

**MINUTES OF MEETING OF THE BELLEAIR PLANNING AND ZONING BOARD,
HELD AT TOWN HALL, BELLEIR, FLORIDA ON JUNE 9, 2014 AT 5:30 PM**

MEMBERS PRESENT: Bonnie Sue Brandvik, Chairman
Gloria Burton, Vice Chairman
Al Acken
Rogers Haydon
James Millspaugh
Randy Ware

MEMBERS ABSENT: Peter Marich

OTHERS PRESENT: Micah Maxwell, Town Manager

There was a quorum present with Chairman Brandvik presiding; the meeting was called to order at 5:30 pm.

APPROVAL OF MINUTES

Mr. Acken moved approval of the Minutes of the meeting held on May 12, 2024. Motion seconded by Mrs. Burton and carried unanimously.

CITIZENS' COMMENTS

Steve Johnson, 1717 Indian Rocks Road, commented on the town's financial future regarding infrastructure projects.

SWEARING IN

Persons planning to speak with regard to variances on the agenda were sworn in by the Town Clerk.

REQUEST FOR VARIANCE – 309 BELLEVIEW BLVD. – NEIL FORD (OMNI-CARE GROUP, INC.)

Mr. Millspaugh stated that he had a voting conflict regarding the request for variance for 309 Belleview Blvd. and recused himself from voting on the request. Mr. Millspaugh did complete the Form 8B stating his conflict.

Mr. Maxwell stated that the applicant was requesting a variance that would allow for an electrical sign to be illuminated throughout the night; that the applicant felt the sign would aid as a deterrent for burglaries at the location and add security to the property.

There was no one present representing the applicant in the request for variance.

REQUEST FOR VARIANCE – 309 BELLEVIEW BLVD. (Continued)

There was no ex-parte communications reported by board members.

There was no one present to speak in favor or opposition of the request for variance for 309 Belleview Blvd..

Mr. Acken read the letter of opposition to the variance request from Pamela Seefeld, 331 Belleview Blvd. who was unable to attend the meeting, into the record.

Discussions ensued regarding the Board's options for consideration of the variance request since the applicant was not present.

Mr. Haydon stated that he felt the applicant had other options for consideration in an attempt to prevent break-ins and burglaries of the property.

Mrs. Burton commented on the applicant's comment regarding the break-ins on his property and asked if any comment had been provided by the Police Department.

Mr. Maxwell provided comment in response to Mrs. Burton's concerns.

Mr. Acken commented on the option of applicant placing lighting around the building that would not be offensive to the neighbors would be a better option rather than a lighted sign on the street.

Discussions ensued regarding other lighted signs located in the same area.

Mr. Ware commented on signs for commercial property; stated that he felt the code properly addressed signs; that the applicant did have other options to protect his property; that he would deny the request.

Mrs. Brandvik concurred with the letter of opposition and comments made by Mr. Ware; stated that she did not see a stated hardship by the applicant.

Mrs. Burton moved that the Planning and Zoning Board recommend denial of the request for the variance to allow for a lighted sign to stay on throughout the night at 309 Belleview Blvd., as submitted. Motion seconded by Mr. Acken and carried unanimously.

REQUEST FOR VARIANCE – 201 PALMETTO ROAD – MOLLY & TREEVOR SCHAFFER

There was no ex-parte communications reported by the board members.

Mr. Maxwell stated that the applicant was requesting a variance that would allow for a new fence to be installed that would encroach into the primary 25 foot front setback by approximately 20.4 feet resulting in a 4.06 ft. front setback

REQUEST FOR VARIANCE – 201 PALMETTO ROAD (Continued)

Trevor Schaffer, applicant, stated that the home was located on a corner lot and had no back yard and a pool that was fairly close to the house; that they had two small children and a dog; that they would like to have a side yard that would allow for a safe area for the children and the dog to play safely; that one side of the fence would be located in the secondary front yard and one side in the primary front yard; that the hedge and fence would be approximately 4 feet in height.

Mr. Acken asked if a hedge would block the vision triangle on the corner.

Mr. Schaffer stated that there was an existing hedge along the sidewalk and was not a problem.

Mr. Maxwell stated that the variance was for the primary front yard.

Discussions ensued regarding the placement of the proposed fence.

Mrs. Burton stated that current code would cause an undue hardship for the applicant.

Tom Kurey, 153 Palmetto Road, spoke in favor of allowing the fence at 201 Palmetto Road.

Discussions ensued regarding the vision triangle on the corner; regarding maintenance for the fence and hedge; regarding a total screening for the fence from the public.

Mr. Haydon moved to recommend approval of the request for variance for property at 201 Palmetto Road allowing a fence for a portion of the secondary and primary front yard. Motion seconded by Mrs. Burton and carried unanimously.

COMMISSION ADVISOR'S REPORT

Commissioner Fowler expressed appreciation to the board members for their service on the board and to the community.

ADJOURNMENT

There being no further action to come before the board the meeting was adjourned in due form at 6:00 pm.

APPROVED:

Chairman