

DATE: May 13th 2014
TO: Mayor and Commissioners
FROM: Micah Maxwell, Town Manager *M*
SUBJECT: Request for Variance –
Parcel No. 28/29/15/06732/022/0130

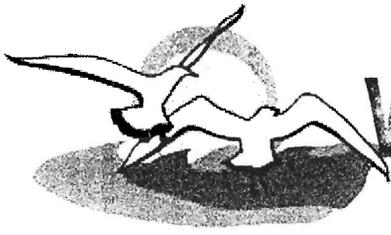
Property Owner: Molly & Trevor Schaffer
201 Palmetto Road
Belleair, Florida 33756

The following information is regarding the above referenced variance request.

- I. Existing conditions of land and structure(s):
- II.
 - A. Zoning designation: R-1 Single Family Residential
 - B. Original Construction date:
 - 201 Palmetto Road-1962
 - C. Structural and other improvements to date:
 - 2001- Interior Remodel
 - 2004-Pool
 - 2006-Roof
 - 2014- Remodel
 - D. Existing Easements: None Shown on survey

II. Proposed request:

The applicant is requesting a variance which would allow the construction of a new fence to be installed. The fence would encroach into the required 25 foot front yard setback by 20.4 feet resulting in a 4.6 foot front yard setback.



VARIANCE

TOWN OF BELLEAIR
901 Ponce de Leon Blvd.
Belleair, Florida 33756-1096
Phone: (727) 588-3769 ext. 215
Fax: (727) 588-3768

DATE 05-12-14

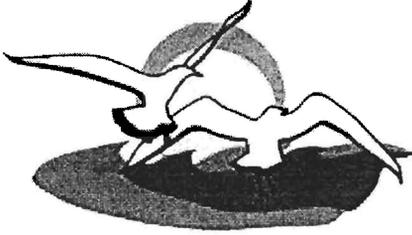
To the Town Commission of the Town of Belleair, Florida

1. The undersigned, Molly Dupont Schaffer, owner of Lot 13 thru 16 Block 22, Subdivision Belleair Estates, property Commission of the Town of Belleair for a variance on the above-described property.
2. The property is presently zoned Residential.
3. The present land use on the property is Single family residence.
4. The decision involves Article IV Section 74-287 of the Belleair Land Development Code.
5. The Commissions power arises under Article V, Section 66.253 of the Belleair Land Development Code.
6. The Relief prayed by the applicant is: Install fence to primary front yard lot line
7. The Justification for the request is (requests for the variances must demonstrate the practical difficulty or unnecessary hardship which justifies the variance): 1. No yard in back 2. Bulldogs can't swim, need fenced dog yard 3. Utilizing the column/post that is already on the corner to have a congruent look across property
8. Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. (** Note: All costs incurred by the Town of Belleair, above and beyond the variance application fee, will be the responsibility of the applicant regardless of approval or denial of the request**)
9. I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.
10. I am aware that any variance that may be granted will automatically expire twelve months after approval by the Town Commission unless a building permit id produced from the Town with respect to the improvements contemplated by this application for variance within said twelve month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

FEE: \$300.00

Paid: _____

Molly Dupont Schaffer
Owner
201 Palmetto Rd
Address
727-638-5389
Telephone Number



TOWN OF BELLEAIR
 901 Ponce de Leon Blvd.
 Belleair, Florida 33756-1096
 Phone: (727) 588-3769 ext. 215
 Fax: (727) 588-3768

VARIANCE APPICATION CHECK OFF SHEET

Application shall be **fully completed** and must include the following information:

OWNERS NAME Molly DuPont Schaffer

OWNERS MAILING ADDRESS 215 Osceola Rd

PROPERTY ADDRESS 201 Palmetto Rd

PHONE NUMBER 727-638-5389

REPRESENTATIVE NANE AND ADDRESS (if any) Walter Osinga

2175 Lake Ave SE, Largo, FL 33771

PHONE NUMBER 727-586-4118

DATE OF ORIGINAL CONSTRUCTION 1962

IMPERVIOUS COVER 37.9%

FLOOD ZONE AND ELEVATION Zone X

REQUIRED INFORMATION:

<u>REQUIRED</u>	<u>RECEIVED</u>	PROVIDE (18) COPIES EACH.
<u> X </u>	<u> </u>	PLANS/SPECS/PRODUCT BROCHURE
<u> X </u>	<u> </u>	PHOTOS OF AREA (straight/right angle/left angle)
<u> X </u>	<u> </u>	SURVEY W/ SETBACKS SHOWN
<u> X </u>	<u> </u>	SITE PLAN W/ SETBACKS SHOWN

REVIEWED BY: ZONING PUB.WK FIRE BLDG. MRG.

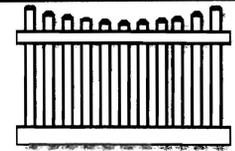
DATE SENT:

DATE RETURNED:

BRAVO! FENCE!

11302 N. Nebraska Ave
Tampa, FL 33612

Name Molly Shaffer Date 4/9/2014
 Address 201 Palmetto Rd Home _____
 City, St, Zip Belleair, FL 33756 Work _____
 Job Site & Phone _____ Cell _____
 Email _____ Fax _____

