2500 55th Ave N.

Case Nos. FLU-25-07 & ZON-25-05 October 21, 2025





Our Vision:

To Be the Standard for Public Service in America.

Request



Subject Property

Approximately 0.60 acres located at 2500 55th Avenue North in Lealman

Future Land Use Map Amendment

From: Mixed Use Corridor-Primary-Commerce (MUC-P-C)

To: Commercial General (CG)

Zoning Atlas Amendment

From: L-FBC, Lealman Form Based Code

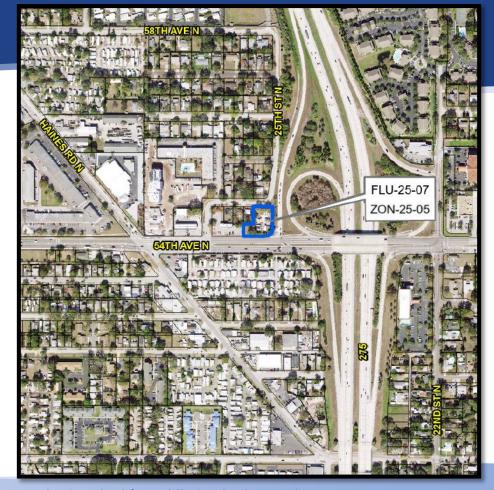
To: C-2, General Commercial and Services

Proposed Use

Commercial Towing Business

Location

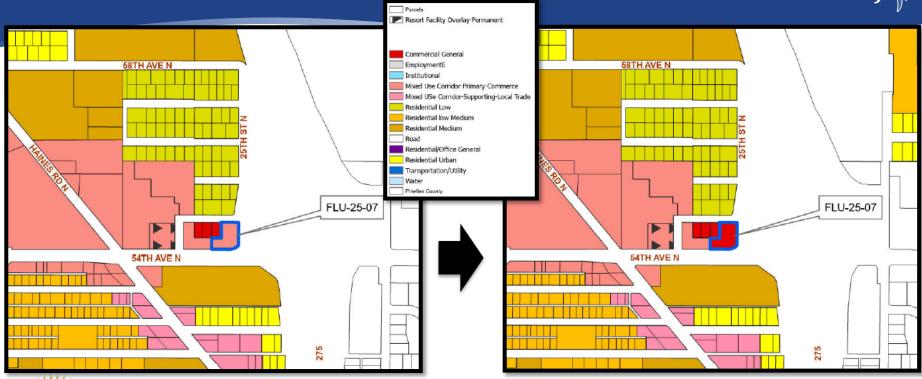






Future Land Use

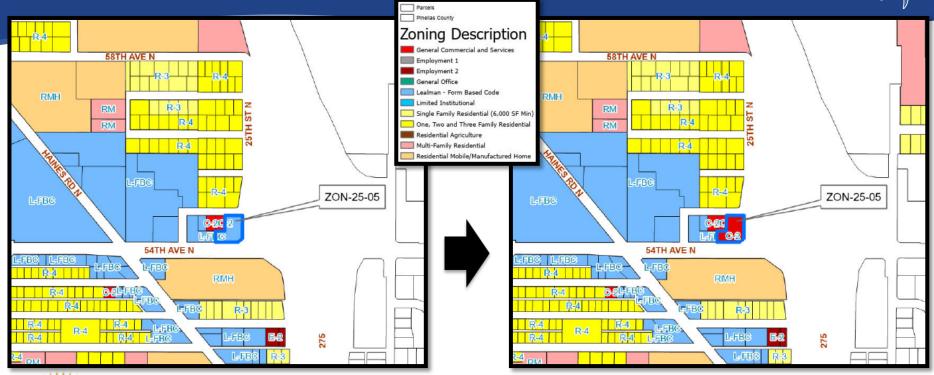






Zoning







Site Photos

Pinellas County

Looking at subject property facing south from 55th Ave N





Site Photos



Looking at subject property facing north from 54th Ave N





Future Land Use – Current



MUC-P-C FLUM Category

- Corridor-based land use category intended for mixed use development in support of multimodal transportation options
- Allows for a wide range and mix of land uses
- Requires specific area plan for designation (e.g., Lealman Community Redevelopment Area Plan)
- 1.2 FAR for nonresidential uses
- 2.0 FAR when residential dwelling units are included in a project



Future Land Use – Proposed



CG FLUM Category

- Allows office, personal service/office support, retail commercial, commercial business service, and similar uses
- Generally appropriate...
 - in areas of the County that are now developed, or appropriate to be developed, in a manner designed to provide the community or region with commercial goods and services, to provide for employment uses that have off-site impacts comparable to office and retail commercial uses and in areas in proximity to and with good access to major transportation facilities
- 24 residential dwelling units per acre
- 0.55 FAR for nonresidential uses

Zoning – Current



L-FBC (Commerce District) Zoning Category

- Allows a full range of uses and encourages mixed-use development, including residential uses
- Places an emphasis on pedestrian-friendly site and building design
- Maximum building height of five (5) stories



Zoning – Proposed



C-2 Zoning Category

- Allows a full range of commercial and retail uses (including vehicle towing business operations)
- Certain research and development and light manufacturing activities are also allowed at appropriate locations
- Should be located within commercial nodes, along certain corridors, and/or in areas that transition from more intensive uses
- Maximum building height of 50 feet



Recommendation



Proposed Future Land Use and Zoning amendments

- Subject property is generally located adjacent to a high auto-traffic interchange at I-275
- Surrounding uses are a mix of commercial and office adjacent to the west, and residential to the north, across 55th Avenue N
- Will accommodate the expansion of current business operations into a single, cohesive development
- Consistent with the Comprehensive Plan

Staff recommends Approval

Local Planning Agency recommended Approval (vote 5-1) at the September 10, 2025, meeting