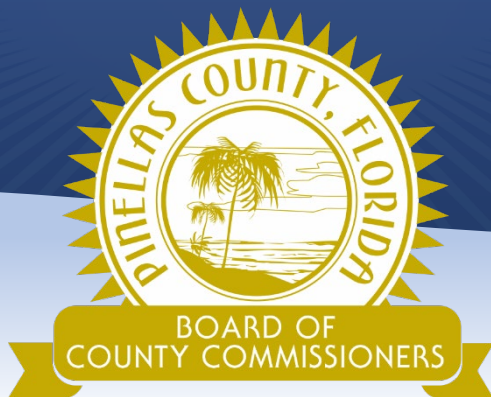


Salamander Innisbrook, LLC

Case #s FLU-21-06 & DMP-21-02

October 25, 2022



Our Vision:
To Be the Standard for
Public Service in America.

Request



Subject Property

- **Innisbrook Resort – 36750 US Highway 19 N. in Palm Harbor**
- **Future Land Use Map Amendment: Approximately 64.1 acres**
- **Development Master Plan Modification: Approx. 845 acres (Parcel L: 53.71 acres)**

Future Land Use Map (FLUM) Amendment – 2nd BCC public hearing

From: R/OS, RS, RLM – To: RL (42.83 acres)

From: RE, RS, RLM – To: R/OS (21.27 acres)

Development Master Plan (DMP) Modification

- **Transfer existing residential entitlements (180 units) into proposed Parcel L**
- **Establish allowable uses and development parameters for proposed Parcel L**

Zoning Atlas: RPD, Residential Planned Development (no change proposed)



Location

Red – Innisbrook DMP
Blue – Proposed Parcel L



Innisbrook Overview

Innisbrook Master-Planned Development

- **Covers approximately 845 acres**
- **Created in the late 1960s – gated golf resort and residential community**
- **Approved for 2,305 residential units – 1,876 have been built**
 - Mixture of apartments, condos, and single family detached homes
- **Four 18-hole golf courses**
 - Also 3 clubhouses, golf driving ranges and teaching facility, tennis and racquetball, multiple swimming pools, fitness center, spa, 4 restaurants, and convention and event space

Request Overview

Salamander Innisbrook, LLC – Applicant

- **Proposing to modify one of the four golf courses (Osprey North) into a short course and build 180 of the 429 entitled units**
- **Will require a FLUM amendment and DMP modification**
 - FLUM amendment to allow for residential uses where proposed
 - FLUM amendment to change residential to recreation/open space
 - DMP modification to transfer entitlements into the area proposed – new Parcel L – and to set development parameters for the new residential units



FLUM



- Subject Areas (FLU-21-06)
- InnisBrook_L8
- Residential Rural
- Residential Estate
- Residential Suburban
- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium
- Commerical General
- Employment
- Residential Office General
- Preservation
- Preservation Resource Management
- Recreation Open Space
- Institutional
- Transportation Utility
- Water
- Pinellas County



