



## Staff Report

**File #:** 15-192, **Version:** 1

**Agenda Date:** 10/20/2015

### **Subject:**

Case No. Q Z/LU-20-9-15 (Indian Springs Marina, Inc.)

A request for a land use change from Commercial Recreation to Commercial General, a zoning change from CR, Commercial Recreation to C-3, Commercial, Wholesale, Warehousing & Industrial Support, and a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land on approximately 5.7 acres located at the western terminus of 113th Avenue North in the unincorporated area of Largo.

### **Recommended Action:**

Case No Z/LU-20-9-15: adoption of a resolution approving the application of Indian Springs Marina, Inc. through Housh Ghovaei & Mitch Riley, P. E., Representative, for a change of zoning from CR, Commercial Recreation to C-3, Commercial, Wholesale, Warehousing & Industrial Support, a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land subject to the variance applying only to the area of the site identified on the attached concept plan, and an ordinance for approval of a change in land use designation from Commercial Recreation to Commercial General, regarding approximately 5.7 acres located at the western terminus of 113th Avenue North in the unincorporated area of Largo (street address: 15151 113th Avenue North).

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality.

4.3 Catalyze redevelopment through planning and regulatory programs.

Deliver First Class Services to the Public and Our Customers.

5.2 Be responsible stewards of the public's resources.

### **Summary:**

This is a request to amend the Zoning Atlas from CR, Commercial Recreation district to C-3, Commercial, Wholesale, Warehousing and Industrial Support district and the Future Land Use Map (FLUM) from Commercial Recreation to Commercial General. There is an associated variance request to allow a maximum building height of 50 feet within 50 feet of residentially zoned land. The subject area is approximately 5.7 acres and contains the Indian Springs Marina. The applicant is proposing to replace a storm-damaged building with a somewhat larger building that is better equipped to meet changing market demand for the storage of larger boats. This is not possible under the current CR zoning due to Floor Area Ratio (FAR) restrictions. The Commercial Recreation FLUM category does not permit C-3 zoning, which is the reason behind the request for Commercial General. The variance proposal is due to the requested C-3 zoning district restricting the height of buildings within 50 feet of residentially zoned land to 35 feet. There are two existing 50-foot high buildings along the north side of the property that are approximately 20 feet from residentially zoned land. These were properly permitted under the existing CR zoning. Approval of the height variance

---

will eliminate a potential nonconforming situation and allow the future replacement of the two buildings should that become necessary.

The subject area is adjacent to residential development on three sides, but the marina has existed on the site for over 50 years and largely predates the surrounding uses. There are no anticipated significant impacts with this request as the only planned change is the replacement of the storm-damaged building. Through Comprehensive Plan policy and other actions, the Board has given priority to the encouragement and support of water dependent uses such as marinas. Approval of this application will support the continuation of the use in a way that helps the marina meet changing customer needs.

**Background Information:**

The requested zoning amendment will also eliminate a nonconformity that was created by a 2001 Board action requiring conditional use approval for marinas in the CR zoning district. This was the result of an effort to consolidate upland site plan review for marinas with corresponding water and navigation permit review. That decision allows the Indian Springs Marina to continue operation as a nonconforming use, but any significant changes to the marina would require authorization by the Board through a public hearing. Importantly, the current proposal does not involve a dock permit nor require any action through the County's water and navigation regulations. Marinas are an administratively permitted use in the requested C-3 district.

Many of the Comprehensive Plan objectives and policies cited in the attached staff report were adopted by the Board in 2008 and are partially a result of recommendations from the ad hoc Boating Access Task Force (BATF). In 2005, Pinellas County convened the BATF in an effort to confront and address the issue of diminishing public access to area waters. The BATF recommendations included planning and regulatory considerations and strategies to better address the preservation of water dependent land uses.

The Local Planning Agency (LPA) unanimously recommended approval of all components of the request during their September 10, 2015 public hearing. (Vote 5-0)

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Gordon Beardslee, Director, Planning

**Partners:**

N/A

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the  
BOARD OF COUNTY COMMISSIONERS



**Regarding: Case No. Z/LU-20-9-15**

**LPA Recommendation:** The LPA finds that the proposed amendments are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the zoning amendment, the land use amendment and the variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land subject to the following condition: 1) The variance shall apply only to the area of the site identified on the attached concept plan. (The vote was 5-0, in favor)

***LPA Public Hearing: September 10, 2015***

**PLANNING STAFF RECOMMENDATION:**

- **Staff recommends** that the LPA find that the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan based on the findings in this report; and
- **Staff further recommends** that the LPA recommend approval of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners; and
- **Staff further recommends** that the LPA recommend that the Board approve the requested variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land, subject to the following condition: 1). The variance shall apply only to the area of the site identified on the attached concept plan.

**CASE SUMMARY**

**APPLICANT'S NAME:** Indian Springs Marina, Inc.

**DISCLOSURE:** **Trustees:** Louis J. Vinci-President/CEO, Mary Jane Vinci, Michael Vinci, Jenn Vinci-Dikey, Steven Vinci & Jane Vinci-Wallace

**REPRESENTED BY:** Housh Ghovae & Mitch Riley, P. E.

	LAND USE CHANGE	ZONING CHANGE
<b>FROM:</b>	Commercial Recreation	CR, Commercial Recreation
<b>TO:</b>	Commercial General	C-3, Commercial, Wholesale, Warehousing & Industrial Support
And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.		

**PROPERTY DESCRIPTION:** Approximately 5.7 acres located at the western terminus of 113<sup>th</sup> Avenue North in the unincorporated area of Largo (street address: 15151 113th Avenue North).

**PARCEL ID(S):** 13/30/14/00000/140/1100

**PROPOSED BCC HEARING DATE:** October 20, 2015

**CORRESPONDENCE RECEIVED TO DATE:**

One letter received in opposition.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:**

No one appeared.

**SURROUNDING ZONING AND LAND USE FACTS:**

	Land Use Category	Zoning Designation	Existing Use
<b>Subject Property:</b>	Commercial Recreation	CR	Commercial Marina
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Medium	RPD-20	Multi-Family Residential
<b>East</b>	Residential Medium	RPD-20	Multi-Family Residential
<b>South</b>	Residential Urban	R-6	Mobile Home Park
<b>West</b>	Water	AL	Intracoastal Waterway

<b>STAFF DISCUSSION AND ANALYSIS</b>
--------------------------------------

**REQUEST AND BACKGROUND INFORMATION**

The subject area contains the Indian Springs Marina and is located at the western terminus of 113<sup>th</sup> Avenue N along the “Narrows” of the Intracoastal Waterway. The marina has existed on the site since at least 1962. At one time 113<sup>th</sup> Avenue N continued westward, providing a connection to the barrier islands over a bridge that was dismantled many years ago. The subject area consists of 5.7 acres that are currently designated CR, Commercial Recreation on both the Zoning Atlas and Future Land Use Map (FLUM). The remaining portion of the parcel (9.2 acres) is environmentally sensitive, consisting of mangrove areas and submerged land. These areas are zoned AL, Aquatic Land and are not under consideration for any proposed changes. The intent of the applicant is to continue operation as a commercial marina. Through Comprehensive Plan policy and other actions, the Board of County Commissioners has given priority to the encouragement and support of water dependent uses such as marinas. Approval of this application will support the continuation of the use in a way that helps the marina meet changing customer demands for the storage of larger boats.

The applicant is requesting an amendment of the CR-designated areas to Commercial General on the FLUM and C-3 on the Zoning Atlas. There are two reasons for this: to allow additional building area and to eliminate a nonconforming use situation. The C-3 zoning district permits a higher Floor Area Ratio (FAR) than CR, which would allow the construction of a larger building to replace the current structure on the southwest portion of the site that was damaged by Hurricane Frances in 2004. A larger building is desired in order to help meet the demand to store larger boats. While the proposed new building would be able to store larger boats, it would actually have fewer boat berths. The CR district permits an FAR of 0.35 while C-3 allows up to 0.50 for storage uses. FAR is defined by the Pinellas County Land Development Code as a ratio of square footage of gross floor area to square footage of land area. The marina is currently built out under the CR standards, which would not allow construction of the larger replacement building. Notably, the current storm-damaged building encroaches into the required front setback. The proposed replacement building would be constructed outside of the setback area.

In 2001, the Board of County Commissioners took action to make commercial marinas located in the CR, C-2 (General Retail Commercial and Limited Services) and CP (Commercial Parkway) zoning districts a conditional use instead of a permitted use. That decision allowed the Indian Springs Marina to continue operating as a nonconforming use, but any significant changes would thenceforth require authorization by the Board of County Commissioners via the conditional use public hearing process. An amendment to the C-3 zoning district, which allows marinas as a permitted use, would eliminate the existing nonconforming situation and allow the marina to avoid having to go through the conditional use process for any future changes to the site. Because the C-3 district is not compatible with the Commercial Recreation FLUM category, an amendment to Commercial General is also required.

The Board's 2001 decision to make marinas a conditional use in the CR, C-2 and CP zoning districts stemmed from a planned dock and associated marina in Tierra Verde. The Board expressed concern that upland uses and impacts associated with marinas were being addressed via a separate process (administrative review) than the review of the impacts on the marine and coastal environment (Water and Navigation Authority public hearing for dock permits). The Land Development Code was amended in 2001 to consider marinas a conditional use in certain zoning districts, which would consolidate upland site plan review for marinas with corresponding water and navigation permit review. Importantly, the current proposal by the Indian Springs Marina does not involve a dock permit nor require any action through the County's water and navigation regulations.

#### Variance Request

This application also involves a variance request to allow a maximum 50-foot building height for structures within 50 feet of residentially zoned land. The requested C-3 zoning district limits all structures within 50 feet of residentially zoned land to 35 feet in height. This would make two of the existing marina buildings nonconforming, as they are currently 50 feet high within 20 feet of residentially zoned land. The existing CR zoning district allows 50-foot high buildings up to the required setback lines, which is 20 feet. The applicant is requesting the variance to prevent these two buildings from becoming nonconforming, and to allow the reconstruction of the buildings in the event they need to be replaced. It should be noted that the adjacent Residential Planned Development (RPD) zoning district allows a maximum height of 70 feet for multifamily structures. The variance request would therefore allow a building that is 20 feet lower than what would be allowed in the adjacent RPD district. The C-3 zoning district permits buildings up to 75 feet in height outside of the 50-foot buffer from residentially zoned land, but the applicant has stated that building any boat storage structure higher than 50 feet is not practical, as the stacking of boats becomes difficult beyond that height. Staff recommends the placement of a condition on the variance request that would allow it to apply only to the two existing 50-foot high buildings within 50 feet of residentially zoned land as depicted on the attached concept plan.

