Ad: Countywide
Atlas Pg #'s 24 & 25

LOCAL PLANNING AGENCY
CASE SUMMARY
CASE NO. FLU-21-06

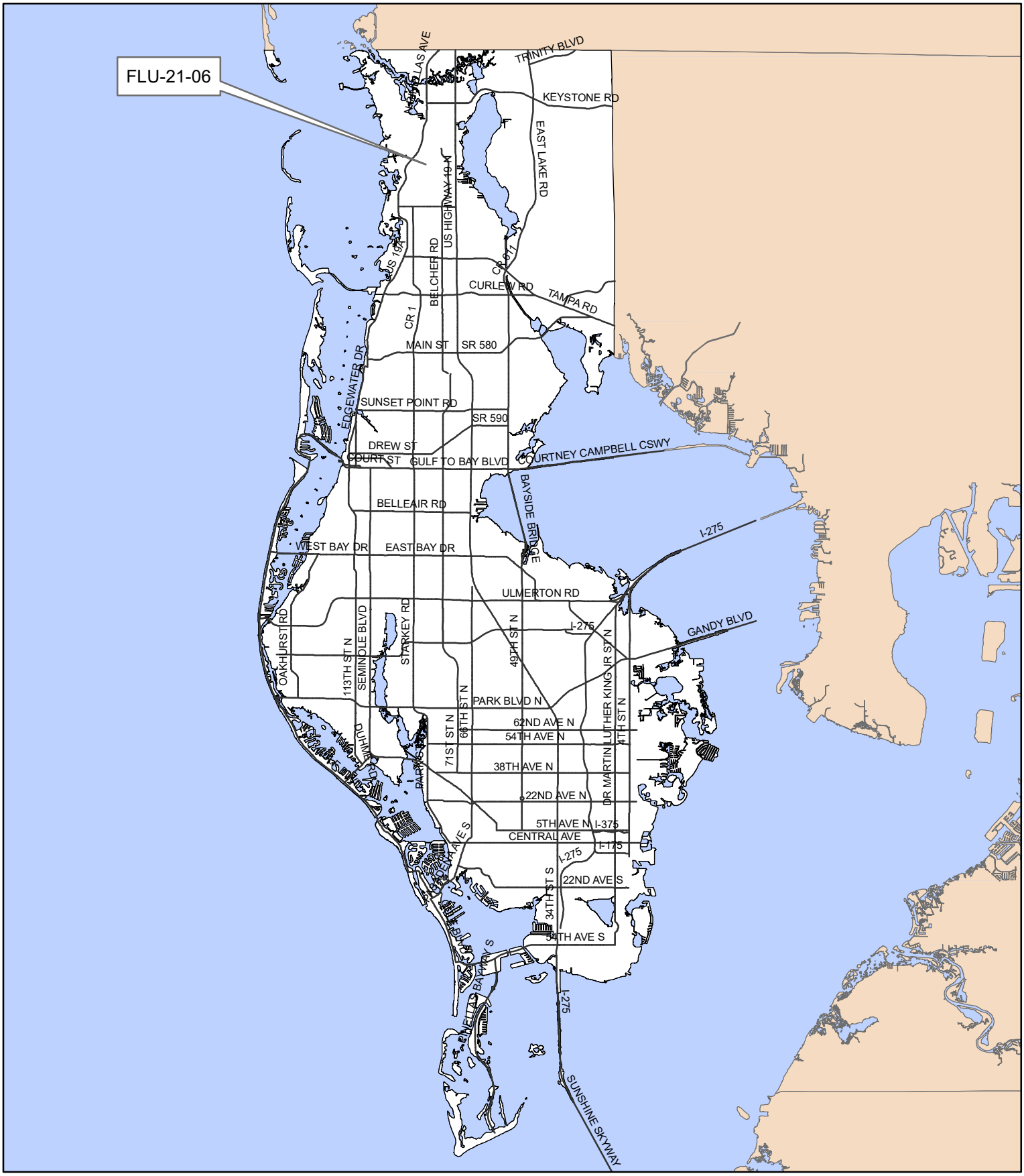
DRC MEETING:	March 14, 2022 @ 10:00 AM-1st Floor, Housing & Community Dev. January 10, 2022 @ 10:00 AM-1st Floor, Housing & Community Dev.
LPA HEARING:	April 14, 2022 @ 9:00 AM-5th Floor, Board Assembly Room
BCC HEARING:	May 24, 2022 @ 6:00 PM-5th Floor, Board Assembly Room
PPC HEARING:	July 13, 2022 @ 1:00 PM-5th Floor, Board Assembly Room
FINAL DETERMINATION BY:	August 9, 2022
OWNER'S NAME:	Salamander Innisbrook, LLC
REQUEST:	Land Use change from: **Recreation/Open Space** (32.625 acres), **Residential Suburban** (2.054 acres), and **Residential Low Medium** (8.148 acres) to: **Residential Low** (42.827 acres) and Land Use change from: **Residential Estate** (4.506 acres), **Residential Suburban** (1.276 acres) and **Residential Low Medium** (15.491 acres) to: **Recreation/Open Space** (21.273 acres)
CASE DESCRIPTION:	Approximately 64.1 acres located at 36750 US Highway 19 North in Palm Harbor (25/27/15/00000/100/0100). A legal description is available in file upon request.
OWNER'S/ADDRESS:	Salamander Innisbrook, LLC 36750 US Highway 19th North Palm Harbor, FL 34684
REP/ADDRESS:	Cynthia H. Tarapani Tarapani Planning Strategies 128 E. Tarpon Avenue Tarpon Springs, FL 34689
NOTICES SENT TO:	Salamander Innisbrook, LLC, Cynthia H. Tarapani, Tarpon Springs, Cynthia Johnson-Economic Development Council, DOT, Clint Herb-Pinellas County School Board, BCC Office & Surrounding Owners

Revised 03/22/22
ZLU-21-00007

EXISTING USE:	Conference Center, Two office Buildings, Surface parking, and part of Osprey North Golf Course
PROPOSED USE:	180 total residential units, including single family detached and townhouses, and open space areas
LAND USE:	Recreation/Open Space, Residential Suburban, Residential Low Medium, Residential Estate & Preservation
ZONING:	RPD

Revised 03/23/22

ZLU-21-00007



FLU-21-06

Location Map

Land Use

From: Residential Suburban, Recreation/Open Space, Residential Estate, Residential Low Medium

To: Residential Low, Recreation/Open Space

25/27/15/00000/100/0100

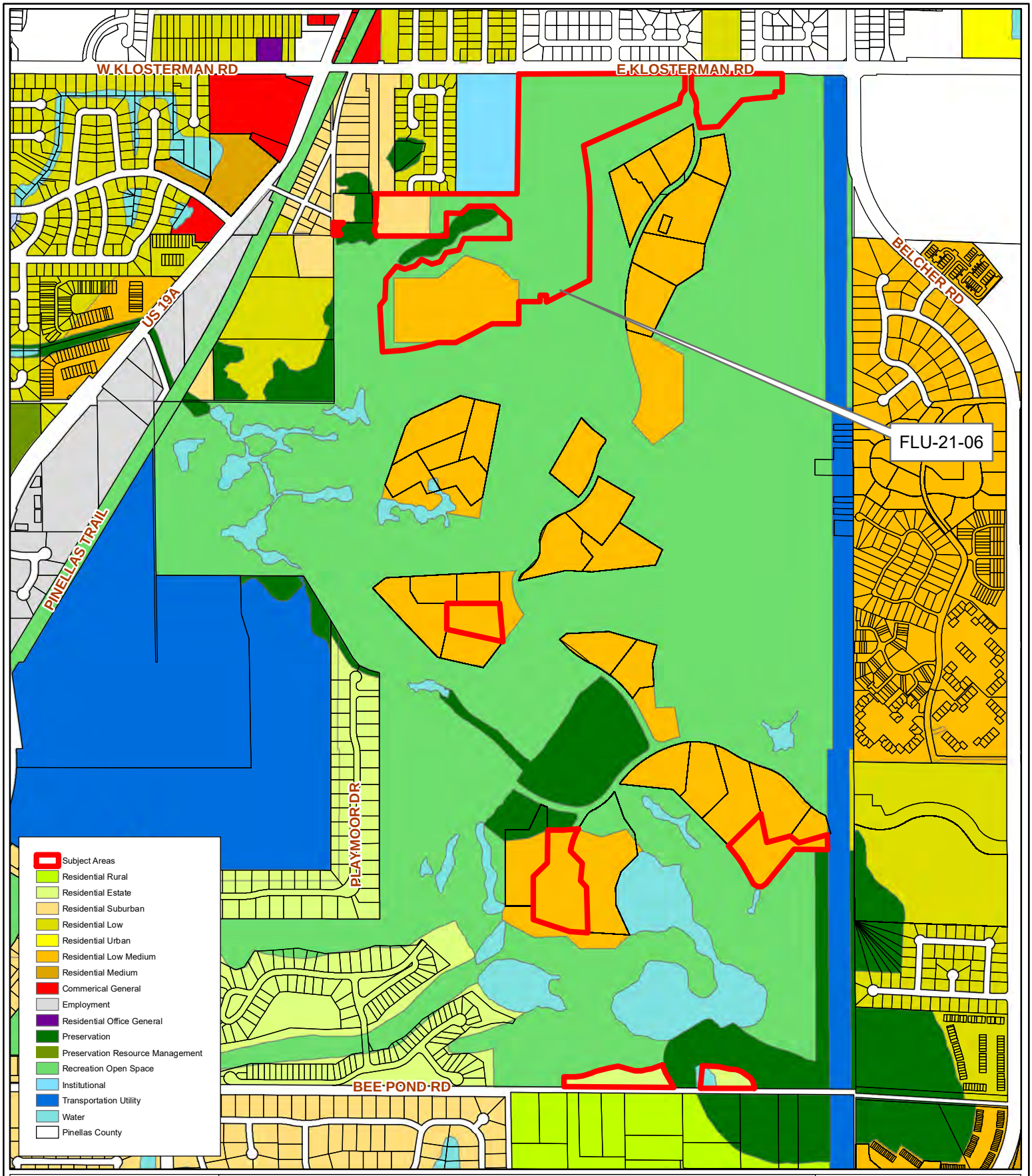
Prepared by: Housing & Community Development Department

NORTH

Date: 3/14/2022

Pinellas County Housing & Community Development

1 inch = 4.5 miles



FLU-21-06

Current Land Use

Land Use

From: Residential Suburban, Recreation/Open Space, Residential Estate, Residential Low Medium

To: Residential Low, Recreation/Open Space

25/27/15/00000/100/0100

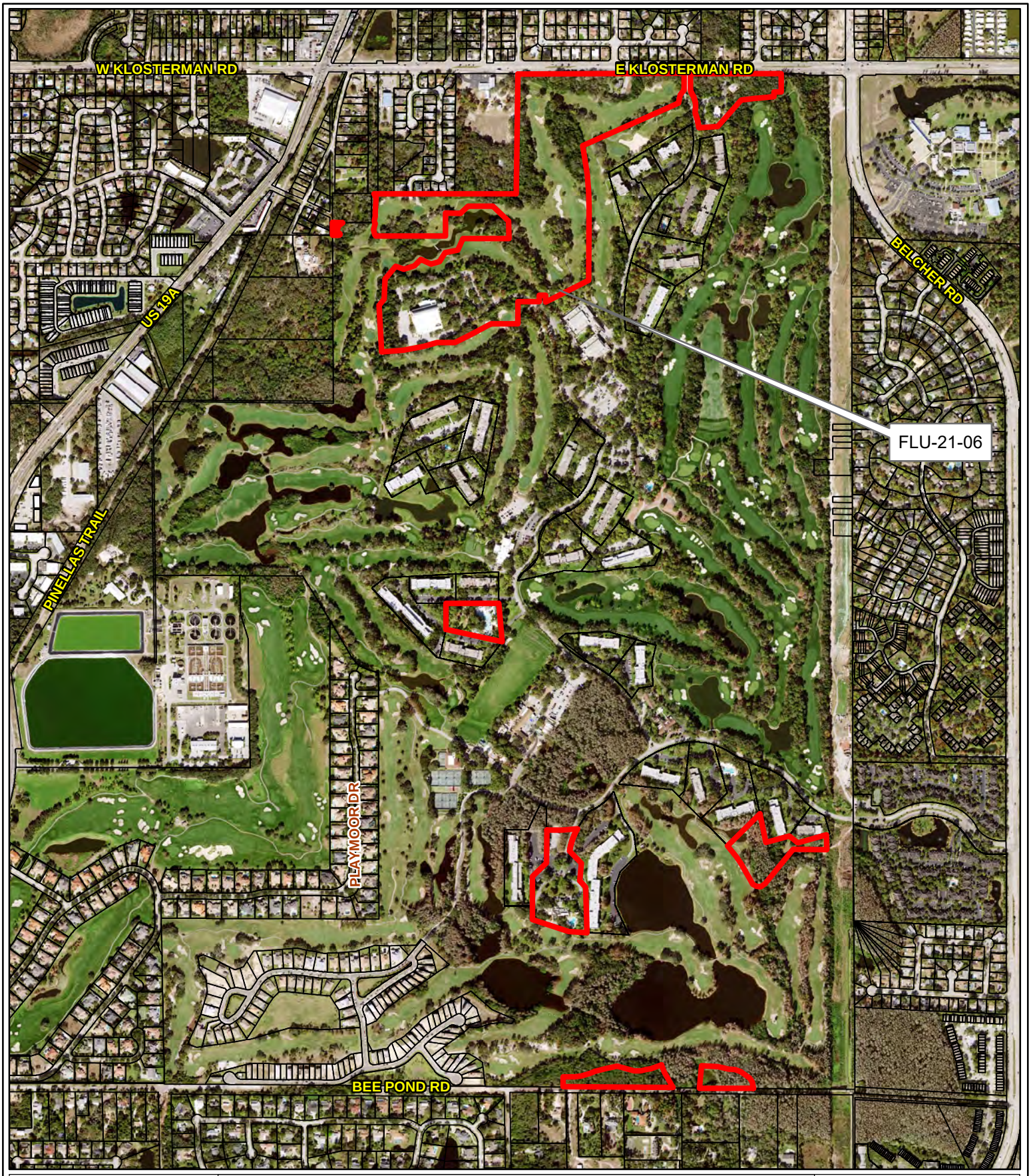
Prepared by: Housing & Community Development Department

NORTH

Date: 3/14/2022

Pinellas County Housing & Community Development

1 inch = 0.19 miles



FLU-21-06

Aerial Map

Land Use

From: Residential Suburban, Recreation/Open Space, Residential Estate, Residential Low Medium

