

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

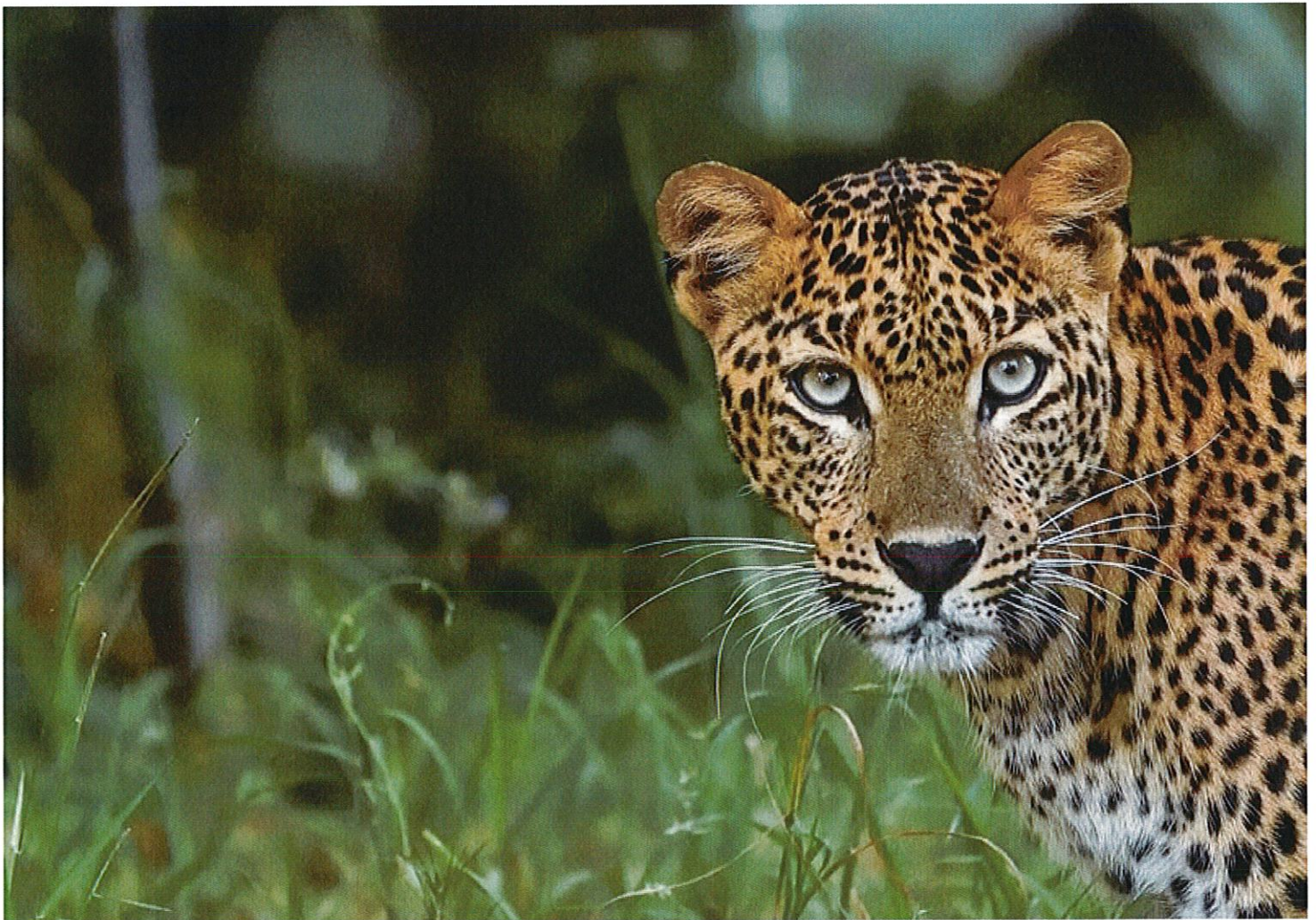
68% Decline in Species Population Sizes Since 1970- WWF

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

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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 an independent study.

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

FLU-21-06

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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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.

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

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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

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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

To whom it may concern:

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

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