



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Pinellas Planning Council Countywide Plan Map Amendment

CW 22-16

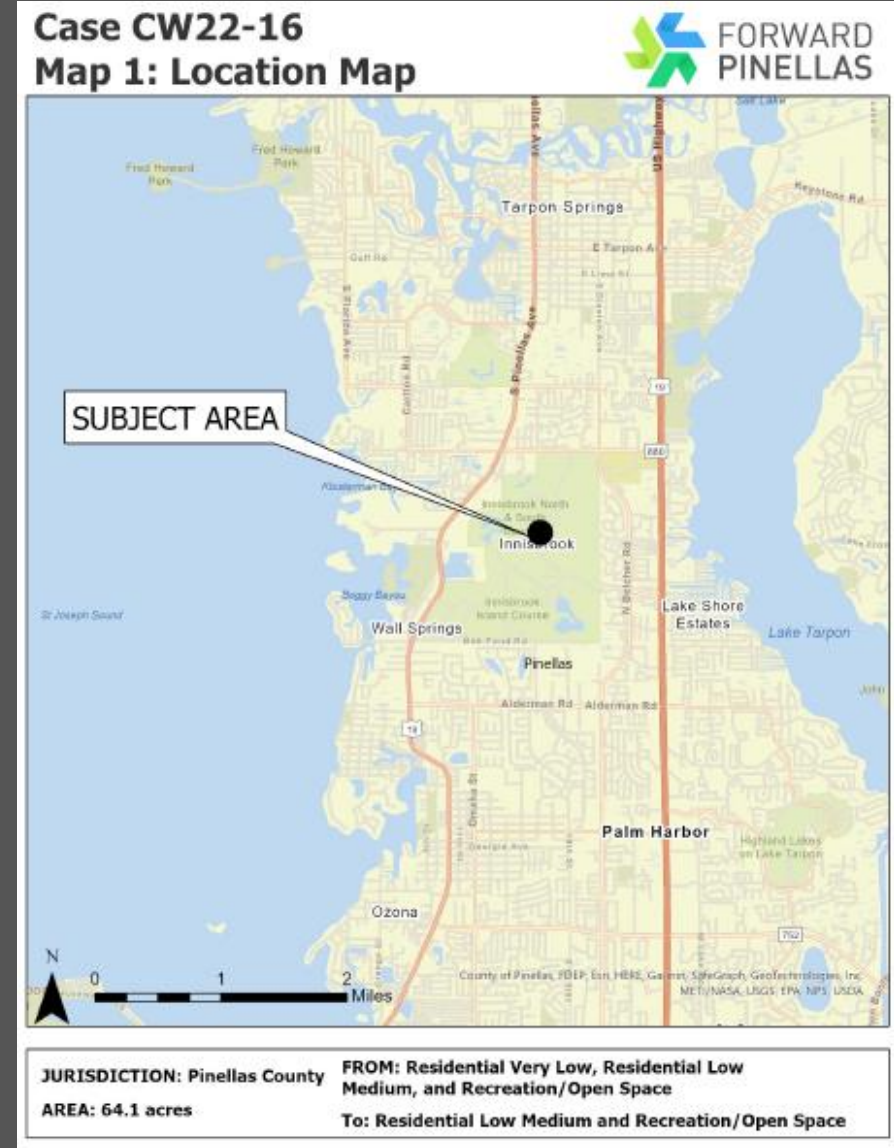
Pinellas County

August 10, 2022



## Pinellas County Requested Action

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



## Site Description

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



Case CW22-16  
Map 3: Aerial Map



JURISDICTION: Pinellas County  
AREA: 64.1 acres

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

## Amendment Context

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



### Case CW22-16 Map 3: Aerial Map



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

