

April 10, 2022.

Received APR 19 2022
FLU -21-06

To the Pinellas Board of County Commissioners,

Attention: Zoning Section of Pinellas County Housing and Community Development

I am writing to express my opposition to the land use change proposed at Innisbrook Resort. We are condo owners on the property.

Innisbrook is a premier golf facility that is a tourist destination in Pinellas County. It currently comprises four golf courses, all of which are well maintained and in constant demand. To eliminate the North Course and make a short course does not make sense. This will decrease the number of courses available to incoming groups and will detract from tourism as well as the tax dollars that tourists bring. Golf has made a rebound since Covid and unlike before Covid, all four courses are always in high demand. We need all four 18 hole courses to continue to be a premier golf facility and tourist destination in Pinellas County.

I am also concerned about the traffic congestion that will occur on Klosterman Road if 180 homes are permitted on the North Course. It is already a densely populated area and the addition of their gated entrance on Klosterman will put a strain that street and surrounding streets.

Thank you for considering my requests.

Sincerely,



Debbie Szemenyei
14 Club Road
Stamford, CT
06905

zoning@pinellascounty.org

The residential development at Innisbrook presents several environmental and logistical issues.

Bottom line, anytime we eliminate open green space, we are using more of the Earth's resources than it can replenish naturally.

[A recent WWF report](#) found that the population sizes of mammals, fish, birds, reptiles and amphibians have experienced a decline of an average of 68% between 1970 and 2016. The report attributes this biodiversity loss to a variety of factors, **but mainly land-use change**.

Air and water pollution accelerate as green spaces are sacrificed for commercial and residential developments.

Pinellas County is already the most populated county in western Florida with its own unique environmental issues and with that comes the problems of traffic congestion, residential sprawl, water pollution, air pollution, open water pollution, etc.

The logistics of trying to coordinate/accommodate 180 additional residences in such a compact space will result in additional traffic problems within the complex; handling of water runoff, litter expansion and the overall traffic congestion which will occur in this general area of roadway systems.

I am sure the Zoning Board recognizes the negative impact of impending commercial and residential development, as there has been an excessive amount of both in the recent time, and there must be a point where common sense environmental management outpaces development greed.

Understand that I am not stating to eliminate the Innisbrook development, but let's be rational in the number of units we approve for such a small space. In my opinion, after reviewing the plans, 50% of these units could be eliminated and still maintain a decent open, green space.

Sorry for the tardiness but I just got back in town and received the communication from Pinellas County.

Sincerely,

Mickey Davis, 36750 US 19 North, Palm Harbor, FL 727-415-2677

Pollution Climate Change Oceans Biodiversity Energy Solutions Conservation

Data Visualisation

BIODIVERSITY

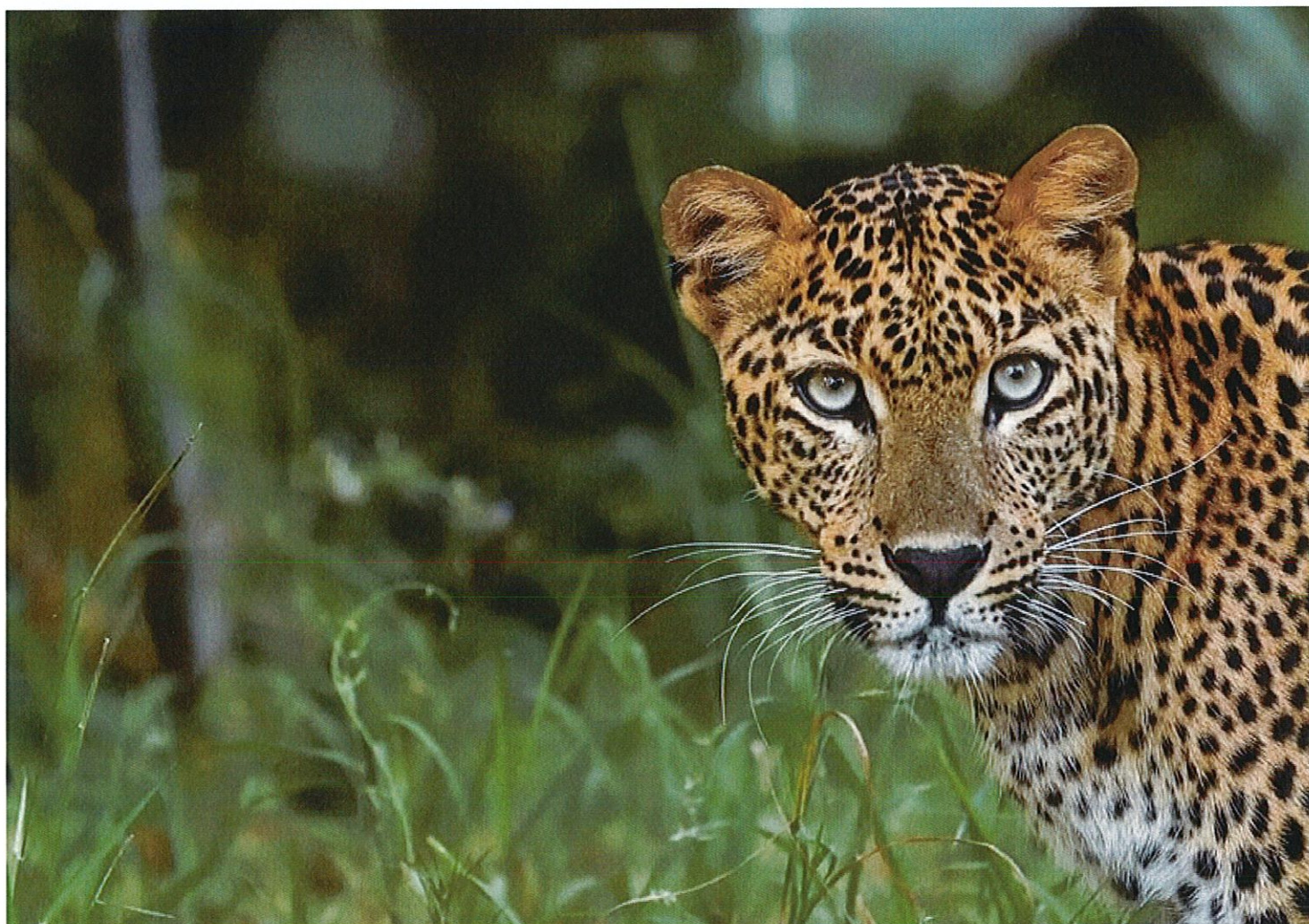
68% Decline in Species Population Sizes Since 1970- WWF

BY EARTH.ORG

AFRICA AMERICAS ASIA EUROPE OCEANIA

SEP 11TH 2020

2 MINS



Pollution Climate Change Oceans Biodiversity Energy Solutions Conservation

Data Visualisation

The Living Planet Report 2020 shows that population sizes in Latin America and the Caribbean have experienced the highest decline, at 94%, while globally, freshwater species have been disproportionately impacted, declining 84% of average.

According to the report, this drastic decline shows a “fundamentally broken relationship between humans and the natural world.”

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WWF-US President and CEO, Carter Roberts, says, “This report reminds us that we destroy the planet at our peril- because it is our home. As humanity’s footprint expands into once-wild places, we’re devastating species populations. But we’re also exacerbating climate change and increasing the risk of zoonotic diseases like COVID-19. We cannot shield humanity from the impacts of environmental destruction. It’s time to restore our broken relationship with nature for the benefit of species and people alike.”

The past 50 years have seen a rapid growth of human consumption, population, global trade and urbanisation, resulting in humanity using more of the Earth’s resources than it can replenish naturally. This wanton overuse has had a disastrous impact on biodiversity, the loss of which is being led by land-use change, particularly the conversion of habitats, like forests, grasslands and

Pollution Climate Change Oceans Biodiversity Energy Solutions Conservation

Data Visualisation

You might also like: [Can Animals Survive the Heat Stress of Rising Temperatures?](#)

While nature is being destroyed and changed at an astonishing rate, it is not too late. Modelling shows that the trend can be flattened and reversed with immediate and unprecedented actions, including transforming food production and consumption, aggressive actions to tackle the climate crisis and investments that conserve, protect and restore nature.

We also need to transform our economic systems to reflect the natural capital that “underpins our economic prosperity.”

The report urges world leaders to treat biodiversity conservation as a non-negotiable and strategic investment to preserve human health, wealth and security.

WWF Global Chief Scientist, Rebecca Shaw, says, “While the trends are alarming, there is reason to remain optimistic. Young generations are becoming acutely aware of the link between planetary health and their own futures, and they are demanding action from our leaders. We must support them in their fight for a just and sustainable planet.”

New homes/subdivisions built in Pinellas County in the last few years:

Silver Ridge (under construction, 30 homes), Palm Harbor
Sutherland Trail Townhomes (25 units), Palm Harbor
Eagle Creek (under construction), Klosterman west of 19, Palm Harbor
Creekview Estates (14 homes), Palm Harbor
Harbor Ridge Townhomes (84 units), Palm Harbor
Promontory of Innisbrook (110 homes), Palm Harbor
Villas of San Marino (64 units), Palm Harbor
Aspen Trail (33 homes), Clearwater
Pier Pointe (26 homes), Clearwater
Azure (pre-construction, 46 units), Clearwater
Dolphin Cay Condos (27 units), Clearwater, under construction
Pure Vida Condos (22 units), Clearwater
Marina Bay 880 (87 units), Clearwater
Bay Haven Condos (16 units) under construction, Clearwater
Oak Bend Townhomes (about 30), Dunedin
Townhomes at Highland Crossing (under construction, 15 units), Dunedin
River Bend (54 homes), Tarpon Springs
Skyview Townhomes (12 units), Largo
Saltaire St. Petersburg (192 units), St. Pete
The Nolen (pre-construction, 31 units), St. Pete
Residences 400 Central (over 300 units), St. Pete
Shoreline (about 50 homes), St. Pete
Vela Condos (pre-construction, 23 units), St. Pete
The Residences at Town Center (pre-construction, 27 units), Madeira Beach
Keystone Springs (13 homes), Tarpon Springs
Icaria on Pinellas Apts. (236 units), Tarpon Springs

The 26 developments listed above are just some of the newer developments I found on an Internet search for Pinellas County, representing an increase of over 1200 new homes/townhomes/condos in the past few years, in a County that is rated #1 in population density in Florida (USA.com & University of Florida Bureau of Economic & Business Research). One just needs to take a drive on Highway 19 or Alternate 19 at certain times of the day to realize that our population in Pinellas County is booming. At certain times of the day, those roads look like parking lots.

In addition, a recent University of Florida study found that "stormwater ponds emit more carbon into the atmosphere than they retain". Audrey Goeckner (PhD student in soil and water sciences) discovered that the amount of carbon emitted is greater among newer ponds. Mary Lusk, UF assistant professor of soil and water sciences, concludes that the older ponds are not the problem ("the older ponds are doing less of an ecosystem disservice to us than the younger ponds.") "But if you think about the rate of new housing development in Florida and how fast new stormwater ponds are being built in all that new development, it means we will always have a fresh new batch of young ponds that are just pumping carbon out to the atmosphere." Comforting.

My concern for this development is the following: Did the County accurately perform their due diligence to measure the effects of what this development will do to our roads and our resources? Did the County consider the effects these additional residences will have on our existing vegetation and wild life? Is the County satisfied that taking this precious land and converting it into bricks and mortar, a hard footprint, that the remaining land will be able to absorb the torrential downpours we have during the spring and summer months and that flooding will not be a problem? Has the County read the UF study on newer stormwater ponds typically found in newer developments pumping out carbon into the atmosphere referred to above and do they feel that this new development will not pose a problem to the atmosphere?

If the County is satisfied that they have successfully answered all my questions posed above, then I have to assume they have done their due diligence. Otherwise, please consider scaling back this development even further.

From: Cindi Wellman <cwellman13@gmail.com>
Sent: Tuesday, April 5, 2022 11:36 AM
To: Zoning, Planning
Subject: Case No FLU-21-06 & DMP-21-02

CAUTION: *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

To whom it may concern:

Regarding the request for a change of land use Case No FLU-21--06 and DMP-21-02 by Salamander Innisbrook, LLC, Applicant, to be considered Thursday, April 14, 2022:

1. Please do not be fooled by the claim of "trading" density parcels as the ones "traded" for the new proposed parcels (DMP-21-02) are swimming pools, clubhouses and parking lots that were not going to be residential. I suggest you tour the Innisbrook property to see the impact this development will have on the reduction of open and natural spaces.
2. Be aware of the impact on Klosterman Road with the increased traffic. Especially in light of the newly approved subdivisions at Klosterman and Belcher and on Alt. 19 just south of Klosterman which is adjacent to Innisbrook property (Noell family property). A traffic light at Klosterman and the entrance to Innisbrook should be a requirement of the approval of the project (reference the traffic nightmare at Belcher and the entrance to Innisbrook). At a national average of 1.8 cars per residential unit, there will be an increase of a minimum of 324 more vehicles in a very tight space at the north end of the Innisbrook gated property primarily using the Klosterman gate. That does not take into consideration the additional service vehicles for those residences. While there was a lengthy discussion regarding the exit from the townhouse part (right turn only) on the east side of Millridge Road as to fire trucks exiting, this additional exit for all vehicles will actually help the general traffic flow out of the resort.
3. The buildings and parking lot on the property where the townhouses are proposed in the northeast part only take up a portion of that section of the development. The speakers made it sound like it was the entire part. There is natural land making up about half the space.
4. While Innisbrook management has held a few meetings, they are not transparent with the residents and members about the development and ongoing changes.
5. Again, I suggest a site visit with particular attention to the above points and the visibility of oncoming cars from each direction into and out of the resort on Klosterman. Please do not accept the traffic impact study produced by the applicant. It is self serving at best and demands and independent study.

