

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 26-07 – Clearwater

July 21, 2026

Local Government Request

Subject Property

- 0.41-acre site
- 2446 Nursery Road

Existing Countywide Plan Map Category (future land use)

- Residential Low Medium

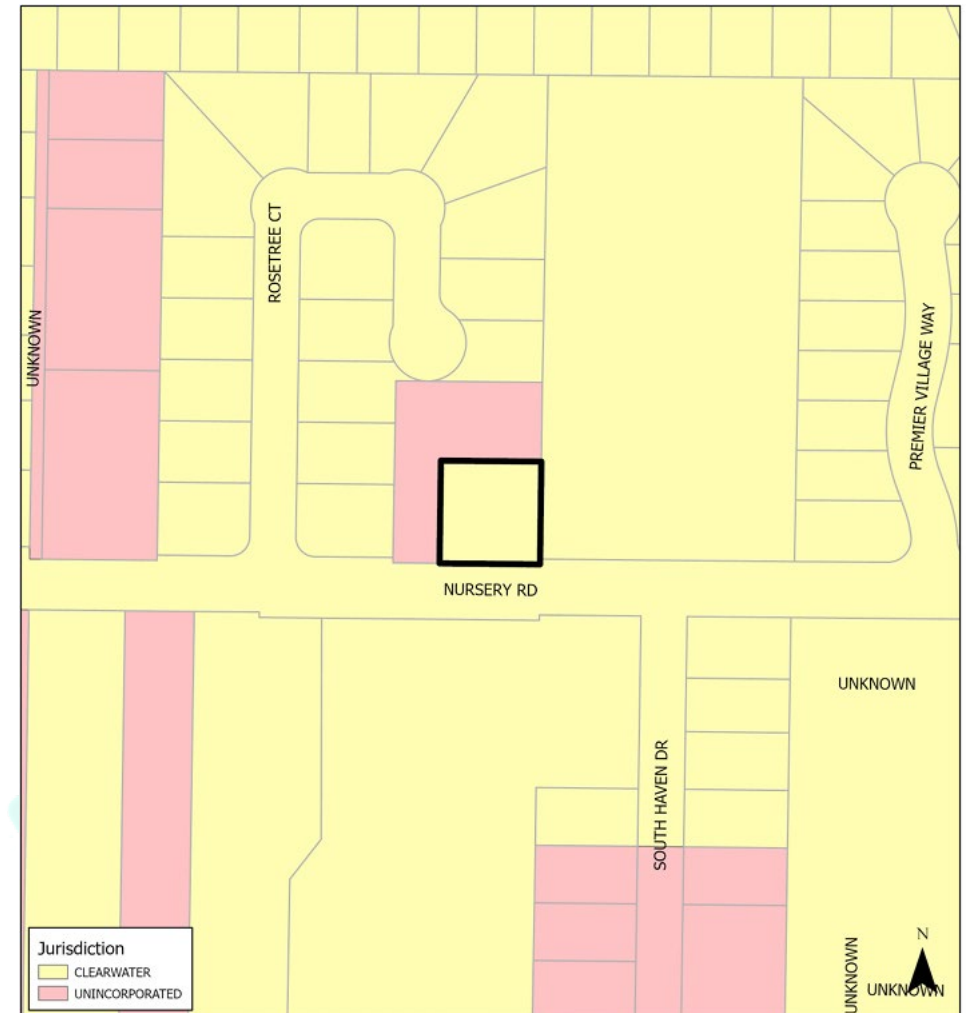
Proposed Countywide Plan Map Category (future land use)