#### **COMPATIBILITY WITH SURROUNDING LAND USES**

The subject area has residential uses on three sides. The Shipwatch multifamily residential development (constructed in the late 1980s and 1990s) is adjacent to the north and east, and the Coquina Cove mobile home park (dating from the 1960s) lies directly to the south across 113<sup>th</sup> Avenue N. The Intracoastal Waterway is to the west, beyond which is the City of Indian Rocks Beach. The Indian Springs Marina has existed at its current location for many years. No significant changes to the overall marina are proposed; therefore no significant new impacts on surrounding land uses are anticipated.

## **TRANSPORTATION AND INFRASTRUCTURE IMPACTS**

The existing marina is essentially built out under the development parameters of the Commercial Recreation FLUM category. While the proposed Commercial General category would allow additional development capacity due to its higher FAR allowance, the applicant is anticipating fewer boat storage

berths at the marina due to increased demand for the storage of larger boats. Therefore, even though the proposed replacement of the damaged building would be somewhat larger, it will house fewer boats because those vessels will be bigger than what the current storm-damaged building is configured to handle.

Transportation impacts for commercial marinas are calculated based on the number of boat storage berths. Sixty fewer boat storage berths are proposed at the reconfigured marina; therefore the traffic impacts are projected to be less and could generate approximately 113 fewer average daily trips on 113<sup>th</sup> Avenue N. Because it is classified as a local road, a level of service is not assigned to the roadway. In addition, approval of the request will not negatively impact the County's ability to provide solid waste, potable water and sanitary sewer services.

## **OTHER CONSIDERATIONS**

While commercial marinas are a permitted use in the C-3 zoning district, there are safeguards and requirements that must be met. The C-3 district requires marinas to have a hurricane plan and sufficient upland area to accommodate all needed utilities, support facilities and parking. In addition, any applicable water and navigation permits must be obtained prior to site plan approval and marinas may not be approved or expanded in areas determined to be critical to the survival of the West Indian Manatee.

The Pinellas County Comprehensive Plan is very supportive of water dependent and water related land uses, and directs the County to give them priority in a manner that is consistent with its goals of long-term sustainability, continued economic vitality, the preservation of recreational and commercial working waterfronts, and the protection of coastal and marine habitats and species. In 2005, Pinellas County convened the Boating Access Task Force (BATF) in an effort to confront and address the issue of diminishing public access to area waters. The BATF recommendations included planning and regulatory considerations and strategies to better address the preservation of water dependent land uses. Many of the Comprehensive Plan objectives and policies cited further on in this report (see the *Implementation of the Pinellas County Comprehensive Plan* section) were adopted by the Board in 2008 following the BATF and are partially a result of those recommendations. It is staff's opinion that approval of the requested amendments and variance would further the County's goals of supporting and retaining water dependent land uses.

## **SUMMARY**

While uses other than a commercial marina would be permitted in the C-3 zoning district, the applicant has stated a desire to continue operating the marina into the future. The requested amendments would help facilitate the changes necessary to meet changing customer needs and desires without having to go through the conditional use public hearing process. These changes, however, would still be subject to applicable site plan and permitting requirements. The proposal is consistent with the objectives and policies within the Pinellas County Comprehensive Plan that support the preservation and enhancement of water dependent land uses. Pinellas County has one of the largest numbers of registered boaters in the state of Florida. Providing adequate access to the water is an important consideration. As Pinellas County nears build-out, there are few locations suitable for new commercial

marinas. The requested zoning and land use amendments and variance are appropriate as they will help maintain a long-existing marina in a manner that is anticipated to create no additional significant impacts on surrounding land uses and the natural environment.

<p style="text-align: center;"><b>IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN</b></p>
--

Staff finds that the proposed amendments are consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

### **Future Land Use Element**

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.

### **Coastal Management Element**

Objective 4.1 The County shall give priority to water-dependent and water-related land uses in the coastal planning area, in a manner consistent with its goals of long-term sustainability, continued economic vitality, the preservation of recreational and commercial working waterfronts, and the protection of coastal and marine habitats and species.

Policy 4.1.3 Pinellas County will continually evaluate the economic dynamics and trends affecting the viability of water dependent uses, including recreational and commercial working waterfronts, and adapt decisions and strategies relating to the protection of such uses as appropriate.

Policy 4.1.4 By December 2010, Pinellas County will investigate and evaluate the following strategies, based on the recommendations from the Boating Access Task Force report approved by the Board of County Commissioners, toward the preservation of recreational and commercial working waterfronts:

- The feasibility of investing directly in property preservation through land acquisition;
- Partnering and working with key municipal governments within the County that have jurisdiction over working waterfront areas;
- Partnering and working with the private sector;
- Protecting and maximizing the ability to use existing working waterfront facilities;
- Making improvements to existing County facilities;
- The feasibility of creating a working waterfront overlay zone.

Policy 4.1.5 To protect water dependent uses, including recreational and commercial working waterfronts, Pinellas County will discourage amendments to the Future Land Use Map and/or Zoning changes that would result in the discontinuation of such uses.

### **Recreation, Open Space and Culture Element**

Objective 3.1 In recognition of their recreational and economic importance, Pinellas County will encourage and support the retention, acquisition, and expansion, where appropriate, of water dependent recreation-related land uses, including marinas, boat ramps, and other means of public water and waterway access.

---

### **COUNTY DEVELOPMENT REGULATIONS**

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)



Received 9/3/15

Z/10-20-9-15

113TH AVENUE NORTH

TO HAMILIN BLVD

## SECTION 13, TOWNSHIP 30 S, RANGE 14E PARCEL ID# 13/30/14/000000/140/1100 PINELLAS COUNTY, FLORIDA

### SITE DATA

	EXISTING (E)	PROPOSED (P)	ALLOWED/REQUIRED
ZONING:	CB	D-3	D-3
FUTURE LAND USE:	CB	CB	CB
USAGE:	MARINA	MARINA	ALLOWABLE USE
LOT AREA:	GROSS AREA 905,525 S.F. (20,801 AC.) NET AREA 225,369 S.F. (5,109 AC.)	GROSS AREA 305,525 S.F. (6,981 AC.) NET AREA 225,369 S.F. (5,109 AC.)	12000 S.F. MIN.
LOT WIDTH & DEPTH:	876' X 376'	876' X 376'	80' X 100' MIN.
BUILDING COVERAGE (S.F. & % OF GROSS SITE)	77,590 S.F. 84.87 %	81,880 S.F. 86.86 %	80 % MAX.
GROSS FLOOR AREA (S.F.): F.A.R.:	77,590 S.F. 0.33	81,880 S.F. 0.37	0.5
SETBACKS:			
FRONT (WEST) :	33.4'	35.1'	35.0' MIN.
SIDE (SOUTH) :	18'	80'	0' EXC. ABUTT. RES. 30' *
SIDE (EAST) :	28'	80.4'	0' EXC. ABUTT. RES. 30' *
REAR (NORTH) :	80'	20'	0' EXC. ABUTT. RES. 30' *
BLDG. HEIGHT:	80'	80'	75' EXC. ABUTT. RES. (30' MAX.) WITHIN 80' OF REEL VARIANCE REQUIRED
IMPERVIOUS SURFACE RATIO (I.S.R.):	144,140 S.F. 0.62	148,880 S.F. 0.67	0.85
OPEN SPACE: (S.F. & % OF GROSS SITE)	78,834 S.F. 25.3 %	73,884 S.F. 33.2 %	6.15
*MAX. HEIGHT 30' WITHIN 20' OF REEL. EXISTING WET/DRY BOAT BERTHS 362. PROPOSED WET/DRY BOAT BERTHS 302			
PARKINGS REQUIRED: 302. BERTHS @ 1 30'/4 = 76 SPACES. PARKINGS PROVIDED = 105 SPACES			



### LEGAL DESCRIPTION

**PARCEL A:**  
COMMENCE AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 14 EAST; THENCE RUN ALONG THE EAST LINE OF SAID SECTION 13, 3007'41" N, 88.43 FEET; THENCE 180°07'28" N, 488.51 FEET; THENCE 300°07'41" N, 352.12 FEET; THENCE 180°07'28" N, 35.00 FEET; THENCE 300°07'41" N, 35.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1130 AVENUE NORTH; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 1130 AVENUE NORTH, 180°07'28" N, 41.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE EXTENSION OF CHAMBERS STREET; SAID STREET BEING A TOTAL RIGHT-OF-WAY WIDTH OF 80 FEET; RUN THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CHAMBERS STREET, 180°07'28" N, 100.70 FEET; CONTINUE THENCE STILL ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CHAMBERS STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 281.00 FEET, A CENTRAL ANGLE OF 28°15'00", AN ARC DISTANCE OF 54.81 FEET; CONTINUE THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CHAMBERS STREET, 180°07'28" N, 300.00 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CHAMBERS STREET, 180°07'28" N, 312.77 FEET TO THE SLOTTED LINE DESCRIBED IN PARAGRAPH 1, PAGE 100; THENCE ALONG SAID SLOTTED LINE ALONG THE FOLLOWING THREE (3) CURVES AND DISTANCES: (1) THENCE 28°15'00" N, 40.00 FEET; (2) THENCE 31°14'14" N, 30.44 FEET; (3) THENCE 80°40'00" N, 0.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1130 AVENUE NORTH; THENCE LEAVING SAID SLOTTED LINE RUN ALONG SAID NORTHERLY LINE OF 1130 AVENUE NORTH, 089°41'12" N, 316.00 FEET TO THE POINT OF BEGINNING.

**PARCEL B:**  
A PARCEL OF SUBMERGED LAND IN THE MARINERS IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 14 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 13 AND RUN THENCE 180°07'28" N, ALONG THE ORIGINAL U.S. MEANDER LINE A DISTANCE OF 54.81 FEET; THENCE CONTINUE ALONG SAID U.S. MEANDER LINE 089°41'12" N, A DISTANCE OF 354.87 FEET; THENCE CONTINUE ALONG SAID U.S. MEANDER LINE 089°41'12" N, A DISTANCE OF 585.13 FEET TO A POINT IN THE BLA-RENO LAGOON AS ESTABLISHED BY THE PINELLAS COUNTY WATER AND WASTEWATER CONTROL AUTHORITY IN RESOLUTION 11, 1988; THENCE 180°07'28" N, ALONG SAID BLA-RENO LAGOON, A DISTANCE OF 180.77 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; THENCE ALONG SAID BLA-RENO LAGOON, SAID LINE BEING ALSO THE EAST LINE OF THE RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 24.84 FEET; THENCE 31°14'14" N, 37.00 FEET ALONG SAID BLA-RENO LAGOON TO THE POINT OF BEGINNING.

