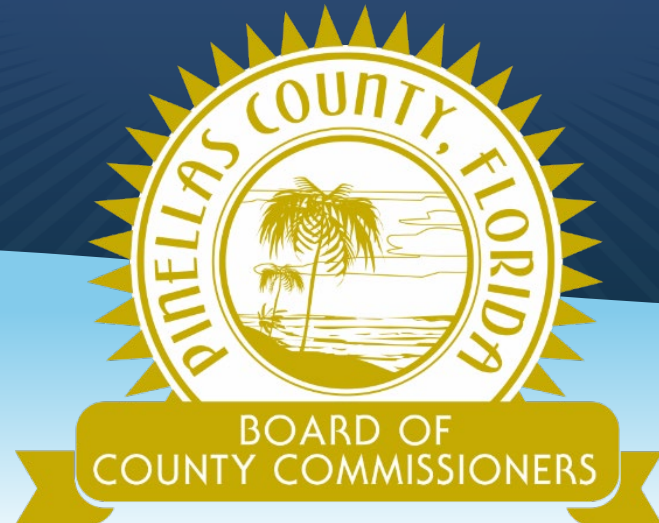


Board of County Commissioners

Case #ZON-24-06

January 28, 2025



Our Vision:
To Be the Standard for
Public Service in America.

Subject Property: Approximately 0.25-acre portion of a 1.55-acre property located at 2300 SR 580 in unincorporated Dunedin

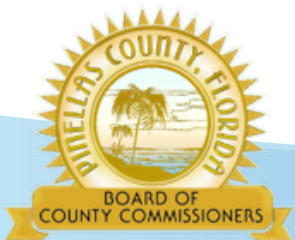
Zoning Atlas Amendment

- **From: GO, General Office**
- **To: C-2, General Commercial and Services**

Existing Use: Retail

Proposed Use: No change of use.

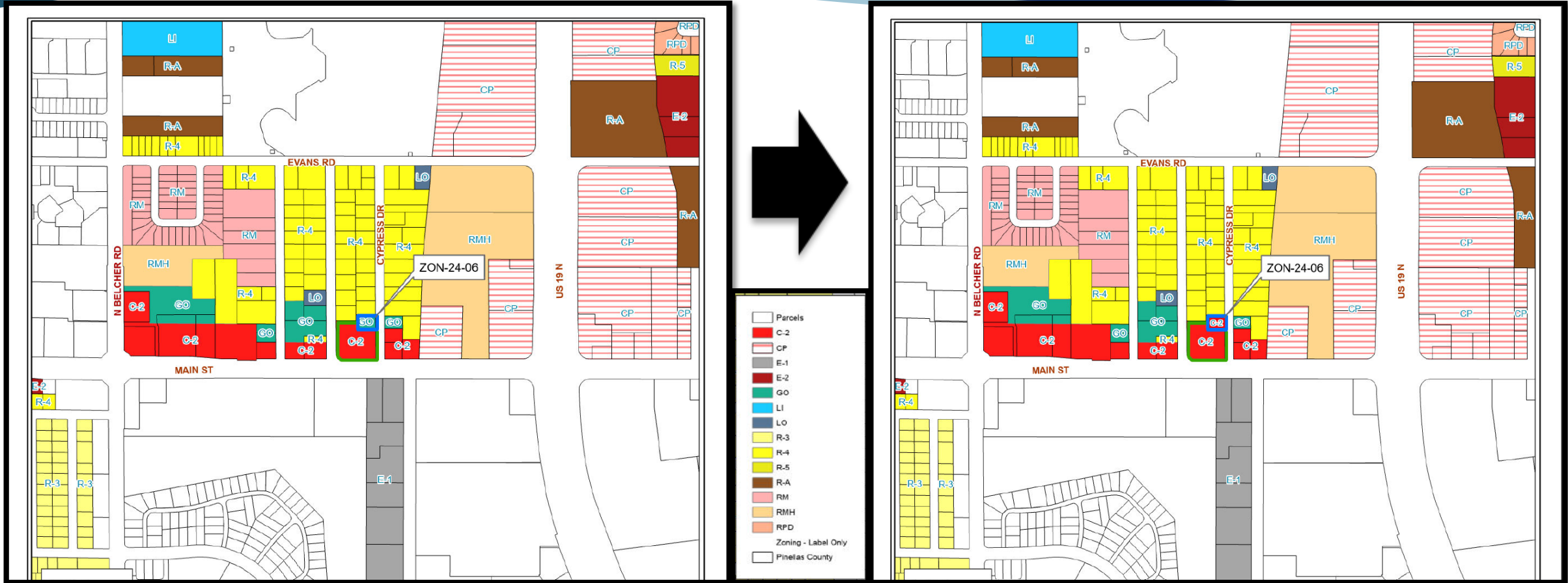
The property contains a retail fishing store that specializes in the sale of fishing equipment and apparel. The applicant is requesting a zoning change on the property to C-2, General Commercial and Services to construct an auxiliary warehouse building for support of existing retail operations.



