

Clearwater, Florida, January 11, 2018

The Pinellas County Local Planning Agency (LPA) (as established by Section 134-12 of the Pinellas County Land Development Code, as amended) met in regular session in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida at 9:00 A.M. on this date with the following members present:

Gerald Figurski, Vice-Chairman  
Bill Bucolo  
Steve Klar  
Susan M. Reiter  
Ronald Schultz  
Paul Wikle

Not Present:

Regina Kardash, Chairman  
Clint Herbic (non-voting School Board Representative)

Also Present:

Glenn Bailey, Planning Department Zoning Manager  
Chelsea D. Hardy, Assistant County Attorney  
Other interested individuals  
Amanda M. Napier, Board Reporter  
Michael Schmidt, Board Reporter, Deputy Clerk  
*Minutes by Amanda Napier*

CALL TO ORDER

Vice-Chairman Figurski called the meeting to order at 9:00 A.M. and reviewed the procedure for the public hearings; whereupon, he explained that the Board of County Commissioners (BCC) will make the final decision on today's recommendation by the LPA on February 27, 2018, and any documents to be reviewed by the BCC should be submitted to staff by February 13.

MINUTES OF DECEMBER 14, 2017 MEETING – APPROVED

Mr. Wikle moved, seconded by Mr. Schultz, that the minutes of the December 14 meeting be approved, and upon call for the vote, the motion carried unanimously.

PUBLIC HEARING ITEMS

Legal notice having been published for the items on the agenda, as evidenced by affidavit of publication filed with the Clerk, public hearing was held on the following item. All correspondence provided to the Clerk's Office has been filed and made a part of the record. All persons planning to give testimony were duly sworn by the Deputy Clerk.

PROPOSED SECOND AMENDMENT OF A DEVELOPMENT AGREEMENT

APPLICATION OF PREMIER CLUB HOLDINGS, LLC THROUGH SHANE CRAWFORD, REPRESENTATIVE, FOR A SECOND AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT TO EXTEND THE DURATION FOR AN ADDITIONAL FIVE-YEAR TERM (DA-02-01-18) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

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Public Hearing was held on the application of Premier Club Holdings, LLC through Shane Crawford for the above extension of an approved Development Agreement to extend the original agreement for another five years to provide additional time for the development of 71 multi-family residential units in four six-story buildings with a building height up to 74 feet from finished floor elevation on Parcel A of the Feather Sound Golf Community (DA-02-01-18), re approximately 6.4 acres located on the north side of Feather Sound Drive, with the Development Agreement including Parcels B and C totaling 14.3 acres in the unincorporated area of St. Petersburg (street address: 2201 Feather Sound Drive).

Mr. Bailey referred to the zoning and land use map, various photographs, and a concept plan, and provided an overview of the original proposal presented under Case No. LU-4-12-07 and provisions of the Development Agreement, indicating that the request is for a time extension only, with no changes to the original Development Agreement; that the Agreement was previously extended in 2012; and that it was not acted upon due to economic conditions and multiple changes in ownership; whereupon, he recommended approval of the amendment.

Upon the Vice-Chairman's call for the applicant, David Healey, Healey Consultant Services, appeared and indicated that he would be speaking on behalf of Mr. Crawford. Mr. Healey stated that the original request in 2008 was negotiated by Tristar, Ltd.; that the property was sold to a golf club operating firm in 2011; that the Development Agreement was extended in 2012 for a five-year term; and that the new owner is asking for the extension to pursue the original entitlements that were involved in the 2008 Countywide Plan amendment and Development Agreement.

January 11, 2018

In response to query by Mr. Wikle, Mr. Healey indicated that the owner is evaluating the original plan with respect to the clubhouse and other improvements; that the Development Agreement is subject to final site plan review; and that it is his understanding that the owner intends to proceed with the design and construction of the project in the near term.

Responding to query by Mr. Bucolo, Mr. Bailey stated that the County has no interest or land involved; and that the matter is currently before the Board because the current Development Agreement will expire at the end of February.

No one appeared in response to the Vice-Chairman's call for persons wishing to be heard.

Thereupon, Mr. Shultz moved, seconded by Ms. Reiter, that the Board recommend approval of the application to the BCC in accordance with the staff recommendation, and upon call for the vote, the motion carried unanimously.

#### OTHER ITEM

#### SELECTION OF 2018 OFFICERS – MR. SCHULTZ ELECTED CHAIRMAN AND MR. FIGURSKI RE-ELECTED VICE-CHAIRMAN

Upon the Vice-Chairman's call for nominations, Mr. Schultz offered to serve as Chairman for 2018. Mr. Klar seconded, and upon call for the vote, the motion carried unanimously.

Thereupon, Mr. Klar moved that Mr. Figurski remain as Vice-Chairman, seconded by Mr. Schultz and carried unanimously.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 9:14 A.M.

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Vice-Chairman