

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

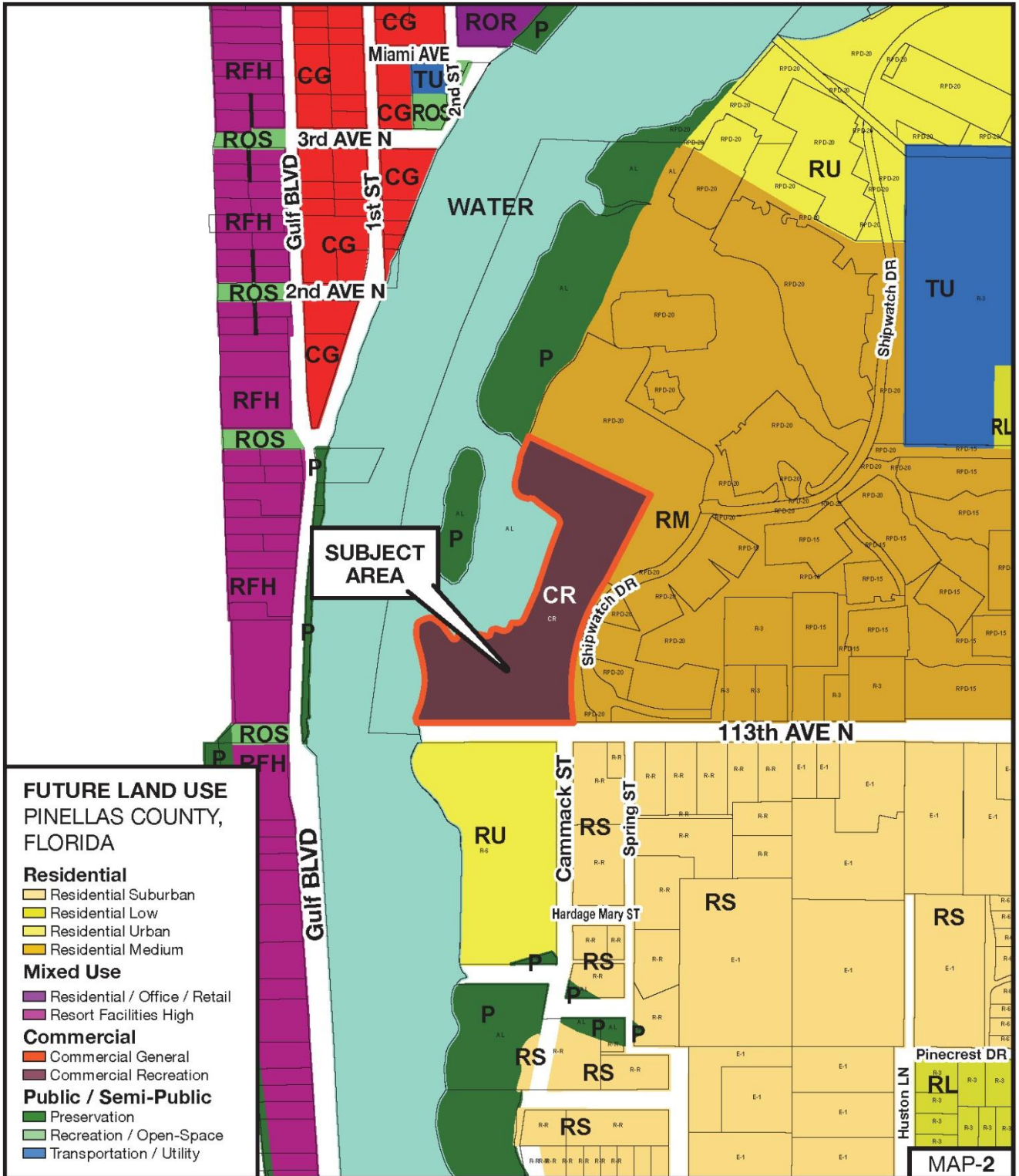
Board of County Commissioners
October 20, 2015

Request

- Subject area contains the Indian Springs Marina and is located at the western terminus of 113th 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 From: CR, Commercial Recreation
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Land Use From: Commercial Recreation
To: Commercial General

