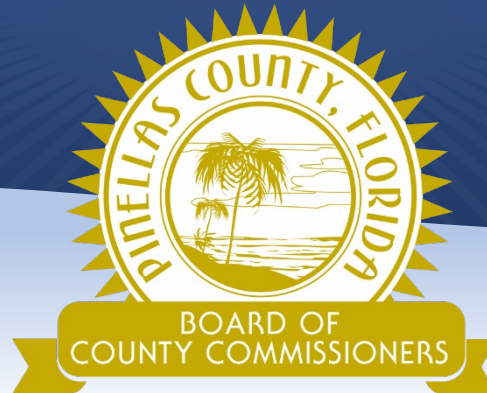


Salamander Innisbrook, LLC

Case # FLU-21-06

May 24, 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**

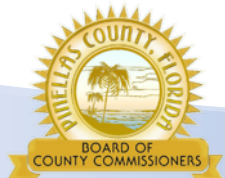
Future Land Use Map (FLUM) Amendment (Case # FLU-21-06)

- **Future Land Use Map Amendment: Approximately 64.1 acres**
- **Large-scale amendment – two public hearings**
- **From: R/OS, RS, RLM – To: RL (42.83 acres)**
- **From: RE, RS, RLM – To: R/OS (21.27 acres)**

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

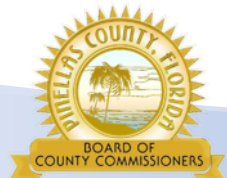
Development Master Plan (Case # DMP-21-02)

- **Modification to Master Plan reviewed by LPA on April 14, 2022**
- **To be heard with adoption of FLUM amendment**



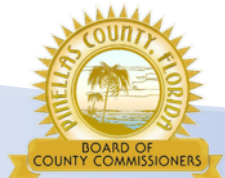
Innisbrook Development Master Plan (DMP)

