

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 25-08 – Clearwater

December 16, 2025

Local Government Request

Subject Property

- 0.70-acre site
- 2201 Main Street

Existing Countywide Plan Map Category (future land use)

- Retail & Services

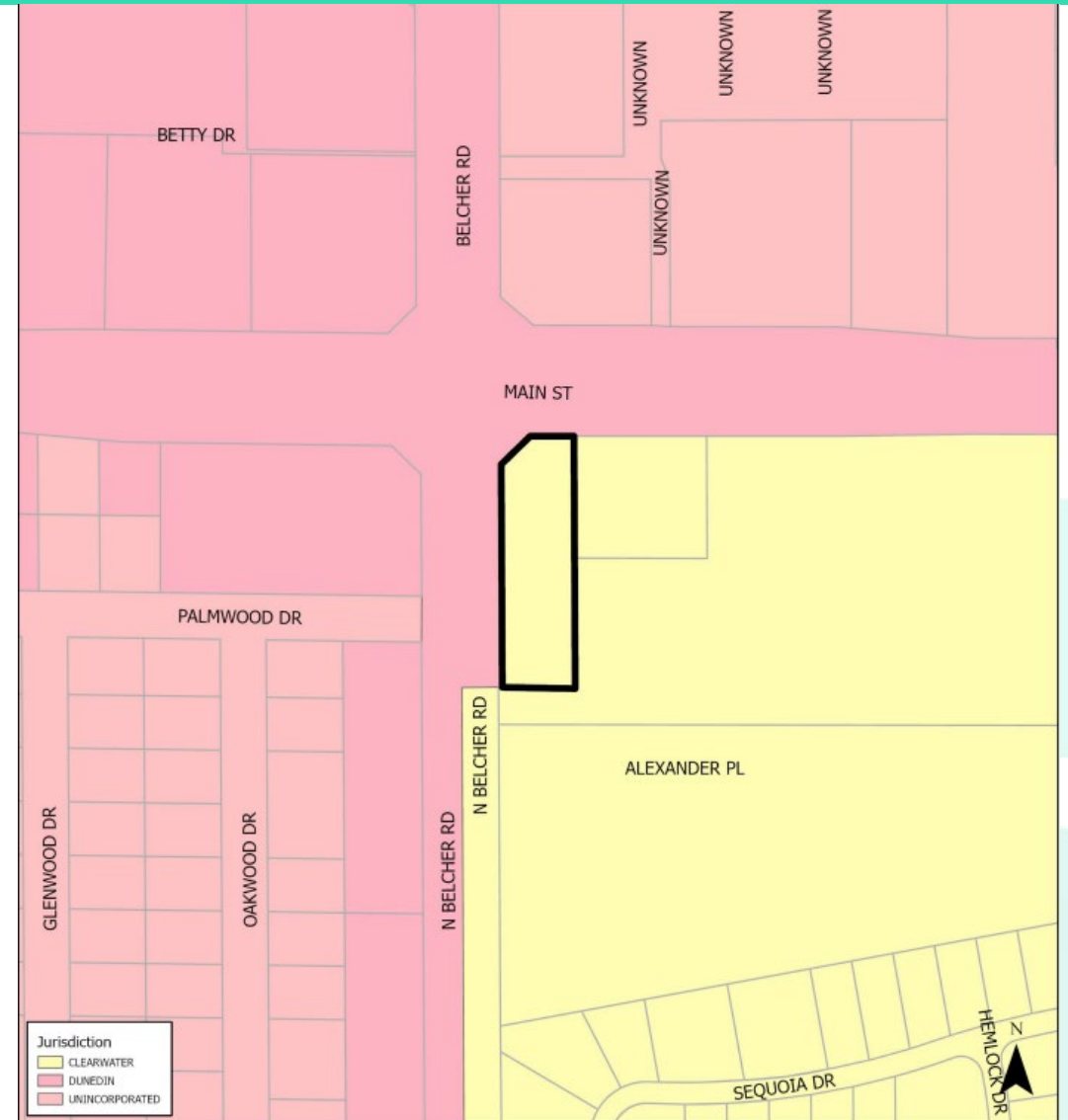
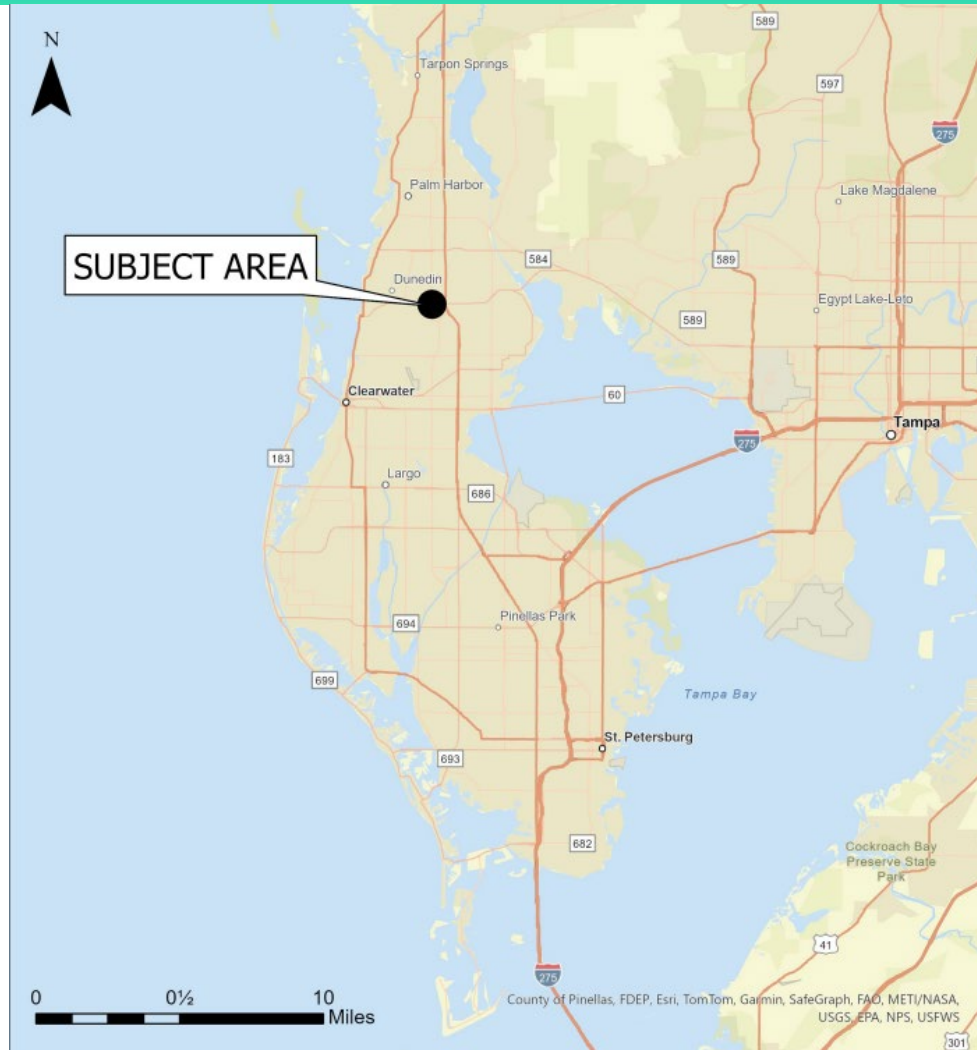
Proposed Countywide Plan Map Category (future land use)