- Residential Medium

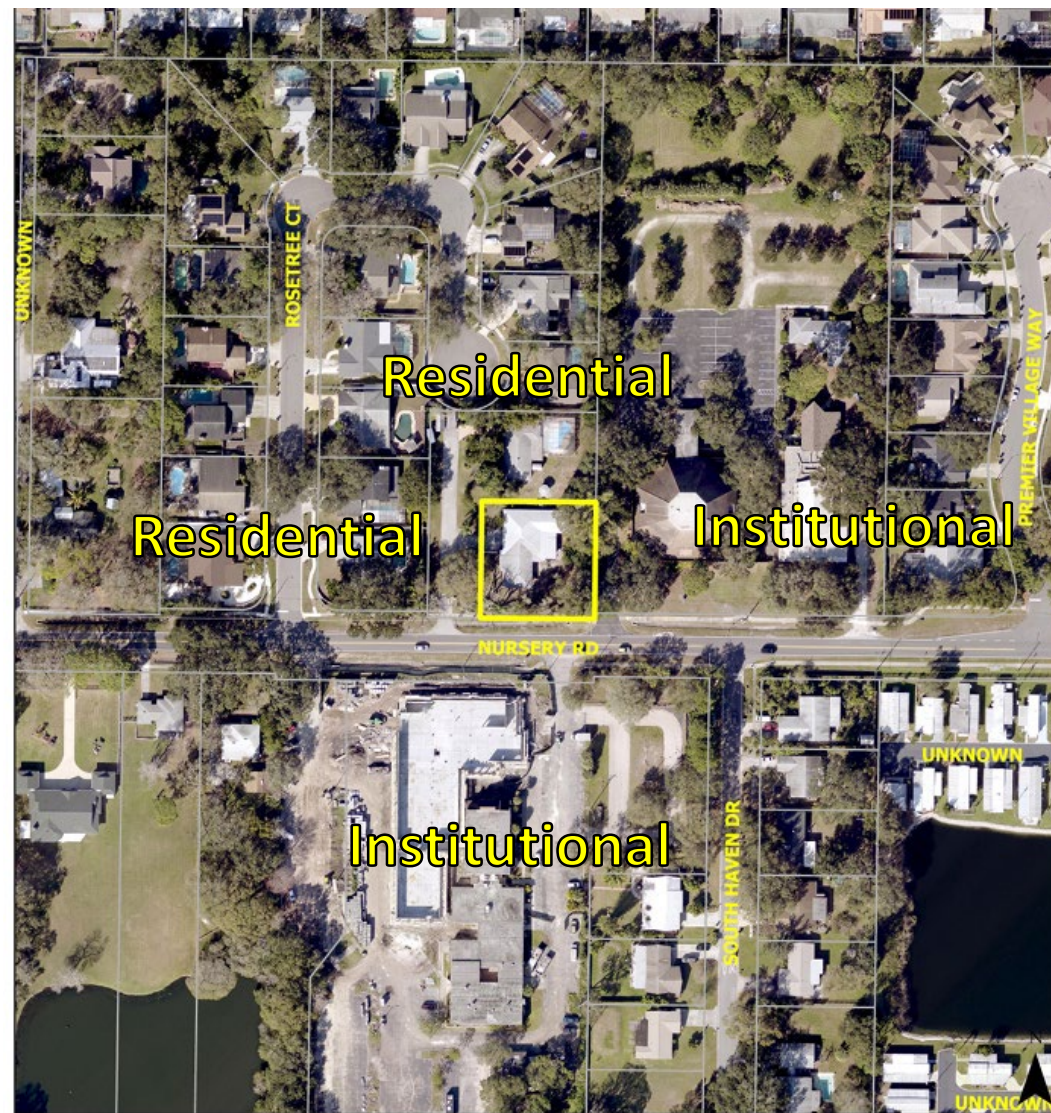
Existing Use(s): Existing assisted living facility

Proposed Use(s): The applicant seeks to increase the allowable residential equivalent density associated with the assisted living facility use and to support a potential future expansion of bed capacity.

