

RESOLUTION NO. 22-95

A RESOLUTION FOR A MODIFICATION OF A DEVELOPMENT MASTER PLAN (DMP) ON AN RPD, RESIDENTIAL PLANNED DEVELOPMENT ZONED PROPERTY TO TRANSFER EXISTING UNUSED RESIDENTIAL DENSITY FROM VARIOUS AREAS OF THE 844.55-ACRE DMP TO NEWLY DESIGNATED PARCEL L TO ALLOW FOR THE DEVELOPMENT OF UP TO 180 RESIDENTIAL UNITS CONSISTING OF SINGLE FAMILY DETACHED HOMES AND TOWNHOMES WITHIN THE 53.71-ACRE PARCEL L, LOCATED AT 36750 US HIGHWAY 19 NORTH IN PALM HARBOR; PAGE 48, 49, 50, & 560 OF THE ZONING ATLAS, AS BEING IN SECTIONS 24 & 25, TOWNSHIP 27, RANGE 15, AND SECTION 30, TOWNSHIP 27, RANGE 16; UPON APPLICATION OF SALAMANDER INNISBROOK, LLC THROUGH CYNTHIA H. TARAPANI, TARAPANI PLANNING STRATEGIES, REPRESENTATIVE, DMP-21-02

WHEREAS, Salamander Innisbrook, owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to approve a Modification of a Development Master Plan on an RPD, Residential Planned Development zoned property to transfer existing unused residential density from various areas of the 844.55-acre Development Master Plan to newly designated 53.71-acre Parcel L to allow for the development of 180 residential units consisting of single family detached homes and townhomes, for the real property hereinafter described; and

WHEREAS, legal notice of public hearing on such proposed modification of a Development Master Plan was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the Development Master Plan of said property should be modified.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 25th day of October 2022 that the Development Master Plan, attached as Exhibit “A”, for the following described real property in Pinellas County, Florida, to wit:

be approved.

Commissioner Long offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Seel upon the roll call the vote was:

Ayes: Justice, Long, Eggers, Flowers, Gerard, Peters, and Seel.

Nays: None.

Absent and not voting: None.

EXHIBIT "A"

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO THE CENTER LINE OF THE ROAD, UNLESS OTHERWISE SPECIFIED.

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CONVEYANCE TABLE:

LOT	AREA (SQ. FT.)	AREA (AC.)
1	1,234,567	0.028
2	1,234,567	0.028
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Land Use Table			
Parcel/ Lodge #	Lodge Name	Units	Acres
A	Sutton	24	2.08
B	Bedford	20	2.08
C	Bedford	28	4.32
D	Bedford	28	3.68
E	Leland	7	2.72
F	Leifer	28	1.92
G	Leifer	7	1.92
H	Carments	57	4.16
I	Carments	57	2.72
J	Mykle	24	2.12
K	Mykle	24	2.08
L	Dalh	24	2.65
M	Dalh	24	1.56
N	Madison	24	3.38
O	Madison	24	3.38
P	Madison	26	3.18
Q	Madison	24	3.22
R	Fortmorton	24	2.25
S	The Valley	24	2.45
T	Frederick	51	3.68
U	Frederick	51	3.68
V	Royal Amberson	24	3.61
W	Royal Amberson	24	4.87
X	St. George	24	1.85
Y	St. George	24	1.85
Z	Trom	12	6.11
aa	St. George	12	1.15
ab	Augusta	13	1.15
ac	Palmer A	25	0.3
ad	Palmer A	25	0.44
ae	Palmer 1	12	9.8
af	Palmer 2	0	0.83
ag	Palmer 2	0	2.8
ah	Palmer 2	252	37.29
ai	Palmer 1	0	2.77
aj	Palmer 1	0	1.74
ak	Palmer 1	0	1.94
al	Palmer 1	432	2.8
am	Palmer 1	162	2.8
an	Palmer 1	162	2.8
ao	East Spauld	300	505.83
ap	East Spauld	300	505.83

*Total Acreage for Both Commercial Parcels.
 ** Parcel 1 contains 10.28 acres of Open Space.

STANFORD UNIVERSITY, STANFORD, CALIF. 94305-5080

Notes:

4. Existing Natural Development Parcels based on recorded condominium plans of residential units.
5. Proposed NPZ Residential Development Parcels outside with NPZ, SRP and SRP development areas. The area is approximately 7.33 acres.
6. Potential Commercial Development Parcels to be sited 35,816 SF, 35,816 SF commercial use may be located elsewhere within project subject to county staff approval.
7. The 35,816 SF area is to be incorporated into Parcel 1. The balance of 1.04 acre of Parcel 1 remains in use as golf course/green space.
8. Irrigation system will remove invasive species and replace native hardwood and palm trees in various locations throughout the NPZ site in a phased manner over the next five years.
9. For Parcel 2, the following items are required to be installed:
 - a. All roads shall be designed to meet the current base Flood Elevation. The entrance to the western lagoon area section shall also provide drainage flow under the road.
 - b. The 100-year flood elevation for the area to be constructed is the current regulated Flooded Top of Road elevation for two feet (2).

