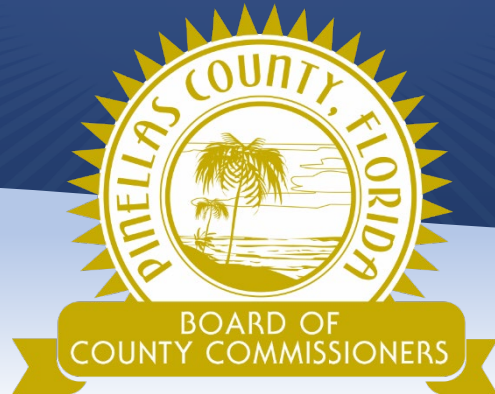


Board of County Commissioners

Case # ZON-26-01

April 21, 2026



Our Vision:
To Be the Standard for
Public Service in America.

Subject Property

Approximately 0.45 acres located at 5301 55th Street North in Lealman.

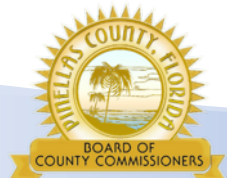
Zoning Atlas Amendment

From: R-R, Rural Residential

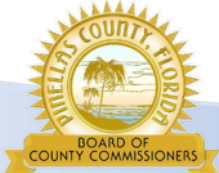
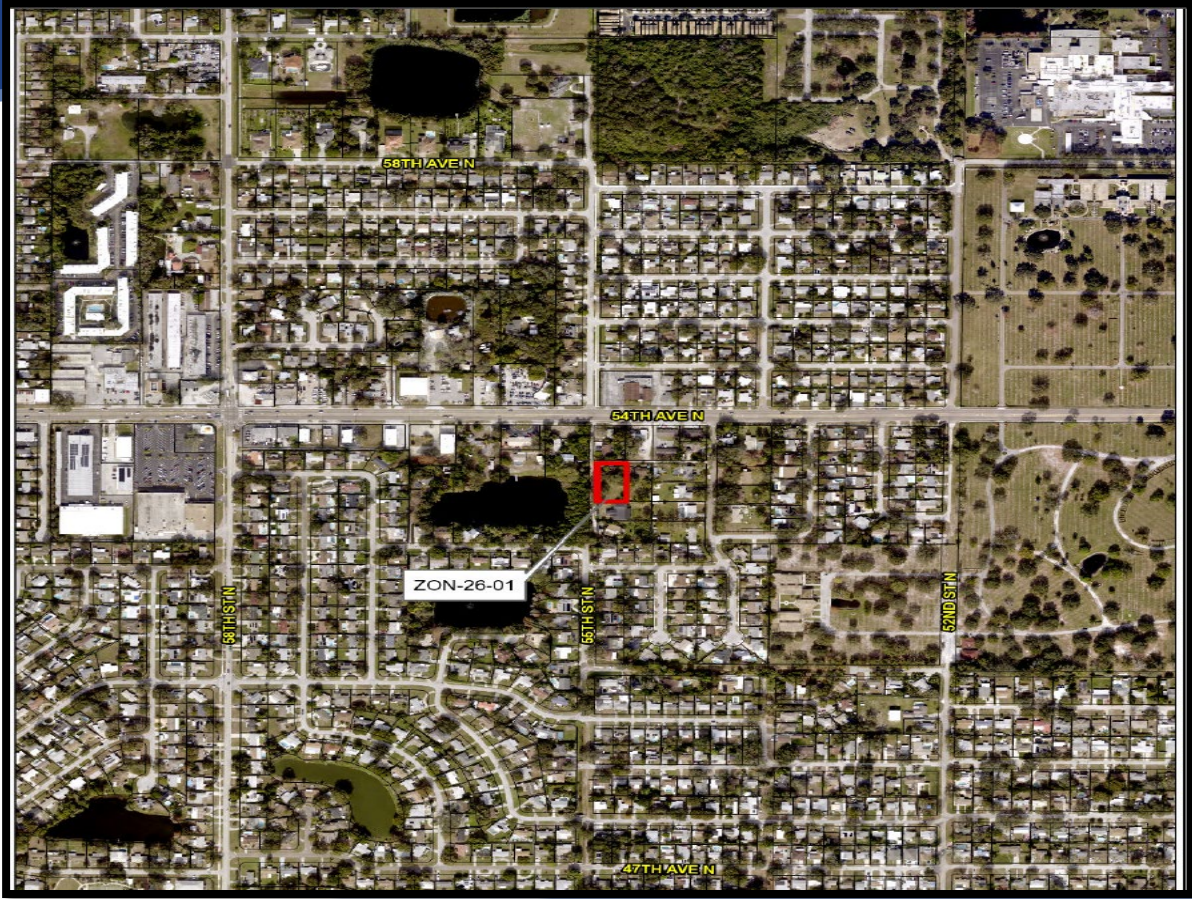
To: R-4, One, Two, and Three-Family Residential

