

ZON-25-00005 - ZON-25-05

A notice was added to this record on 2022-11-23.  
Condition: Severity: Notice  
Total conditions: 1 (Notice: 1)

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File Date: 07/18/2025

Application Status: In Review

Application Type: Zoning Change

Application Detail: Detail

Description of Work: Property to be rezoned to operate a commercial business (towing). The property will be used for parking & maintaining (repairs) the business fleet. Owner owns the property to operate as the office for the business, but there's an existing building in the property to be rezoned that can be improved to be used as an office and storage.

Application Name: ZON-25-05

Site Address: 2500 55TH AVE N, ST PETERSBURG, FL 33714

Owner Name: 275 HYW HOLDINGS LLC

Owner Address: 6036 45TH AVE N, ST PETERSBURG, FL 33709 510

Parcel No: 353016743400090010

Contact Info: NameOrganization NameContact TypeContact Primary AddressStatus

Angel Luis RiveraA&B Engineering, Inc.Associated EngineerMailing, 4914 E Longboat Key Blvd, Suite 202, Longboat Key, FL 34958Active

Licensed Professionals Info: PrimaryLicense NumberLicense TypeNameBusiness NameBusiness License #

Total Fee Assessed: \$1,720.00

Total Fee Invoiced: \$1,720.00

Balance: \$0.00

Custom Fields: Change of Zoning Info

Current ZoningL-FBCContract for SaleNoDRC Meeting Date08/11/2025

Proposed ZoningC-2Option to PurchaseNoLPA Hearing Date09/10/2025

Does this involve a conditional overlay?NoHas there been a previous application made before?YesBOCC Hearing Date10/21/2025

If yes then what is the case numberZ/LU-7-3-16

Does applicant own any property contiguous to subject property?Yes

Current Structuresone story bldg, total gross area = 586sf. Also, removable sunshade structure, concrete slab, walkway, shed, fencesIf Yes, what is the parcel number35-30-16-74340-009-0030

Date subject property acquired06/18/2021

Proposed structures and improvementsThe proposed use is mainly parking and a vehicle maintenance/repairs building for the business fleet (not to be used for the public). An existing building can be used for office and storage building.

SURROUNDING PROPERTY

DirectionLand UseZoningExisting Use

NorthResidential Low (RL)R-4, One, Two and Three Family ResidentialSingle-Family Residence

SouthResidential Medium (RM)RMH, Residential Mobile/Manufactured Home Mobile Home Park

EastI-275I-275I-275

WestCommercial General (CG) C-2, General Commercial and ServicesSingle-Family Residence

MULTI\_MODAL

State Account DescriptionImpact Fee Amount (Money)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Completeness Review</a>	Molly Cord	Deemed Complete	07/22/2025	Molly Cord
	<a href="#">Zoning Manager Review</a>	Michael Schoder...	Complete	07/23/2025	Michael Schoder...
	<a href="#">Admin Support Review</a>	Jennifer Admire			
	DRC Meeting				

Task	Assigned To	Status	Status Date	Action By
Staff Report and Recom...				
Case Noticing				
Planning Director Review				
LPA Packet Prep and Di...				
LPA Public Hearing				
BOCC		Preparing		
Final Action				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	<a href="#">VIOLATION</a>		Applied	11/23/2022	Notice	

Documents:	File Name	Document Group	Category	Description	Type	Docun
	<a href="#">Application_ZLU DA Apl...</a>	PLN_LUPC	Other	Application form	application/pdf	Uploac
	<a href="#">Attorney Certification...</a>	PLN_LUPC	Certification o...	Certification of Ow...	application/pdf	Uploac
	<a href="#">Survey_2500 55th Ave N...</a>	PLN_LUPC	Survey	survey	application/pdf	Uploac
	<a href="#">Sunbiz Information</a>	PLN_LUPC	Certification o...	JOSE E PAGAN GUZMAN	application/pdf	Uploac
	<a href="#">Show all</a>					

Application Comments:	View ID	Comment	Date
	BCC102728...	<a href="#">Approximately 0.60-acres located at 2500 55th A...</a>	07/21/2025

**Initiated by Product:** ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

ZON-2...	STATUS	LOCATION	CONTACT	WORKFLOW
ZON-25-05 Property t...	> In Revi... 07/22/2...	> 2500 5... ST PET...	> Angel R...	> 11 total T ●...