- **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



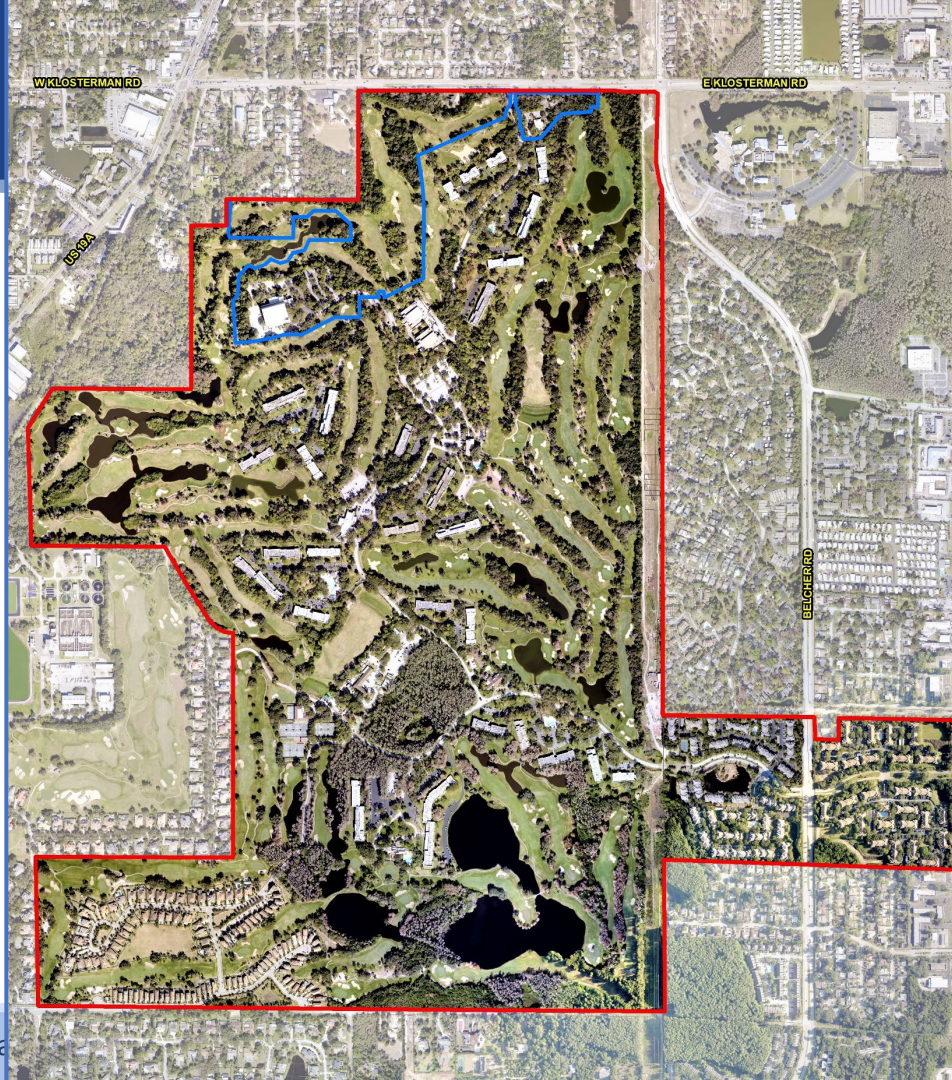
Salamander Innisbrook, LLC – Applicant

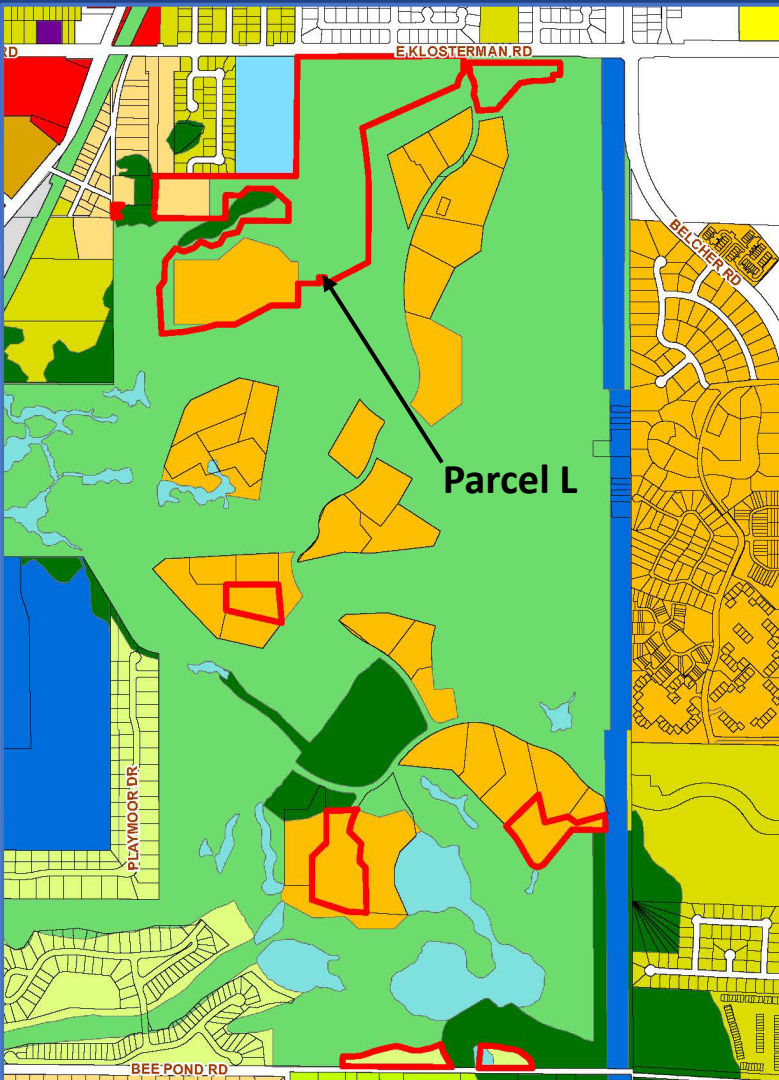
- **Proposing to modify one of the four golf courses (Osprey North) into a short course and build 180 of the 429 remaining units**
- **Will require a FLUM amendment (and DMP modification)**
 - FLUM amendment to allow for residential uses where proposed
 - FLUM amendment to change residential to recreation/open space