**PARCEL C:**  
COMMENCE AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 14 EAST; RUN THENCE ALONG THE EAST LINE OF SAID SECTION 13, 3007'41" N, 88.43 FEET; RUN THENCE 180°07'28" N, 488.51 FEET; THENCE 300°07'41" N, 352.12 FEET; THENCE 180°07'28" N, 35.00 FEET; THENCE 300°07'41" N, 35.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1130 AVENUE NORTH; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 1130 AVENUE NORTH, 180°07'28" N, 41.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE EXTENSION OF CHAMBERS STREET; SAID STREET BEING A TOTAL RIGHT-OF-WAY WIDTH OF 80 FEET; RUN THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CHAMBERS STREET, 180°07'28" N, 100.70 FEET; CONTINUE THENCE STILL ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CHAMBERS STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 281.00 FEET, A CENTRAL ANGLE OF 28°15'00", AN ARC DISTANCE OF 54.81 FEET; CONTINUE THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CHAMBERS STREET, 180°07'28" N, 300.00 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CHAMBERS STREET, 180°07'28" N, 312.77 FEET TO THE SLOTTED LINE DESCRIBED IN PARAGRAPH 1, PAGE 100; THENCE ALONG SAID SLOTTED LINE ALONG THE FOLLOWING THREE (3) CURVES AND DISTANCES: (1) THENCE 28°15'00" N, 40.00 FEET; (2) THENCE 31°14'14" N, 30.44 FEET; (3) THENCE 80°40'00" N, 0.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1130 AVENUE NORTH; THENCE LEAVING SAID SLOTTED LINE RUN ALONG SAID NORTHERLY LINE OF 1130 AVENUE NORTH, 089°41'12" N, 316.00 FEET TO THE POINT OF BEGINNING.

**Northside Engineering, Inc.**  
380 South Highway 190, Suite 100, Clearwater, Florida 34615  
Tel: 727-444-8888 Fax: 727-444-8889  
www.northsideengineering.com

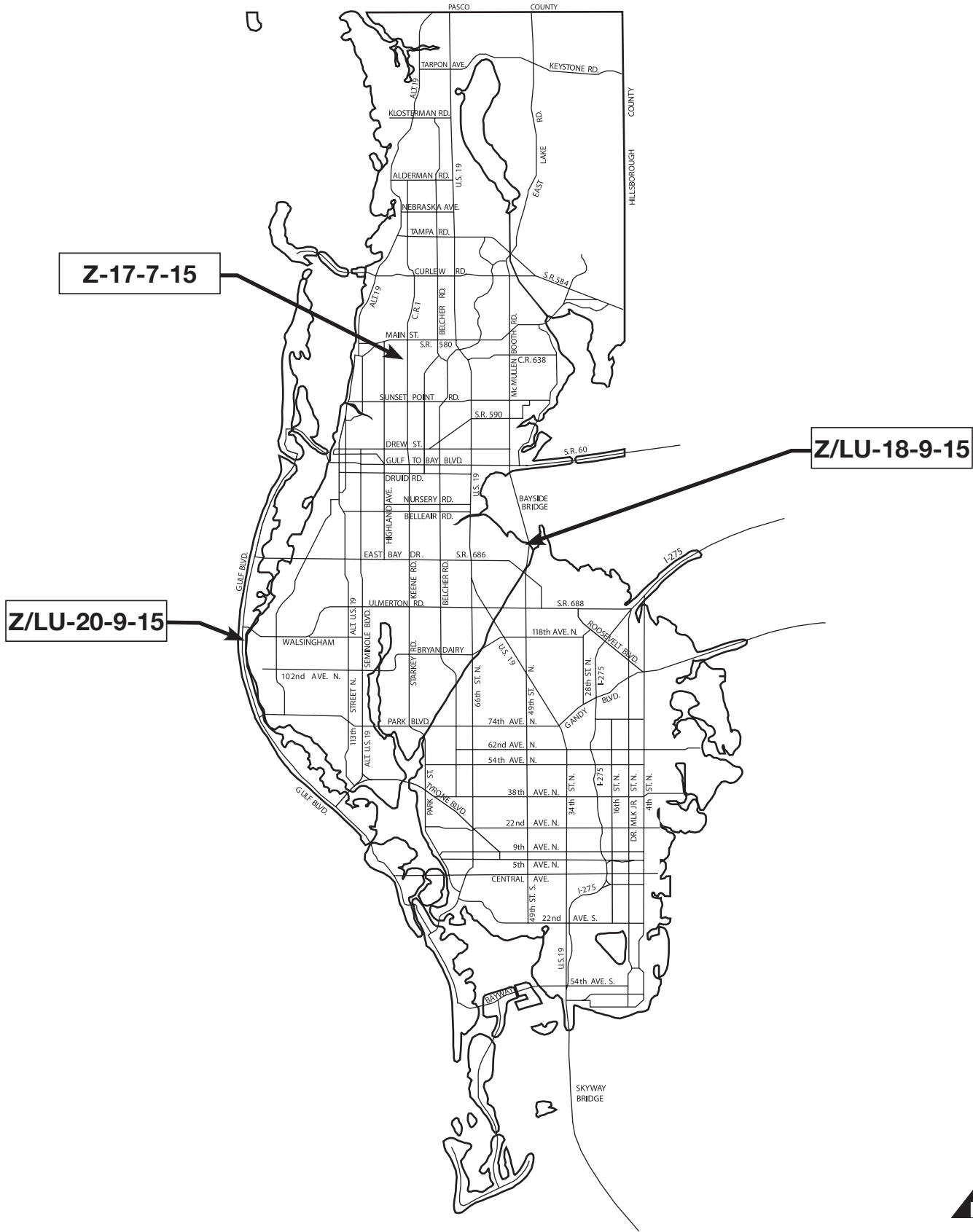
<div style="text-align: right;">DRAWING</div>	
<div style="text-align: center;"> <b>SWITCH RILEY, PG 8-4048</b>  <small>OFFICE OF WATER RESOURCES AND POTABLE WATER              DIVISION OF THE SANITARY ENGINEERING BUREAU</small> </div>	

<div style="text-align: center;"> <b>Project #      0130</b>  <b>Issued Date:    8/17/15</b>  <b>Revisions:</b> </div>	
No.	Date      Description
1	8 / 18 / 15      TRIMBLE PUMP.
2	
3	
4	
5	
6	
7	
8	
9	
10	

**REZONING, LAND USE, AND HEIGHT VARIANCE**

**INDIAN SPRINGS MARINA**  
15151 113TH AVENUE NORTH  
LARGO, FLORIDA 33774

**Northside Engineering, Inc.**  
**C1.1**



PINELLAS COUNTY  
**PLANNING DEPARTMENT ZONING DIVISION**

# **PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS AND THE COMPREHENSIVE PLAN**

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas, and an amendment to the Pinellas County Comprehensive Plan. A public hearing on the Resolutions and Ordinances will be held **October 20, 2015 at 6:00 p.m.** in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater FL 33756.

Interested parties may appear at the hearing and be heard regarding the proposed Resolutions and Ordinances and Conditional Use:

## **A. PROPOSED RESOLUTIONS AND ORDINANCES AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS**

### **1. Q Z-17-7-15**

Resolution changing the Zoning classification of approximately 8.32 acres located on the south side of Virginia Street 450 feet west of Keene Road in the unincorporated area of Dunedin; Page 141 of the Zoning Atlas, as being in Section 35, Township 28, Range 15; from A-E, Agricultural Estate Residential to RPD-2.5, Residential Planned Development, 2.5 units per acre; upon application of Mary Elizabeth McCraney and Robert & Bonnie Shell through C. Reed Haydon, Haydon Engineering & Design, Inc., Representative.

### **2. Q Z/LU-18-9-15**

Resolution changing the Zoning classification of approximately 19.2 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo; Page 709 of the Zoning Atlas, as being in Section 33, Township 29, Range 16; from RPD-10, Residential Planned Development, 10 units per acre & RPD-5, Residential Planned Development, 5 units per acre to A-E, Agricultural Estate Residential (3.8 acres), R-2, Single Family Residential (3.9 acres), R-3, Single Family Residential (2.8 acres) & RPD-5, Residential Planned Development, 5 units per acre (7.2 acres); retaining RPD-5 on 1.5 acres; upon application of Pinellas County, C1 Bank & Pinellas CNTY Surplus Land Trust-Bayside Pinellas Community Housing FDTN, Inc., TRE through Pinellas County Planning Director, Representative,  
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 11.8 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo, Located in Section 33, Township 29, Range 16 from Residential Low Medium to Residential Low.

### **3. Q Z/LU-20-9-15**

Resolution changing the Zoning classification of approximately 5.7 acres located at the western terminus of 113th Avenue North in the unincorporated area of Largo (street address: 15151 113th Avenue North); Page 232 of the Zoning Atlas, as being in Section 13, Township 30, Range 14; from CR, Commercial Recreation to C-3, Commercial, Wholesale, Warehousing & Industrial Support and a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land; upon application of Indian Springs Marina, Inc. through Housh Ghovae & Mitch Riley, P. E., Representative,  
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 5.7 acres located at the western terminus of 113th Avenue North in the unincorporated area of Largo (street address: 15151 113th Avenue North) located in Section 13, Township 30, Range 14, from Commercial Recreation to Commercial General, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties and providing an effective date.

Any written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition to, any of the applications proposed above should be submitted to the attention of the Pinellas County Zoning Manager, 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Materials must be submitted at least one week (7 days) in advance of the advertised hearing. Hard copy written comments must be submitted on 8½ × 11-inch paper.

The proposed Resolutions and Ordinance amending the Zoning Atlas and the Future Land Use Map can be inspected by the public in the Pinellas County Planning Department; Land use and Zoning Division located at the address above, or at the Pinellas County Board Records located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Zoning Division at (727) 464-5047 with any questions, or email them at [zoning@pinellascounty.org](mailto:zoning@pinellascounty.org).

The proposed amendment to the Pinellas County Comprehensive Plan can be inspected at the Pinellas County Planning Department located at 310 Court Street, First Floor, Clearwater, Florida 33756. Send comments to this address or call the Long Range Planning Division at (727) 464-8200. The amendments can also be inspected at Pinellas County Board Records Department, 315 Court Street, Fifth Floor, Clearwater, Florida, 33756.

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756 (727) 464-4880 (VOICE) (727) 464-4062 (TDD).

