



Pinellas County

Legislation Details (With Text)

File #: 25-1774A **Version:** 1

Type: Zoning / Land Use and Related Item **Status:** Passed

File created: 11/4/2025 **In control:** Countywide Planning Authority

On agenda: 12/16/2025 **Final action:** 12/16/2025

Title: Case No. CW 25-08 - City of Clearwater
Countywide Plan Map amendment from Retail & Services to Public/Semi-Public, regarding 0.70 acres more or less, located at 2201 Main Street

Sponsors:

Indexes:

Code sections:

Attachments: 1. State-Filed Ordinance 25-26, 2. Ordinance CW 25-08 Clearwater, 3. All Maps CW 25-08, 4. Forward Pinellas Staff Analysis, 5. Draft PAC Minutes, 6. Case CW 25-08 Clearwater CPA Presentation, 7. Application LUP2025-05001, 8. Notice of Public Hearing - Legal Notice, 9. Affidavit of Publication

Date	Ver.	Action By	Action	Result
12/16/2025	1	Board of County Commissioners	approved	Pass

Subject:

Case No. CW 25-08 - City of Clearwater
Countywide Plan Map amendment from Retail & Services to Public/Semi-Public, regarding 0.70 acres more or less, located at 2201 Main Street

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 25-08, a proposal by the City of Clearwater, to amend the Countywide Plan Map from Retail & Services to Public/Semi-Public, regarding 0.70 acres more or less, located at 2201 Main Street.

- The parcel previously in Dunedin and later unincorporated Pinellas County, has recently been annexed into Clearwater to unify jurisdiction, local Future Land Use and municipal services.
- The proposed Public/Semi-Public category would support the institutional use of the parcel as a parking area for the new freestanding Emergency Room for Largo Medical Center.
- The amendment aligns with Countywide Rules, preserves Scenic/Noncommercial Corridor character and provides jurisdictional and utility service consistency following annexation into Clearwater.
- Forward Pinellas and the Planners Advisory Committee each voted unanimously to recommend approval.

Strategic Priorities:

- Prosperity and Opportunity
- 3.3 Increase workforce opportunities.
- 3.5 Foster business growth.

Summary:

Forward Pinellas, in its role as the Pinellas Planning council, voted 16-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 13-0.

Background Information:

Forward Pinellas documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Rodney Chatman, Planning Division Manager, Forward Pinellas

Partners:

City of Clearwater

Attachments:

Ordinance
Case Maps
Forward Pinellas Staff Analysis
Draft PAC Minutes
PowerPoint Presentation/Site Visit Photos
Supporting Documents
Affidavit of Publication