



## PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

**MEETING DATE:** July 15, 2025  
**AGENDA ITEM:** ID#25-0605  
**CASE:** REZ2025-05001  
**REQUEST:** Amendment to the city's Zoning Atlas for the property located at 2201 Main Street, Dunedin, from undesignated (Pinellas County) to the Institutional (I) District.  
**GENERAL DATA:**  
*Agent(s)*..... Katherine E. Cole, Esq.  
*Owner(s)*..... Largo Medical Center Inc.  
*Location* ..... 2201 Main Street, located on the southeast corner of Main Street and Belcher Road.  
*Property Size* ..... 0.70 – acres

### BACKGROUND & PROPOSAL

This Zoning Atlas Amendment involves one parcel of land totaling 0.70-acres located on the southeast corner of Main Street/ SR 580 and Belcher Road. The property is currently undesignated in Pinellas County and the applicant, the applicant, Largo Medical Center Inc., is requesting to amend the zoning designation of the property from General Business to Institutional (I). A Future Land Use Map Amendment application (see LUP2025-05001) is being processed concurrently with this case upon annexation.

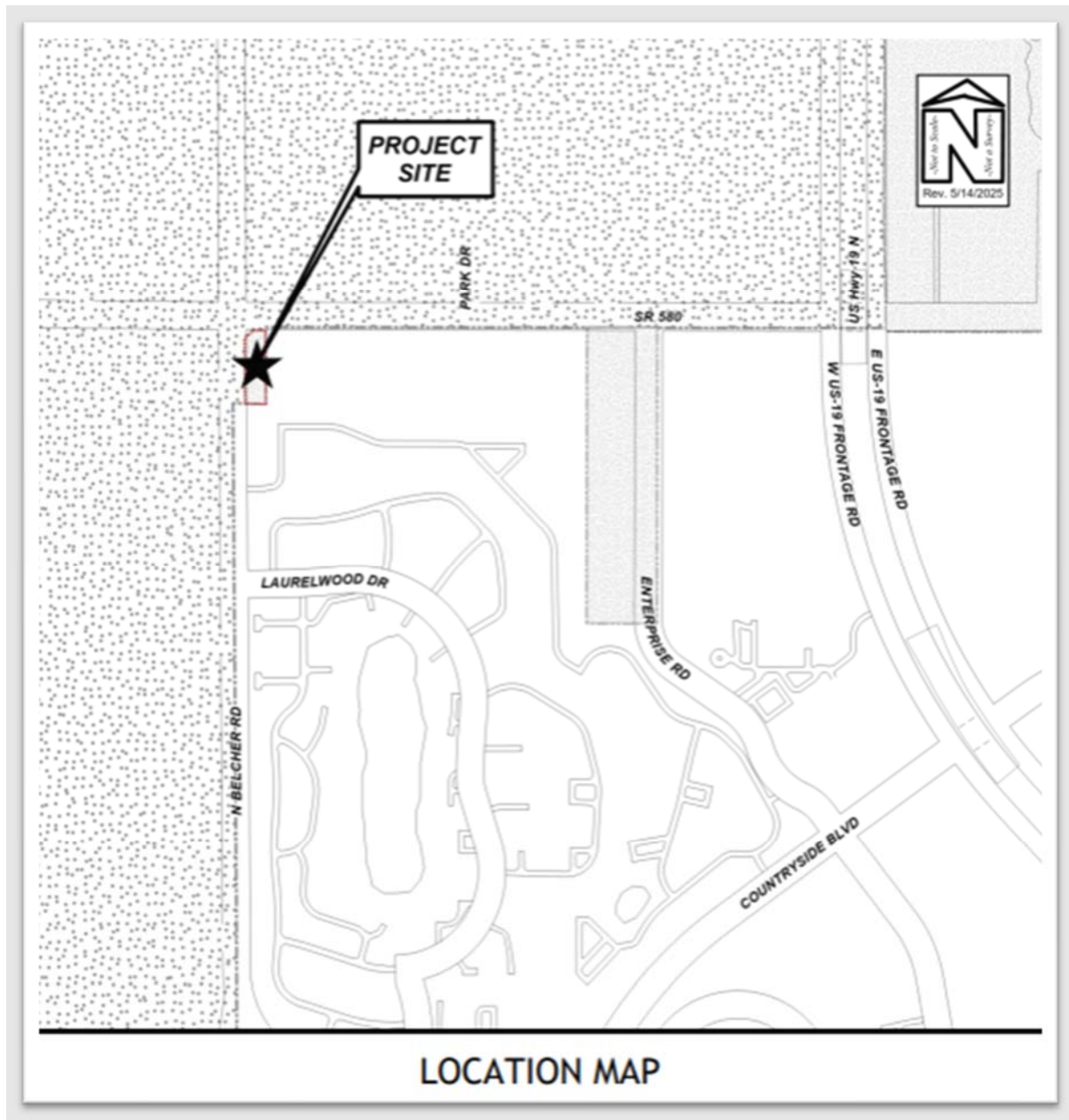
In previous years, this parcel was occupied by an auto and truck dealership. The Largo Medical Center will install a parking area for the new medical emergency facility at the corner of Main Street and Belcher Road. This parcel has already been contracted out of the City of Dunedin planning area, temporarily returning to unincorporated Pinellas County, and now is proposed to be annexed into the City of Clearwater to create uniformity between jurisdiction, future land use and zoning. It has been determined that the City of Clearwater is able to provide services to the site.

