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May 6, 2022

Mr. Glenn Bailey, Zoning Manager
Pinellas County Planning Department
440 Court Street
Clearwater, Florida 33756

Re: Innisbrook Resort RPD
Proposed Buffer

Dear Mr. Bailey:

On behalf of Salamander Innisbrook LLC, the applicant for the Innisbrook RPD Master Plan Revision, I am submitting our revised proposal for a buffer along the north property line of proposed Parcel L where adjacent to the existing homes in the Klosterman Oaks subdivision. We have prepared an exhibit illustrating our proposed revised buffer in this area and the exhibit is attached to this correspondence.

The revised buffer area creates a significant separation between the existing Klosterman Oaks homes and the proposed townhomes within Innisbrook Parcel L as described below:

- Rear Yard of Townhome= 10',
- PLUS 20' Buffer Between Townhome Lot line and overall Parcel L Property line,
- PLUS 10' Drainage Easement on Klosterman Oaks lots
- EQUALS a total of 40' separation between proposed townhome buildings and Klosterman Oaks existing homes.

The 20' landscaped buffer will retain existing trees and landscaping where feasible and enhance the buffer with the planting of additional trees and landscape materials. The Applicant also proposes to install an opaque 6' tall fence along the north property line between the two properties. The landscaped buffer will be a common area owned and maintained by the homeowners' association of Parcel L to insure its long term maintenance.

It should be noted that there are six Klosterman Oaks homes located on Klosterman Oaks Boulevard that are in the vicinity of the proposed Parcel L. As shown on the exhibit, four of these Klosterman Oaks homes will be adjacent to the proposed townhomes, while the remaining two existing homes will back up to open space areas within the townhouse parcel. The landscaped

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buffer will extend along the entire length of the common property line between Klosterman Oaks and the townhouse parcel so that all six homes can enjoy the amenity of the landscaped buffer on the townhouse parcel.

Generally speaking, land development codes state that a separation or buffer between two uses is appropriate when the proposed use would create some type of negative impacts on the adjacent use, such as noise, odor, increased traffic, etc. If the two land uses are the same use or similar uses, it is unlikely for the same use to create a negative impact on its neighbor with the same use characteristics; and, therefore, there are no impacts to mitigate through creation of a separation or buffer. If the two land uses are different uses, a separation/ buffer can assist in mitigating the potential negative impacts. The type and size of the separation/ buffer should be reasonably related to the impacts expected to be created.

In this case, the existing homes and the proposed townhomes are both residential uses and the new townhomes are not expected to create negative impacts on its residential neighbors. Even though no negative impacts are expected to be created by the townhomes, Innisbrook Resort proposes a very significant 40' separation between the existing homes and the proposed townhomes. This significant distance will include a landscaped buffer and fence that will create an aesthetically pleasing "green area" as a separation between the two properties.

Salamander Innisbrook has met with the president of the Klosterman Oaks Homeowners Association and presented the enclosed proposed buffer exhibit to him. Salamander Innisbrook will continue to have discussions with the adjacent Association and to hear their comments and concerns.

Thank you for your attention to this proposal and please feel free to contact me if you have any questions. Thank you.