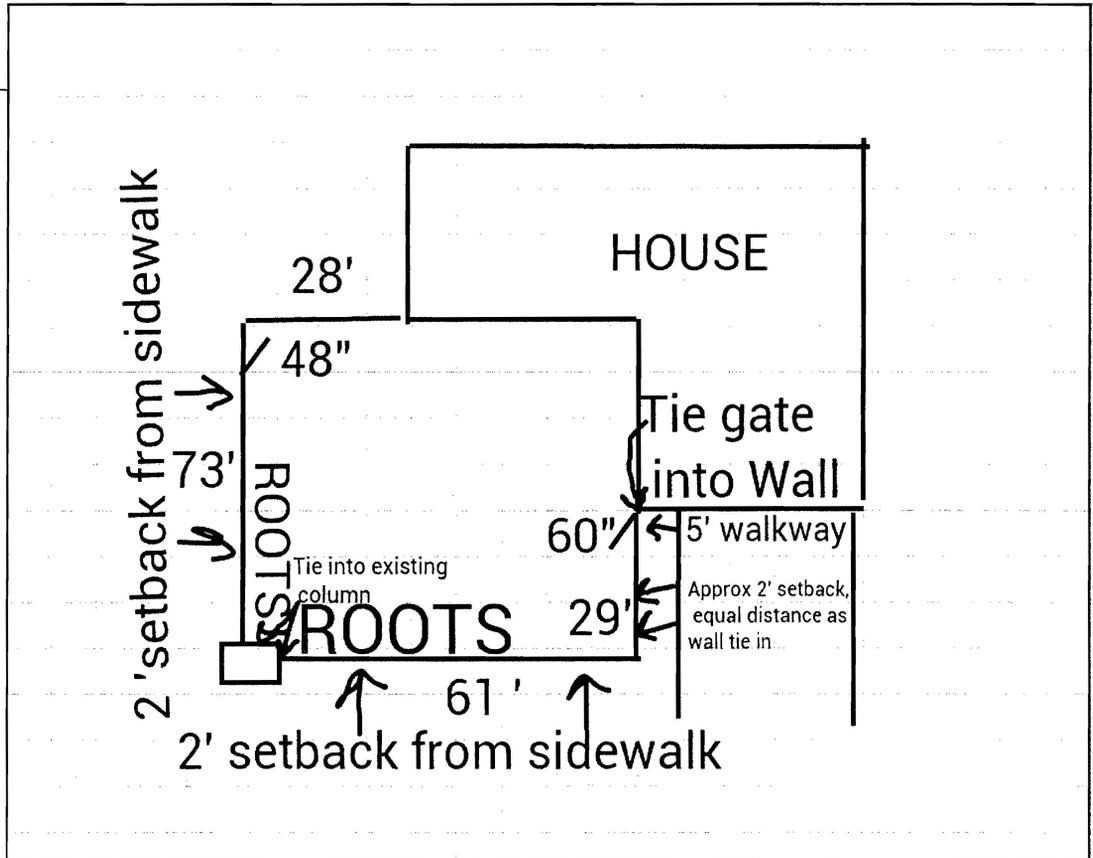


BRAVOFENCE.COM
 Ph: (813) 885-2777
 Fx: (813) 885-2444

Type	Height	Style	Pickets	Rails	Posts	G A T E S	Size	Top	Swing
<input type="checkbox"/> Wood	4'	3 rail flat top	5/8"	1"	2"x 2"		42"	<input type="checkbox"/> Arched	<input checked="" type="checkbox"/> In <input type="checkbox"/> Out
<input type="checkbox"/> Vinyl							2 48"	<input checked="" type="checkbox"/> Flat	<input checked="" type="checkbox"/> Up-Hill
<input checked="" type="checkbox"/> Aluminum							60"	<input type="checkbox"/> Scalloped	<input type="checkbox"/> Down-Hill
<input type="checkbox"/> Steel	Installation:		Tear Down	Concrete	Good Side		<input type="checkbox"/> Estate		
<input type="checkbox"/> Chain Link	196'		0	EVERY POST	<input type="radio"/> In <input checked="" type="radio"/> Out				

- Top of Fence Level
- Average Grade
- Follow Ground Grade

196' of new 4' high 5/8 aluminum fencing will be installed with 2' setback from sidewalk & driveway. Starting with attachment of 60" gate into corner of garage wall, down drive way, around corner, attaching into present cement column, continuing around to end at front left corner of house. Two gates, one 60" gate over 5' walkway, one 48" at front corner. Warranties: 1 yr installation 10 year material



Special Instructions: Cash/check price. Quoted price includes all taxes and labor fees. Price is based on customer's removal of vegetation for a clear path for fence line. Optional lock upgrade: \$50 (each gate)

I, _____, hereby certify that I am the Owner / Property Manager (Circle One) of the property referenced above. I hereby attest to be authorized to enter into this contract for said property.

Signature of Owner / Agent

Customer Responsibilities:

- Cust Permit
- Cust Association Approval
- Cust Clear Fence Line
- BF Underground Cables
- BF Sprinkler System
- Cust Electric hook-up
- Cust Copy of Survey

Customer Initials

Terms & Conditions: 50% Deposit; balance due at completion. Proposal is valid for 30 days.

The undersigned Customer signing this Contract below authorizes Bravo Fence to order materials and initiate work in accordance with this Contract, including without limitation Bravo Fence's Standard Terms and Conditions set forth on the back of this Contract, which are incorporated into this Contract for all purposes (facsimile is equivalent to original):

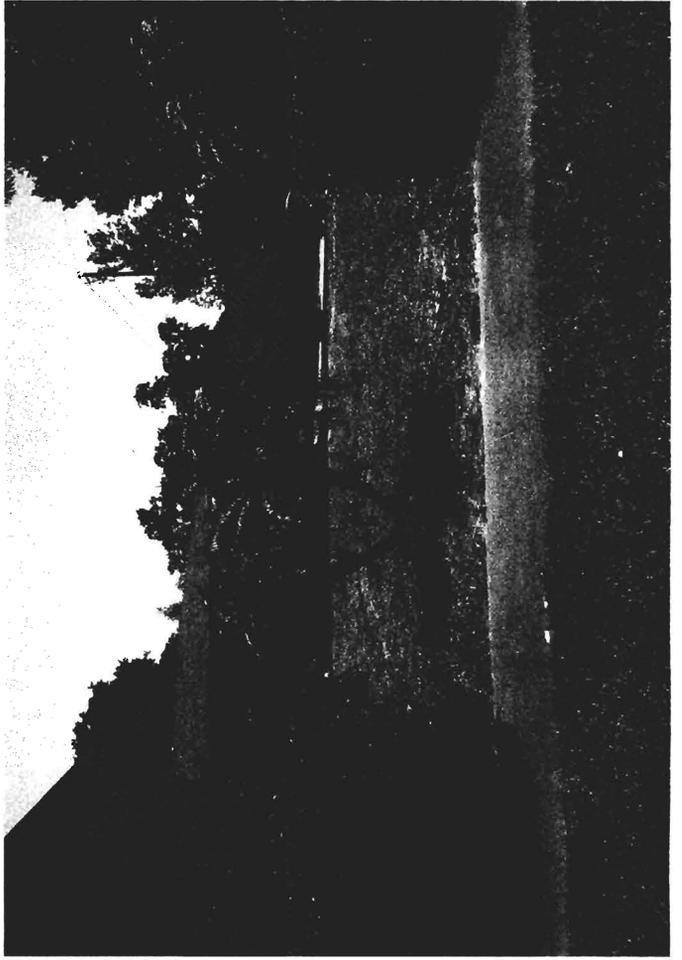
Accepted by:

Customer

Date

SALES REP:	Marcy
TOTAL PRICE:	
LESS DEPOSIT:	
BALANCE DUE:	\$0.00

201 CAMMETO RD.



NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearing will be held by the Town Commission of the Town of Belleair, Florida, on request for variance which would allow for the construction of a new fence to be installed which would encroach into the required 25 foot front yard setback by 20.4 feet for property located at 201 Palmetto Rd., Belleair, Florida and is more particularly described as:

**28/29/15/06732/022/0130 BELLEAIR ESTATES BLK 22, LOTS 13
THRU 16 INCL & W 16 FT OF LOT 12 recorded in OR Book
18315, Page 1103, Public Records of Pinellas County, Florida.**

The Planning and Zoning Board will meet on this matter on **MONDAY, JUNE 9, 2014 at 5:30 P.M.** at the Belleair Town Hall, 901 Ponce de Leon Blvd., Belleair, Florida.

Said hearing will be held on **TUESDAY, JUNE 17, 2014 at 6:30 P.M.**, at the Belleair Town Hall, 901 Ponce de Leon Boulevard, Belleair, Florida. Additional information may be obtained from the Town Clerk's office. All parties interested are invited to attend and be heard.