The prior Dunedin General Business (GB) District in Dunedin has a maximum density of 15.0 dwelling units per acre and a maximum floor area ration (FAR) of 0.65. The prior General Business (GB) District provides the opportunity for large-scale retail sales facilities, relatively intensive commercial uses and light business uses of the type allowed in less intensive commercial districts. High traffic generation is associated with commercial uses of this type, and the district should be served by an arterial road.

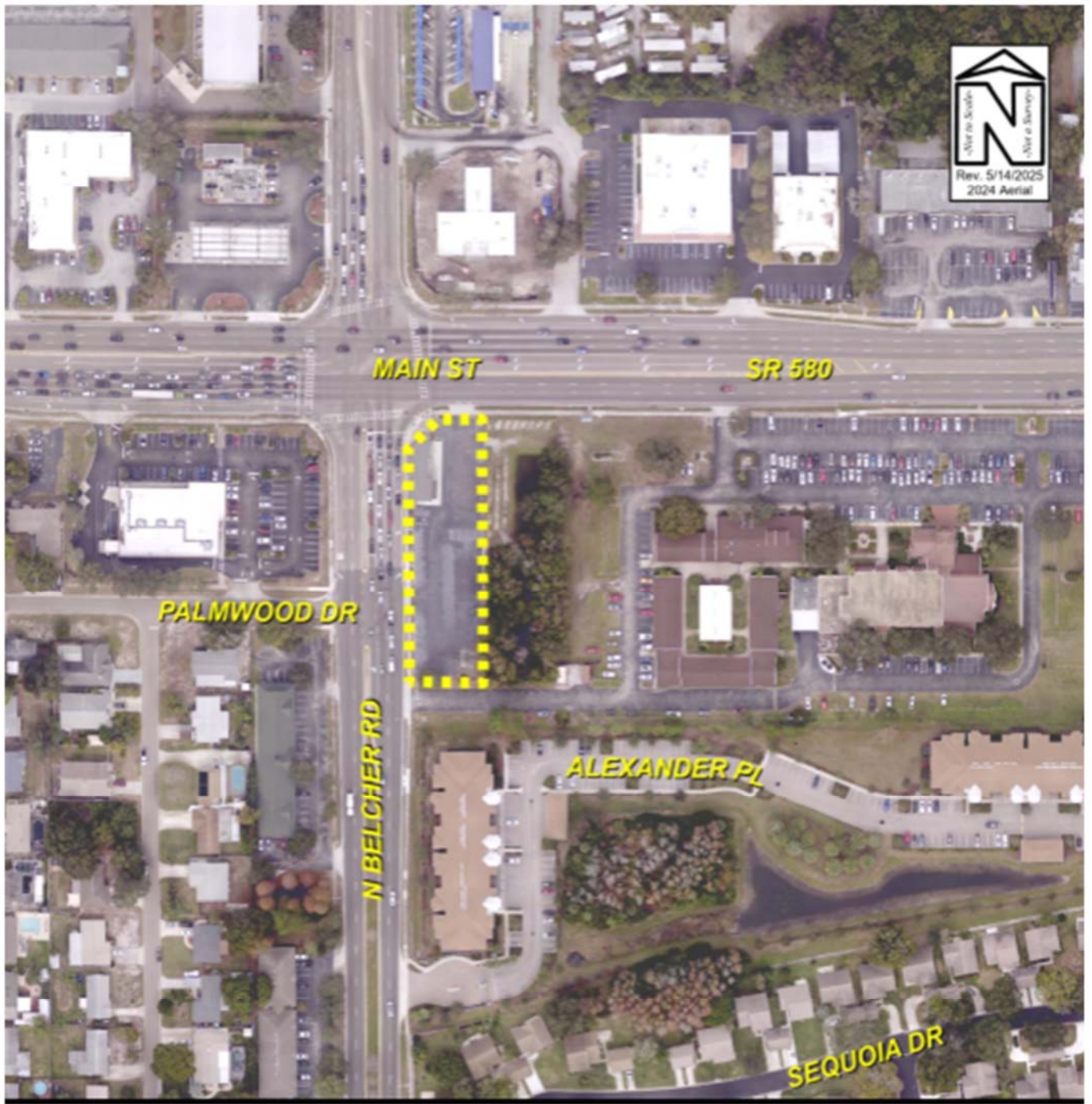
The requested amendment to the Institutional (I) is consistent with the surrounding parcels and would allow for future development that is compatible with its surrounding uses and is appropriate to be located along Main Street/ SR 580. The applicant understands all necessary approval and permits must be obtained before the completion of development on the subject site.