To: Residential Low, Recreation/Open Space

25/27/15/00000/100/0100

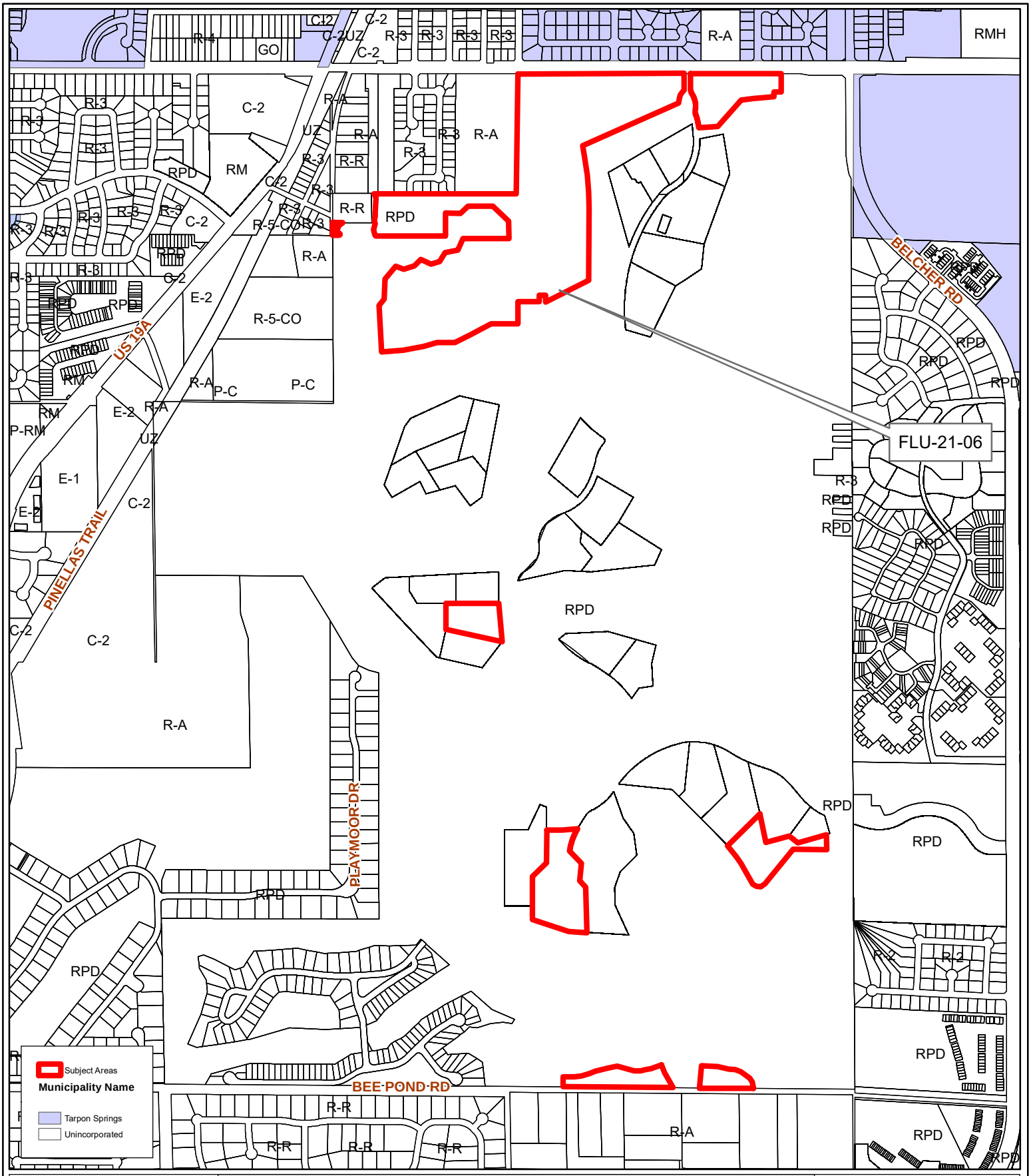
Prepared by: Housing & Community Development Department

NORTH

Date: 3/14/2022

Pinellas County Housing & Community Development

1 inch = 0.19 miles



FLU-21-06

Municipal Map

Land Use

From: Residential Suburban, Recreation/Open Space, Residential Estate, Residential Low Medium

To: Residential Low, Recreation/Open Space

25/27/15/00000/100/0100

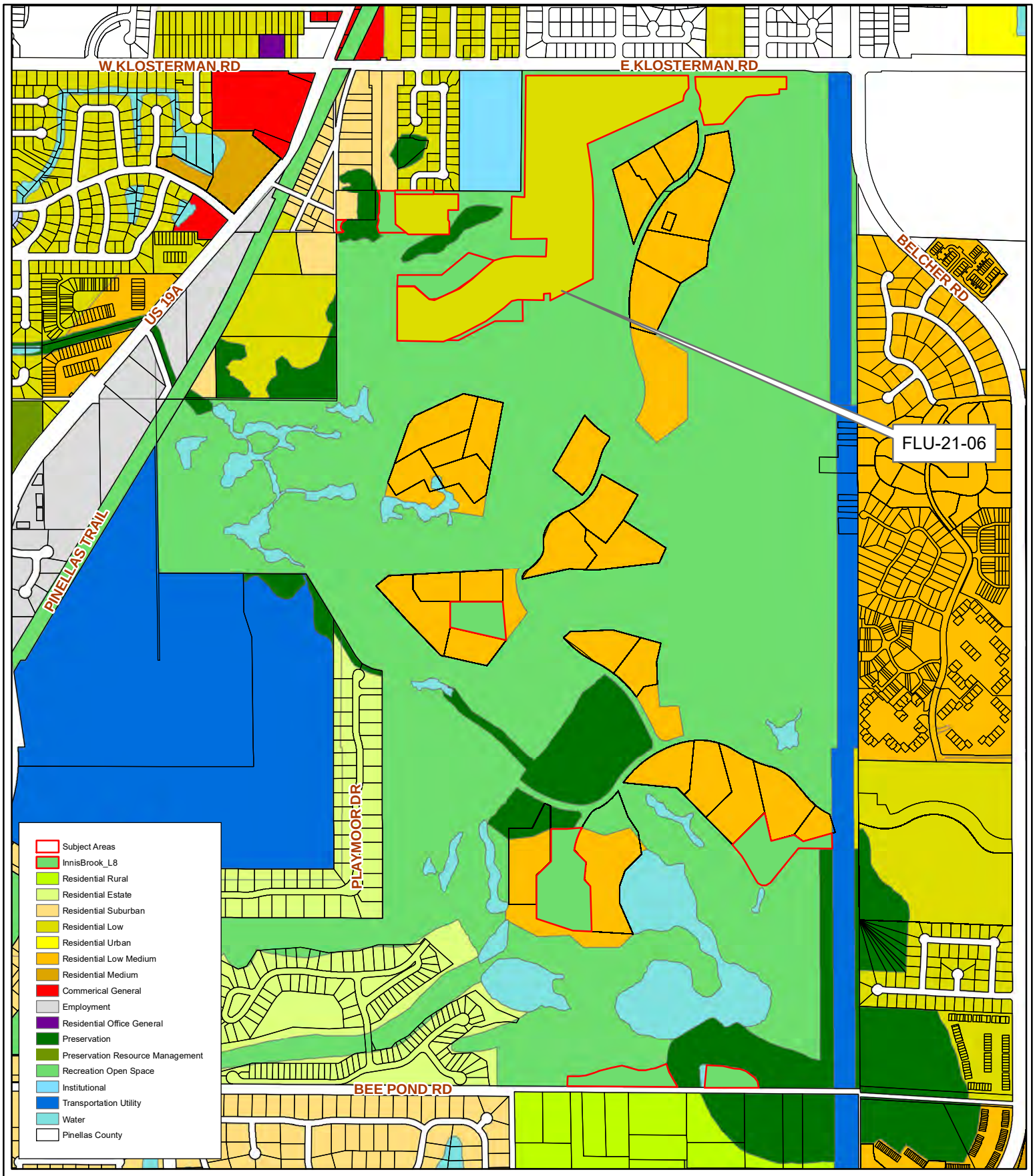
Prepared by: Housing & Community Development Department

NORTH

Date: 3/14/2022

Pinellas County Housing & Community Development

1 inch = 0.19 miles



FLU-21-06

Proposed Land Use

Land Use

From: Residential Suburban, Recreation/Open Space, Residential Estate, Residential Low Medium

To: Residential Low, Recreation/Open Space

25/27/15/00000/100/0100

Prepared by: Housing & Community Development Department

NORTH

Date: 3/29/2022

Pinellas County Housing & Community Development

1 inch = 0.19 miles

Q:\SURVEY\00171\2021\0646\Production\Base\INNISBROOK-BNDY - REV 1.dwg

BOUNDARY SURVEY
SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION: (BY ARDURRA)

INNISBROOK

PARCEL 1
A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,300.83 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°00'05" EAST, A DISTANCE OF 129.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 109.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 53°33'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°20'44" WEST 105.43 FEET; THENCE SOUTH 65°44'03" WEST, A DISTANCE OF 822.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 621.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,628.83 FEET, A CENTRAL ANGLE OF 13°33'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°40'11" EAST 620.32 FEET; THENCE SOUTH 00°06'35" WEST, A DISTANCE OF 435.89 FEET; THENCE SOUTH 63°06'07" WEST, A DISTANCE OF 379.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 25.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 05°41'03", AND A CHORD BEARING AND DISTANCE OF NORTH 02°50'31" WEST 25.78 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 15.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 02°52'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°26'09" EAST 15.54 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 191.15 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 89.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 40°49'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°35'23" WEST 87.18 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 15.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 00°35'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°28'43" WEST 15.65 FEET; THENCE CONTINUE WESTERLY 1,034.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 39°31'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°32'24" WEST 1,014.30 FEET; THENCE SOUTH 87°05'34" WEST, A DISTANCE OF 14.99 FEET; THENCE NORTH 02°54'26" WEST, A DISTANCE OF 362.14 FEET; THENCE NORTH 35°28'08" EAST, A DISTANCE OF 68.16 FEET; THENCE NORTH 02°28'05" EAST, A DISTANCE OF 148.52 FEET; THENCE NORTH 40°00'00" EAST, A DISTANCE OF 132.55 FEET; THENCE SOUTH 71°45'34" EAST, A DISTANCE OF 65.96 FEET; THENCE NORTH 71°48'19" EAST, A DISTANCE OF 86.48 FEET; THENCE NORTH 48°14'29" EAST, A DISTANCE OF 69.42 FEET; THENCE SOUTH 68°48'05" EAST, A DISTANCE OF 91.62 FEET; THENCE NORTH 70°28'28" EAST, A DISTANCE OF 69.19 FEET; THENCE NORTH 30°39'55" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 76°13'22" EAST, A DISTANCE OF 103.45 FEET; THENCE NORTH 25°21'31" EAST, A DISTANCE OF 93.88 FEET; THENCE SOUTH 89°59'44" EAST, A DISTANCE OF 355.64 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 140.03 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 0.55 FEET; THENCE NORTH 47°26'38" WEST, A DISTANCE OF 163.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 198.85 FEET; THENCE SOUTH 47°26'08" WEST, A DISTANCE OF 78.67 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 107.58 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 65.10 FEET; THENCE SOUTH 27°54'32" EAST, A DISTANCE OF 15.85 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 99.89 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 318.00 FEET; THENCE NORTH 51°11'05" WEST, A DISTANCE OF 134.01 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 248.83 FEET; THENCE SOUTH 89°50'12" EAST, A DISTANCE OF 975.95 FEET; THENCE NORTH 00°44'25" EAST, A DISTANCE OF 940.71 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING.

CONTAINING 49.299 ACRES.

AND

PARCEL 2
A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,350.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°57'27" EAST, A DISTANCE OF 710.38 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 142.40 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.63 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 38.04 FEET; THENCE SOUTH 84°50'29" WEST, A DISTANCE OF 105.89 FEET; THENCE SOUTH 87°53'36" WEST, A DISTANCE OF 45.94 FEET; THENCE SOUTH 82°19'20" WEST, A DISTANCE OF 106.77 FEET; THENCE SOUTH 41°09'12" WEST, A DISTANCE OF 275.66 FEET; THENCE SOUTH 86°57'21" WEST, A DISTANCE OF 148.89 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 121.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 531.21 FEET, A CENTRAL ANGLE OF 13°04'44", AND A CHORD BEARING AND DISTANCE OF NORTH 13°59'40" WEST 121.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 16.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°56'24", AND A CHORD BEARING AND DISTANCE OF NORTH 03°58'32" WEST 16.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 131.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.52 FEET, A CENTRAL ANGLE OF 44°38'59", AND A CHORD BEARING AND DISTANCE OF NORTH 10°19'49" WEST 128.03 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 47.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 32°39'14", AND A CHORD BEARING AND DISTANCE OF NORTH 16°19'42" WEST 46.67 FEET; THENCE NORTH 00°00'05" WEST, A DISTANCE OF 116.24 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING.

CONTAINING 4.411 ACRES.

OVERALL PROPERTY CONTAINS 53.710 ACRES.

LEGEND OF STANDARD SYMBOLS AND ABBREVIATIONS

FCF = FOUND SCRIBED CROWS FOOT
FCM = FOUND CONCRETE MONUMENT (SIZE AND IDENTIFICATION AS SHOWN)
FCR = FOUND CAPPED IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
FDH = FOUND DRILL HOLE (NO IDENTIFICATION)
FIR = FOUND IRON ROD (SIZE AS SHOWN AND NO IDENTIFICATION)
FND = FOUND NAIL & DISK (TYPE AND IDENTIFICATION AS SHOWN)
FNL = FOUND NAIL (TYPE AND NO IDENTIFICATION)
FOP = FOUND IRON PIPE (SIZE AND IDENTIFICATION AS SHOWN)
FPP = FOUND PINCHED PIPE (SIZE AS SHOWN)
FRV = FOUND RIVET (NO IDENTIFICATION)
FRD = FOUND RIVET & DISK (IDENTIFICATION AS SHOWN)
FX = FOUND SCRIBED "X"
SCM = SET 4"X4" CONCRETE MONUMENT AND DISK STAMPED KING LB 2610
SIR = SET 1/2" IRON ROD & CAP STAMPED KING LB 2610
SND = SET NAIL AND DISK STAMPED KING LB 2610
SVD = SET RIVET AND DISK STAMPED KING LB 2610
NGS = NATIONAL GEODETIC SURVEY, SURVEY MARK (IDENTIFICATION AS SHOWN)
(C) = BEARING/DISTANCE PER CALCULATION
(D) = BEARING/DISTANCE PER DEED DESCRIPTION
(M) = BEARING/DISTANCE PER FIELD MEASUREMENT
(P) = PER RECORDED PLAT
BM = BENCHMARK
BH = BUILDING HEIGHT
℄ = CENTERLINE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
EL = ELEVATION
♿ = HANDICAP PARKING
FOLIO = TAX IDENTIFICATION NUMBER
ID = IDENTIFICATION
IE = INVERT ELEVATION
LB = LICENSED BUSINESS NUMBER
MTF = METAL FENCE
OA = OVERALL
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
PVC = POLY VINYL CHLORIDE
PVCF = POLY VINYL CHLORIDE FENCE
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RLS = REGISTERED LAND SURVEYOR
S-T-R = SECTION - TOWNSHIP - RANGE
SRD = STATE ROAD DEPARTMENT
TYP = TYPICAL
VCP = VETRIFIED CLAY PIPE
WD = WOOD
WDF = WOOD FENCE

AC = AIR CONDITIONER
CONC = CONCRETE
= CONCRETE MITERED END SECTION
= CONCRETE FLARED END SECTION
10 = CONTOUR LINE
X = FENCE (SIZE & TYPE NOTED)
I = IRRIGATION CONTROL BOX
IV = IRRIGATION CONTROL VALVE
IHH = IRRIGATION HAND HOLE
= LIGHT (DECORATIVE)
= MAILBOX
MB = PEDESTRIAN CROSSWALK SIGNAL
PED = POST / BOLLARD (AS NOTED)
= SPRINKLER HEAD
= SIGN
TOS = TOE OF SLOPE
TOB = TOP OF BANK
= TRAFFIC SIGN
TSP = TRAFFIC SIGNAL POLE
TSB = TRAFFIC SIGNAL BOX
= TRAFFIC SIGNAL HAND HOLE
TSV = TRAFFIC SIGNAL VAULT
= WETLAND LINE
FFE = FINISHED FLOOR ELEVATION (TOP OF CONCRETE SLAB)

S SAN SV SCO SWS SPM = SANITARY SEWER MANHOLE, PIPE, VALVE, CLEANOUT, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
C CV TEL C CHH CWS CPM = TELECOMMUNICATIONS MANHOLE, LINE, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
FOV FOC FO FOHH FOWS FOPM = FIBER OPTIC VAULT, LINE, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
G GV GAS GM GWS GPM = GAS MANHOLE, LINE, VALVE, METER, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
W WV PIV WM FH FDC BO WWS WPM = WATER MANHOLE, LINE, VALVE, POSITION INDICATING VALVE, METER, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
R RV RARV RWM RM RFH RFDC RBO RWS RPM = RECLAIMED WATER MANHOLE, LINE, VALVE, AIR RELEASE VALVE, METER, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
E ELC EV EO E EHH EWS EPM = ELECTRIC MANHOLE, LINE, TRANSFORMER, VAULT, OUTLET, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
PP ELP OHW EM PLP UP = GUY ANCHOR, POWER POLE, PANEL, OVERHEAD WIRE, METER, POWER POLE WITH LIGHT, UTILITY POLE AND GUY POLE
U UV UGC U UHH UWS UPM = UNKNOWN UTILITY MANHOLE, LINE, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
D DCO = STORM SEWER MANHOLE, PIPE, YARD DRAIN, PIPE, GRATE INLET & CLEANOUT
CONCRETE CURB INLETS

