



Pinellas County

Staff Report

File #: 25-1774A, Version: 1

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