Persons are advised that if they decide to appeal any decision made at these hearings, they will need records of these proceedings and for such purposes they may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act persons needing special accommodations or an interpreter to participate in this proceeding should contact the Town Clerk's Office at 901 Ponce de Leon Blvd., Belleair, Florida 33756 or call (727) 588-3769 x214 or Fax (727) 588-3778, not later than seven (7) days prior to the proceeding.

This matter is subject to Quasi-Judicial rules of procedures established by Florida Statute 286-0115.

D. Carlen
Town Clerk
Town of Belleair

**TOWN OF BELLEAIR, FLORIDA
NOTICE OF APPEARANCE
FOR QUASI-JUDICIAL HEARINGS**

NOTICE OF APPEARANCE

I, _____, (individual or corporate representative), hereby file and serve notice of my appearance/lawyer or other appropriate representative's appearance, to present testimony and/or cross examine other witnesses at the quasi-judicial hearing to be held on Monday, June 9, 2014 at 5:30 P.M. and Tuesday, June 17, 2014 at 6:30 P.M.

I understand that upon filing this Notice of Appearance, I shall be considered a participant in the hearing, subject to a determination of standing if challenged.

Address of variance property 201 Palmetto Rd., Belleair, FL

Name: _____

(Please Print)

Address: _____

28-29-15-06732-022-0130

Online Property Record Card

[Portability Calculator](#)

Data Current as of May 14, 2014

[Email Print](#)

[Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address	Site Address
SCHAFFER, MOLLY DUPONT SCHAFFER, TREVOR SCOTT 215 OSCEOLA RD BELLEAIR FL 33756-1649	201 PALMETTO RD BELLEAIR 33756-



Property Use: 0110 (Single Family Home)

Living Units: 1

[\[click here to hide\] 2014 Legal Description](#)

BELLEAIR ESTATES BLK 22, LOTS 13 THRU 16 INCL & W 16 FT OF LOT 12

2014 Exemptions		Mortgage Letter	<input type="checkbox"/> File for Homestead Exemption	2014 Parcel Use	
Homestead: No	Government: No			Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No			Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
18315/1103 ■	\$1,251,300 Sales Query	121030257002	NON EVAC	018/009

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$1,009,315	\$1,008,338	\$958,338	\$983,338	\$958,338

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	Yes	\$1,009,315	\$1,008,338	\$958,338	\$983,338	\$958,338
2012	Yes	\$991,483	\$991,483	\$941,483	\$966,483	\$941,483
2011	Yes	\$1,105,272	\$1,099,802	\$1,049,802	\$1,074,802	\$1,049,802
2010	Yes	\$1,083,549	\$1,083,549	\$1,033,549	\$1,058,549	\$1,033,549
2009	Yes	\$1,253,787	\$1,143,479	\$1,093,479	\$1,118,479	\$1,093,479
2008	Yes	\$1,455,800	\$1,142,337	\$1,092,337	\$1,117,337	\$1,092,337
2007	Yes	\$1,500,000	\$1,109,065	\$1,084,065	N/A	\$1,084,065
2006	Yes	\$1,510,700	\$1,082,015	\$1,057,015	N/A	\$1,057,015
2005	Yes	\$1,186,800	\$1,050,500	\$1,025,500	N/A	\$1,025,500
2004	Yes	\$759,200	\$759,200	\$734,200	N/A	\$734,200
2003	Yes	\$936,400	\$662,900	\$637,900	N/A	\$637,900
2002	Yes	\$841,900	\$647,400	\$622,400	N/A	\$622,400
2001	Yes	\$719,900	\$637,200	\$612,200	N/A	\$612,200
2000	Yes	\$645,200	\$618,700	\$593,700	N/A	\$593,700
1999	Yes	\$625,000	\$602,500	\$577,500	N/A	\$577,500
1998	Yes	\$610,500	\$593,100	\$568,100	N/A	\$568,100
1997	Yes	\$587,100	\$583,200	\$558,200	N/A	\$558,200
1996	Yes	\$576,300	\$566,300	\$541,300	N/A	\$541,300

2013 Tax Information

[Click Here for 2013 Tax Bill](#)

Tax District: BL

2013 Final Millage Rate

22.3656

2013 Est Taxes w/o Cap or Exemptions

\$22,573.94

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	QU	VI
08 Aug 2013	18122 / 0077 ■	\$865,000	U	I
29 Sep 2003	13104 / 0801 ■	\$879,000	Q	I
02 Apr 1990	07239 / 1951 ■	\$545,000	U	I
13 Jun 1989	07020 / 2181 ⊗	\$645,000	Q	I
	05466 / 0585 ⊗	\$445,000	Q	
	04539 / 0050 ⊗	\$250,000	Q	

2013 Land Information

Seawall: No

Frontage: None

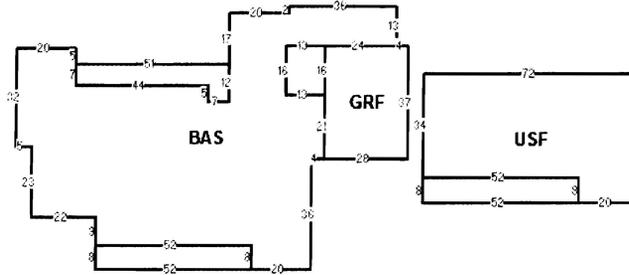
View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	204x130	1375.00	203.6000	0.7700	\$215,562	FF

[\[click here to hide\] 2014 Building 1 Structural Elements Back to Top](#)

Site Address: 201 PALMETTO RD BELLEAIR 33756-

Quality: Excellent
 Square Footage: 11223.00
 Foundation: Continuous Footing
 Floor System: Wood
 Exterior Wall: Masonry Brick
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 2
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Upgrade
 Fixtures: 17
 Year Built: 1962
 Effective Age: 16
 Heating: Central Duct
 Cooling: Cooling (Central)



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Utility	0	208	0.35	73
Upper Story	2,608	2,608	0.90	2,347
Open Porch	0	1,224	0.20	244
Garage	0	1,036	0.35	363
Base	6,147	6,147	1.00	6,147
Total Living SF: 8,755		Total Gross SF: 11,223		Total Effective SF: 9,174

[\[click here to hide\] 2014 Extra Features](#)

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
PATIO/DECK	\$12.00	455.00	\$5,460.00	\$4,040.00	2004
POOL	\$21,000.00	1.00	\$21,000.00	\$10,500.00	1982
PATIO/DECK	\$9.50	300.00	\$2,850.00	\$1,140.00	1982
POOL	\$21,000.00	1.00	\$21,000.00	\$15,540.00	2004
FIREPLACE	\$2,500.00	1.00	\$2,500.00	\$1,750.00	1962
SPA/JAC/HT	\$9,000.00	1.00	\$9,000.00	\$6,660.00	2004
FIREPLACE	\$7,500.00	1.00	\$7,500.00	\$5,250.00	1962
BBQ	\$2,500.00	1.00	\$2,500.00	\$1,850.00	2004

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
6889	ROOF	03 Nov 2006	\$3,078
4567	POOL	19 May 2004	\$37,000
4412	RESIDENTIAL ADD	19 Mar 2004	\$250,000
3080	ROOF	20 Aug 2002	\$23,555



MINUTES OF SPECIAL MEETING OF THE TOWN COMMISSION OF THE TOWN OF BELLEAIR, FLORIDA HELD AT TOWN HALL ON MAY 6, 2014 AT 5:30 PM

PRESENT: Mayor Gary Katica
Commissioners
Stephen Fowler
Tom Shelly
Michael Wilkinson
Kevin Piccarreto

Town Manager Micah Maxwell
Town Attorney David Ottinger

Mayor Katica led the Pledge of Allegiance.