BC TOP BACK OF CURB 8.22
FL FLOWLINE OF CURB 7.90
EP EDGE OF PAVEMENT 7.91
BC TOP BACK OF CURB 8.22
EP EDGE OF PAVEMENT 7.91
EP EDGE OF PAVEMENT 7.91
= TYPICAL ROADWAY SPOT ELEVATIONS (IF SHOWN)

GROUND ELEVATIONS 6.3 6.3 = TYPICAL GROUND SPOT (GS) ELEVATIONS (IF SHOWN)

MATTERS OF RECORD: (SCHEDULE B-II EXCEPTIONS FROM COVERAGE) EXCEPTION ITEMS ARE DEPICTED HEREON AS (#)

1-8 STANDARD EXCEPTIONS. **NOT A MATTER OF SURVEY**

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TAMPA AND TARPON SPRINGS LAND CO., AS RECORDED IN PLAT BOOK 1, PAGE(S) 116, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

10. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TARPON HILLS, AS RECORDED IN PLAT BOOK 11, PAGE(S) 117, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

11. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF HIGHLANDS OF INNISBROOK, AS RECORDED IN PLAT BOOK 117, PAGE(S) 6, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

12. EASEMENTS IN FAVOR OF PINELLAS COUNTY RECORDED IN (A) OFFICIAL RECORDS BOCK 4006, PAGE 739; (B) OFFICIAL RECORDS BOOK 4185, PAGE 1637; (C) OFFICIAL RECORDS BOOK 4488, PAGE 1730; (D) OFFICIAL RECORDS BOOK 5060, PAGE 770; AND (E) OFFICIAL RECORDS BOOK 9915, PAGE 560, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

13. EASEMENTS IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN: (A) DEED BOOK 1132, PAGE 179; (B) DEED BOOK 1139, PAGE 524; (C) OFFICIAL RECORDS BOOK 871, PAGE 387; (D) OFFICIAL RECORDS BOOK 887, PAGE 407; (E) OFFICIAL RECORDS BOOK 904, PAGE 152, TOGETHER WITH SUPPLEMENTS RECORDED IN (F) OFFICIAL RECORDS BOOK 1035, PAGE 276; (G) OFFICIAL RECORDS BOOK 4031, PAGE 1271; (H) OFFICIAL RECORDS BOOK 3339, PAGE 774; (I) OFFICIAL RECORDS BOOK 3347, PAGE 336, RE-RECORDED IN (J) OFFICIAL RECORDS BOOK 3362, PAGE 113; (K) OFFICIAL RECORDS BOOK 3406, PAGE 272; (1) OFFICIAL RECORDS BOOK 3406, PAGE 278; (M) OFFICIAL RECORDS BOOK 3406, PAGE 284; (N) OFFICIAL RECORDS BOOK 3423, PAGE 227; (O) OFFICIAL RECORDS BOOK 3532, PAGE 728; (P) OFFICIAL RECORDS BOOK 3651, PAGE 718; (Q) OFFICIAL RECORDS BOOK 3696, PAGE 151; (R) OFFICIAL RECORDS BOOK 3722, PAGE 723; (S) OFFICIAL RECORDS ROOK 3758, PAGE 890; (T) OFFICIAL RECORDS BOOK 3783, PAGE 546; (U) OFFICIAL RECORDS BOOK 3850, PAGE 752; (V) OFFICIAL RECORDS BOOK 4014, PAGE 1698; (W) OFFICIAL RECORDS BOOK 4249, PAGE 1995; (X) OFFICIAL RECORDS BOCK 4249, PAGE 1998; (Y) OFFICIAL RECORDS BOOK 4250, PAGE 1; (Z) OFFICIAL RECORDS BOOK 4261, PAGE 1732; (AA) OFFICIAL RECORDS BOOK 5239, PAGE 899; (BB) OFFICIAL RECORDS BOOK 5632, PAGE 214; (CC) OFFICIAL RECORDS BOOK 5801, PAGE 2064 AND AS SUPPLEMENTED BY SUPPLEMENTAL EASEMENT RECORDED IN(DD) OFFICIAL RECORDS BOOK 4031, PAGE 1271, (EE) OFFICIAL RECORDS BOOK 4262, PAGE 1731 AND (IF) OFFICIAL, RECORDS BOOK 3651, PAGE 701, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

14. EASEMENT IN FAVOR OF THE CITY OF TARPON SPRINGS RECORDED IN OFFICIAL RECORDS BOOK 4291, PAGE 1107, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

15. AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5059, PAGE 1187, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

16. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS RECORDED IN: (A) OFFICIAL RECORDS BOOK 3197, PAGE 514; RE-RECORDED IN (B) OFFICIAL RECORDS BOOK 3202, PAGE 275 AND (C) OFFICIAL RECORDS BOOK 3227, PAGE 207; (D) OFFICIAL RECORDS BOOK 3326, PAGE 769, MODIFIED IN (E) OFFICIAL RECORDS BOOK 3403, PAGE 489; (F) OFFICIAL RECORDS BOOK 3327, PAGE 284; (G) OFFICIAL RECORDS BOOK 3471, PAGE 652; (H) OFFICIAL RECORDS ROOK 3579, PAGE 734; (I) OFFICIAL RECORDS BOOK 3765, PAGE 272, AS AMENDED BY AMENDMENT TO NON-EXCLUSIVE EASEMENT RECORDED IN (J) OFFICIAL RECORDS BOOK 3866, PAGE 10; (K) OFFICIAL RECORDS BOOK 3862,PAGE 74; (1) OFFICIAL RECORDS BOOK 3948, PAGE 588; (M) OFFICIAL RECORDS BOOK 4054, PAGE 1914; (N) OFFICIAL RECORDS BOOK 4245, PAGE 1101; (O) OFFICIAL RECORDS BOOK 4566, PAGE 1576, BOOK 5158, PAGE 781, BOOK 5281, PAGE 11 AND BOOK 5281, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

17. MEMORANDUM OF EASEMENTS AND DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9717, PAGE 642, AND MEMORANDUM OF EASEMENTS AND DEVELOPMENT AGREEMENT BETWEEN GOLF HOST RESORTS, INC., AND WALL SPRINGS CONSERVATORY, INC., RECORDED IN OFFICIAL RECORDS BOOK 9744, PAGE 311, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

18. MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10178, PAGE 1919, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

19. COMMUNICATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11089, PAGE 677, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

20. INTER-PARTY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9717, PAGE 743, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

21. PERPETUAL GRADING EASEMENT AS TO PARCELS 78 AND 79 SET FORTH IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 11356, PAGE 1283, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 11374 PAGE 381, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

22. TERMS AND CONDITIONS OF DECLARATION OF ACCESS EASEMENT RECORDED MAY 7, 2001 IN OFFICIAL RECORDS BOOK 11355, PAGE 1159, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

23. DRAINAGE EASEMENT AGREEMENT RECORDED MAY 7, 2001 IN OFFICIAL RECORDS BOOK 11355, PAGE 1239, AS AMENDED BY AMENDMENT TO DRAINAGE EASEMENT AGREEMENT RECORDED MAY 3, 2004 IN OFFICIAL RECORDS BOOK 13540, PAGE 2530, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

24. SEWER EASEMENT TO PINELLAS COUNTY FILED JANUARY 16, 1987 IN OFFICIAL RECORDS BOOK 6408, PAGE 793, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

25. EASEMENT(S) SET FORTH IN DECLARATION OF EASEMENTS, SPREAD OF MORTGAGE LIEN, SUBORDINATION OF MORTGAGES AND PARTIAL RELEASE OF MORTGAGES BY GOLF HOST RESORTS, INC., A COLORADO CORPORATION, RECORDED APRIL 12, 2001 IN OFFICIAL RECORDS BOOK 11310, PAGE 138, AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS, SPREAD OF MORTGAGE LIEN, SUBORDINATION OF MORTGAGES AND PARTIAL RELEASE OF MORTGAGES RECORDED MAY 3, 2004 IN OFFICIAL RECORDS BOOK 13540, PAGE 2528, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

26. RIGHTS OF INGRESS AND EGRESS OVER ROADS WITHIN THE SUBJECT PROPERTY IN FAVOR OF CONDOMINIUM UNIT OWNERS OF THE INNISBROOK CONDOMINIUM (S).
LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

27. ELECTRIC SERVICE EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4117, PAGE 1646 AND CORRECTED ELECTRIC SERVICE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4126, PAGE 1591, AS MODIFIED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9744, PAGE 1969.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

28. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS CONTAINED IN DEED(S) TO CONDOMINIUM APARTMENT RECORDED IN OFFICIAL RECORDS BOOK 3986, PAGE 699; OFFICIAL RECORDS BOOK 4113, PAGE 294 AND OFFICIAL RECORDS BOOK 6139, PAGE 1877.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

29. UTILITY EASEMENT(S) GRANTED TO PINELLAS COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 6808, PAGE 1214, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

30. SEWER EASEMENT(S) GRANTED TO PINELLAS COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 7132, PAGE 1899, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

31. LICENSE AGREEMENT BETWEEN FLORIDA POWER CORPORATION AND PINELLAS COUNTY, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 7328, PAGE 1700.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

32. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLANDS OF INNISBROOK RECORDED IN OFFICIAL RECORDS BOOK 9970, PAGE 1264, AS AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 10750, PAGE 757, SECOND AMENDMENT RECORDED IN OFFICIAL, RECORDS BOOK 10884, PAGE 813 AND THIRD AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 11296, PAGE 2406 AS ASSIGNED BY ASSIGNMENT OF DEVELOPER RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 14896, PAGE 760, AND OFFICIAL RECORDS BOOK 14962, PAGE 2684, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT(S): (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE; OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

33. CONSERVATION EASEMENT IN FAVOR OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 10699, PAGE 1511.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

34. DEED OF CONVEYANCE OF PIPELINES, APPURTENANCES AND AQUIFER RIGHTS IN FAVOR OF PINELLAS COUNTY RECORDED SEPTEMBER 24, 2003 IN OFFICIAL RECORDS BOOK 13091, PAGE 2266 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

35. NOTIFICATION OF PAYMENTS REQUIRED INNISBROOK RESORT AND GOLF CLUB RECORDED IN OFFICIAL RECORD BOOK 14090, PAGE 929, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
NOT A MATTER OF SURVEY.

36. TERMS AND PROVISIONS OF THE HOTEL/MOTEL BULK INSERTED SERVICE AGREEMENT BETWEEN BRIGHT HOUSE, LLC AND GTA-1B, LLC, D/B/A WESTIN INNISBROOK GOLF RESORT, A MEMORANDUM OF AGREEMENT RECORDED AUGUST 12,2005 IN OFFICIAL RECORDS BOOK 14526, PAGE 1010, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

VICINITY MAP
(NOT TO SCALE)

MATTERS OF RECORD: (SCHEDULE B-II EXCEPTIONS FROM COVERAGE) EXCEPTION ITEMS ARE DEPICTED HEREON AS (#)

38. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN PARCEL F DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 13469, PAGE 480, FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 14301, PAGE 1289, AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 14601, PAGE 1817, BOOK 15991, PAGE 2379, BOOK 16238, PAGE 1998 AND BOOK 18329, PAGE 1423, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
LAND DESCRIBED THEREIN INCLUDES A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY DEPICTED HEREON.

39 NOTIFICATION OF PAYMENTS REQUIRED INNISBROOK RESORT AND GOLF CLUB RECORDED IN OFFICIAL RECORD BOOK 14090, PAGE 929, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.40. CONSERVATION EASEMENT GRANTED TO PINELLAS COUNTY, RECORDED IN BOOK 20894, PAGE 885.
NOT A MATTER OF SURVEY.

40. CONSERVATION EASEMENT GRANTED TO PINELLAS COUNTY, RECORDED IN BOOK 20894, PAGE 885.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

41. GENERAL UTILITY EASEMENT GRANTED TO PINELLAS COUNTY, RECORDED IN BOOK 19919, PAGE 1604.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

42. EASEMENT SET FORTH IN DECLARATION OF EASEMENTS, SPREAD OF MORTGAGE LIEN, SUBORDINATION OF MORTGAGES AND PARTIAL RELEASE OF MORTGAGES BY GOLF HOST RESORTS, INC., A COLORADO CORPORATION RECORDED APRIL 12, 2001 IN BOOK 11310, PAGE 138, AS AMENDMENT BY AMENDMENT RECORDED IN BOOK 13540, PAGE 2528.
LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PROPERTY.

43. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN BOOK 18990, PAGE 2275.
LAND DESCRIBED THEREIN INCLUDES ALL OF THE SUBJECT PROPERTY.

44. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED.
NOT A MATTER OF SURVEY.

45. THE POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING BELOW THE MEAN OR ORDINARY HIGH WATER LINE OF THE ABUTTING BODY OF WATER.
NOT A MATTER OF SURVEY.

46. THE RIGHT, TITLE OR INTEREST, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE WATER ABUTTING THE LAND AND THE MOST INLAND OF ANY OF THE FOLLOWING: (A) THE NATURAL LINE OF VEGETATION; (B) THE MOST EXTREME HIGH WATER MARK; (C) THE BULKHEAD LINE, OR (D) ANY OTHER LINE WHICH HAS BEEN OR WHICH HEREAFTER MAY BE LEGALLY ESTABLISHED AS RELATING TO SUCH PUBLIC USE.
NOT A MATTER OF SURVEY.

47. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PART OF THE LAND THAT IS, AS OF THE DATE OF POLICY OR WAS AT ANY TIME PREVIOUSLY, UNDER WATER (SUBMERGED).
NOT A MATTER OF SURVEY.

SURVEYOR'S NOTES

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. THIS BOUNDARY SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2169-5322951, WITH A COMMITMENT DATE OF MAY 5, 2021 AT 08:00 AM, OF WHICH THE SUBJECT PROPERTIES ARE A PART.

3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A ZONING REPORT.

5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.

8. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE.

9. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. BEARINGS SHOWN HEREON, AND QUALIFIED AS (D) FOR DEED, (P) FOR PLAT ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY, THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, AS BEING N89°57'27"E.

10. THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES "AE" (EL 10) "X" (OTHER FLOOD AREAS) AND "X" PER FLOOD INSURANCE RATE MAP, MAP NUMBER 12103C0057G, PANEL(S) 0057, MAP EFFECTIVE DATE SEPTEMBER 03, 2003. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

11. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

12. PARCEL 1 CONTAINING 49.299 ACRES
PARCEL 2 CONTAINING 4.411 ACRES
OVERALL PROPERTY CONTAINS 53.710 ACRES

13. NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

14. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE FLORIDA LAND AND BOUNDARY INFORMATION (LABINS) WEBSITE AT HTTP://WWW.LABINS.ORG. THE AERIAL IMAGE IS USED AS A BACKGROUND FOR LOCATION PURPOSES ONLY AND IS NOT TO BE CONSIDERED SURVEYED DATA FOR THIS SURVEY. SEE TOPOGRAPIC SURVEY FOR LOCATIONS OF ALL INTERIOR IMPROVEMENTS.