KEN BURKE, CLERK TO THE  
BOARD OF COUNTY COMMISSIONERS  
By Norman D. Loy, Deputy Clerk

REQUEST FOR ADVERTISING FORM

Phone No. 464-8200

Fax No. 464-8201

To: Board Records

FROM: Tammy Swinton, Planning Department (**October 20, 2015 BCC Hearing**)

DATE: September 29, 2015

---

AD COPY ATTACHED: Yes   X   No        WITH MAP

REQUIRES SPECIAL HANDLING: Yes        No   X  

NEWSPAPER: St. Petersburg Times   X  

DATE(S) TO APPEAR: **October 9, 2015**

SIZE OF AD: **2 COLUMN BY 10 INCH AD (or quarter-page ad if necessary for legibility)**

SIZE OF HEADER: **18 Point Header**

SIZE OF PRINT: **N/A**

SPECIAL INSTRUCTIONS: **Do Not Print in Legal/Classified Section**

cc: Glenn Bailey, Planning Department  
Gordon Beardslee, Planning Department  
Liz Freeman, Planning Department  
Tammy Swinton, Planning Department

# Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-20-9-15)

Board of County Commissioners  
October 20, 2015

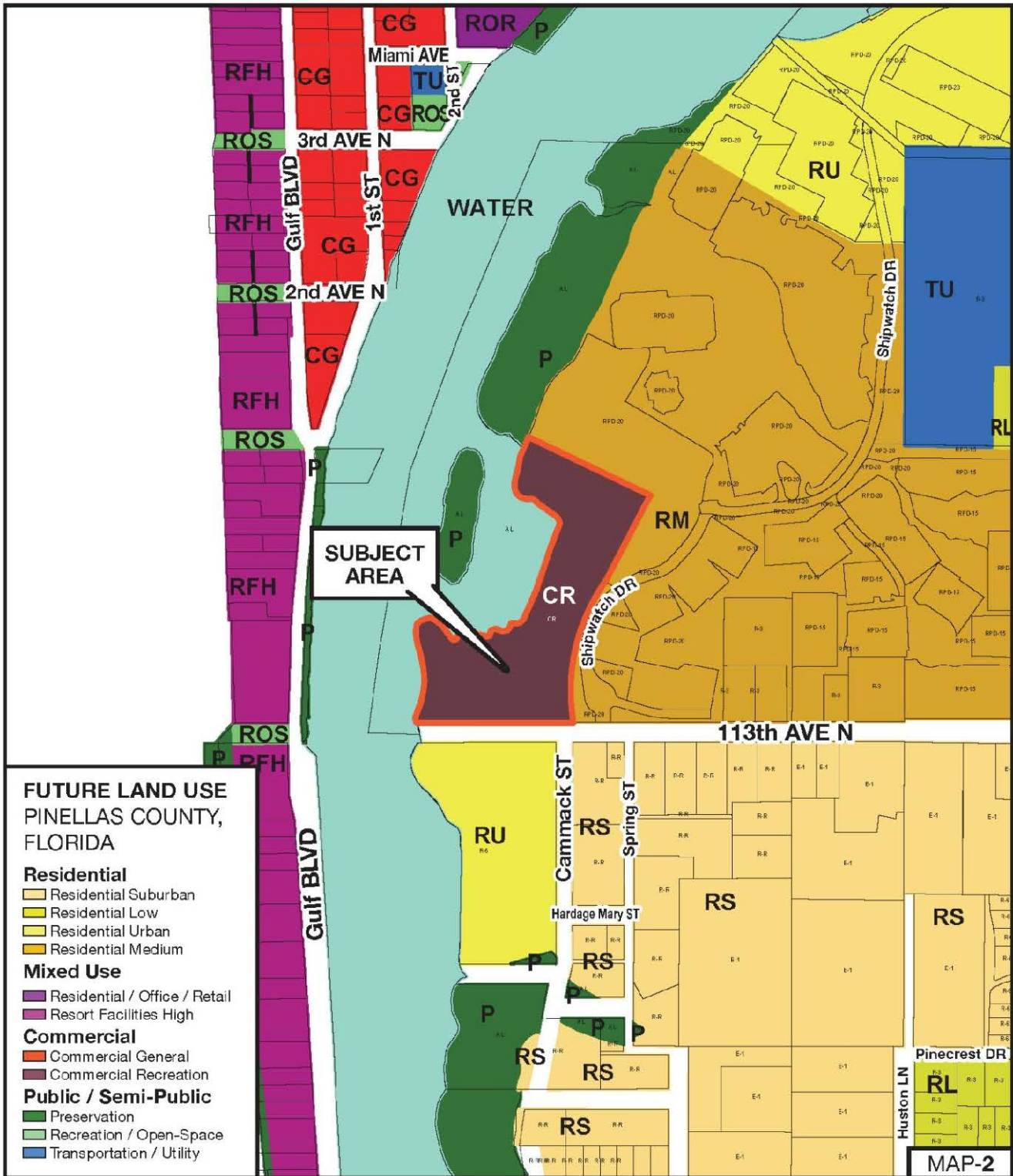
## Request

- Subject area contains the Indian Springs Marina and is located at the western terminus of 113<sup>th</sup> Avenue North in the unincorporated Largo area
- Zoning Atlas Amendment
  - CR to C-3 (5.7 acres)
- Future Land Use Map Amendment
  - CR to CG (5.7 acres)
- Variance to allow a building height of 50 ft. within 50 ft. of residentially zoned land
  - A maximum height of 35 ft. is allowed within 50 ft. of residential land in the C-3 district
  - Applies only to the area of the two existing structures on the north side of the property, as shown on the concept plan

## Additional Information

- Subject parcel contains submerged lands and mangrove areas that are not a part of this amendment request
- Surrounding uses:
  - N & E: Shipwatch multifamily development
  - S: Coquina Cove mobile home park
  - W: Intracoastal Waterway
- The marina has been operating for more than 50 years





**Z/LU-20-9-15**

**Zoning  
Land Use**

**From:** CR, Commercial Recreation  
**To:** C-3, Commercial, Wholesale, Warehousing & Industrial Support  
**From:** Commercial Recreation  
**To:** Commercial General  
 And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.

Parcel I.D. 13/30/14/00000/140/1100

Prepared by: Pinellas County Planning Department - July 2015







**Z/LU-20-9-15**

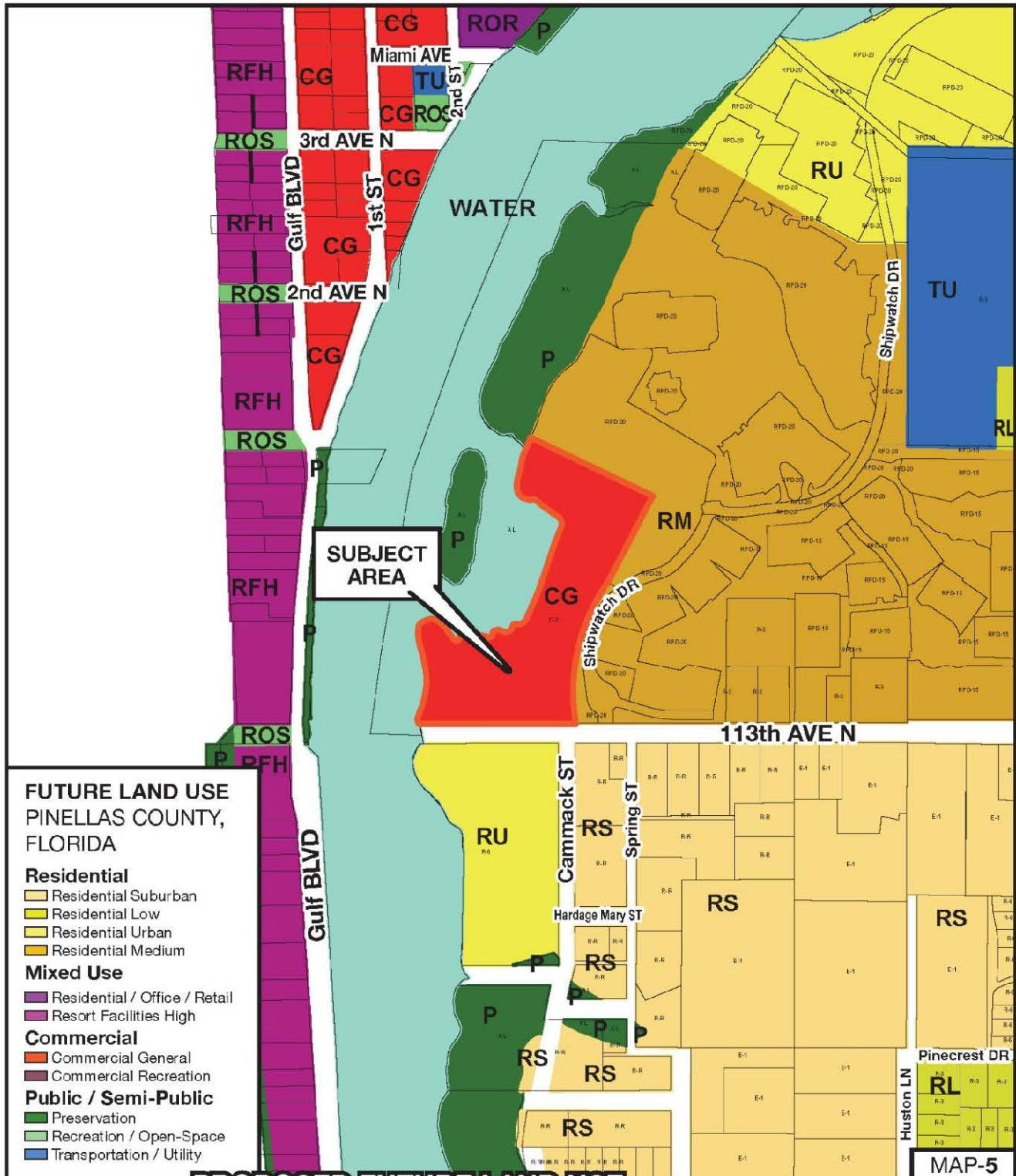
**Zoning** From: CR, Commercial Recreation  
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support  
**Land Use** From: Commercial Recreation  
To: Commercial General  
And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.

Parcel I.D. 13/30/14/00000/140/1100  
Prepared by: Pinellas County Planning Department - July 2015

Google Maps







**FUTURE LAND USE  
PINELLAS COUNTY,  
FLORIDA**

**Residential**

- Residential Suburban
- Residential Low
- Residential Urban
- Residential Medium

**Mixed Use**

- Residential / Office / Retail
- Resort Facilities High

**Commercial**

- Commercial General
- Commercial Recreation

**Public / Semi-Public**

- Preservation
- Recreation / Open-Space
- Transportation / Utility

**PROPOSED FUTURE LAND USE**

**Z/LU-20-9-15**

**Zoning** From: CR, Commercial Recreation  
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support  
**Land Use** From: Commercial Recreation  
To: Commercial General  
And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.

Parcel I.D. 13/30/14/00000/140/1100

Prepared by: Pinellas County Planning Department - July 2015



## Background

- Applicant wishes to replace a storm-damaged building with a larger structure that is better suited to store larger boats and meet market demand
  - Near the limit of the maximum 0.35 FAR allowed by the CR zoning district
  - C-3 allows 0.5 FAR for storage uses
- The marina is also a nonconforming use
  - 2001 BCC action made commercial marinas in the CR district a conditional use instead of an administratively permitted use
  - Amendment to C-3 would eliminate the nonconforming use situation (permitted use)
- The C-3 zoning district is not compatible with the CR FLUM category; therefore, a FLUM amendment to CG is required.