LEGAL DESCRIPTION WESTIN - BASSEROCK
(continued by offset)

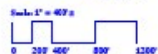
A parcel of land lying in Sections 24 and 25, Township 27 South, Range 15 East, and Section 36, Township 27 South, Range 15 East, all in Pinellas County, Florida, being further described as follows:

2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2289-2290, 2290-2291, 2291-2292, 2292-2293, 2293-2294, 2294-2295, 2295-2296, 2296-2297, 2297-2298, 2298-2299, 2299-2300, 2300-2301, 2301-2302, 2302-2303, 2303-2304, 2304-2305, 2305-2306, 2306-2307, 2307-2308, 2308-2309, 2309-2310, 2310-2311, 2311-2312, 2312-2313, 2313-2314, 2314-2315, 2315-2316, 2316-2317, 2317-2318, 2318-2319, 2319-2320, 2320-2321, 2321-2322, 2322-2323, 2323-2324, 2324-2325, 2325-2326, 2326-2327, 2327-2328, 2328-2329, 2329-2330, 2330-2331, 2331-2332, 2332-2333, 2333-2334, 2334-2335, 2335-2336, 2336-2337, 2337-2338, 2338-2339, 2339-2340, 2340-2341, 2341-2342, 2342-2343, 2343-2344, 2344-2345, 2345-2346, 2346-2347, 2347-2348, 2348-2349, 2349-2350, 2350-2351, 2351-2352, 2352-2353, 2353-2354, 2354-2355, 2355-2356, 2356-2357, 2357-2358, 2358-2359, 2359-2360, 2360-2361, 2361-2362, 2362-2363, 2363-2364, 2364-2365, 2365-2366, 2366-2367, 2367-2368, 2368-2369, 2369-2370, 2370-2371, 2371-2372, 2372-2373, 2373-2374, 2374-2375, 2375-2376, 2376-2377, 2377-2378, 2378-2379, 2379-2380, 2380-2381, 2381-2382, 2382-2383, 2383-2384, 2384-2385, 2385-2386, 2386-2387, 23

(100) and EXCEPT Subject in any assessments he reads (ingress & egress) any assessments or documents of record

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36750 US Highway 19 N
Palm Harbor, Florida 34684-1239