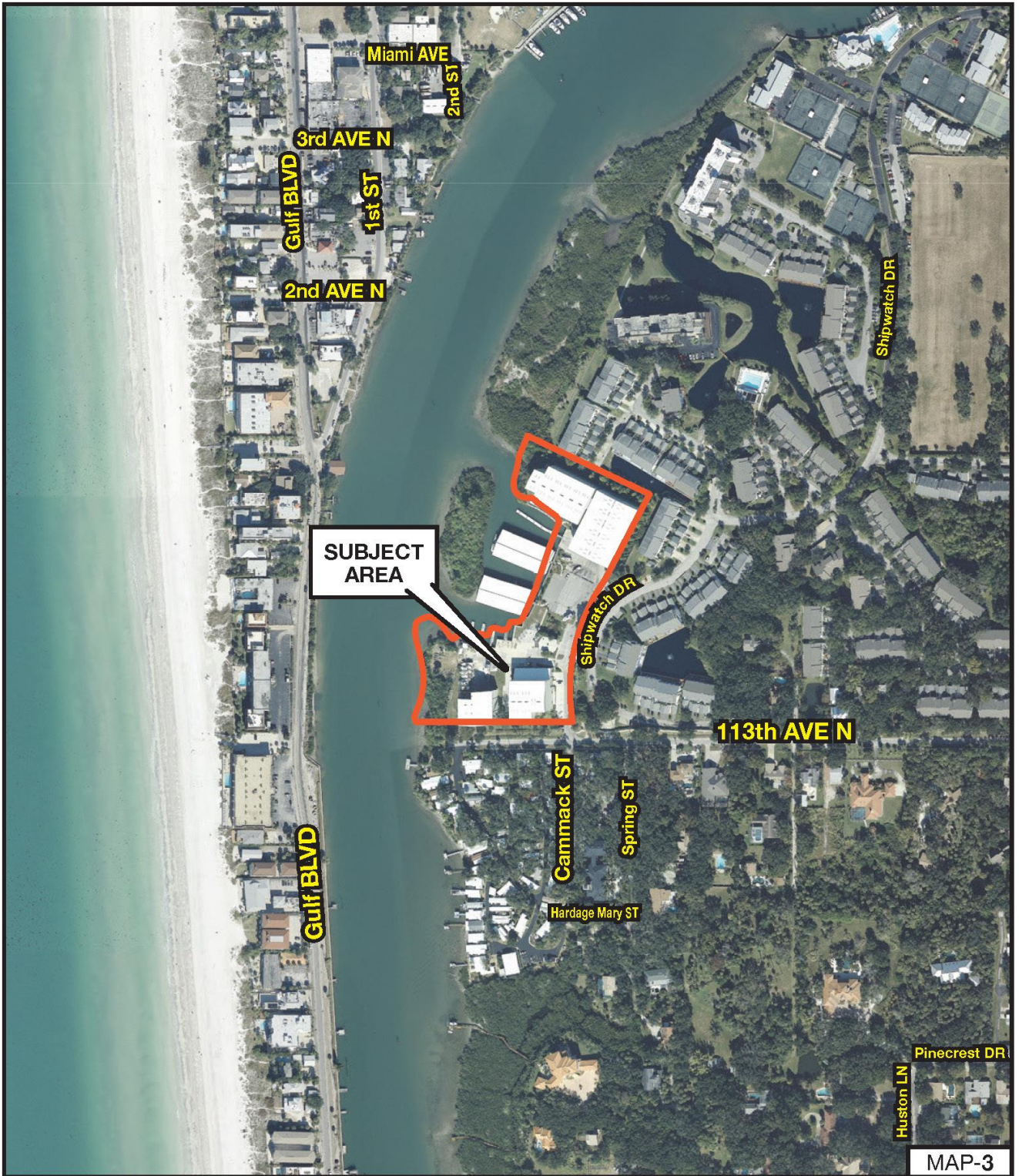
And a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land.



