

RESOLUTION NO. _____

A RESOLUTION FOR A MODIFICATION OF A DEVELOPMENT MASTER PLAN (DMP) ON AN RPD, RESIDENTIAL PLANNED DEVELOPMENT ZONED PROPERTY TO TRANSFER EXISTING UNUSED RESIDENTIAL DENSITY FROM VARIOUS AREAS OF THE 844.55-ACRE DMP TO NEWLY DESIGNATED PARCEL L TO ALLOW FOR THE DEVELOPMENT OF UP TO 180 RESIDENTIAL UNITS CONSISTING OF SINGLE FAMILY DETACHED HOMES AND TOWNHOMES WITHIN THE 53.71-ACRE PARCEL L, LOCATED AT 36750 US HIGHWAY 19 NORTH IN PALM HARBOR; PAGE 48, 49, 50, & 560 OF THE ZONING ATLAS, AS BEING IN SECTIONS 24 & 25, TOWNSHIP 27, RANGE 15, AND SECTION 30, TOWNSHIP 27, RANGE 16; UPON APPLICATION OF SALAMANDER INNISBROOK, LLC THROUGH CYNTHIA H. TARAPANI, TARAPANI PLANNING STRATEGIES, REPRESENTATIVE, DMP-21-02

WHEREAS, Salamander Innisbrook, owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to approve a Modification of a Development Master Plan on an RPD, Residential Planned Development zoned property to transfer existing unused residential density from various areas of the 844.55-acre Development Master Plan to newly designated 53.71-acre Parcel L to allow for the development of 180 residential units consisting of single family detached homes and townhomes, for the real property hereinafter described; and

WHEREAS, legal notice of public hearing on such proposed modification of a Development Master Plan was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the Development Master Plan of said property should be modified.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 25th day of October 2022 that the Development Master Plan, attached as Exhibit “A”, for the following described real property in Pinellas County, Florida, to wit:

be approved.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

[illegible]



(Elle fait l'annonce, accompagnée d'une photo de la carte de visite de Mlle F. au cas où il y aurait un oubli. Elle se retire, en laissant la carte sur la table.)



*Total Acreage for Both Commercial Parcels.

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1. Existing NP Residential Development Parcels based on recorded condominium plans of residential units.
2. Proposed NP Residential Development Parcels coincide with NPLR, NP, and NP/LEAD designations and are located within 7.5 miles of the NP/LEAD boundary.
3. Potential Commercial Development Parcels to be owned by NPLR, NP, NP/LEAD or commercial use may be located elsewhere within project subject to county staff approval.
4. The 100% LEAD acreage to be incorporated into Parcel 1. The balance of 1.64 acre of Parcel 1 remains to use as an open recreation space.
5. The proposed park will contain interpretive signs and explain native hardwood and palm trees in various locations through the NPLR site in a phased manner over the next five years.
6. For Parcel 1, the following design requirements shall apply:
 - a. The design shall be consistent with the current Blue Flood Elevation. The entrance to the western lagoon shall apply the approved drainage flow under the road.
 - b. The western lagoon shall be constructed to meet the current minimum floodwater elevation on the first 100

LEGAL DESCRIPTION: WESTIN - BRASSERIE
(owned by others)

A record of road kills in Sections 32 and 33, Township 37 North, Range 35 East, and Section 36, Township 37 South, Range 35 East, all in Pinellas County, Florida, being further described as follows:

[illegible]

1000 and EXCEPT Subject to any assessments for (iv) (gross & agree) any assessments or documents of record