- Public/Semi- Public

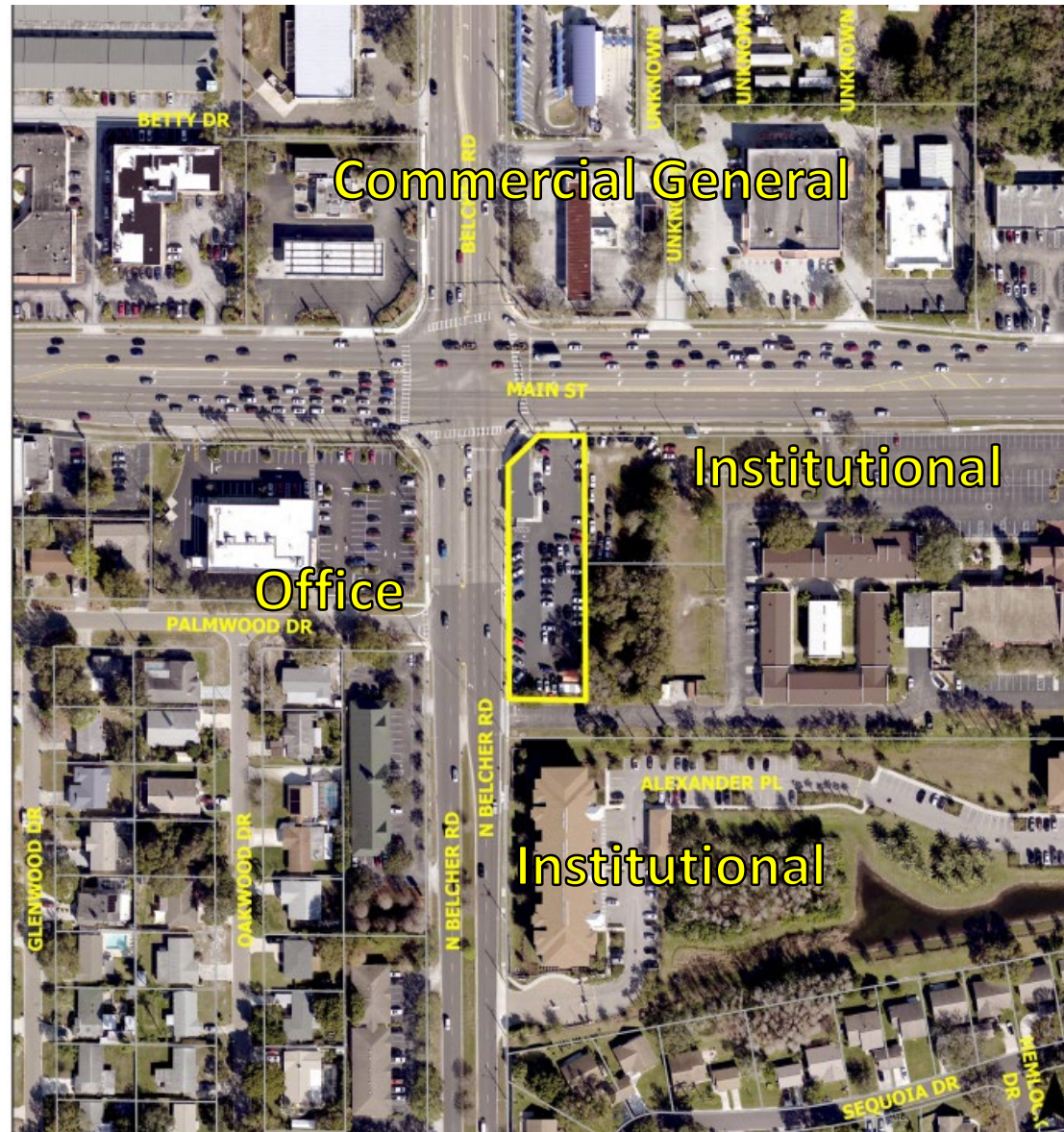
Existing Use(s): Former auto/truck dealership

Proposed Use(s): Parking area for a new freestanding emergency room associated with Largo Medical Center