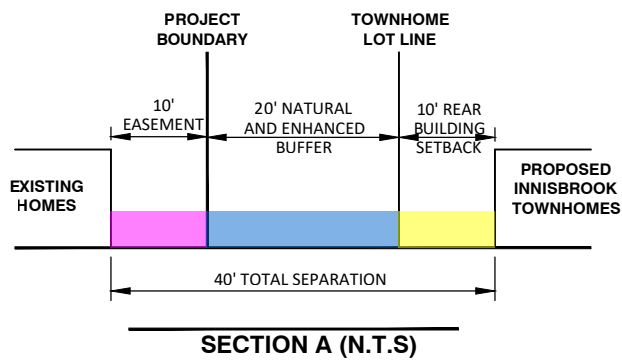
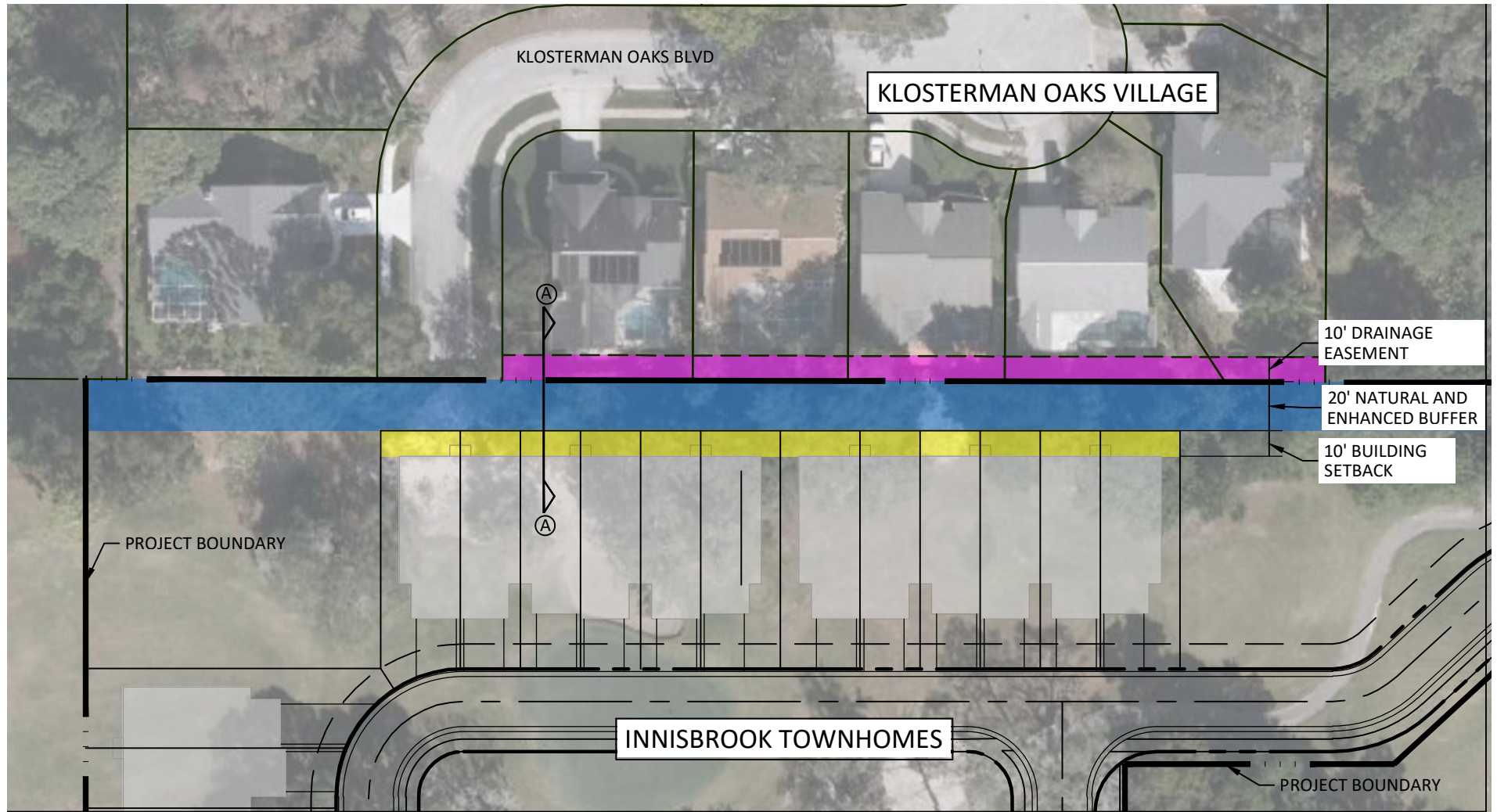
Sincerely,



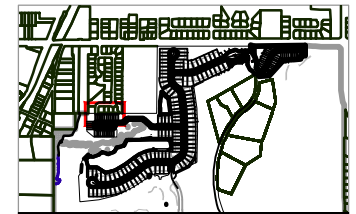
Cynthia Tarapani, Owner/ Authorized Member
Tarapani Planning Strategies, LLC

Enclosure: Innisbrook Buffer Exhibit

c: Michael Williams, Salamander Innisbrook LLC
Larry Franks, Toll Brothers
E.D. Armstrong, Hill Ward Henderson
William Murray, P.E., Ardurra



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KEY MAP

INNISBROOK BUFFER EXHIBIT

EXH-A

05/05/2022