lic Service in America

Proposed DMP Modification

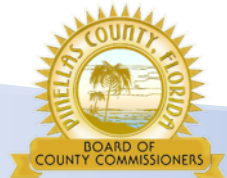
Establish Parcel L

Internal transfer of entitlements

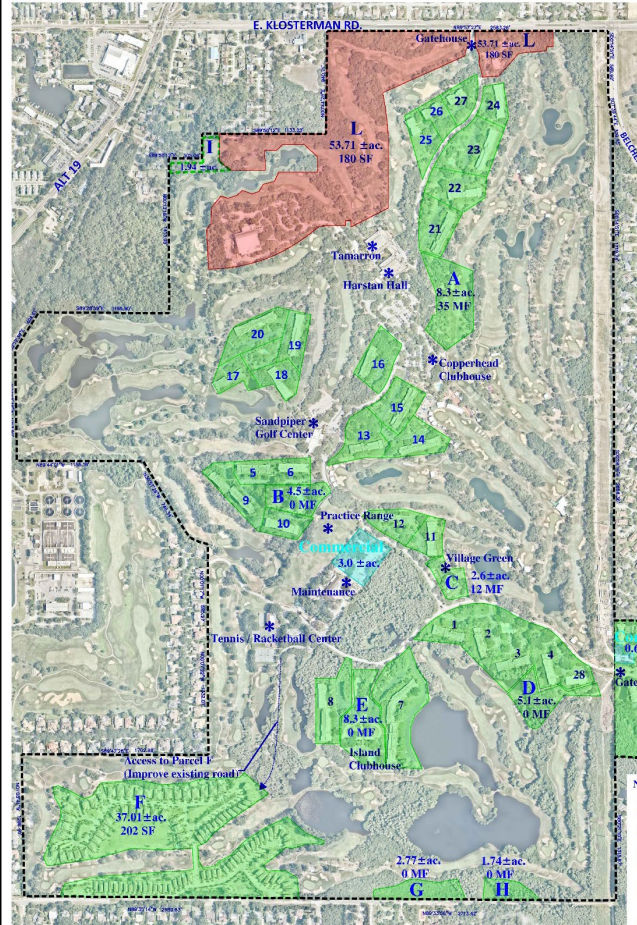
180 residential units

From: Parcels B, D, E, F, G, H

To: Parcel L



Our Vision: To Be the Stand



TOTAL VESTED RESIDENTIAL UNITS = 2,295
 ADDITIONAL 4.1 ACRE (RPD) UNITS = 10

Total 2,305
 EXISTING UNITS = 1,876
 MAXIMUM ADDITIONAL UNITS = 429

EXISTING MF RESIDENTIAL DEVELOPMENT PARCELS
 Currently contain 1370 units

PROPOSED NEW PARCEL L
 53.71 acres, 180 du **

POTENTIAL COMMERCIAL DEVELOPMENT PARCELS
 3.6 ± acres

(38,075 sf of Maximum commercial allowed to be located on parcels B, D, E, F, G, H and this parcels to remain 38,075 sf of Commercial Space.)

Land Use Table

Parcel/ Lodge #	Lodge Name	Units	Acres
1	Brynnyd	24	2.68
2	Berkshire	30	3.28
3	Belfast	38	4.22
4	Balthasar	28	3.78
5	Lalinh	24	1.77
6	Luthen	28	1.63
7	Conterbury	83	7.80
8	Camoufflet	57	4.18
9	Klornay	57	3.71
10	Hayfield	24	2.10
11	Dornoch	24	1.85
12	Dublin	24	2.65
13	Marlon	51	3.59
14	Maldonado	24	3.59
15	Mulfield	51	3.24
16	Musleburgh	28	3.18
17	Portwash	24	1.82
18	Portmarnoch	24	2.20
19	Pine Valley	51	2.41
20	Priewick	51	3.58
21	Rosemarin	51	3.44
22	Royal Amberden	24	3.81
23	St. Andrew	51	4.87
24	St. George	24	1.65
25	Turnberry	12	2.44
26	Tron	12	1.83
27	Sunningdale	12	2.11
28	Aquad	12	1.13
Commercial	N/A	N/A	3.6
A	Parcel A	35	8.3
B	Parcel B	0	2.44
C	Parcel C	12	2.6
D	Parcel D	0	3.81
E	Parcel E	302	5.85
F	Parcel F	302	37.01
G	Parcel G	0	2.77
H	Parcel H	0	1.74
I	Parcel I	0	1.94
J	Parcel J	396	33.9
K	Parcel K	432	34.6
N/A	Open Space	N/A	604.80
		2,305	845.55
		Total	

* Total Acreage for Both Commercial Parcels.
 ** Parcel L contains 10.89 acres of Open Space.

Notes:

- Existing Residential Development Parcels based on recorded condominium plats of residential units.
- Proposed MF Residential Development Parcels coincide with RE, RL and RLM designations on the Pinellas County FLUM.
- Potential Commercial Development Parcels not to exceed 38,075 SF.
- 38,075 SF commercial space may be located elsewhere within project subject to county staff approval.
- The eastern 2,157 acres of Parcel "T" are incorporated into Parcel L. The balance of 1.94 acres of Parcel "T" remains in use as golf course/open space.
- Bushbrook Resort will remove invasive species and replant native hardwood and palm trees in various locations throughout the RPD site in a phased manner over the next five years.
- For Parcel L, the following design requirements shall apply.
 - All roads shall be designed to meet the current Base Flood

Site Photos

- Innisbrook entrance area from Klosterman Road
- Two office buildings in NE corner of Parcel L – proposed location for townhouses