### VICINITY CHARACTERISTICS

Maps 1 and 2 show the general location of the property and an aerial view of the amendment area and its surroundings.



Map 1

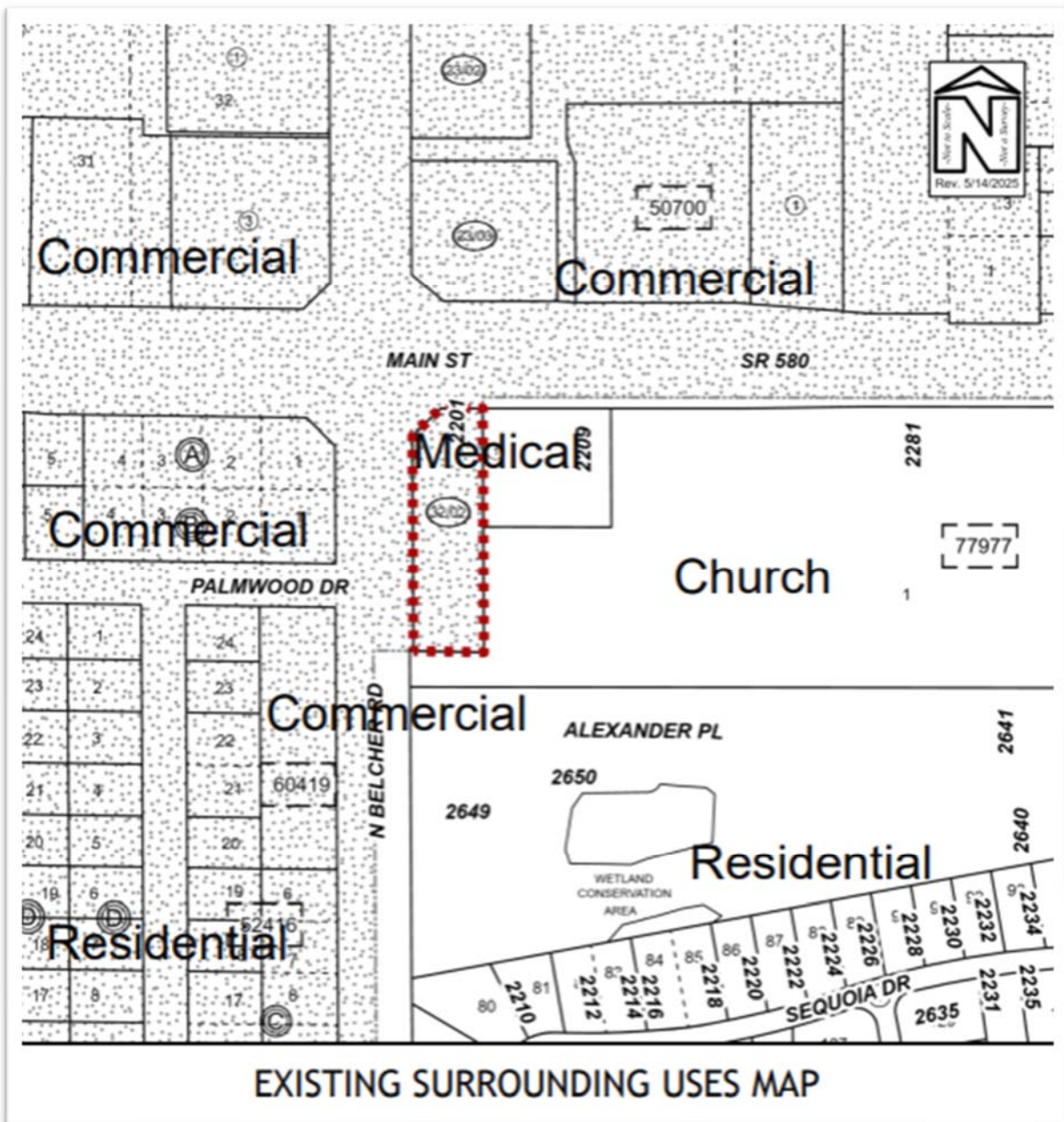


## AERIAL PHOTOGRAPH

Map 2

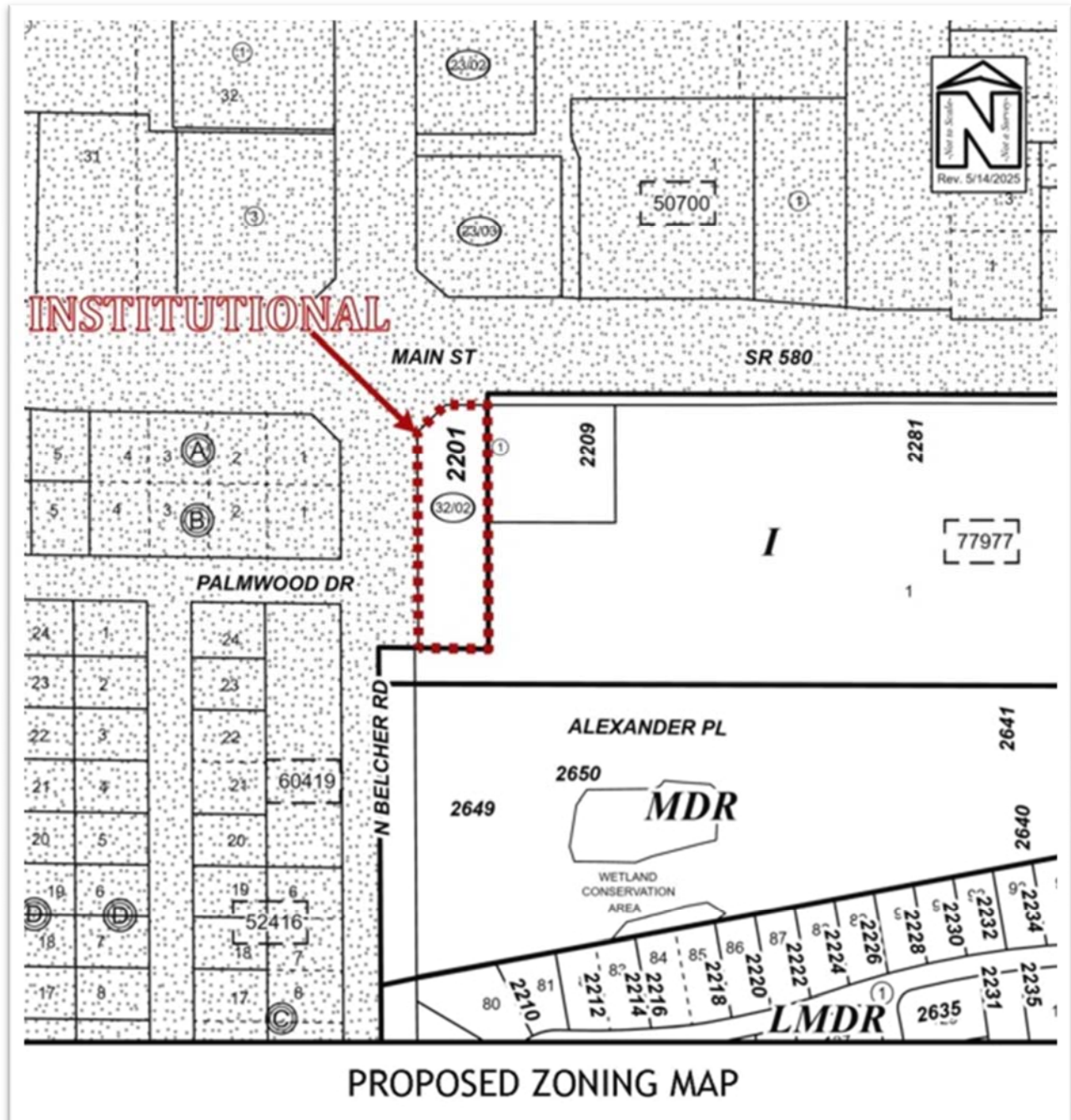


Map 3 shows the existing surrounding uses which are a mix of residential, commercial and institutional uses as is typical along this corridor. The properties to the north across Main Street consist of retail sales and services. These uses include a convenience or strip center, and other medical service clinics. Furthermore, properties across Main Street consist of commercial uses. West, across Belcher Road, are a mix of commercial, office space and detached dwellings units. Directly to the south of the subject parcel and containing the area behind and directly east of the subject parcel, are properties owned by the St. Michael the Archangel Catholic Church.



**Map 3**

As shown on Map 4, the zoning atlas designation just south of the amendment area is the Medium Density Residential (MDR) designation. Parcels to the north across Main Street/ SR 580 are in unincorporated Pinellas County and are designated General Commercial and Services (C-2) and to the west across Belcher Road, those parcels are within the Dunedin planning area designated General Business (GB) and General Office (GO). As previously stated, this parcel will be utilized as a parking lot for the new medical center. Upon annexation the subject parcel will be combined with 2209 SR 580, thus continuing the Institutional (I) use along the entirety of the medical center and the church.