2nd Revision _recvd 03-21-22



MARCH 21, 2023

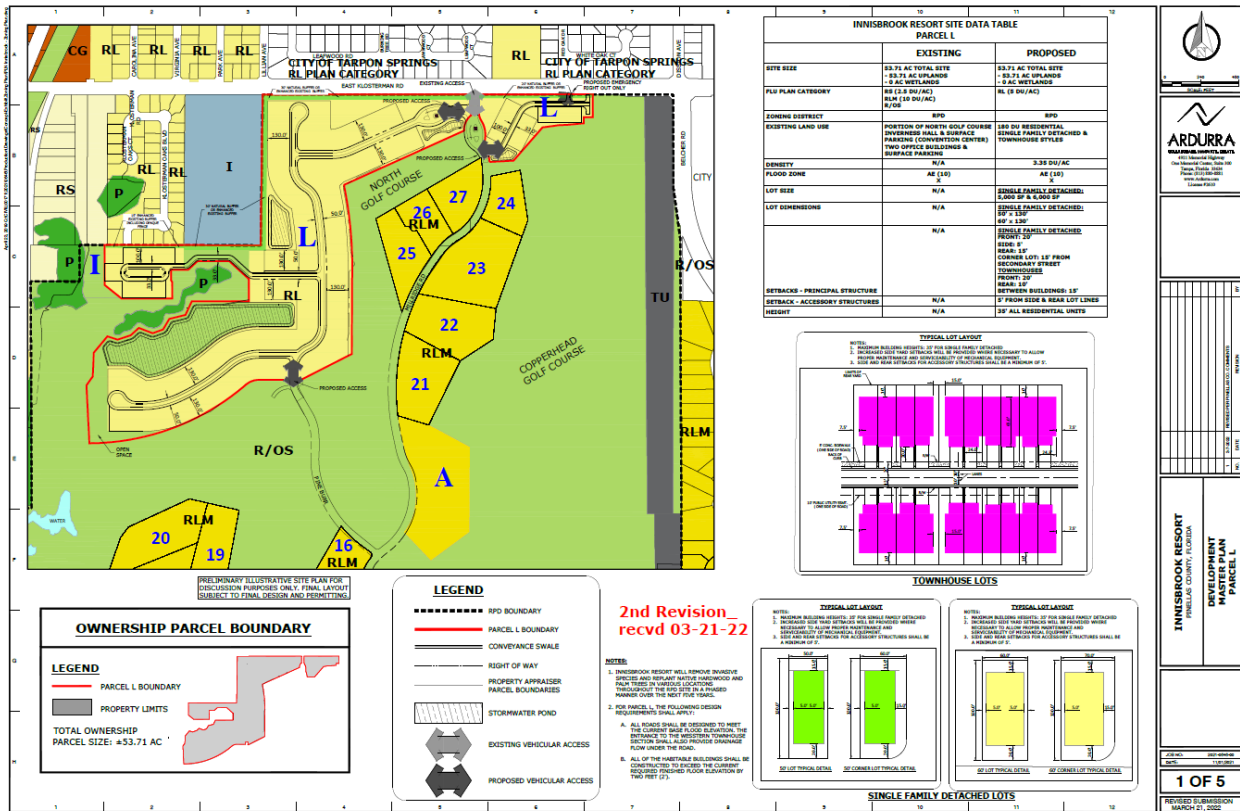
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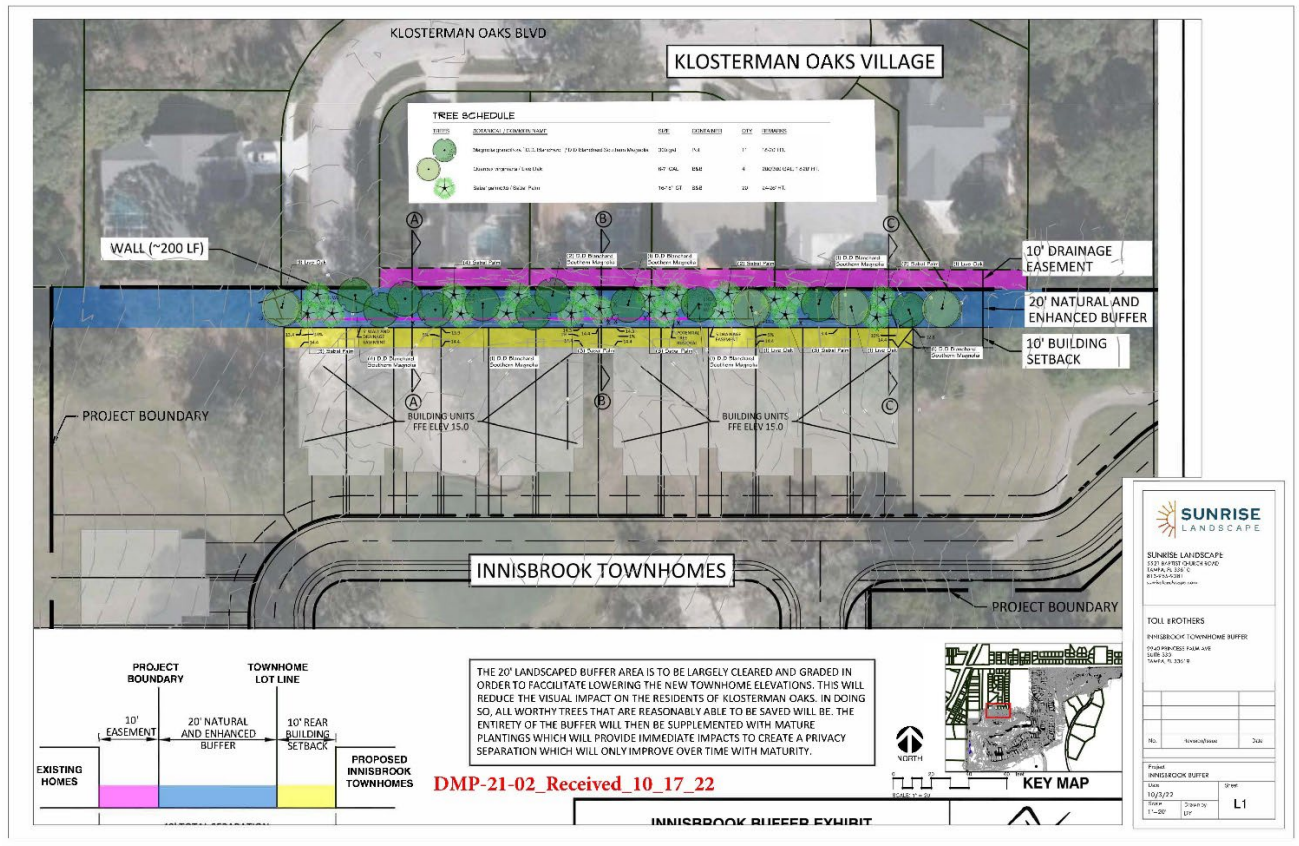
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Site Plan #1050

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August 17, 2022 Q:\CIVIL\00171\2021\0046\Production\Drawings\Concept\Exhibit.dwg Townhome Section Exhibit.dwg