## ZON-25-00005 - ZON-25-05

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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 ▼	Residential Low (RL)	R-4, One, Two and Three F	Single-Family Residence
<input type="checkbox"/> South ▼	Residential Medium (RM)	RMH, Residential Mobile/M.	Mobile Home Park
<input type="checkbox"/> East ▼	I-275	I-275	I-275
<input type="checkbox"/> West ▼	Commercial General (CG)	C-2, General Commercial a	Single-Family Residence

ZON-25-00005

ZON-2...

STATUS

LOCATION

CONTACT

WORKFLOW

ZON-25-05

&gt; In Revi...

&gt; 2500 5...

&gt; Angel R...

&gt; 11 total T

Property t...

07/22/2...

ST PET...

...

## ZON-25-00005 - ZON-25-05

Save

Reset

Synchronize

Address Locator

Cancel

Help

**Street #**

2500

**Street Name**

55TH

**Dir**

--Select-- ✓

**Street Type**

AVE ✓

**Unit Type**

--Select-- ✓

**Unit #**
**Primary**

Yes ✓

**City**

ST PETERSBURG

**State**

FL

**Zip Code**

33714

**Location Description**

2500 55TH AVE N

Legacy Fields

**Street Address**

2500 55TH AVE N

**Address Line 1**

2500 55TH AVE N

**Address Line 2**

ZON 25  
-00005



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## Detail by Entity Name

Florida Limited Liability Company  
275 HYW HOLDINGS LLC

### Filing Information

<b>Document Number</b>	L21000274202
<b>FEI/EIN Number</b>	87-1249957
<b>Date Filed</b>	06/14/2021
<b>Effective Date</b>	06/12/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2500 55TH AVE N  
SAINT PETERSBURG, FL 33714

### Mailing Address

2500 55 AVE  
SAINT PETERSBURG, FL 33714

Changed: 04/11/2022

### Registered Agent Name & Address

PAGAN GUZMAN, JOSE E  
2500 55 AVE  
SAINT PETERSBURG, FL 33714

Address Changed: 04/11/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

PAGAN, JOSE E  
2500 55 AVE  
SAINT PETERSBURG, FL 33714

Title AMBR

PAGAN, JOSE

2500 55 AVE  
SAINT PETERSBURG, FL 33714

Annual Reports

Report Year	Filed Date
2023	03/21/2023
2024	04/12/2024
2025	04/17/2025

Document Images

<a href="#">04/17/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/12/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/21/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/11/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/14/2021 -- Florida Limited Liability</a>	View image in PDF format

1. Owner: 275 HWY Holdings LLC  
Mailing Address: 6036 45th Ave N  
City: Kenneth City State: FL Zip Code: 33709-5107 Daytime Phone: (\_\_\_\_) 787-689-7776  
Email: josepagan93@gmail.com

2. Representative's Name: Angel L. Rivera, PE  
Company Name: A&B Engineering Consultants, PA  
Mailing Address: 4914 E Longboat Blvd  
City: Tampa State: FL Zip Code: 33615 Daytime Phone: (\_\_\_\_) 727-698-9513  
Email: angel@anbcompanies.com

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

- A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

Jose E Pagan Guzman

Specify interest held: Authorized Member or Manager

- B. Is there an existing contract for sale of subject property: \_\_\_\_ Yes X No  
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Is contract conditional or absolute? \_\_\_\_ Conditional \_\_\_\_ Absolute

- C. Are there any options to purchase on subject property? \_\_\_\_ Yes X No  
If so, list names of all parties to option including all partners, corporate officers and members of any trust:





15. Does applicant own any property contiguous to subject property?   X   Yes        No

If so, give complete legal description of contiguous property:

RENWICK, ERLE SUB NO. 4 BLK 9, LOT 3

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16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record.  
*(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)*
- c) A concept plan is not required for zoning and land use applications but may be submitted as supplemental information.
- d) Development Agreement: If the Application includes consideration of a Development Agreement, a completed draft of the Agreement must be submitted with this application. Please contact the County Attorney's Office at (727) 464-3354 to obtain the approved form for a Development Agreement.
- e) A recent survey.
- f) If the request is for a Future Land Use Map amendment for residential density over 5.0 units per acre in the 100-year floodplain, the following information is required:
  - Impact on the demand for shelter space.
  - Meets County Floodplain, Flood Protection & Stormwater Regulations.
  - Approved water shed plan.
  - Comparable compensation pertaining to floodplain storage.
- g) Additional information may be required by Staff, such as but not limited to, verification of adequate access to the subject area, documentation that the mandatory rules regarding transferable development rights or density/intensity averaging are being adhered to, compliance with Airport zoning regulations, etc.