CERTIFY TO:
TOLL BROS., INC., A PENNSYLVANIA CORPORATION
SALAMANDER INNISBROOK, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMAPNY

DATE OF PLAT OR MAP: 9/01/2021

ARDURRA GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 2610

GREG BAKSIS, PSM
FLORIDA LICENSE - LS6956

GREG BAKSIS LICENSE NUMBER 6956 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

ARDURRA
COLLABORATE. INNOVATE. CREATE.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

TOLL BROS., INC.
9950 PRINCESS PALM AVE, SUITE 330, TAMPA, FL 33619

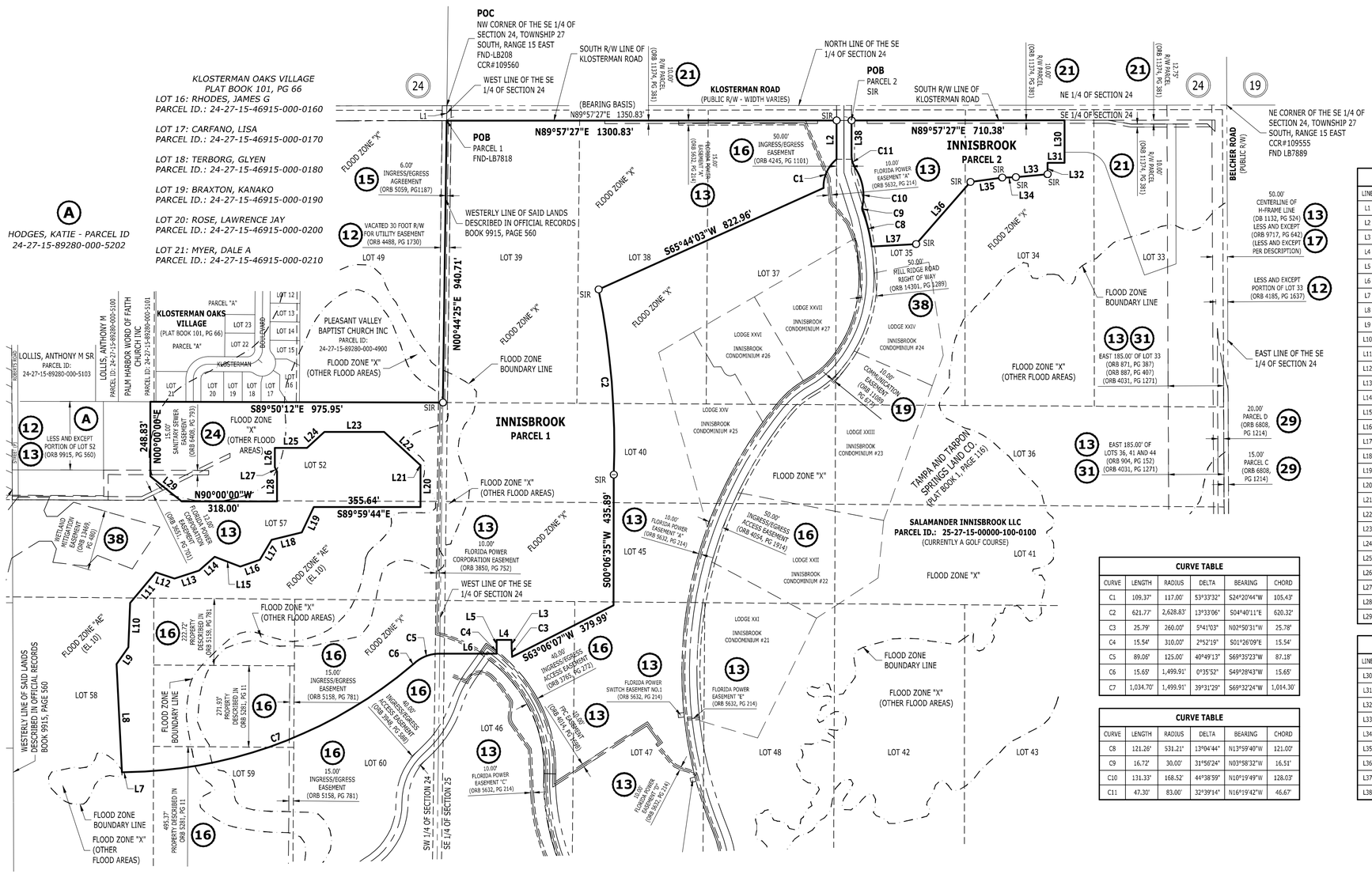
NO.	DATE	REVISION	BY

INNISBROOK DEVELOPMENT PARCELS

BOUNDARY SURVEY

JOB NO: 00171-2021-0646-00
DATE: 11/17/2021

BOUNDARY SURVEY
SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	109.37'	117.00'	53°33'32"	S24°20'44"W	105.43'
C2	621.77'	2,628.83'	13°33'06"	S04°40'11"E	620.32'
C3	25.79'	260.00'	5°41'03"	N02°50'31"W	25.78'
C4	15.54'	310.00'	2°52'19"	S01°26'09"E	15.54'
C5	89.06'	125.00'	40°49'13"	S69°35'23"W	87.18'
C6	15.65'	1,499.91'	0°35'52"	S49°28'43"W	15.65'
C7	1,034.70'	1,499.91'	39°31'29"	S69°32'24"W	1,014.30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C8	121.26'	531.21'	13°04'44"	N13°59'40"W	121.00'
C9	16.72'	30.00'	31°50'24"	N03°58'32"W	16.51'
C10	131.33'	168.52'	44°38'59"	N10°19'49"W	128.03'
C11	47.30'	83.00'	32°39'14"	N16°19'42"W	46.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°44'25"W	50.00'
L2	S00°00'05"E	129.75'
L3	N00°00'00"E	30.95'
L4	S90°00'00"W	50.00'
L5	S00°00'00"E	30.95'
L6	S90°00'00"W	191.15'
L7	S87°05'34"W	14.99'
L8	N02°54'26"W	362.14'
L9	N35°28'08"E	68.16'
L10	N02°28'05"E	148.52'
L11	N40°00'00"E	132.55'
L12	S71°45'34"E	65.96'
L13	N71°48'19"E	86.48'
L14	N48°14'29"E	69.42'
L15	S68°48'05"E	91.62'
L16	N70°28'28"E	69.19'
L17	N30°39'55"E	77.04'
L18	N76°13'22"E	103.45'
L19	N25°21'31"E	93.88'
L20	N00°00'00"E	140.03'
L21	S90°00'00"W	0.55'
L22	N47°26'38"W	163.95'
L23	S90°00'00"W	198.85'
L24	S47°26'08"W	78.67'
L25	S90°00'00"W	107.58'
L26	S00°00'00"E	65.10'
L27	S27°54'32"E	15.85'
L28	S00°00'00"E	99.89'
L29	N51°11'05"W	134.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S00°00'00"E	142.40'
L31	S90°00'00"W	56.63'
L32	S00°00'00"E	38.04'
L33	S84°50'29"W	105.89'
L34	S87°53'36"W	45.94'
L35	S82°19'20"W	106.77'
L36	S41°09'12"W	275.66'
L37	S86°57'21"W	148.89'
L38	N00°00'05"W	116.24'

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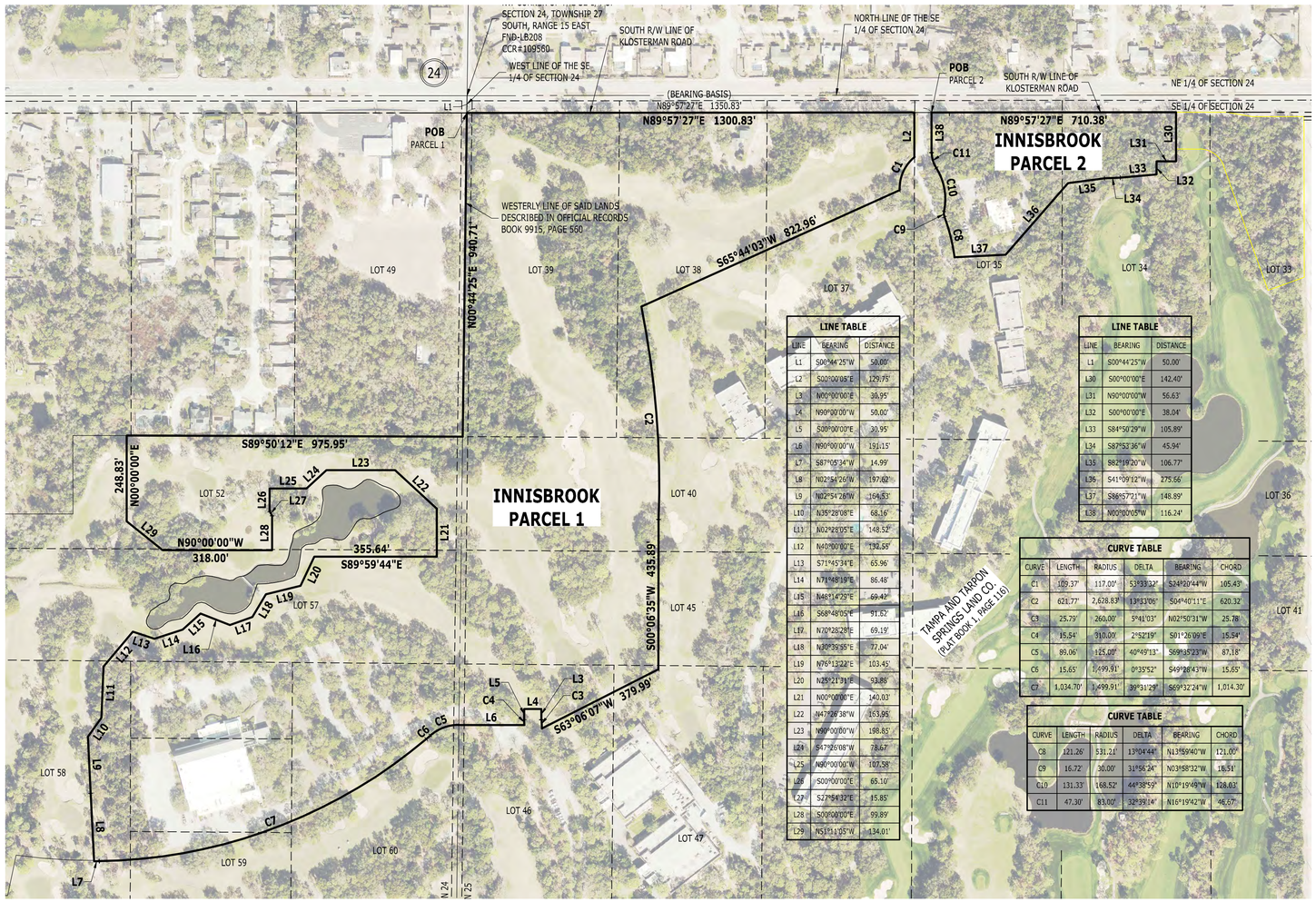
NO.	DATE	REVISION	BY

INNISBROOK DEVELOPMENT PARCELS

BOUNDARY SURVEY

JOB NO: 00171-2021-0646-00
DATE: 11/17/2021

Q:\SURVEY\00171\2021\0646\Production\Base\INNISBROOK-BNDY - REV 1.dwg



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°44'25"W	50.00'
L2	S00°00'05"E	129.75'
L3	N00°00'00"E	30.95'
L4	N90°00'00"W	50.00'
L5	S00°00'00"E	30.95'
L6	N90°00'00"W	191.15'
L7	S67°05'34"W	14.99'
L8	N02°54'26"W	197.62'
L9	N02°54'26"W	164.53'
L10	N35°28'08"E	68.16'
L11	N02°28'05"E	148.52'
L12	N40°00'00"E	132.55'
L13	S71°45'34"E	65.96'
L14	N71°48'19"E	86.48'
L15	N48°14'29"E	69.42'
L16	S68°48'05"E	91.62'
L17	N70°28'28"E	69.19'
L18	N30°39'55"E	77.04'
L19	N76°13'22"E	103.45'
L20	N25°21'31"E	93.88'
L21	N00°00'00"E	140.03'
L22	N47°26'38"W	163.95'
L23	N90°00'00"W	198.85'
L24	S47°26'08"W	78.67'
L25	N90°00'00"W	107.58'
L26	S00°00'00"E	65.10'
L27	S27°54'32"E	15.85'
L28	S00°00'00"E	99.89'
L29	N51°11'05"W	134.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°44'25"W	50.00'
L30	S00°00'00"E	142.40'
L31	N90°00'00"W	56.63'
L32	S00°00'00"E	38.04'
L33	S84°50'29"W	105.89'
L34	S87°53'36"W	45.94'
L35	S82°19'20"W	106.77'
L36	S41°09'12"W	275.66'
L37	S86°57'21"W	148.89'
L38	N00°00'05"W	116.24'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	109.37'	117.00'	53°33'32"	S24°20'44"W	105.43'
C2	621.77'	2,628.83'	13°33'06"	S04°40'11"E	620.32'
C3	25.79'	260.00'	5°41'03"	N02°50'31"W	25.78'
C4	15.54'	310.00'	2°52'19"	S01°26'09"E	15.54'
C5	89.06'	125.00'	40°49'13"	S69°35'23"W	87.18'
C6	15.65'	1,499.91'	0°35'52"	S49°28'43"W	15.65'
C7	1,034.70'	1,499.91'	39°31'29"	S69°32'24"W	1,014.30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C8	121.26'	531.21'	13°04'44"	N13°59'40"W	121.00'
C9	16.72'	30.00'	31°56'24"	N03°58'32"W	16.51'
C10	131.33'	168.52'	44°38'59"	N10°19'49"W	128.03'
C11	47.30'	83.00'	32°39'14"	N16°19'42"W	46.67'

INNISBROOK
PARCEL 1
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,300.83 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°00'05" EAST, A DISTANCE OF 129.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 109.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 53°33'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°20'44" WEST 105.43 FEET; THENCE SOUTH 65°44'03" WEST, A DISTANCE OF 822.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 621.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,628.83 FEET, A CENTRAL ANGLE OF 13°33'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°40'11" EAST 620.32 FEET; THENCE SOUTH 00°06'35" WEST, A DISTANCE OF 435.89 FEET; THENCE SOUTH 63°06'07" WEST, A DISTANCE OF 379.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 25.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 05°41'03", AND A CHORD BEARING AND DISTANCE OF NORTH 02°50'31" WEST 25.78 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 15.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 02°52'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°26'09" EAST 15.54 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 191.15 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 89.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 40°49'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°35'23" WEST 87.18 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 15.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 00°35'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°28'43" WEST 15.65 FEET; THENCE CONTINUE WESTERLY 1,034.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 39°31'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°32'24" WEST 1,014.30 FEET; THENCE SOUTH 87°05'34" WEST, A DISTANCE OF 14.99 FEET; THENCE NORTH 02°54'26" WEST, A DISTANCE OF 197.62 FEET; THENCE CONTINUE ALONG SAID LINE, NORTH 02°54'26" WEST, A DISTANCE OF 164.53 FEET, THENCE NORTH 35°28'08" EAST, A DISTANCE OF 68.16 FEET; THENCE NORTH 02°28'05" EAST, A DISTANCE OF 148.52 FEET; THENCE NORTH 40°00'00" EAST, A DISTANCE OF 132.55 FEET; THENCE SOUTH 71°45'34" EAST, A DISTANCE OF 65.96 FEET; THENCE NORTH 71°48'19" EAST, A DISTANCE OF 86.48 FEET; THENCE NORTH 48°14'29" EAST, A DISTANCE OF 69.42 FEET; THENCE SOUTH 68°48'05" EAST, A DISTANCE OF 91.62 FEET; THENCE NORTH 70°28'28" EAST, A DISTANCE OF 69.19 FEET; THENCE NORTH 30°39'55" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 76°13'22" EAST, A DISTANCE OF 103.45 FEET; THENCE NORTH 25°21'31" EAST, A DISTANCE OF 93.88 FEET; THENCE SOUTH 89°59'44" EAST, A DISTANCE OF 355.64 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 140.03 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 0.55 FEET; THENCE NORTH 47°26'38" WEST, A DISTANCE OF 163.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 198.85 FEET; THENCE SOUTH 47°26'08" WEST, A DISTANCE OF 78.67 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 107.58 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 65.10 FEET; THENCE SOUTH 27°54'32" EAST, A DISTANCE OF 15.85 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 99.89 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 318.00 FEET; THENCE NORTH 51°11'05" WEST, A DISTANCE OF 134.01 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 248.83 FEET; THENCE SOUTH 89°50'12" EAST, A DISTANCE OF 975.95 FEET; THENCE NORTH 00°44'25" EAST, A DISTANCE OF 940.71 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING.