Quorum was present on roll call with Mayor Katica presiding; the meeting was called to order at 5:30 pm.

PUBLIC HEARING – FIRST READING – ORDINANCE NO. 498 – PERTAINING TO YARD MAINTENANCE STANDARDS AND OVERGROWTH REMEDIATION

Chief Edwards provided a review of the purpose of Ordinance No. 498 pertaining to yard maintenance standards and overgrowth remediation.

Mr. Maxwell stated that staff had discussed and provided information regarding the trimming of trees in violation and other maintenance standards.

Commissioner Shelly moved approval of Ordinance No. 498 on first reading. Motion seconded by Commissioner Wilkinson.

Discussion ensued regarding maintenance of the areas between curb line and sidewalks.

Vote on the motion to approve Ordinance No. 498 of first reading carried unanimously.

PROCLAMATION FOR MUNICIPAL CLERKS' WEEK

Mr. Murphy read Proclamation for Municipal Clerks' Week declaring the week of May 4-10, 2014, into the records.

Commissioner Shelly moved to approve Proclamation declaring the week of May 4-10, 2014 as Municipal Clerks' Week, into the records.

ADJOURNMENT

There being no further business to come before the commission the special meeting was adjourned in due form at 5:40 PM.

Town Clerk

APPROVED:

Mayor

MINUTES OF WORK SESSION OF THE TOWN COMMISSION OF THE TOWN OF BELLEAIR, FLORIDA HELD AT TOWN HALL ON MAY 6, 2014 AT 5:30 PM

PRESENT: Mayor Gary Katica
Commissioners
Stephen Fowler
Tom Shelly
Michael Wilkinson
Kevin Piccarreto

Town Manager Micah Maxwell
Town Attorney David Ottinger

Quorum present on roll call with Mayor Katica presiding; the meeting was called to order at 5:40 PM.

CITIZENS' COMMENTS

Nancy Hartshorne, 511 Osceola Road, spoke about the podocarpus tree in Hunter Park.

Discussions ensued regarding the tree in Hunter Park.

TOWN MANAGER'S REPORT

Mr. Maxwell stated that May 10 was Employee Appreciation at Brighthouse Stadium; that a check in the amount of \$250,000 was received for the Belleair Community Foundation for the development of Hunter Memorial Park.

TOWN ATTORNEY'S REPORT

Mr. Ottinger commented on the pending litigation against the town filed by Rae Claire Johnson and Friends of the Belleview Biltmore, Inc.; stated that he had filed a Motion to Dismiss and was waiting for action from the court.

Mr. Ottinger provided an update on the Casey Jones property located at 1723 Cypress Avenue.

MAYOR AND COMMISSIONER'S REPORT/BOARD AND COMMITTEE REPORTS

Commissioner Wilkinson stated that the Recreation Board did have a meeting; that the success of the concert was discussed; expressed appreciation to Spring Fest volunteers; that the annual Golf Tournament was scheduled for May 17th; commented on the opening of Winston Park.

Commissioner Fowler stated that there had not been a meeting of the Infrastructure Board or Planning and Zoning Board; commented on the podocarpus tree in Hunter Park.

Discussions ensued regarding the podocarpus tree in Hunter Park.

MAYOR AND COMMISSIONER'S REPORT (Continued)

Mayor Katica had no report.

Commissioner Shelly commented on the Park and Tree Board meeting; commented on the opening for Winston Park; commented on meeting with Largo Fire Chief Shelby Willis.

Commissioner Piccarreto commented on the Historic Preservation Board meeting; commented on the opening for Winston Park; commented on Spring Fest.

POLICE CHIEF'S REPORT

Chief Edwards commented on two vehicle burglaries and other criminal activities; commented on the code violations for certain properties in town.

FIRE CHIEF'S REPORT

Chief Shelby Willis from Largo Fire Department introduced key staff members of the Fire Department and provided a report for the department; comments were provided regarding the smoke detectors and inspections for the Belleview Biltmore Hotel.

Commissioner Shelly asked that department reports be sent to Mr. Maxwell.

DISCUSSION OF CERTIFIED LOCAL GOVERNMENT AGREEMENT – DIVISION OF HISTORICAL RESOURCES CLG PROGRAM

Mrs. Carlen, Town Clerk, provided information regarding the Certified Local Government Agreement; commented that the Historic Preservation Board unanimously recommended approval of the CLG Agreement.

DISCUSSION OF ADVISORY BOARD NOMINEES

Mr. Maxwell asked if Commissioners had had an opportunity to discuss nominees with the members of their respective boards.

Discussions ensued regarding nominees for appointment or reappointment to the advisory board seats.

Commissioner Piccarreto stated that there would be an opening on the Historic Preservation Board and that he had received a letter of interest from Alex Chamberlain.

Alex Chamberlain introduced himself and expressed his interest in serving on the Historic Preservation Board.

ESTABLISHING AGENDA FOR REGULAR MEETING SCHEDULED FOR MAY 20, 2014 AT 6:30 PM

Mayor Katica announced the following items scheduled for public hearing for the May 20, 2014 regular meeting at 6:30 pm:

1. Continued First reading – Ordinance No. 496 – Vacating Right of Way at 955 Indian Rocks Road.
2. Second and Final reading – Ordinance No. 498 -Amending the Land Development Code.
3. First reading – Ordinance No. 497 – Amending the Land Development Code.

On motion duly made and seconded the following agenda was established for the May 20, 2014 regular meeting at 6:30 pm:

CITIZENS' COMMENTS

CONSENT AGENDA

1. Approval of Minutes – Special Meeting – April 1, 2014.
Work Session – April 1, 2014
Regular Meeting – April 15, 2014

GENERAL AGENDA

Consideration of:

1. Approval of Certified Local Government Agreement – Division of Historical Resources – CLG Program.
2. Resolution No. 2014 – 16 - Appointing Members to the Building Board of Adjustments and Appeal.
3. Resolution No. 2014-17 – Appointing Members to the Finance Board.
4. Resolution No. 2014-18 – Appointing Members to the Historic Preservation Board.
5. Resolution No. 2014-19 – Appointing Members to the Infrastructure Board
6. Resolution No. 2014-20 – Appointing Members to the Park and Tree Board.
7. Resolution No. 2014-21 – Appointing Members to the Planning and Zoning Board.
8. Resolution No. 2014-22 – Appointing Members to the Recreation Board.

