

ZON-25-00010 - ZON-25-09

File Date: 10/21/2025

Application Status: In Review

Application Type: Zoning Change

Application Detail: Detail

Description of Work: The subject property has a future land use and zoning that contemplate residential uses. However, the property is flanked on all sides by non-residential uses (cemetery and hospital uses to the east, and distribution and public utility uses to the north). Due to the surrounding uses, no residential uses have developed on the property, and none proposes to change the future land use to E and the zoning to E-1 to attract a user to develop and operate the site. The proposed E future land use and E-1 will not create cemetery and hospital/office within the County, and will be compatible with the Pinellas Park zoning and land use across 62nd Avenue to the north. The proposed FLU will change to the Countywide Map will be an outgrowth of employment uses from north to south over the property. This request is somewhat unique because it is not an property. However, the request is compatible because the adjacent uses are compatible and unlikely to change. The cemetery has residential zoning and future land use, the residential zoning and future land use do not create any incompatibilities with the proposed changes. Rather, the cemetery use controls to determine compatibility. To land use is compatible with office and public/hospital uses. As such, the request is a logical outgrowth of the Countywide Map and Pinellas Park uses across 62nd Avenue adjacent uses within Unincorporated Pinellas County.

Application Name: ZON-25-09

Site Address: 5200 62ND AVE N, PINELLAS PARK, FL 33781

Owner Name: GALENCARE INC

Owner Address: PO BOX 80610, INDIANAPOLIS, IN 46280 061

Parcel No: 333016899483003701

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Suzanne Walker</a>	<a href="#">Stearns Weaver ...</a>	Agent		Active
	<a href="#">Kevin Reali</a>		Agent		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$1,720.00

Total Fee Invoiced: \$1,720.00

Balance: \$0.00

Custom Fields: Change of Zoning Info

Current Zoning	Contract for Sale	DRC Meeting Date
<a href="#">R-A</a>	<a href="#">Yes</a>	<a href="#">11/10/2025</a>
Proposed Zoning	Contract Status	LPA Hearing Date
<a href="#">E-1</a>	<a href="#">Conditional</a>	<a href="#">12/10/2025</a>
Does this involve a conditional overlay?	Option to Purchase	BOCC Hearing Date
<a href="#">No</a>	<a href="#">No</a>	<a href="#">01/20/2026</a>
Current Structures	Has there been a previous application made before?	
<a href="#">vacant</a>	<a href="#">No</a>	
Proposed structures and improvements	Does applicant own any property contiguous to subject property?	
<a href="#">The end user and development has not yet been identified.</a>	<a href="#">No</a>	
	Date subject property acquired	
	<a href="#">07/12/2018</a>	

SURROUNDING PROPERTY

Direction	Land Use	Zoning	Existing Use
<a href="#">North</a>	City of Pinellas Park	City of Pinellas Park	Duke Energy Plant
<a href="#">South</a>	Residential Low (RL)	Residential Agriculture (R-A)	Cemetery
<a href="#">East</a>	Residential Low Medium (RLM) / Institutional (I)	Residential Agriculture (R-A) / General Institutional (GI)	Vacant Land / Medical Office and Hospital
<a href="#">West</a>	Residential Low (RL)	Residential Agriculture (R-A)	Cemetery

MULTI\_MODAL

State Account Description Impact Fee Amount (Money)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Completeness Review</a>		Deemed Complete	10/23/2025	Molly Cord
	<a href="#">Zoning Manager Review</a>	Michael Schoder...	Complete	10/24/2025	Michael Schoder...

		Task	Assigned To	Status	Status Date	Action By	
		<a href="#">Admin Support Review</a>	Jennifer Admire				
		DRC Meeting					
		Staff Report and Recom...					
		Case Noticing					
		Planning Director Review					
		LPA Packet Prep and Di...					
		LPA Public Hearing					
		BOCC		Preparing			
		Final Action					
<b>Condition Status:</b>		Name	Short Comments	Status	Apply Date	Severity	Action By
<b>Documents:</b>		File Name	Document Group	Category	Description	Type	Docurr
		<a href="#">Belleair - 5200 62nd A...</a>	PLN_LUPC	Letter of Autho...	Letter of Authoriza...	application/pdf	Uploac
		<a href="#">Belleair - 5200 62nd A...</a>	PLN_LUPC	Certification o...	Certification of Ow...	application/pdf	Uploac
		<a href="#">Belleair - 5200 62nd A...</a>	PLN_LUPC	Survey	Survey	application/pdf	Uploac
		<a href="#">Case Maps</a>	PLN_LUPC	Other		application/pdf	Uploac
		<a href="#">Sunbiz Document</a>	PLN_LUPC	Other		application/pdf	Uploac
		<a href="#">Show all</a>					
<b>Application Comments:</b>		View ID	Comment		Date		
		BCC102728...	<a href="#">Approximately 3.49 acres located at 5200 62nd A...</a>		10/22/2025		
<b>Initiated by Product:</b>		ACA					
<b>Scheduled/Pending Inspections:</b>		Inspection Type	Scheduled Date	Inspector	Status	Comments	
<b>Resulted Inspections:</b>		Inspection Type	Inspection Date	Inspector	Status	Comments	

ZON-2...

