



**PLANNING & DEVELOPMENT DEPARTMENT  
COMMUNITY DEVELOPMENT BOARD STAFF REPORT**

**MEETING DATE:** July 15, 2025  
**AGENDA ITEM:** ID#25-0604  
**CASE:** LUP2025-05001  
**REQUEST:** Amendment to the city’s Future Land Use Map for the property located at 2201 Main Street from the Retail Services (R&S) category to the Institutional (I) category.

**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 Future Land Use Map Amendment involves one parcel of land totaling 0.70-acres located on the southeast corner of Main Street and Belcher Road. The applicant, Largo Medical Center Inc., is requesting to amend the future land use category of the property from Retail & Services (R&S) to Institutional (I). A Zoning Atlas Amendment application (see REZ2025-05001) is being processed concurrently with this case.

In previous years, this parcel was occupied by an auto and truck dealership. The Largo Medical Center will install a parking area for a new medical emergency facility at the corner of Main Street and Belcher Road. This parcel has already been contracted (annexed) out of the City of Dunedin planning area, temporarily returning to unincorporated Pinellas County, and now 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.

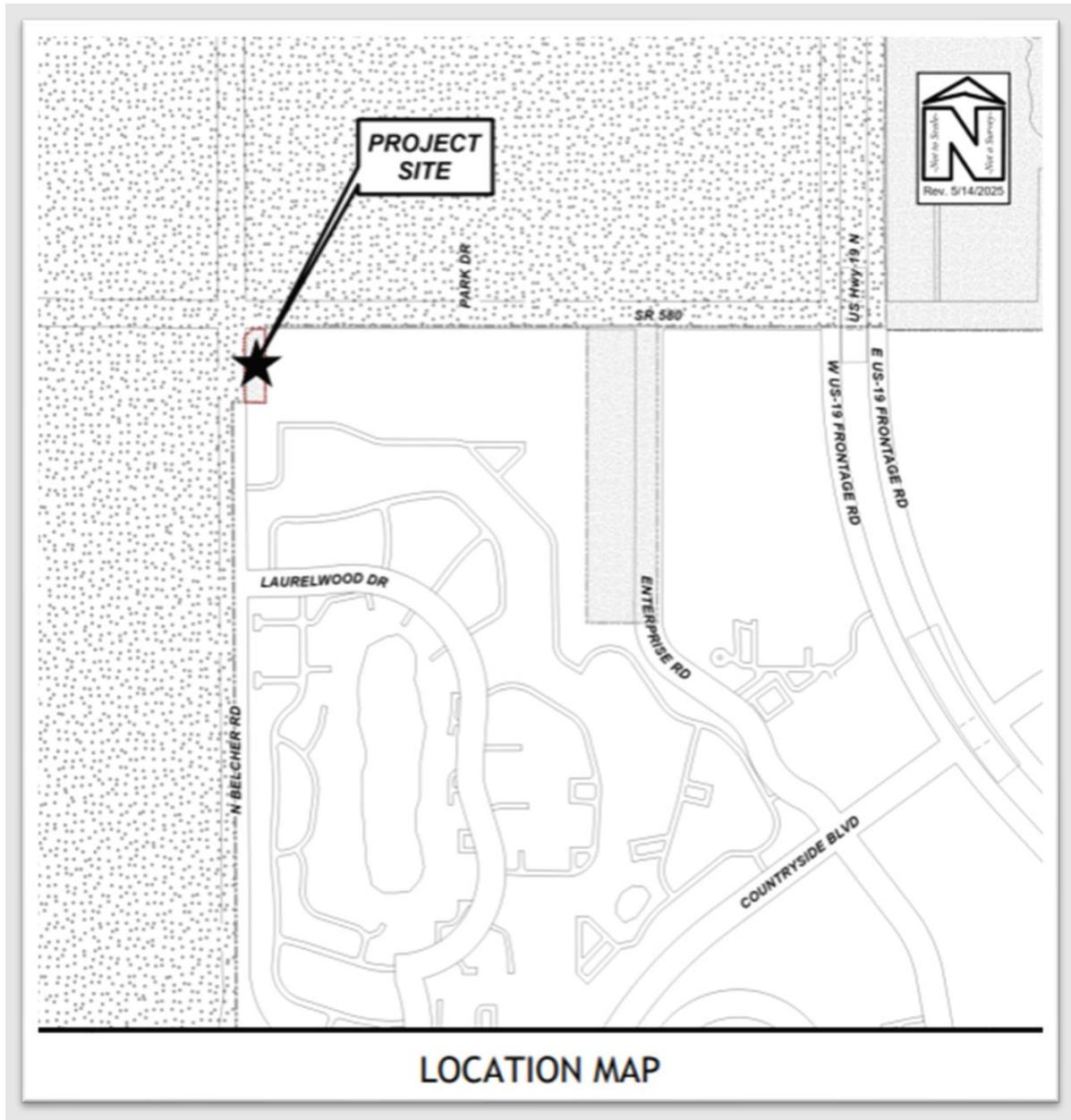
The existing Retail & Services (R&S) category has a maximum density of 24.0 dwelling units per acre and a maximum floor area ratio (FAR) of 0.55. The proposed Institutional (I) category has a maximum density of 12.5 dwelling units per acre and a maximum floor area ratio (FAR) of 0.65. The proposed amendment would allow the property to have a consistent future land use category of Institutional (I) with the remaining block and surrounding area and allow for the development of the property with uses consistent in the area.

