



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 22-16

Pinellas County

October 25, 2022



Pinellas County Requested Action

- Pinellas County seeks to amend parcels from Residential Very Low, Residential Low Medium and Recreation/Open Space to Residential Low Medium and Recreation/Open Space
- This amendment is located in Innisbrook Resort and is part of the Innisbrook Residential Planned Development district (Master Plan)
- The purpose of the proposed amendment is to facilitate the adaptation of an existing golf course into a 'short course' and to redevelop a portion of the existing course for new residential development

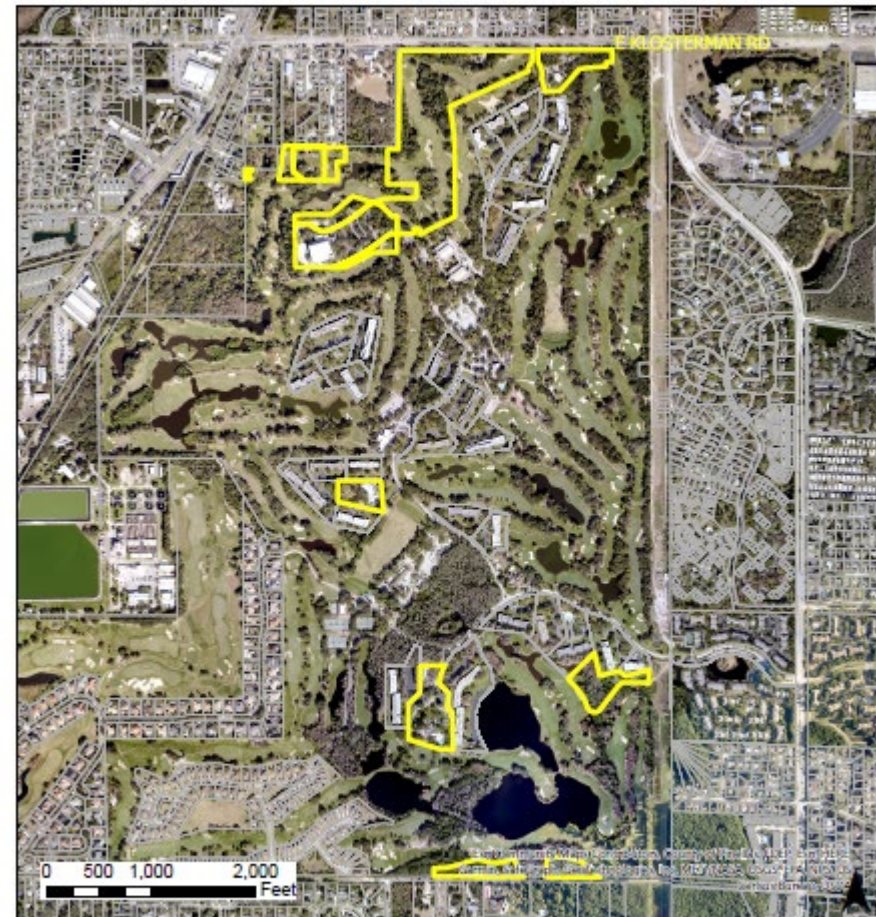


Site Description

- **Location:** 36750 US Highway 19 North
- **Area Size:** 64.1 acres
- **Existing Uses:** Recreation/open space, golf courses, single-family residential
- **Surrounding Uses:** Single-family residential, commercial retail



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Map 3: Aerial Map



JURISDICTION: Pinellas County
AREA: 64.1 acres

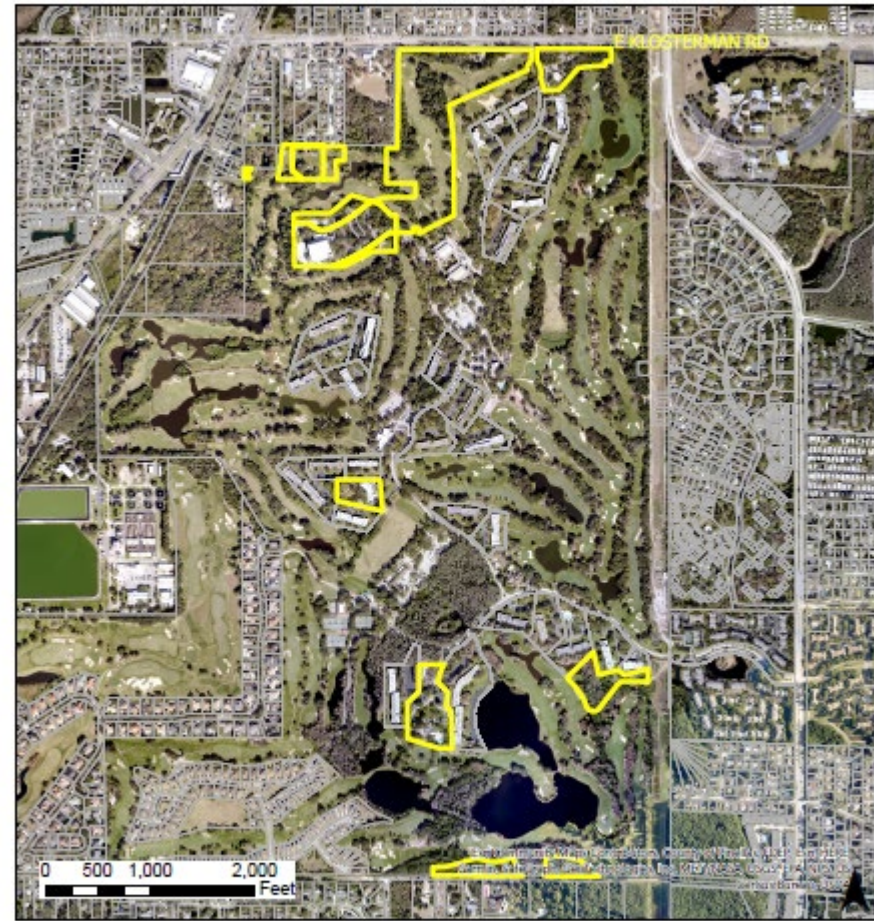
FROM: Residential Very Low, Residential Low
Medium, and Recreation/Open Space
TO: Residential Low Medium and Recreation/Open Space