Thank you for your time and attention to my concerns. Cynthia Wellman, current resident and property owner, Innisbrook.

FLU-21-060

From: Cynthia Wellman <cwellman13@gmail.com>
Sent: Monday, January 10, 2022 12:40 PM
To: Swinton, Tammy M
Subject: Zoning meeting Jan. 10

Duplicate Name

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern:

I attended by Zoom the zoning meeting today. I have a few comments:

1. Please do not be fooled by the claim of "trading" density parcels as the ones "traded" for the new proposed parcels are swimming pools, clubhouses and parking lots that were not going to be residential. I suggest you tour the Innisbrook property to see the impact this development will have on the reduction of open and natural spaces.
2. Be aware of the impact on Klosterman with the increased traffic. Especially in light of the newly approved subdivisions at Klosterman and Belcher and on Alt. 19 just south of Klosterman which is adjacent to Innisbrook property (Noell family property). A traffic light at Klosterman and the entrance to Innisbrook should be a requirement of the approval of the project (reference the traffic nightmare at Belcher and the entrance to Innisbrook). While there was a lengthy discussion regarding the exit from the townhouse part (right turn only) as to fire trucks exiting, this additional exit will actually help the general traffic flow out of the resort.
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5. Again, I suggest a site visit with particular attention to the above points and the visibility of oncoming cars from each direction into and out of the resort on Klosterman.

Thank you for your time and attention to my concerns. Cynthia Wellman, current resident and property owner, Innisbrook.

Sent from my iPad

From: bgvince@gmail.com
Sent: Tuesday, March 29, 2022 8:33 PM
To: Zoning, Planning
Subject: Over crowded!

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I was informed by

J. Michael Williams
Managing Director

That he wanted to build 430
Homes in Innisbrook. I live in Innisbrook now. It's so over crowded. We run out of chairs at the pool by noon the
restaurants are over crowded and huge waits, the roads are overly Congested at most times. We need more restaurants,
pools and wider road before we consider building one more home let alone 430. That's insanity!

Secondly we received an email today 3/29/22 about a meeting on 3/24/22 from Michael Williams. If he was concerned
about our needs then we would have known before the meeting not after or a week later.

Concerned resident.

Thanks for listing.

Sent from my iPhone

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: [Rdliebau](#)
To: [Swinton, Tammy M](#)
Subject: Innisbrook developement
Date: Tuesday, January 11, 2022 9:15:18 AM

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To whom it may concern;

We attended the zoom meeting yesterday and would like you to consider a few points. My husband and I are full time owners at Innisbrook and have owned property here for over 30 years. During this time frame, we have seen many changes that have occurred. Most of these changes have been monetarily beneficial only to the owners of Innisbrook at that that time. Initially, Innisbrook land went to US 19---our address is still US 19 although we really are off Belcher now as the land was sold and developed into condominiums. I understand this is "progress"--but natural habitat lost, and an increase in traffic. We had a beautiful driving range and Golf School facility in parcel F. Again, with a new owner, property sold, and developed into single family homes. Habitat lost, definite increase in traffic. We have had increased flooding since then and have had sink holes appear on the golf course and in the Highlands abutting Innisbrook.

The roads in Innisbrook are narrow and winding. With increased car traffic, golf carts, bicycles, surreys, and pedestrian traffic there is already a problem. There are only partial sidewalks on the property and the roads have potholes and are not in great condition which also adds to the problem. Traffic at Klosterman entrance is heavy already and there is concern what more traffic from 186 homes and townhouses will bring. We would love to suggest a property tour before any decision is made.

Innisbrook has had a few membership meetings, but negative feedback is not encouraged or taken into consideration, and they are definitely not transparent in what they intend to do.

Natural habitat is decreasing at a terrifying rate . Flooding and sewage problems have to be considered.

We are already experiencing sewage problems on property due to the age of the existing lines

We have also have Osprey nests that are disappearing and the rare eagle nests that are becoming fewer all the time. I know 20 acres may not seem like a lot but also please consider the affect that all the stone and mortar has on the remaining acreage and wildlife.

Thank you for your time and consideration

Sincerely
Dave and Sandee Liebau

From: [Lynn Hipp](#)
To: [Swinton, Tammy M](#); [Cindi Wellman](#)
Subject: Proposed development of Innisbrook property
Date: Tuesday, January 11, 2022 6:25:00 AM

CAUTION: *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Just to piggy-back onto Ms. Wellman's comments - I too am an Innisbrook resident and I too attended the Zoom meeting on Monday. My husband and I are full-time Floridians - we have no other home than the one we have at Innisbrook. So seeing this plan is upsetting to us for the following reasons:

1. I agree with Ms. Wellman's first point, that the County should make a site visit to view these newly-created recreational areas. If the new area is actually a parking lot, then Salamander should be made to convert that area to a true recreational area for residents.
2. Increased traffic: Salamander has done a good job trying to ease traffic flow into and out of Innisbrook. What they haven't addressed is the additional traffic we will encounter once those vehicles are actually on the property. When Promontory homes were built 110 homes were added; the traffic increased dramatically. When 186 new residences are created, even if only half of those residences have vehicles, that will put over 200 additional cars onto our small, 2 lane road. I know this is a private road maintained by Salamander, but any accidents/tragedies created with this increased use will have to be handled by County medical personnel. We have so much traffic on this road now, competing with the slower-moving landscape carts and golf carts. There are many instances where cars try to pass these slow-moving vehicles, and it is just a matter of time before we have a tragedy on our property.
3. Ms Tarapani addressed the County yesterday and stated that with this new development Innisbrook will lose at least 20 acres of recreational area. Ms. Tarapani was a bit cavalier about this, stating that it wouldn't be that bad because we already have over 500 acres - the loss of 20 acres is not a big deal. Well, I live here all year long, and it is a tragedy to me because this is my home. I see so many new homes being built around me - a housing project on Belcher and Alderman; a housing project on Klosterman near Belcher; houses being built on Curlew near 19; a new project near the Primate center; and newly-constructed apartments on Alt-19 north of Klosterman in Tarpon Springs. So much land being grabbed by developers, taking land away and leaving a hard footprint. If this project is approved, I feel, at the very least, that Innisbrook not lose ANY recreational acre.

A solution to this: 1. Salamander convert some of the undeveloped parcels still existing on their property to recreational acres. 2. 20 fewer acres allowed to be developed. 3. A combination of 1 and 2.

4. If the project is allowed to continue as planned and we lose 20 recreational acres, has the County thought about additional flooding on the property? We have areas on our property that occasionally floods when we get those horrific rainstorms in the spring and summer. Since I live here full time, I can attest to this flooding. What happens now if that rain comes onto our property and we have lost land to bricks and mortar and we have also lost 20 recreational acres? Where does that rain go?

Thank you for listening to me.
Lynn Hipp

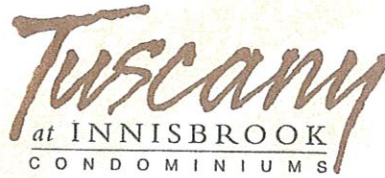
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3. The buildings and parking lot on the property where the townhouses are proposed in the northeast part only take up a portion of that section of the development. The speakers made it sound like it was the entire part. There is natural land making up about half the space.
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5. Again, I suggest a site visit with particular attention to the above points and the visibility of oncoming cars from each direction into and out of the resort on Klosterman.

Thank you for your time and attention to my concerns. Cynthia Wellman, current resident and property owner, Innisbrook.

May 2, 2022



ZONING SECTION
PINELLAS COUNTY HOUSING AND COMMUNITY DEVELOPMENT
440 Court Street, 2nd Floor
Clearwater, Florida 33756

Re: **Housing & Community Development**
Case No FLU-21-06 & DMP-21-02 Salamander Innisbrook, LLC, Applicant
TRAFFIC SIGNAL AT BELCHER ROAD & INNISBROOK DRIVE, PALM HARBOR

Dear Zoning Section:

Tuscany at Innisbrook Condominium Association and its Board of Directors ask for this letter to be read at the Board of County Commissioners public hearing on the land use change on (Tuesday) May 24, 2022 for the above case number.

There have been numerous accidents at the intersection of Belcher Road and Innisbrook Drive in Palm Harbor over the years. This intersection continues to grow in traffic, Belcher has always been the alternate route to by-pass US19 traffic.

Salamander Innisbrook LLC is planning to build 186 Homes, add a 12-hole course, a putting course, and a 3-hole practice loop. We know there is an entry on Klosterman Road to be used for this project. When you look at the Salamander Innisbrook sign on US19, the sign is at the intersection of US19 and Innisbrook Drive. Driving down Innisbrook Drive you have to cross the intersection of Belcher Road and Innisbrook Drive to get into Innisbrook.

Currently an additional 50 homes are being built at Eagle Creek on East Klosterman Road. built. This again will bring additional traffic at the intersection of Belcher Road and Innisbrook Drive.

The 396 owners of Tuscany at Innisbrook Condominium Association and its Board of Directors implore you to please consider the implementation of a traffic signals at the intersection of Belcher Road and Innisbrook Drive

It is desperately needed!

Thank you.

Regards,

A handwritten signature in black ink, appearing to read "Howard L. Van de Vaarst, Jr.".

Howard L. Van de Vaarst, Jr., President
Tuscany at Innisbrook Condominium Association
2230 Tuscany Trace
Palm Harbor, FL 34683

TARAPANI PLANNING STRATEGIES, LLC
128 EAST TARPON AVENUE
TARPON SPRINGS, FLORIDA 34689
C.TARAPANI@TARAPANIPLANNING.COM
TELEPHONE 727-642-2030

May 6, 2022

Mr. Glenn Bailey, Zoning Manager
Pinellas County Planning Department
440 Court Street
Clearwater, Florida 33756

Re: Innisbrook Resort RPD
Proposed Buffer

Dear Mr. Bailey:

On behalf of Salamander Innisbrook LLC, the applicant for the Innisbrook RPD Master Plan Revision, I am submitting our revised proposal for a buffer along the north property line of proposed Parcel L where adjacent to the existing homes in the Klosterman Oaks subdivision. We have prepared an exhibit illustrating our proposed revised buffer in this area and the exhibit is attached to this correspondence.

The revised buffer area creates a significant separation between the existing Klosterman Oaks homes and the proposed townhomes within Innisbrook Parcel L as described below:

- Rear Yard of Townhome= 10',
- PLUS 20' Buffer Between Townhome Lot line and overall Parcel L Property line,
- PLUS 10' Drainage Easement on Klosterman Oaks lots
- EQUALS a total of 40' separation between proposed townhome buildings and Klosterman Oaks existing homes.

The 20' landscaped buffer will retain existing trees and landscaping where feasible and enhance the buffer with the planting of additional trees and landscape materials. The Applicant also proposes to install an opaque 6' tall fence along the north property line between the two properties. The landscaped buffer will be a common area owned and maintained by the homeowners' association of Parcel L to insure its long term maintenance.

It should be noted that there are six Klosterman Oaks homes located on Klosterman Oaks Boulevard that are in the vicinity of the proposed Parcel L. As shown on the exhibit, four of these Klosterman Oaks homes will be adjacent to the proposed townhomes, while the remaining two existing homes will back up to open space areas within the townhouse parcel. The landscaped

Mr. Glenn Bailey, Zoning Manager
May 6, 2022
Page 2 of 2

buffer will extend along the entire length of the common property line between Klosterman Oaks and the townhouse parcel so that all six homes can enjoy the amenity of the landscaped buffer on the townhouse parcel.

Generally speaking, land development codes state that a separation or buffer between two uses is appropriate when the proposed use would create some type of negative impacts on the adjacent use, such as noise, odor, increased traffic, etc. If the two land uses are the same use or similar uses, it is unlikely for the same use to create a negative impact on its neighbor with the same use characteristics; and, therefore, there are no impacts to mitigate through creation of a separation or buffer. If the two land uses are different uses, a separation/ buffer can assist in mitigating the potential negative impacts. The type and size of the separation/ buffer should be reasonably related to the impacts expected to be created.

In this case, the existing homes and the proposed townhomes are both residential uses and the new townhomes are not expected to create negative impacts on its residential neighbors. Even though no negative impacts are expected to be created by the townhomes, Innisbrook Resort proposes a very significant 40' separation between the existing homes and the proposed townhomes. This significant distance will include a landscaped buffer and fence that will create an aesthetically pleasing "green area" as a separation between the two properties.

Salamander Innisbrook has met with the president of the Klosterman Oaks Homeowners Association and presented the enclosed proposed buffer exhibit to him. Salamander Innisbrook will continue to have discussions with the adjacent Association and to hear their comments and concerns.