Site Photos

- NW area of Parcel L adjacent to Klosterman Oaks subdivision
- Proposed townhouse location



Site Photos

- Inverness Hall convention center in SW area of Parcel L
- Proposed location for single family homes



Site Photos



NW area of Parcel L



Our Vision: To Be the Standard for Public Service in America

Site Photos



NE Parcel L office area



Inverness Hall parking area

Land Use Amendment

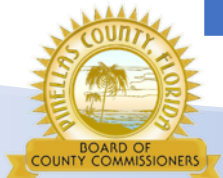
- **Changes to Residential Low (RL) necessary to support the transfer of entitled units to new Parcel L**
- **Changes from residential designations (Parcels B, D, E, G, H) to Recreation/Open Space (R/OS) to offset the reduction of recreation and open space area**

Land Use Amendment



From Residential Suburban (RS), Residential Low Medium (RLM), Recreation/Open Space (R/OS) to Residential Low (RL)

Parcel	Size	Current FLUM	Proposed FLUM
L-1	2.054 ac	RS	RL
L-3	8.148 ac	RLM	RL
L-4	28.540 ac	R/OS	RL
L-5	4.085 ac	R/OS	RL
Total	42.827 ac		42.827 ac RL

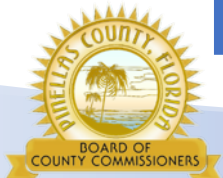


Land Use Amendment



From Residential Low Medium (RLM) and Residential Suburban (RS) to Recreation/Open Space (R/OS)

Parcel	Size	Current FLUM	Proposed FLUM
L-6	1.103 ac	RLM	R/OS
L-7	1.068 ac	RS	R/OS
L-8	0.105 ac	RS	R/OS
L-9	0.103 ac	RS	R/OS
L-10	2.233 ac	RLM	R/OS
Total	4.612 ac		4.612 ac R/OS

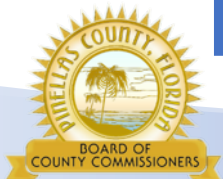


Land Use Amendment



From Residential Low Medium (RLM) and Residential Estate (RE) to Recreation/Open Space (R/OS)

Parcel	Size	Current FLUM	Proposed FLUM
B	2.444 ac	RLM	R/OS
D	3.857 ac	RLM	R/OS
E	5.854 ac	RLM	R/OS
G	2.770 ac	RE	R/OS
H	1.736 ac	RE	R/OS
Total	16.661 ac		16.661 ac R/OS



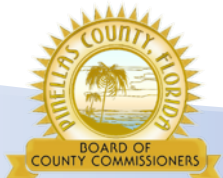
Land Use Amendment



Coastal High Hazard Area (CHHA)

Comprehensive Plan policy:

- **Coastal Management Element, Policy 1.3.5: no more than 5 du/ac permitted**
 - Current RLM designation within CHHA (10 du/ac) being changed to RL (5 du/ac) to be consistent with policy
 - No new residential entitlements proposed within Innisbrook. All proposed development accounted for in the DMP