Location



Zoning Atlas



Request Area (Aerial)



Site Photos



SR 580 – Looking East



SR 580 – Looking West



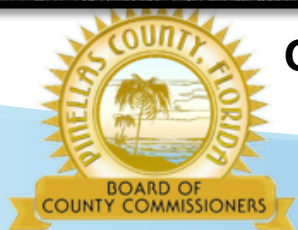
Site Photos



Cypress Drive – Looking West



Cypress Drive – Looking Southwest



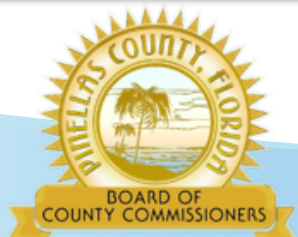
Site Photos



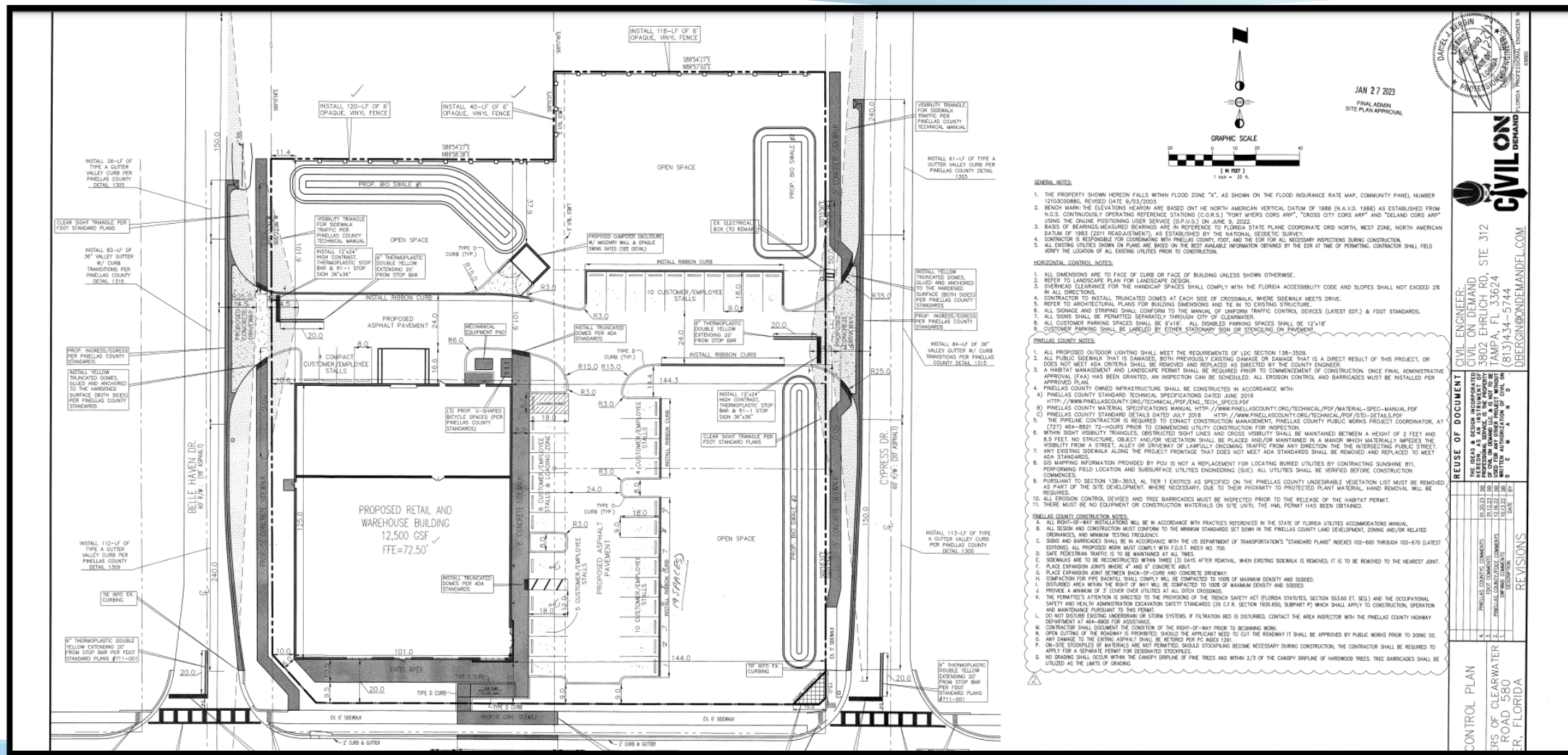
Belle Haven Drive– Looking West



Belle Haven Drive– Looking Northwest



Tailwater Outfitters (Current Use)



GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1210300888, REVISED DATE 09/03/2003.
2. BENCH MARKS: THE ELEVATIONS HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AS ESTABLISHED FROM N.G.S. CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.) POINT WINGS CORE AM7, CROSS CITY CORE ARF7 AND TOLLAND CORE ARF7, USING THE ONLINE POSITIONING USER SERVICE (OPUS2) ON JUNE 9, 2022.
3. BACKS OF BEARINGS MEASURED BEARING IS IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH PINELLAS COUNTY, FDOT AND THE EIR FOR ALL NECESSARY INSPECTIONS DURING CONSTRUCTION.
5. ALL EXISTING UTILITIES SHOWN ON PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION OBTAINED BY THE EIR AT TIME OF PERMITTING. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
2. REFER TO LANDSCAPE PLAN FOR LANDSCAPE DESIGN.
3. OVERHEAD CLEARANCE FOR THE HANDICAP SPACES SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND SLOPES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
4. CONTRACTOR TO INSTALL TRUNCATED DOMES AT EACH SIDE OF CROSSWALK WHERE SIDEWALK MEETS DRIVE.
5. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND TIE IN TO EXISTING STRUCTURE.
6. ALL STORAGE AND STORING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) & FOOT STANDARDS.
7. ALL SIGNS SHALL BE PERMITTED SEPARATELY THROUGH CITY OF CLEARWATER.
8. ALL CUSTOMER PARKING SPACES SHALL BE PAVED. ALL DOWNLAND PARKING SPACES SHALL BE 12'x18'.
9. CUSTOMER PARKING SHALL BE LABELED BY EITHER STATIONARY SIGN OR STENCILING ON PAVEMENT.

PINELLAS COUNTY NOTES:

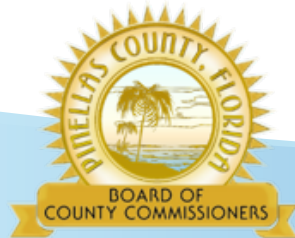
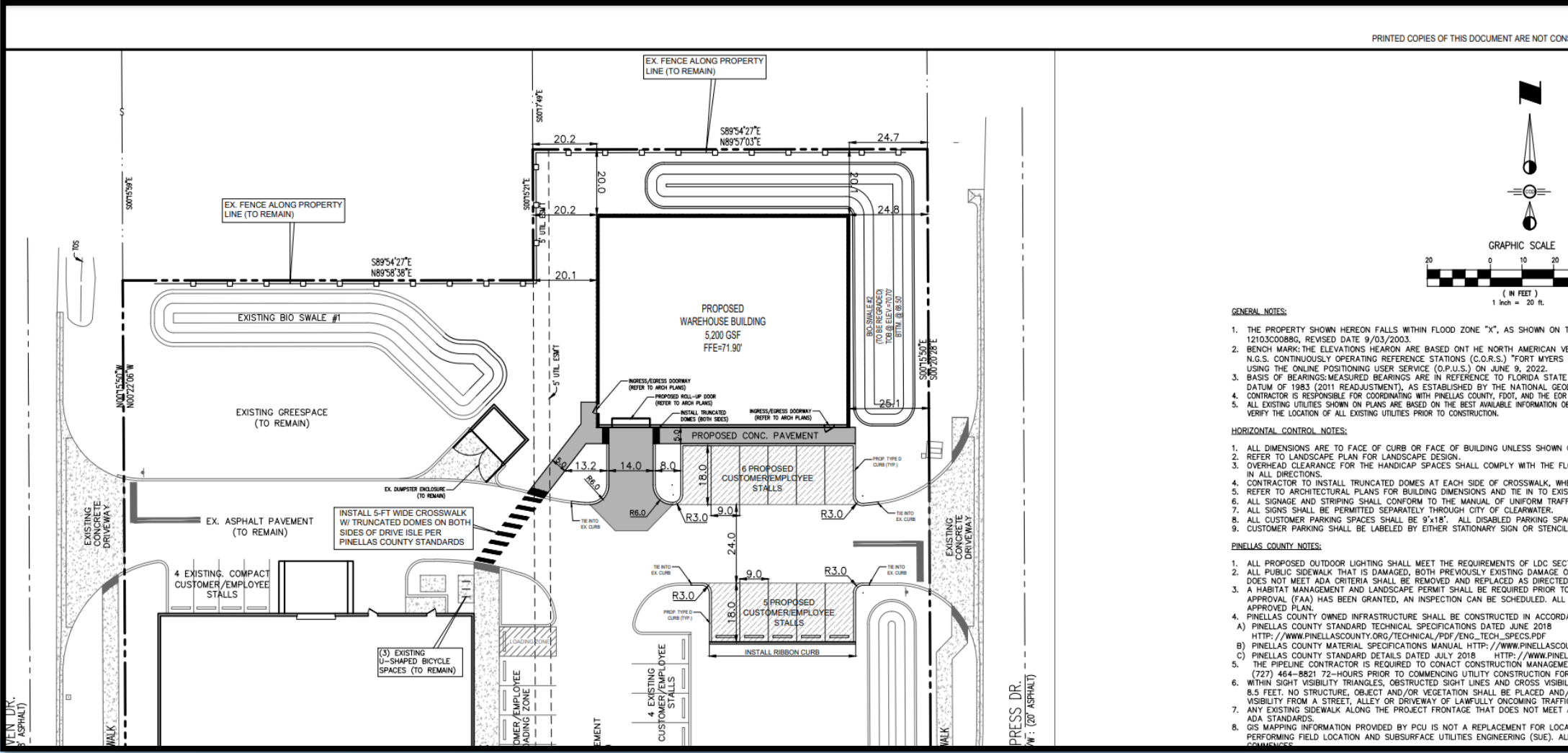
1. ALL PROPOSED OUTDOOR LIGHTING SHALL MEET THE REQUIREMENTS OF LDC SECTION 138-3509.
2. ALL PUBLIC SIDEWALK THAT IS DAMAGED, BOTH PREVIOUSLY EXISTING DAMAGE OR DAMAGE THAT IS A DIRECT RESULT OF THIS PROJECT, OR DOES NOT MEET ADA CRITERIA SHALL BE REPAIRED AND REPLACED AS DIRECTED BY THE COUNTY ENGINEER.
3. A HABITAT MANAGEMENT AND LANDSCAPE PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ONCE FINAL ADMINISTRATIVE APPROVAL (FAA) HAS BEEN GRANTED, AN INSPECTION CAN BE SCHEDULED. ALL EROSION CONTROL AND BARBERICKS MUST BE INSTALLED PER APPROVED PLAN.
4. PINELLAS COUNTY OWNED INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH:
 - A) PINELLAS COUNTY STANDARD TECHNICAL SPECIFICATIONS DATED JUNE 2018 [HTTP://WWW.PINELLASCOUNTY.ORG/TECHNICAL/PDF/Tech_Specs.pdf](http://www.pinellascounty.org/technical/pdf/Tech_Specs.pdf)
 - B) PINELLAS COUNTY MATERIAL SPECIFICATIONS MANUAL [HTTP://WWW.PINELLASCOUNTY.ORG/TECHNICAL/PDF/MATERIAL-SPEC-MANUAL.pdf](http://www.pinellascounty.org/technical/pdf/MATERIAL-SPEC-MANUAL.pdf)
 - C) PINELLAS COUNTY STANDARD DETAILS DATED JUNE 2018 [HTTP://WWW.PINELLASCOUNTY.ORG/TECHNICAL/PDF/DETAILS.pdf](http://www.pinellascounty.org/technical/pdf/DETAILS.pdf)