CONTAINING 49.299 ACRES.
AND
PARCEL 2
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,350.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°57'27" EAST, A DISTANCE OF 710.38 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 142.40 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.63 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 38.04 FEET; THENCE SOUTH 84°50'29" WEST, A DISTANCE OF 105.89 FEET; THENCE SOUTH 87°53'36" WEST, A DISTANCE OF 45.94 FEET; THENCE SOUTH 82°19'20" WEST, A DISTANCE OF 106.77 FEET; THENCE SOUTH 41°09'12" WEST, A DISTANCE OF 275.66 FEET; THENCE SOUTH 86°57'21" WEST, A DISTANCE OF 148.89 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 121.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 531.21 FEET, A CENTRAL ANGLE OF 13°04'44", AND A CHORD BEARING AND DISTANCE OF NORTH 13°59'40" WEST 121.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 16.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°56'24", AND A CHORD BEARING AND DISTANCE OF NORTH 03°58'32" WEST 16.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 131.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.52 FEET, A CENTRAL ANGLE OF 44°38'59", AND A CHORD BEARING AND DISTANCE OF NORTH 10°19'49" WEST 128.03 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 47.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 32°39'14", AND A CHORD BEARING AND DISTANCE OF NORTH 16°19'42" WEST 46.67 FEET; THENCE NORTH 00°00'05" WEST, A DISTANCE OF 116.24 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING.

CONTAINING 4.411 ACRES.

OVERALL PROPERTY CONTAINS 53.710 ACRES.

0 200 400

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One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

NO.	DATE	REVISION	BY

INNISBROOK PARCELS 1 AND 2

LEGAL DESCRIPTION EXHIBIT

JOB NO: 00171-2021-0646-00
DATE: 11/02/2021

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2nd Revision_recvd 03-21-22

CITY OF TARPON SPRINGS

E KLOSTERMAN RD

SUWANNEE AVE

CAROLINA AVE

VIRGINIA AVE

PARK AVE

KLOSTERMAN OAKS BLVD

PLEASANT AVE

ROBER'S RD

VALLEY RD

US 19A

PINELLAS TRAIL

BELCHER RD

GLENBROOK CIR

GLENBROOK DR

GLENBROOK LN

GLENBROOK CLOSE

28.540 AC
L-4

4.085 AC
L-5

0.103 AC
L-9

28.540 AC
L-4

2.046 AC
L-1

1.068 AC
L-7

0.105 AC
L-8

2.233 AC
L-10

8.148 AC
L-3

L-6
1.103 AC

RESIDENTIAL LOW (RL)	RESIDENTIAL LOW MEDIUM (RLM)	RECREATION/OPEN SPACE (R/OS)	COMMERCIAL GENERAL (CG)	INSTITUTIONAL (I)	EMPLOYMENT (E)
RESIDENTIAL SUBURBAN (RS)	RESIDENTIAL LOW MEDIUM (RLM)	RES./OFFICE GENERAL(ROG)	TRANSPORTATION/ UTILITY (T/U)	PRESERVATION (P) * INDICATES PRESERVATION PLAN CATEGORY ADJUSTED TO REFLECT WETLANDS SURVEY	WATER

INNISBROOK - PARCEL L

LAND USE EXH

MARCH 15, 2022

SCALE: FEET

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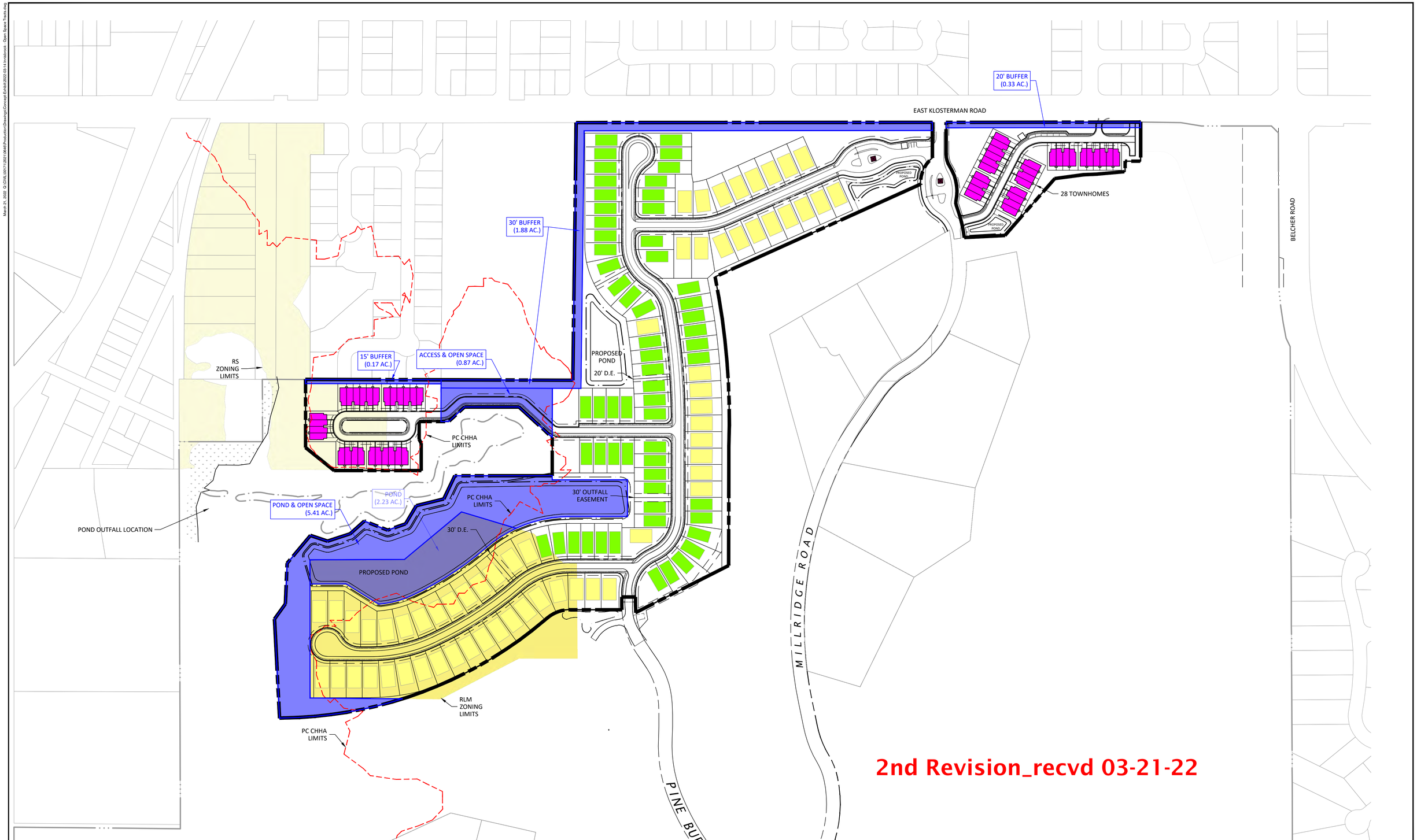
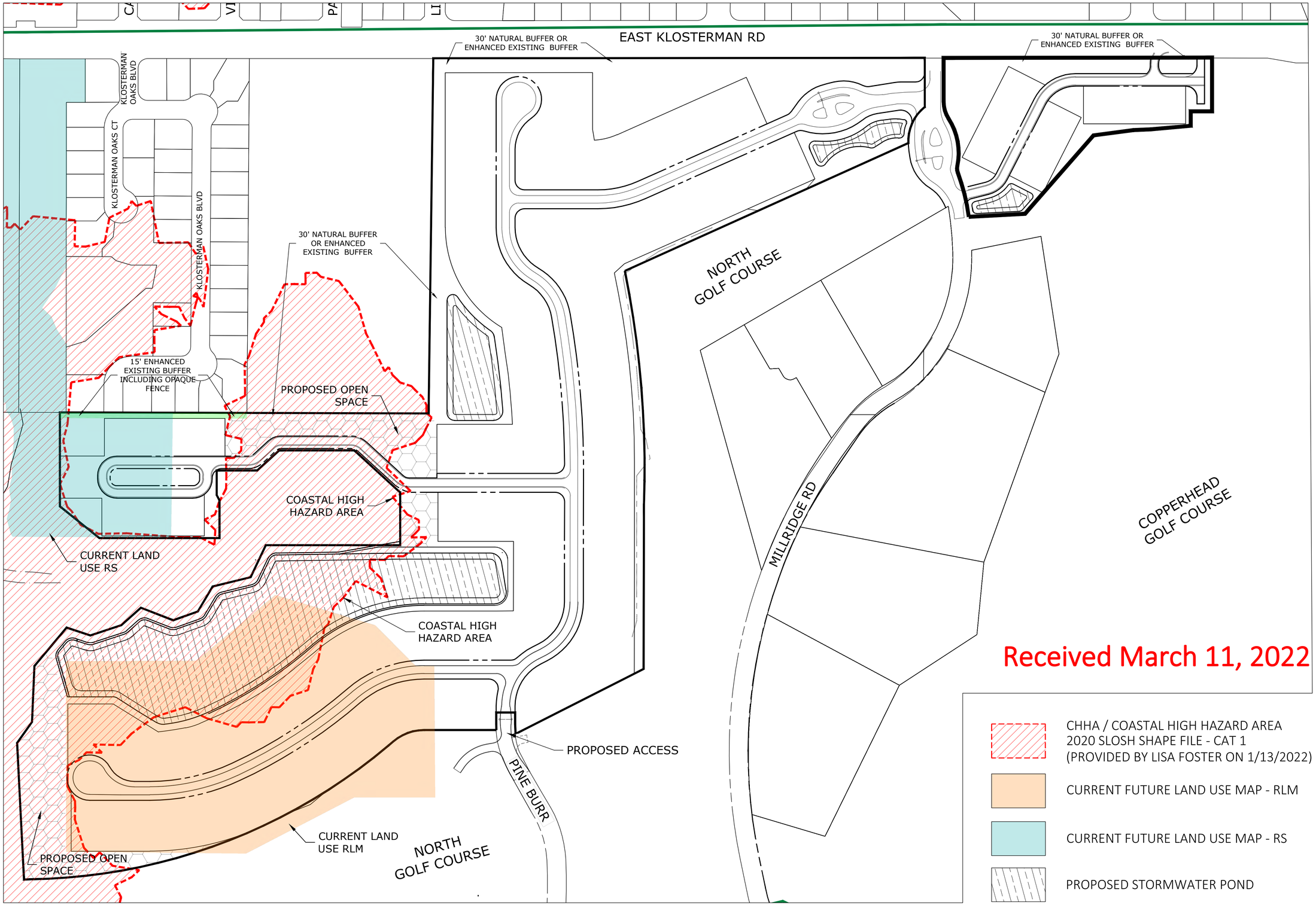
March 21, 2022 Q:\CIVIL\0011\001\91\49\Production\Drawings\Concept Exhibit\2022-03-14 Innisbrook - Open Space Tracts.dwg



2nd Revision_recvd 03-21-22

INNISBROOK - EXHIBIT OF REC O/S		
EXH-A	0 160 320 SCALE: FEET	ARDURRA COLLABORATE. INNOVATE. CREATE.
03-21-2022		



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SCALE: FEET

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NO.	DATE	REVISION	BY

INNISBROOK RESORT
PINELLAS COUNTY, FLORIDA

COASTAL HIGH HAZARD AREA / ZONING PLAN OVERLAY PARCEL L

JOB NO: 2021-0646-00
DATE: 11/01/2021

1 OF 1

April 29, 2019 Q:\CIVIL\0017\2021\0646\Production\Drawings\Concept-Exhibit\Zoning Plan\PLN Zoning CHHA Exhibit.dwg

3rd Revision_received 03-29-22

INNISBROOK RESORT
FUTURE LAND USE MAP AMENDMENT
LAND USE PLANNING EXPERT REPORT

Presented to:

Pinellas County
315 Court Street
Clearwater, Florida

Prepared for:

Salamander Innisbrook LLC
36750 U.S. Highway 19 North
Palm Harbor, Florida 33684

Prepared by:

Cynthia Tarapani, Owner
Tarapani Planning Strategies
Land Use Planning Expert
128 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone 727-642-2030

Revised March 29, 2022

INNISBROOK RESORT
FUTURE LAND USE MAP AMENDMENT
LAND USE PLANNING EXPERT REPORT

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I. INTRODUCTION

Innisbrook Resort was created as a golf resort and residential community in 1968 as one of the earliest Residential Planned Developments in Pinellas County. The initial size of Innisbrook Resort was 581 acres and after expansions in 1969 and 1976, the total size of the development is currently 845 acres. Innisbrook Resort is located in northern Pinellas County south of Klosterman Road, west of U.S. Highway 19 and east of Alternate Highway 19. Access to the Resort is via three roads: Klosterman Road, U.S. Highway 19 and Belcher Road.

The Innisbrook Residential Planned Development (RPD) is approved for 2,305 residential units and 38,075 square feet of commercial uses. Of the total approved development, 1,876 units have been constructed leaving 429 residential units available for development. At this time, none of these commercial entitlements have been constructed.

Residential development within Innisbrook Resort is a composed of a mixture of condominiums, apartments and single family homes situated within and adjacent to the four golf courses. There are three clubhouses and four golf courses in the Resort: the Island Course, the Copperhead Course, the Osprey North Course, and the Osprey South Course. There are also three buildings with convention and event space located generally in the northern section of the site: Inverness Hall, Stirling Hall and Edinburgh Hall.

The Copperhead Course has been the location of the PGA Tour's Valspar Championship held every year since 1990, with the exception of 2001 when it was cancelled due to the September 11, 2001 national crisis and in 2020 when it was cancelled due to the pandemic. The Valspar Championship at Innisbrook is televised nationally and around the world, and in the most recent pre-pandemic year of 2019, the event attracted an attendance of 108,000 persons. Due to this extensive coverage and high attendance, the Championship has contributed tens of millions of dollars to local charities in the Tampa Bay area.

In addition to the golf courses, Innisbrook Resort has a variety of recreational activities for its residents and visitors including these facilities:

- Golf Driving Ranges and Teaching Facility,
- Tournament Tennis and Racquetball Facilities,
- Loch Ness Family Pool Facility and four additional pools,
- State of the Art Fitness Center,
- Salamander Spa and Wellness Facility, and
- Four Restaurants.

Although golf remains a major spectator sport, the continuous decline of resort guest and member play over the past 20 years is well documented. Consequently, the game of golf is changing throughout the United States to meet demographic and lifestyle changes. One of the key changes in the industry is the growing demand for golf course that can be played in a shorter time period and that can appeal to players of all ages and skill levels. These courses are shorter in length and are carefully designed to also challenge even the best players.

The owners of Innisbrook Resort have taken notice of these trends changes and wish to adapt one of the existing golf courses to remain competitive among the finest golf resorts in America, such as Pinehurst in North Carolina, Koehler in Wisconsin, Bandon Dunes in Oregon, and Pebble Beach in California. To feasibly address these changes, Innisbrook proposes to convert a portion of the Osprey North Course to a newly designed short course and redevelop 53.710 acres of this course for a new residential neighborhood. The Osprey North Course is located in the northern section of Innisbrook in proximity to Klosterman Road on the west side of Millridge Road, the development's north/ south spine road.

The new residential development will be located on new Parcel L with a maximum development potential of 180 single family detached and townhouse homes on 53.710 acres. There will not be any increase in the approved development potential within the Innisbrook RPD since the source of the proposed units for new Parcel L will be derived solely from the transfer of units from existing parcels. The three remaining golf courses, Island, Copperhead and Osprey South, will not be affected by this proposal and will remain fully operational in their current configuration. If the Plan Amendment and RPD Master Plan Revision Applications are approved, there will still be four golf courses providing recreational and open space for Innisbrook residents, members and visitors within Innisbrook Resort.