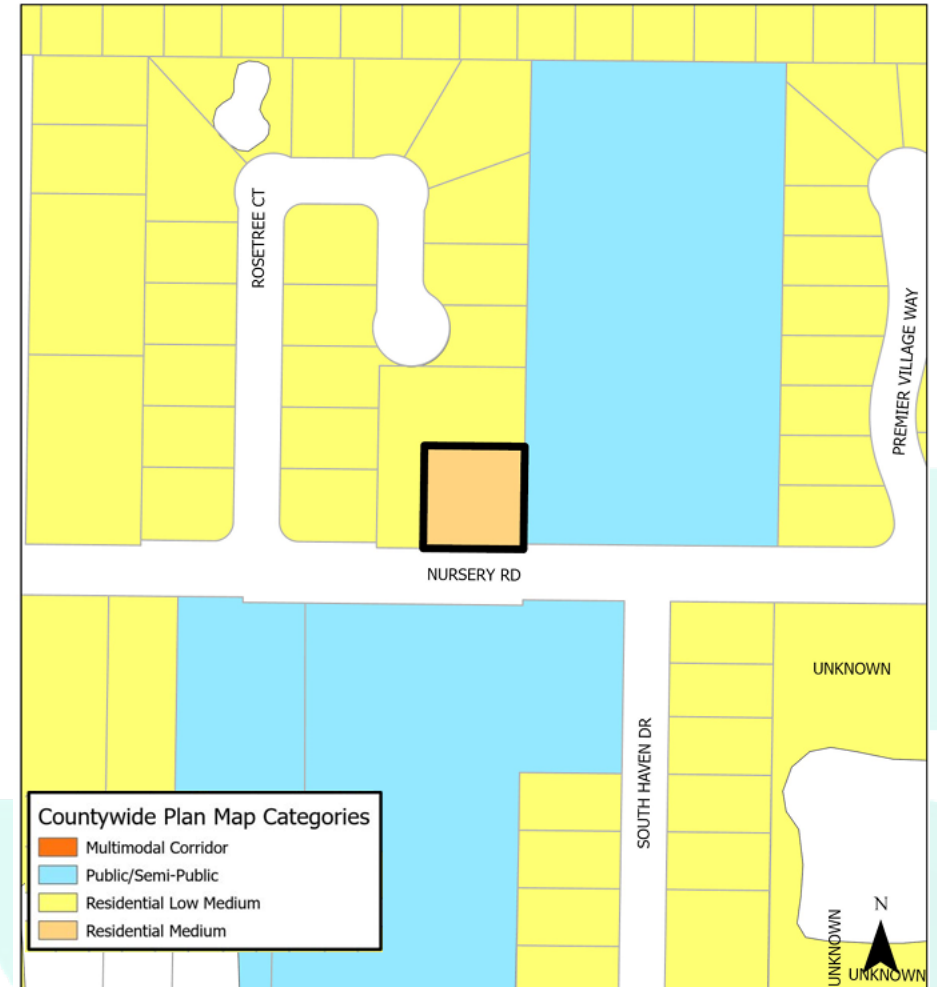
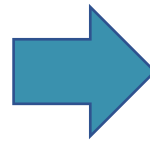
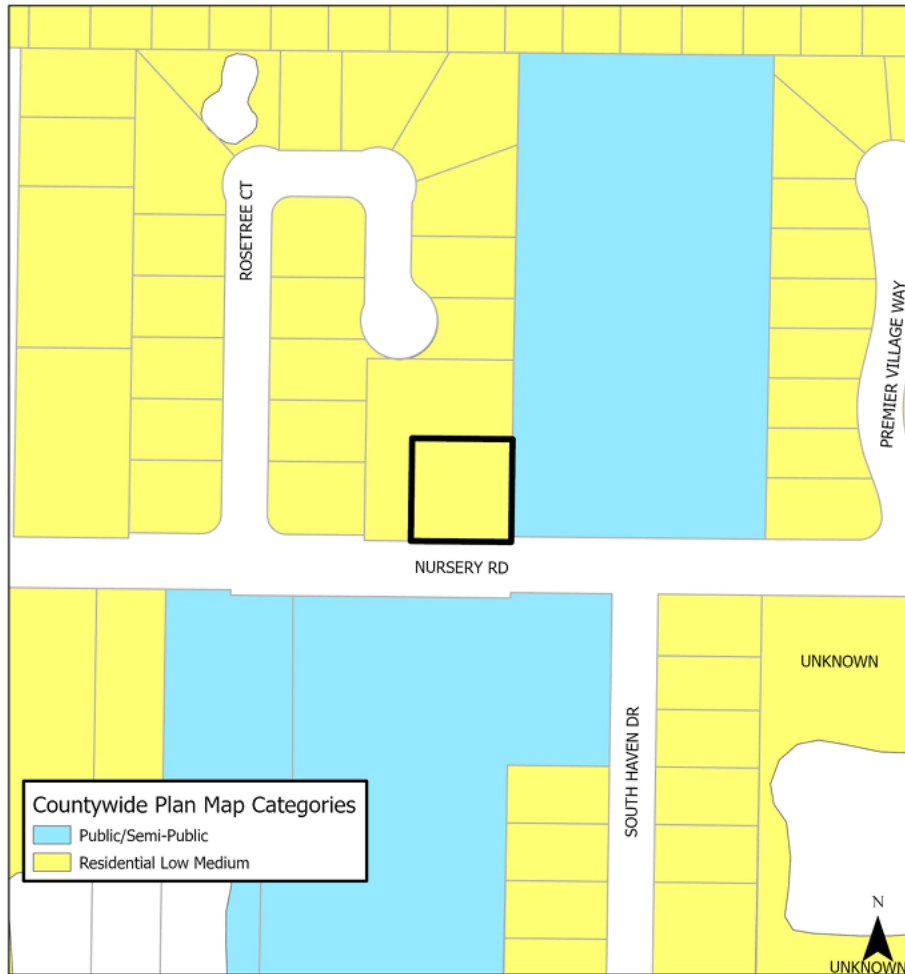
Location



Surrounding Uses



Countywide Plan Map Designation



Multimodal Accessibility Index

- **MAX Index Requirement (Section 6.5.5, Countywide Rules)**
 - Countywide Average MAX Score: **8.1**
 - Subject Site Grid Cell Score: **7.5** → *Underperforming Grid Cell*
 - Amendment increases allowable density (RLM → RM)
 - Requires balancing under Section 6.5.5.2
- **Key Considerations**
 - Existing assisted living facility use
 - Limited resident vehicle ownership
 - Reliance on staff, family, and paratransit services
 - Frontage on Nursery Road (collector roadway)
 - Surrounding institutional and residential uses
- **Balancing Outcome:** Minimal anticipated multimodal impact



Recommendation

Proposed Countywide Plan Map Amendment Findings

1. The Residential Medium category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
2. Although the amendment area is located within a MAX Index underperforming grid cell, the proposal satisfies the applicable balancing criteria of Section 6.5.5.2 of the Countywide Rules due to the limited multimodal impacts associated with the existing assisted living facility use.
3. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

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