Thank you for your attention to this proposal and please feel free to contact me if you have any questions. Thank you.

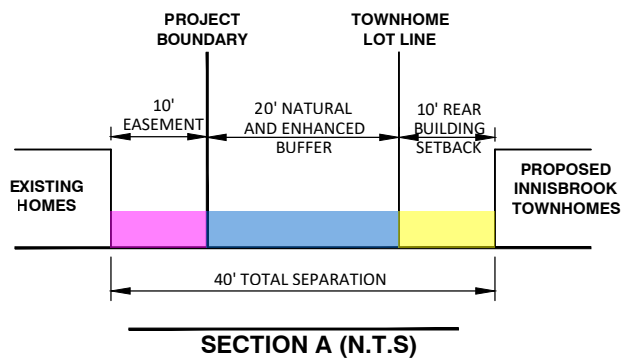
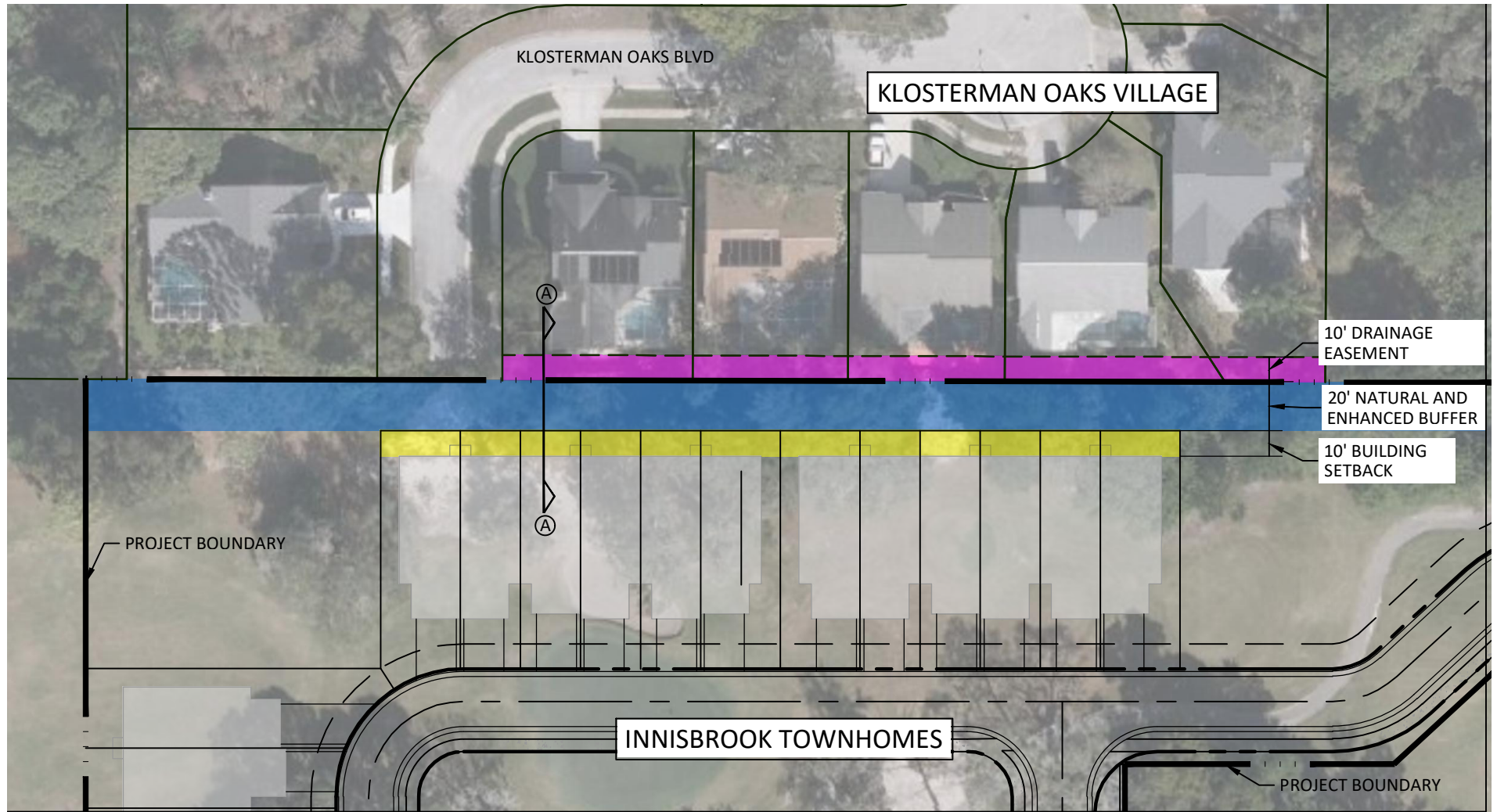
Sincerely,



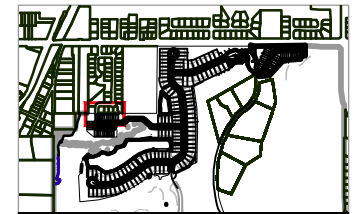
Cynthia Tarapani, Owner/ Authorized Member
Tarapani Planning Strategies, LLC

Enclosure: Innisbrook Buffer Exhibit

c: Michael Williams, Salamander Innisbrook LLC
Larry Franks, Toll Brothers
E.D. Armstrong, Hill Ward Henderson
William Murray, P.E., Ardurra



DMP-21-02_Received_05_06_22

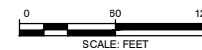


KEY MAP

INNISBROOK BUFFER EXHIBIT

EXH-A

05/05/2022



Johnson, Krista

From: Swinton, Tammy M
Sent: Wednesday, May 18, 2022 12:09 PM
To: BCC Agenda Comments
Cc: Sadowsky, David S; Swearengen, Scott M; Bailey, Glenn; Stricklin, Carol L
Subject: Additional Correspondence Received for May 24th BCC - BCC ID #22-0705A (Innisbrook Project Communication Efforts FINAL)
Attachments: Innisbrook Project Communication Efforts.docx; Innisbrook Improvement Update 5.11.21.doc; Mondays with Mike August 2021.pptx; Innisbrook Development Update 10.11.21.pptx; Roberts Road Resident Letter March 2022.doc; Resident and Neighbor Development letter March 2022.docx; Development Aerial Concept Plans Letter April 2022.pdf; ICA Annual Meetings comments April 2022.docx Rev II.pdf; Member Update Dec 2021.docx
Categories: SENT TO BOARD REPORTERS

Please see the attached additional correspondence received today for the May 24th BCC meeting.

BCC Agenda ID #22-0705A – Salamander Innisbrook, LLC

Thank you,
Tammy Swinton
Pinellas County Planning & Zoning
(727) 464-3583
tswinton@pinellascounty.org

Please visit Pinellas County Access Portal for applying for planning/zoning applications, online property and permit information, records search and many more by visiting: www.pinellascounty.org/access-portal

To schedule a Pre-Application Meeting "Pre-App" please complete the form on the link: <http://www.pinellascounty.org/forms/site-plan-preapp.htm>

PLEASE BE ADVISED DUE TO COUNTY'S RESPONSE TO COVID 19. THERE IS A LONGER RESPONSE TIME TO EMAILS AND CALLS DUE TO LIMITED STAFFING. WE APPRECIATE YOUR PATIENCE.

(tell us how we are doing!) www.pinellascounty.org/surveys/plan

From: Sadowsky, David S <dsadowsk@co.pinellas.fl.us>
Sent: Wednesday, May 18, 2022 11:23 AM
To: Swearengen, Scott M <sswearengen@co.pinellas.fl.us>
Cc: Bailey, Glenn <gbailey@co.pinellas.fl.us>; Swinton, Tammy M <tswinton@co.pinellas.fl.us>; Stricklin, Carol L <clstricklin@co.pinellas.fl.us>
Subject: FW: Innisbrook Project Communication Efforts FINAL

Scott, as requested, Ed Armstrong sent the above documents to me today in regards to the Innisbrook Project Communications effort by the applicant, Salamander Resorts. These documents should be placed into the public record for this case.

David S. Sadowsky

Board Certified City, County, &
Local Government Lawyer
Sr. Assistant County Attorney
Pinellas County Attorney's Office
315 Court Street, 6th Floor
Clearwater, FL 33756
Phone: (727-464-3354
Fax: (727-464-4147
dsadowsk@pinellascounty.org

All government correspondence is subject to the public records law.

From: Robyn A. Moehring <robyn.moehring@hwhlaw.com> **On Behalf Of** Ed Armstrong
Sent: Wednesday, May 18, 2022 10:58 AM
To: Sadowsky, David S <dsadowsk@co.pinellas.fl.us>
Cc: Ed Armstrong <Ed.Armstrong@hwhlaw.com>
Subject: Innisbrook Project Communication Efforts FINAL

CAUTION: *This message has originated from outside of the organization. Do not click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

As you know, our firm represents Salamander Innisbrook in connection with a land use amendment application.

Attached is the communication from our client to the residents within the Innisbrook development. Please feel free to distribute as you deem appropriate. Call me if you have any questions.

Robyn A. Moehring

Legal Assistant to Ed Armstrong and Katie Cole

o: 727.724.3900 | d: 727.259.6790 | robyn.moehring@hwhlaw.com | hwhlaw.com
600 Cleveland Street, Suite 800, Clearwater, FL 33755
101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602



From: Williams, Mike <mwilliams@innisbrookresort.com>
Sent: Tuesday, May 17, 2022 2:18 PM
To: Ed Armstrong <Ed.Armstrong@hwhlaw.com>
Subject: FW: Innisbrook Project Communication Efforts FINAL

[External email; exercise caution]

J. Michael Williams

Managing Director

Innisbrook Golf Resort

36750 U.S. Highway 19 North, Palm Harbor, FL 34684

o: 727.942.5880 m: 310.871.5339

mwilliams@innisbrookresort.com

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J. Michael Williams
Managing Director

April 6, 2022

Dear Innisbrook Community & Neighbors,

Our development plans continue to progress. This morning, I had the privilege of addressing the Innisbrook Condominium Association and was able to share the latest concept plans.

I thought it beneficial to distribute three documents for you to have a greater understanding of the scope and scale of this project.

My comments to the ICA this morning.

The Innisbrook Lot Exhibit/Concept Site Plan.

Our *proposed* enhancements of the Innisbrook golf experience including our twelve-hole Short Course.

Undoubtedly, these plans will continue to evolve as we move through the regulatory process. Nevertheless, it provides a “current thinking” snapshot of our effort to date.

Please feel free to contact my office for any questions you may have.

Thank you.

J. Michael Williams
Managing Director

JMW/cag

Enclosures:

Good morning,

Bill, thank you for allowing me a few minutes to update the Innisbrook community on new developments around the resort.

Our efforts to develop a new residential neighborhood and enhance our golf experience continue to progress. Our application, as submitted to the county, presents 180 single family homes and townhomes, far below the remaining 439 units. We have been working diligently with the county as we move through the regulatory process.

There is a prescribed cadence of meetings and public hearings that we will continue to work through over the next several months. The next event is with the Local Planning Agency. The LPA is made up of Pinellas residents appointed to the agency. This meeting will take place on Thursday April 14th. This is a public hearing where the county staff will present our application to the LPA.

On the heels of the LPA meeting, we will meet with the Board of County Commissioners in a public hearing currently scheduled for Tuesday May 24th. Subsequent meetings will include a review by the Florida Department of Economic Opportunities in Tallahassee in June followed by final approval from the Board of County Commissioners in July. Dates for those two meetings have yet to be set.

As we endeavor to keep the Innisbrook community apprised of our development progress, we have executed outreach programs to our neighbors in the Highlands of Innisbrook, the Promontory of Innisbrook, Tuscany at Innisbrook, ParkCrest of Innisbrook, Klostermann Oaks and residents along Roberts Rd. We have been pleased with the positive responses from each of these communities.

If approved by the Board of County Commissioners, Toll Brothers will then begin their permitting process. We expect that process could take up to 180 days. Our latest estimate is for construction to begin approximately one year from now, around April 1st 2023.

Many members and owners have inquired about the sales process with Toll Brothers. More specifically, people are asking to have their names put on lists enabling first choice on lots within the neighborhood. While this is very encouraging, and speaks to the popularity of the project, Toll Brothers will wait until sometime in 2023 to entertain those discussions.

Concurrently, we have been working to identify a golf course design and construction plan for the development of our short course project. We have received many options by various golf course designers and expect to be in a position to make a selection very soon.

Plans under consideration would call for a phased development of a:

- 12 hole short course,
- a 9 hole pitch and putt course,
- a 3 hole practice loop, holes 2,3 and 4 of South
- a 2 acre practice green area and the
- re-routing of five holes on the South course using holes 3,4,5 and 6 of North and creating a new par 5 18th hole for South.
- Removal of some of the invasive, non-native exotic plants i.e. Brazilian Pepper trees

We envision construction on the golf course to run concurrently with Toll Brothers' site work to be ready for play by early 2024.

So many residents, members and guests have commented throughout this season that our courses have never looked or played better. This is due to the continued commitment of excellence by Salamander and Innisbrook, the hard work from Ryan Stewart's staff, and the extensive four course over seeding with Winter Rye grass. We will continue this over seed practice each year going forward.