5. THE PIPELINE CONTRACTOR IS REQUIRED TO CONTACT CONSTRUCTION MANAGEMENT, PINELLAS COUNTY PUBLIC WORKS PROJECT COORDINATOR, AT (727) 484-8827 72-HOURS PRIOR TO COMMENCING UTILITY CONSTRUCTION FOR INSPECTION.
6. WITHIN SIGHT VISIBILITY TRIANGLES, OBSTRUCTED SIGHT LINES AND CROSS VISIBILITY SHALL BE MAINTAINED BETWEEN A HEIGHT OF 2 FEET AND VISIBILITY FROM A STREET, ALLEY OR DRIVEWAY OF LAURELY CONCERNING TRAFFIC FROM ANY DIRECTION, THE INTERSECTING PUBLIC STREET.
7. ANY EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE THAT DOES NOT MEET ADA STANDARDS SHALL BE REMOVED AND REPLACED TO MEET ADA STANDARDS.
8. SIX MAPPING INFORMATION PROVIDED BY FDOT IS NOT A REPLACEMENT FOR LOCATING BURIED UTILITIES BY CONTRACTING SUNSHINE 811. PERFORMING FIELD LOCATION AND SUBSURFACE UTILITIES ENGINEERING (SUE) ALL UTILITIES SHALL BE VERIFIED BEFORE CONSTRUCTION COMMENCES.
9. PURSUANT TO SECTION 138-3653, ALL TIER 1 EXOTICS AS SPECIFIED ON THE PINELLAS COUNTY UNDERGROUND UTILITY LOCATION LIST MUST BE REMOVED AS PART OF THE SITE DEVELOPMENT, WHERE NECESSARY, DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND LIAISON WILL BE REQUIRED.
10. ALL EROSION CONTROL, DEVICES AND TREE BARBERICKS MUST BE INSPECTED PRIOR TO THE RELEASE OF THE HABITAT PERMIT.
11. THERE MUST BE NO EQUIPMENT OR CONSTRUCTION MATERIALS ON SITE UNTIL THE HMA PERMIT HAS BEEN OBTAINED.