## Amendment Context

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

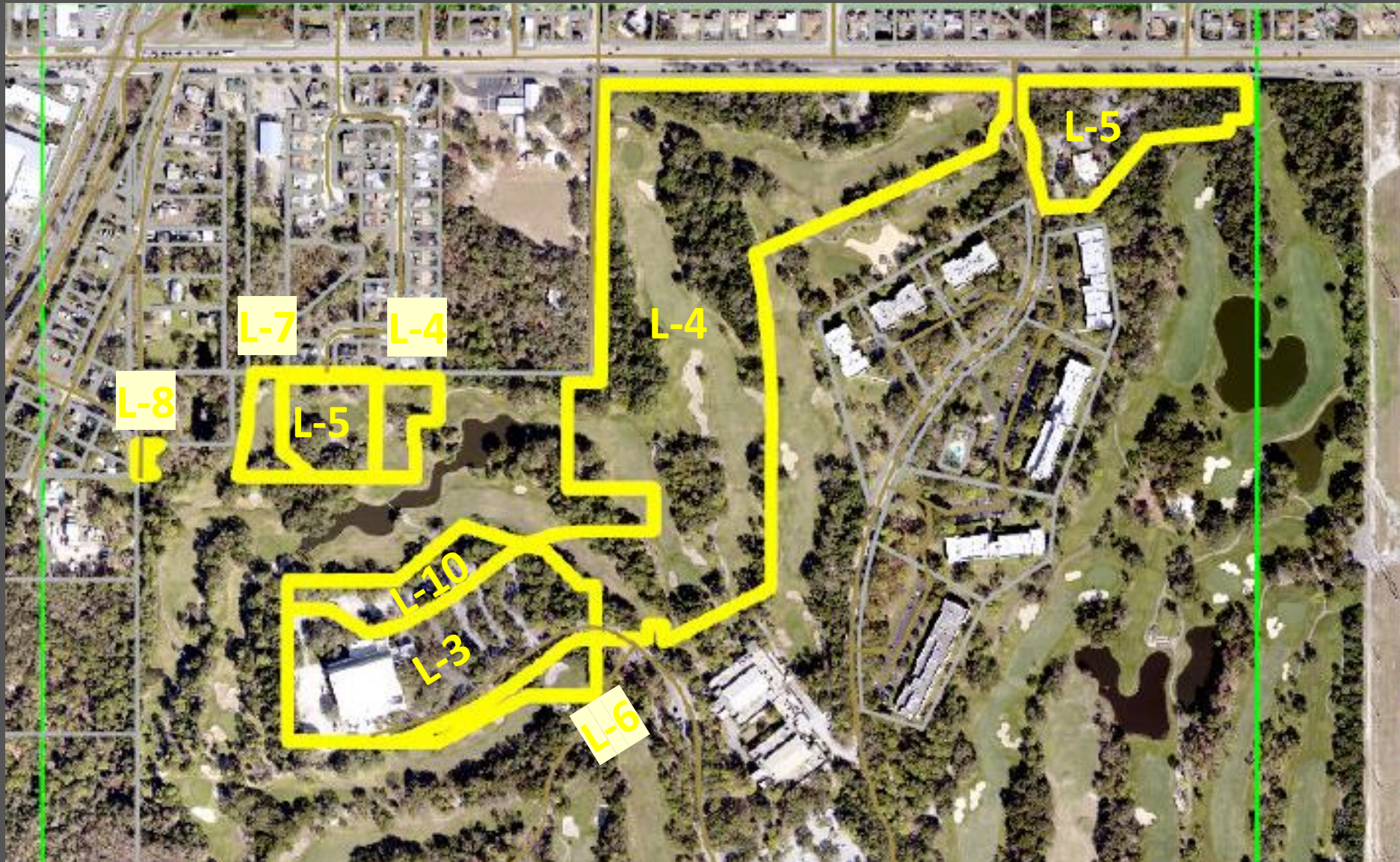


## Amendment Context

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



# Aerial Close-Ups of Amendment Area



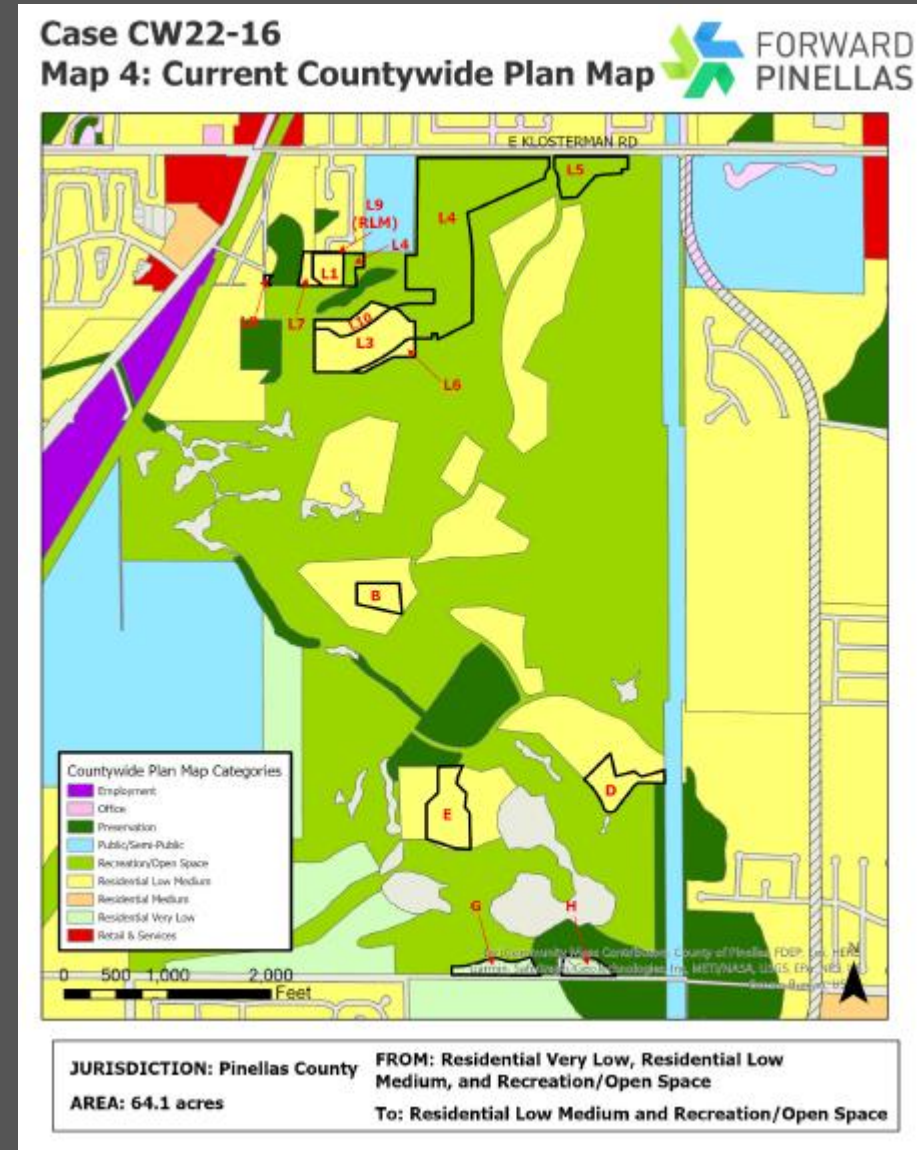
# Aerial Close-Ups of Amendment Area





# Current Countywide Plan Map Categories

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



# Proposed Countywide Plan Map Categories

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

Case CW22-16

Map 5: Proposed Countywide Plan Map



**JURISDICTION:** Pinellas County

**AREA:** 64.1 acres

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