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

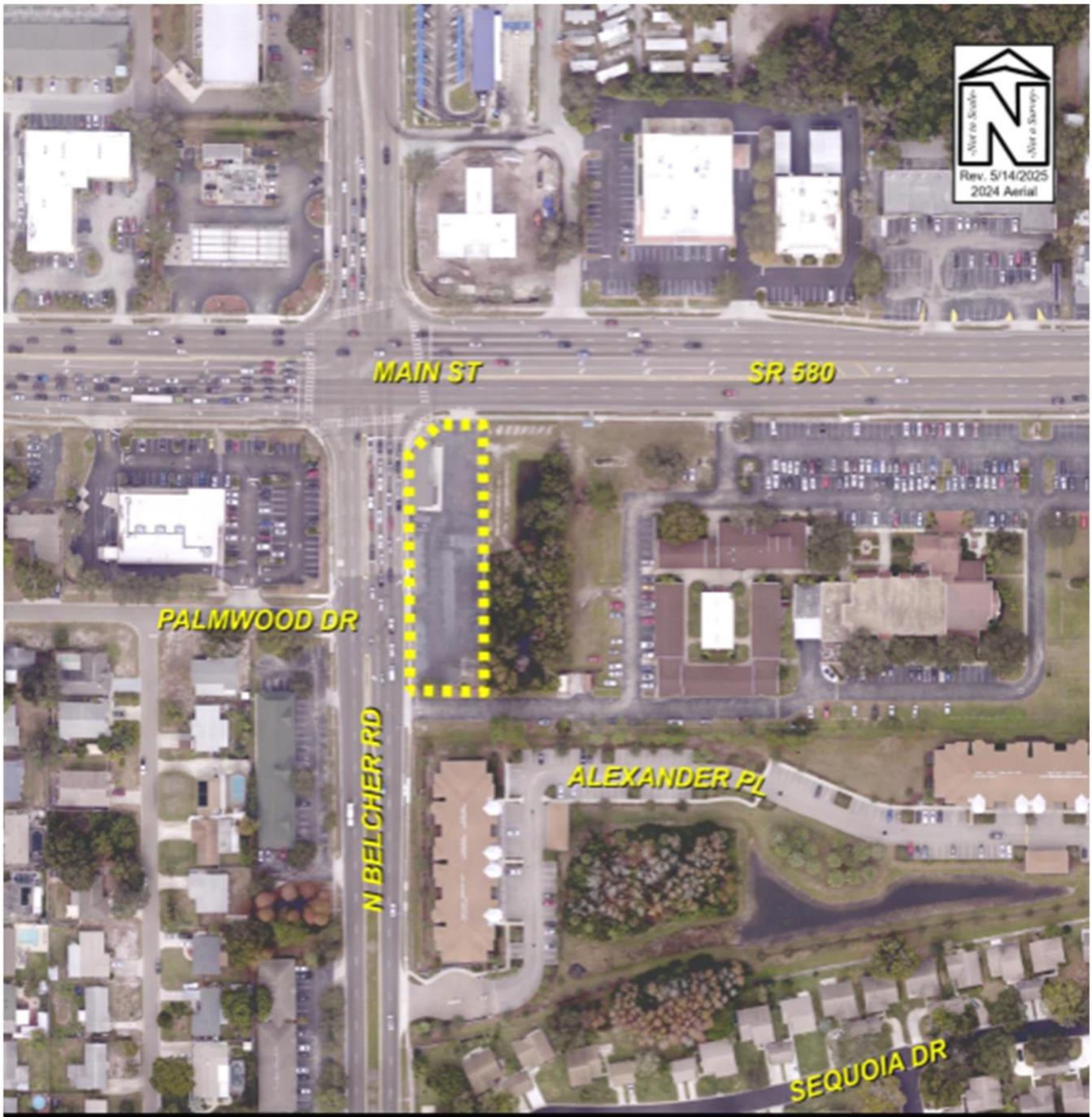
Main Street. An amendment to the *Countywide Plan Map* will also be required to bring consistency between the City's Future Land Use Map and the *Countywide Plan Map*. The applicant understands all necessary approval and permits must be obtained before the completion of development on the subject site.