Amendment Context

- Innisbrook Resort is a golf resort and residential community located south of Klosterman Road
- Amendment consists of 14 separate parcels within the resort, ultimately creating a new parcel, Parcel L with remaining parcels, B, D, E, G, and H comprising the rest of the amendment area
- This nomenclature is based on that of the existing Master Plan



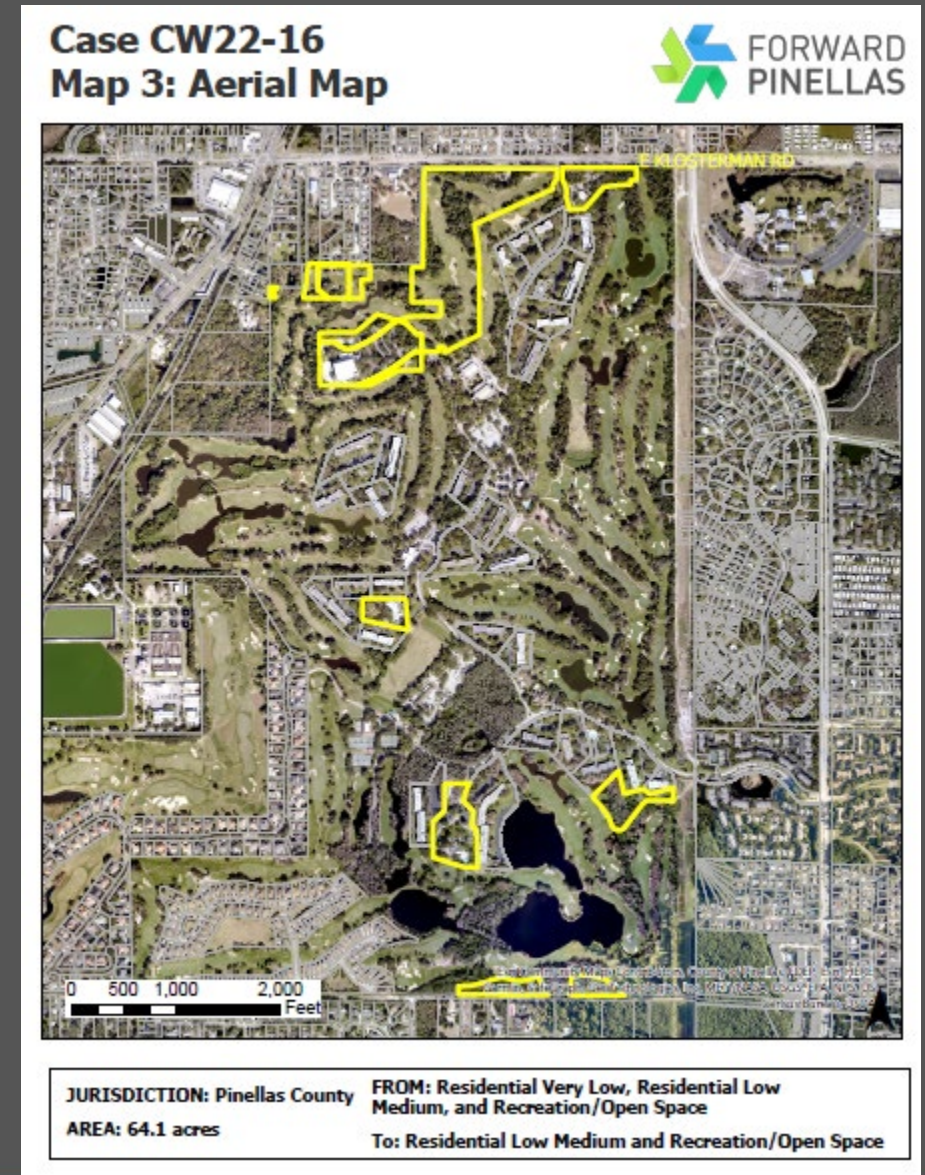
Case CW22-16
Map 3: Aerial Map



JURISDICTION: Pinellas County	FROM: Residential Very Low, Residential Low Medium, and Recreation/Open Space
AREA: 64.1 acres	To: Residential Low Medium and Recreation/Open Space