SALAMANDER INNISBROOK LLC
36750 US Highway 19 N
Palm Harbor, Florida 34684-1239

2nd Revision _recvd 03-21-22



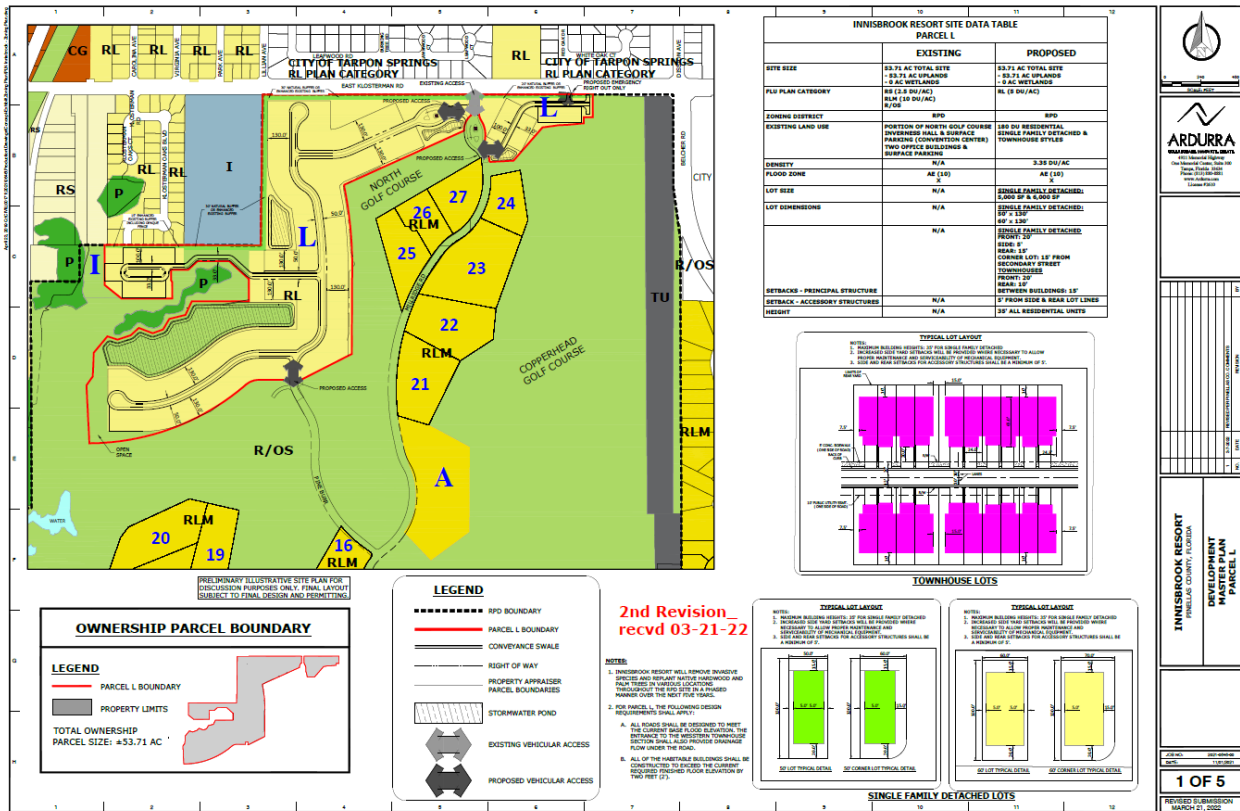
MARCH 21, 2023

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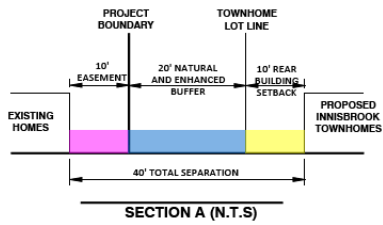
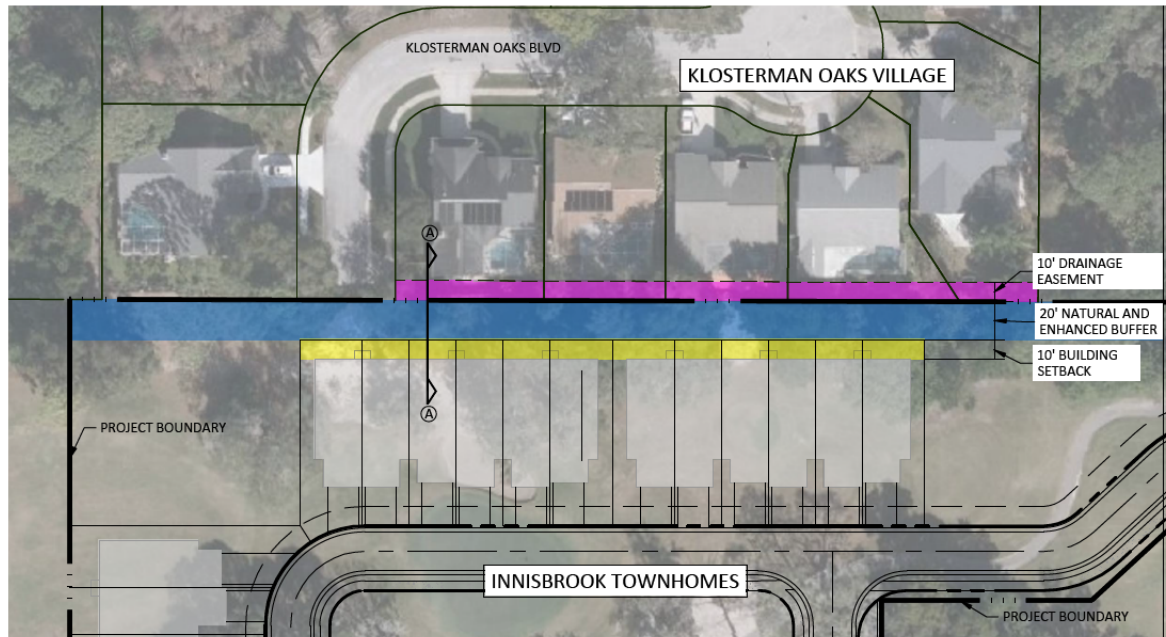
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ARDURRA

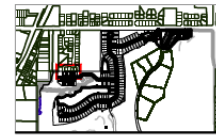
Site Plan #1050






May 5, 2022 O:\CIVIL\00171\0221\0648\Production\Drawings\Concept\Exhibit\22-05-02_Klosterman_Townhome_Exhibit.dwg



DMP-21-02_Received_05_06_22



KEY MAP

INNISBROOK BUFFER EXHIBIT		 ARDURRA CONSULTANTS, ENGINEERS, ARCHITECTS	
EXH-A	05/05/2022		
 SCALE: FEET			