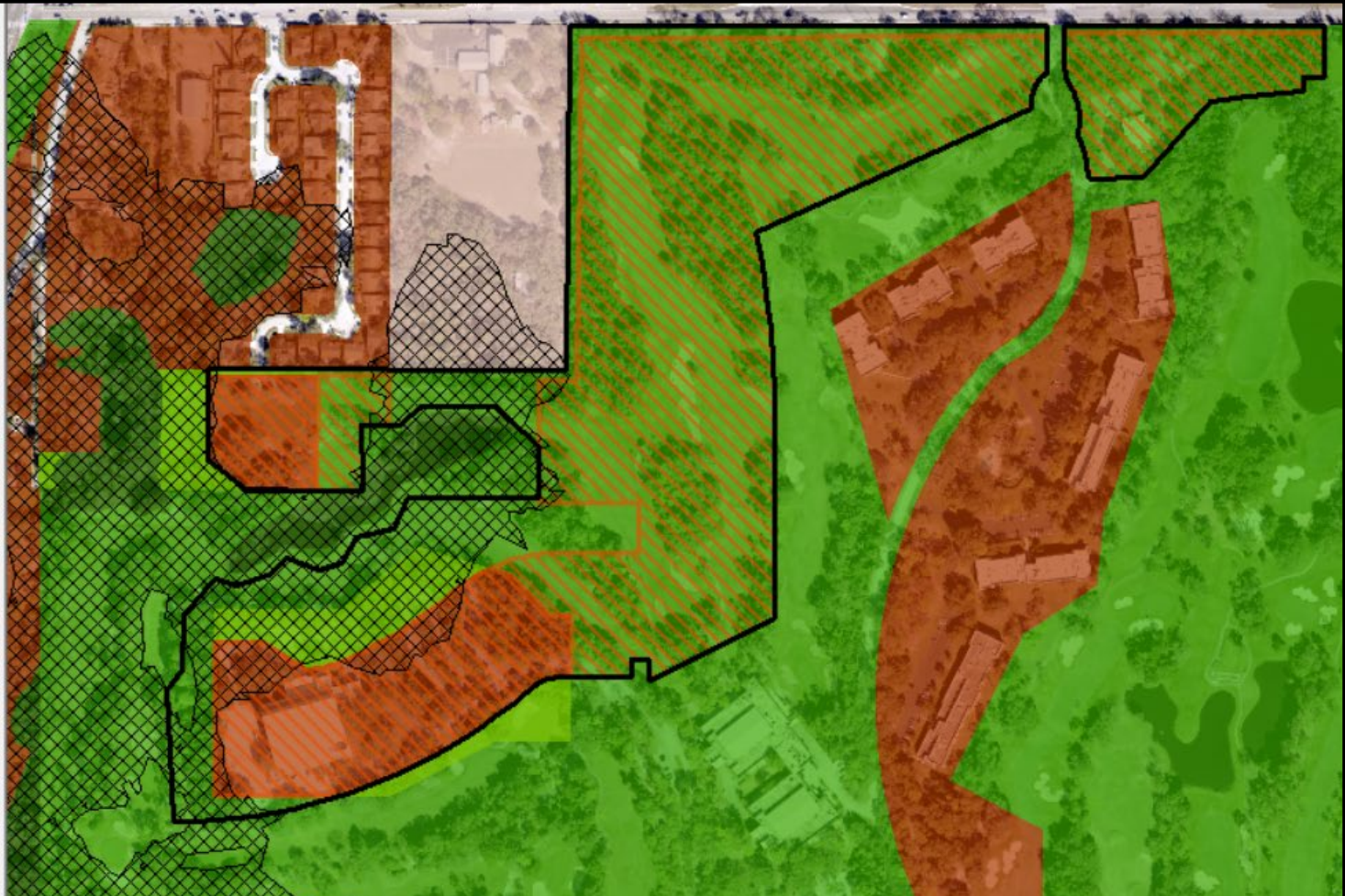


Coastal High Hazard Area (CHHA)

- **Small portion of Parcel L proposed for residential units is within CHHA**
 - Currently designated RLM (10 du/ac)
 - Changing to RL (5 du/ac)
- **Access drive crosses CHHA to access townhouse cluster**
- **DMP commitments**
 - Habitable buildings will be constructed to exceed the current required finished floor elevation by two feet (2')
 - Roadways designed to meet current BFE, maintain existing drainage pattern, and drainage flow underneath roadway

Land Use Amendment

- ☒ CHHA
- ☒ Innisbrook New Parcel
- ☒ Land Use Proposed Project a labels
 - Preservation
 - Rec/Open Space
 - Residential
 - Commercial
 - Employmentl
 - Institutional
 - Transpo/Utilities
 - Water
- ☒ Land Use Proposed labels
 - Preservation
 - Rec/Open Space
 - Residential
 - Commercial
 - Employmentl
 - Institutional
 - Transpo/Utilities
 - Water
- ☒ Aerials2021



Land Use Amendment

Recreation/Open Space (R/OS)

Comprehensive Plan policy:

- **Recreation, Open Space & Culture Element, Objective 1.5: prohibit the conversion of *dedicated* recreation/open space and encourage retention of *non-dedicated* recreation/open space**
 - Only *non-dedicated* recreation/open space
 - Innisbrook recreation and open space area reduced from 73% to 72% of total DMP area
 - Primarily golf course, ancillary buildings and parking area
 - Private, gated and internal to Innisbrook