Amendment Context

- The existing Master Plan (which is being amended outside of this CWP amendment) outlines developmental potential for the entirety of the resort
- The proposed amendment will transfer **existing unused** density throughout the master plan for the new residential development created
- A maximum of 180 units to Parcel L
- 92 units of existing density allocated towards parcels B,D,E,G, and H will be extinguished as their designated changes to Recreation/Open Space



Amendment Context

- In total, there are approximately 32.6 acres of property on Parcel L designated Recreation/Open Space and proposed to change to Residential Low Medium
- Additionally, there are approximately 21.2 acres of property designated Residential Low Medium and proposed to amend to the Recreation/Open Space category
- Overall, there is a de minimus decrease of R/OS lands from 73 percent of Innisbrook Resort to 71.5 percent as a result of this proposed amendment



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Map 3: Aerial Map



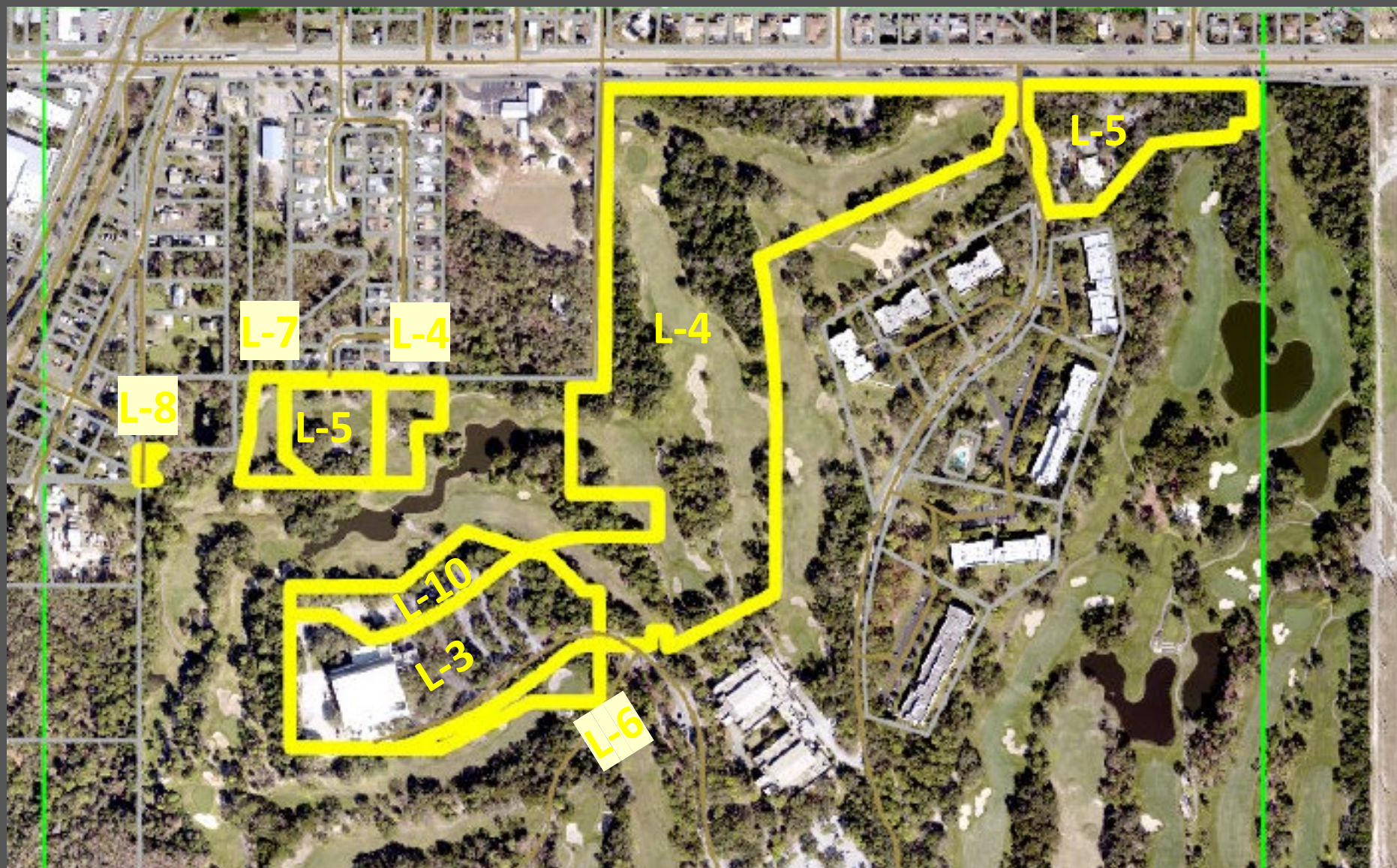
JURISDICTION: Pinellas County

AREA: 64.1 acres

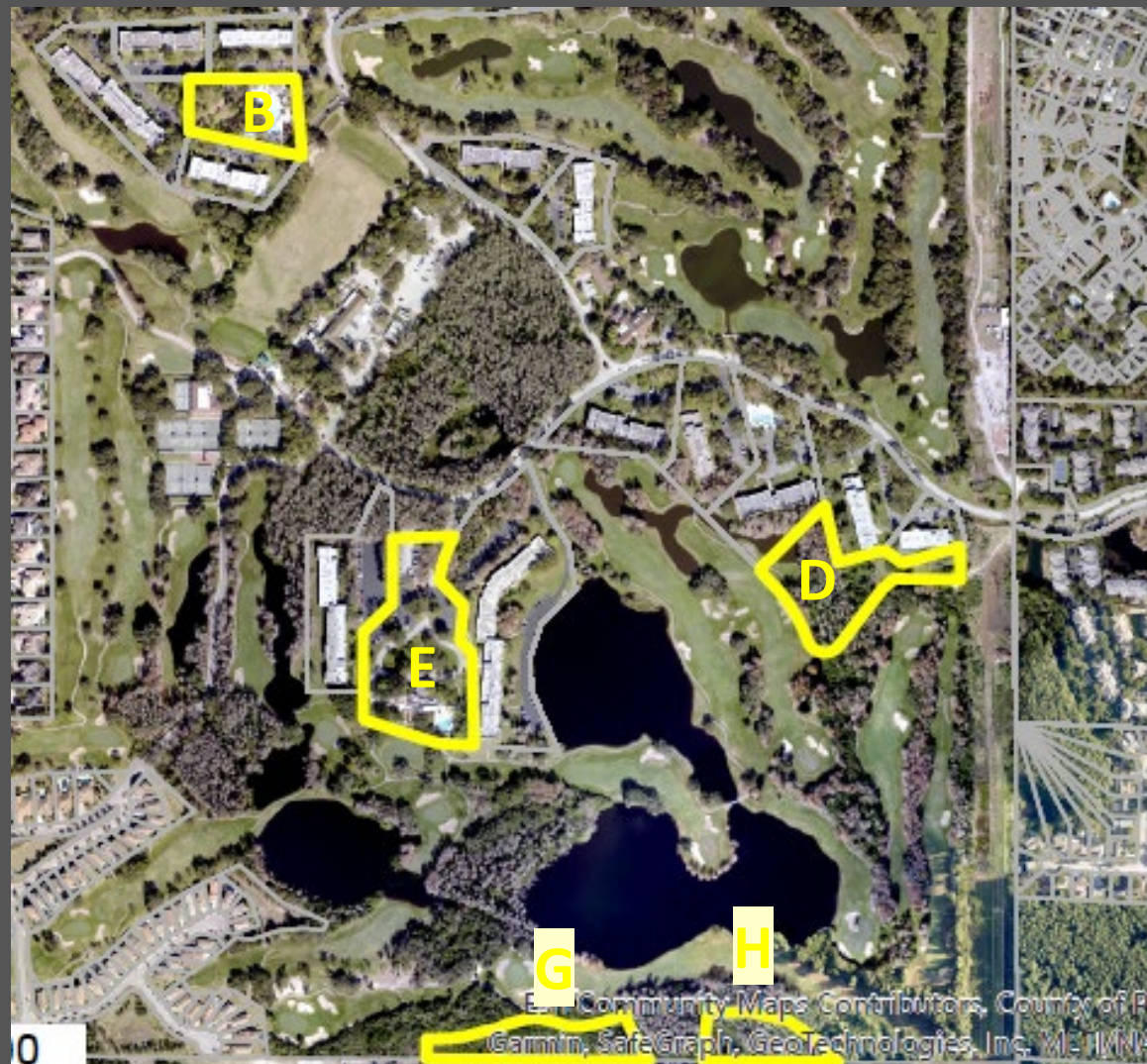
FROM: Residential Very Low, Residential Low Medium, and Recreation/Open Space