### VICINITY CHARACTERISTICS

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



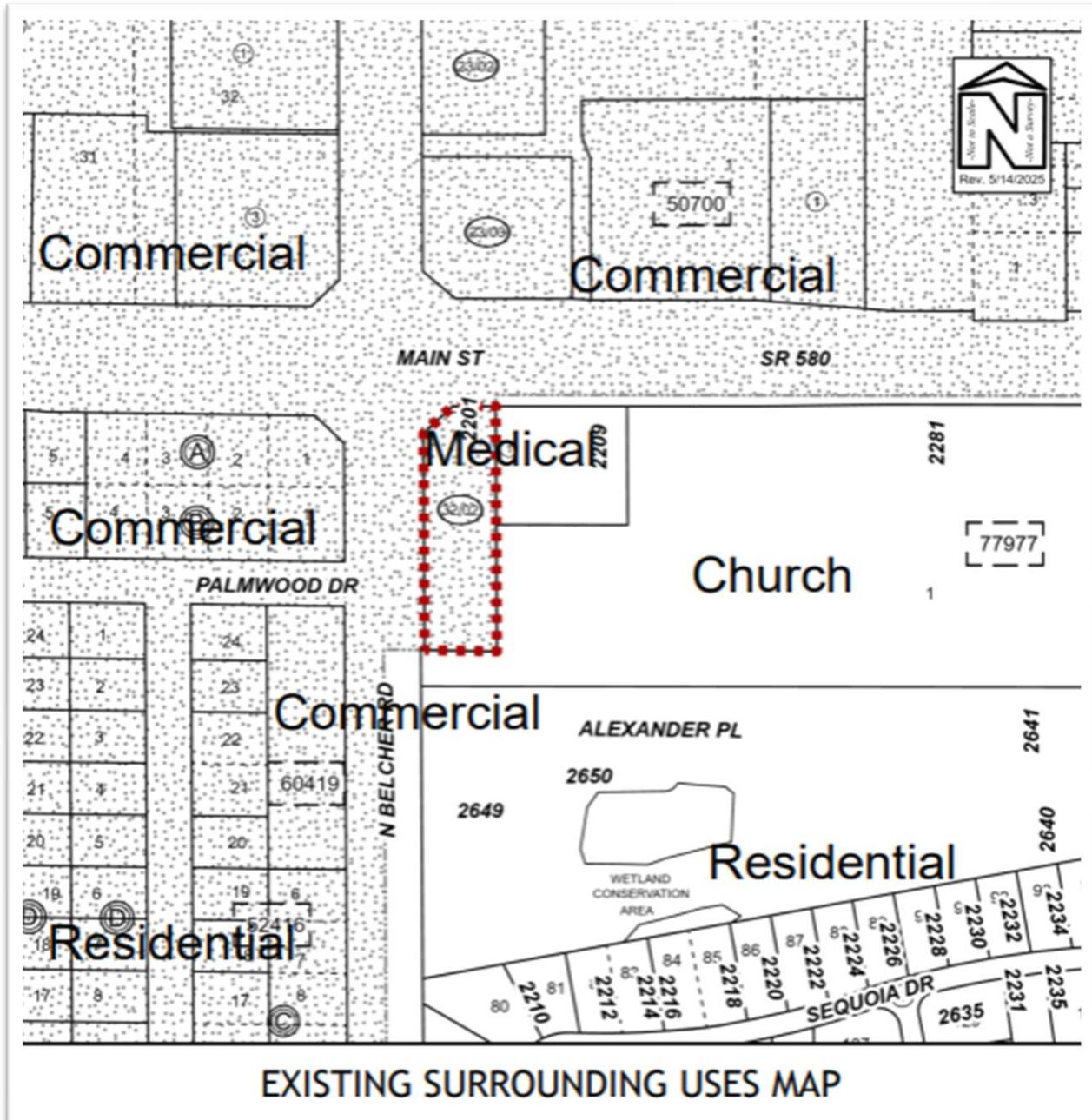
Map 1



**AERIAL PHOTOGRAPH**

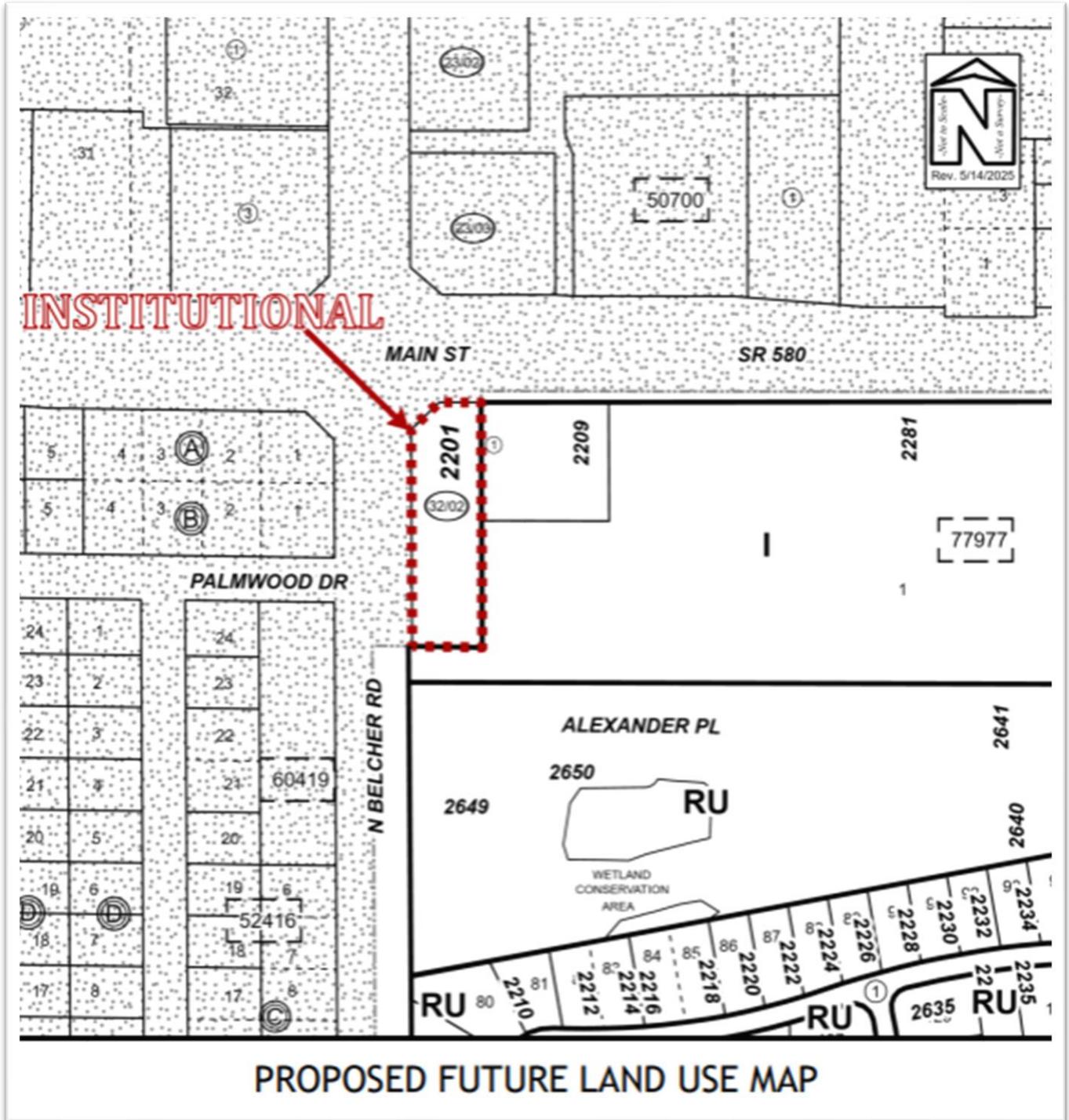
**Map 2**

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 similar retail sales and services. These uses include a convenience or strip center, and other medical service clinics. Along with properties across Main Street also consist of commercial uses. Additionally, 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 future land use category abutting the amendment area to the south is the Residential Urban (RU) category. To the north across Main Steet and to the west across Belcher Road, those parcels are within the Dunedin planning area and do not have future land use categories within the city.



