

**LOCAL PLANNING AGENCY
CASE SUMMARY
CASE NO. FLU-25-11 / Accela # FLU-25-00011**

DRC MEETING: November 10, 2025, at 9:00 a.m., 440 Court St., 1st Floor Conference Room

LPA HEARING: December 10, 2025, at 9:00 a.m., 315 Court St., 5th Floor, Board Assembly Room

BCC HEARING: January 20, 2025, at 6:00 p.m., 333 Chestnut St., Palm Room

FP (PPC) HEARING: TBD

CPA HEARING: TBD

REQUEST: Future Land Use Map Amendment

From: RL, Residential Low

To: E, Employment

CASE DESCRIPTION: Approximately 3.49 acres located at 5200 62nd Avenue North in unincorporated Pinellas Park (parcel # 33-30-16-69948-300-3701). A legal description is available in file upon request.

APPLICANT/ADDRESS: Galencare, Inc.
PO Box 80610
Indianapolis, IN 46280

REP/ADDRESS: Suzanne Walker
Stearns Weaver Miller
401 East Jackson St, Suite 2100
Tampa, FL 33602

NOTICES SENT TO: Galencare, Inc. (Applicant), Suzanne Walker (Representative), Kevin Reali (Representative), Cynthia Johnson-Economic Development Council, DOT, Jennifer Dull-Pinellas County School Board, BCC Office & Surrounding Owners

EXISTING USE: Vacant

PROPOSED USE: Not Determined

CURRENT ZONING: R-A, Residential Agriculture

COMPANION CASE: ZON-25-09 / ZON-25-00010

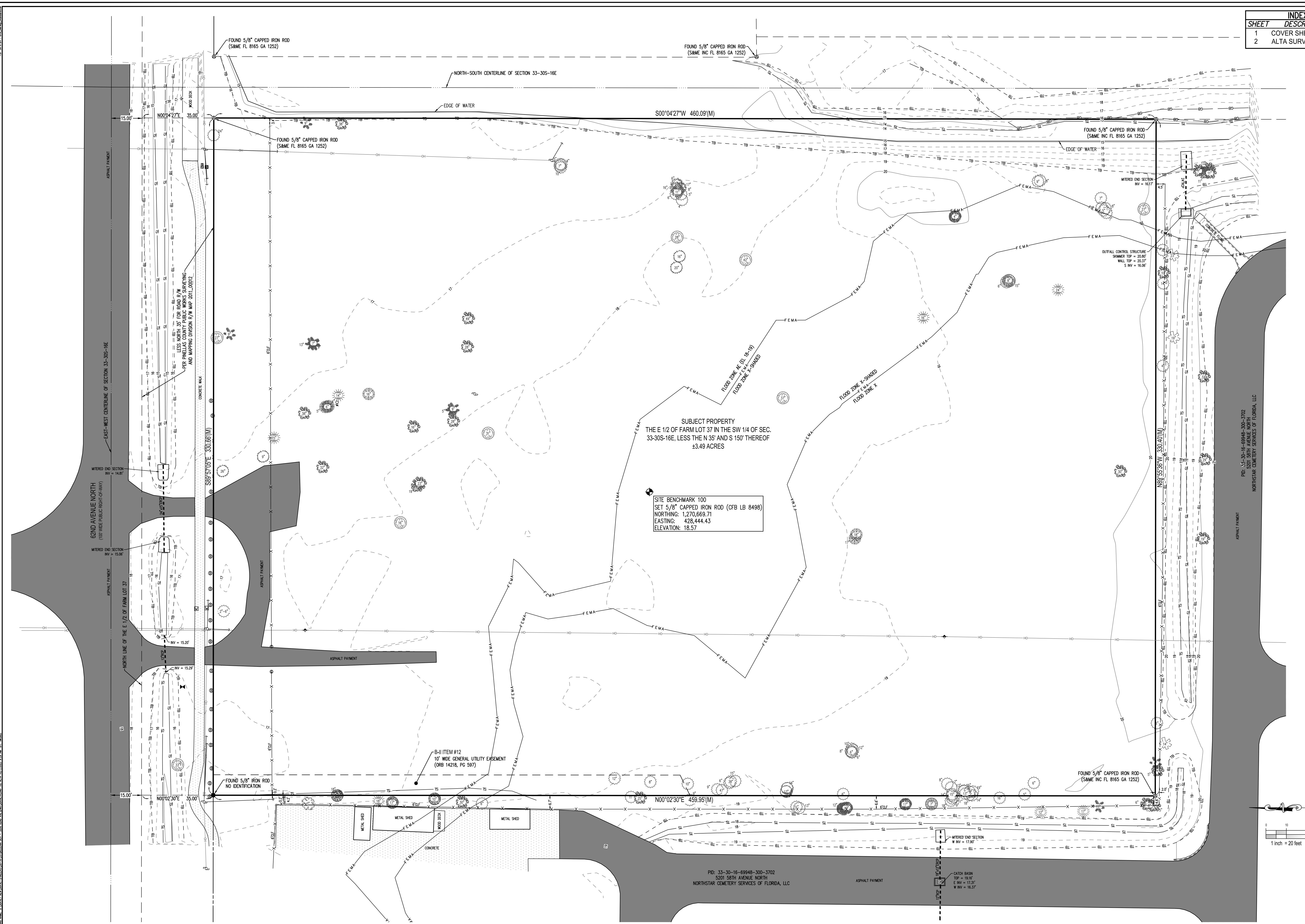
INDEX	
<i>SHEET</i>	<i>DESCRIPTION</i>
1	COVER SHEET
2	ALTA SURVEY