Map 4

## REVIEW CRITERIA

### **Consistency with the Clearwater Comprehensive Plan and Community Development Code and Regulations [Section 4-602.F.1]**

#### Recommended Findings of Fact:

*Applicable objectives and policies of Clearwater 2045, the Clearwater Comprehensive Plan, that support the proposed amendment include:*

Policy QP 5.1.1 Recognize the consistency between the Countywide Future Land Use categories, the city's Future Land Use categories, and the city's zoning district as shown in Table QP 1. Future Land Use Categories.

Policy QP 5.2.7 Ensure proposed amendments will not create uses, densities, or intensities that are incompatible with the surrounding neighborhood or any applicable special area or redevelopment plans.

Policy M 1.1.5 Continue implementation of the current Mobility Management System, including the multimodal impact fee, through the Community Development Code (CDC) to generate funding for multimodal mobility improvements.

*Applicable section of the Community Development Code which is applicable to the proposed amendment:*

Division 12. Institutional (I) District, Section 2-1201. Intent and Purpose. The intent and purpose of the Institutional "I" District is to establish areas where public and private organizations can establish and operate institutions with a public interest in support of the quality of life of the citizens of the City of Clearwater without adversely impacting the integrity of adjacent residential neighborhoods, diminishing the scenic quality of the City of Clearwater or negatively impacting the safe and efficient movement of people and things within the City of Clearwater.

#### Recommended Conclusions of Law:

The request is consistent with the goals, objectives, and policies of *Clearwater 2045*, the Clearwater Comprehensive Plan and furthers said plan and the Community Development Code. The proposed Institutional (I) District is compatible with the existing Institutional (I) District to the east along Main Street/SR 580 and along Belcher Road to the south. As previously discussed, the properties located to the north and west are outside the Clearwater planning area. Any future trips generated would be reviewed at the time of site plan review in accordance with the Mobility Management System. In addition, the proposal does not degrade the level of service for public facilities below the adopted standards (a detailed public facilities analysis follows in this report).

### **Compatibility with Surrounding Properties/Character of the City & Neighborhood [Section 4-603.F.3 and Section 4-603.F.6]**

#### Recommended Findings of Fact:

The proposed amendment area currently in development to be utilized as parking for the Largo Medical Center and has a zoning designation of Institutional (I). Adjacent directly to the east, is property owned by St. Michael the Archangel Catholic Church, continuing the Institutional (I) designation along Main Street. To the west, across Belcher Road, and to the north, across Main Street, are retail shops and standalone retail sales and services.

