



Pinellas County

Staff Report

File #: 18-119A, **Version:** 1

Subject:

Q DA-02-01-18 (Premier Club Holdings, LLC)

A request for a 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 containing approximately 6.4 acres located on the north side of Feather Sound Drive (street address being 2201 Feather Sound Drive) with the Development Agreement also including Parcels B & C totaling 14.3 acres (part of 02/30/16/00000/420/0100 & 01/30/16/00000/320/0200).

Recommended Action:

Adoption of Case No. Q DA-02-01-18: A Resolution approving the application of Premier Club Holdings, LLC for a 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 located on the north side of Feather Sound Drive (clubhouse), with the Development Agreement also including Parcels B & C totaling 14.3 acres in Feather Sound.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The site of the five year Development Agreement extension request is the current location of a clubhouse (Parcel A) within the Feather Sound Master Plan community. In 2008, Case # LU-4-15-07 amended the Pinellas County Future Land Use Map (FLUM) on a portion of 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 also involves two additional parcels within the Feather Sound Master Plan, identified as Parcel B and C. These parcels 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 available density among parcels A, B, and C to place 71 residential units on Parcel A. As stipulated by the Development Agreement, the applicant will relinquish all other remaining development rights (70 units) on Parcels B and C.

According to the applicant, the Development Agreement was not acted upon within the previously-

approved time frames due to economic conditions and changes in ownership. If the request for an additional five-year extension is approved, the Development Agreement will be valid until 2023. If not, it will soon expire. No other changes to the original Development Agreement are proposed.

Background Information:

In 2012, the Board of County Commissioners approved an identical request to extend the duration of the Development Agreement by five years. This was the first amendment of the original Development Agreement.

The Local Planning Agency (LPA) recommended approval of the current request during its January 11, 2018 public hearing (6-0 vote).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Development Agreement
Previously Approved Development Agreements
Resolution
Power Point Presentation
Legal Ad
Ad Map