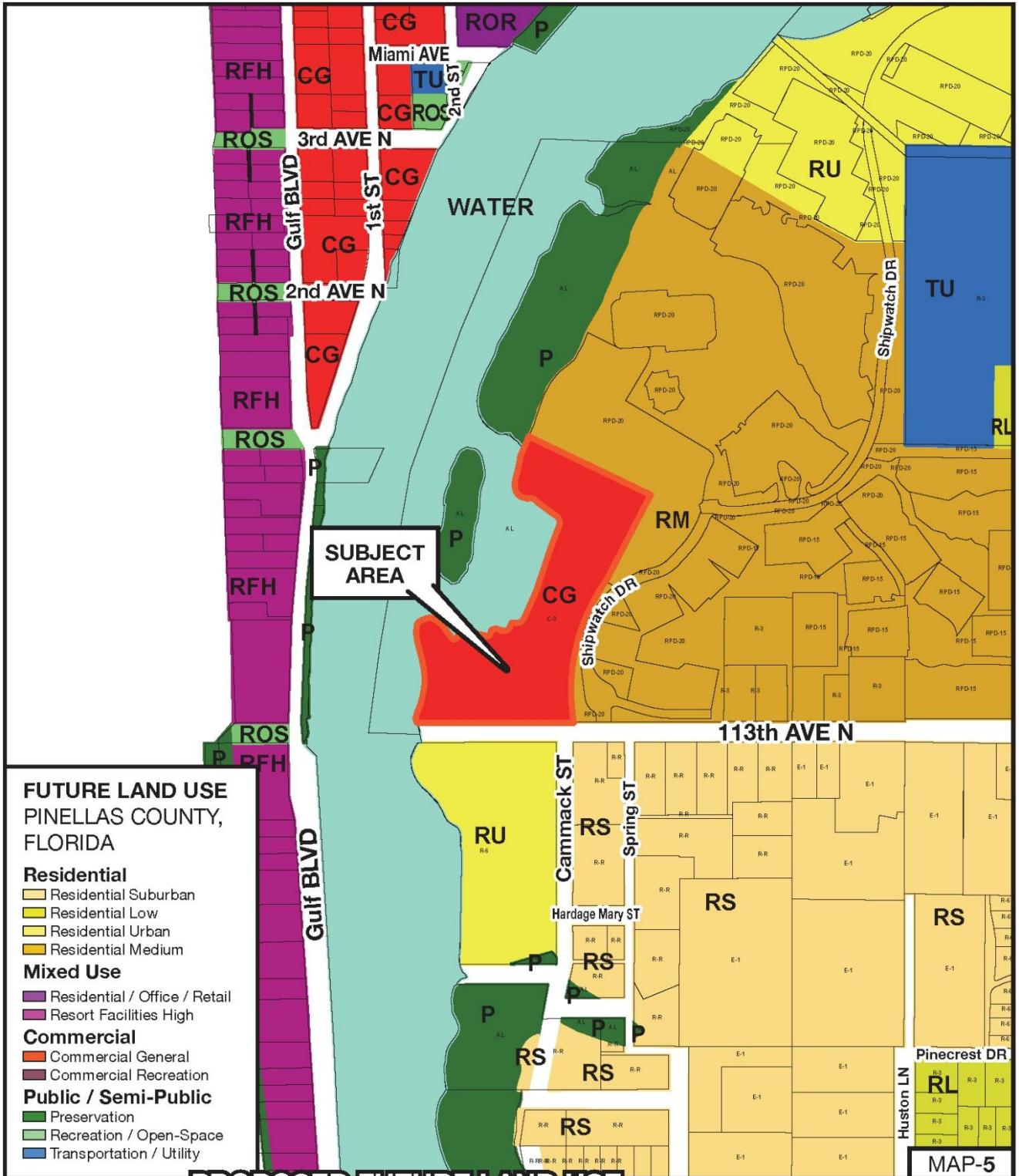
Parcel I.D. 13/30/14/00000/140/1100
Prepared by: Pinellas County Planning Department - July 2015



MAP-2



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			
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**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



MAP-5

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.