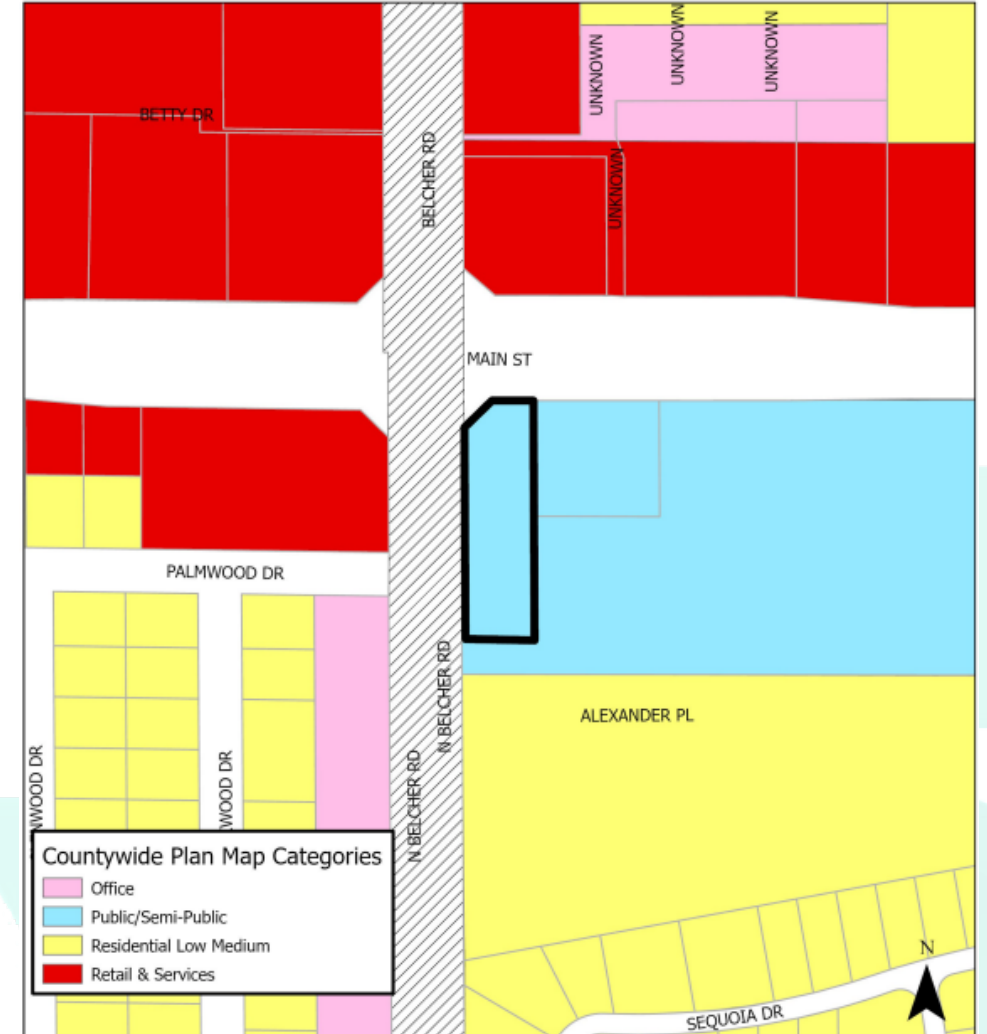
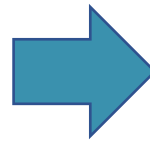
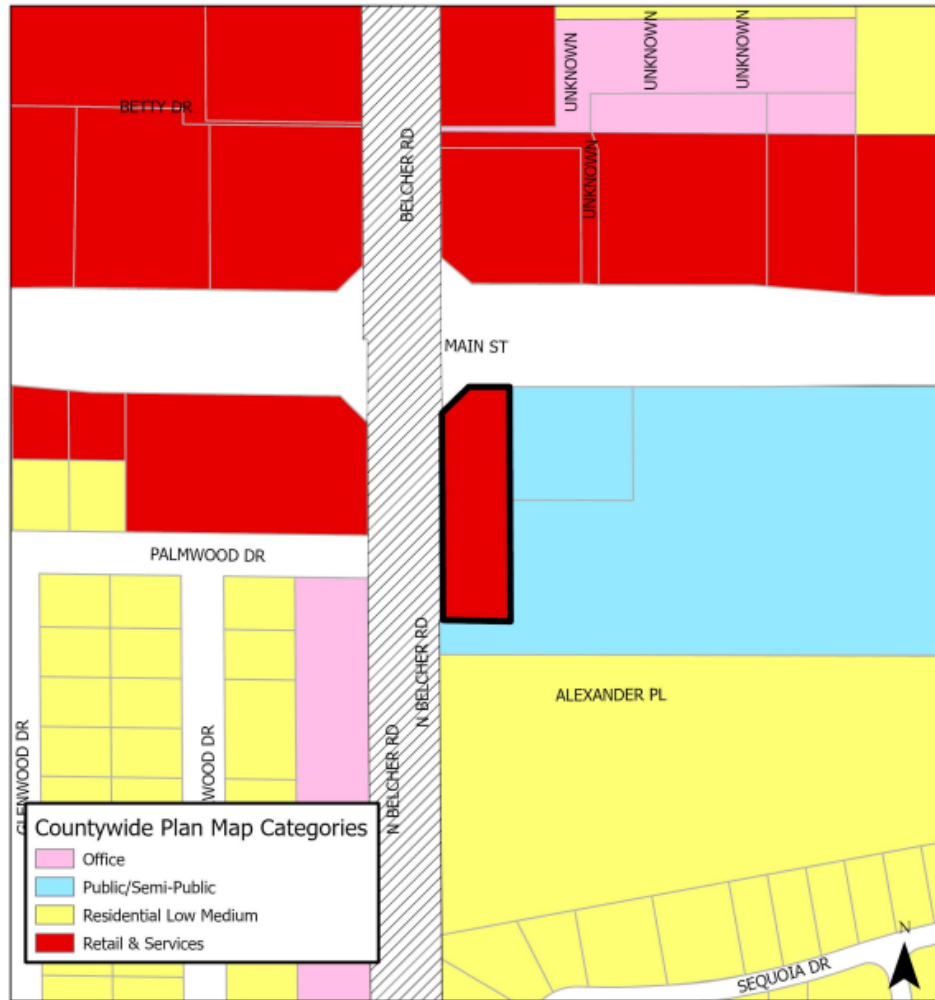
Location