TO: Residential Low Medium and Recreation/Open Space

Aerial Close-Ups of Amendment Area

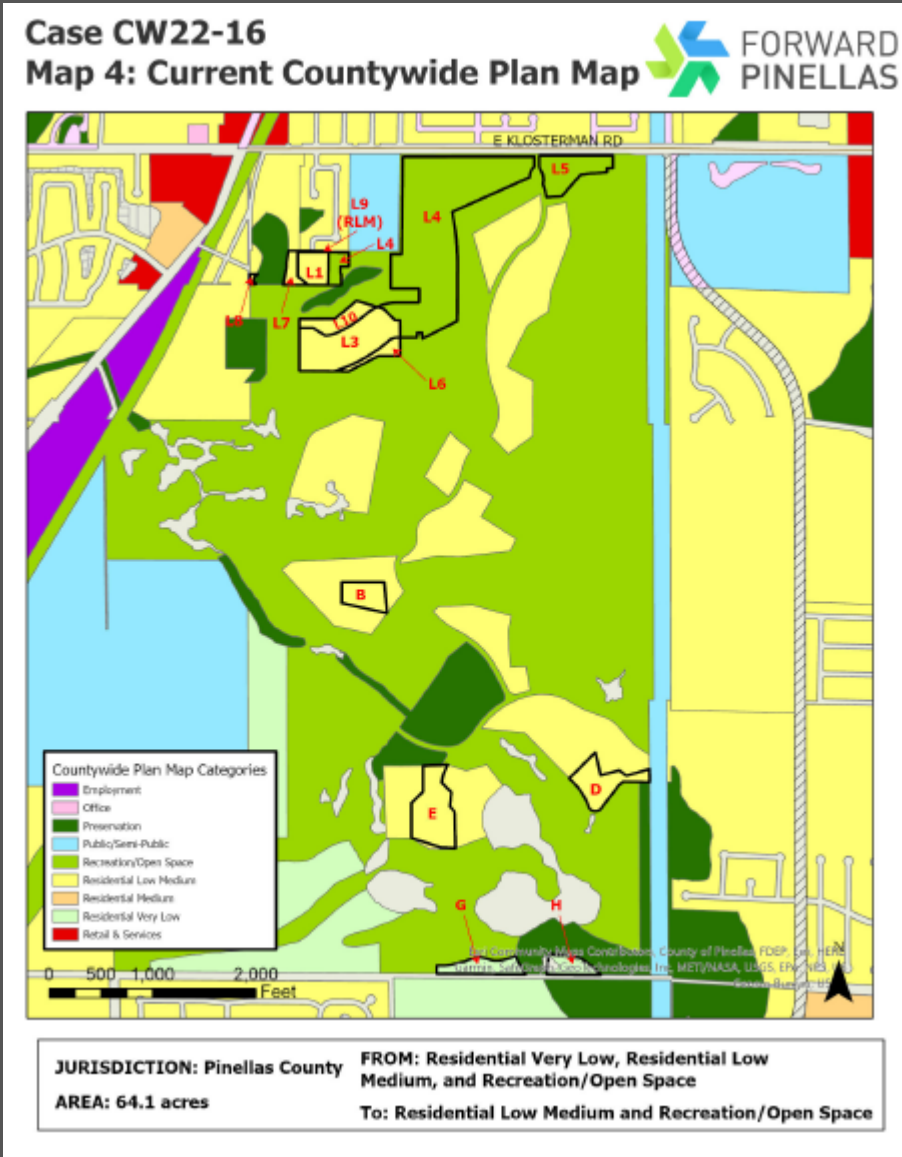


Aerial Close-Ups of Amendment Area



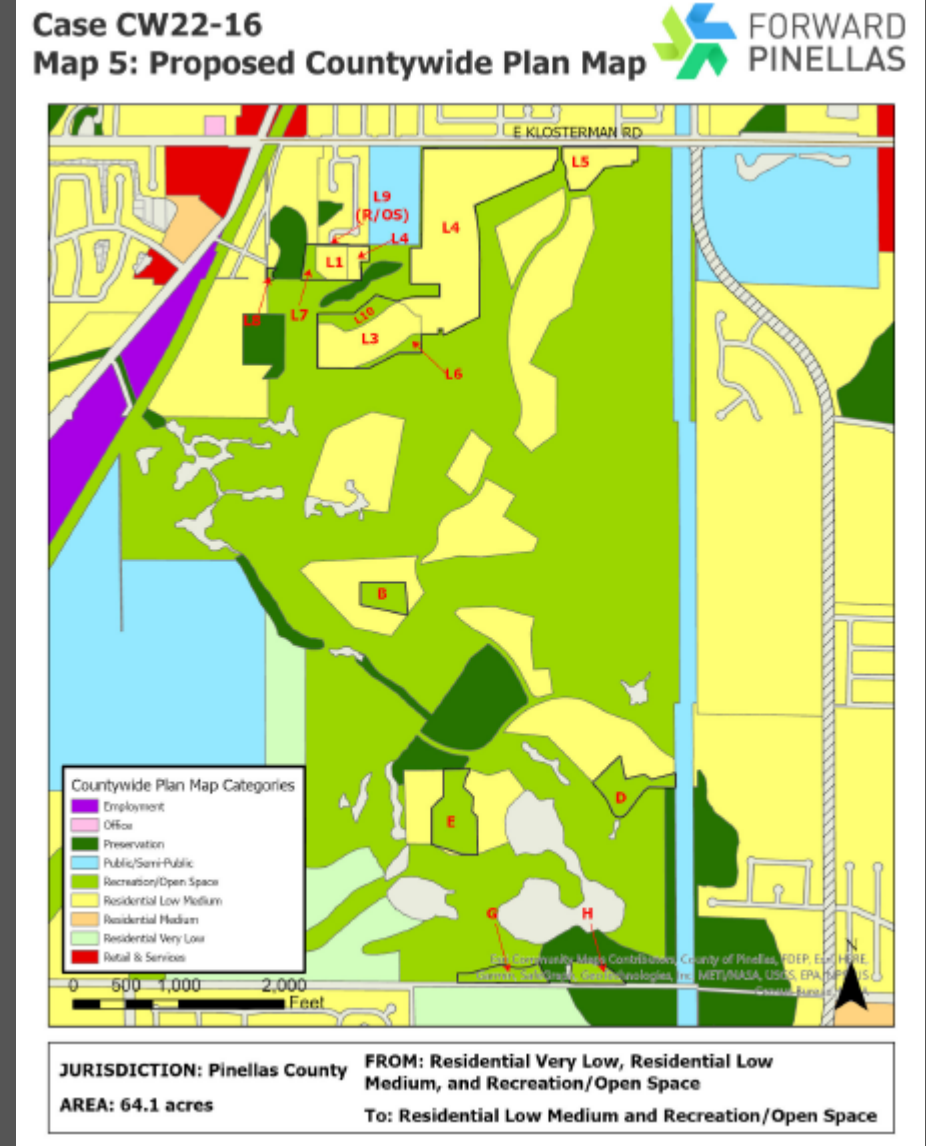
Current Countywide Plan Map Categories

Parcels	Acres	Current Countywide Plan Map Category
L-1, L-3, L-4 and L-5	42.8	Residential Low Medium Recreation/Open Space
B,D,E, G and H	16.7	Residential Very Low Residential Low Medium
L-6, L-7, L-8, L-9, L-10	4.6	Residential Low Medium