As the ground temperature exceeds 80 degrees this spring our golf courses will lose the winter overseed grass. We are working to minimize this transition from the winter rye to the Celebration Bermuda. We will follow this with heavy fertilization to jump start the re-growth of the Celebration.

As part of these course improvement efforts, we will be replacing 7 Tee boxes on the Island course where the Bermuda grass has failed due to shade and roots. These areas will be dug up and re grassed with a shade tolerant Zoysia turfgrass. Further, there is extensive plans to improve the practice range tee areas at both Copperhead and the Osprey range.

I ask for your patience as we move through the turf transition period.

And the demolition of the basketball court by the Tennis Center will begin shortly in preparation for the installation of our 4 pickleball courts. Lastly, we have received our bids for the total renovation of the Copperhead Clubhouse and Packards Restaurant.

Once again, thank you for allowing me a few minutes of your time and now I'll take questions.

|

Innisbrook Development Update



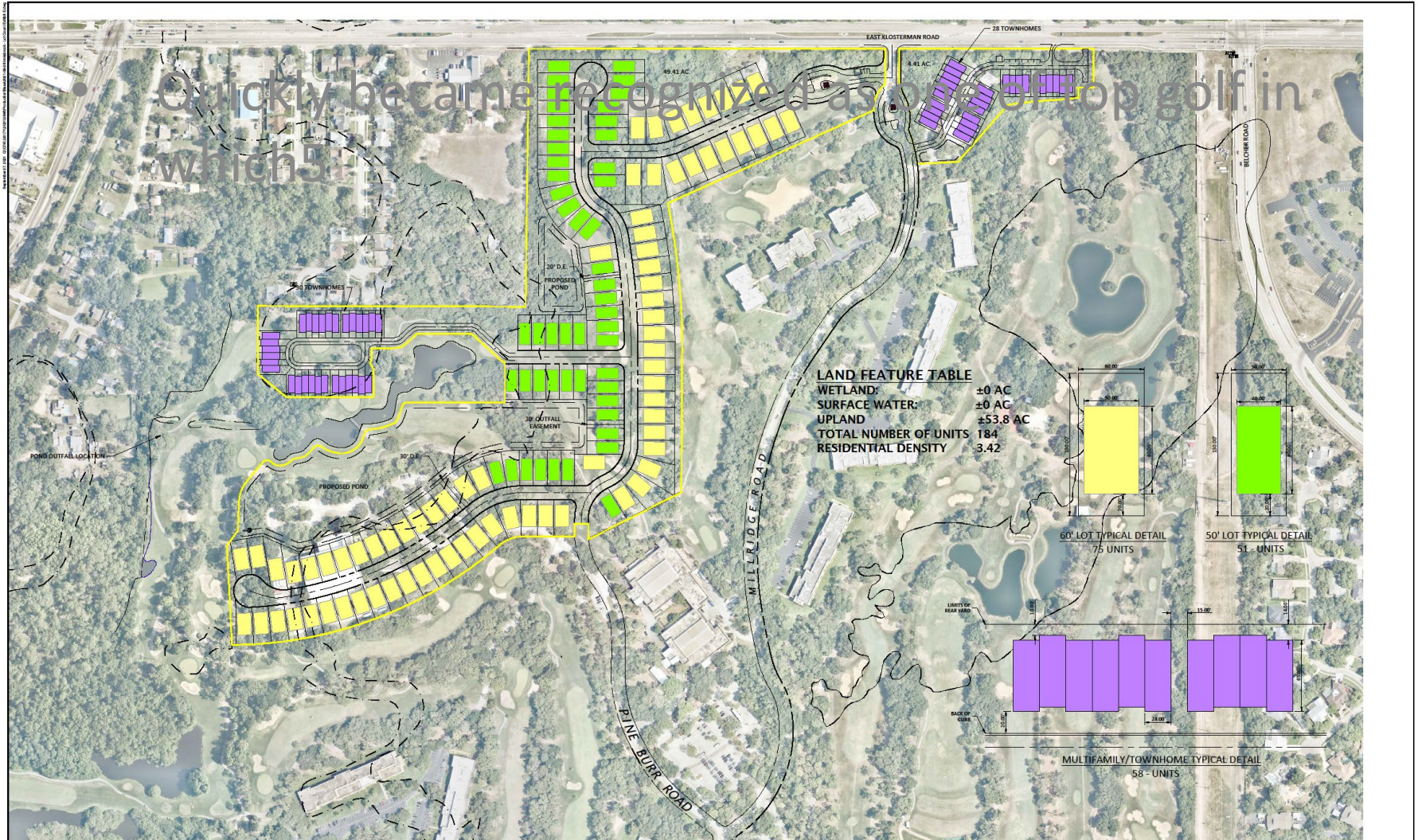
Innisbrook Development Update



Innisbrook Development Update



Innisbrook Development Update



26750 US Hwy 19 N. Palm Harbor, FL 34684

INNISBROOK - LOT EXHIBIT

EXH-E
09-25-2021

0 100 200
SCALE: FEET

Innisbrook Development Update

New Member Initiatives 2017 to 2021

1. Mondays with Mike Town Hall
2. Member Portal
3. Weekly Member Update
4. Friday Night Turnberry Members only Dinner
5. Clubhouse Crawl
6. Comma Club (highest spenders) Reception Quarterly
7. New Members Orientation Reception
8. Halloween Golf Cart Parade
9. Christmas Golf Cart Parade
10. Enhanced Breakfast with Santa (12 kids to over 100 kids)
11. Enhanced Gingerbread Build Party (10 kids to over 100 kids)
12. Increased Member dining discount to 25% (from July 2017 to April 2021)
13. April 2021)
14. Introduced a member Holiday Tree Lighting Party
15. Xmas Santa Party – Lochness
16. Xmas Golf Cart Parade
17. Easter Golf Cart Parade
18. July 4th Golf Cart Parade
19. Member Sands N Suds Party
20. Member Hospitality Suite Access Valspar 2020
21. Regularly Scheduled Member holiday tournaments (sporadic in the past)
 - Easter
 - Memorial Day
 - July 4th
 - Labor Day
 - Thanksgiving
22. More frequent Chef Dinner or Wine Dinner every other month
23. Yappy Hour 5x 2020 - 2021
24. ZOOM Cooking Classes
25. Re-grassed North Course Greens 2017
26. Re-grassed South Course Greens 2018
27. Re-introduced Four Course over-seed 2020-21
28. Hosted Invesco Master Tennis Trn'y 2019
29. Hosted Innisbrook Open Tennis Tournament 2019
30. Repair and Painted Island Club House 2019
31. Replaced MSG Ceiling/ condensation over bar 2018
32. Replaced MSG Ceiling /condensation over dining room 2020
33. Doubled the comp coupon distribution to RPP 2020-21
34. South Course Improvements 2021
35. Introduced walking option on the North Course 2020



J. Michael Williams
Managing Director

May 11, 2021

Dear Innisbrook Family:

I hope you had the opportunity to enjoy the recent Valspar Championship. It was a truly fabulous event played in still-highly unusual circumstances. The resort and club enjoyed significant praise from both the Golf Channel and CBS, as well as the PGA TOUR professionals who love to challenge the Copperhead Course. And, I was extremely proud of our dedicated resort team members for helping showcase Innisbrook at its finest.

When Sheila Johnson, the Founder and CEO of Salamander Hotels & Resorts, purchased Innisbrook in 2007, she made a commitment to continually invest in and improve the property. This promise has been well-kept for over 14 years. Some of the comprehensive improvements include the addition of our first spa, extensive renovations to the Osprey Clubhouse, the complete renovation of the Copperhead Course, improvements to the Island, North and South courses, conference center updates, and the recent renovation of our guest rooms working with the Lessors Advisory Committee. Without the dedication of Sheila and Salamander, Innisbrook would not be the revered stop on the PGA TOUR that it is today.

As part of our efforts to continuously improve guest and member amenities, and also stay competitive with the country's finest golf destinations, we are exploring the addition of a popular golf experience: The Short Course. Play on a Short Course is not only fun and faster, but it creates the option to walk with a few clubs in hand and have no need for extensive golf skills to enjoy. This also is a great option for those that love to walk and gain the health benefits associated with physical activity, while it is also family friendly and appeals to members of all ages and skill levels.

There are already over 700 short courses nationwide. Some examples of great short courses include The Hay at Pebble Beach, designed by Tiger Woods; The Preserve at Bandon Dunes; The Cradle at Pinehurst; and The Gimme at the Concession Golf Club. All have greatly enhanced their respective club and resort golf experiences.

We have talked to top designers and experts, some of whom have visited Innisbrook, and each has confirmed that we can do something special. We have looked at different ways in which we could create a short course that fits within the Innisbrook community and have determined that we can add a world-class Short Course layout by redesigning the North Course, therefore maintaining four courses for our members and guests.

We have also concluded that partnering with a reputable and experienced residential developer is the best and most feasible way to move this project forward, especially based on our recent experience with The Promontory and the benefits it has brought to the community. So, we are considering the addition of a new single-family residential neighborhood on the north end of Innisbrook's property by the Klosterman Road gate.

Because this plan is still in its infancy, we do not have additional specifics to share, like numbers of homes or a timeline, but all residences would be complementary in nature to Innisbrook and required to have a club membership. We are not considering rental pool participation nor would short-term rentals be allowed.

During the Valspar Championship, along with Salamander President Prem Devadas, I gave an in-person presentation about this idea to Innisbrook community leaders, including those from the Innisbrook Condominium Association, the Lessors Advisory Committee, the Board of Governors and the resort's executive committee. As we indicated in this meeting, we remain in the exploratory phase of this idea but we wanted to seek feedback from the community. The concept was extremely well received by those in attendance.

As the project develops and our timeline evolves, we will be hosting meetings with the Innisbrook community. In the meantime, you may notice surveying work, which is the first step in putting a plan together to move forward and consider all of our options.

If you have questions in the interim, please don't hesitate to reach out to myself, Resort Manager Jim Busch or Director of Membership Ramona Herald.

We truly believe the addition of a Short Course will only further enhance the offerings and lifestyle of Innisbrook. Thank you so much for your continued support and for being a valued member of our community.

All the best,

J. Michael Williams
Managing Director

JMW/cmg

Innisbrook Project Communication Efforts

- | | |
|---|-------------------|
| 1. Project Announcement Meeting Innisbrook Members and Residents | April 28, 2021 |
| 2. Written Project Announcement | May 11, 2021 |
| 3. Met with Innisbrook Condo owners | June 10, 2021 |
| 4. Development Town Hall Innisbrook Members and Residents | August 9, 2021 |
| 5. Development Town Hall Innisbrook Members and Residents | October 11, 2021 |
| 6. Written Innisbrook Member and Resident update | December 17, 2021 |
| 7. Development Town Hall Innisbrook Members and Residents | January 10, 2022 |
| 8. Klosterman Oaks HOA Board Presentation* | March 7, 2022 |
| 9. Roberts Road Residents Letter | March 9, 2022 |
| 10. Sent Member, Resident and Neighbor Letter | March 28, 2022 |
| 11. Met with Roberts Road Owner of numerous lots | April 1, 2022 |
| 12. Meeting with Tuscany of Innisbrook Condo HOA Pres and Mgr | April 5, 2022 |
| 13. Presentation to Innisbrook Condo Assn Annual Meeting | April 6, 2022 |
| 14. Klosterman Oaks Resident Presentation | April 12, 2022 |
| 15. Met with Klosterman Oaks HOA President reviewing expanded buffer zone | May 5, 2022 |
| 16. Development Town Hall Innisbrook Community and Neighbors | May 17, 2022 |
- (18) separate email exchanges with Klosterman Oaks HOA Board President between Feb 18, 2022 and May 13, 2022.
 - (1) meeting with the full Klosterman Oaks HOA Board.
 - (1) Live presentation to Klosterman residents and cocktail reception afterwards.
 - (1) follow up meeting with Klosterman Oaks HOA President in response to resident concerns to advise and review our revised plan to expand the buffer zone.

Merry Christmas and Happy Holidays to all our members, guests and residents. This is always a wonderful time of year made more special in 2021 considering all we've been through in the past 20 months! We are thankful for everyone in the Innisbrook community that have supported the resort during these trying times...we are so grateful.

Allow me a few moments to update you on some of our latest developments.

There is landscaping and earth moving under the power lines along the 11th fairway of Copperhead. This is a project to improve the entrance and parking facilities for Valspar. An earthen berm is being constructed upon which a fence will be added. The berm will be attractively landscaped.

Our four golf courses have been overseeded with winter rye grass and the affect is dramatic. Over the next 3-4 weeks, the seed will continue to germinate providing a lush, thick turf grass of brilliant green. Copperhead greens were the only putting surfaces to receive the poa trivialis overseed. We will continue to roll and mow all greens as we look for consistent speed on all 72 greens.

There have been questions on the health of some of the Island tee boxes. We have a shade problem on certain tees on holes 2, 5, 6, 7, 9, 10 and 17. Once the overseed dies off next spring, we will re-grass the tee boxes with a variation of Zoysia turf grass. This is a shade tolerant, hardy grass that should greatly improve the performance of these tees in the long term.

Planning for our Pickle Ball complex continues. Our bids provide for new courts across the street from the tennis center. Construction should begin in Q1 of next year.