Map 4

A comparison between the uses, densities, and intensities allowed by the existing and proposed Future Land Use Map (FLUM) designations appears in Table 1, along with the consistent zoning districts.

*Table 1. Uses, Densities and Intensities Allowed by Existing and Proposed Future Land Use Map Designations*

	Existing FLUM Designation Retail & Services (R&S)	Proposed FLUM Designation Institutional (I)
<b>Primary Uses:</b>	Primary- Retail Commercial; Office; Personal Service; Commercial/ Business Service; Transient Accommodation; Restaurant; Financial Institution Secondary- Residential; Residential Equivalent; Institutional.	Public/Private Schools; Churches; Public Offices; Hospitals; Residential Equivalent
<b>Maximum Density:</b>	24.0 Dwelling Units per Acre	12.5 Dwelling Units per Acre
<b>Maximum Intensity:</b>	FAR 0.55; ISR 0.90	FAR 0.65; ISR 0.85
<b>Consistent Zoning Districts:</b>	General Business (GB)(Dunedin)	Institutional (I)
Note: Comparable Commercial General (CG) category		

**REVIEW CRITERIA**

**Consistency with the Clearwater Comprehensive Plan [Sections 4-603.F.1 and 4-603.F.2]**

Recommended Findings of Fact:

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

Objective QP 5.1 Use Table QP 1. Future Land Use Categories and Map QP 3. Future Land Use to guide development in the city consistent with the Countywide Plan Map and implemented through the CDC.

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.

Objective QP 5.2 Continue to review and evaluate amendments to the Future Land Use Map to ensure proposed uses and density or intensity are compatible with surrounding areas and consistent with the Countywide Rules.

Policy QP 5.2.5 Direct amendments of higher density and intensity future land use categories to Multimodal Corridors or Future Transit Corridors as delineated by the Land Use Strategy Map in the Countywide Rules.

Policy QP 5.2.6 Evaluate proposed amendments to ensure there are appropriate density and intensity transitions within neighborhoods.

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 QP 5.2.8 Continue to evaluate that sufficient public facilities are available to support proposed increases to density or intensity and require mitigation strategies if sufficient public facilities will not be available.

Objective ss 1.1 Ensure that public utilities and services are distributed in a safe, efficient, and cost-effective manner while maintaining adequate capacity and levels of service to accommodate the existing and future population.

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.

Goal PI 9 Continued coordination that focuses on the delivery of urban services and annexation of property in the Clearwater Planning Area to provide for coordination of land use and utility service demands and encourage an orderly pattern of urban growth and services.

Objective PI1.1 Due to the nature of this Future Land Use amendment, supporting the efforts of Forward Pinellas, in its capacity as the Pinellas Planning Council (PPC), to coordinate land use categories that achieve a consistent system countywide.

#### Recommended Conclusions of Law:

The request is consistent with the goals, objectives, and policies of *Clearwater 2045*, the Clearwater Comprehensive Plan. The proposed Institutional (I) future land use category is compatible with the Institutional (I) future land use category that exists abutting to the east, encompassing the property owned and used by the St. Michaels the Archangel Catholic Church. Belcher Road provides a transitional separation from the County Residential (R-2,3 and 4) future land use categories to the south and west. Any future trips generated would be reviewed at the time of the 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).

#### **Consistency with the Countywide Rules**

#### Recommended Findings of Fact:

The underlying *Countywide Plan Map* category on the proposed amendment area is Retail & Services (R&S). Section 2.3.3.11 of the *Countywide Rules* states that the current Retail & Services (R&S) category is intended

to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

There is no Future Land Use category of Institutional (I) within the *Countywide Plan Map* and the closest equivalent category is Public/ Semi Public (P/SP). However, the proposed City of Clearwater future land use designation of Institutional (I) will still necessitate a *Countywide Plan Map* amendment to Public/ Semi Public (P/SP) in order to maintain consistency between the City's Future Land Use Map and the *Countywide Plan Map*.

