



Planning & Development Department Zoning Atlas Amendment Application

ALL APPLICATIONS ARE TO BE FILLED OUT COMPLETELY AND CORRECTLY, AND SUBMITTED IN PERSON (NO FAX OR DELIVERIES) TO THE PLANNING & DEVELOPMENT DEPARTMENT BY NOON ON THE SCHEDULED DEADLINE DATE.

ONE (1) COMPLETE SET OF APPLICATION MATERIALS AS REQUIRED WITHIN IS TO BE SUBMITTED DIGITALLY (COMBINED INTO A SINGLE PDF FILE ONTO A CD/DVD/USB DRIVE) FOR REVIEW BY THE DEVELOPMENT REVIEW COMMITTEE. SUBSEQUENT SUBMITTAL FOR THE COMMUNITY DEVELOPMENT BOARD WILL REQUIRE 11 COMPLETE SETS OF APPLICATION MATERIALS PRINTED (1 ORIGINAL AND 10 COPIES) AND ONE (1) COMBINED DIGITAL COPY IN A MANNER CONSISTENT WITH THE ORIGINAL SUBMITTAL. PLANS AND APPLICATIONS ARE REQUIRED TO BE COLLATED, STAPLED AND FOLDED INTO SETS.

IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT COMPLETE AND CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPLICATION.

THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE.

APPLICATION FEE:	\$775	Rezoning Only
	\$0	If submitted concurrently with corresponding Future Land Use Map Amendment (FLUM Amendment fee inclusive of rezoning)

PROPERTY OWNER(S)

(PER DEED): Largo Medical Center, Inc.

MAILING ADDRESS: PO Box 80610, Indianapolis, IN 46280

PHONE NUMBER:

EMAIL: david.bailey2@hcahealthcare.com

AGENT OR REPRESENTATIVE: Katherine E. Cole, Esq., Hill Ward Henderson

MAILING ADDRESS: 600 Cleveland Street, Suite 800, Clearwater, FL 33755

PHONE NUMBER: 727-259-6791

EMAIL: katie.cole@hwhlaw.com

ADDRESS OF SUBJECT

PROPERTY (if applicable): 2201 Main Street, Dunedin, FL 34698

PARCEL NUMBER(S): 30-28-16-00000-320-0200

LEGAL DESCRIPTION: See Exhibit "A" attached hereto

REASON FOR REQUESTED AMENDMENT: Zoning Map Amendment in conjunction with annexation to the City



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PLEASE ENSURE THAT THE FOLLOWING INFORMATION IS FILLED OUT, IN ITS ENTIRETY. FAILURE TO COMPLETE THIS FORM WILL RESULT IN YOUR APPLICATION BEING FOUND INCOMPLETE AND POSSIBLY DEFERRED UNTIL THE FOLLOWING APPLICATION CYCLE.

FUTURE LAND USE PLAN DESIGNATION

PRESENT: R & S
REQUESTED: Institutional

ZONING DISTRICT

PRESENT: GB
REQUESTED: Institutional

SITE AREA: 30,597 sq. ft. 0.70 acres

MAXIMUM ALLOWABLE DENSITY/INTENSITY(S) :

Current/Existing
Future Land Use(s): _____

USE(S):

Existing (currently on site
or previous use if vacant): Used Car Dealership

Proposed Future Land
Use(s) (if applicable): _____
(units, rooms or beds per acre or non-residential square footage)

Proposed (new use, if any;
plus existing if to remain): Free Standing Emergency Room

ZONING DISTRICTS FOR ALL ADJACENT PROPERTY:

North: r/w
South: C
East: Institutional
West: GB

STATE OF FLORIDA, COUNTY OF PINELLAS

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

Sworn to and subscribed before me this 24th day of April, 2025, to me and/or by

Katherine E. Cole, Esq. Hill Ward Henderson, who is personally known to me and/or produced _____

