



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-25-09

LPA Public Hearing: December 10, 2025

Applicant: Galencare, Inc

Representative: Suzanne Walker and Kevin Reali, Stearns Weaver Miller

Subject Property: Approximately 3.49 acres located at 5200 62nd Avenue North in Lealman.

Parcel ID(s): 33-30-16-69948-300-3701



REQUEST:

A Zoning Atlas amendment from R-A, Residential Agriculture to E-1, Employment-1. A companion future land use map amendment is also proposed (Case No. FLU-25-11).

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 6-0, in favor)

Development Review Committee (DRC) RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee reviewed and analyzed this application on November 10, 2025. The Staff summary discussion and analysis follows:

Description of the Current Request

The subject property is approximately 3.49 acres in size, located on the south side of 62nd Avenue North, approximately 0.25 of a mile west of 49th Street North, in Lealman. The subject property is currently vacant. The applicant has the property under contract to purchase but does not have an intended end use. The subject property is zoned R-A, Residential Agriculture, which allows for detached single-family residential on a minimum two-acre lot and certain agricultural uses. The applicant is requesting a zoning atlas amendment to E-1 to accommodate future nonresidential development on the property. The proposed E-1 zoning is typically used for employment uses, light manufacturing, office, R&D uses, and warehouse uses. Additionally, the property is within the Lealman Community Redevelopment Area (CRA).

The applicants are also pursuing a Future Land Use Map (FLUM) amendment on the subject property from Residential Low (RL) to Employment (E) (case # FLU-25-11).

Surrounding Uses and Zoning Designations

The subject property is located on and has direct access to a minor arterial roadway that is within a mixed industrial/commercial area. The area to the north, across 62nd Avenue North is a mix of industrial and utility uses, including a plumbing supply warehouse and a Duke Energy Power utility substation/storage yard. Adjacent on the west and south is a 15+ acre Cemetery/Crematorium and to the east is a small vacant parcel, medical office, and the HCA Florida Northside Hospital.

Flood Risk

The subject property is not within the Coastal Storm Area, however, is located within the 100-year Joe's Creek floodplain. The proposed zoning amendment would remove the potential for residential development in the floodplain. The Land Development Code does not restrict potential nonresidential uses within the floodplain. However, any new development on the property must comply with building elevation and/or floodplain compensation requirements.

Conclusion

Staff is of the opinion that the proposed E-1 zoning is appropriate for the subject property and the request is compatible with the surrounding development pattern and will allow for the site to be redeveloped to the County's development regulations in a more appropriate manner. Additionally, when evaluating the overall compatibility of the request with the surrounding area, especially when considering the site's frontage along 62nd Ave North, the proposed amendment is compatible with the neighboring uses. Staff also finds the proposed amendment consistent with the Pinellas County Comprehensive Plan (see specifically cited goal, objectives, policies, and strategies listed below), subject to the approval of the companion FLUM amendment (case # FLU-25-11).

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low (RL)	R-A	Vacant
Adjacent Properties:			
North	City of Pinellas Park	City of Pinellas Park	Duke Energy and Industrial Uses
South	Residential Low (RL)	R-A	Cemetery
East	Residential Low Medium (RLM), Institutional (I)	R-A & GI	Vacant/Medical Office
West	Residential Low (RL)	R-A	Cemetery/Crematorium

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.

Objective 1.1 Establish Land Use Categories that respond to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

Objective 1.2 Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

Policy 1.2.1 Utilize the Land Development Code to regulate the use, intensity and design of (re)development in a manner consistent with the Future Land Use Categories and FLUM.

Strategy 1.2.1.1 The Local Planning Agency and the Board of County Commissioners will ensure that use, density, intensity, and other relevant standards of the Land Development Code are consistent with the Future Land Use Chapter.

Policy 1.2.2 Consider creative regulatory solutions to support (re)development.

Goal 4: Promote land use and development patterns that support equitable economic growth.

LEALMAN COMMUNITY REDEVELOPMENT AREA PLAN

Objective 1 Economic Development and Innovation

Strategy Maintain inventory and knowledge of vacant lands and buildings to encourage new investment and accommodate future development in the Area.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: January 20, 2026, at 9:30 a.m.

CORRESPONDENCE RECEIVED TO DATE: None

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: None

ATTACHMENTS: Case Maps, Application