Recreation/Open Space (R/OS)

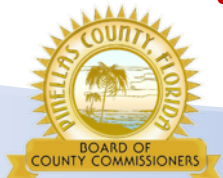
- **Net reduction of R/OS: 11.35 acres**
 - Non-dedicated recreation/open space land
 - Includes golf course area as well as ancillary buildings and parking areas established on R/OS designated land
 - Area proposed to be designated as Residential Low (RL), including the transfer of entitled units from other areas of Innisbrook
 - Reduction in size to one of the four golf courses – all four courses will remain
- **DMP commitments**
 - Applicant is committing to various mitigation measures to offset impact

RPD, Residential Planned Development

- **No zoning change proposed**
- **Allows a full range of residential dwelling types**
- **Allows complementing nonresidential uses**
- **Development parameters (e.g., height, lot size) are flexible**
- **Requires a Development Master Plan (DMP)**

Transfers Existing Residential Entitlements

- **Moves 180 residential units from six other areas of Innisbrook into newly created Parcel L (portion of the Osprey North golf course)**
- **Residential potential eliminated in five of the six sending areas**
- **Creates Parcel L (53.71 acres), allocates uses, and sets development parameters for the proposed residential units**
 - Mixture of single family detached homes and townhouses
 - Open space and stormwater ponds
 - Road layout and access points
 - Lot sizes and building setbacks
 - 35-foot max building height
 - Buffering and mitigation





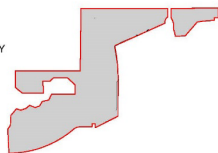
PRELIMINARY ILLUSTRATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY. FINAL ACTION SUBJECT TO FINAL DESIGN AND PERMITTING.

OWNERSHIP PARCEL BOUNDARY

LEGEND

- PARCEL L BOUNDARY
- PROPERTY LIMITS

TOTAL OWNERSHIP
PARCEL SIZE: ±53.71 AC



LEGEND

- RPD BOUNDARY
- PARCEL L BOUNDARY
- CONVEYANCE SWALE
- RIGHT OF WAY
- PROPERTY APPRAISER
PARCEL BOUNDARIES
- STORMWATER POND
- EXISTING VEHICULAR ACCESS
- PROPOSED VEHICULAR ACCESS

NOTES:

- INNSBROOK RESORT WILL REMOVE INVASIVE SPECIES AND REPLANT NATIVE HARDWOOD AND PALM TREES IN VARIOUS LOCATIONS THROUGHOUT THE RPD SITE IN A PHASED MANNER OVER THE NEXT FIVE YEARS.
- FOR PARCEL L, THE FOLLOWING DESIGN REQUIREMENTS SHALL APPLY:
 - ALL ROADS SHALL BE DESIGNED TO MEET THE CURRENT BASE FLOOD ELEVATION. THE ENTRANCE TO THE RESORT TOWNHOUSE SECTION SHALL ALSO PROVIDE DRAINAGE FLOW UNDER THE ROAD.
 - ALL OF THE HARTMAN BUILDINGS SHALL BE CONSTRUCTED TO EXCEED THE CURRENT REQUIRED FINISHED FLOOR ELEVATION BY TWO FEET (2').

INNSBROOK RESORT SITE DATA TABLE PARCEL L

	EXISTING	PROPOSED
SITE SIZE	53.71 AC TOTAL SITE - 53.71 AC UPLANDS - 0 AC WETLANDS	53.71 AC TOTAL SITE - 53.71 AC UPLANDS - 0 AC WETLANDS
FLU PLAN CATEGORY	R6 (2.5 DU/AC) RLR (10 DU/AC) R/OS	RL (5 DU/AC)
ZONING DISTRICT	RPD	RPD
EXISTING LAND USE	PORTION OF NORTH GOLF COURSE INVERNESS HALL & SURFACE PARKING (CONVENTION CENTER) TWO OFFICE BUILDINGS & SURFACE PARKING	180 DU RESIDENTIAL SINGLE FAMILY DETACHED & TOWNHOUSE STYLES
DENSITY	N/A	3.35 DU/AC
FLOOD ZONE	AE (10) X	AE (10) X
LOT SIZE	N/A	SINGLE FAMILY DETACHED: 5,000 SF & 6,000 SF
LOT DIMENSIONS	N/A	SINGLE FAMILY DETACHED: 60' x 130' 60' x 130' 60' x 130'
	N/A	SINGLE FAMILY DETACHED FRONT: 20' SIDE: 5' REAR: 15' CORNER LOT: 15' FROM SECONDARY STREET TOWNHOUSES FRONT: 20' REAR: 10' BETWEEN BUILDINGS: 15'
SETBACKS - PRINCIPAL STRUCTURE	N/A	5' FROM SIDE & REAR LOT LINES
SETBACK - ACCESSORY STRUCTURES	N/A	35' ALL RESIDENTIAL UNITS
HEIGHT	N/A	35' ALL RESIDENTIAL UNITS