## Variance Request

- For a maximum height of 50 ft. within 50 ft. of residential land.
  - C-3 allows a maximum 35 ft. height within 50 ft. of residential land; 75 ft. elsewhere
  - CR allows 50 ft. height throughout the site, up to the normal setbacks
- Two existing 50-ft. high buildings are 20 ft. from residential land (CR setback line)
- Variance will prevent a nonconforming height and allow the structures to be rebuilt up to 50 ft. high
- Applicant has no plans to construct any building on the site taller than 50 ft.
- Residential zoning to the north and east (RPD) allows 70-ft. high buildings





SCALE: 1"=40'



INTRACOASTAL WATERWAY

BARRIER ISLAND

PARCEL C

COVERED WORK AREA

REPLACEMENT BLDG. #5  
HIGH & DRY BOAT STORAGE  
AREA = 21,965 S.F.

REMOVE EX. HIGH &  
DRY BOAT STORAGE  
AREA = 17,565 S.F.  
AND REPLACE

113TH AVENUE NORTH

TO HAMLIN BLVD

## SECTION PARCEL PINI

ZONING:	
FUTURE LAND USE:	
USAGE:	
LOT AREA :	
LOT WIDTH & DEPTH:	
BUILDING COVERAGE: (S.F. & % OF GROSS SITE)	
GROSS FLOOR AREA (S.F.): F.A.R.:	
SETBACKS:	FRONT (WES)
	SIDE (SOUTH)
	SIDE (EAST)
	REAR (NORT)
BLDG. HEIGHT:	
IMPERVIOUS SURFACE RATIO	
OPEN SPACE: (S.F. & % OF GROSS SITE)	
*MAX. HEIGHT 35' WITHIN 20'	
PARKINGS REQUIRED: 302	
PARKINGS PROVIDED = 105	

## Area Compatibility

- Residential uses are on three sides of the amendment area
  - Marina pre-dates most uses in the area
  - Multi-family development to the north and east was built in the 1980s and 1990s
  - Mobile home park to the south dates from the 1960s
- Uses other than a marina would be permitted under C-3 zoning, however the applicant has stated a desire to continue operating the marina into the future.
- Only change proposed is the replacement of the storm-damaged building with a new structure designed and equipped to meet changing customer needs and desires.

## Water-Dependent Uses

- The Comprehensive Plan is very supportive of water-dependent uses, including uses that provide access to area waterways
  - Amended in 2008 – based on the findings and recommendations of the Boating Access Task Force – to encourage and facilitate the retention of water dependent uses and water access
- Pinellas County has one of the largest concentrations of registered boaters in Florida. As build-out nears, few locations remain that are suitable for new commercial marinas
- Requested changes will help maintain a long-existing marina in a manner that is anticipated to create no additional significant impacts on surrounding land uses or the natural environment

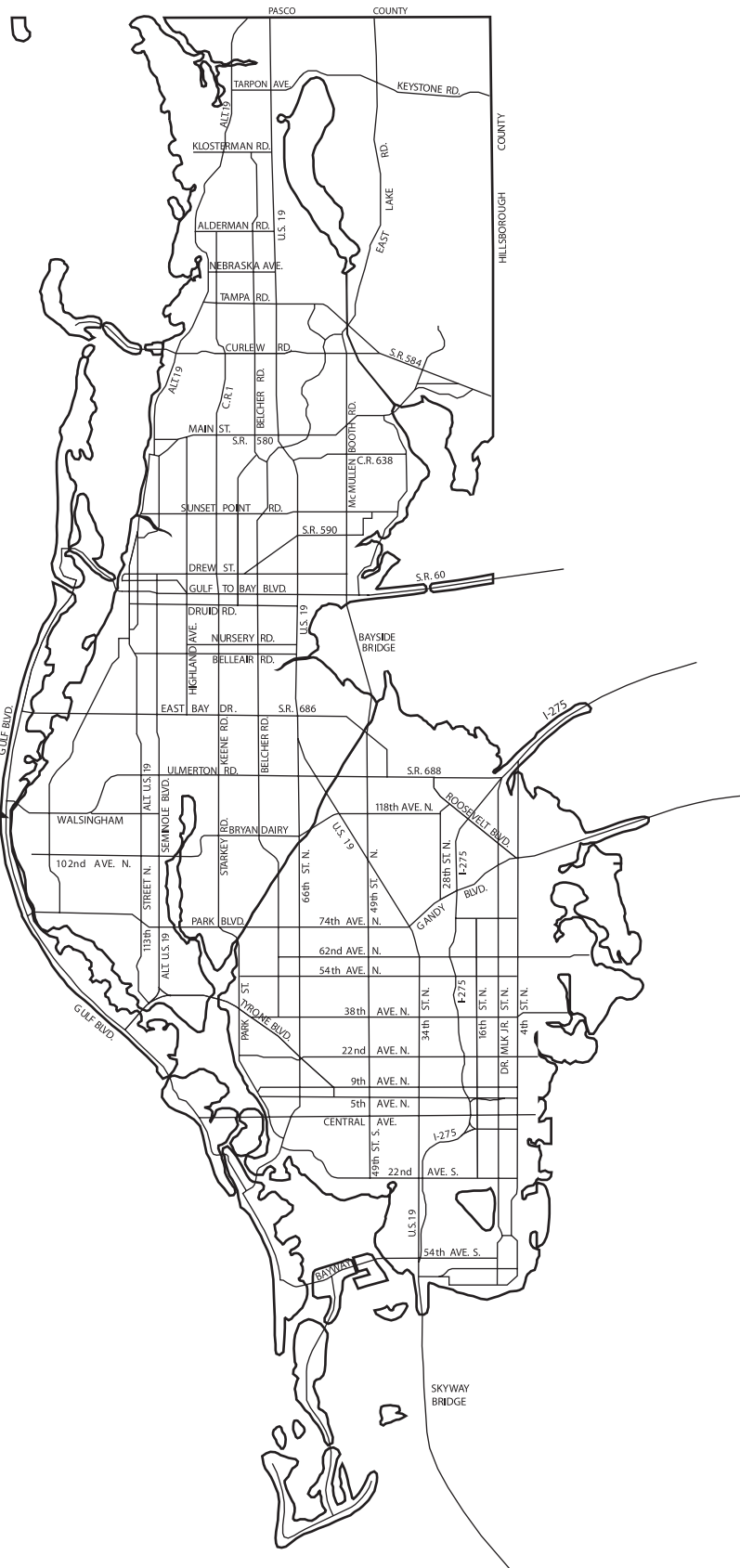


## Recommendations

- Staff recommends approval of the proposed land use & zoning amendments
- Staff also recommends approval of the variance request, subject to the condition that it shall apply only to the area of the site currently developed with buildings higher than 35 ft. within 50 ft. of residential land, as identified on the associated concept plan

# LOCATION MAP

**Z/LU-20-9-15**



MAP-1

**Z/LU-20-9-15**

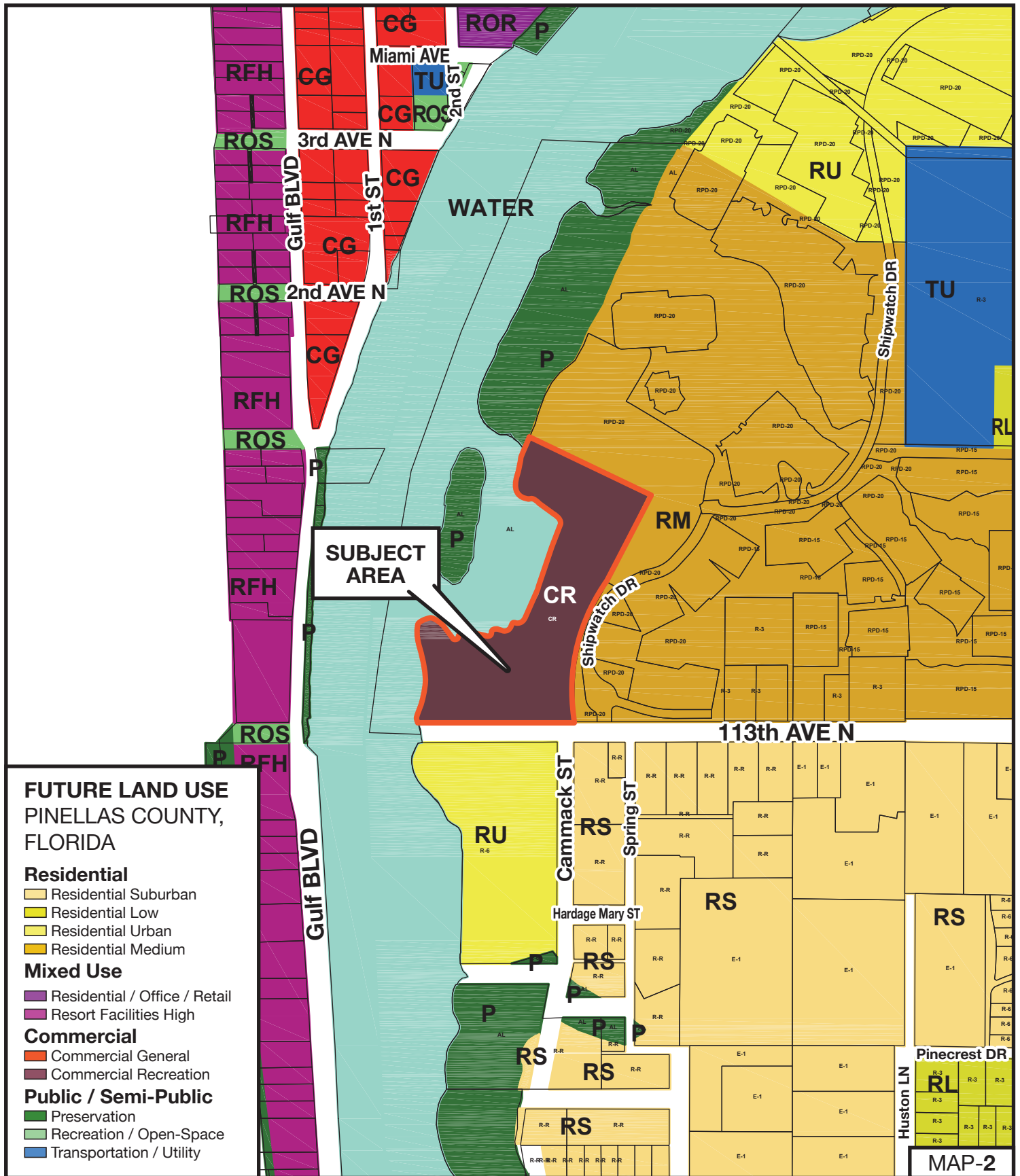
**Zoning**  
**Land Use**

**From:** CR, Commercial Recreation  
**To:** C-3, Commercial, Wholesale, Warehousing & Industrial Support  
**From:** Commercial Recreation  
**To:** Commercial General  
And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.

