

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: DA-02-01-18

LPA Public Hearing: January 11, 2018

Applicant: Premier Club Holdings, LLC

Representative: Shane Crawford

Subject Property: 6.4 acres; 2201 Feather Sound Drive (clubhouse area)

PARCEL ID(S): 02/30/16/00000/420/0100 & 12-28-15-00000-220-0100



REQUEST:

Second amendment of a previously approved Development Agreement to extend the duration of the Development Agreement for an additional five-year term, to provide additional time for the development of 71 multi-family residential units in four 6-story buildings with a building height up to 74 feet from finished floor elevation on Parcel A of the Feather Sound Golf Community.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the request for a second amendment of the previously approved Development Agreement for an additional five year term is consistent with the Pinellas County Comprehensive, and recommends Approval of the request (the vote was 6-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Development Agreement amendment consistent with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend approval of the proposed Development Agreement amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on December 11, 2017. The PRC Staff summary discussion and analysis follows:

The site of the five year extension request for the previously approved Development Agreement for Case # LU-4-12-07 is the current location of a clubhouse (Parcel A) within the Feather Sound Master Plan.

Case #LU-4-15-07 amended the Pinellas County Future Land Use Map (FLUM) on this parcel from Commercial Recreation (CR) to Residential Low (RL), and the associated Development Agreement allows Parcel A (6.4 acres) to be developed with 71 condominium units, tennis courts and parking. The Development Agreement was not acted upon within the previously-approved time frames due to economic conditions and changes in ownership.

The Development Agreement also involved two additional parcels within the Feather Sound Master Plan, identified as Parcel B and C. Parcels B and C are designated Residential Low Medium (RLM) on the FLUM and are vacant. Although Case #LU-4-12-07 did not change the FLUM designation on Parcels B and C, the applicant proposed to average the density among parcels A, B, and C to place the 71 proposed residential units on Parcel A. As stipulated in the Development Agreement, the applicant will relinquish all other remaining development rights on Parcels B and C. In addition, the amendment included a request to use the residential parking as overflow/shared parking for a new clubhouse, which was proposed to be built to the west of the site. The clubhouse area was not subject to the FLUM amendment.

If the request for an additional five-year extension is approved, the Development Agreement will be valid until 2023.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low	RPD-10	Clubhouse
Adjacent Properties:			
North	Residential Low Medium Recreation/Open Space	RPD-10	Golf Course, Villas
East	Recreation/Open Space	RPD-10	Golf Course
South	Residential Low Medium	RPD-10	Mixed Residential
West	Residential Low Medium Recreation/Open Space	RPD-10	Golf Course, Villas

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Objective 1.9: Through the application of innovative land development regulations the County will support planned residential developments and mixed land use development techniques which include intensity and use characteristics designed to make these developments more livable and compatible with the natural environment.

Policy 3.2.3: Pinellas County shall continue to use a variety of methods for protecting the County's open space areas and natural resources (including wetlands) which include, but are not limited to, the acquisition of open space and environmentally sensitive areas, allowing the Transfer of Development Rights (TDRs), density averaging, and requiring upland buffers adjacent to wetlands and other natural environments identified by Pinellas County.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: February 27, 2018

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in opposition or in favor.

ATTACHMENTS: (Maps)