

MINUTES OF WORK SESSION OF THE TOWN COMMISSION OF THE TOWN OF BELLEAIR, FLORIDA HELD AT TOWN HALL ON MARCH 4, 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 5:30 PM.

CITIZENS' COMMENTS

Nancy Hartshorne, 511 Osceola Road, commented on the beautiful, established trees in Belleair; commented on the trees that were to be removed in Hunter Park; expressed her concerns regarding the proposed removal of a large podocarpus located at the southeast corner of Hunter Park.

Laura LeSuier, 294 Belleview Blvd., commented on the trees in Belleair; commented on the possibility of pruning the podocarpus tree in Hunter Park; stated that donors were willing to pay to have the tree trimmed or removed if the trimming was unsuccessful.

Steve Johnson, 1717 Indian Rocks Road; commented on the development in town; commented on the number of signs in town; commented on changes during his 28 year residency in town.

TOWN MANAGER'S REPORT

Mr. Maxwell had no report.

TOWN ATTORNEY'S REPORT

Mr. Ottinger provided an update on the Casey Jones code violations for the home located on Cypress Avenue; that a bankruptcy had been filed by Mr. Jones; that there was a stay in place currently and the town could not take any action until the matter of the bankruptcy was resolved.

Discussions ensued regarding the current liens and fines on the property.

MAYOR AND COMMISSIONER'S REPORT/BOARD AND COMMITTEE REPORTS

Commissioner Piccarreto stated that the Historic Preservation Board would have a meeting in on Tuesday, March 25th.

Commissioner Shelly stated that a park and tree board meeting was scheduled for Tuesday, March 18th at 5:00 pm; that he talked Jeff Danner, a representative from Greenlight Pinellas, and he would like to make a presentation to the commission regarding the project.

MAYOR AND COMMISSIONER'S REPORT (Continued)

It was the consensus of the commission to schedule the presentation for April work session.

Mayor Katica stated that the finance board would meet on Thursday, March 13th.

Commissioner Fowler stated that there was no infrastructure board meeting for March; that the planning and zoning board would meet on Monday, March 10th at 5:30 PM; commented on the podocarpus tree in Hunter Park and felt it should be discussed at the next park and tree board meeting.

Commissioner Wilkinson stated that the recreation board did not have a meeting; provided a report on the Sunset 5K & Fun Run; that the Beatle Mania concert was scheduled for Sunday, March 9; that the next concert was scheduled for Sunday April 6th was Elton John and Billy Joel Tribute Band; that Spring Fest was scheduled for Saturday, April 19th; that Nathan Coleman was no longer working for the town and he would like to acknowledge his services to the town.

POLICE CHIEF'S REPORT

Chief Edwards commented on the Casey Jones property and options available to the town in an effort to resolve the situation; commented on current code enforcement cases; commented on recent vehicles burglaries; commented on recent burglaries at Belleair Storage; commented on the road closure at Ponce de Leon and Indian Rocks Road scheduled for March 10th; commented on the passing of Officer Dan Bates.

Mr. Murphy read a letter into the record recognizing Lorene Lane who would be 100 years of age on March 16th; stated that as a gift to Mrs. Lane the town could provide side yard pick up for garbage at no cost.

DISCUSSION OF ORDINANCE NO. 491 – AMENDING LAND DEVELOPMENT CODE

Mr. Maxwell stated that it was continued discussion of Ordinance No. 491 regarding the proposed RM-10 zoning designation; that Commissioner Fowler had indicated that he had some discussion points to review prior to first reading.

David Healey, Planning Consultant, that the matter had been discussed in January for first reading; that the matter was postponed for six months but was not back before the commission for discussion; stated that the purpose of the RM-10 zoning designation was have available in the event that someone would want to use that designation; commented on the limited residential options available for development; that the RM-10 would allow a maximum of ten dwelling units per acre with a minimum lot size and a minimum and average unit size; that a maximum building height with a provision for a height bonus.

DISCUSSION OF ORDINANCE NO. 491 (Continued)

Discussions ensued regarding the proposed minimum and average unit size standards; regarding the proposed height bonuses and the potential of having building with a height of 80 feet; regarding the illustration distributed by Commissioner Fowler; regarding the impact on the RPD area with buildings 80 feet in height; regarding the average height and existing elevation of building in the RPD; regarding the density and scale of structures on the property.