Proposed Countywide Plan Map Categories

Parcels	Acres	Current Countywide Plan Map Category	Proposed Countywide Plan Map Category
L-1, L-3, L-4 and L-5	42.8	Residential Low Medium Recreation/Open Space	Residential Low Medium
B,D,E, G and H	16.7	Residential Very Low Residential Low Medium	Recreation/Open Space
L-6, L-7, L-8, L-9, L-10	4.6	Residential Low Medium	Recreation/Open Space



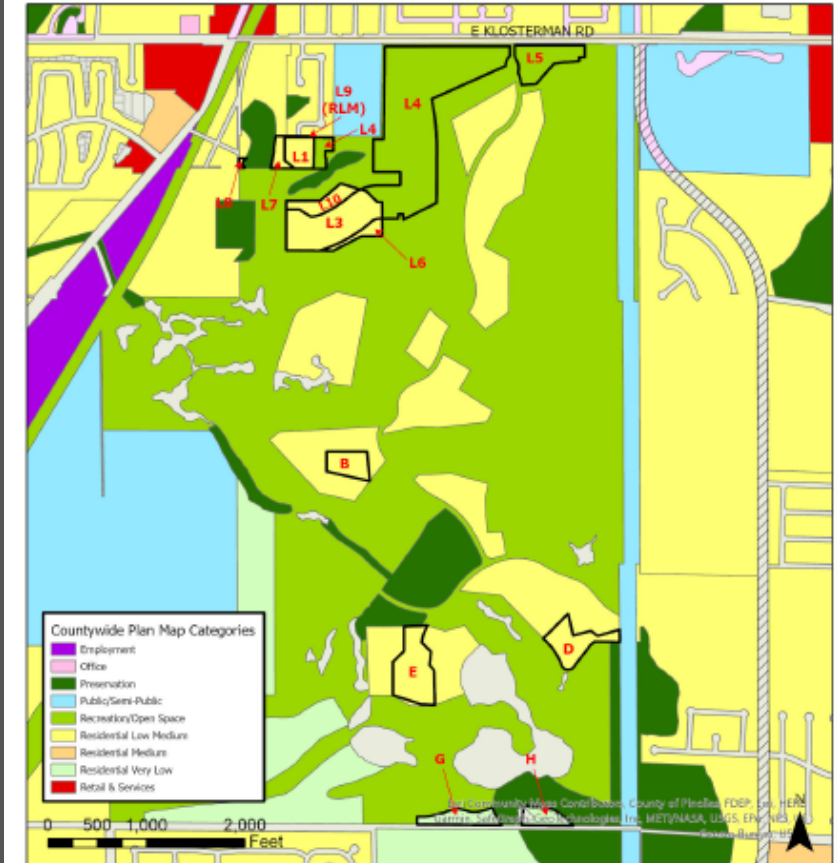
Current Countywide Plan Map Category

Category: Residential Very Low

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural- Light; Agricultural 	<ul style="list-style-type: none"> Ancillary Nonresidential; Transportation Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold pursuant to the provisions of Section 6.5.4.2.
Use	Density/Intensity Standard	
Residential and Vacation Use	Shall not exceed 1 unit per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3 beds per permitted dwelling unit at 1 UPA	
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.	
Mixed-Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.	

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Map 4: Current Countywide Plan Map