Surrounding Uses

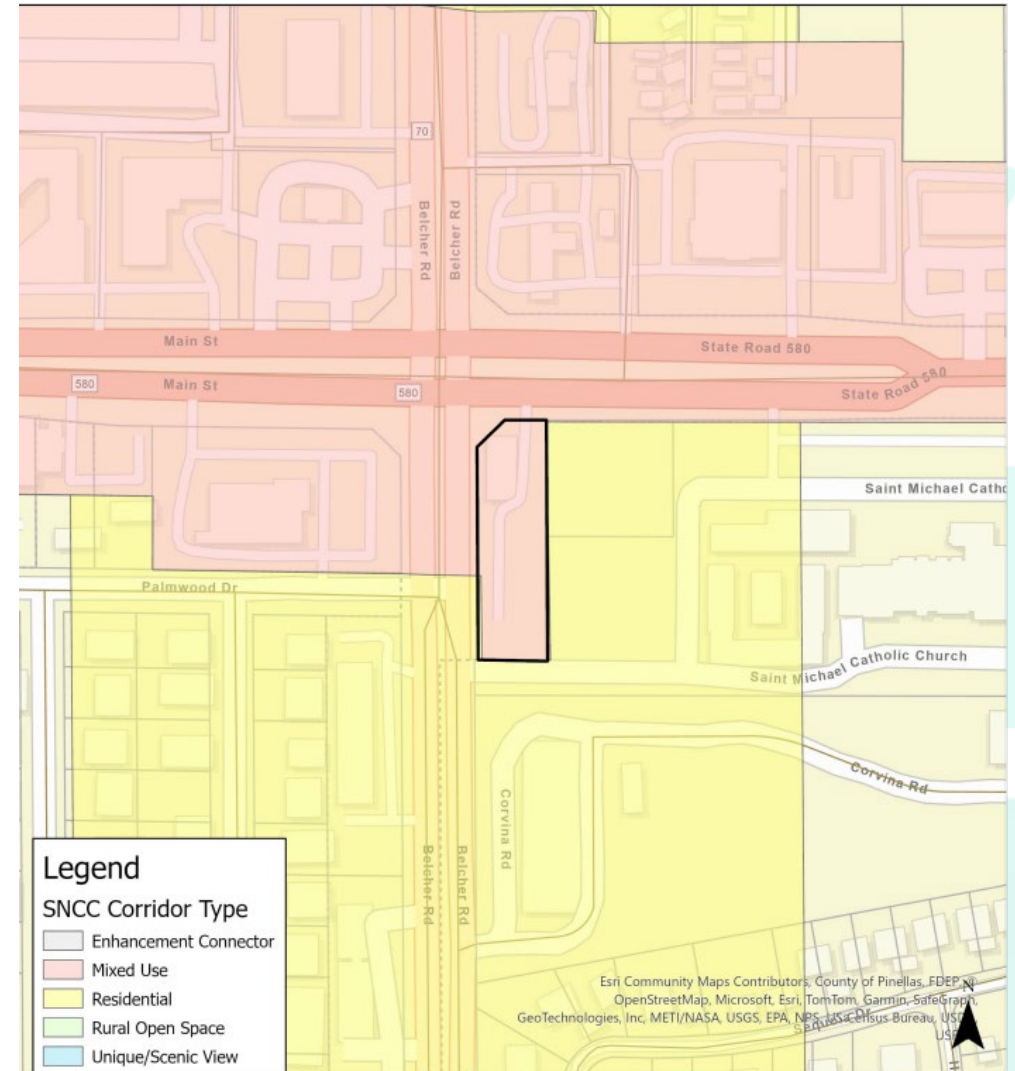


Countywide Plan Map Designation



Scenic/Noncommercial Corridor

- Parcel is located within a Mixed-Use node of the Scenic/Noncommercial Corridor (SNCC).
- SNCC encourages compatible nonresidential uses while preserving corridor character.
- Proposed Public/Semi-Public designation aligns with institutional uses and surrounding context.
- Amendment supports contiguous institutional development without increasing density or intensity.



Recommendation

Proposed Countywide Plan Map Amendment Findings

1. The Public/Semi-Public category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
2. The amendment is compatible with surrounding institutional uses, including the Largo Medical Center emergency facility and St. Michael the Archangel Catholic Church, along the SR 580 and Belcher Road corridor.
3. The site is located within a Mixed-Use node of the Scenic/Noncommercial Corridor, and the amendment directs compatible nonresidential institutional uses while preserving the corridor's low-intensity character, consistent with Countywide Rules.
4. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Staff, the Planners Advisory Committee, and the Forward Pinellas Board finds the proposed amendment consistent with the relevant Countywide Considerations and recommends approval