Location

Red – Innisbrook
Development Master
Plan (DMP)
Blue – Proposed Parcel L

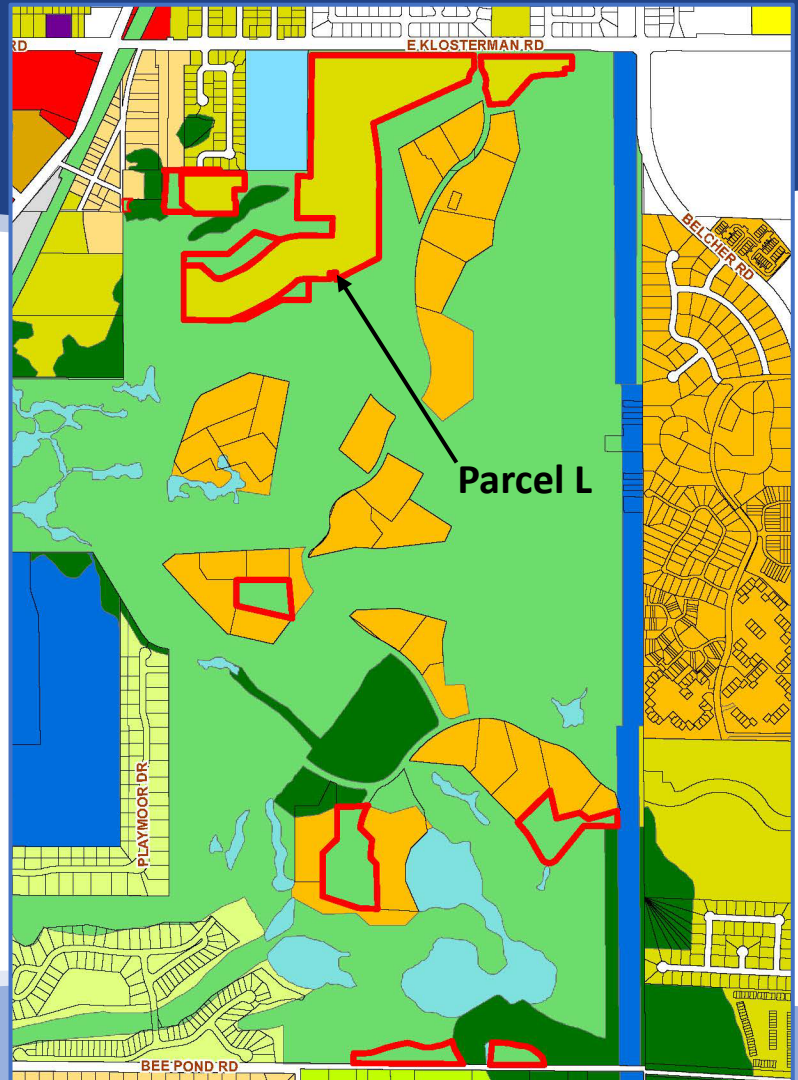




FLUM



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



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

Site Photos



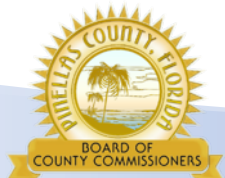
NE Parcel L office area



Inverness Hall parking area

Land Use Amendment

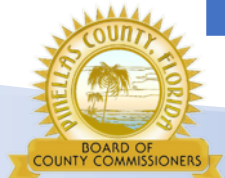
- **Changes to Residential Low (RL) designation necessary to support the transfer of entitled units to a new Parcel L**
- **Changes from residential designations (Parcels B,D,E,G and H) to Recreation/Open Space to offset the reduction of recreation and open space area**



Land Use Amendment

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

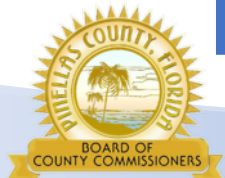
Parcel	Size	Current FLUM	Proposed FLUM
L-1	2.054 ac	RS	RL
L-3	8.148 ac	RLM	RL
L-4	28.540 ac	R/OS	RL
L-5	4.085 ac	R/OS	RL
Total	42.827 ac		42.827 ac RL



Land Use Amendment

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

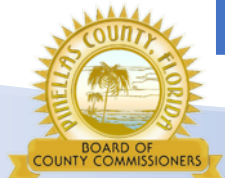
Parcel	Size	Current FLUM	Proposed FLUM
L-6	1.103 ac	RLM	R/OS
L-7	1.068 ac	RS	R/OS
L-8	0.105 ac	RS	R/OS
L-9	0.103 ac	RS	R/OS
L-10	2.233 ac	RLM	R/OS
Total	4.612 ac		4.612 ac R/OS



Land Use Amendment

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

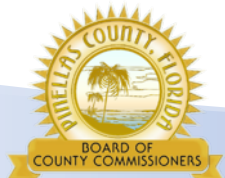
Parcel	Size	Current FLUM	Proposed FLUM
B	2.444 ac	RLM	R/OS
D	3.857 ac	RLM	R/OS
E	5.854 ac	RLM	R/OS
G	2.770 ac	RE	R/OS
H	1.736 ac	RE	R/OS
Total	16.661 ac		16.661 ac R/OS



Coastal High Hazard Area (CHHA)

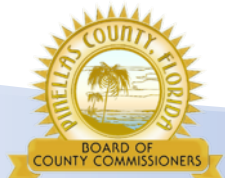
Comprehensive Plan policy:

- **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

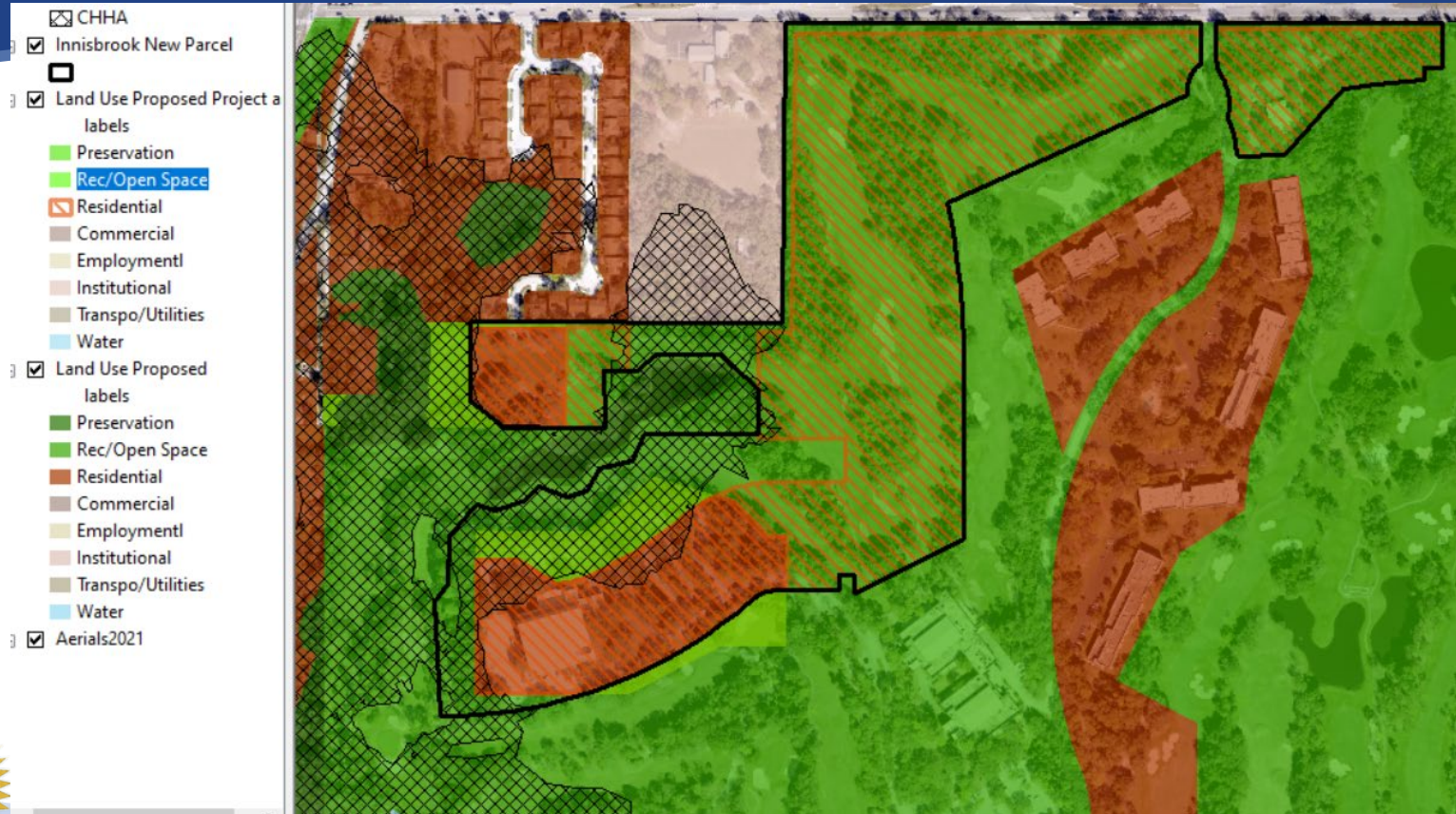


Coastal High Hazard Area (CHHA)

- **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**
- **Applicant is committing to various mitigation measures to offset impacts through the DMP**



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)

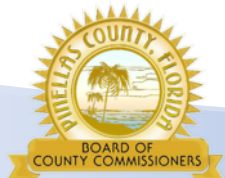
- **Net reduction of R/OS: 11.35 acres**
 - Non-dedicated recreation/open space land
 - Includes golf course area as well as ancillary buildings and parking areas established on R/OS designated land
 - Area proposed to be designated as Residential Low (RL), including the transfer of entitled units from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

Traffic Impact Study

- **Minimal impact on surrounding public roadways**

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 – 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

Board of County Commissioners

- **May 24, 2022, 6:00 PM; Transmittal hearing – large scale amendment**
- **Adoption hearing – after State and Regional Agency review**
- **DMP hearing will take place at time of FLUM adoption hearing**