Replacement of the Tennis Center fencing and windscreens are underway. Court 11 is completed, and we have courts 8-10 next on the schedule for work. We are working around member and tournament play.

All our pools have been acid washed, painted and spruced up with new landscaping. It certainly made for a dramatic improvement.

Take notice of the exterior paint project at the Edinburgh and Stirling Halls. The new blue on the mansard siding really pops! We should wrap that project up in the next few weeks.

Innisbrook filed our application this week with Pinellas County that will amend our RPD (Residential Planned Development). This process was extremely complex and time consuming. This filing triggers a cadence of meetings with county staff, agencies, planning commissions and Board of County Commissioners over the course of the next 4-6 months. (See attached County schedule). We will conduct a ***Mondays with Mike Town Hall*** on Monday January 10 at 5:30pm in Edinburgh Hall to provide the latest updates from discussions with the County.

Our reviews continue with golf course designers for our "Short Course" project. We hope to have more to share in the coming month.

Several other major “Back of House” projects are also underway including the replacement of walk-in cooler and freezer complexes at Osprey, HVAC control system replacement at the Conference Center, installation of a new Fuel Management system, New Steamers at the Spa and numerous air conditioning projects throughout property.

I hope you found this informative, and I wish everyone a safe and joyful holiday season with friends and loved ones.



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Mondays with *Mike*

Agenda

- | | |
|-----------------------------|---------------|
| 1. Welcome & Introductions | Mike Williams |
| 2. Human Resources | Trish Blanco |
| 3. Business Outlook | Darin Riggio |
| 4. Owner Allotment/ 2022 | Dena Drum |
| 5. Capital Projects | Jim B/Butch H |
| 6. Membership & PR | Ramona Herald |
| 7. Golf | Andrew Corry |
| 8. Development North Course | Mike W/Jim B |

Mondays with **Mike**

Human Resources



14th Annual Backpack Challenge

Collecting now through
Monday, August 16th

Donation drop off welcome in
Membership or HR

Thank you for generosity!

Mondays with **Mike**

Human Resources

New Managers & Supervisors

Lincoln Foster, *Stewarding Supervisor*

Darin Riggio, *Director of Sales & Marketing*

Jessica Pearson, *Assistant Director of Catering Sales*

Nick Pearson, *Director of Purchasing*

Jonathan Velazquez, *Overnight Front Desk Supervisor*

Human Resources

Internal Promotions

Alex Barfield, *1st Assistant Golf Professional & Beverage Cart Manager*

Kim Brooks, *Assistant Controller*

Brianna Sutherland, *Reservations Manager*

Michael Kennedy, *Security Captain (Securitas)*

Mondays with ***Mike***

Human Resources

Welcome Back!

Butch Hoelscher, *Director of Property Operations*

Jackie Kovich, *Front Office Manager*

Alba Marjan, *Assistant Restaurant Manager*

...and...wait for it...

Mondays with *Mike*

Human Resources

Welcome Back!

Butch Hoelscher, *Director of Property Operations*

Jackie Kovich, *Front Office Manager*

Alba Marjan, *Assistant Restaurant Manager*

Bobby Barnes, *Director of Golf – Returning September 1st*

Mondays with ***Mike***

Business Outlook

Year 2021:

- Expected to exceed budget in all rooms, banquet, and catering food and beverage segments
- Continued short term leisure and golf group demand
- New Associate Director of Catering arrived June 21st
- New Senior Sales Manager arriving September 7th

Year 2022:

- Conference group prospect room nights are up 14% compared to the same time in 2019
- The size of the groups are encouraging. The previous two weeks average size group is 303 room nights.

Current & Future Strategies:

- Increased conference/local catering presence with a revised Q4 travel and trade show plan
- Conference group, local catering and wedding offers deployed to drive new business into Innisbrook
- Revamped marketing tactics to impact both short and long term leisure and leisure golf business – every segment has a plan

*Monday*s with *Mike*

Revenue Management/Owner Allotment

- Successful 2021 YTD. We are exceeding budget every month with rates higher than what we saw in 2019.
- New Revenue Management System, IDEAS, that helps predict future occupancy and suggested rates based on past and future data.
- Pricing and inventory management is already being positively impacted.

Mondays with ***Mike***

Revenue Management/Owner Allotment

- Preparing the 2022 Owner Allotment. Ashley Wojciechowski has been working with our new Owner Liason, John Scroggins, who take over in the fall.
- As last year, we will process all 1st Priority requests, then 2nd and so on.
- 2022 Allotment will be sent out by Aug. 20th.
- We will start accepting 2022 reservations requests at 9AM on Monday Oct 4
- Confirmation will be completed by Oct. 25.
- An 'auto-reply' will be added to all reservation requests acknowledging receipt.

*Monday*s with *Mike*

Property Updates

2021 Projects completed and ongoing are:

- Extensive AC repairs and upgrades throughout the property
- New DAS system installed which provides 5g cell coverage
- Island 18 Green Bulkhead replacements starts next week
- New phone system bids are nearing completion
- Evaluating new TV options for entire property including Condo Association

Mondays with ***Mike***

Property Updates

- Reviewing bids for Tennis Center Fencing replacement
- Bidding out restoration of Conference Exterior
- Sidewalk replacement project at Conference Center bidding complete
- New Osprey Lobby furniture being sourced

Mondays *with* ***Mike***

Membership Updates

- Breakfast with Santa December 7th
- Caroling at the Fire pit December 10th
- Gingerbread PJ party December 17th

Mondays with ***Mike***

Golf Updates

- Upcoming events:
- Labor Day Shamble - Copperhead
- Thursday Member Game reminder
- Member Guest save the date: January 7th -8th
- Golf course Maintenance updates
- South Course updates
- Copperhead Driving Range – Frazee mowed
- New assistant golf pro promotions

Development Update

- Innisbrook has partnered with Toll Bros – nationwide luxury home builder
- Application submittal third week in September
- Pinellas County approval process is a 6-9 month exercise
- Engineering studies include soil testing, traffic studies, water mitigation
- Coastal High Hazard Area – Along North #8 & 9

OPEN DISCUSSION



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Dear Innisbrook Residents and Neighbors,

I trust everyone enjoyed Valspar week at the Resort. It is always an exciting time when the PGA TOUR comes to town...the Pro's, parties, traffic, etc!!!

There are additional exciting things coming up at Innisbrook

In 2022, Innisbrook will celebrate 52 years of welcoming members and guests to our world class resort. The world is certainly a different place now than it was in 1970. In the competitive market of premier golf destinations, Innisbrook is measured against the likes of Pebble Beach, Pinehurst, Bandon Dunes, Hilton Head Island and Kiawah. To stay competitive, Innisbrook has determined it is important to enhance our golf experience offerings and I would like to share these plans with you.

Golfers of all ages enjoy visiting the top golf resorts throughout the country. We have found that the younger generation now views golf differently, and is more interested in playing a shorter round, perhaps maybe in an hour or so, and without a high degree of proficiency in the sport. All the world class resorts noted above have already reacted to this evolution in the sport by offering a "short course". The short course provides the golfer an opportunity to enjoy the game without the customary 4-hour time commitment. Furthermore, the short course can be enjoyed by families, juniors, seniors, and novices as well as the more accomplished amateurs.

Innisbrook is reimagining our 18-Hole Osprey North Course into a 12-Hole Short Course. This endeavor is not inexpensive. We have partnered with Toll Brothers, a luxury home developer, to introduce a new residential neighborhood of single-family homes and townhomes inside the gates of Innisbrook. Approximately 121 single-family homes and 54 townhomes would be constructed on a 53-acre parcel along the northern edge of the resort.

It is important to note that Innisbrook has over 430 approved residential units remaining to develop. Our request to the county is to re-allocate 175 of those units of density to other parcels within the resort. Innisbrook has been working collaboratively with Toll Brothers to gain approval from Pinellas County to proceed with this exciting project. Our team has been working closely with Pinellas County and successfully answered questions they posed to us. We expect to receive support for our application from the County staff in the next week.

As part of this approval process, there will be public meetings to provide the opportunity for surrounding neighborhoods to learn what we are proposing and answer any questions. If you've not received the attached notice from Pinellas County, you will within the next few days.

As we move through this project our team will keep you informed with regular updates and town hall meetings. In the meantime, should you have any questions please do not hesitate to call or email me personally,

All the best regards,

J. Michael Williams



J. Michael Williams
Managing Director

March 9, 2022

Dear Neighbor,

My name is Mike Williams, Managing Director of the Innisbrook Golf Resort. I'm writing you today to share some exciting news about Innisbrook's vision for the future.

In 2022, Innisbrook will celebrate 52 years of welcoming members and guests to our world class resort. The world is certainly a different place now than it was in 1970. In the competitive market of premier golf destinations, Innisbrook is measured against the likes of Pebble Beach, Pinehurst, Bandon Dunes, Hilton Head Island and Kiawah. To stay competitive, Innisbrook has determined it is important to enhance our golf experience offerings and I would like to share these plans with you.

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As is customary, Pinellas County will send homeowners that reside close to a proposed development a written notice of upcoming public meetings. The county will also post signs for public notice. In an effort of full transparency, Innisbrook would like to advise you as a neighbor on how to preview our plans prior to receiving this notice in the mail.

I would like to have the opportunity to meet with you personally and to walk you through our development plans as we know it today. This will give you an option to pose questions about the development directly with my staff and myself.

I will be reaching out to you over the next several days to schedule a time convenient for you to talk or meet. Should you have questions in the meantime, please do not hesitate to contact me directly at 310- 871-5339 or by email at mwilliams@innisbrookresort.com.

Respectfully,

J Michael Williams
Managing Director

JMW/cag

Johnson, Krista

From: Swinton, Tammy M
Sent: Thursday, May 19, 2022 12:54 PM
To: BCC Agenda Comments
Subject: Case File Document for May 24th BCC - (BCC ID #22-0705A)
Attachments: FLU-21-06_Traffic Analysis.pdf

Please add file document for the May 24th BCC meeting;

BCC Agenda ID #22-0705A – Salamander Innisbrook, LLC)

Thank you,
Tammy Swinton
Pinellas County Planning & Zoning
(727) 464-3583
tswinton@pinellascounty.org

Please visit Pinellas County Access Portal for applying for planning/zoning applications, online property and permit information, records search and many more by visiting: www.pinellascounty.org/access-portal

To schedule a Pre-Application Meeting "Pre-App" please complete the form on the link: <http://www.pinellascounty.org/forms/site-plan-preapp.htm>

PLEASE BE ADVISED DUE TO COUNTY'S RESPONSE TO COVID 19. THERE IS A LONGER RESPONSE TIME TO EMAILS AND CALLS DUE TO LIMITED STAFFING. WE APPRECIATE YOUR PATIENCE.

(tell us how we are doing!) www.pinellascounty.org/surveys/plan

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: FLU-21-06		Received: 4/6/2022			Jurisdiction: Pinellas County		
Revised:					Signoff: MDS		
SITE DATA							
Parcel Size: 64.10							
Proposed for Amendment: 64.10							
Current Land Use Designation: RE, RS, RLM & R/OS							
Potential Use	acre(s)	FAR / UPA	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Single Family	31.48	Varies	249		9.6	1.00	2390
(2) Golf Course	32.63	N/A	N/A		5	0.90	147
Total							2537
Proposed Land Use Designation: Residential Low & Recreation/Open Space							
Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Single Family	42.83	5.00	180*		9.6	1.00	1728
(2) Golf Course	21.27	N/A	N/A		5	0.90	96
*Units per Development Master Plan Total							1,824
Potential Decrease in Daily Trips: 713 less trips							
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution			Traffic Vol. (AADT)		
		2019	2040		2019	2040	
(1)	Belcher Road	912	912	existing	17,000	22,500	
	Alderman Rd to Klosterman Rd	50.00	50.00	proposed	17,912	23,412	
(2)	Klosterman Road	912	912	existing	15,500	19,366	
	Alt 19 to US 19	50.00	50.00	proposed	16,412	20,278	
Road(s)		LOS	V/CR		extg.	w/ chg.	extg.
(1)	Belcher Road	C	0.503		C	C	B
	Alderman Rd to Klosterman Rd						
(2)	Klosterman Road	C	0.459		C	C	B
	Alt 19 to US 19						
Road(s)		Extg	Planned	Const.	Future		
		Ln Cfg	Improv.	Year	Ln Cfg		
(1)	Belcher Rd Alderman Rd to Klosterman Rd	4D	No	N/A	4D		
(2)	Klosterman Rd Alt 19 to US 19	4D	No	N/A	4D		
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips AC = Acres CAP = Capture Rate (i.e., % new trips) CCC = Congestion Containment Corridor CFG = Configuration CON = Constrained County Corridor Const. = Construction D/U = Divided/undivided E = Enhanced FAR = Floor Area Ratio FDOT = Florida Department of Transportation DEF= Deficient Road MMS = Mobility Management System 2040 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2020 LOS Manual				Ln. = Lanes LOS = Level of Service LTCM = Long Term Concurrency Management Corridor MPO = Metropolitan Planning Organization N/A = Not applicable PC = Partially controlled access PH = Peak Hour SF = Square Feet TGR = Trip Generation Rate UPA = Units Per Acre UTS = Units (dwelling) V/CR = Volume-to-Capacity Ratio MIS= Mitigating Improvement Scheduled			

Johnson, Krista

From: Swinton, Tammy M
Sent: Tuesday, May 17, 2022 8:50 AM
To: BCC Agenda Comments
Cc: Ruggiero, Renee M
Subject: Additional Correspondence Received for May 24th BCC (BCC ID #22-0705A)
Attachments: Willey, Mike_received 05_17_22.pdf

Categories: SENT TO BOARD REPORTERS

Please see the attached additional correspondence for the May 24th BCC meeting:

BCC Agenda ID #22-0705A – Salamander Innisbrook, LLC

Thank you,
Tammy Swinton
Pinellas County Planning & Zoning
(727) 464-3583
tswinton@pinellascounty.org

Please visit Pinellas County Access Portal for applying for planning/zoning applications, online property and permit information, records search and many more by visiting: www.pinellascounty.org/access-portal

To schedule a Pre-Application Meeting "Pre-App" please complete the form on the link: <http://www.pinellascounty.org/forms/site-plan-preapp.htm>

PLEASE BE ADVISED DUE TO COUNTY'S RESPONSE TO COVID 19. THERE IS A LONGER RESPONSE TIME TO EMAILS AND CALLS DUE TO LIMITED STAFFING. WE APPRECIATE YOUR PATIENCE.