ADJOURNMENT

There being no further business to come before the commission the meeting was adjourned in due form at 6:15PM.

Town Clerk

APPROVED:

Mayor

MINUTES OF REGULAR MEETING OF THE TOWN COMMISSION OF THE TOWN OF BELLEAIR, FLORIDA HELD AT TOWN HALL ON MAY 20, 2014 AT 6:30 PM

PRESENT: Mayor Gary Katica
Commissioners
Stephen Fowler
Tom Shelly
Michael Wilkinson
Kevin Piccarreto

Town Manager Micah Maxwell
Town Attorney David Ottinger

Mayor Katica led the Pledge of Allegiance.

The meeting was called to order at 6:30 PM with Mayor Katica presiding; quorum was present on roll call.

SCHEDULED PUBLIC HEARINGS

CONTINUED FIRST READING – ORDINANCE NO. 496 – VACATING RIGHT OF WAY – 955 INDIAN ROCKS ROAD

Mr. Maxwell stated that Mr. David Becker, owner of property at 955 Indian Rocks Road, had requested a vacation of 35.75 feet of the right of way abutting his property along Indian Rocks Road and 20 feet of right of way along Sunny Lane; that it was staff's recommendation that the town vacate the right of way along Indian Rocks Road beginning 15 feet east of the easterly curb and extending the westerly property line; that the right of way along Sunny Lane not be vacated but remain as is.

David Becker, 951 Indian Rocks Road, commented on the request to vacate a portion of the right of way on Indian Rocks Road on Sunny Lane.

Discussions ensued regarding the request to vacate the right of way for Indian Rocks Road and Sunny Lane.

Commissioner Shelly moved to approve Ordinance No. 496, vacating certain town right of way for property located at 955 Indian Rocks Road, on first reading. Motion seconded by Commissioner Wilkinson and carried unanimously.

SECOND AND FINAL READING – ORDINANCE NO. 498 – PERTAINING TO YARD MAINTENANCE AND OVERGROWTH REMEDIATION

Mr. Maxwell stated that it was necessary to amend the Code of Ordinances regarding yard maintenance, overgrowth and tree maintenance.

Discussions ensued regarding the responsibility for trimming of trees overhanging streets and sidewalks.

SECOND AND FINAL READING – ORDINANCE NO. 498 (Continued)

Commissioner Fowler moved approval of Ordinance No. 498, pertaining to yard maintenance, overgrowth and tree trimming, on second and final reading. Motion seconded by Commissioner Shelly.

Vote on the motion to approved Ordinance No. 498 pertaining to yard maintenance, overgrowth and tree trimming, on second and final reading was unanimous.

FIRST READING ORDINANCE NO. 497 – AMENDING THE LAND DEVELOPMENT CODE

Mr. Maxwell stated that David Healey, Planning Consultant, was present to make the presentation and discuss the proposed ordinance regarding consideration of a planned mixed use zoning district.

David Healey commented on the proposed planned mixed use zone as it would relate the Belleview Biltmore Hotel property.

Commissioner Fowler, Commission Advisor for Planning & Zoning Board, expressed concerns provided by the Planning & Zoning Board.

Discussions ensued by the Commissioners regarding proposed Ordinance No. 497 and the review comments provided the Planning & Zoning Board; regarding notification requirements for any public hearings held regarding the planned mixed use zoning district.

Jim White, 3 Seaside Lane, spoke expressing the support of the RPD HOA for Ordinance No. 497.

Jim Ingersoll, 1 Seaside Lane, commented on the allowed uses of the proposed zoning district.

Jim Betts, 220 Belleview Blvd., commented on the town's comprehensive plan as it relates to the Belleview Biltmore Hotel.

LaVonn Johnson, 220 Belleview Blvd., commented on the commission's responsibility to protect the Hotel.

Commissioner Piccarreto moved approval of Ordinance No. 497, amending the land development code, on first reading. Motion seconded by Commissioner Wilkinson.

Vote on the motion to approve Ordinance No. 497 of first reading was unanimous.

CITIZENS' COMMENTS

There were no citizens' comments.

CONSENT AGENDA

Mayor Katica announced the following items on the Consent Agenda for consideration and approval.

1. Approval of Minutes - Special Meeting – April 1, 2014
Work Session – April 1, 2014
Regular Meeting – April 15, 2014

Commissioner Shelly moved the approval of the Consent Agenda. Motion seconded by Commissioner Fowler and carried unanimously.

GENERAL AGENDA

Mr. Maxwell requested that the General Agenda be amended to all a Proclamation recognizing Public Works Week.

It was the consensus of the commission to amend the agenda by adding approval of the Proclamation recognizing Public Works Week.

APPROVAL OF CERTIFIED LOCAL GOVERNMENT AGREEMENT – HISTORICAL RESOURCES – CLG PROGRAM

Mrs. Carlen provided background information regarding the Certified Local Government Agreement with Florida Department of State, Division of Historical Resources; stated that the Historic Preservation Board had unanimously recommended approval.

Commissioner Piccarreto moved approval of the CLG Agreement between the Town of Belleair and State of Florida Department of State, Division of Historic Resources. Motion seconded by Commissioner Wilkinson and carried unanimously.

RESOLUTION NO. 2014-17 – APPOINTING MBEMBERS TO THE BUILDING BOARD OF ADJUSTMENT AND APPEALS

Commissioner Fowler nominated Board members Lil Cromer and A. T. “Buzz” Cooper to serve a two year term on the board. Nominations seconded by Commissioner Shelly.

Commissioner Fowler moved to close nominations. Motion seconded by Commissioner Shelly and carried unanimously.

Commissioner Fowler moved approval of Resolution No. 2014-17 appointing Lil Cromer and A. T. “Buzz” Cooper to serve a two year term on the Building Board of Adjustment and Appeals. Motion seconded by Commissioner Piccarreto and carried unanimously.

RESOLUTION NO. 2014-18 – APPOINTMENT MEMBERS TO SERVE ON THE FINANCE BOARD

Mayor Katica nominated Board members Thomas Olson, Tom Kurey and John Pervas to serve a two year term on the Finance Board. Nominations seconded by Commissioner Fowler.

Commissioner Fowler moved to close nominations. Motion seconded by Commissioner Wilkinson and carried unanimously.

Commissioner Wilkinson moved approval of Resolution No. 2014-18 appointing Thomas Olson, Tom Kurey and John Pervas to serve a two year term on the Finance Board. Motion seconded by Commissioner Fowler and carried unanimously.

RESOLUTION NO. 2014-19 – APPOINTING MEMBERS TO THE HISTORIC PRESERVATION BOARD

Commissioner Piccarreto nominated Alex Chamberlain and Jeremy Morash to fill the vacancy of Andrea Ayers Layman and Board members David Hutcheson and Don White to serve a two year term on the Board. Nominations were seconded by Commissioner Wilkinson.

