

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 25-08

STAFF: Emma Wennick, Program Planner

APPLICANT: City of Clearwater

PROPERTY SIZE: 0.70 acres m.o.l.

**CURRENT COUNTYWIDE
PLAN MAP CATEGORY:** Retail & Services

**PROPOSED COUNTYWIDE
PLAN MAP CATEGORY:** Public/Semi-Public

**CURRENT LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Retail & Services

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Institutional

LOCATION / PARCEL ID: 2201 Main Street, Dunedin, FL 34698 / 30-28-16-00000-320-0200

BACKGROUND SUMMARY:

The Clearwater submits a Countywide Plan Map amendment for a 0.70-acre parcel at 2201 Main Street to amend the designation from Retail & Services to Public/Semi-Public. The parcel, previously within Dunedin and later unincorporated Pinellas County, has recently completed annexation to align jurisdiction, local zoning authority, and local future land use under the responsibility of the City of Clearwater. If approved, this action will permit a use that is consistent with adjacent institutional uses, including a new medical emergency facility and St. Michael the Archangel Catholic Church. The amendment supports consistent institutional development at this Mixed-Use node, reduces potential residential density, and does not adversely affect public facilities, transportation access, or natural resources.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed map amendment to change the Countywide Plan Map classification from Retail & Services to Public/Semi-Public for the property at 2201 Main Street.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on November 3, 2025 and voted unanimously to recommend approval.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Clearwater City Council held a public hearing on the local future land use map amendment on September 4, 2025. The Council approved the amendment with support from staff and no significant public opposition; public comments focused on maintaining consistency with surrounding institutional uses and ensuring adequate municipal services, all of which Clearwater confirmed could be provided.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant (former auto/truck dealership)
Site Features:	0.70-acre corner parcel with paved area, cleared for parking expansion, located along a mixed-use corridor.

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The change from Retail & Services to Public/Semi-Public should maintain compatibility with adjacent residential and church properties while supporting the Largo Medical Center campus.
2. The parcel's annexation from unincorporated Pinellas County into Clearwater ensures that jurisdiction, local zoning and future land use, and municipal services are unified, providing consistency with the Countywide Plan and enabling coordinated development.
3. The site is located within a Mixed-Use node along the Scenic/Noncommercial Corridor (SNCC), allowing institutional uses while supporting the Countywide Plan's strategy to concentrate compatible nonresidential development at appropriate locations.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Retail & Services	Proposed Countywide Plan Map Category Public/Semi-Public
Purpose:	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds

	community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.	established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.
Permitted Uses:	<p>Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Manufacturing-Medium is subject to a three-acre maximum.</p> <p>Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.</p>	<p>Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.</p>
Max. Density:	24 units per acre	12.5 units per acre
Max. Floor Area Ratio (FAR):	0.55	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70
Max. Impervious Surface Ratio (ISR):	0.90	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

- 1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

Staff Analysis: Clearwater's proposed amendment demonstrates consistency with the Countywide Rules and Countywide Plan Strategies by amending the Countywide designation from Retail & Services to Public/Semi-Public, aligning the parcel with adjacent institutional uses and the Scenic/Noncommercial Corridor Mixed-Use Classification along SR 580 and Belcher Road. The amendment directs nonresidential uses to a location where institutional, religious, and medical uses already exist. By shifting from a commercial Retail & Services category to Public/Semi-Public, the amendment maintains compatibility with surrounding land uses and follows the Countywide Rules' guidance for institutional-type development, ensuring continuity along the corridor without introducing conflicts in density or intensity.

The parcel's annexation into Clearwater and alignment with local future land use and zoning allows the site to function cohesively with the new medical emergency facility and nearby St. Michael the Archangel Catholic Church, reinforcing contiguous institutional development. By concentrating compatible institutional uses within the Mixed-Use node, the amendment meets the Countywide Rules' objectives to manage land use intensity, preserve neighborhood transitions, and support multimodal and transit-oriented development strategies.

- 2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments increasing density/intensity will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.1; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

Staff Analysis: Forward Pinellas assigns MAX scores to individual quarter-mile grid cells to define their walkability and accessibility. The MAX score reflects factors such as bicycle facilities, premium transit services, walkability, roadway level of service, scooter/bike-share locations, transit access, and planned transportation projects. The subject property is located within a grid cell that has a MAX score of 12.5, which exceeds the countywide average of 7.1.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The parcel at 2201 Main Street is located within a Mixed-Use Scenic/Noncommercial Corridor node on the Countywide Plan Map. The proposed amendment from Retail & Services to Public/Semi-Public directs institutional, noncommercial uses to this location, consistent with Section 6.5.4.1 of the Countywide Rules. Redevelopment of the site as a parking lot for the Largo Medical Center emergency facility avoids introducing incompatible commercial uses, preserves the visual and environmental character of the Scenic/Noncommercial Corridor, and

maintains compatibility with surrounding institutional properties. The project will comply with city and Southwest Florida Water Management District standards for stormwater management, landscaping, and site design, ensuring that development supports the corridor's intent while minimizing impacts on scenic and neighborhood resources.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

Staff Analysis: The amendment does not significantly impact any public schools and aligns the parcel's uses with Clearwater, creating no conflicts with adjoining jurisdictions.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

Staff Analysis: The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.