(tell us how we are doing!) www.pinellascounty.org/surveys/plan



Regarding the Innisbrook proposed development:

To whom it may concern,

Received

MAY 17 2022

FLU-21-06

Regarding the price of townhomes being built:

In the last meeting and under oath, Innisbrook may have not been 100% honest. They made statements several times that they would be selling the Townhomes behind the Klosterman Oaks Subdivision for over \$600,000. They stated this as matter of fact but did not disclose any model or design that would show the square footage, elevation or builders' quality that would guarantee these properties would sell for a minimum of \$600,000.

In the last 6 months in all of Palm Harbor, the 4 highest Townhome sale prices not located on water were at \$510,000, \$535,000, \$565,000 and \$575,000. These units were from 1,980 square foot to 2,409 square foot and the three highest priced units were walking distance to the Gulf of Mexico (about 1 ½ blocks). A much better location for this pricing so not comparable to what will be built in Innisbrook.

(Exhibit 1)

There were only 4 townhomes in Palm Harbor that sold for over \$400,000 that were not walking distance to the Gulf of Mexico **but are on or less than a block to Lake Tarpon**. They sold for \$415,000, \$436,500, \$455,000 and \$490,000. This is an average of \$449,125. The square footage of these were from 2,250 to 2,844 square footage for an average of 2,484.25 square feet. The location of these units is still in a better location than what Innisbrook has proposed. These would not be the best comparables because of the location. (Exhibit 2)

That leaves us with the rest of the townhomes in Palm harbor that sold in the last 12 months. There was a total of 45 units sold under \$400,000 with an average sale price of \$287,520 at an average price per square foot of \$196.38.

The three newest sold properties and **best comps** are built between 2011 and 2016. These are walking distance, just across the Innisbrook property on the west side. These three sold properties sold at \$365,000, \$385,000 and \$385,000 for an average sale price of \$378,633. The square footage of these properties averages 1,747 square feet. All of these units are in like new shape. (Exhibit 3)

Based on this, to get the Innisbrook units to sell at a minimum of \$600,000, the builder would have to build **high end** townhomes at a minimum of 2,767 square foot each with 2 car garages. This is based on the market as well. As interest rates go up, the price of units come down. This means they may have to build even larger units to maintain the minimum pricing of \$600,000.

Regarding the value of Klosterman Oaks Subdivision not being affected:

Again, in the last meeting with the county, Innisbrook stated as fact and under oath, that our home prices would not be affected. This again is not an honest statement. Just because they state that the sale price of the units will be at least \$600,000 and assuming they can get \$600,000 minimum for each

unit, this will still affect our property values. Right now, there is an open golf course and golf course views are at a premium. Innisbrook, of all people, should know this. We will be losing value immediately just because of losing this view. In order for us not to lose any value, Innisbrook should put the proposed "short course" behind our subdivision instead of any buildings. This would be best case scenario as our values would not be affected.

We do however understand that because they own the land, they should be able to build on it. The question is what to build, if anything, and how can we keep everybody happy. We believe that if something must be built it should be built with the same integrity of the bordering communities. This like kind community should consist of single family 1 story homes with a minimum square footage of 1,700 square foot per home. This would make the new construction equal to ours and not less than ours. If the County still wants to allow townhomes behind our community, there should be at least a 50-foot barrier instead of the 15-foot barrier that is being proposed. This would allow for enough foliage to cover the entire view of the townhomes and muffle sounds. This would also change the view from the golf course we like to a wooded view. A 15-foot barrier is not a wooded view.

Even though anything other than the golf course view would affect our values, the above would lessen the reduction of our values.

Let me ask this? If I bought a lot in a single-family area and asked to put a townhome on it, would you approve that? The answer I'm sure is no because we have zoning laws. This should apply in this case. Putting a townhome community 15 foot away is similar to me building townhome on a single-family lot and arguing that I would have 15-foot set back lines so it should be ok.

We have come up with a perfect solution that should work for all. We addressed moving the proposed townhome community to the front near Klosterman Rd. near the other townhomes being built and putting single family ranch style properties behind our subdivision. Innisbrook could capitalize on this by putting a separate gate entrance on the private road leading to the new community of single-family ranch style homes and sell them as exclusive homes with a private drive and seclusion. These would sell at a premium to upscale buyers. (Exhibit 4)

We cannot compete with the multimillion-dollar Innisbrook/Salamander Corporation or the multimillion-dollar builder. We can only rely on our county executives to protect us and that is all we are asking for you to do. Protect our community. Do not allow townhomes to be built in our back yard.



Exhibit 1

Parcel details.



Exhibit 2

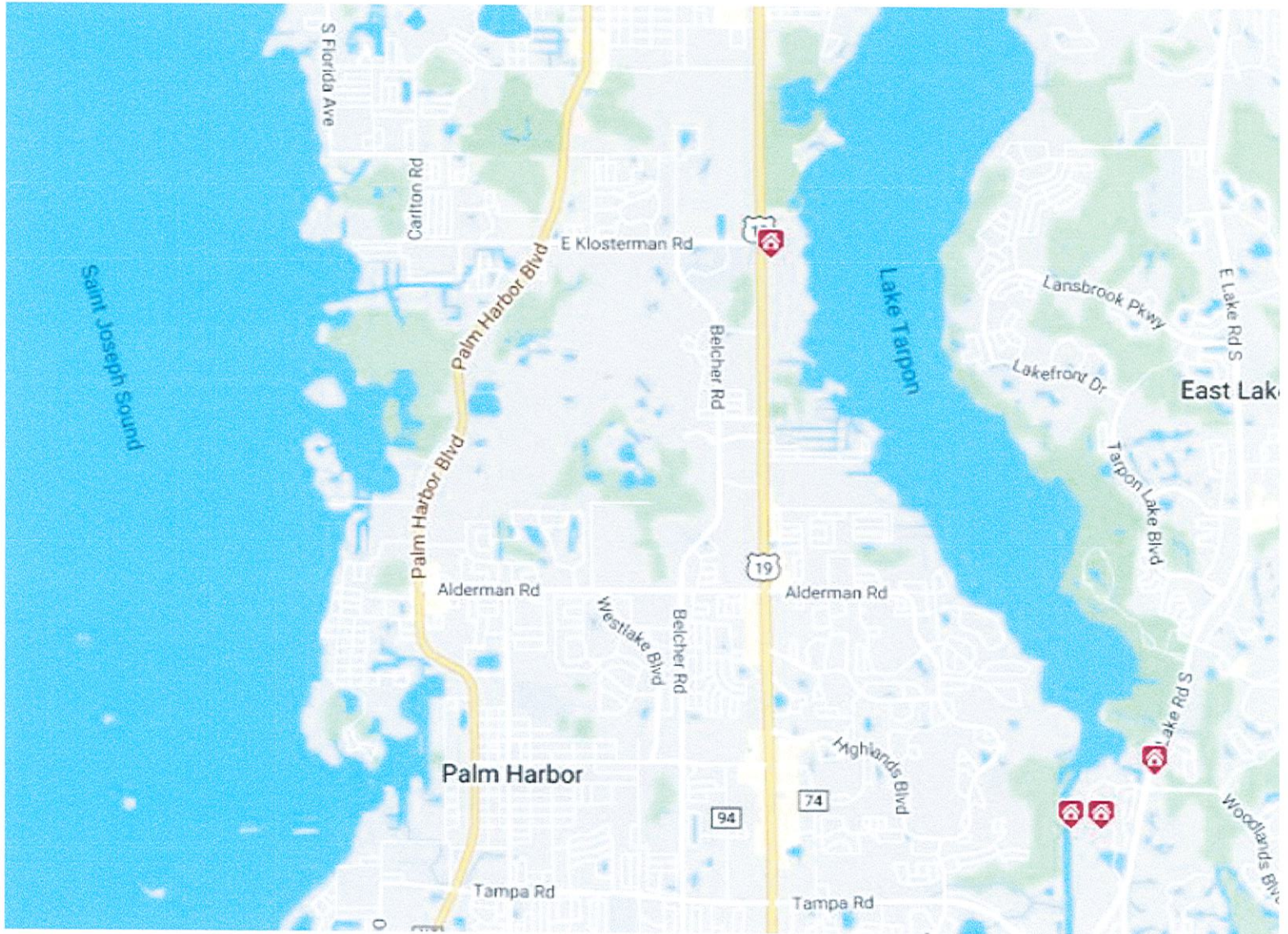
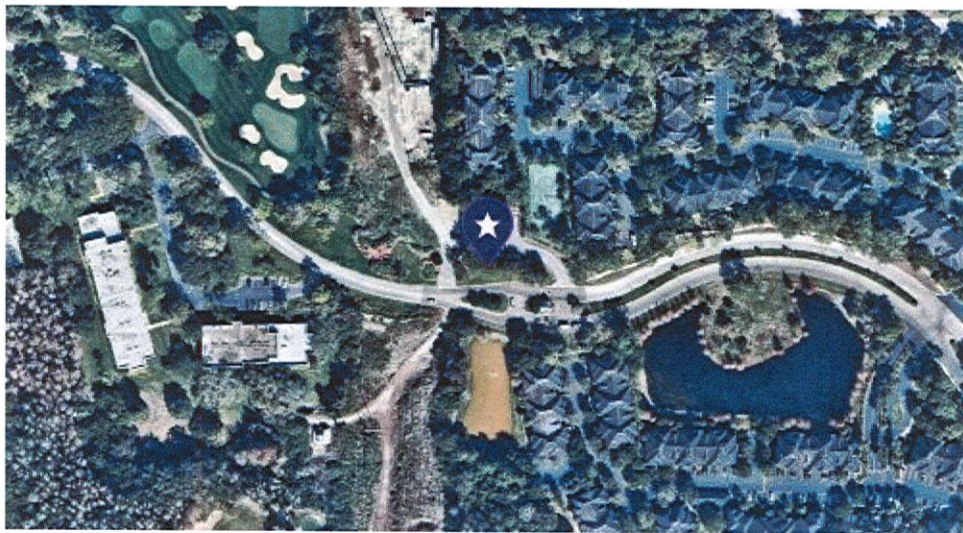


Exhibit 3

Comparative Market Analysis



Innisbrook

Innisbrook Proposal Comps

APRIL 28, 2022

Mike Willey

Blackstone Real Estate Services

Mike Willey

Mike A. Willey

Mike.Willey@BlackstoneRealEstateServices.com

Info@BlackstoneRealEstateServices.com

BlackstoneRealEstateServices.com

813-409-0488 Direct Cell

727-491-8055 Office

SUMMARY:

Real Estate sales and marketing professional with a proven record in all aspects of sales and marketing. Knowledgeable in real estate law, contract drafting, cold and warm calling protocol, and managing resources for efficiency and effectiveness. Accomplishments include earning an award for Internet Sales Manager of the Year and several Multimillion Dollar Sales Awards. Sold more than 50 Million in Real Estate in my career.

PROFESSIONAL EXPERIENCE:

Blackstone Real Estate Services, Inc.- Pinellas County Florida

Broker/Owner- President

Current

- Foreclosure and REO Specialist.
- 30+ years of Real Estate Experience
- Facilitated and negotiated more than 250 sales in 2016

Mike Willey

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- Managed full lifecycle of listing to selling properties.
- Continuing to perfect the listing and sales relationship of clients
- Investment Specialist
- Facilitated and negotiated more than 250 sales in 2016
- Familiar with Real Estate law as it pertains to Residential Real Estate

PAF-Prime Asset Fund-Real Estate Hedge Fund- Tampa FL

Acquisition Manager-Asset Manager

May 2013-Current

Built from inception, this position was drafted to manage the acquisition of foreclosed and distressed residential assets and REO's. From drafting the "Distressed Property Acquisition Process", to overseeing the management, construction, marketing, sales and leasing of over 1000 properties.