Proposed Use

Two Single-Family Homes

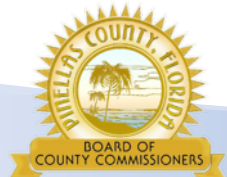


Location



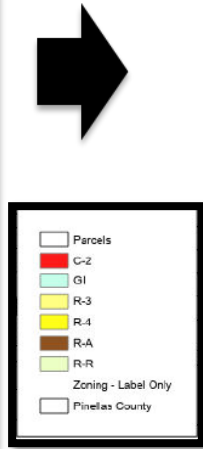
Our Vision: To Be the Standard for Public Service in America

Future Land Use Map



Our Vision: To Be the Standard for Public Service in America

Zoning



Our Vision: To Be the Standard for Public Service in America

Site Photos



Aerial overview of subject property

Site Photos



Looking south at subject property from 55th Street North



Looking west at subject property from 55th Street North

Site Photos



Looking southeast at
subject property from
55th Street North

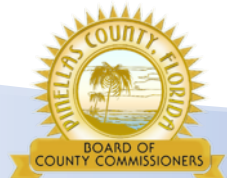
Site Photos



**Looking north at
subject property
from 55th Street
North**

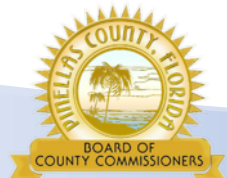
R-R, Rural Residential, Zoning Category

- **Characterized by medium to large lot, low density residential communities.**
- **Provides a transition between the more rural and suburban neighborhoods within Pinellas County.**
- **Allows for single-family residential lots**
- **16,000 sf minimum lot size**
- **Maximum building height of 35 feet.**
- **Maximum impervious surface ratio is 0.60 for residential uses.**



R-4, One, Two, and Three-Family Residential, Zoning Category

- **The R-4 zoning district is intended for urbanized areas that offer access to a range of transportation options and urban services.**
- **Allows for single-family, two-family and three-family dwellings when appropriate.**
- **5,000 square foot minimum lot size for single-family detached development.**
- **Maximum building height of 35 feet.**
- **Maximum impervious surface ratio is 0.75 for residential uses.**



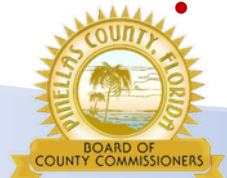
Additional Information

Flood Risk: The subject property has a low flood risk. The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The subject property lies within Flood Zone X.

Future Land Use would remain the same, Residential Low (RL)

Allows residential use

- The purpose of this category is to represent areas within the County that are currently developed, or suitable for future redevelopment, in a low-density residential nature.
- Residential Use - 5 UPA

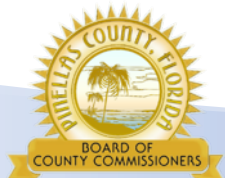


Public Notification and Correspondence



Public Notice and Correspondence:

Property owner notices sent – within 300 feet of subject property. No correspondence received.



Recommendation

Proposed Zoning Atlas Amendment:

- **The request demonstrates general compatibility with both the neighboring residential density and the established development pattern.**
- **Appropriate location and consistent with the adjacent zoning designations.**
- **Consistent with the Comprehensive Plan and Future Land Use Designation of Residential Low (RL).**

Staff recommends Approval

Local Planning Agency Recommended Approval (Vote: 6-0)

