





Planning & Development Department
Comprehensive Plan Amendment Application
Including Future Land Use Map Amendments

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

COUNTYWIDE PLAN MAP CATEGORY

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):

Proposed Future

Land Use(s):

(units, rooms or beds per acre or non-residential square footage)

USE(S):

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

Used Car Dealership

Proposed (new use, if any; plus existing if to remain):

Free Standing Emergency Room

FUTURE LAND USE PLAN DESIGNATIONS FOR ALL ADJACENT PROPERTY:

North: CG

South: Institutional

East: Institutional

West: R & S

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 Cole

who is personally known has

produced

as identification.

Signature of property owner



Melinda R. Lane

Notary public,

My commission expires:

5/6/27



Planning & Development Department

Comprehensive Plan Amendment Application Submittal Package Checklist

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

- ☐ ***If the application is for an amendment to the Comprehensive Plan Future Land Use Map (LUP), in addition to the application, the applicant must also provide 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.
 - ☐ Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-603.F. The attached Comprehensive Plan Amendment Standards for Review sheet shall be used to provide these responses.
 - ☐ An assessment of the impact of the proposed change on the adequacy of public facilities, the environment, community character, and the fiscal condition of the city.

- ☐ ***If the application is for an amendment to the Comprehensive Plan text (CPA), and does not affect an individual parcel of land, in addition to the application, the applicant must also provide the following:***
 - ☐ Data and analysis to support such an amendment under Florida Statutes.
 - ☐ Information demonstrating that the proposed amendment complies with the criteria set forth in Section 4-603.F. The attached Comprehensive Plan Amendment Standards for Review sheet shall be used to provide these responses.

- ☐ A Traffic Impact Study is not required as part of the application for an amendment to the Comprehensive Plan Future Land Use Map (LUP). 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
**Comprehensive Plan 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 COMPREHENSIVE PLAN AMENDMENT.

1. The amendment will further implementation of the comprehensive plan consistent with the goals, policies and objectives contained in the plan.

part of annexation to combine with adjacent insitutional property.

2. The amendment is not inconsistent with other provisions of the comprehensive plan.

part of annexation to combine with adjacent insitutional property.

3. The available uses, if applicable, to which the property may be put are appropriate to the property in question and compatible with existing and planned uses in the area.

part of annexation to combine with adjacent insitutional property.

4. Sufficient public facilities are available to serve the property.

part of annexation to combine with adjacent insitutional property.

5. The amendment will not adversely affect the natural environment.

part of annexation to combine with adjacent insitutional property.

6. The amendment will not adversely impact the use of property in the immediate area.

part of annexation to combine with adjacent insitutional property.



Planning & Development Department
Comprehensive Plan 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.

Todd Maxwell Property Owner
Todd Maxwell, Vice President Property Owner

Property Owner

Property Owner

STATE OF ~~FLORIDA~~ Tennessee, COUNTY OF ~~PINELLAS~~ DAVIDSON

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF ~~FLORIDA~~ FLORIDA, ON

THIS 6th DAY OF December, 2024, PERSONALLY APPEARED

Todd Maxwell, Vice President WHO HAVING BEEN FIRST DULY SWORN

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

Notary Seal/Stamp:

My Commission Expires: July 6, 2026

Notary Public Signature: [Signature]