The Retail & Services (R&S) category currently exists on the properties across Main Street to the north of the subject property, as well as to the west across Belcher Road. Adjacent to the property to the south and west is the Public/ Semi Public (P/SP) category. The proposed amendment to the Institutional (I) category is supported due to the equivalent ranges of uses compared with the P/SP category and is consistent with the proposed underlining Zoning Atlas District of Intuitionial (I).

Additionally, the subject parcel is in an area that has been designated as an Activity Center on the *Countywide Plan Map*. Activity Centers are defined as contiguous areas which is governed by locally adopted plan or code provisions that identify the area as a unified location, and which serves as an important, identifiable center of business, public, and residential activity that is the focal point of a community, designed to accommodate multiple modes of transportation including enhanced transit. Section 6.2.8.2 outlines that the option of both parties, a municipality meeting the conditions of Section 6.2.8.1 may enter into an agreement with Pinellas County, in which the County submits a complementary application to amend the Countywide Plan Map designations of the unincorporated parcels within the Activity Center (AC) and/or Multimodal Corridor (MMC) planning area boundary identified by the municipality

#### Recommended Conclusions of Law:

The proposed Future Land Use Map Amendment will require amendments to the *Countywide Plan Map* and the Land Use Strategy Map contained within the *Countywide Rules*. The proposed Institutional (I) future land use category will require an amendment to the current *Countywide Plan Map* category. The proposed amendment would ensure that future nonresidential uses are directed away from the Scenic/Noncommercial Corridor, thereby meeting the intent and purpose of the Scenic/Noncommercial Corridor Plan Element. The proposed amendments are consistent with the purpose of the proposed Institutional (I) category in the *Countywide Rules* and with the criteria for *Countywide Plan Map* and Scenic/Noncommercial Corridor consistency.

#### **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 is currently being redeveloped as a parking lot for the Largo Medical Center and has a future land use category of Retail & Services (R&S). Adjacent directly to the east, is property owned

by St. Michael the Archangel Catholic Church, continuing the Institutional (I) designation along Main Street. The proposed Institutional (I) future land use category primarily permits nonresidential development at a floor area ratio (FAR) of 0.65.

**Sufficiency of Public Facilities [Section 4-603.F.4]**

Recommended Findings of Fact:

To assess the sufficiency of public facilities needed to support potential development on the proposed amendment area, the maximum development potential of the property under the existing and proposed city Future Land Use Map designations were analyzed.

	Existing FLUM Designation "R&S"	Proposed FLUM Designation "I"	Net Change
Site Area	0.70 AC (30,492 SF)	0.70 AC (30,492 SF)	
Maximum Development Potential	16,770 SF 0.55 FAR	19,819 SF 0.65 FAR	+3,049 SF +0.10 FAR
Notes: The Commercial General (CG) designation was used to calculate the values of this table. (CG) was used in this section as an equivalent to the Retail & Services designation that is found in Pinellas County.			
Abbreviations: FLUM – Future Land Use Map SF – Square feet			
DUs – Dwelling Units FAR – Floor Area Ratio			

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

As seen in the table above, there is an increase in both nonresidential development potential and the Floor Area Ratio. With the future development of a parking lot on this parcel there are expected increases.

*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 be the same 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 Future Land Use Map Amendment will have no additional impact on parkland.

### *Stormwater*

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 North 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. 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 the implementation of the city's Mobility Management System.

The Mobility Management System applies to both deficient and nondeficient 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.

### **Impact on Natural Resources [Section 4-603.F.5]**

#### Recommended Findings of Fact:

No wetlands 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.

#### Recommended Conclusions of Law:

Amending any properties Future Land Use designation does not have an immediate impact on natural resources. Impacts on natural resources are felt when redevelopment occurs. Any future development would be required to meet the city's Community Development Code, which includes protections for natural resources. Therefore, this proposed Future Land Use Map Amendment will not impact natural resources within the amendment area.

**SUMMARY & RECOMMENDATION**

No amendment to the Comprehensive Plan or Future Land Use Map shall be recommended for approval or receive a final action of approval unless it complies with the standards contained in Section 4-603.F, Community Development Code. Table 3 below depicts the consistency of the proposed amendment with the standards under to Section 4-603.F:

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

*Table 3. 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 Future Land Use Map Amendment from Retail & Services (R&S) to Institutional (I).