#### Recommended Conclusions of Law:

The proposed Institutional (I) Zoning District, which primarily permits public and private development which operate institutions with a public interest, is consistent with the surrounding properties and character of the neighborhood. The existing multi-family dwelling units to the south provide a transition from the higher intensity uses to institutional uses along Main Street.

#### **Sufficiency of Public Facilities [Section 4-602.F.5]**

#### Recommended Findings of Fact:

Even though this is a Zoning Atlas Amendment application, maximum development potential is based on the underlying future land use, so to assess the sufficiency of public facilities needed to support potential development on the amendment area, the maximum development potential under the existing County and proposed city Future Land Use Map designations were analyzed.

*Table 2. Development Potential for Existing & Proposed FLUM Designations*

|                                                                                        | Existing FLUM<br>Designation<br>"R&S" | Proposed FLUM<br>Designation<br>"I" | Net Change             |
|----------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------|------------------------|
| Site Area                                                                              | 0.70 AC<br>(30,492 SF)                | 0.70 AC<br>(30,492 SF)              |                        |
| Maximum<br>Development<br>Potential                                                    | 16,770 SF<br>0.55 FAR                 | 19,819 SF<br>0.65 FAR               | +3,049 SF<br>+0.10 FAR |
| Note: Commercial General (CG) is comparable to Retail & Services used for calculation. |                                       |                                     |                        |
| Abbreviations:                                                                         |                                       |                                     |                        |
| FLUM – Future Land Use Map                                                             |                                       | DUs – Dwelling Units                |                        |
| SF – Square feet                                                                       |                                       | FAR – Floor Area Ratio              |                        |

Table 1

As shown in the table, there is a slight increase in both nonresidential development potential, and the Floor Area Ratio. With the future development of a parking lot on this parcel the expected increases would likely be less than what is shown.

#### *Potable Water*

The change in development potential from this amendment could result in an increase in potable water use of up to 304.9 gallons per day. Nonresidential uses utilize a percentage of the total square footage for potable water calculations, so the utilization would be the same for the parking lot to be used for the overall medical center site.



Due to the proposed parking improvements having to meet zoning code requirements, it is very likely that the actual development would be less than the maximum development potential, meaning the increase in potable water would be less than the maximum potential.

The city's current potable water demand is 11.209 million gallons per day (MGD). The city's adopted level of service (LOS) standard for potable water service is 100 gallons per capita per day, while the actual usage is estimated at 76.24 gallons per capita per day (2023 Public Supply Annual Report). The city's 10-year Water Supply Facilities Work Plan (2022-2023 Planning Period), completed July 2022, indicates that based on the updated water demand projections and other factors, the city has adequate water supply and potable water capacity for the 10-year planning horizon.

#### *Wastewater (Sanitary Sewer)*

The change in development potential from this amendment could result in an increase in wastewater use of up to 244 gallons per day. Nonresidential uses utilize a percentage of the total square footage for wastewater calculations, so the utilization would likely be far less for the parking lot.

Due to future development having to meet zoning code requirements, it's likely that the actual development would be less than the maximum development potential, meaning the increase in wastewater would also be less than the maximum potential.

The amendment area is served by the East Water Reclamation Facility, which presently operates around 2 million gallons per day. The city's adopted LOS standard for wastewater service is 100 gallons per capita per day, and the current operational capacity is well within its permitted capacity of 5 million gallons per day. Therefore, there is excess wastewater capacity to serve the amendment area.

#### *Solid Waste*

The change in development potential from this amendment could result in a decrease of 36.4 tons per year of solid waste generated. As stated, due to future development having to meet zoning code requirements, it's likely that the actual development would be less than the maximum development potential, meaning the increase in solid waste would be less than the maximum potential of 36.4 tons per year as shown.

The city's adopted LOS standard for solid waste service is 1.3 tons per year, or 7.12 pounds per person per day; however, Pinellas County handles all solid waste disposal at the Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill, which has significant capacity. Additionally, the city provides a full-service citywide recycling program which diverts waste from the landfill, helping to extend the lifespan of Bridgeway Acres. There is excess solid waste capacity to serve the amendment area.