Parcel I.D. 13/30/14/00000/140/1100

Prepared by: Pinellas County Planning Department - July 2015





**Z/LU-20-9-15**

**Zoning  
Land Use**

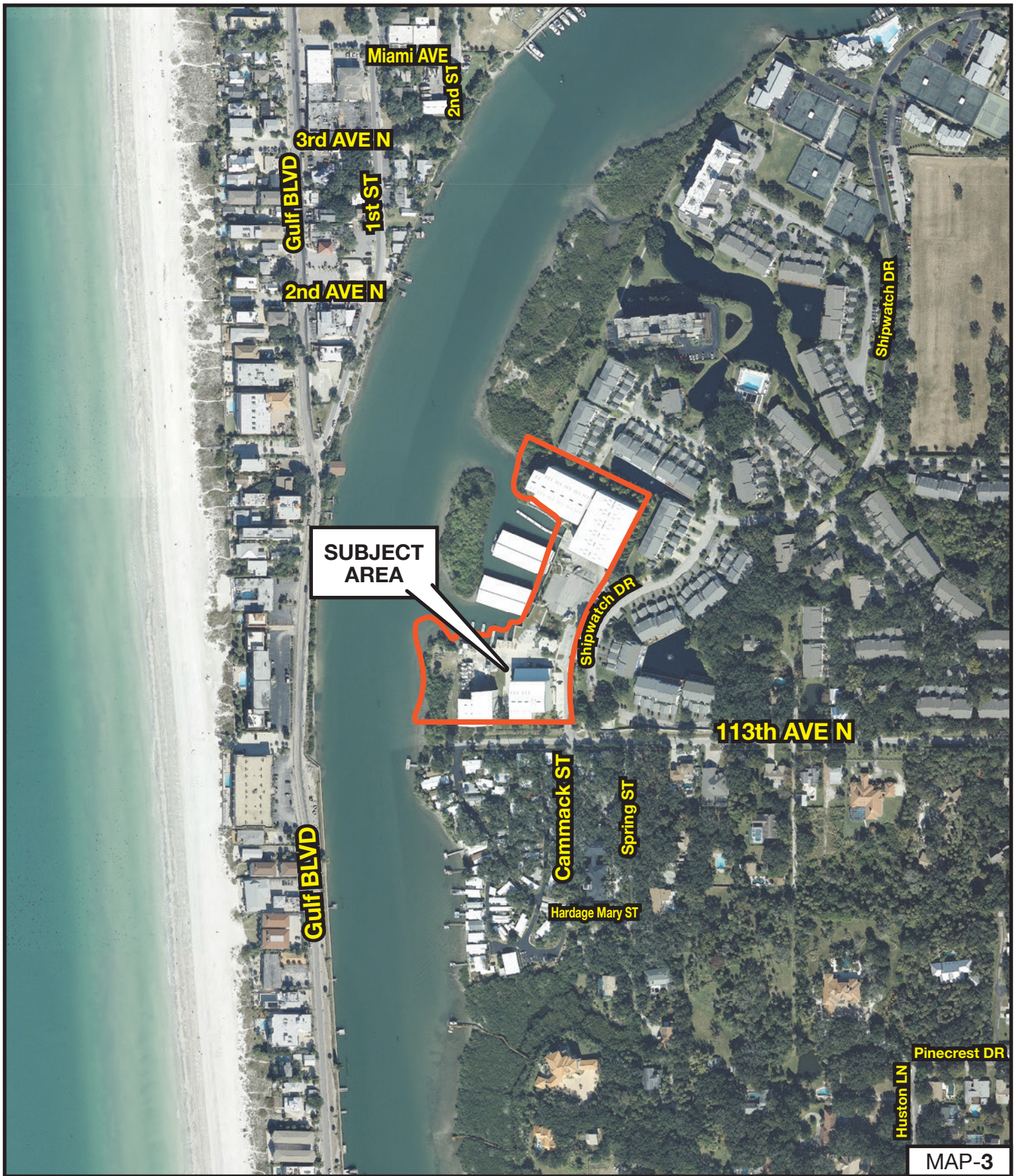
**From:** CR, Commercial Recreation  
**To:** C-3, Commercial, Wholesale, Warehousing & Industrial Support  
**From:** Commercial Recreation  
**To:** Commercial General  
 And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.

Parcel I.D. 13/30/14/00000/140/1100

Prepared by: Pinellas County Planning Department - July 2015







MAP-3

**Z/LU-20-9-15**

**Zoning**

**Land Use**

**From:** CR, Commercial Recreation

**To:** C-3, Commercial, Wholesale, Warehousing & Industrial Support

**From:** Commercial Recreation

**To:** Commercial General

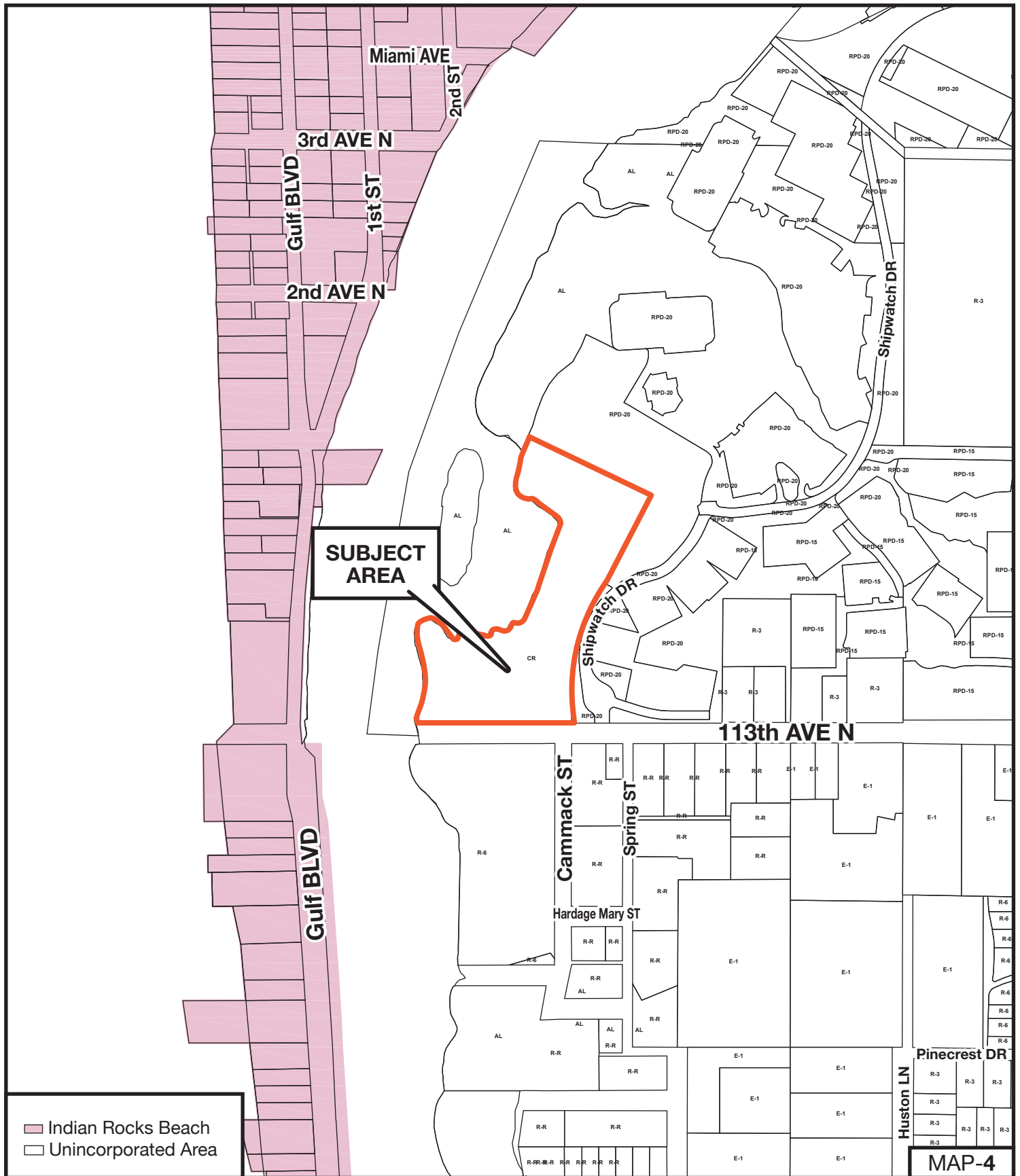
And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.

Parcel I.D. 13/30/14/00000/140/1100

Prepared by: Pinellas County Planning Department - July 2015







**Z/LU-20-9-15**

**Zoning**  
**Land Use**

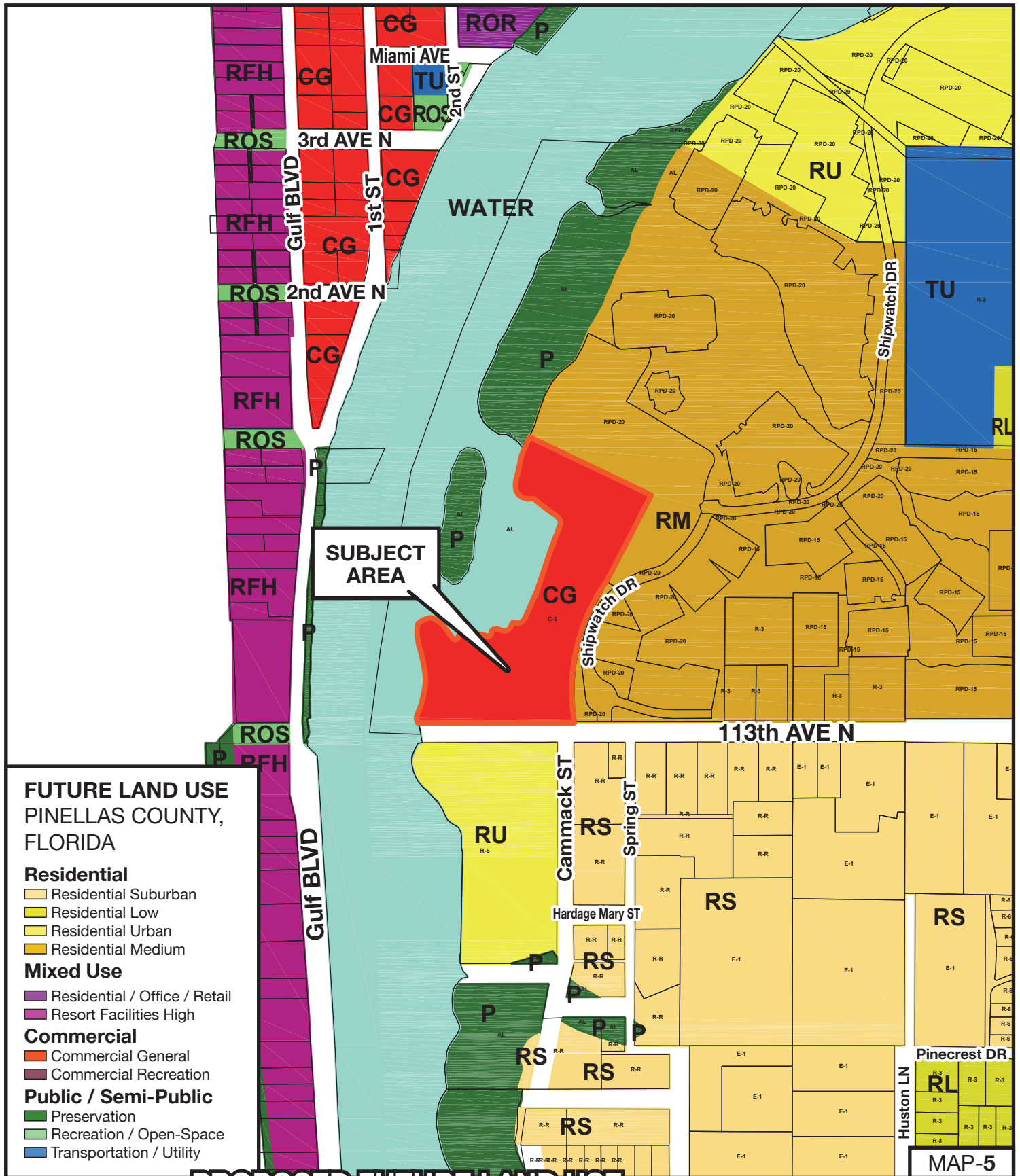
**From:** CR, Commercial Recreation  
**To:** C-3, Commercial, Wholesale, Warehousing & Industrial Support  
**From:** Commercial Recreation  
**To:** Commercial General