**To:** Residential Low Medium and Recreation/Open Space

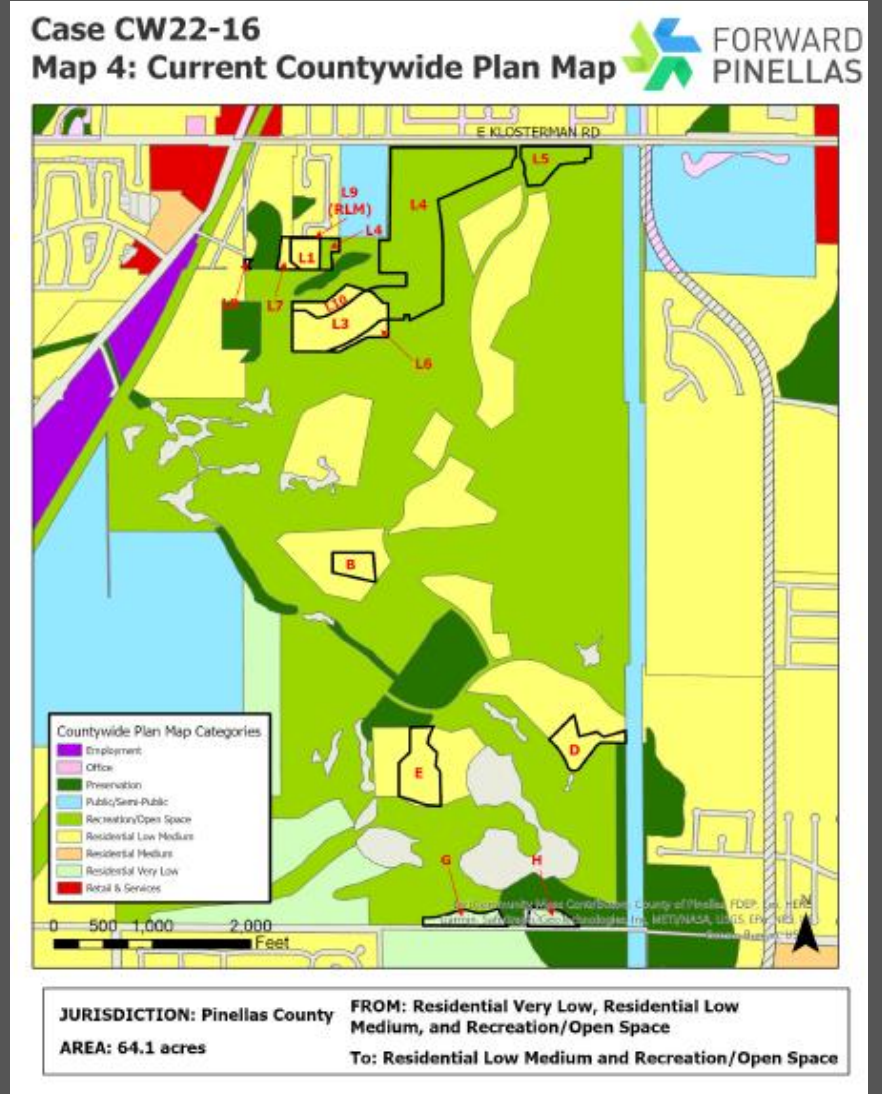


# Current Countywide Plan Map Category

- Category: Residential Very Low**

| Permitted Uses Not Subject to Acreage Threshold   | Permitted Uses Subject to Three Acre Maximum   | Permitted Uses Subject to Five Acre Maximum  |
|---|--|--|
| <ul style="list-style-type: none"> <li>Residential</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to the provisions of Section 509.242(1), Florida Statutes</li> <li>Accessory Dwelling Unit</li> <li>Public Educational Facility</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural- Light; Agricultural</li> </ul> | <ul style="list-style-type: none"> <li>Ancillary Nonresidential; Transportation Utility</li> </ul> | <ul style="list-style-type: none"> <li>Institutional (except Public Educational Facilities which are not subject to this threshold pursuant to the provisions of Section 6.5.4.2.</li> </ul> |

| Use                          | Density/Intensity Standard   |
|------------------------------|--|
| Residential and Vacation Use | Shall not exceed 1 unit per acre (UPA)   |
| Residential Equivalent Use   | Shall not exceed an equivalent of 3 beds per permitted dwelling unit at 1 UPA  |
| Nonresidential Use           | Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.  |
| Mixed-Use                    | Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used. |