Prepared by Planning and Development Department Staff:



Adrian D. Young  
Planner I

ATTACHMENTS: Resume, Photographs

**Adrian D. Young**  
100 South Myrtle Avenue  
Clearwater, Florida 33756  
727-444-8320  
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## **PROFESSIONAL EXPERIENCE**

- **Planning and Development** September 2024 to Present  
City of Clearwater, Fl

Responsible for processing land-use, rezoning, and annexation applications ensuring consistency with the comprehensive plan and community development code. Additionally, provided input for several community development projects.

- **JBPro, Senior Planner** January 2023 – May 2024

Responsible for conducting detailed analyses of demographic, economic, and environmental data to inform project decisions. Prepared comprehensive reports and presentations for various audiences. Partner with multidisciplinary teams ensuring compliance with local regulations, budgets and timeless. Facilitated communication between government officials, community members, and stakeholders to gather input, address concerns, and foster collaborative solutions.

- **Department of Commerce, Senior Planner** August 2022 – December 2023

Responsible for reviewing comprehensive plan amendment to implement Florida's growth management laws of Ch. 163, Part III, F.S. Reviewing comprehensive plan amendments, land development regulations and permits for compliance with state statutes. Managed grants for the Community Planning Technical Assistance Grant Program. Recovery support functions for FEMA disaster recovery work.

- **Florida Legislature, house of Representatives, Administrative Assistant** November 2017 – July 2021

Responsible for Assisting supervisor in handling daily administrative duties and acts in matters where authority has been delegated. Trained other administrative personnel to ensure accurate and coherent workflow. Drafted amendments and bills, made edits to committee bills, bill analyses, and other documents. Utilized advanced computer skills and knowledge of record keeping program.

- **Florida Democratic Party, North Florida Regional Director** September 2016 – November 2017

Responsible for recruiting and training volunteers in election information and voter outreach. Supervised a team of professional to conduct in "Get Out the Vote" efforts. Executed "Get Out the Vote" efforts including canvassing and phone banking to effectively increase voter turnout in historically underrepresented communities. Worked extensively to support a data-driven and metrics-based program.

- **Pittman Law Group, Legislative Assistant** August 2015 – September 2016

Responsible for preparing talking points and performing administrative duties, event planning and implementation. Data analysis and collection. Attended committee hearings and summarized bills into legislative reports. Worked on various State and City wide election campaigns.

- **Becker & Poliakoff P.A., Junior Lobbyist** February 2015 – May 2015

Responsible for attending committee hearings and summarized bills into legislative reports. Responsible for preparing talking points and performing administrative duties. Gained invaluable knowledge of the law and legislative procedures. Excellent proofreading and interpersonal skills and the ability to pay close attention to details.

- **Florida Legislature, Senate, Administrative Assistant** October 2011 – May 2014

Responsible for reading bills for the 2011 Legislative Session. Tracking legislative bills and amendments. Providing research on a variety of matters relating to current/proposed legislation. Assisted with administrative duties in the Senate Secretary and Senate President's Office. Conducted tours and mock sessions to the general public. Worked closely with the Senators and senior staff on various assignments.

- **Ronald Book, P.A., Administrative Assistant**

February 2010 – May 2011

Responsible for attending committee hearings and summarized bills into legislative reports that informed stakeholders of legislation current statuses. Tracked legislative bills and amendments. Assisted supervisor in performing daily administrative duties. Worked on various Statewide election campaigns.

## **EDUCATION**

Master's in Urban and Regional Planning, 2019 – 2023

Florida Sate University, Bachelor's in Political Science, July 2010 – 2014

Tallahassee Community College, Associate in Arts, 2009 – 2012

## **PROFESSIONAL MEMBERSHIPS & ACTIVITIES**

The U.S. Departmental of Housing and Urban Development's Office of Environment and Energy  
Environmental Justice, Airport Hazards, Getting Stated: Tools and Resources; Getting Stated: Part 50  
Regression Analysis  
R Programming  
GIS  
Grant Procurement / Grant Writing  
Member of Florida APA  
Serves on Florida APA Legislative Committee



Facing south at the subject property, 2201 Main Street



Facing north of the subject property along Main Street



Facing west of the subject property along Main/Belcher



Facing east of the subject property along Belcher



Facing west along Belcher



Facing west along Main Street

**2201 Main Street  
LUP2025-05001**