Ballots were submitted by the Commissioners for Alex Chamberlain and Jeremy Morash; Alex Chamberlain was appointed by a vote of 3 to 2.

Commissioner Fowler moved to approve Resolution No. 2014-19, appointing Alex Chamberlain, David Hutcheson and Don White to serve a two year term on the Board. Motion seconded by Commissioner Wilkinson and carried unanimously.

RESOLUTION NO. 2014-20 – APPOINTING MEMBERS TO THE INFRASTRUCTURE BOARD

Commissioner Fowler nominated Board members Chris Foley and John Hail to serve a two year term on the Infrastructure Board. Nominations seconded by Commissioner Shelly.

Commissioner Fowler moved to close nomination. Motion seconded by Commissioner Wilkinson and carried unanimously.

Commissioner Fowler moved approval of Resolution No. 2014-20 appointing Chris Foley and John Hail to serve a two year term on the Infrastructure Board. Motion seconded by Commissioner Wilkinson and carried unanimously.

RESOLUTION NO. 2014-21 – APPOINTING MEMBERS TO THE PARK AND TREE BOARD

Commissioner Shelly nominated Board members Paul Cozzie, Kathy Gaston and Amy Welch to serve a two year term on the Park and Tree Board. Nominations seconded by Commissioner Wilkinson.

RESOLUTION NO. 2014-21 (Continued)

Commissioner Wilkinson moved to close nomination. Motion seconded by Commissioner Shelly and carried unanimously.

Commissioner Shelly moved approval of Resolution No. 2014-21 appointing Board members Paul Cozzie, Kathy Gaston and Amy Welch to serve a two year term on the Park and Tree Board. Motion seconded by Commissioner Wilkinson and carried unanimously.

RESOLUTION NO. 2014-22 – APPOINTING MEMBERS TO THE RECREATION BOARD

Commissioner Wilkinson nominated Board members Cheryl Franzese, Pat Ryan, Molly Fowler and Nathan “Skip” Katz to serve a two year term on the Recreation Board. Nominations seconded by Commissioner Fowler.

Commissioner Fowler moved to close nominations. Motion seconded by Commissioner Shelly and carried unanimously.

Commissioner Wilkinson moved approval of Resolution No. 2014-22 appointing Cheryl Franzese, Pat Ryan, Molly Fowler and Nathan “Skip” Katz to serve a two year term on the Recreation Board. Motion seconded by Commissioner Fowler and carried unanimously.

PROCLAMATION DECLARING NATIONAL PUBLIC WORKS WEEK

Mr. Murphy read Proclamation declaring the week of May 10 -23, 2014 as National Public Works Week, into the record.

Commissioner Wilkinson moved approval of Proclamation declaring the week of May 10 -23, 2014 as National Public Works Week. Motion seconded by Commissioner Fowler and carried unanimously.

OTHER BUSINESS

Mr. Maxwell commented on the possible change for vacation accrual and payout of unused vacation time.

Commissioner Fowler commented on discussing the closure of Varona Street for safety reasons at a future meeting.

ADJOURNMENT

There being no further business to come before the commission the meeting was adjourned in due form at 7:30 PM.

Town Clerk

APPROVED:

Mayor

TOWN OF BELLEAIR
2014 Tax Roll/Budget/Millage Calendar

June 1	Property Appraiser delivers estimate of taxable value to taxing authorities
June 12	Town of Belleair Finance Board Meeting (Budget Discussion)
July 1	Receive Certification of Taxable Values from Property Appraiser (DR-420)
July 10	Town of Belleair Finance Board Meeting
Aug 4	Taxing Authorities notify Property Appraiser of proposed millage rate, date/time/place of 1st public budget hearing (return completed DR-420)
Aug 14	Town of Belleair Finance Board Meeting
Aug 22	Property Appraiser mails TRIM Notices
Sept 3 (Wed.)	Town of Belleair 1st Budget Hearing
Sept 9 (Tues.)	School Board budget hearing
Sept 11 (Thur.)	Pinellas County BCC budget hearing
Sept 11	Town of Belleair Finance Board Meeting
Sept 16 (Mon)*	Town of Belleair Final Budget Hearing
Sept 17	Deadline for taxpayers to file a petition with the Value Adjustment Board (within 25 days after TRIM mailing)
Sept 19	Town of Belleair Sends Approved Millage
Sept 23 (Tues.)	Pinellas County BCC budget hearing (final)
Oct 7	Value Adjustment Board meets for first certification of tax rolls
Oct 8	Property Appraiser delivers DR-422 to taxing authorities/extends roll to Tax Coll.
Oct 10	Taxing Authorities return completed DR-422, millage rate is adjusted if an option
	Value Adjustment Board hearings begin
Late Oct (TBD)	Taxing Authorities certify compliance to DOR (not later than 30 days after adoption of ordinance or resolution establishing final budget and millage rate)
Oct 31	Tax Collector mails tax bills
TBD	Value Adjustment Board meets for second certification of tax rolls

* F.S. 200.065 (2)e(2) provides that municipalities shall not schedule hearings on days scheduled by the County or School Board. Pinellas County has scheduled hearings for September 11 and September 23; School Board has scheduled hearings for September 9.

Summary

To: Town Commission
From: Micah Maxwell, Town Manager
Subject: Approval of Resolution 2014-24
Date: 5/28/2014

Summary: Resolution supporting Greenlight Pinellas

Previous Board Action: The town saw a presentation by the PSTA on April 1 and asked staff to bring forward a resolution supporting Greenlight Pinellas.

Background/Problem Discussion: Greenlight Pinellas is a long term mass transit plan that changes PSTA's primary funding mechanism from Property Tax to Sales tax and implements several changes to the mass transit system in Pinellas County.

Alternatives/Options:

1. Approve Resolution
2. Do Nothing

Financial Implications: Elimination of PSTA mill and addition of countywide 1% sales tax.

Proposed Motion: Move Approval of resolution 2014-24

RESOLUTION 2014-24

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BELLEAIR, FLORIDA, ENDORSING THE GREENLIGHT PLAN;

WHEREAS, the public, business leaders, community leaders and local jurisdictions, including Belleair Commissioners and Town Staff have been extensively engaged in the development of comprehensive transit and land use plans for the benefit of Pinellas County;

WHEREAS, the Belleair Town Commission agrees that public transportation in Pinellas County is inadequate to serve the population and work force of Pinellas County;

WHEREAS, the Belleair Town Commission supports a consumption-based transit sales tax rather than the current ad valorem property tax for PSTA which will be eliminated if the Greenlight Pinellas sales tax is approved;

WHEREAS, the Greenlight Pinellas Plan is designed to improve public transportation for residents, businesses and visitors throughout Pinellas County;

WHEREAS, the Greenlight Pinellas Plan includes:

- **(Bus)** The New Revenue Scenario Bus Plan as the foundation of a transformational bus system for the entire County providing for significant investment across the County;
- **(Rail)** Future passenger rail service as described in the Pinellas Alternatives Analysis;
- **(Transit Supportive Land Use Concepts)** Support for local jurisdictions to develop policies and tools to encourage and advance transit supportive land use and development, using guidance provided by the Federal Transit Administration;
- **(Community Access)** Ways for the community to access the transit system by walking, biking and driving;
- **(Financial and Phasing)** A Financial Plan and Phasing Strategy to ensure the viability of the Plan's implementation that will include public-private partnership strategies; and
- **(Delivery)** A Delivery Plan that includes development and maintenance of a detailed website with project tracker, citizen oversight committees, and continuous public outreach.