BELLAIR DEVELOPMENT, LLC		DATE
SP2025.03426	DATE OF SURVEY: 8/19/2025	
9/4/2025	CHECKED BY: FSB	
TBM		
V25-34, PAGE: 48		
REVISIONS		

ALTA/NSPS LAND TITLE SURVEY
FOR
BELLEAIR DEVELOPMENT, LLC

SHEET 02 OF 02





**First American Title Insurance Company
National Commercial Services**

**511 Union St., Suite 1600
Nashville, TN 37219**

October 14, 2025

Pinellas County
Development Review Services

Re: 5200 62nd Avenue N. – Pinellas Park, Florida
Parcel ID #33-30-16-69948-300-3701

To Whom it May Concern:

This letter is written to provide confirmation that Galencare, Inc., a Florida corporation, is the current Owner of the Property referenced above, which Property is more particularly described as follows (the “Property”):

The East 1/2 of Farm Lot 37, in the SW 1/4 of Section 33, Township 30 South, Range 16 East, less and except the North 35 feet thereof, and less and except the South 150 feet thereof, according to map or plat of Pinellas Farms Subdivision, as recorded in Plat Book 7, Pages 4 and 5, in the Public Records of Hillsborough County, of which Pinellas County was formerly a part.

And

Less the North 35 feet thereof as shown on Pinellas County Public Works Surveying and Mapping Department Right-of-Way dated August 19, 2020, Survey File No.: 2011_00012.

If you have any questions, please feel free to contact the undersigned at 615-932-6521 or sfelts@firstam.com.

Sincerely,

Susan Felts

Title: Sales and Relationship Manager

cc: Belleair Development, LLC

GALEN CARE, INC.
One Park Plaza
Nashville, TN 37203

LETTER OF AUTHORIZATION

August 26, 2025

Re: 5200 62nd 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 62nd 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 Alhadef & 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

GALEN CARE, 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 26th 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

FLU-25-00011 - FLU-25-11

Menu Reports Help

File Date: 10/21/2025

Application Status: In Review

Application Type: Future Land Use 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, 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: FLU-25-11

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

Owner Name: GALEN CARE INC

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

Parcel No: 333016699483003701

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<u>Suzanne J. Walker</u>	<u>Stearns Weaver ...</u>	Agent		Active
	<u>Kevin Reali</u>	<u>Stearns Weaver ...</u>	Agent		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: \$2,050.00

Total Fee Invoiced: \$2,050.00

Balance: \$0.00

Custom Fields: **Future Land Use Change**

Current Zoning R-A Contract for Sale Yes DRC Meeting Date 11/10/2025

Contract Status Conditional LPA Hearing Date 12/10/2025

Current Land Use RL Option to Purchase No BOCC Hearing Date 01/20/2026

Has there been a previous application made before? No PAC Meeting Date ...

Proposed Land Use E PPC Hearing Date ...

Does applicant own any property contiguous to subject property? No CPA Hearing Date ...

Current Structures Vacant Final Approval Date ...

Date subject property acquired 07/12/2018 CPA Hearing Date ...

Proposed structures and improvements
The end user has not been identified yet.

