



Legislation Details (With Text)

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Title: Approval of Shared Use Agreement between the Town and Pelican Golf LLC, for shared use of Public Works and Golf Maintenance facilities

Sponsors: JP Murphy

Indexes:

Code sections:

Attachments: 1. Shared Facilities Agreement-Draft, 2. Lot Overhead, 3. Lot Sketch

Date	Ver.	Action By	Action	Result
9/4/2018	1	Town Commission	adopted	Pass

Summary

To: Mayor & Commissioners
From: JP Murphy
Date: 8/31/2018

Subject: Approval of Shared Use Agreement between the Town and Pelican Golf LLC, for shared use of Public Works and Golf Maintenance Facilities.

Summary:

Due to the size constraints presented by the property sizes adjacent to public works and the Pelican golf maintenance facilities, both parties have agreed to terms that will allow shared use of both areas by the Town and Pelican Golf. In exchange, the town will receive additional coverage storage, structured storage bins, a joint use lay-down area, and easier ingress/egress by way of a new joint use drive aisle. Preliminary drawings are attached and staff would condition the agreement upon receipt of an adequate site plan. A non-engineered sketch is attached as to the agreed upon placement. A final draft of the agreement will be provided at the meeting. Any subsequent changes may be ratified by the commission at a later meeting if required.

Previous Commission Action: N/A

Background/Problem Discussion: Here is summary of main terms we will have in the agreement:

A. Pelican Golf obligations for site improvements and new structures:

1. Pelican to construct at its expense 160 ft equipment garage on town's property next to the Pinellas Trail (will call this the East Building)
2. Pelican to construct similar sized garage on its property (both as depicted in the site plan we will attach as exhibit)
3. Pelican will construct all site improvements, paving, storm water structures, curbing, landscaping, etc.
4. Pelican will construct 6 relocated materials storage bins on south side of East Building for town's use
5. Pelican will pay the cost of the new and larger electric access gate

B. Shared uses:

1. Town will have exclusive use of 3 bays in the new East Building garage, the other 6 will be for Pelican
2. Town will have exclusive use of the storage bins on its property
3. Pelican will be responsible for all maintenance of the new East Building and paving and site improvements inside the gate, except for the town's existing fleet parking area which will be the town's responsibility
4. Pelican and town will have access cards or codes for the gate access with no restrictions on access times
5. Parking of town fleet vehicles will be limited to existing fleet parking area. Parking of golf course vehicles will be only on golf course property (temporary parking to access stored equipment or materials is excepted)
6. Both Town and Pelican to have unlimited access over Town and Pelican property drive areas to access stored equipment and materials.
7. Town and Pelican will share the cost of continuing maintenance of the access gate.

Expenditure Challenges: The town will share the cost of the gate improvements, install security cameras for its own purposes, install door access cards and replace the fence along the trail.

Financial Implications: Staff is compiling estimates.

Recommendation: Move approval subject to an acceptable site plan.

Proposed Motion: I move approval of the proposed shared use agreement subject to an acceptable site plan as approved by the Town Manager.