## Building & Development Review Services

July 9, 2025

Angel Rivera, PE (email: [angel@anbcompanies.com](mailto:angel@anbcompanies.com))  
A&B Engineering Consultants, PA  
4914 E Longboat Blvd  
Tampa, FL 33615

RE: Pinellas County Land Development Code Interpretation  
Property Use per Table 138-4057.a  
Address: 2500 55<sup>th</sup> Avenue N  
Parcel Number: 35-30-16-74340-009-0010

Dear Mr. Rivera:

The county is in receipt of your request for an interpretation with respect to the use of the subject property and specifically to allowable uses per Table 138-4057.a. Pursuant to Section 138-3936(b), code interpretations fall under the responsibility of the Code Administrator as a part of a Type 1A Review.

The subject property is zoned Lealman Form Based Code – Commerce District (LFBC-C) and has a Future Land Use Designation of Mixed Use Corridor – Primary – Commerce (MUC-P-C). Per the Pinellas County Comprehensive Plan, the uses allowed in the MUC-P-C generally include residential, lodging, office, retail/commercial, automotive, industrial/manufacturing, civil support, civic, and recreation. These uses are further defined by the zoning district.

Regarding your inquiry that the property functions with the following uses: truck maintenance, automobile service/repair facility and parking lot, these uses appear to be components of a primary use operation on the site, which is a Towing Service Company (<https://pagantowingservices.com/>). Per Section 138-4110, Primary is defined as “The most dominant use, building, or structure on a lot or parcel.”

For your question regarding “Towing Vehicles” use not being found in the Code, Section 138-4057(b) addresses Unlisted uses. “If a proposed use is not listed in LFBC Div. 6: Table 138-4057.a but is similar in character and function to another listed use, the Code Administrator may treat the proposed use under that use's category. If a proposed use is not listed and is not similar to any other listed use, the use is prohibited. When determining if a proposed use is similar to another listed use, the Code Administrator must consider the following criteria: (1) The characteristics of the proposed use in comparison to other permitted uses and the potential impact on surrounding properties. (2) The overall intent of the District in which it is located.”

For reference, in Section 138-356 of the Land Development Code, Vehicle towing use means establishments offering local or long-distance towing services for motor vehicles. Vehicle towing establishments may offer incidental services, such as storage and emergency road repair services. This definition shall not include gas stations, automotive repair and maintenance or retailing automotive parts and accessories.

Going back to Section 138-4057(b), If a proposed use is not listed in the Use Table and is not similar to any other listed use, the use is prohibited. The Vehicle Towing use is not listed in the Table of Uses nor is it similar to any other uses listed in the Table, therefore, the use is not an allowable use in the LFBC-C zoning district.

440 Court Street  
Clearwater, FL 33756  
Phone (727) 464-3888  
Fax (727) 453-3256  
V/TDD (727) 464-4062  
Pinellas.gov

In addition, the last approved use for the subject site was residential, no site plan has ever been submitted to change the use on the site. The property you mentioned next door at 2520 55<sup>th</sup> Avenue N did receive a rezoning and future land use amendment earlier this year, however, no site plan has been submitted that allows this property to operate as an office use. The last approved use for this property was residential.

For reference, the C-2 zoning and CG Future Land Use designations that are located on 2520 55<sup>th</sup> Avenue N does allow for this use. An option would be pursuing a rezoning and future land use amendment for 2500 55<sup>th</sup> Avenue N.

Sincerely,



Kevin McAndrew, RLA, AICP, LEED AP  
Director, Building & Development Review Services

Cc: Sam Reilly – [slrgtr52@gmail.com](mailto:slrgtr52@gmail.com)