- Liaison between Starwood (STWD)-Waypoint and their sub-contractors.
- Successfully negotiating contracts for Brougham, Primestar and Wilmington funds
- Developed the guidelines to acquire properties for maximum profit.
- Oversee dozens of contractors to assure the rehabs are being handled properly
- Managing our portfolio of properties through Excel and Google Docs.
- Assuring marketing and profitability are utilized successfully.

Realty Executives Homes in Florida-Treasure Island, Florida

Realtor -Sales Agent

February 2013-December 2016

- Developed advertising tools to market customers.
- Foreclosure and REO Specialist.
- Managed full lifecycle of listing to selling properties.
- Conducted market research to determine market pricing for listed homes.
- Investment Specialist
- Listing agent for Freddie Mac "HomeSteps" Properties

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- Proud member of Res.net and Equator.com

Century 21 TK Realty, Addison, IL

Real Estate Broker

1983-2006

Realtor-Sales Agent for the area of Addison, IL.

- Developed advertising tools to market customers.
- Managed full lifecycle of listing to selling properties.
- Conducted market research to determine market pricing for listed homes.
- Received Top Selling Agent award for the greater Chicago region.
- Member of the Million Dollar Club for multiple years during my tenure at Century 21.

EDUCATION:

AS, Business Administration, College of Du Page, IL

Real Estate License, State of Florida

Former Real Estate Broker, State of Illinois

Creative Leadership for Managers, Fred Pryor Seminars

Life Coaching, Anthony Robins Seminars

Computer skills including CRM, Microsoft Office Products (Word, Excel, PowerPoint, Access)

Member- NAR, FAR, MLS, PRO

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Contact Me

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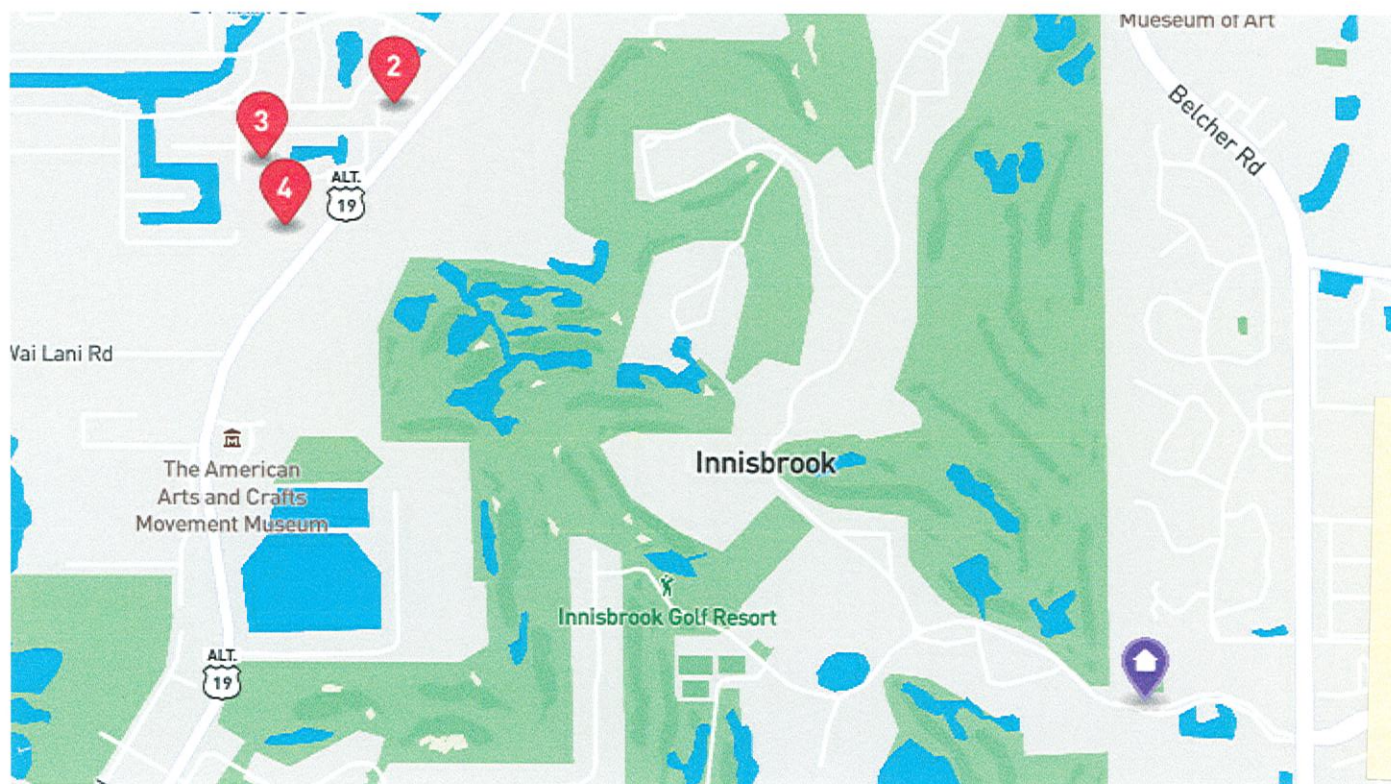
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Map of Comparable Listings

STATUS: S = CLOSED

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		Innisbrook	-	-	-	-
2	U8142227	S	250 N HARBOR DRIVE	3	3.00	1,700	\$365,900
3	U8148251	S	428 HARBOR RIDGE DRIVE	3	3.00	1,700	\$385,000
4	U8139008	S	478 HARBOR SPRINGS DRIVE	3	3.00	1,840	\$385,000

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Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
250 N HARBOR DRIVE	12/22/21	3	3.00	1,700	\$365,900	\$215
428 HARBOR RIDGE DRIVE	2/15/22	3	3.00	1,700	\$385,000	\$226
478 HARBOR SPRINGS DRIVE	11/10/21	3	3.00	1,840	\$385,000	\$209
Averages				1,746	\$378,633	\$217

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Listings

Mike Willey

Blackstone Real Estate Services

250 N HARBOR DRIVE

PALM HARBOR, FL 34683

MLS #U8142227

\$365,900**CLOSED** 12/22/21**3 Beds 3.00 Baths****Year Built 2015****1,700 Sq. Ft.** (\$215 / sqft)**Days on market: 10**

Details

Prop Type: Townhouse**County:** Pinellas**Area:** 34683 - Palm Harbor**Subdivision:** HARBOR RIDGE
PH II OF PALM HARBOR**Style:** Florida**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.05**Lot Dim:** 29 X 85**Lot Size (sqft):** 2,455**Garages:** 2**List date:** 11/4/21**Sold date:** 12/22/21**Off-market date:** 11/21/21**Updated:** Dec 24, 2021 1:46
AM**List Price:** \$365,900**Orig list price:** \$365,900**Assoc Fee:** \$300**Taxes:** \$3,776**High:** Tarpon Springs High-
PN**Middle:** Tarpon Springs
Middle-PN**Elementary:** Sutherland
Elementary-PN

Features

Appliances: Dishwasher,
Disposal, Electric Water
Heater, Microwave, Range,
Refrigerator, Water Softener**Association Fee Frequency:**
Monthly**Association Fee Includes:**
Cable TV, Community Pool,
Escrow Reserves Fund,
Maintenance Structure,
Maintenance Grounds,
Manager, Pool Maintenance,
Recreational Facilities,
Sewer, Water**Association Name:**
Ameritech - Jenny Kidd**Builder Name:** Pioneer
Homes**Building Area Units:** Square
Feet**Community Features:**
Association Recreation -
Owned, Deed Restrictions,
Pool, Sidewalk**Construction Materials:**
Block, Stucco, Wood Frame**Cooling:** Central Air**Covered Spaces:** 2.0**Direction Faces:** North**Disclosures:** HOA/PUD/
Condo Disclosure, Seller
Property Disclosure**Exterior Features:** Lighting,
Rain Gutters, Sidewalk,
Sliding Doors**Flooring:** Carpet, Tile,
Hardwood**Foundation Details:** Slab**Furnished:** Unfurnished**Green Indoor Air Quality:** No
Smoking-Interior Buildg**Mike Willey**

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Heating: Central, Electric**Interior Features:** Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Living Room/Dining Room Combo, Dormitorio Principal Arriba, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments**Laundry Features:** Inside, Laundry Closet, Upper Level**Levels:** Two**Lot Features:** City Lot, Near Public Transit, Sidewalk**Parking Features:** Driveway, Garage Door Opener, Open**Patio And Porch Features:** Covered, Rear Porch**Pets Allowed:** Yes**Road Frontage Type:** Street Dead-End, Private Road**Road Surface Type:** Paved**Roof:** Shingle**Sewer:** Public Sewer**Utilities:** Cable Connected, Electricity Connected, Fire Hydrant, Public, Sewer Connected, Street Lights, Water Connected**Vegetation:** Trees/Landscaped**Virtual Tour:** [View](#)**Water Source:** Public**Window Features:** Blinds, Low Emissivity Windows**Garage Yn:** true

Remarks

Spacious, upgraded 3 bedroom, 2.5 bath like new townhome was built in 2015 - Phase II Harbor Ridge, among the most desirable townhome communities in Pinellas County. Beautiful, mature landscaping welcomes you and creates a serene outdoor living space on the back patio. Once inside, the custom features of this exquisite home welcome even the most discerning buyer - the large kitchen, great room living and dining areas feature solid oak floors throughout and custom crown and floor moldings. Kitchen includes upgraded stainless steel appliances, designer countertops, solid wood 44" cabinetry, large walk-in pantry and a custom wrap around backsplash. Tasteful half bath adjoins the living area. Three bedrooms along with two full baths fill the second floor. A spacious master suite features crown molding, vaulted ceilings, large walk-in closet and the en-suite bath includes tiled walk-in shower and generous wood vanity. Bedroom two welcomes you with vaulted ceilings, lots of natural light and ceiling fan. The second upstairs bathroom has tub and shower and wood vanity. Bedroom three functions as bedroom, den, or home office and contains a walk-in closet. Washer/dryer are conveniently located upstairs. The large 2-car garage features water heater closet and extra storage. Impact rated windows and doors qualify for maximum insurance discounts. The covered lanai features a ceiling fan and TV hookup, plus the extended patio is perfect for grilling and outdoor dining - no rear neighbors! Wired for cable, internet, security cameras. Low HOA fees include, water, sewer, cable, internet, grounds maintenance, exterior maintenance, roof, pool and cabana! Convenient to everything- beaches, dining, shopping, parks, Pinellas Trail and the Jolley Trolley line. Washer and dryer do not convey. Room sizes are approx.

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250 N HARBOR DRIVE

PALM HARBOR, FL 34683

MLS #U8142227

\$365,900

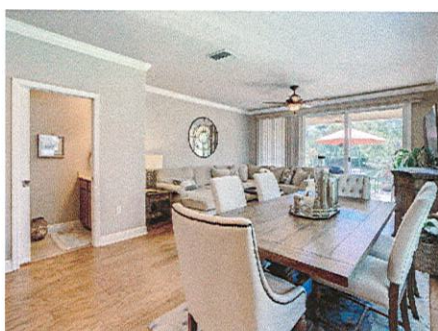
CLOSED 12/22/21

3 Beds 3.00 Baths

Year Built 2015

1,700 Sq. Ft. (\$215 / sqft)

Days on market: 10



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428 HARBOR RIDGE DRIVE

PALM HARBOR, FL 34683

MLS #U8148251

\$385,000**CLOSED** 2/15/22**3 Beds 3.00 Baths****1,700 Sq. Ft.** (\$226 / sqft)**Year Built 2011****Days on market: 2**

Details

Prop Type: Townhouse**County:** Pinellas**Area:** 34683 - Palm Harbor**Subdivision:** HARBOR RIDGE
OF PALM HARBOR**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.08**Lot Size (sqft):** 3,309**Garages:** 2**List date:** 1/9/22**Sold date:** 2/15/22**Off-market date:** 1/11/22**Updated:** Feb 16, 2022 11:58
AM**List Price:** \$369,900**Orig list price:** \$369,900**Assoc Fee:** \$325**Taxes:** \$2,996

Features

Appliances: Dishwasher,
Disposal, Microwave, Range,
Refrigerator**Association Fee Frequency:**
Monthly**Association Fee Includes:**
Cable TV, Community Pool,
Escrow Reserves Fund,
Internet, Maintenance
Structure, Maintenance
Grounds, Pool Maintenance,
Sewer, Trash, Water**Association Name:**
Ameritech**Building Area Units:** Square
Feet**Community Features:** Deed
Restrictions, Pool**Construction Materials:**
Block, Stucco**Cooling:** Central Air**Covered Spaces:** 2.0**Direction Faces:** East**Disclosures:** HOA/PUD/
Condo Disclosure, Seller
Property Disclosure**Exterior Features:** Hurricane
Shutters, Irrigation System,
Sliding Doors**Flooring:** Carpet, Ceramic
Tile**Foundation Details:** Slab**Heating:** Central**Interior Features:** Ceiling
Fans(s), Eating Space In
Kitchen, High Ceiling(s),
Kitchen/Family Room
Combo, Solid Wood
Cabinets, Split Bedroom,
Stone Counters, Walk-In
Closet(s), Window
Treatments**Laundry Features:** Inside**Levels:** Two**Pets Allowed:** Yes**Road Surface Type:** Paved**Mike Willey**

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Roof: Shingle**Sewer:** Public Sewer**Utilities:** Public**Virtual Tour:** [View](#)**Water Source:** Public**Window Features:** Blinds**Garage Yn:** true**Additional Rooms:** Inside
Utility

Remarks

This special Palm Harbor Townhome will surely not last long! Welcome to your very own oasis, you will feel like you have escaped to your very own slice of paradise when you arrive. This home has been exceptionally well cared for by the original owner and you will notice the pride of ownership. This townhome really offers so very much, Lots of living space, high ceilings and lots of natural light. You will feel very much at home the moment you enter the home. The kitchen has lots of granite counters, wood cabinets, stainless steel appliances, breakfast bar and is large enough for another dining space. The great room is the centerpiece of this property and the oversized sliding door leads to your very own tropical oasis. You will just love to exterior space! Lush landscaping and pavers make this a place to go unwind, enjoy privacy in your very own outdoor space. This two-story townhome has 3 very nice size bedrooms upstairs. Split floorplan, including laundry room also located on the second floor. The master suite offers another relaxing space to enjoy your home, including a huge walk-in closet. The master bath will not disappoint, you will feel like you are at your very own spa without leaving home. This lovely community has a pool and is just minutes away from watching the sunset from Crystal Beach. Close to all our wonderful beaches including Honeymoon Island, Clearwater Beach, Sunset Beach, and Howard Park. All of this in a wonderful Palm Harbor location, no flood insurance needed. This is a true turnkey home including a new air conditioner installed in 2020. HOA fees include cable, internet, water/sewer, and garbage.