WHEREAS, the Town of Belleair is currently served by multiple local bus routes, and DART paratransit;

WHEREAS, these transit services connect residents and visitors in Pinellas County to jobs, shopping, services, and recreational activities within the region;

WHEREAS, the Greenlight Pinellas Plan will enhance transit services by improving local bus routes, providing nearby Bus Rapid Transit Service along Fort Harrison Avenue, a future rail service with a nearby station near the Morton Plant medical facility and DART paratransit services with longer hours of service, greater frequency, and more weekend service, and by providing more regional express service to employment centers including the Gateway Area, Westshore and downtown Tampa;

WHEREAS, the Town Commission has reviewed and provided comments to the development of the Greenlight Pinellas Plan; and

WHEREAS, the Greenlight Pinellas Plan is recognized as a comprehensive and balanced countywide public transportation plan as coordinated with PSTA's Transit Development Plan, the MPO's Long Range Transportation Plan, the PPC's Countywide Plan and TBARTA's Regional Transportation Master Plan, as well as local jurisdiction planning processes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION THAT:

Section 1. The Town Commission of the Town of Belleair, Florida, endorses the Greenlight Pinellas Plan.

Section 2. The Town Commission encourages public dialogue about the Greenlight Pinellas Plan.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THIS 17th DAY OF MAY 2014.

Mayor

ATTEST:

Town Clerk

INTERLOCAL AGREEMENT PROVIDING FOR MUNICIPAL STREET SWEEPING SERVICES

THIS INTERLOCAL AGREEMENT PROVIDING FOR STREET SWEEPING SERVICES (the "Agreement") is made and entered into on this _____ day of _____, 2014 by and between the TOWN OF BELLEAIR, FLORIDA, (hereinafter "BELLEAIR") and the CITY OF LARGO, FLORIDA (hereinafter "LARGO"), both parties being municipal corporations located in Pinellas County, Florida.

WHEREAS, Section 163.01, Florida Statutes, also known as the Florida Interlocal Cooperation Act of 1969, authorizes local governments to enter into interlocal agreements to enable them to best meet the needs of their citizenry; and

WHEREAS, LARGO and BELLEAIR recognize that street sweeping provides a direct environmental and stormwater management benefit to both municipalities; and

WHEREAS, BELLEAIR desires to implement a more cost effective method for sweeping its municipal streets; and

WHEREAS, LARGO currently operates three street sweepers and has agreed to provide street sweeping services to BELLEAIR in accordance with the terms outlined here.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, the sufficiency of which is acknowledged by the parties, the parties agree as follows:

1. Recitals. The above recitals are true and correct and are hereby fully incorporated by reference.
2. Effective Date. This Agreement shall become effective on the date it is filed with the Clerk of Circuit Court in and for Pinellas County, Florida and shall continue for an initial term of three (3) years. This Agreement may thereafter be extended upon mutual agreement of the parties for up to two (2) additional one (1) year terms. LARGO shall be responsible for the initial filing of this Agreement with the Clerk of Court and any subsequent extensions or renewals.
3. LARGO RESPONSIBILITIES:
 - a) LARGO agrees to sweep the streets located within BELLEAIR as depicted on the map attached hereto as "Exhibit A" and incorporated herein by this reference utilizing a regenerative vacuum type sweeper. The provision of street sweeping services will be conducted in accordance with LARGO'S current street sweeping policies and procedures and applicable NPDES MS4 permit requirements, as may be amended from time to time, in LARGO'S sole discretion. LARGO will provide this service only on streets that are the responsibility of BELLEAIR. This specifically excludes any County or Florida Department of Transportation streets or rights-of-way existing within BELLEAIR'S municipal limits.
 - b) LARGO will sweep streets a minimum of one (1) time every month in accordance with applicable federal stormwater requirements. Scheduling of street sweeping shall be in LARGO'S sole discretion. BELLEAIR may request additional street sweeping services from LARGO as needed throughout the Agreement term or any extension thereof. LARGO may approve or deny a request to perform additional services in its sole discretion.

- c) LARGO will be responsible for the disposal of all materials collected from the provision of street sweeping services at the Pinellas County Waste to Energy Facility or another contracted disposal vendor as determined by LARGO in its sole discretion.
- d) LARGO will assign a foreman or a supervisor as a point of contact for provision of these services to BELLEAIR.
- e) LARGO will submit to BELLEAIR a monthly report providing the amount of material collected from BELLEAIR streets for BELLEAIR'S use in NPDES permitting/reporting. An invoice for the services provided will accompany each monthly report.

4. BELLEAIR'S OBLIGATIONS:

- a) BELLEAIR agrees to pay LARGO \$28.04 per lane mile, per month for street sweeping services. Additional street sweeping services provided in accordance with Subsection 3(c) above will be billed at a mutually agreed upon rate to be determined at the time of the request. Invoices will be submitted monthly, on the first day of each month (or on the first business day of the month, whichever is sooner), for services provided during the month immediately preceding. The aforementioned cost per lane mile assessed includes all costs for disposal of the recovered materials and maintenance/management of the street sweeping operation.
 - b) BELLEAIR shall submit payment, in full, in accordance with the Florida Prompt Payment Act. Interest shall accrue on any late payment, or portion thereof, in accordance with the Florida Prompt Payment Act.
 - c) BELLEAIR will assign a point of contact for communication as necessary on matters related to the services to be provided hereunder.
5. Annual Cost Modifier. The rate to be paid by BELLEAIR to LARGO per lane mile swept will be adjusted upward every twelve (12) months according to the Municipal Cost Index (MCI) most recently published by American City & County or by three percent (3%), whichever is greater.
6. Termination and Suspension. This Agreement may be terminated, without cause, by either party upon thirty (30) days written notice to the other party. In the event either party to this Agreement declares a state of emergency, or is included in or subject to a declaration of state of emergency, this Agreement shall be automatically suspended until such time as both parties agree to recommence the provision of street sweeping services, in whole or in part, in accordance with the terms provided herein.

7. Notices. All notices, requests, demands, deliveries, and other communications which are required or permitted under this Agreement shall be in writing and shall be deemed to have been duly given when delivered personally or three (3) days after mailing via registered or certified mail, first class postage pre-paid as set forth below:

If to LARGO:

City of Largo, Florida
Attn: City Manager
201 Highland Avenue
Largo, Florida 33770
Fax # (727) 587-6703

with a required copy to:

City Attorney, City of Largo
201 Highland Avenue
Largo, Florida 33770

If to BELLEAIR:

Town of Belleair, Florida
Attn: City Manager
901 Ponce de Leon Blvd
Belleair, Florida 33756
Fax # (727) 588-3778

with a copy to:

Attorney, Town of Belleair
901 Ponce de Leon Blvd
Belleair, Florida 33756

Either party may change the persons and/or addresses to which notices or other communications are to be sent to it by giving written notice of any such change in the manner provided herein for giving notice.