In addition to the Osprey North Golf Course, there are other existing improvements located on new Parcel L. These improvements include the Inverness Hall, a convention center with approximately 32,000 square feet and surface parking; and two office buildings located east of the Klosterman Road Gate with a total of approximately 11,000 square feet and surface parking. All of these buildings and their surface parking will be demolished to construct the proposed residential development on Parcel L .

In order to accomplish this proposal, the Applicant has submitted two applications simultaneously to Pinellas County for review:

1. **Plan Amendment Application with two parts:**

    a. For new Parcel L: Amend the Future Land Use Map from Residential Suburban, Residential Low Medium, and Recreation/ Open Space to the Residential Low Plan Category;
    b. For Existing Parcels B, D, E, G and H: Amend the Future Land Use Map from Residential Estate and Residential Low Medium Plan Categories to Recreation/ Open Space Plan Category; and
    For New Parcels L-6, L-7, L-8, L-9 and L-10: Amend the Future Land use Map from the Residential Suburban and Residential Low Medium Plan Categories to Recreation/ Open Space Plan Category.

2. **Master Plan Revision** to create new Parcel L with a maximum of 180 dwelling units and reflect the transfer of existing density to Parcel L; extinguish the approved development of 92 units on Existing Parcels B, D, E, G and H, and reduce the approved development on Existing Parcel F to 202 units reflect the units transferred from Parcel F to new Parcel L.

It should be noted that the existing entitlements will not be increased with these applications and the location and amount of development for Innisbrook Resort will continue to be regulated by the RPD Master Plan.

This Planning Report describes the proposed Plan Amendment Application and demonstrates its consistency with the County's *Comprehensive Plan*. A separate Planning Report has been prepared for the RPD Master Plan revision to describe the proposed new Parcel L Development parameters, the changes to the Master Plan, and to demonstrate the Master Plan's compliance with the criteria for a Type 3 Use.

II. DESCRIPTION OF PLAN AMENDMENT REQUEST

Part 1 of the Plan Amendment- **From** RS, RLM & R/OS **to** RL

Part 1 of the Plan Amendment is the four parcels that comprise new Parcel L that are designated with three plan categories: Residential Suburban (2.5 du/ ac) Residential Low Medium (10 du/ ac) and Recreation/ Open Space Categories. Since the R/OS Plan Category does not allow residential use and to consolidate all of Parcel L with the same plan category, this Application requests that Parcels L-1, L-3, L-4 and L-5 be changed from RS, RLM and R/OS to the Residential Low Category (5 unit/ acre).

It should be noted that 8.148 acres of new Parcel L is currently designated with the Residential Low Medium Category allowing up to 10 units per acre which is twice the density of the requested Residential Low Plan Category allowing 5 units per acre.

Part 2 of the Plan Amendment- **From** RE, RS & RLM **to** R/OS

Part 2 of the Plan Amendment includes ten parcels that currently have residential Plan Categories and are requested to be changed to the R/OS, Recreation/ Open Space Category.

The first five parcels of Part 2 are Innisbrook Existing Parcels B, D, E, G and H that are requested to be changed from their current Residential Estate (1 du/ ac) and Residential Low Medium (10 du/ ac) Categories to the Recreation/ Open Space Category. The purpose of the amendment for these five vacant Parcels is to extinguish the development potential of 92 units on these five Parcels and to reflect their long term use as recreational and open space lands within the Innisbrook Resort. In the related Master Plan Revision for the Innisbrook Resort, the Applicant proposes to extinguish all of development potential from these five parcels to confirm that the only allowable use for these five parcels is recreational use.

Parcels L-6, L-7 and L-8 are adjacent to but not included in new Parcel L and are designated with residential Plan Categories but they are actually in use as part of the Osprey North Course. Since these three parcels will remain as a recreational use as part of the reconfigured Osprey North Course, the appropriate plan category for them is the Recreation/ Open Space Category. Therefore, this Application requests that Parcels L-6, L-7 and L-8 be changed from their residential Plan Categories to the Recreation/ Open Space Category to reflect their long term intended recreational use.

Parcels L-9 and L-10 There are two parcels within new Parcel L that have Residential Plan Categories but are proposed to be Open Space for new Parcel L (Parcels L-9 and L-10). Therefore, this Application requests that Parcels L-9 and L-10 be changed from their

residential Plan Categories to the Recreation/ Open Space Category to reflect their intended open space use.

Summary of Resulting Plan Categories on Parcel L

This application proposes to designate new Parcel L with the Residential Low Plan Category on 42.827 acres and with the Recreation/ Open Space category on 10.883 acres for a total site size of 53.710 acres. The 10.883 acres of Recreation/ Open Space Plan Category is composed of the perimeter buffers, the entrance road to the western townhouse parcel, the stormwater pond and an area at the west end of the single family cul-de-sac. Please see **Document A-10,** Exhibit of R/OS Areas within Parcel L, that illustrates the location and sizes of the areas that are requested to be designated as Recreation/ Open Space within Parcel L.

Table 1 below describes the two parts of the requested Plan Amendment and all of the specific parcels that are included in this request. A Future Land Use Map of Parcel L is included with this Plan Amendment application that identifies the existing plan category for each of the subparcels that make up the Plan Amendment Application (**Document A-6** of this Plan Amendment Application).

TABLE 1
INNISBROOK RESORT
PROPOSED FUTURE LAND USE MAP AMENDMENTS

Part 1- Plan Amendment for New Parcel L Requesting the RL Plan Category			
	Size (acres)	**Existing Plan Category**	**Proposed Plan Category**
L-1	2.0546 ac	RS (2.5 du/ ac)	RL (5 du/ ac)
L-3	8.148 ac	RLM (10 du/ ac)	RL (5 du/ ac)
L-4	28.540 ac	R/OS	RL (5 du/ ac)
L-5	4.085 ac	R/OS	RL (5 du/ ac)
TOTAL- Part 1	**42.827 ac**	**2.054 ac RS** **8.148 ac RLM** **32.625 ac R/OS**	**42.827 ac RL**

Part 2- Plan Amendment for Existing Parcels B, D, E, G and H & New Parcels L-6, L-7, L-8, L-9 and L-10 Requesting the R/OS Category			
Parcel #	**Size (acres)**	**Existing Plan Category**	**Proposed Plan Category**
B	2.444 ac	RLM (10 du/ ac)	R/OS
D	3.857 ac	RLM (10 du/ ac)	R/OS
E	5.854 ac	RLM (10 du/ ac)	R/OS
G	2.770 ac	RE (1 du/ ac)	R/OS
H	1.736 ac	RE (1 du/ ac)	R/OS
L-6	1.103 ac	RLM (10 du/ ac)	R/OS
L-7	1.068 ac	RS (2.5 du/ ac)	R/OS
L-8	0.105 ac	RS (2.5 du/ac)	R/OS
L-9	0.103 ac	RS (2.5 du/ ac)	R/OS
L-10	2.233 ac	RLM (10 du/ ac)	R/OS
TOTAL- Part 2	**21.273 ac**	**4.506 ac RE** **1.276 ac RS** **15.491 ac RLM**	**21.273 R/OS**
Net Decrease in R/OS Lands within Innisbrook			**32.625 ac in Part 1** **- 21.273 ac in Part 2** **= 11.352 ac Net Decrease In R/OS Lands**

Table 1 Notes:

- Since Parcel L-2 is not wetlands based on the Ardurra Wetlands Survey, Pinellas County has agreed to adjust Parcel L-2 from the Preservation Plan Category to Recreation/ Open Space. Therefore, Parcel L-2's acreage of 0.038 acres has been incorporated into the total size of Parcel L-4 since they have the same Plan Category of R/OS.

As shown in Part 1 of **Table 1** above, there are 32.625 acres on Parcel L that are currently designated as Recreation/ Open Space Plan Category which this Application proposes to change to the Residential Low Plan Category. Also shown on Part 2 of **Table 1** are the ten parcels that are proposed to be changed from various Residential Plan Categories to the Recreation/ Open Space Category and these ten parcels in combination are 21.273 acres in size. Therefore, the net decrease in lands designated as Recreation/ Open Space in Innisbrook Resort is proposed to be 11.352 acres.

The current amount of open space within the Innisbrook Resort is 618.31 acres which comprises 73% of the total Resort site. If this Plan Amendment is approved, the new amount of open space will be 604.80 acres which is 71.5% of the total Resort site. This Plan Amendment requests a minimal reduction in open space when considering that a total of 604 acres of Open Space will remain available as recreation and open space uses within the Resort.

In addition to this Plan Amendment, the Applicant has also submitted a request to revise the Master Plan for the Innisbrook Resort. It should be noted that the Master Plan revision does not request additional development potential for the Innisbrook RPD. Rather, the Master Plan revision proposes to transfer units from existing development parcels to new Parcel L with no increase in development potential for the overall Innisbrook RPD. The application to revise to the Innisbrook RPD Master Plan includes the following requests:

- Create a new Parcel L with a maximum development potential of 180 single family and townhouse residential units on 53.710 acres.
- Transfer 88 residential units from Existing Parcel F to new Parcel L, leaving 202 residential units remaining on Parcel F.
- Transfer a total of 92 units from Parcels B, D, E, G and H to new Parcel L, extinguishing all development potential resulting in no remaining development potential on these five parcels.
- Revise the Land Use Table and other notes to reflect these changes.

III. EVALUATION OF APPLICATION'S CONSISTENCY WITH *COMPREHENSIVE PLAN*

Plan Amendments must be consistent with the *Comprehensive Plan* with regard to both the Plan Category requested and with the applicable Goals, Objectives and Policies of the Elements of the Plan. This Section of the Planning Report will evaluate the Application's consistency with both major provisions of the *Comprehensive Plan*.

A. CONSISTENCY WITH THE PROPOSED PLAN CATEGORY

New Parcel L is currently designated with three categories, one of which, Recreation/ Open Space, does not allow residential development. In order to allow residential development and consolidate the same plan category on all of Parcel L, the Applicant requests the Residential Low Plan Category with a maximum density of 5 units per acre. The purpose of the Residential Low Category is stated in the *Future Land Use Map Categories, Descriptions and Rules* in the *Future Land Use Element* as follows:

> **"Purpose-** It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a low density residential manner; and to recognize such areas as primarily well suited for residential uses that are consistent with the low density non-intensive qualities and natural resources characteristics of such areas."

The only primary use in the Residential Low Category is residential use which is the same use as is proposed by this Plan Amendment. The maximum density in the Residential Low Category is five (5) dwelling units per acre. The proposed development on Parcel L of 180 units on 42.827 residentially designated acres results in a project density of 4.2 units per acre, which is less than, and, therefore, in compliance with the Residential Low Category maximum density of five units per acre. It should be noted that the density for Parcel L is calculated solely on the 42.82 acres of the site that are proposed to be designated with the Residential Low Plan Category and does not include the 10.883 acres within Parcel L that are proposed for the Recreation/ Open Space Plan Category.

Innisbrook's original zoning was approved for the RPD-5, Residential Planned Development District at a maximum density of 5 units per acre as applied to the overall site. The current approval for Innisbrook Resort RPD results in a density of 2.87 units per acre, when excluding the wetlands on the site. The Residential Low Plan category is the predominant Plan Category to the north and northwest of the Plan Amendment site, Parcel L. The closest development to the east of Parcel L is composed of existing Innisbrook condominiums. To the south of Parcel L is the Osprey North Golf Course which will remain in use as a golf course.

Based on this analysis, in my expert opinion, the proposed Plan Amendment is consistent with the purpose, use characteristics, locational characteristics and maximum density of the requested Residential Low Category.

B. CONSISTENCY WITH THE APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE *COMPREHENSIVE PLAN* ELEMENTS

The Application will be reviewed against the applicable Goals, Objectives and Policies of Pinellas County's *Comprehensive Plan* Elements. The Goal, Objective or Policy is shown below in **bold**, followed by the planning analysis for this Application.

FUTURE LAND USE ELEMENT

Goal 1: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural land economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.4: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

Opinion: Residential development in Northern Pinellas County continues to be very desirable and this Plan Amendment represents a logical infill residential development in an area for which services are currently available. The Plan Amendment site has been configured to contain only uplands and all wetlands are located outside of the Plan Amendment boundary and will be preserved in their current state.

At the southeast corner of the western townhouse parcel, there is a small area of 0.038 acres that is currently designated on the County's *Future Land Use Map* with the Preservation Plan Category. However, based on the Wetlands Survey prepared by Ardurra, this small area is outside of the actual wetland boundary and has been determined to be uplands. Since this small area is uplands, the Preservation Plan Category is not appropriate for this area and the County has agreed that this area can be adjusted from its Preservation Plan Category to the Recreation/ Open

Space Category. Other than this small area which has been adjusted, there are no wetlands on Parcel L.

Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policies.

Objective 1.17: Pinellas County shall preserve and seek to enhance established community values, a community unique identify and their social support structure, and will make decisions that are in concert with a community's established vision for their future.

Policy 1.17.2: Consistent with the purpose and intent of the Comprehensive Plan and Section 134-82 of the Land Development Code, Pinellas County shall make decisions, both unincorporated and countywide, that do not detract from the established community identity and social support structure but, instead, serve to preserve and enhance that identity and structure.

Opinion: The proposed Plan Amendment will be developed with the same residential use as exists within Innisbrook currently and the new development will be fully integrated into the Innisbrook Resort. Additionally, the configuration of the Plan Amendment site preserves the significant amount of open space and recreational activities within Innisbrook Resort. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this policy.

Objective 1.8 Pinellas County shall continue to implement future land use policies that restrict the proliferation of urban sprawl at a density which is not compatible with support facilities.

Opinion: The Plan Amendment site is located within the substantially built-out Innisbrook Resort in a highly urbanized area of North Pinellas County. Therefore, the Plan Amendment site does not create or contribute to urban sprawl. Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this objective.

Goal Three: Pinellas County's Plan shall promote a balanced relationship between the natural environment and development.

Objective 3.1: The Pinellas County Land Development Code shall be applied in a manner that ensures compatibility between the Future Land Use Map, existing environmental conditions and constraints, as well as environmental management goals.

Policy 3.1.2: Designated preservation areas shall be retained as undeveloped land suitable for passive recreation, conservation, or aesthetic uses to provide opportunities to appreciate the natural environment.

<u>Objective 3.2:</u> Pinellas County shall continue its proactive program for managing the impacts of development upon the County's natural resources (including wetland, uplands, and the marine environment), and shall continue to ensure that these resources are successfully integrated into the urban environment such that the overall function and viability of these areas are maintained, or where practical, enhanced or restored.

<u>Policy 3.2.3</u>: Pinellas County shall continue to use a variety of methods for protecting the County's open space areas and natural resources (including wetlands) which include, but are not limited to, the acquisition of open space and environmentally sensitive areas, allowing the Transfer of Development Right (TDRs), density averaging , and requiring upland buffers adjacent to wetlands and other natural environments identified by Pinellas County.

<u>Opinion</u>: The Plan Amendment site has been carefully created to include only uplands within its borders. There are wetlands outside of the Plan Amendment site that are not included in the development, will be preserved in their current state, and, therefore, will not be affected by this Plan Amendment. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this objective and policy.

<u>Goal 4:</u> Pinellas County shall work toward a land use pattern that can be supported by the available community and public facilities that would be required to serve that development.

<u>Objective 4.1</u>: The Pinellas County Concurrency Management System will insure that compatibility of all proposed development with the capacities of the existing and planned support facilities for which a level of service standard has been adopted in this plan.

<u>Policy 4.1.1:</u> The Concurrency Management System will ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities for which a level of service standard has been adopted and that such facilities and services are available, at the adopted level of service standards, concurrent with the impacts of development.

<u>Objective 4.2</u>: The Concurrency Management system, applicable policies within the Pinellas County Comprehensive Plan, and the standards and the locational and use characteristics as set out in the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element comprise the County's Program in which development shall be coordinated with the availability of public and private utilities.

<u>Policy 4.2.1:</u> Land use location and intensity shall be accurately defined and monitored through the Concurrency Management System, the Future Land Use and Quality Communities Element, including Policy 1.2.1, to endure coordination with the availability of facilities and services.