TYPICAL LOT LAYOUT

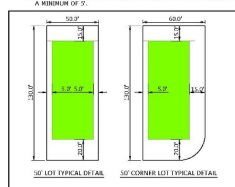
- HARDWOOD BUILDING SETBACKS: 10' FOR SINGLE FAMILY DETACHED
- INCREASED SIDE YARD SETBACKS WILL BE PROVIDED WHERE NECESSARY TO ALLOW PROPER MAINTENANCE AND SERVICEABILITY OF MECHANICAL EQUIPMENT
- SIDE AND REAR SETBACKS FOR ACCESSORY STRUCTURES SHALL BE A MINIMUM OF 5'



TOWNHOUSE LOTS

TYPICAL LOT LAYOUT

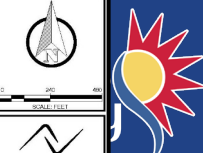
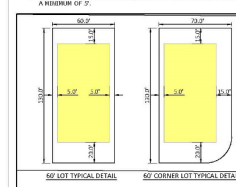
- HARDWOOD BUILDING SETBACKS: 10' FOR SINGLE FAMILY DETACHED
- INCREASED SIDE YARD SETBACKS WILL BE PROVIDED WHERE NECESSARY TO ALLOW PROPER MAINTENANCE AND SERVICEABILITY OF MECHANICAL EQUIPMENT
- SIDE AND REAR SETBACKS FOR ACCESSORY STRUCTURES SHALL BE A MINIMUM OF 5'



SINGLE FAMILY DETACHED LOTS

TYPICAL LOT LAYOUT

- HARDWOOD BUILDING SETBACKS: 10' FOR SINGLE FAMILY DETACHED
- INCREASED SIDE YARD SETBACKS WILL BE PROVIDED WHERE NECESSARY TO ALLOW PROPER MAINTENANCE AND SERVICEABILITY OF MECHANICAL EQUIPMENT
- SIDE AND REAR SETBACKS FOR ACCESSORY STRUCTURES SHALL BE A MINIMUM OF 5'



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INNSBROOK RESORT
PINELLAS COUNTY, FLORIDA
DEVELOPMENT
MASTER PLAN
PARCEL L