JURISDICTION: Pinellas County

AREA: 64.1 acres

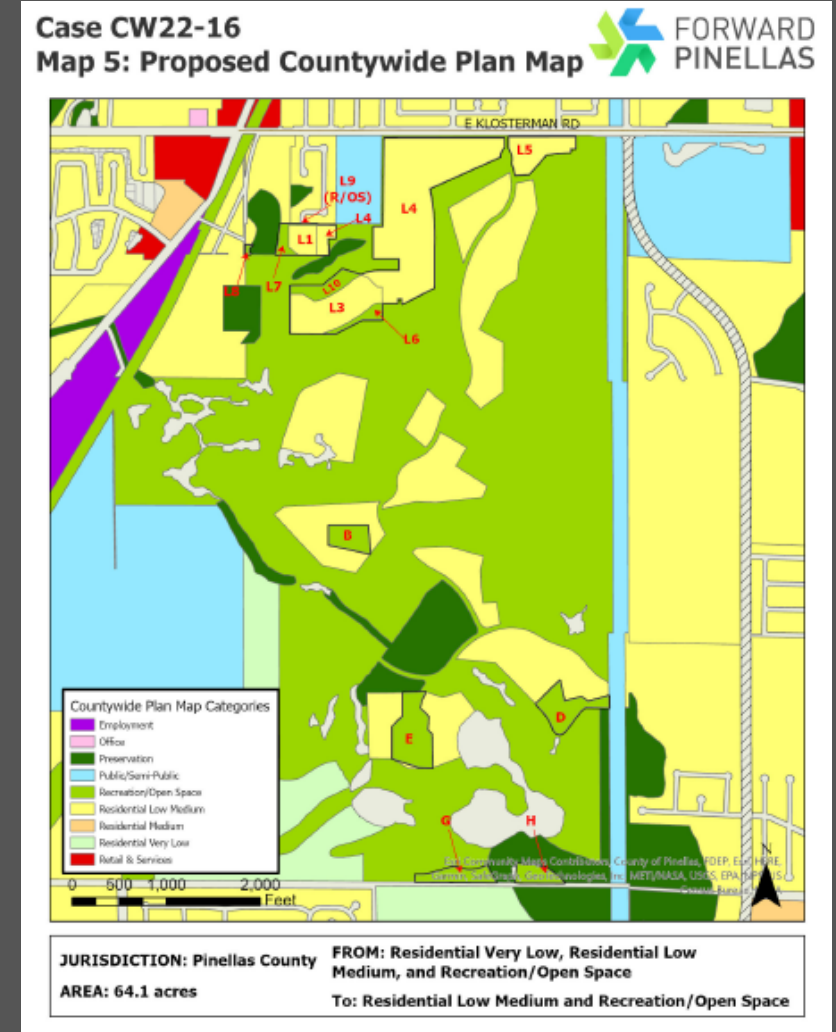
FROM: Residential Very Low, Residential Low Medium, and Recreation/Open Space

TO: Residential Low Medium and Recreation/Open Space

Proposed Countywide Plan Map Category

Category: Residential Low Medium

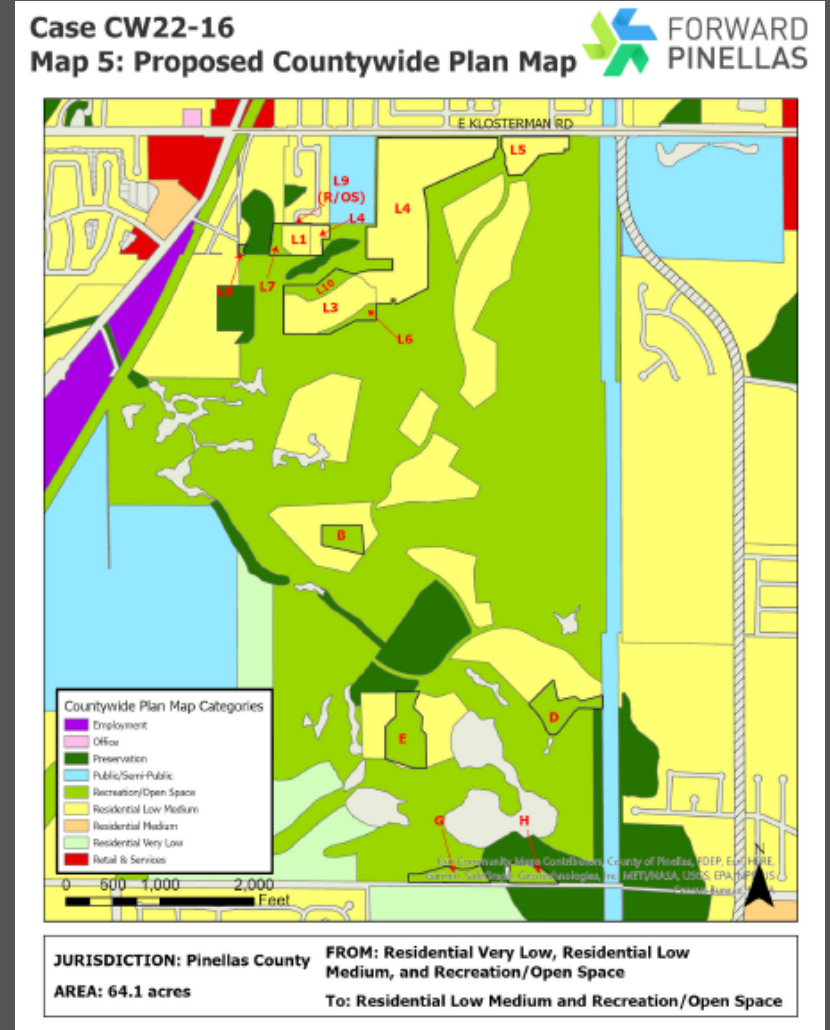
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural Light Agricultural 	<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial 	<ul style="list-style-type: none"> Ancillary Nonresidential Transportation/Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
Use		Density/Intensity Standard	
Residential and Vacation Rental Use		Shall not exceed 10 units per acre (UPA)	
Residential Equivalent Use		Shall not exceed 3 beds per permitted dwelling unit at 10 UPA	
Nonresidential Use		Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75	



Proposed Countywide Plan Map Category

- Category: Recreation/Open Space**

Permitted Uses Not Subject to Acreage Threshold		Permitted Uses Subject to a Five Acre Maximum
<ul style="list-style-type: none"> Recreation/Open Space Community Garden Agricultural – Light Electric substations in compliance with Section 163.3208, F.S. 		<ul style="list-style-type: none"> Transportation/Utility
Use	Density/Intensity Standard	
All uses	No use shall exceed a FAR of 0.25 nor an ISR of 0.60	