Further discussions ensued regarding the number of buildings allowed with a height of 80 feet; regarding the ground floor area of buildings and the determined average height; regarding the calculations for building heights to maximize green space; regarding the possibility of reducing the required impervious surface ratios; regarding the calculations for square footage for the living space; regarding calculations for determining building setbacks.

Mr. Maxwell stated that more information and calculations could be provided for the maximum building height for the next meeting; that more information could be required from the developer when the site plan was submitted.

DISCUSSION OF BUILDING DEPARTMENT SERVICES OPTIONS

Stefan Massol, Management Analysis, stated that building official Fred Hawes retired in April, 2013; staff had reviewed options for the building department; that currently the town was working with Pinellas County to provide building inspections and plan review services; that staff was reviewing a long term solution that would provide the town more flexibility in the building department; that staff had provided several options to bring the services back in house for commission's consideration; that the range of services ranged from 3 days a week to 5 days a week and the cost approximately \$124,000 annually; that contracted service for the same services ranged from \$96,000 to 4160,000; that continued service with Pinellas County ranged from a cost \$110,000 to \$178,000.

Discussions ensued regarding service times for the building official; regarding options for time of operations and possible delays for contractors in getting inspections scheduled and performed with a 3 day per week part time official; regarding the time period for contracted official; regarding cancellation time period for contracted official; regarding including plan review in the building official contract; regarding plan review time frame and inspection schedule.

It was the consensus of the commission for the town to pursue a contract with a private entity for building department services.

DISCUSSION OF THE HONORING OF JOHN OSBORNE

Mr. Maxwell stated that at the last meeting options were discussed for the honoring Mr. John Osborne, who left the balance of his estate to the town; that staff had provided four options for consideration by the commission for recognizing and honoring Mr. Osborne's generosity; commented on Mr. Osborne's interest in real estate and architecture and the amount of time he spent at town hall reviewing plans and talking with certain town employees.

DISCUSSION OF THE HONORING OF JOHN OSBORNE (Continued)

Discussions ensued regarding naming a park in honor of Mr. Osborne.

Mr. Maxwell suggested waiting until the April meeting when he could provide more information on options for honoring Mr. Osborne.

ESTABLISHING AGENDA FOR REGULAR MEETING SCHEDULED FOR MARCH 25, 2014 AT 6:30 PM

Mayor Katica announced the following items scheduled for public hearing for the March 25, 2014 regular meeting at 6:30 pm:

1. Second and final reading – Ordinance No. 490 – Amending the Comprehensive Plan.
2. Second and final reading – Ordinance No. 495 – Amending the Land Development Code Pertaining to Hotel (H) District Minimum Size.
3. Continued First Reading – Ordinance No. 496 – Vacating Right of Way at 955 Indian Rocks Road.
4. First reading – Ordinance No. 491 – Amending the Land Development Code.
5. Proposed Resolution – Authorizing Lien for Delinquent Water Service Charges.
6. Proposed Resolution – Authorizing Lien for Delinquent Sewer Service Charges.
7. Proposed Resolution – Authorizing Lien for Delinquent Solid Waste Collection Service Charges.
8. Proposed Resolution – Authorizing Lien for Delinquent Stormwater Service Charges.

On motion duly made and seconded the following agenda was established for the March 25, 2014 regular meeting at 6:30 pm:

CITIZENS' COMMENTS

CONSENT AGENDA

1. Approval of Minutes – Regular Meeting – January 21, 2014.
Special Meeting – February 4, 2014
Work Session – February 4, 2014.
Regular Meeting – February 18, 2014
2. Resolution No. 2014 – 11 – Authorizing disposal of certain records – Town Clerk's Department.

GENERAL AGENDA

Consideration of:

1. Proposed Resolution – Honoring Santo “Sam” Casella.
2. Clearwater Little League.
3. Arbor Day Proclamation.
4. Discussion of Proposed Amendments to Chapter 26 – Environment – Article 5 – Weeds, Overgrowth, Vegetation, Debris.

ADJOURNMENT

There being no further business to come before the commission the meeting was adjourned in due form at 6:30 PM.

Town Clerk

APPROVED:

Mayor

Approved: 4/15/2014