Katherine E. Cole
Signature of property owner or representative

Melinda R. Lane
Notary public,

My commission expires: _____





Planning & Development Department
**Zoning Atlas Amendment Application
Submittal Package Checklist**

IN ADDITION TO THE COMPLETED ZONING ATLAS AMENDMENT APPLICATION, ALL ZONING ATLAS AMENDMENT APPLICATIONS SHALL INCLUDE A SUBMITTAL PACKAGE THAT INCLUDES THE FOLLOWING:

- Proof of ownership (e.g., copy of deed, title insurance policy, or other instrument demonstrating ownership)
- Legal description of the property. If the property is not a platted lot of record, a current boundary survey prepared, signed and sealed by a land surveyor currently registered in the State of Florida is required.
- A copy of deed restrictions applicable to the property to which the City is a party.
- Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-602.F. The attached Zoning Atlas Amendment Standards for Review sheet shall be used to provide these responses.
- Note: Any request for Zoning Atlas amendment which is inconsistent with the Comprehensive Plan Future Land Use Map designation must be accompanied by an Application for a Future Land Use Map Amendment (separate application).

- A Traffic Impact Study is not required as part of the application for an amendment to the Zoning Atlas (REZ). A Traffic Impact Study may be provided at the applicant's discretion to supplement the assessment of the impact of the proposed change on the adequacy of public facilities (existing roadways). A Traffic Impact Study may be required at the time a site plan is submitted for development review if the total generated net new trips generated by the proposed development meet one or more conditions outlined on the appropriate application.

- PUBLIC HEARING ATTENDANCE:** The applicant or applicant's agent is advised to attend all public hearings scheduled for the proposed amendment including public hearings before the Community Development Board and City Council.



Planning & Development Department Zoning Atlas Amendment Standards for Review

PROVIDE COMPLETE RESPONSES TO EACH OF THE SIX (6) STANDARDS FOR REVIEW EXPLAINING HOW, IN DETAIL, THE CRITERION IS BEING COMPLIED WITH PER THIS ZONING ATLAS AMENDMENT.

1. The proposed amendment is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of the Community Development Code and other City ordinances and actions designed to implement the Plan.

The proposed amendment allows for the common land use and zoning for a larger parcel.

2. The available uses to which the property may be put are appropriate to the property which is subject to the proposed amendment and compatible with existing and planned uses in the area.

The proposed amendment allows for the common land use and zoning for a larger parcel.

3. The amendment does not conflict with the needs and character of the neighborhood and city.

The proposed amendment allows for the common land use and zoning for a larger parcel.

4. The amendment will not adversely or unreasonably affect the use of other property in the area.

The proposed amendment allows for the common land use and zoning for a larger parcel.

5. The amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.

The proposed amendment allows for the common land use and zoning for a larger parcel.

6. The district boundaries are appropriately drawn with due regard to the locations and classifications of streets, ownership lines, existing improvements and the natural environment.

The proposed amendment allows for the common land use and zoning for a larger parcel.



Planning & Development Department
Zoning Atlas Amendment
Affidavit to Authorize
Agent/Representative

- 1. Provide names of all property owners on deed – PRINT full names:
Largo Medical Center, Inc. Todd Maxwell, Vice President
2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
See Exhibit "A" attached hereto
3. That this property constitutes the property for which a request for (describe request):
Annexation, Future land use map amendment and rezoning
4. That the undersigned (has/have) appointed and (does/do) appoint:
Katherine E. Cole, Esq., Hill Ward Henderson
as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;
5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;
6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;
7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Handwritten signature of Todd Maxwell, Vice President
Property Owner
Property Owner
Todd Maxwell, Vice President
Property Owner
Property Owner

STATE OF FLORIDA, COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON THIS 24th DAY OF April, 2025, PERSONALLY APPEARED Katherine E. Cole, Esq., Hill Ward Henderson WHO HAVING BEEN FIRST DULY SWORN

DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.



Handwritten signature of Melinda R. Lane
Notary Public Signature
My Commission Expires: 5/6/27

Notary Seal/Stamp