Mike Willey

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428 HARBOR RIDGE DRIVE

PALM HARBOR, FL 34683

MLS #U8148251

\$385,000

CLOSED 2/15/22

3 Beds 3.00 Baths

Year Built 2011

1,700 Sq. Ft. (\$226 / sqft)

Days on market: 2



Mike Willey

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478 HARBOR SPRINGS DRIVE

PALM HARBOR, FL 34683

MLS #U8139008

\$385,000**CLOSED** 11/10/21**3 Beds 3.00 Baths****1,840 Sq. Ft.** (\$209 / sqft)**Year Built 2016****Days on market: 3**

Details

Prop Type: Townhouse**County:** Pinellas**Area:** 34683 - Palm Harbor**Subdivision:** HARBOR SPGS OF PALM HARBOR**Style:** Traditional**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.06**Lot Size (sqft):** 2,474**Garages:** 2**List date:** 10/8/21**Sold date:** 11/10/21**Off-market date:** 10/11/21**Updated:** Nov 11, 2021 11:00 AM**List Price:** \$379,950**Orig list price:** \$379,950**Assoc Fee:** \$251**Taxes:** \$117**High:** Tarpon Springs High-PN**Middle:** Tarpon Springs Middle-PN**Elementary:** Sutherland Elementary-PN

Features

Appliances: Dishwasher, Microwave, Range, Refrigerator**Association Fee Frequency:** Monthly**Association Fee Includes:** Cable TV, Internet, Maintenance Structure, Maintenance Grounds, Pool Maintenance, Sewer, Trash**Association Name:** First Choice Metro Realty**Building Area Units:** Square Feet**Community Features:** Pool**Construction Materials:** Block, Stucco**Cooling:** Central Air**Covered Spaces:** 2.0**Direction Faces:** South**Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure**Exterior Features:** Irrigation System, Sidewalk, Sliding Doors**Flooring:** Carpet, Tile**Foundation Details:** Slab**Furnished:** Unfurnished**Heating:** Electric**Interior Features:** Ceiling Fans(s), High Ceiling(s), Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s)**Laundry Features:** Inside, Upper Level**Levels:** Two**Lot Features:** Sidewalk**Parking Features:** Driveway**Patio And Porch Features:** Rear Porch**Pets Allowed:** Yes**Road Surface Type:** Paved**Roof:** Shingle**Sewer:** Public Sewer**Mike Willey**

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Utilities: Public**Virtual Tour:** [View](#)**Window Features:** Shutters**Additional Rooms:** Inside**Vegetation:** Mature
Landscaping**Water Source:** Public**Garage Yn:** true

Utility

Remarks

BE PREPARED TO FALL IN LOVE! RARE FIND! 3 BEDROOMS, 2.5 BATH, 2 CAR GARAGE - STUNNING Townhome BUILT 2016 that BACKS to GREENSPACE! Enjoy the maintenance -free living! The home features: Beautiful WIDE BASEBOARDS, KNOCKDOWN/ SMOOTH CEILINGS throughout & TILE floors on Main floor. Sought after OPEN Concept floor plan! Kitchen OVERLOOKS to Great room & EAT-IN KITCHEN. Kitchen has STAINLESS STEEL APPLIANCES, GRANITE countertops, LARGE Kitchen ISLAND, UPGRADED 42 WOOD Cabinetry, MIELE High-end Dishwasher & UNBELIEVEABLE WALK-IN PANTRY (3x14). The Great Room has a HIGH ceiling with sliding glass door opening to INVITING Back porch area. Enjoy the SPACIOUS, COVERED (19x11) Back Porch with extended pavers area & ceiling fan w/ no rear neighbors for OUTDOOR Living or Stroll down to the COMMUNITY POOL. LOTS of NATURAL light. GORGEOUS MASTER Suite with TRAY Ceilings & HUGE, WALK-IN Closet (10x7). MASTER Bath (8x11) with DUAL, GRANITE Sinks. Upstairs spare Bath features GRANITE Vanity & Shower over tub. UPSTAIRS Laundry, PLANTATION SHUTTERS throughout!! Garage is HURRICANE Rated, plumbed for water softener & has Storage Shelves. A short walk to WALL SPRINGS PARK and minutes from DOWNTOWN TARPON SPRINGS, SUNSET BEACH, FRED HOWARD PARK BEACH, golf courses & dining! This is the home you DESERVE! Pride of Ownership shows throughout!! NO FLOOD INSURANCE Required. Dont forget to check out the Virtual Tour!

Mike Willey

Blackstone Real Estate Services

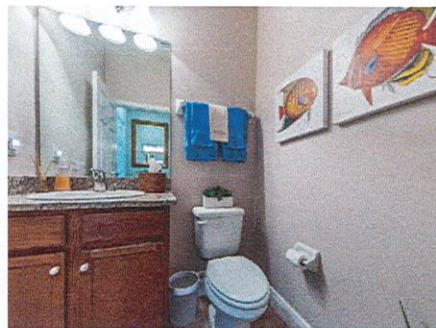
Cell: 813-409-0488

mike.willey@blackstonerealestateservices.com | <http://BlackstoneRealEstateServices.com> | License Number BK3268554

478 HARBOR SPRINGS DRIVE

PALM HARBOR, FL 34683

MLS #U8139008

\$385,000**CLOSED** 11/10/21**3 Beds 3.00 Baths****Year Built 2016****1,840 Sq. Ft. (\$209 / sqft)****Days on market: 3****Mike Willey**

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Analysis

Mike Willey

Blackstone Real Estate Services

Comparable Property Statistics

S 3 Sold Listings

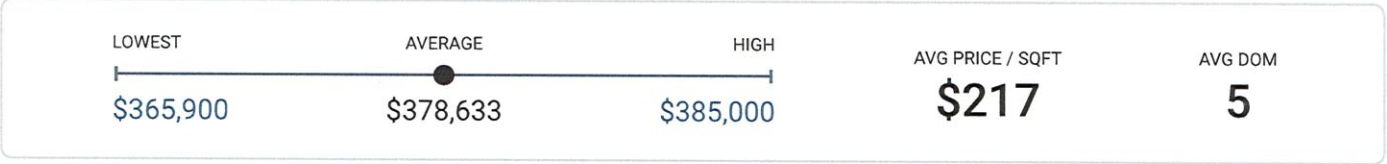
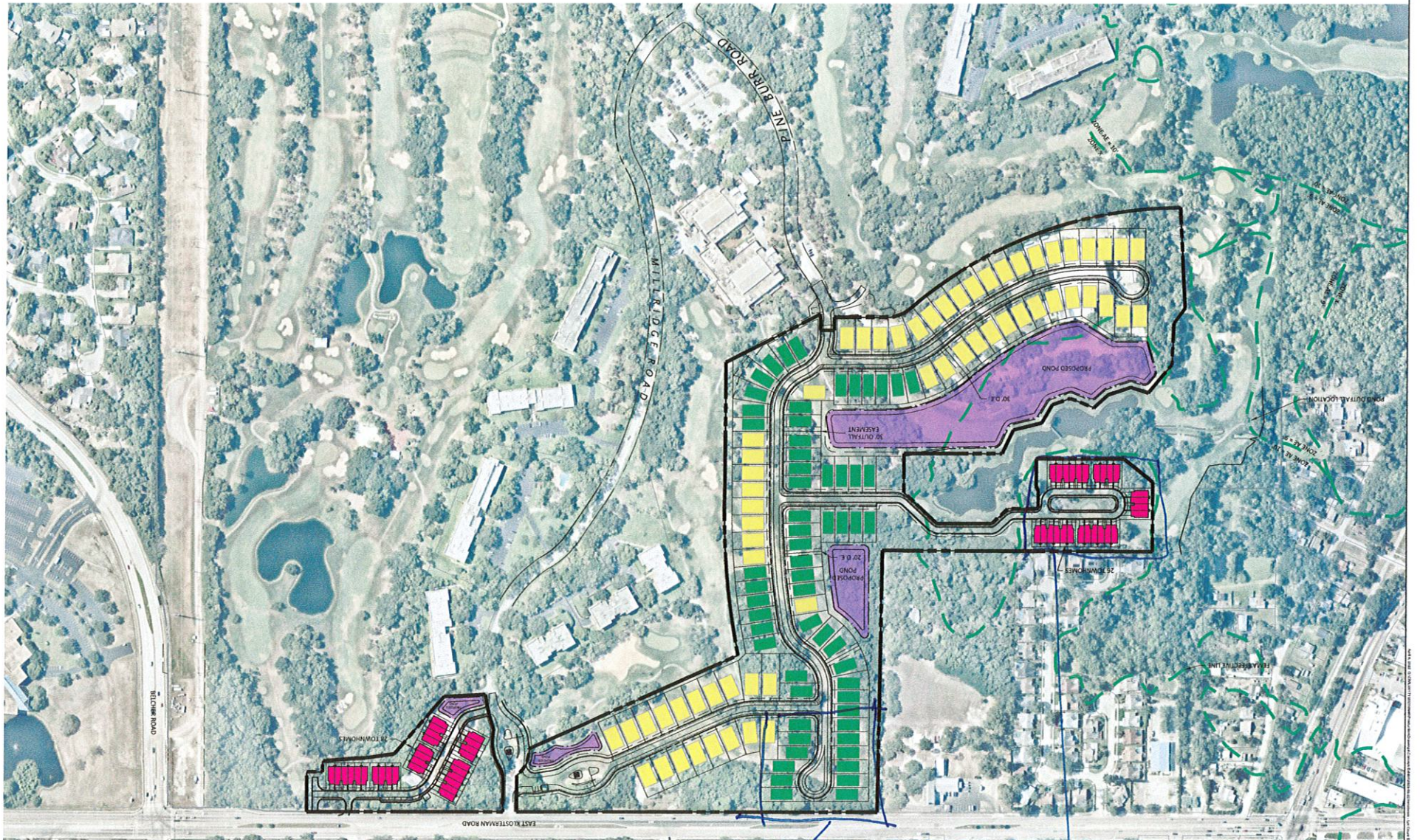


Exhibit 4



Townhomes

Single Family

Johnson, Krista

From: Pinellas County Clerk of the Circuit Court and Comptroller
<noreply@mypinellasclerk.org> on behalf of noreply@mypinellasclerk.org
Sent: Monday, May 23, 2022 2:15 PM
To: BCC Agenda Comments

Categories: UPLOADED, DOWNLOADED, SENT TO BOARD REPORTERS

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Live Form

Topic Case No. FLU-21-06 (Salamander Innisbrook, LLC)

BCC Agenda Date 5-24-2022

Your Stand on the Issue Oppose

Comments

Please do not be fooled by the claim of “trading” density parcels as the ones “traded” for the new proposed parcels are swimming pools, clubhouses and parking lots that were not going to be residential. I suggest you tour the Innisbrook property to see the impact this development will have on the reduction of open and natural spaces. Be aware of the impact on Klosterman with the increased traffic. Especially in light of the newly approved subdivisions at Klosterman and Belcher and on Alt. 19 just south of Klosterman which is adjacent to Innisbrook property (Noell family property). A traffic light at Klosterman and the entrance to Innisbrook should be a requirement of the approval of the project (reference the traffic nightmare at Belcher and the entrance to Innisbrook). While there was a lengthy discussion regarding the exit from the townhouse part (right turn only) as to fire trucks exiting, this additional exit will actually help the general traffic flow out of the resort. The buildings and parking lot on the property where the townhouses are proposed in the northeast part only take up a portion of that section of the development. The speakers made it sound like it was the entire part. There is natural land making up about half the space. Again, I suggest a site visit with particular attention to the above points and the visibility of oncoming cars from each direction into and out of the resort on Klosterman. The traffic study presented was commissioned by Innisbrook Salamander and only addresses the impact on the physical roadway not the increased traffic volume.

Citizen Name Cynthia Wellman

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