And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.

Parcel I.D. 13/30/14/00000/140/1100

Prepared by: Pinellas County Planning Department - July 2015





Parcel I.D. 13/30/14/00000/140/1100

Prepared by: Pinellas County Planning Department - July 2015



## **Impact Assessment and Background Data for Staff Report**

### **Amendment to the Pinellas County Future Land Use Map and Pinellas County Zoning Atlas Map**

**Z/LU:** 20-9-15

**Site Location:** Located at the western terminus of 113<sup>th</sup> Avenue North.

**Street Address:** 15151 113th Avenue North

**Parcel Number:** 13/30/14/00000/140/1100

**Prepared by:** RAB

**Date:** 08/17/15

#### **Proposed Amendment From:**

**Future Land Use Designation(s):** CR                      acres 5.7

**Zoning Designation(s):**                      CR                      acres 5.7

#### **Proposed Amendment To:**

**Future Land Use Designation(s):** CG                      acres 5.7

**Zoning Designation(s):**                      C-3                      acres 5.7

**Development Agreement?**                      No ☒                      Yes ☐                      New ☐                      Amended ☐

**Affordable Housing Density Bonus?** No ☒                      Yes ☐                      How many units:

## INFRASTRUCTURE IMPACTS

### SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
<b>EXISTING</b>	
Commercial Recreational	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .35 FAR = 86,902 sq. ft. 86,902 sq. ft x 2.6 lbs per sq ft. (commercial recreation rate) = 225,945 lbs 225,945 lbs/ 2,000= 113 tons/year
<b>PROPOSED</b>	
Commercial General	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .50 FAR = 124,146 sq. ft. 124,146 sq. ft x 2.6 lbs per sq ft. (commercial general rate) = 322,780 lbs 128,829 lbs/ 2,000= 161 tons/year
<b>NET DIFFERENCE</b>	<b>+48 tons/year</b>

\* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

\* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

### POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
<b>EXISTING</b>		
Commercial Recreational	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .35 FAR = 86,902 sq. ft. 86,902 sq. ft. x 0.25 per sq. ft = 21,726 GPD	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .35 FAR = 86,902 sq. ft. 86,902 sq. ft. x 0.25 per sq. ft = 21,726 GPD
<b>PROPOSED</b>		
Commercial General	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .50 FAR = 124,146 sq. ft. 124,146 sq. ft. x 0.25 per sq. ft = 31,037 GPD	5.70 acres x 43,560 sq. ft./acres = 248,292 248,292 sq. ft. x .50 FAR = 124,146 sq. ft. 124,146 sq. ft. x 0.25 per sq. ft = 31,037 GPD
<b>NET DIFFERENCE</b>	<b>+9,311 GPD</b>	<b>+9,311 GPD</b>

\* (Non Residential) Gross Floor Area x Consumption Rate = GPD

\* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

### TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located on a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



## **ENVIRONMENTAL AND SITE CONDITIONS**

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject area contains Matlacha and St. Augustine Soils & Urban Land.
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Coastal Basin #5.
Is a portion of the site located within the 25 or 100 year floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site is located within the 100 year floodplain, designated AE on the 2009 FEMA flood map.
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

\*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

## **PUBLIC SAFETY**

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site is located within the hurricane evacuation zone A.
Identify the Fire District serving the proposed development.		The subject site is located within the Pinellas Suncoast Fire District.

## COMMUNITY IMPACTS

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water accessibility would be enhanced.
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

***Has the property been the subject of a previous amendment proposal within the last 12 months?***

Yes ☐ No ☒

***Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?***

Yes ☐ No ☒

**ATTACH THE FOLLOWING:**

- \_\_\_ Location Map
- \_\_\_ Future Land Use Map with zoning designations
- \_\_\_ Aerial

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: Z/LU-20-9-15		Received: 07/17/2015			Jurisdiction: Pinellas County		
Revised:					Signoff:		
SITE DATA							
Parcel Size: 5.70							
Proposed for Amendment: 5.70							
Current Land Use Designation:		Commercial Recreation					
Potential Use	sf/acre(s)		Boat Berths	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Marina	5.7		362*		2.1	0.90	684
						Total	684
Proposed Land Use Designation:		Commercial General					
Potential Use	sf/acre(s)		Boat Berths		x(tgr)	cap.	Proj. trips
(1) Marina	5.7		302**		2.1	0.90	571
						Total	571
Potential Additional Daily Trips:		-113					
*Exsiting number of boat berths							
** Proposed number of boat berths as indicated on site plan							
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)				Traffic Vol. (AADT)			
				2014	2035		
(1) 113th Ave. North		existing proposed		N/A	N/A		
				-113	-113		
		2014 PH		2014 AADT		2035 AADT	
Road(s)		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
(1) 113th Ave. North		N/A	N/A	N/A	N/A	N/A	N/A
Road(s)				Extg	Planned	Const.	Future
				Ln Cfg	Improv.	Year	Ln Cfg
(1) 113th Ave. North				2U	N/A	N/A	N/A
							CMS
							Desig.
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips				Ln. = Lanes			
AC = Acres				LOS = Level of Service			
CAP = Capture Rate (i.e., % new trips)				LTCM = Long Term Concurrency Management Corridor			
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization			
CFG = Configuration				N/A = Not applicable			
CMS = Concurrency Management System				PC = Partially controlled access			
CON = Constrained County Corridor				PH = Peak Hour			
Const. = Construction				SF = Square Feet			
D/U = Divided/undivided				TGR = Trip Generation Rate			
E = Enhanced				UPA = Units Per Acre			
FAR = Floor Area Ratio				UTS = Units (dwelling)			
FDOT = Florida Department of Transportation				V/CR = Volume-to-Capacity Ratio			
DEF= Deficient State Road				MIS= Mitigating Improvement Scheduled			
2035 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output							
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2010 LOS Manual							

RESOLUTION NO. \_\_\_\_\_

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.7 ACRES LOCATED AT THE WESTERN TERMINUS OF 113TH AVENUE NORTH IN THE UNINCORPORATED AREA OF LARGO (STREET ADDRESS: 15151 113TH AVENUE NORTH); PAGE 232 OF THE ZONING ATLAS, AS BEING IN SECTION 13, TOWNSHIP 30, RANGE 14; FROM CR, COMMERCIAL RECREATION TO C-3, COMMERCIAL, WHOLESALE, WAREHOUSING & INDUSTRIAL SUPPORT AND A VARIANCE TO ALLOW A MAXIMUM BUILDING HEIGHT OF 50 FEET WITHIN 50 FEET OF RESIDENTIALLY ZONED LAND; UPON APPLICATION OF INDIAN SPRINGS MARINA, INC. THROUGH HOUSH GHOVAEE & MITCH RILEY, P. E., REPRESENTATIVE, Z/LU-20-9-15

WHEREAS, Indian Springs Marina, Inc., Owner(s) of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from CR, Commercial Recreation to C-3, Commercial, Wholesale, Warehousing & Industrial Support and a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification 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 zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 20<sup>th</sup> day of October 2015 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

(See Attached Exhibit "A")

be, and the same is hereby changed from CR, Commercial Recreation to C-3, Commercial, Wholesale, Warehousing & Industrial Support, and a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land, subject to an amendment to the Pinellas County Future Land Use Map from Commercial Recreation to Commercial General, Z/LU-20-9-15.

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:

APPROVED AS TO FORM

By:   
\_\_\_\_\_  
Office of the County Attorney

## LEGAL DESCRIPTION

### PARCEL A:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 14 EAST; THENCE RUN ALONG THE EAST LINE OF SAID SECTION 13, S00°07'41"W, 989.43 FEET; THENCE N89°07'58"W, 495.26 FEET; THENCE S00°07'41"W, 328.77 FEET; THENCE N88°58'06"W, 35.00 FEET; THENCE S00°07'41"W, 374.40 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH, N89°54'31"W, 501.55 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE EXTENSION OF CAMMACK STREET; SAID STREET HAVING A TOTAL RIGHT-OF-WAY WIDTH OF 60 FEET, RUN THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET, N00°05'29"E, 100.75 FEET; CONTINUE THENCE STILL ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 26°13'05", AN ARC DISTANCE OF 244.81 FEET, CHORD DISTANCE OF 242.68 FEET, AND A CHORD BEARING OF N13°12'02"E, CONTINUE THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET, N26°18'34"E, 390.00 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE N63°41'26"W, 312.71 FEET TO THE BULKHEAD LINE RECORDED IN BULKHEAD BOOK 1, PAGE 105; THENCE ALONG SAID BULKHEAD LINE ALONG THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) THENCE S26°18'34"W, 420.69 FEET; (2) THENCE S12°16'14"W, 387.94 FEET; (3) THENCE S01°45'58"E, 67.80 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH; THENCE LEAVING SAID BULKHEAD LINE RUN ALONG THE SAID NORTHERLY LINE OF 113th AVENUE NORTH, S89°54'31"E, 318.90 FEET TO THE POINT OF BEGINNING.