PINELLAS COUNTY CONSTRUCTION NOTES:

- A. ALL RIGHT-OF-WAY INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
- B. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET FORTH IN THE PINELLAS COUNTY LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY.
- C. SIGNS AND BARBERICKS SHALL BE IN ACCORDANCE WITH THE US DEPARTMENT OF TRANSPORTATION'S "STANDARD PRACTICE" NODES 102-800 THROUGH 102-870 (LATEST EDITIONS), ALL PROPOSED WORK MUST COMPLY WITH F.D.O.T. INDEX NO. 700.
- D. SAFE RESTRICTION TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
- E. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE RETURNED TO THE NEAREST JOINT.
- F. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
- G. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
- H. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
- I. PLACEMENT FOR PIPE BRACKET SHALL COMPLY WITH COMPACTED TO 100% OF MAXIMUM DENSITY AND SOGGED.
- J. DISTURBED AREA WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SOGGED.
- K. PROVIDE A MINIMUM OF 3" COVER OVER UTILITIES AT ALL SIGHT CROSSINGS.
- L. THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE HEALTH AND SAFETY ACT, FLORIDA STATUTES, SECTION 363.05 (ET. SEQ.) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION OCCUPATIONAL SAFETY STANDARDS (29 C.F.R. SECTION 1926.550, SUBPART P) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PAVEMENT.
- M. DO NOT DISTURB EXISTING UNDERBANK OR STORM SYSTEMS. IF FILTRATION BED IS DISTURBED, CONTACT THE AREA INSPECTOR WITH THE PINELLAS COUNTY HIGHWAY DEPARTMENT AT 444-8800 FOR ASSISTANCE.
- N. CONTRACTOR SHALL DOCUMENT THE CONDITION OF THE RIGHT-OF-WAY PRIOR TO BEGINNING WORK.
- O. OPEN CUTTING OF THE ROADWAY IS PROHIBITED UNLESS THE APPLICANT WANTS TO CUT THE ROADWAY IT SHALL BE APPROVED BY PUBLIC WORKS PRIOR TO DOING SO.
- P. ANY DAMAGE TO THE EXISTING ASPHALT SHALL BE RETIRED PER PC INDEX 1324.
- Q. ON-SITE STOCKPILES OF MATERIALS SHALL BE STOCKPILED IN AN AREA NECESSARY DURING CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO APPLY A SEPARATE PERMIT FOR DESIGNATED STOCKPILES.
- R. NO SIGNING SHALL OCCUR WITHIN THE CANOPY DIAPHRASE OF FIVE TREES AND WITHIN 2/3 OF THE CANOPY DIAPHRASE OF HARDWOOD TREES. TREE BARBERICKS SHALL BE UTILIZED AS THE LIMITS OF GRADING.



Tailwater Outfitters Warehouse Concept Plan



Our Vision: To Be the Standard for Public Service in America

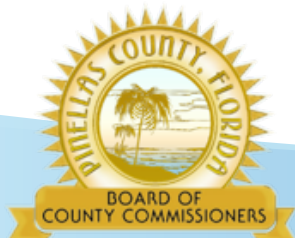
Current Zoning and Future Land Use Map

Current GO Zoning

- **Allows office buildings of moderate intensity within proximity to residential neighborhoods.**
- **Allows office, personal service, club, community service and fraternal uses, meeting halls and community assembly facilities (less than 20,000sf), daycare facility, and private schools.**
 - Meeting halls and other community assembly facilities 20,000 square feet and larger must secure Type 2 Use approval from the Board of Adjustment and Appeals.
- **Maximum building height of 75 feet; 45 feet w/in 50 feet of residential**

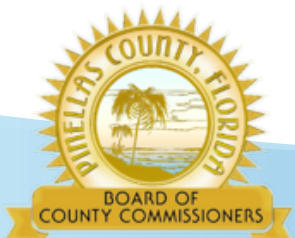
Future Land Use Map would remain the same, Commercial General (CG)

- **Residential, retail commercial, office, personal service, commercial/business service, research/development-light, manufacturing-light, warehousing**
- **24 residential units per acre**
- **0.55 FAR for nonresidential uses**



Proposed C-2 Zoning

- **Located within commercial nodes, along certain corridors, and/or in areas that transition from more intensive uses.**
- **Allows single family attached, multi-family residential, retail commercial, office, personal service, commercial/business service, research/development-light, manufacturing-light, warehousing**
- **Maximum building height of 75 feet; 45 feet w/in 50 feet of residential**



Public Notice and Correspondence

Public Notice and Correspondence

- **Property owner notices sent – within 250 feet of subject property**
- **No correspondence received.**



Recommendation

Proposed Zoning Amendment (GO to C-2)

- Will provide one consistent zoning district across the entirety of the overall subject parcel which should help encourage further reinvestment on the property.
- Will be considered more consistent with the site's existing CG FLUM category.
- Compatible with the surrounding development pattern.
- Consistent with the Pinellas County Comprehensive Plan.
- The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The subject property lies within Flood Zone X.

Staff recommends Approval

Local Planning Agency – recommended approval (Vote 7-0)

