



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-25-07

LPA Public Hearing: September 10, 2025

Applicant: 275 HYW Holdings, LLC

Representative: Angel Rivera

Subject Property: Approximately 0.60-acres located at 2500 55th Avenue North in Lealman.

Parcel ID(s): 35-30-16-74340-009-0010



REQUEST:

Future Land Use Map (FLUM) amendment from Mixed Use Corridor-Primary-Commerce (MUC-P-C) to Commercial General (CG). A companion Zoning Atlas amendment (Case No. ZON-25-05) is also proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Future Land Use Map amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 5-1, in favor.)

Development Review Committee (DRC) RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future Land Use Map amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
 - **Staff further recommends** that the LPA recommend **approval** of the proposed Future Land Use Map amendment to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on August 11, 2025. The DRC Staff summary discussion and analysis follows:

Description of the Current Request

The subject property is designated as Mixed Use Corridor-Primary-Commerce (MUC-P-C) on the FLUM; and is zoned L-FBC, Lealman Form Based Code, which generally allows for a broad range and mix of retail, personal business service, and multi-family residential uses.

The applicant has expressed a desire to redevelop the subject property along with the adjacent property to the west cohesively as a vehicle towing business. The subject property consists of five platted lots of record totaling approximately 0.60 acres, located at 2500 55th Avenue North in the Lealman community of unincorporated Pinellas County. The property is currently being used to store towed vehicles; however, it does not have an approved site plan on file to allow legal operation of the use.

Background

On June 11th, 2024, the Board of County Commissioners (BCC) approved (vote 6-0) amendments to the Future Land Use Map (FLUM) and Zoning Atlas, along with a lot size variance on the adjacent property to the immediate west (case nos. FLU-24-01 and ZON-24-01). The adjacent property is under the same ownership as the subject property and is located at 2520 55th Avenue North. It was previously designated Residential Low (RL) on the FLUM and zoned R-4, One, Two, & Three Family Residential. It is developed with a single-family home. The applicant at that time wanted to have the ability to convert the single-family home into an office for the vehicle towing business operation that is located on the adjacent subject property to the east; however, the existing R-4 zoning district does not allow an office use as a primary use and therefore a zoning amendment to C-2 was requested and approved, along with a FLUM amendment to Commercial General (CG) to establish consistency between the land use and the zoning. The zoning change to C-2 effectively made the existing single-family home a legal nonconforming use that can remain until either abandoned or redeveloped as a primary office use.

Compatibility with Surrounding Uses and Future Land Use Map Designations

The subject property is located approximately 650 feet east of Haines Road and is adjacent to Interstate 275 (I-275). The surrounding area contains a variety of uses that consist of a mix of retail, commercial/business services, and residential uses within the parcel's vicinity. Single-family homes are located north of the subject property across 55th Avenue North and designated as RL. Directly across 54th Avenue North to the south is a mobile home park designated as Residential Low Medium (RLM). A mix of commercial, office, and residential uses can be found further westward along the corridor and designated as MUC-P-C. Properties directly to the west include a single-family residence (nonconforming use) owned by the applicant and designated as CG; and a restaurant (Waffle House) along 54th Avenue North designated as MUC-P-C. The I-275 interchange at 54th Avenue North is directly to the east.

Flood Risk

The subject property is neither within the Coastal Storm Area nor the Coastal High Hazard Area and has a low flood risk.

Conclusion

Staff is of the opinion that the proposed FLUM amendment is appropriate for and compatible with the surrounding area context. The subject property is located directly adjacent to the I-275 interchange at 54th Avenue North and, furthermore, includes frontage along 54th Avenue North. This is a high-traffic area of intensity and, thus, suitable for heavy commercial and office-type uses. Approval of this request along with the companion Zoning Atlas Amendment (case no. ZON-25-05) will allow for the property owner to expand business operations into a single, cohesive development. Staff also finds the amendment consistent with the Pinellas County Comprehensive Plan (see specifically cited goals, objectives, policies, and strategies listed below),

SURROUNDING ZONING AND LAND USE FACTS:

| | FLUM Category | Zoning District | Existing Use |
|-----------------------------|----------------------|------------------------|---------------------------|
| Subject Property: | MUC-P-C | L-FBC | Commercial Towing |
| Adjacent Properties: | | | |
| North | RL | R-4 | Single-Family Residential |
| South | RM | RMH | Mobile Home Park |
| East | (na) | (na) | I-275 |
| West | CG | C-2 | Single-Family Residential |
| | MUC-P-C | L-FBC | Restaurant |

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 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.

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: October 21, 2025, at 6:00 p.m.

CORRESPONDENCE RECEIVED TO DATE: None

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: One personal appeared in opposition.

ATTACHMENTS: Maps; Traffic Impacts; Impacts Assessment