

**CW 22-16**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the Pinellas County and seeks to amend approximately 64.1 acres of property from Residential Very Low, Residential Low Medium and Recreation/Open Space to Residential Low Medium and Recreation/Open Space.

The Countywide Rules state that the Residential Low Medium category is "intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas" and the Recreation/Open Space category is "intended to recognize recreation/open space uses that serve the community or region."

The locational characteristics for the Residential Low Medium category are generally appropriate to "areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas." The proposed amendment is located in Innisbrook Resort, which is a primarily residential neighborhood. As such the proposed amendment is appropriate for the locational characteristics of the Residential Low Medium category. The locational characteristics of the Recreation/Open Space is "generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the county." The proposed amendment involves a private golf course in addition to passive recreation/open space uses. As such, the proposed amendment is appropriate for the locational characteristics of the Recreation/Open Space category.

The proposed amendment consists of 14 separate parcels within the Innisbrook Residential Planned Development district, which is encompassed within Innisbrook Resort, a golf resort and residential community located south of Klosterman Road. The residential development within the Innisbrook community is comprised of condominiums, apartments and single-family homes, in addition to four golf courses. In response to changing trends for golf course usage, the owners of Innisbrook Resort wish to adapt one of the existing golf courses by converting a portion of the course (specifically, the Osprey North Course) to a newly designed short course, and subsequently redevelop a portion of the existing course for new residential development.

As such, among the total approximately 64.1 acres of this amendment area, approximately 53.7 acres are being amended to create a new parcel, dubbed Parcel L, which is further split into 10 sections, on which the proposed new residential development will be built. The remaining acreage will consist of recreation/open

space uses. The table below provides a breakdown of the various components of this proposed amendment:

Amendment Sub-Area	Parcels	Acreage (m.o.l.)	Current Countywide Plan Map Category:	Proposed Countywide Plan Map Category
1	L-1, L-3, L-4 and L-5	42.8 acres	Residential Low Medium Recreation/Open Space	Residential Low Medium
2	B,D,E, G and H	16.7 acres	Residential Very Low Residential Low Medium	Recreation/Open Space
3	L-6, L-7, L-8, L-9, L-10	4.6 acres	Residential Low Medium	Recreation/Open Space

In total, there are approximately 32.6 acres of property on Parcel L which are currently designated Recreation/Open Space and is proposed to change to the Residential Low Medium category. Among the other remaining parcels, there are approximately 21.2 acres of property currently designated Residential Low Medium and are proposed to amend to the Recreation/Open Space Category. As such, there is a net decrease of approximately 11.3 acres in land designated Recreation/Open Space within the amendment area. Approximately 618.31 acres, or 73 percent of land, within Innisbrook Resort is designated Recreation/Open Space, and the proposed amendment would reduce such designation to 604.80 acres, or approximately 71.5 percent of land. As such, the reduction of recreation/open space uses as a result of this proposed amendment is considered de minimus.

Innisbrook Resort is also part of the Residential Planned Development Master Plan, hereafter referred to as the Master Plan, a revision of which is not part of this amendment, but provides important context for the development of the proposed residential units within the amendment area. The Master Plan outlines the developmental potential of the entirety of the resort. This amendment proposes to transfer existing density throughout the Master Plan to the newly created Parcel L. A maximum of 180 dwelling units, which are available as existing density within the Master Plan, will be transferred to Parcel L. Furthermore, 92 units of existing density allocated towards parcels B, D, E, G and H will be extinguished to reflect their proposed designation as Recreation/Open Space. Overall, this proposed amendment will not increase the total allowable residential density allowed within the Innisbrook Resort, as it is pursuant to and will continue to be regulated through the provisions of the Residential Planned Development Master Plan.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment designated LOS “D” or better; therefore, those policies are not applicable. While not required, the private applicant has conducted a traffic impact study for the proposed amendment. Based on this study, the roadway segments adjacent to this project are expected to have adequate capacity for the proposed amendment. Furthermore, the proposed redevelopment of residential units is expected to have minimal impact on the operating conditions of the surrounding public roadway system.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on an SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – Approximately 4.9 acres, or 7.6 percent, of the amendment area is located in the Coastal High Hazard Area. However, new residential development as a result of this proposed amendment will only occur on lands within the CHHA which are already designated with a residential plan category. As such, the proposed amendment meets some of the requirements of Countywide Rules Section 4.2.7.1 for amendments in the CHHA by utilizing areas of existing and planned infrastructure and existing disturbed areas.

Furthermore, at the local future land use level, portions of the proposed amendment area being amended from the local Residential Low Medium category to the Residential Low category, which reduces maximum allowable residential density from 10 units per acre to 5 units per acres in these areas. Therefore, the proposed amendment involves an overall reduction of density, also outlined by Countywide Rules Section 4.2.7.1. Lastly, the amendment area is located south of Klosterman Road and has direct access to US Highway 19 North, which is a designated evacuation route.

- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrially-designated land; therefore, those policies are not applicable.

#### **Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.