2/28/2024 2:02 PM
DATE 1/15/2024

1 OF 5

REVISED SUBMISSION

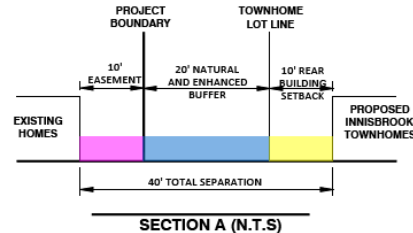
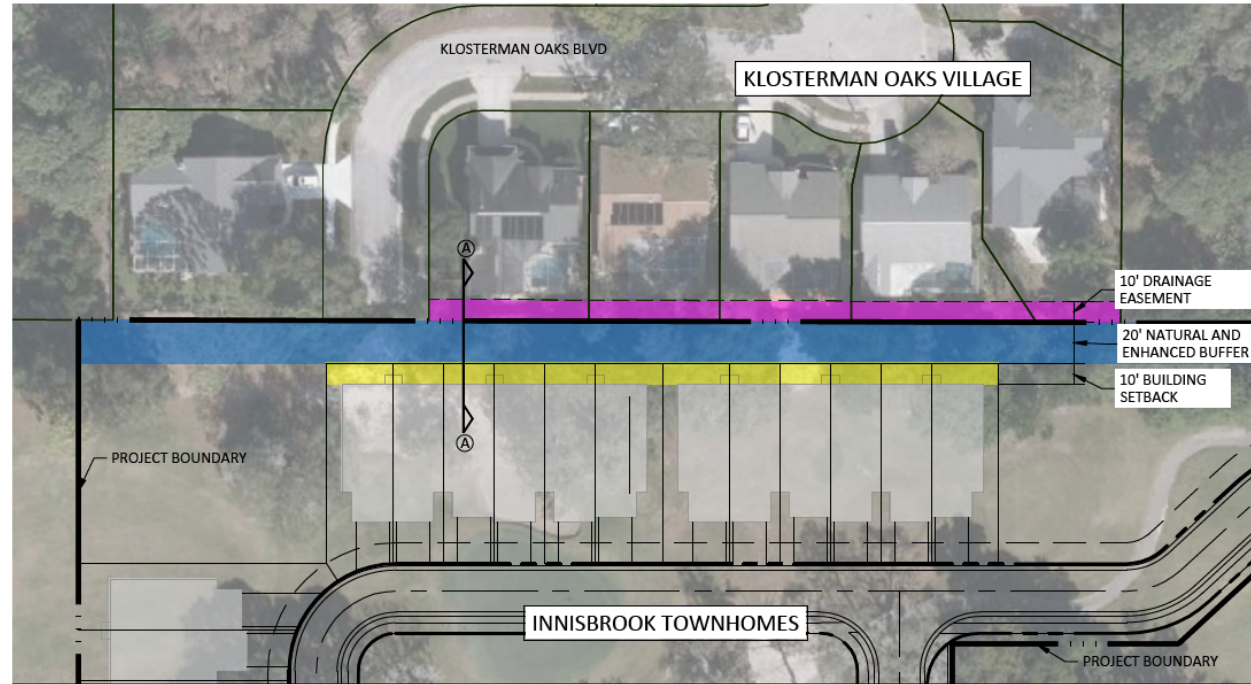
DMP – Proposed Mitigation

The following mitigative measures are binding within the DMP

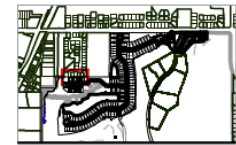
- **Enhanced buffering along property lines within Parcel L that are external to Innisbrook**
- **Invasive plant species removal and native replanting throughout various areas of the Resort**
- **Roads designed to meet current base flood elevation**
- **All habitable buildings constructed to exceed current required finished floor elevation by two feet (2')**

DMP – Proposed Buffer

May 5, 2022 C:\CIVIL\00171\2021\04\Production\Drawings\Concept\Exhibit\2022-05-02 Klosterman_Townhome Exhibit.dwg



DMP-21-02_Received_05_06_22

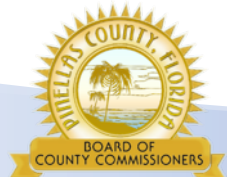


KEY MAP

INNISBROOK BUFFER EXHIBIT

EXH-A

05/05/2022



Our Vision



Traffic Impact Study

- **Minimal impact on surrounding public roadways**
- **Parcel L accessed from private roadways within Innisbrook**
- **Staffed gatehouse will be relocated to improve access**
- **Emergency access point onto Klosterman Road if required by the Fire Marshal**

Land Use Compatibility

- **Residential and institutional land uses to the north and northwest of Parcel L**
- **Residential Suburban (RS) and Residential Low (RL) land use designations on adjacent properties**
- **Buffer areas along north property line will be designated Recreation/Open Space (R/OS)**

Recommendation – Land Use (FLU-21-06)



Proposed Land Use Amendments

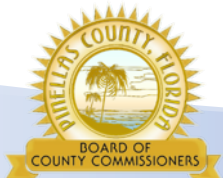
- **Compatible with surrounding uses**
- **Consistent with the Comprehensive Plan, minimal impacts**

Development Review Committee staff recommends Approval

Local Planning Agency recommends Approval (unanimous)

State and Regional Review Agencies – large scale amendment

- **No objection**



Recommendation – DMP (DMP-21-02)



Proposed DMP Modification

- **Requires approval of the companion land use case (FLU-21-06)**
- **Compatible with proposed land use case and consistent with RPD zoning**
- **Applicant committing to various mitigation measures**
- **Compatible with surrounding uses**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval

Local Planning Agency recommends Approval (unanimous)