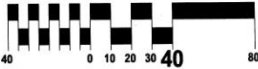
Variance Request

- 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

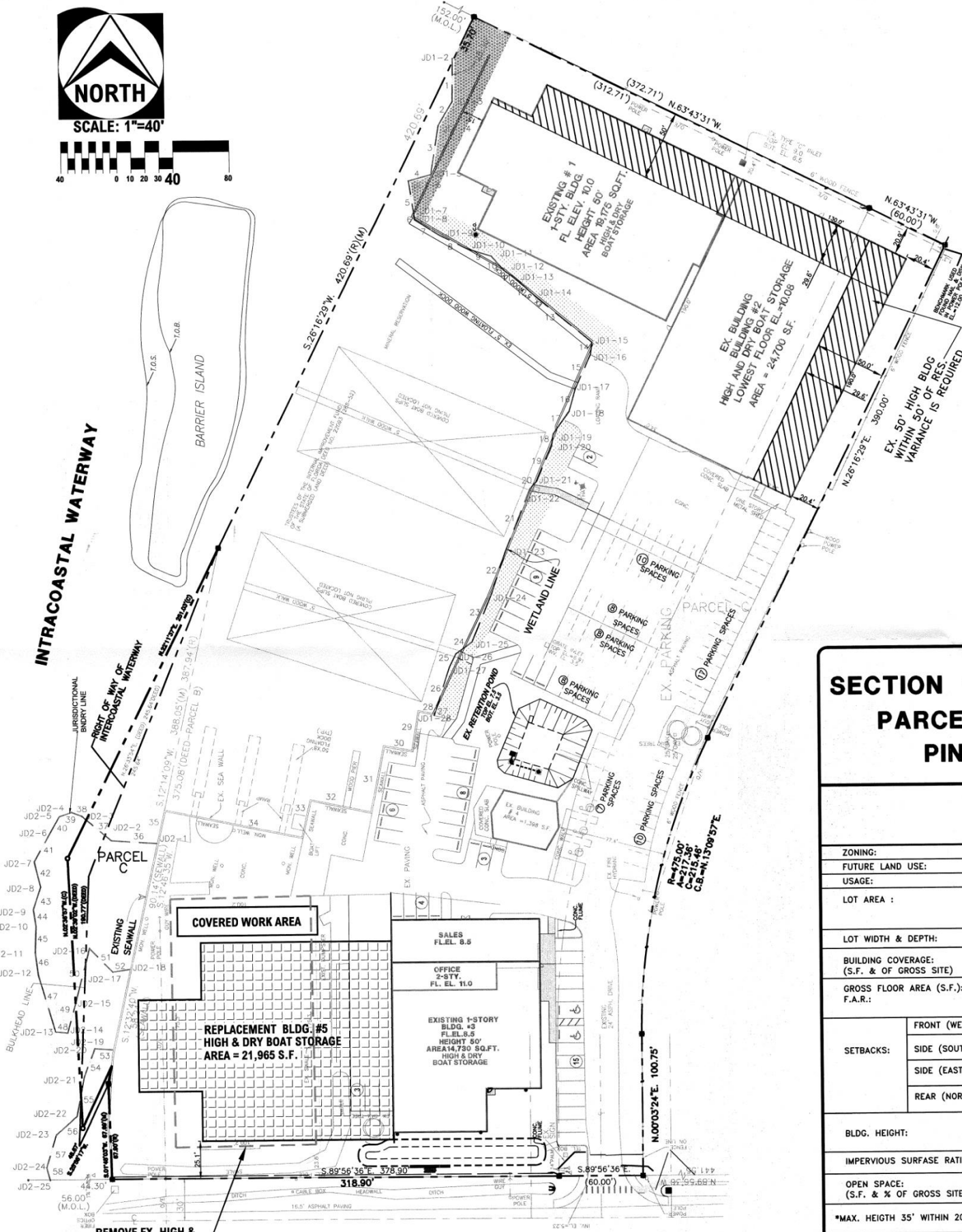
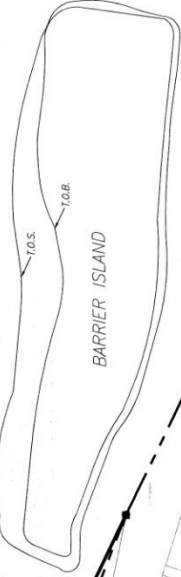


NORTH

SCALE: 1"=40'



INTRACOASTAL WATERWAY



SECTION - PARCEL PIN

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 (WEST)
	SIDE (SOUTH)
	SIDE (EAST)
	REAR (NORTH)
BLDG. HEIGHT:	
IMPERVIOUS SURFACE RATIO:	
OPEN SPACE: (S.F. & % OF GROSS SITE)	
*MAX. HEIGHT 35' WITHIN 20'	
PARKINGS REQUIRED: 302	
PARKINGS PROVIDED = 105	

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

113TH AVENUE NORTH

TO HAMLIN BLVD

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