#### *Parkland*

No parklands have been located within the amendment area. The city's Community Development Code requires that development is compliant with the city's tree preservation, landscaping, and stormwater management requirements. Under both the existing and proposed future land use, the LOS citywide for parkland will remain the same. There are no park lands in association with this amendment. Amending a property's future land use or zoning designation does not have an immediate impact on the city's parks and



recreation system and parkland requirements. Impacts are felt when development occurs. In this case, the proposed improvements and the Zoning Atlas Amendment will have no additional impact on parkland.

### *Stormwater*

Any future new site plan approval will assess stormwater before the amendment area can be redeveloped. At that time, the stormwater management system for the site will be required to meet all city and Southwest Florida Water Management District stormwater management criteria.

### *Streets*

The amendment area is located South of State Road 580, approximately 31 feet east of Belcher Road. To evaluate potential impacts to streets, the typical traffic impacts figures (trips per day per acre) in the *Countywide Rules* for the corresponding *Countywide Plan Map* categories (existing and proposed) are compared. For the purpose of this section, the Retail & Services (R&S) category was used as a comparable category with similar traffic patterns and requirements as a Commercial General (CG) category. The current number of trips per day (67 trips) is calculated based on the traffic generation numbers for the Retail & Services (R&S) category (433 trips per day per acre), and the proposed number of trips under the Institutional (I) category would be 216 trips (89 trips per day per acre). This could result in a decrease of trips from the amendment area.

The amendment property fronts Main Street, but access will be provided through multiple ingress and egress points along Main Street and Belcher Road. Main Street is a six-lane, divided principal arterial roadway and Belcher Road both two-lane undivided roadways. Since the numbers provided within the *Countywide Rules* for this review are aggregate trips per acre based on multiple commercial uses, the Public Works Department's Traffic Engineering Division will review any future redevelopment and provide traffic-related comments as part of that review. The review would address code requirements, including but not limited to, parking and loading, vehicle stacking, ingress and egress, and implementation of the city's Mobility Management System.

The Mobility Management System applies to both deficient and non-deficient roadways which are determined by operating LOS. Based on the number of net new trips created, either the multimodal impact fee would be paid or, depending on the traffic impacts identified by the city's Traffic Engineering Division, a traffic impact study or transportation management plan could be required.

### Recommended Conclusions of Law:

Based upon the findings of fact, the proposed amendment would increase the demand on several of the public facilities; however, it is determined that the proposed change will not result in the degradation of the existing levels of service for potable water, wastewater, solid waste, parkland, stormwater management, and streets.

### **Location of District Boundaries [Section 4-602.F.6]**

### Recommended Findings of Fact:

The location of the proposed Institutional (I) District boundaries are consistent with the legal descriptions provided and with the boundaries on the amendment area.

#### Recommended Conclusions of Law:

The Institutional (I) District boundaries are appropriately drawn in regard to location and classifications of streets, ownership lines, existing improvements, and the natural environment.

#### **SUMMARY & RECOMMENDATION**

No amendment to the Zoning Atlas shall be recommended for approval or receive a final action of approval unless it complies with the standards contained in Section 4-602.F, Community Development Code. Table 2 below depicts the consistency of the proposed amendment with the standards under to Section 4-603.F:

| CDC Section 4-603 | Standard                                                                                                                                                                       | Consistent | Inconsistent |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| <b>F.1</b>        | The amendment will further implementation of the <i>Comprehensive Plan</i> consistent with the goals, policies and objectives contained in the Plan.                           | X          |              |
| <b>F.2</b>        | The amendment is not inconsistent with other provisions of the <i>Comprehensive Plan</i> .                                                                                     | X          |              |
| <b>F.3</b>        | The available uses, if applicable, to which the properties may be put are appropriate to the properties in question and compatible with existing and planned uses in the area. | X          |              |
| <b>F.4</b>        | Sufficient public facilities are available to serve the properties.                                                                                                            | X          |              |
| <b>F.5</b>        | The amendment will not adversely affect the natural environment.                                                                                                               | X          |              |
| <b>F.6</b>        | The amendment will not adversely impact the use of properties in the immediate area.                                                                                           | X          |              |

*Table 2. Consistency with Community Development Code Standards for Review*

Based on findings of facts and conclusions of law stated above, the Planning and Development Department recommends the following action:

Recommend APPROVAL of the Zoning Atlas Amendment from Undesignated (Pinellas County) to Institutional (I).

Prepared by Planning and Development Department Staff:



Adrian D. Young

Planner I

ATTACHMENTS: Resume, Photographs