<u>Policy 4.2.3</u>: when making decisions on requests to amend the Future Land Use Map (FLUM) or the Zoning Atlas (other than decisions on appropriate locations for mixed-use development and transit oriented development), Pinellas County shall review the potential impact on the transportation system by considering the following:

- **Ability of the surrounding existing and planned transportation network to meet the mobility objectives of the Comprehensive Plan;**
- **Capacity of the surrounding existing and planned transportation network to accommodate any projected additional demand; and**
- **Extent to which the proposed FLUM amendment or rezoning furthers the intent of the Comprehensive Plan to improve mobility.**

<u>Opinion</u>:

- <u>With regard to water and sewer service,</u> there are existing utility lines that are available to serve the Plan Amendment site.
- <u>With regard to Transportation</u>, a Traffic Impact Study has been prepared and included in this Plan Amendment application. The results of the Study demonstrate that the roads are anticipated to continue to operate at acceptable levels of service if the Plan Amendment is approved. Please also see the section of this Report that evaluates the goals, objectives and policies of the *Transportation Element* for a more detailed discussion.
- <u>With regard to stormwater management</u>, the Plan Amendment site will comply with the stormwater management requirements of both Pinellas County and Southwest Florida Water Management District (SWFWMD), which compliance will be demonstrated during the construction and permit review system of these agencies.
- <u>With regard to solid waste,</u> the development will be served by the County's collection contractor and taken to the Resource Recovery Plant for disposal. Based on Chapter 2 of the *Solid Waste and Resource Recovery Element*, the waste-to-energy plant is operating at approximately 79% of its capacity and, therefore, can accommodate this new development.
- <u>With regard to Recreation,</u> there are a wide variety of recreational opportunities available within Innisbrook that will be available to the residents of the Plan Amendment site. These recreational opportunities include four golf courses, driving ranges and teaching facilities; tennis and racquetball courts and teaching facilities; five swimming pools; a fitness center and spa. Based on these extensive on-site recreational opportunities, except for beach visits, the residents of the Plan Amendment site will not have to leave the site for their recreational needs.

Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objectives and policies.

TRANSPORTATION ELEMENT

Goal 1: Provide for a safe, convenient, and energy efficient multimodal transportation system that serves to increase mobility, reduce the incidence of single-occupant vehicle, efficiently utilize roadway capacity, reduce the contribution to air pollution from motorized vehicles and improve the quality of life for the citizens of Pinellas County.

Objective 1.1: Develop and maintain a multimodal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists and users of aviation and rail facilities, and that promotes development patterns that reduce vehicle miles traveled and greenhouse gas emissions.

Policy 1.1.1: Pinellas County shall implement a Pinellas County Mobility Management System through the application of Transportation Element policies and site plan and right-of-way utilization review processes. Policies pertaining to the application of the Mobility Management System are listed below.

a. **All development projects generating new trips shall be subject to payment of a multimodal impact fee.**
b. **Development projects that generate between 51 and 300 new peak hour trips on deficient roads shall be classified as tier 1 and required to submit a transportation management plan (TMP) designed to address their impacts while increasing mobility and reducing the demand for single occupancy vehicle travel.**
c. **Development project that generate more than 300 new peak hour trips on deficient roads shall be classified as tier 2, required to conduct a traffic study and submit an accompany report and TP based on the report findings.**

…

f. **Deficient roads shall include those operating at peak hour level of service (LOS) E and F and/ or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years.**

…

Opinion: With regard to Policy 1.1.1.a, the Developer is aware of and will pay the appropriate mobility impact fees for the new development on Parcel L, with mobility fee credits given for the existing uses that will be demolished.

With regard to the balance of Policy 1.1.1, the Applicant's traffic consultant, Kimley Horn, has calculated the estimated net trips for the project as 170 PM peak-hour trips. Based on the *Forward Pinellas Level of Service Report*, the two roads accessing the Plan Amendment site (Klosterman Road and Belcher Road) both operate at Level of Service D or better. Since deficient roads are defined in Policy 1.1.1f as having a LOS E or F, neither Klosterman Road nor Belcher Road are defined as deficient roads. Therefore, based on Policy 1.1.1.b, although the Plan Amendment site is expected to generate between 51 and 300 new peak trips, since the project will not impact deficient roads, the Plan Amendment site is not required to prepare a Transportation Management Plan or Traffic Study.

However, Kimley Horn did prepare a Traffic Study to determine if the project would have an effect on the transportation network and this Study has been submitted as **Document A-9** of this Plan Amendment application. The results of the Traffic Study demonstrate that the roads are anticipated to continue to operate at acceptable levels of service with the proposed Plan Amendment. It should be noted that the Applicant intends to improve the current gated access from Klosterman Road that will serve the Plan Amendment site. These improvements are shown in detail on the Framework Plans submitted with the RPD Master Plan Revision.

It should also be noted that due to the variety of recreational activities and restaurants within the Innisbrook Resort, the number of off-site trips for these purposes is reduced since these services are available without leaving the Resort.

Based on the Kimley Horn Traffic Study and the above analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

NATURAL RESOURCE CONSERVATION & MANAGEMENT ELEMENT

Goal 2: Pinellas County will conserve, protect, restore and appropriately manage its natural systems and living resources to ensure the highest environmental quality possible.

Objective 2.1: Pinellas County shall continue to implement management programs for the conservation of natural ecosystems and species of conservation concern (inclusive of native vegetative communities, terrestrial, marine, estuarine and aquatic ecosystems, and native wildlife species).

Policy 2.1.2: Pinellas County shall continue to enforce existing ordinances that protect and conserve native ecosystems and wildlife habitat, including habitat for species of conservation concern, from destruction by development activities.

Opinion: The Applicant's consultant, Ardurra, has prepared a Listed Species Study that evaluated the existence and/ or potential for listed species on the Plan Amendment Site. The Listed Species Study include on-site field evaluation as well as review of applicable data bases. The results of the Study are as follows:

- There was no wildlife observed on the site, primarily due to the current golf course activity.
- There were no gopher tortoises observed on the site and there is limited habitat that is suitable for this species.
- There were no wood storks observed on the site; however, portions of the site may contain suitable habitat for wood storks. During the permitting process, the reviewing agencies will evaluate this issue and determine if there is a potential effect on this species as a result of the proposed development.
- There were no kestrels observed on the site and there also were no snag trees observed on the site that could provide habitat.
- There were no Bald Eagles nests observed on the site.
- Based on the FWC Waterbird Colony locator and data base, there are no wading bird colonies on the site or within one mile of the site.
- Based on the FWC Shorebird Colony locator and data base, it is presumed that the development would not have an impact on shorebirds since their nesting sites have been inactive since 2015.
- There were no Eastern Indigo Snake sightings on the site or within one mile of the site.

Based on the data from the Ardurra Study summarized above, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

Policy 2.1.4 Pinellas County shall continue to require that development of a site require maintenance or improvement of existing native vegetative communities and shall continue to require the removal of ecologically undesirable no-native vegetation.

Opinion: The Applicant intends to remove the exotic vegetation from Parcel L, the subject of the Plan Amendment, during the construction phase as required by the *Land Development Code.*

Innisbrook is also committed to removing invasive, non-native plant species from various areas throughout the Resort. This would eliminate the plant from the affected area and prevent further proliferation. Further, Innisbrook will add to the tree canopy by planting additional native hardwood and palm trees throughout the Resort. Innisbrook and Toll Brothers will utilize landscaped berms and buffers to enhance the design aesthetic of the parcel and the overall resort. This will be a phased approach over the next five years.

It should be noted that the Applicant is voluntarily agreeing to these provisions to comply with the intent of this goal, objective and policy and to provide a public benefit to offset the reduction of open space requested by this Plan Amendment. Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objectives and policies.

Goal 7: Pinellas County will be a leader in environmentally sustainable government operations, a proponent of smart and sustainable growth management practices and will have a strong economy support by sound environmental principles, programs and practices.

Objective 7.2: Pinellas County will plan responsibly for climate change and will educate citizens and stakeholders so that they are partners in determining the County's future.

Policy 7.2.3: In association with the update to the Land Development Code, determine whether there is a need to further amend the Comprehensive Plan and land development regulations to protect public and private coastal infrastructure and investment from the inland advancement of coastal waters, and to coordinate land use planning decisions with the expectations of sea level rise.

Opinion: At this time, Pinellas County has not revised its *Comprehensive Plan* or adopted new land development regulations that address the potential for future sea level rise. However, the Applicant voluntarily proposes several measures to address the potential for future sea level rise as described below.

- All roads within the community will be constructed at or above the current Pinellas County 100-year Base Flood Elevation. The entrance road to the western townhouse area will also include cross culverts to allow for drainage to flow under the road to maintain flood elevations on lands outside of Parcel L.

- The current Pinellas County Coastal Model Base Flood Elevation on the site varies between 10.9' to 11.1'. The current required Minimum Finished Floor Elevation is 12', one foot above the Base Flood Elevation. The National Oceanic and Atmospheric Administration (NOAA) 2050 Intermediate- High scenario at the nearest coast gauge estimates an additional 1.67' of future sea level rise for this area. Therefore, all residential buildings within Parcel L will be designed and constructed to exceed the Minimum Finished Floor Elevation (FFE) by two feet (2') to account for the estimated future sea level rise.

In summary, the Applicant is imposing more restrictive measures on this project than required by the County to comply with the intent of this goal, objective and policy, and to proactively address the potential for future sea level rise within the development as an additional public benefit to offset the reduction of open space requested by this Plan Amendment. Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objectives and policies.

COASTAL MANAGEMENT ELEMENT

Goal 1: Pinellas County will protect human life, private property and public investment from the effects of hurricanes and other natural disasters.

Objective 1.3: Pinellas County shall restrict development within the coastal storm area, and shall direct population concentrations out of the coastal storm area.

Policy 1.3.1: The coastal high-hazard area (CHHA) shall be the area defined by the *Sea, Lake and Overland Surges from Hurricanes (SLOSH)* model to be inundated from a category one hurricane, as reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*.

Policy 1.3.5: Pinellas County shall not approve any request to amend the Future Land Use Map (FLUM) to designate parcels of land within the coastal storm area with a FLUM category that permits more than 5.0 dwelling units per gross acre.

Opinion: With regard to the Coastal High Hazard Area, the developer has prepared the Plan Amendment request and designed the community to comply with this goal, objective and policies as reflected in these commitments.

- First, the project does not locate any residential dwellings on lands that that are currently designated with the Recreation/ Open Space Plan Category and that are also located within the CHHA. This commitment is consistent with Objective 1.3 to "direct population concentrations out of the coastal storm area" since the new residential development within the CHHA will occur only on lands that are currently designated with a residential plan category.

- Second, the requested Plan Category for the site is Residential Low which limits residential development to a maximum of 5 dwelling units, which is consistent with Policy 1.3.5.

- Third, the entrance road to the western townhouses is located within the CHHA and this road will be designed to the current Base Flood Elevation to allow for evacuation of these townhouse residents, in the event of a major storm event.

All of these commitments are also shown in the accompanying documents in the application to revise the RPD Master Plan.

Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objectives and policies.

RECREATION, OPEN SPACE AND CULTURE ELEMENT

Goal 1: To administer outstanding countywide recreational, open space and environmental systems that provide, through acquisition, development and maintenance, sufficient resource-based regional parks and environmental lands that are environmentally sustainable, foster environmental stewardship, and enhance the county's economic vitality and the quality of life for residents and visitors.

> **Objective 1.5: In recognition of the limited amount of available open space remaining within the County, Pinellas County shall prohibit the conversion of dedicated recreation/open space land uses, and encourage the retention of non-dedicated recreation/open space land uses.**

Opinion: The Plan Amendment site and all of the recreation/ open space lands within the Innisbrook Resort are privately owned, and, therefore, are not dedicated as recreation/ open space lands. Therefore, the prohibition contained in the first part of Objective 1.5 against changing these lands does not apply to this Plan Amendment.

As shown in **Table 1** of this report, there are 32.625 acres on the Plan Amendment Parcel L that are currently designated as Recreation/ Open Space Plan Category which this Application proposes to change to the Residential Low Plan Category. Also shown on **Table 1** are the ten parcels that are proposed to be changed from various Residential Plan Categories to the Recreation/ Open Space Category and these ten parcels in combination are 21.273 acres in size. Therefore, the net decrease in lands designated as Recreation/ Open Space within the Innisbrook Resort RPD is proposed to be 11.352 acres, a minimal reduction in open space.

The current amount of open space within the Innisbrook Resort is 618.31 acres which comprises 73% of the total Resort site. If this Plan Amendment is approved, the new amount of open space will be 604.80 acres which is 71.5 % of the total Resort site.

The second part of Objective 1.5 encourages the retention of non-dedicated recreation/ open space land uses and this Plan Amendment is consistent with that objective since Innisbrook will still retain 604 acres of recreation/ open space land, if the Plan Amendment is approved. The significant amount of land within Innisbrook Resort in use as recreation/ open space lands reflects the importance of recreation/ open space to the Resort.

Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal and objective.

Goal 5: To promote the arts, culture, and historic and archaeological resources within Pinellas county, and their preservation, through public and private investment and by raising awareness of existing facilities and programs.

Objective 5.3: The County shall continue to identify, protect and preserve historic and archaeological resources in Pinellas County including coastal areas. Particular emphasis will be given to increasing the interpretation and appreciation of such resources.

Policy 5.3.9: Pinellas County shall recognize historic and archaeological resources that could potentially be affected by land use and zoning changes.

Opinion: The Applicant has performed a review to determine if there might be any impact on archaeological resources that may exist on the plan amendment site. This review was performed by a registered professional archaeologist and included a review of previous cultural resource studies, evaluation of the environmental setting, a review of the prehistory and history of the site, and field work. This review did not identify any archaeological artifacts and does not recommend further archaeological testing or research of the site. Therefore, the study concluded that the redevelopment of the site as a residential development would not affect any archaeological resources. Based on the archaeological review, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

POTABLE WATER SUPPLY, WASTEWATER, AND REUSE ELEMENT

Goal 1: High quality and affordable potable water will be available to meet the existing and projected demands of Pinellas County utility customers.

Objective 1.1: Pinellas County shall continue to cooperate on a regional level to ensure that adequate and dependable supplies of potable water area available to meet existing and projected potable water demands, and shall coordinate the issuance of building permits and development orders with the availability of potable water. Policies 1.1.1 through 1.1.4 represent the adopted level of service standards for potable water systems serving Pinellas County.

Policy 1.1.3: Pinellas County shall use the following Level of Service when preparing its annual 5-year and 20- year potable water demand projections for the Pinellas County Water Demand Planning Area, which are required by the Master Water Supply Contract to enable Tampa Bay Water to formulate its capital improvement program.

Pinellas County Water Demand Planning Area (Gpcpd)

Year	1990	1994	1995	1997	2000	2005	2010	2015	2020	2025
Gpcpd	150	145	135	125	125	120	120	120	115	115

Opinion: Pinellas County receives its potable water through Tampa Bay Water, the regional water supplier. Tampa Bay Water's current plan demonstrates its ability to provide water to its customers through 2028 and TBW is currently preparing an update to its plan. Based on a slow growing population in Pinellas County and conservation methods, potable water is available for future growth, including this Plan Amendment. Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

Goal 2: Wastewater collection treatment, reuse and disposal facilities are available to safely meet existing and future demands in a manner that contributes to water conservation and does not degrade the surrounding natural environment.

Objective 2.1: Pinellas County Utilities (PCU) shall provide the levels of service necessary for proper wastewater treatment, reuse and disposal in order to ensure the protection of tits citizens and the environment and to provide adequate wastewater treatment capacity for all current and projected wastewater facility demands of Pinellas County Utility customers.

Policy 2.1.1: Wastewater flows associated with existing and permitted development cannot exceed the wastewater treatment plant's permitted design capacity.

Opinion: Based on the data shown in Chapter 2 of the *Potable Water Supply, Wastewater and Reuse Element*, the Plan Amendment site will be served by the William E. Dunn Wastewater Treatment Reclamation Facility located in north County. The Dunn Treatment Facility has a design capacity of 9 million gallons per day and the current demand is 6.41 million gallons per day. Therefore, the Dunn Facility is operating at 71 % of its capacity with capacity for future developments, including the Plan Amendment site. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

SOLID WASTE ELEMENT

Goal 3: Regulate in the most economically feasible cost-effective, and environmentally safe manner, the processing, source reduction, recycling and disposal of solid and hazardous waste in order to protect the public health and safety.