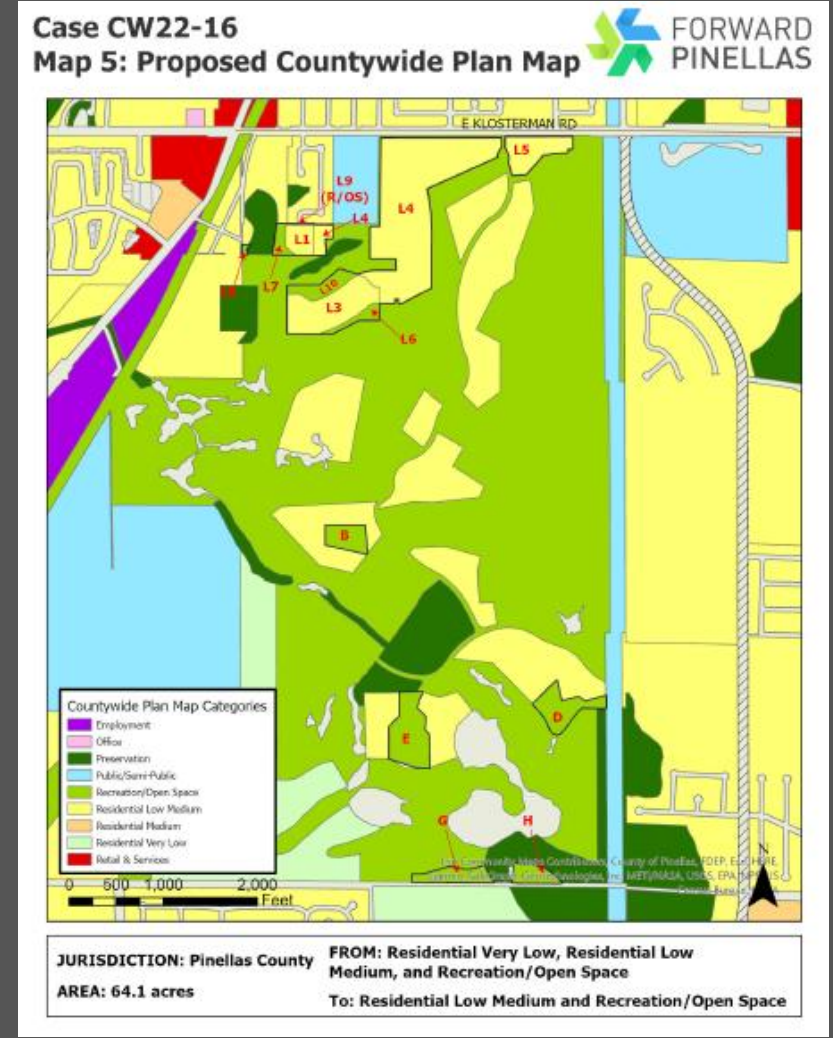


# Proposed Countywide Plan Map Category

## Category: Residential Low Medium

| Permitted Uses Not Subject to Acreage Threshold   | Permitted Uses Subject to One Acre Maximum   | Permitted Uses Subject to Three Acre Maximum   | Permitted Uses Subject to Five Acre Maximum   |
|---|--|--|---|
| <ul style="list-style-type: none"> <li>Residential</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes</li> <li>Accessory Dwelling Unit</li> <li>Public Educational Facility</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural Light</li> <li>Agricultural</li> </ul> | <ul style="list-style-type: none"> <li>Office</li> <li>Personal Service/Office Support</li> <li>Retail Commercial</li> </ul> | <ul style="list-style-type: none"> <li>Ancillary Nonresidential</li> <li>Transportation/Utility</li> </ul> | <ul style="list-style-type: none"> <li>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)</li> </ul> |