Coastal High Hazard Area

- Approximately 4.9 out of 64.1 acres (or 7.6 percent) of the amendment area is located in the CHHA, through the following parcels:

Parcel	Acres	Current Countywide Plan Map Category	Proposed Countywide Plan Map Category
L-1	0.007	RLM	RLM
L-3	1.33	RLM	RLM
L-4	0.18	RLM	R/OS
L-8	0.11	RLM	R/OS
L-9	0.007	RLM	R/OS
B	0.08	RLM	R/OS



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Map 7: Coastal High Hazard Area Map



JURISDICTION: Pinellas County

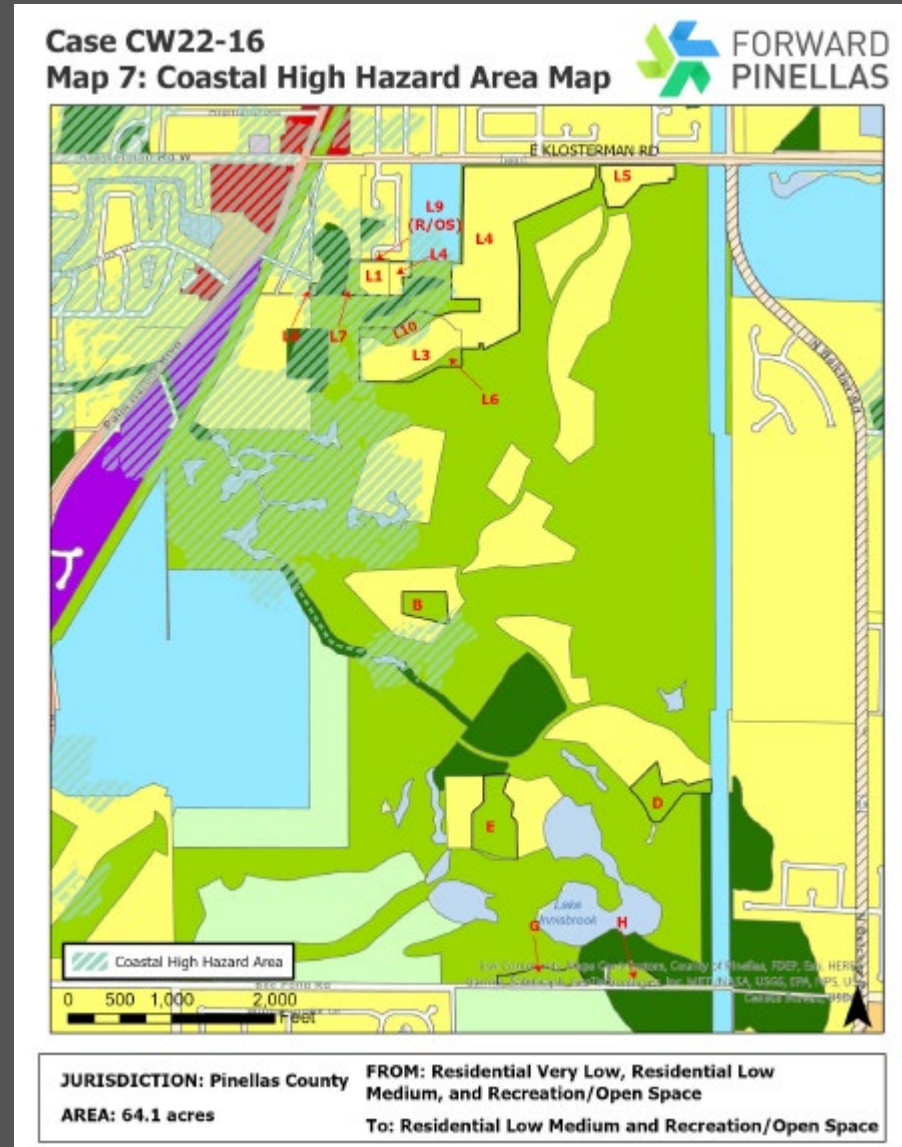
AREA: 64.1 acres

FROM: Residential Very Low, Residential Low Medium, and Recreation/Open Space

To: Residential Low Medium and Recreation/Open Space

Coastal High Hazard Area

- However, new residential development as a result of this proposed amendment will occur only on lands which are already designated with a residential plan category
- Furthermore, four out of the six parcels in the CHHA are amending to the R/OS category, extinguishing their residential development potential
- Locally, the proposed amendment actually reduces the maximum residential density from 10 UPA to 5 UPA
- The proposed amendment will not add any new residential development potential to the area, only utilizes what is outlined the Master Plan



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential Low Medium and Recreation/Open Space categories.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at an LOS “D” or above; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is located in the CHHA; however, the impacts to the CHHA are de minimus.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does involve an existing AC, but will not significantly impact the same.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not located adjacent to an adjoining jurisdiction or public educational facility.
7. Reservation of Industrial Land: The amendment area does not involve Employment or Industrial designated land; therefore, those policies are not applicable.



- Forward Pinellas did not receive any public comments regarding Case CW 22-16
- Pinellas County staff received public comments of approval and opposition from residents of the Innisbrook Resort
- However, County staff have maintained discourse with residents and members of the public who have expressed their concerns