8. Reservation of Rights and Sovereign Immunity. Nothing in this Agreement shall be construed to affect either party's entitlement to sovereign immunity, or any limitation of liability under Section 768.28, Florida Statutes, nor shall this Agreement be construed to create any indemnification by one party of another. This Agreement shall furthermore not be construed to create any agency relationships among the parties or any relationship other than independent contracting entities. Each party shall assume full responsibility and liability for its own actions, including the actions of its employees, agents and officials.
9. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings or conditions, express or implied, oral or written, except as herein contained.
10. Amendments. All amendments hereto shall be in writing and shall not be effective until properly executed by both parties.
11. Assignments. Neither party shall assign or otherwise transfer any of its rights or duties under this Agreement without the express prior written consent of the other party.
12. Severability. If any provision of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, then, to the extent that the invalidity or unenforceability does not impair the application of this Agreement as intended by the parties, the remaining provisions of this Agreement or the application of this Agreement to other situations, shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned have affixed their hands and seals the day and year first above-written.

CITY OF LARGO,
a Florida municipal corporation

Patricia Gerard, Mayor

REVIEWED AND APPROVED:

ATTEST:

Alan S. Zimmet, City Attorney

Diane Bruner, City Clerk

TOWN OF BELLEAIR,
a Florida municipal corporation

Gary H. Katica, Mayor

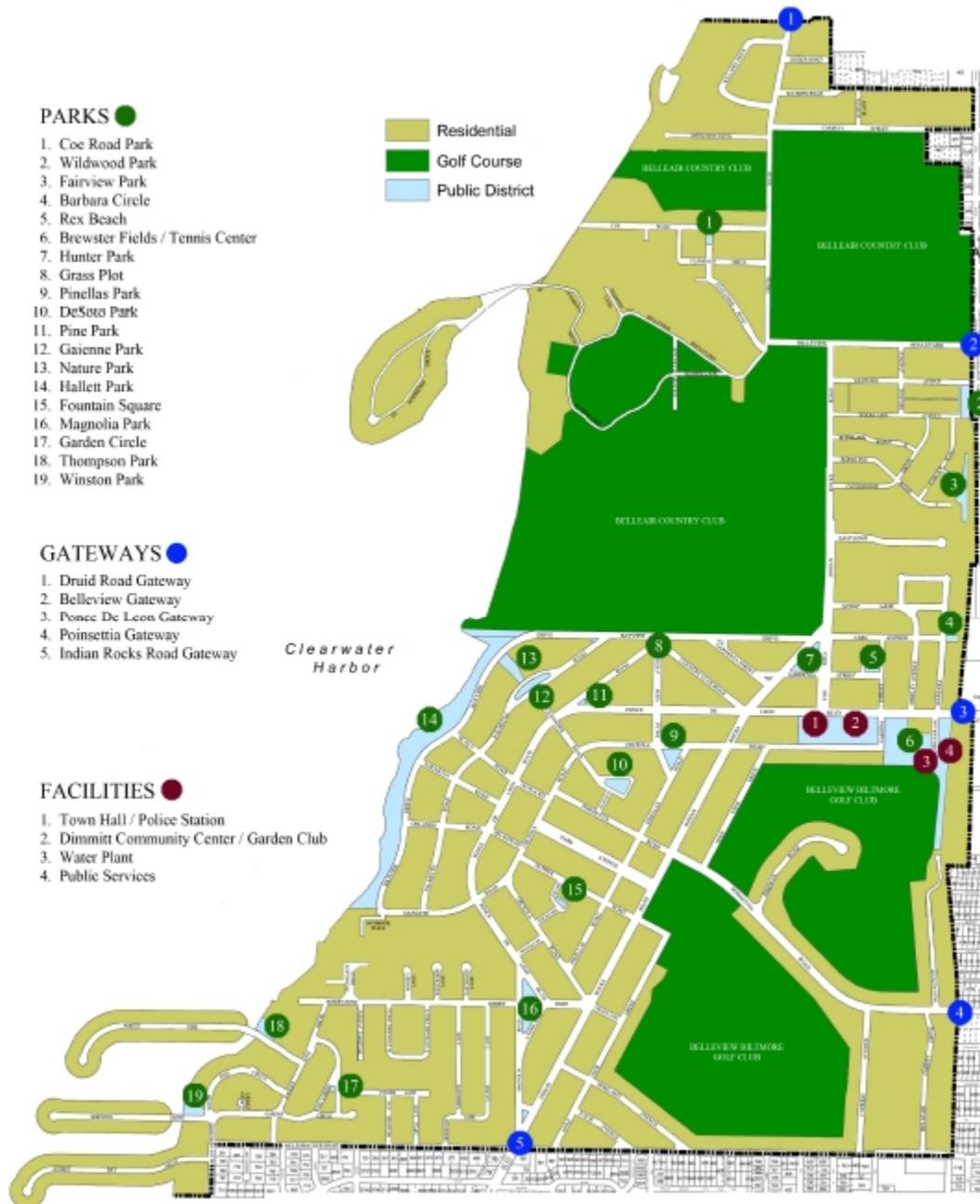
APPROVED AS TO FORM:

ATTEST:

Town Attorney

Town Clerk

Exhibit "A"



Summary

To: Town Commission

From: Stefan Massol

Subject: Discussion of Interlocal Agreement for Street Sweeping Services

Memo Date: 6/13/2014

Summary: Staff presents an interlocal agreement negotiated with the City of Largo for street sweeping services.

Background/Problem Discussion: Late last year a discrepancy between bid amount and price paid for street sweeping services became apparent and the town is presently in a disagreement with its previous street sweeping provider. Service with that company has been discontinued. For the past few months the town has received complimentary street sweeping from the City of Clearwater and affordable service from the City of Largo on an interim basis. The draft agreement provided contains the following terms:

- 1) Largo will sweep streets a minimum of one (1) time every month at a rate of \$28.04 per lane mile,
- 2) The town may request additional sweeping services at the rate of 1.5 times the regular rate per lane mile,
- 3) An initial term of three years with price escalation based on the annual municipal cost index modifier or 3%, whichever is greater.

Alternatives/Options: The town has the option to agree to the terms of the interlocal agreement as presented, suggest additional changes to the agreement, or not sign the agreement with the City of Largo.

Financial Impact: The town previously paid \$1700 per month, however the amount charged by Largo is \$1233.76 per month. This will save the town \$5,594.88 in the first year. The price will increase according to the municipal cost index (MCI) or 3%. This year the MCI was 2.1%, so 3% would be the increase and would raise the monthly cost by \$37.01.

Recommendation: Staff recommends passage of the agreement.

Proposed Motion: None.