Objective 3.2: The County shall establish a level of service standard for disposal of refuse countywide.

Policy 3.2.1: The level of service standard shall be to dispose of 1.3 tons per person per year.

Opinion: Based on the data shown in Chapter 2 of the *Solid Waste and Resource Recovery Element*, the County's Waste-to energy plant's capacity is 1,149,750 tons per day. The current usage at the waste-to-energy plant in the most recent year was 906,489 tons per day. Therefore, the waste-to-energy plant is operating at approximately 79% of its capacity and can accommodate this new development.

Based on this information, the waste-to-energy plant is operating with excess capacity that can handle future growth, including this Plan Amendment site. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policy.

SURFACE WATER MANAGEMENT ELEMENT

Goal 1: Surface waters shall be managed to provide flood protection for the citizens of Pinellas County to preserve and enhance the water quality of receiving water bodies, and for the purposes of natural resource protection, enhancement and restoration, plant and wildlife diversity, and estuarine productivity.

Objective 1.2: The County shall apply its stormwater management concurrency management provisions at the time of site plan review, and utilize the following level-of-service standards to support the goals of the Surface Water Management Element.

Policy 1.2.1: The following level of service standards are adopted for major drainage projects to support stormwater management goals:

Pinellas County Level-of-Service Standards for Stormwater Management
All applicable federal, state, and local regulations (as indicated in the Regulatory Framework section of the Surface water Management Element) relating to flood control, stormwater treatment and wetland protection, shall continue to be met in public and private project design.
The twenty-five year storm design standard shall confine the runoff from a 25 year, 24 hour rainfall event within drainage channel banks, or within designated twenty-five year floodplains in order to protect human life and minimize property damage.
The one-hundred year storm design standard shall protect homes and commercial buildings against flooding by a 100 year, 24 your rainfall event.
Preference shall be given to stormwater management options which restore floodplains and remove obstructions from floodways.

Opinion: The Applicant is aware of the County's stormwater design standards and will comply with these regulations which will be demonstrated during the construction and permit review process. Based on this analysis, in my expert opinion, the Plan Amendment site is consistent with this goal, objective and policy.

HOUSING ELEMENT

Goal 1: Support the provision of decent, safe and sound housing in a variety of types, sizes, locations and costs to meet the needs of current and future residents of unincorporated Pinellas county and those county residents that benefit from housing initiatives under the authority of the Board of County Commissioners, regardless of race, color, religion, sex, national origin, handicap or familial status.

Objective 1.1: Support the provision of dwelling units in a variety of types, locations and costs so that housing supply matches the projected housing need in Pinellas County while encouraging development that is consistent with the Future Land Use and Quality Communities Element.

Opinion: If approved, the Plan Amendment would allow the development of housing in the growing North Pinellas County area in a neighborhood that is very desirable. The proposed single family detached and townhouse development is located within Innisbrook Resort which currently has both single family detached and multifamily styles of development, resulting in the proposed types of residential units being compatible with the existing development. Therefore, based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal and objective.

ECONOMIC ELEMENT

Goal 1: To facilitate a strong and robust local economy that provides growth opportunities for existing businesses, attracts new high-wage primary employers and promotes a diverse ranges of industries through innovative, sustainable methods that, in a responsible manner, enhance the County's vitality and the quality of life for residents and visitors.

Objective 1.7: To continue Pinellas County's strong history of tourism and recognition as one of Florida's prime tourist destinations.

Policy 1.7.1: Pinellas County will continue to promote and support tourism and tourist-related businesses, as tourism is one of the County's largest economic industries.

Policy 1.7.5: Pinellas County will promote and support local parks, recreation and cultural amenities, environmental lands, entertainment establishments, and retail goods and service providers as important quality of life components and workforce and business attractors.

Opinion: Innisbrook Resort has operated as a successful tourist attraction since its initial development in 1968, for over 53 years. Since 1990, the Copperhead Golf Course has been the host of the PGA Tour's Valspar Championship. The most recent pre-pandemic attendance at the Valspar Championship in 2019 was 108,000 persons, representing a major tourist event in Pinellas County.

Visit St. Pete/ Clearwater, the County's tourist agency, commissioned Destination Analysts to conduct an Economic Impact Study of the PGA Tour's Valspar Championship for the 2021 event. The Economic Impact Study estimated that the total economic impact to Pinellas County from this event was $56 million, 651 jobs were supported, a total of $ 1.97 million of taxes were generated for the County, and significant donations to local charities. The continued viability of Innisbrook Resort and its ability to host the Valspar Championship is a public benefit due to the creation of a direct economic impact of $56 million dollars for this annual event.

If approved, the Plan Amendment will allow Innisbrook Resort to adapt one of its courses to remain competitive with other high-end golf resorts, while retaining four golf courses functioning as the predominant recreational activity at the resort.

Based on this analysis, in my expert opinion, the Plan Amendment is consistent with this goal, objective and policies.

IV. SUMMARY

In order to remain competitive with other high-end golf resorts and to enhance the golf experience for its members and guests, Innisbrook Resort proposes to convert a portion of the Osprey North Golf Course into a newly designed short course and redevelop a portion of this Course for residential development. This Plan Amendment requests approval of the Residential Low Plan Category to allow the development of 53.710 upland acres as a single family and townhouse development with a maximum of 180 dwelling units. There are existing improvements within the new Parcel L Plan Amendment site including the Inverness Convention Center (32,000 square feet) and two office buildings (total of 11,000 square feet). These three buildings and their surface parking will be demolished to allow the redevelopment of Parcel L. There are no wetlands located within new development Parcel L.

The requested Plan Amendment is consistent with the *Comprehensive Plan* and *Land Development Code* for the following reasons:

1. The proposed development of Parcel L is consistent with the requested Residential Low Category, in terms of proposed residential use, the proposed density of 4.2 units per acre where 5 units per acre is allowable, and the use and locational characteristics of this Category.

2. The proposed development of Parcel L is compatible with the existing residential development within Innisbrook Resort, and with the adjacent residential development and community surrounding the Resort.

3. This Planning Report has demonstrated that the Plan Amendment is consistent with the applicable goals, objectives and policies of the various elements of the *Comprehensive Plan*.

4. There will not be any increase in development potential within the Innisbrook RPD since the source of the proposed units for new Parcel L will be derived <u>solely from the transfer of approved units from existing parcels within the Innisbrook Resort</u>.

5. The net decrease in Recreation/ Open Space lands within the Innisbrook RPD as requested by this Application is 11.352 acres, which represents a very minimal decrease in recreation and open space. Currently, Innisbrook Resort contains 618 acres of recreation and open space which is 73% of the total Resort. If the Plan Amendment is approved, Innisbrook Resort will still contain 604.8 acres of recreation and open space or 71.5% of the total Resort. This extremely high amount of open space within Innisbrook Resort of 604.8 acres is a feature not likely to be matched by any other residential development in Pinellas County.

6. The Plan Amendment is consistent with *Recreation, Open Space and Culture Element* Objective 1.5 since Innisbrook Resort and its recreation/ open space lands are privately owned, are not dedicated as recreation/ open space lands, and the conversion of these lands is not prohibited by this Objective.

7. The Plan Amendment is consistent with *Coastal Management Element* Objective 1.3 since the new residential development within the CHHA will occur only on lands that are currently designated with a residential plan category, and no residential development is proposed on lands within the CHHA that are currently designated with the Recreation/ Open Space Category.

8. The Plan Amendment is consistent with the *Coastal Management Element* Policy 1.3.5 since the requested Plan Category for the site is Residential Low which limits residential development to a maximum of 5 dwelling units, which is the maximum density allowable for a site located within the CHHA by this Policy.

9. The entrance road to the western townhouses is located within the CHHA and this road will be designed to the current Base Flood Elevation to allow for evacuation of these townhouse residents, in the event of a major storm event. All roads within Parcel L will also be designed to the current Base Flood Elevation, even though this is not a County requirement.

10. The Osprey North Course will be converted into a newly designed short course. The three other golf courses within Innisbrook Resort will not be impacted by this proposal and will remain operational in their current configuration. Therefore, if the Plan Amendment and RPD Master Plan Revision Applications are approved, there will still be four golf courses providing a variety of recreational and open space for Innisbrook residents, members and visitors within Innisbrook Resort.

Finally, the Applicant has proposed significant commitments for the project that exceed the current County requirements to demonstrate the public benefits of this Application and to assist in off-setting the reduction in open space as requested by this Plan Amendment. A summary of the public benefits proposed by the Applicant are as follows:

- Innisbrook Resort is also committed to removing invasive, non-native plant species from various areas throughout the Resort. This would eliminate the plants from the affected areas and prevent further proliferation. Further, Innisbrook will add to the tree canopy by planting additional native hardwood and palm trees throughout the Resort. Innisbrook and Toll Brothers will utilize landscaped berms and buffers to enhance the design aesthetic of the parcel and the overall resort. This will be a phased approach over the next five years. The removal of these invasive species provides a public benefit by eliminating these invasive species from various areas in the Resort and minimizing their potential expansion into other areas of the Resort.

- At this time the County does not have any specific regulations on how to address the potential for future sea level rise; however, the Applicant is proactively proposing to elevate all residential buildings higher than required by the current County regulations. Specifically, the Applicant proposes to design and construct all residential buildings two feet (2') above the current required Finished Floor Elevation. This additional building elevation for the residential development creates a public benefit that will assist in avoiding the impacts of potential future sea level rise.

- The continued viability of Innisbrook Resort will allow the Resort to continue to host the Valspar Championship each year and create a public benefit through the Championship's direct economic annual impact of $56 million dollars which includes taxes generated for the County and significant donations to local charities by the Championship.

INNISBROOK RESORT
FUTURE LAND USE MAP AMENDMENT
LIST OF SUBMITTAL DOCUMENTS

DECEMBER 15, 2021

Document #	Document	Date	Prepared by
A-1	Land Use Planning Expert Report	December 15, 2021	Tarapani Planning Strategies
A-2	Certificate of Ownership	December 13, 2021	Salamander Innisbrook LLC
A-3	Title Opinion	December 13, 2021	Coastline Title of Pinellas
A-4	Boundary Survey of Plan Amendment Parcel L	November 17, 2021	Ardurra
A-5	Legal Description of Plan Amendment Parcel L (Overall parcel)	Not dated	Ardurra
A-6	Future Land Use Map of Parcel L	Not dated	Ardurra
A-7	Legal Descriptions of Plan Amendment Part 1 (Parcels L-1, L-2, L-3, L-4 & L-5 from Various categories to RL Category)	Not dated	Ardurra
A-8	Legal Descriptions of Plan Amendment Part 2 (Parcels L-6, L-7, L-8, B, D E, G & H from Various Categories to R/OS Category)	Not dated	Ardurra
A-9	Traffic Impact Study	December 11, 2021	Kimley Horn

INNISBROOK RESORT
FUTURE LAND USE MAP AMENDMENT
LIST OF REVISED SUBMITTAL DOCUMENTS

MARCH 7, 2022

Document #	Document	Date	Prepared by
A-1	Land Use Planning Expert Report, Revised	March 7, 2022	Tarapani Planning Strategies
A-6	Future Land Use Map of Parcel L , Revised	Not dated	Ardurra
A-7	Legal Descriptions of Plan Amendment Part 1, Revised (Parcels L-1, L-3, L-4 Revised & L-5 from Various categories to RL Category) *(Note: Parcel L-2 incorporated into Parcel L-4 and its Legal Description Revised. All other Parcels remain unchanged.)*	Not dated	Ardurra
A-8	Legal Descriptions of Plan Amendment Part 2, Revised (Parcels L-6, L-7, L-8, B, D, E Revised, G & H from Various Categories to R/OS Category) *(Note: Parcel E Revised. All other Parcels remain unchanged.)*	Not dated	Ardurra
A-9	Traffic Impact Study, Revised	March 7, 2022	Kimley Horn

INNISBROOK RESORT
FUTURE LAND USE MAP AMENDMENT
LIST OF REVISED SUBMITTAL DOCUMENTS

MARCH 21, 2022

Document #	Document	Date	Prepared by
A-1	Land Use Planning Expert Report, Revised	March 21, 2022	Tarapani Planning Strategies
A-6	Future Land Use Map of Parcel L , Revised	Not dated	Ardurra
A-7	Legal Descriptions of Plan Amendment Part 1, Revised	March 21, 2022	Ardurra
A-8	Legal Descriptions of Plan Amendment Part 2, Revised	March 21, 2022	Ardurra
A-10	Exhibit of R/OS Plan Category Areas within Parcel L	March 21, 2022	Ardurra

INNISBROOK RESORT
FUTURE LAND USE MAP AMENDMENT
LIST OF REVISED SUBMITTAL DOCUMENTS

MARCH 29, 2022

Document #	Document	Date	Prepared by
A-1	Land Use Planning Expert Report, Revised	March 29, 2022	Tarapani Planning Strategies

CERTIFICATION OF OWNERSHIP

I hereby certify that I have read and understand the contents of this application, and that this application together with all supplemental data and information is a true representation of the facts concerning this request, that this application is made with my approval, as owners and applicant, as evidenced by my signature appearing below. It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request and further that if the request is approved, I will obtain all necessary permits and comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property, while under my ownership. I am aware that attendance by me or my authorized representative at all public hearings relative tot this request is required and that failure to attend may result in a denial of the request. It shall be my responsibility to determine time and location of all hearings.

CFO

Signature of Owner, Trustee, or Officer or Registered Agent of Corporation

Date: December 13, 2021

STATE OF ~~FLORIDA~~ Virginia, COUNTY OF ~~PINELLAS~~ Loudoun

Before me this 13 day of December, 20 21

personally appeared Dale Pelletier
who, being duly sworn, deposes and says that the above is a true and correct certification.

(signature) NOTARY PUBLIC

HELAINE BETH CARVER
Notary Public
Commonwealth of Virginia
Registration No. 309958
My Commission Expires Mar 31, 2025

(seal)

*Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.

COASTLINE TITLE®
OF PINELLAS
...doing it right the first time.

13100 Park Blvd. Suite A
Seminole, FL 33776
727-391-9200

8550 Blind Pass Rd.
St. Pete Beach, FL 33706
727-363-1000

12-13-2021

To whom it may concern,

The present Title holder of record for Property Appraiser Parcel Number 25-7-15-00000-100-0100 is Salamander Innisbrook LLC.

Please see attached Owner & Encumbrance Property Report as prepared by Old Republic National Title Insurance Company.

Sincerely,

Michael S. Valind
President
Coastline Title of Pinellas

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
600 W. Hillsboro Blvd. Ste 450
Deerfield Beach, FL 33441
Phone: 954-421-4599
Fax: 866-621-4839

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent File No.: Salamander Title

File No: 21194054

Examiner - Cynthia Johnston
CJohnston2@oldrepublictitle.com

Coastline Title of Pinellas, LLC
13100 Park Blvd., Suite A
Seminole, FL 33776
Phone: 727-391-9200

ATTN: Mike Viland

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

See Attached Legal Description

Last Record Title Holder:

Salamander Innisbrook, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded in Official Records Book 15891, Page 274, Public Records of Pinellas County, Florida

Documents of Record (copies attached):

Mortgage in favor of Branch Banking and Trust Company recorded March 30, 2017 in Official Records Book 19572, Page 136, and Assignment of Leases and Rents recorded in Official Records Book 19572, Page

Period Searched:

From November 1, 1991 to November 29, 2021 @ 11:00 PM.

Tax Information:

Note: Taxes for the year 2021 in the amount of $397,569.65 became a lien on the land on January 1, 2021 and are due

and payable on Nov. 1, 2021. Said taxes are PAID. Tax ID Number 25/27/15/00000/100/0100. Back taxes: None

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Date: December 13, 2021

Cynthia L. Johnston

Authorized Signatory