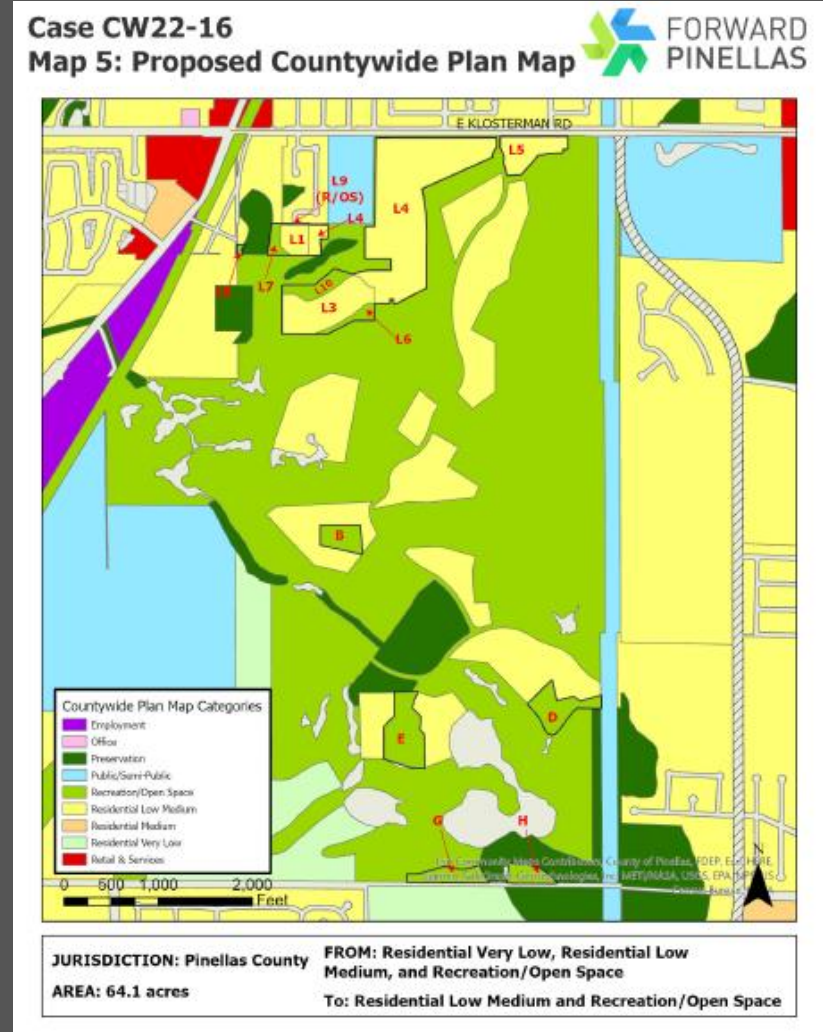
| Use                                 | Density/Intensity Standard  |
|-------------------------------------|---|
| Residential and Vacation Rental Use | Shall not exceed 10 units per acre (UPA)  |
| Residential Equivalent Use          | Shall not exceed 3 beds per permitted dwelling unit at 10 UPA                                 |
| Nonresidential Use                  | Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75 |



# Proposed Countywide Plan Map Category

- Category: Recreation/Open Space**

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



## Coastal High Hazard Area

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

| Parcel | Acres | Current Countywide Plan Map Category | Proposed Countywide Plan Map Category |
|--------|-------|--------------------------------------|---------------------------------------|
| L-1    | 0.007 | RLM                                  | RLM                                   |
| L-3    | 1.33  | RLM                                  | RLM                                   |
| L-4    | 0.18  | RLM                                  | R/OS                                  |
| L8     | 0.11  | RLM                                  | R/OS                                  |
| L-9    | 0.007 | RLM                                  | R/OS                                  |
| B      | 0.08  | RLM                                  | R/OS                                  |



## Coastal High Hazard Area

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



### **Conclusion:**

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





# Analysis of the Relevant Countywide Considerations

## Relevant Countywide Considerations

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



## Public Comments

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