### PARCEL B:

A PARCEL OF SUBMERGED LAND IN THE NARROWS IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 14 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 13 AND RUN THENCE S58°28'24"W, ALONG THE ORIGINAL U.S. MEANDER LINE A DISTANCE OF 924.24 FEET; THENCE CONTINUE ALONG SAID U.S. MEANDER LINE S28°58'23"W, A DISTANCE OF 334.87 FEET; THENCE CONTINUE ALONG THE SAID U.S. MEANDER LINE S25°58'22"W, A DISTANCE OF 923.12 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S25°58'22"W, 48.67 FEET TO A POINT IN THE BULKHEAD LINE AS ESTABLISHED BY THE PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY IN MEETING ON DECEMBER 11, 1958; THENCE N02°39'02"W, ALONG SAID BULKHEAD LINE A DISTANCE OF 190.77 FEET TO AN INTERSECTION WITH THE EAST LINE OR THE RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; THENCE N26°33'54"E, ALONG SAID BULKHEAD LINE, SAID LINE BEING ALSO THE EAST LINE OF THE RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 245.64 FEET; THENCE S12°16'14"W, 375.09 FEET ALONG SAID BULKHEAD LINE TO THE POINT OF BEGINNING.

### PARCEL C:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 14 EAST; RUN THENCE ALONG THE EAST LINE OF SAID SECTION 13, S00°07'41"W, 989.43 FEET; RUN THENCE N89°07'58"W, 495.26 FEET; RUN THENCE S00°07'41"W, 328.77 FEET; RUN THENCE N88°58'06"W, 35.00 FEET; RUN THENCE S00°07'41"W, 374.40 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH; RUN THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH, N89°54'31"W, 441.55 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE EXTENSION OF CAMMACK STREET; RUN THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET; N00°05'29"E, 100.00 FEET; CONTINUE THENCE STILL ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 26°13'05", AN ARC DISTANCE OF 217.36 FEET, A CHORD DISTANCE OF 215.46 FEET, AND A CHORD BEARING OF N13°12'02"E; CONTINUE THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET, N26°18'34"E, 390 FEET; RUN THENCE N63°41'26"W, 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET; RUN THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET; S26°18'34"W, 390 FEET; CONTINUE THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 26°13'05", AN ARC DISTANCE OF 244.81 FEET, A CHORD DISTANCE OF 242.68 FEET, AND A CHORD BEARING OF S13°12'02"W; CONTINUE THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET, S00°05'29"W, 100.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH; RUN THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID 113th AVENUE NORTH, S89°54'31"E, 60.00 FEET TO THE POINT OF BEGINNING.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 5.7 ACRES LOCATED AT THE WESTERN TERMINUS OF 113TH AVENUE NORTH IN THE UNINCORPORATED AREA OF LARGO (STREET ADDRESS: 15151 113TH AVENUE NORTH) LOCATED IN SECTION 13, TOWNSHIP 30, RANGE 14, FROM COMMERCIAL RECREATION TO COMMERCIAL GENERAL

WHEREAS, the application for an amendment to the Future Land Use map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 20<sup>th</sup> day of October 2015 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 5.7 acres located at the western terminus of 113th Avenue North in the unincorporated area of Largo (street address: 15151 113th Avenue North). Referenced as Case Z/LU-20-9-15, and owned by Indian Springs Marina, Inc., from Commercial Recreation to Commercial General. See attached Exhibit "A".

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Commercial Recreation to Commercial General to maintain consistency with the said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM

By:   
\_\_\_\_\_  
Office of the County Attorney



## LEGAL DESCRIPTION

### PARCEL A:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 14 EAST; THENCE RUN ALONG THE EAST LINE OF SAID SECTION 13, S00°07'41"W, 989.43 FEET; THENCE N89°07'58"W, 495.26 FEET; THENCE S00°07'41"W, 328.77 FEET; THENCE N88°58'06"W, 35.00 FEET; THENCE S00°07'41"W, 374.40 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH, N89°54'31"W, 501.55 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE EXTENSION OF CAMMACK STREET; SAID STREET HAVING A TOTAL RIGHT-OF-WAY WIDTH OF 60 FEET, RUN THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET, N00°05'29"E, 100.75 FEET; CONTINUE THENCE STILL ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 26°13'05", AN ARC DISTANCE OF 244.81 FEET, CHORD DISTANCE OF 242.68 FEET, AND A CHORD BEARING OF N13°12'02"E, CONTINUE THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET, N26°18'34"E, 390.00 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, THENCE N63°41'26"W, 312.71 FEET TO THE BULKHEAD LINE RECORDED IN BULKHEAD BOOK 1, PAGE 105; THENCE ALONG SAID BULKHEAD LINE ALONG THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) THENCE S26°18'34"W, 420.69 FEET; (2) THENCE S12°16'14"W, 387.94 FEET; (3) THENCE S01°45'58"E, 67.80 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH; THENCE LEAVING SAID BULKHEAD LINE RUN ALONG THE SAID NORTHERLY LINE OF 113th AVENUE NORTH, S89°54'31"E, 318.90 FEET TO THE POINT OF BEGINNING.

### PARCEL B:

A PARCEL OF SUBMERGED LAND IN THE NARROWS IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 14 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 13 AND RUN THENCE S58°28'24"W, ALONG THE ORIGINAL U.S. MEANDER LINE A DISTANCE OF 924.24 FEET; THENCE CONTINUE ALONG SAID U.S. MEANDER LINE S28°58'23"W, A DISTANCE OF 334.87 FEET; THENCE CONTINUE ALONG THE SAID U.S. MEANDER LINE S25°58'22"W, A DISTANCE OF 923.12 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S25°58'22"W, 48.67 FEET TO A POINT IN THE BULKHEAD LINE AS ESTABLISHED BY THE PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY IN MEETING ON DECEMBER 11, 1958; THENCE N02°39'02"W, ALONG SAID BULKHEAD LINE A DISTANCE OF 190.77 FEET TO AN INTERSECTION WITH THE EAST LINE OR THE RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; THENCE N26°33'54"E, ALONG SAID BULKHEAD LINE, SAID LINE BEING ALSO THE EAST LINE OF THE RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 245.64 FEET; THENCE S12°16'14"W, 375.09 FEET ALONG SAID BULKHEAD LINE TO THE POINT OF BEGINNING.

### PARCEL C:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 14 EAST; RUN THENCE ALONG THE EAST LINE OF SAID SECTION 13, S00°07'41"W, 989.43 FEET; RUN THENCE N89°07'58"W, 495.26 FEET; RUN THENCE S00°07'41"W, 328.77 FEET; RUN THENCE N88°58'06"W, 35.00 FEET; RUN THENCE S00°07'41"W, 374.40 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH; RUN THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH, N89°54'31"W, 441.55 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE EXTENSION OF CAMMACK STREET; RUN THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET; N00°05'29"E, 100.00 FEET; CONTINUE THENCE STILL ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 26°13'05", AN ARC DISTANCE OF 217.36 FEET, A CHORD DISTANCE OF 215.46 FEET, AND A CHORD BEARING OF N13°12'02"E; CONTINUE THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET, N26°18'34"E, 390 FEET; RUN THENCE N63°41'26"W, 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET; RUN THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET; S26°18'34"W, 390 FEET; CONTINUE THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 26°13'05", AN ARC DISTANCE OF 244.81 FEET, A CHORD DISTANCE OF 242.68 FEET, AND A CHORD BEARING OF S13°12'02"W; CONTINUE THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID EXTENSION OF CAMMACK STREET, S00°05'29"W, 100.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 113th AVENUE NORTH; RUN THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID 113th AVENUE NORTH, S89°54'31"E, 60.00 FEET TO THE POINT OF BEGINNING.

---

**From:** Zoning *Z/LU-20-9-15*  
**Subject:** FW: Case No. ~~BA-5-7-15~~, Indian Springs Marina, Inc.

---

**From:** Jerry Luce [mailto:jerry.luce@gmail.com]  
**Sent:** Wednesday, June 17, 2015 7:44 PM  
**To:** Zoning *Z/LU-20-9-15*  
**Subject:** Case No. ~~BA-5-7-15~~, Indian Springs Marina, Inc.

As owners of a condo on Shipwatch Lane, my wife and I are both definitely AGAINST any relief of set backs or maximum building size restrictions for a number of reasons.

First, I assume there were logical reasons for the those limits in first place and they are probably still true. In fact with the increased population in the area, they may in fact be too lenient.

Second, with a larger building onsite comes more boats and with more boats come more fork lift traffic onsite which means more noise (both motor noise and back-up alarms). The noise level is sometimes annoying as it is currently. We also suspect some of the existing trees and vegetation will have to be removed. That means a reduction of some of the sound absorbing vegetation.

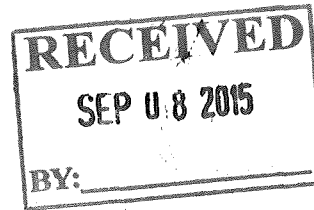
Third, as neighbors, they aren't very conscientious. To the best of our knowledge, they have not repaired the storm damage to their existing buildings. This is an eye sore from Gulf Blvd.

We therefore request that the County DENY any request for relief of setbacks, building size limitations or any restriction that allows an increase to their boat storage.

Joyce & Jerry Luce  
11401 Shipwatch Lane  
Unit 1821  
Largo, FL 33774

Friday August 28, 2015

Board of County Commissioners  
Pinellas County Planning Department  
Zoning Division  
440 Court Street, 4<sup>th</sup> FL  
Clearwater FL 33756



**RE: CASE NO Z/LU-20-9-15**  
**Indian Springs Marina**

Dear Madams and Sirs:

We write to share our strong opposition to any further development and change of zoning for the area in question

We own a villa at 11401 Shipwatch Lane, #1826, Largo FL 33774 which is directly east of the building in question.

The building itself impairs our view West, is large and not a pleasant view (ugly) as it is. We bought in the location we did, knowing that the Marina was an eyesore, but we were prepared to deal with what the zoning called for.

Under no condition do we believe that the zoning should be altered to allow for a) a larger building and b) more commercial activity.

It is adjacent to a large housing development, and sits beside the quiet Intracoastal Waterway. It is surrounded by residential homes, and quiet neighborhoods where many walk and enjoy the quiet serenity.

Altering the zoning to allow for additional "Commercial, Wholesale and Industrial Support" as allowed for in the proposed C-3 zoning is simply inappropriate and unjust to those who have bought and live in the area that was knowingly zoned CR.

Each day there are alarming sounds from industrial tow motors and boat engines that are unsettling at best, though often disturbing thought and conversation. It really would be disconcerting to increase this noise and on-going activity

Please, uphold the current zoning and do not allow the Intracoastal Waterway area to be further damaged while unsettling a very quiet and peaceful neighborhood for the residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Patti and Stephen Cook". The signature is stylized and includes a large, looped flourish.

Patti and Stephen Cook

11401 Shipwatch Lane, #1826  
Largo FL 33774