STATUS

LOCATION

CONTACT

WORKFLOW

ZON-25-09

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&gt; 5200 6...

&gt; Suzann...

&gt; 11 total T

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10/23/2...

PINELL...

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## ZON-25-00010 - ZON-25-09

Save

Add

Delete

CSV Export

Help

Table Subgroup SURROUNDING PROPERTY Filter table...



<input type="checkbox"/> <u>Direction</u>	<u>Land Use(Text)</u>	<u>Zoning(Text)</u>	<u>Existing Use(Text)</u>
<input type="checkbox"/> North	City of Pinellas Park	City of Pinellas Park	Duke Energy Plant
<input type="checkbox"/> South	Residential Low (RL)	Residential Agriculture (R-A)	Cemetery
<input type="checkbox"/> East	Residential Low Medium (R	Residential Agriculture (R-A)	Vacant Land / Medical Offic
<input type="checkbox"/> West	Residential Low (RL)	Residential Agriculture (R-A)	Cemetery



ResOrd


FLU-25  
-00011

ZON-25  
-00010

ZON-2...	STATUS	LOCATION	CONTACT	WORKFLOW
ZON-25-09 The subjec...	> In Revi... 10/23/2...	> 5200 6... PINELL...	> Suzann...	> 11 total T ●...

## ZON-25-00010 - ZON-25-09

[Save](#)
[Reset](#)
[Synchronize](#)
[Address Locator](#)
[Cancel](#)
[Help](#)

### Street #

### Street Name

### Dir

### Street Type

### Unit Type

### Unit #

### Primary

### City

### State

### Zip Code

### Location Description

### Legacy Fields

#### Street Address

#### Address Line 1

#### Address Line 2



Record


FLU-25  
-00011

ZON-25  
-00010

**2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# 578881

**Entity Name:** GALENCARE, INC.**Current Principal Place of Business:**ONE PARK PLAZA  
NASHVILLE, TN 37203**Current Mailing Address:**P.O. BOX 750  
NASHVILLE, TN 37202 US**FEI Number:** 61-0947837**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title DP  
Name HAZEN, SAMUEL N  
Address ONE PARK PLAZA  
City-State-Zip: NASHVILLE TN 37203

Title DVPA  
Name FRANCK, JOHN M II  
Address ONE PARK PLAZA  
City-State-Zip: NASHVILLE TN 37203

Title VPS  
Name CLINE, NATALIE H  
Address ONE PARK PLAZA  
City-State-Zip: NASHVILLE TN 37203

Title DSVP  
Name WYATT, CHRISTOPHER F  
Address ONE PARK PLAZA  
City-State-Zip: NASHVILLE TN 37203

Title SVPT  
Name HACKETT, JOHN M.  
Address ONE PARK PLAZA  
City-State-Zip: NASHVILLE TN 37203

Title VP  
Name GRUBBS, RONALD L JR.  
Address ONE PARK PLAZA  
City-State-Zip: NASHVILLE TN 37203

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** NATALIE H. CLINE

VPS

04/22/2025

Electronic Signature of Signing Officer/Director Detail

Date

GALENCARE, INC.  
One Park Plaza  
Nashville, TN 37203

LETTER OF AUTHORIZATION

August 26, 2025

Re: 5200 62<sup>nd</sup> Avenue N., Pinellas Park, Florida (the "Property")  
Parcel ID #33-30-16-69948-300-3701

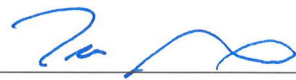
To Whom it May Concern:

Galencare, Inc., is the owner of the property located at 5200 62<sup>nd</sup> Avenue N., Pinellas Park, Florida (the "Property"). This letter shall serve as authorization for Belleair Development Group, LLC, Attn: Carlos Yepes and/or Christian Yepes ("Belleair"), Joshua Bradley of Native Engineering, and the law firm of Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. to apply for and obtain any and all permits and approvals necessary for development of the Property for industrial or affordable housing which permits and approvals (and associated conditions or impositions to such permits and approvals) are effective and binding on the Property if and only after Belleair closes on the acquisition of the Property.

If you have any questions, please feel free to contact the undersigned at:

Galencare, Inc.  
Attn: David J Bailey, Director of Real Estate  
3031 N Rocky Point Dr W Suite 400,  
Tampa, FL 33607  
Office Direct: 813.402.9564

GALENCARE, INC.

By:   
Todd Maxwell, Vice President

STATE OF TENNESSEE  
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me by means of physical presence this 26<sup>th</sup> day of August, 2025, by Todd Maxwell, Vice President of Galencare, Inc., a Florida corporation, who is personally known to me.



My Commission Expires: October 4, 2027

  
NOTARY PUBLIC

Print Name: Teresa G Ross