SURROUNDING PROPERTY

Direction	Land Use	Zoning	Existing Use
<u>North</u>	City of Pinellas Park	City of Pinellas Park	Duke Energy Plant
<u>South</u>	Residential Low (RL)	Residential Agriculture (R-A)	Cemetery
<u>East</u>	Residential Low Medium (RLM) / Institutional (I)	Residential Agriculture (R-A) / General Institutional (GI)	Vacant Land / Medical Office and Hospital
<u>West</u>	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
Completeness Review		Deemed Complete	10/23/2025	Molly Cord
Zoning Manager Review	Michael Schoder...	Complete	10/24/2025	Michael Schoder...
Admin Support Review	Jennifer Admire			
DRC Meeting				
Staff Report and Recom...				
Case Noticing				
Planning Director Review				
LPA Packet Prep and Di...				
LPA Public Hearing				
BOCC		Preparing		
Countywide Process				
State Transmittal				
Case Consolidation				
BOCC Adoption				
State Adoption				
Final Action				

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents: File Name	Document Group	Category	Description	Type	Docur...
Belleair - 5200 62nd A...	PLN_LUPC	Letter of Autho...	Letter of Authoriza...	application/pdf	Uploac...
Belleair - 5200 62nd A...	PLN_LUPC	Certification o...	Certification of Ow...	application/pdf	Uploac...
Belleair - 5200 62nd A...	PLN_LUPC	Survey	Survey	application/pdf	Uploac...
Case Maps	PLN_LUPC	Other		application/pdf	Uploac...
Sunbiz Document	PLN_LUPC	Other		application/pdf	Uploac...

[Show all](#)

Application Comments: View ID	Comment	Date
BCC102728...	Approximately 3.49 acres located at 5200 62nd A...	10/22/2025

Initiated by Product: ACA

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



FLU-2...	STATUS	LOCATION	CONTACT	WORKFLOW
FLU-25-11	> In Revi...	> 5200 6...	> Suzann...	> 16 total T
The subjec...	10/23/2...	PINELL...		●...

FLU-25-00011 - FLU-25-11

Save Add Delete CSV Export Help

Table Subgroup

SURROUNDING PROPERTY

Filter table...



<input type="checkbox"/> <u>Direction</u>	<u>Land Use</u> (Text)	<u>Zoning</u> (Text)	<u>Existing Use</u> (Text)
<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

FLU-25-00011



ZON-25-00010





FLU-2...	STATUS	LOCATION	CONTACT	WORKFLOW
FLU-25-11	> In Revi...	> 5200 6...	> Suzann...	> 16 total T
The subjec...	10/23/2...	PINELL...		...

FLU-25-00011 - FLU-25-11

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

Street #

5200

Street Name

62ND

Dir

-Select-

Street Type

AVE

Unit Type

-Select-

Unit #

Primary

Yes

City

PINELLAS PARK

State

FL

Zip Code

33781

Location Description

5200 62ND AVE N

Legacy Fields

Street Address

5200 62ND AVE N

Address Line 1

5200 62ND AVE N

Address Line 2

ZON-25-00010 - ZON-25-09

Menu Reports Help

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, 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 The 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: 333016699483003701

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<u>Suzanne Walker</u>	<u>Stearns Weaver ...</u>	Agent		Active
	<u>Kevin Reali</u>		Agent		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: \$1,720.00

Total Fee Invoiced: \$1,720.00

Balance: \$0.00

Custom Fields: Change of Zoning Info

Current Zoning R-A Contract for Sale Yes DRC Meeting Date 11/10/2025

Proposed Zoning E-1 Contract Status Conditional LPA Hearing Date 12/10/2025

Option to Purchase No BOCC Hearing Date 01/20/2026

Does this involve a conditional overlay?

No Has there been a previous application made before?

Does applicant own any property contiguous to subject property?

No

Current Structures vacant

Date subject property acquired

07/12/2018

Proposed structures and improvements
The end user and development has not yet been identified.

SURROUNDING PROPERTY

Direction	Land Use	Zoning	Existing Use
<u>North</u>	City of Pinellas Park	City of Pinellas Park	Duke Energy Plant
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	<u>Zoning Manager Review</u>	Michael Schoder...	Complete	10/24/2025	Michael Schoder...

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

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Documents: File Name	Document Group	Category	Description	Type		
Belleair - 5200 62nd A...	PLN_LUPC	Letter of Autho...	Letter of Authoriza...	application/pdf	Uploac...	
Belleair - 5200 62nd A...	PLN_LUPC	Certification o...	Certification of Ow...	application/pdf	Uploac...	
Belleair - 5200 62nd A...	PLN_LUPC	Survey	Survey	application/pdf	Uploac...	
Case Maps	PLN_LUPC	Other		application/pdf	Uploac...	
Sunbiz Document	PLN_LUPC	Other		application/pdf	Uploac...	
Show all						

Application Comments: View ID	Comment	Date
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ZON-25-09 The subject...	> In Revi...	> 5200 6... 10/23/2...	> Suzann...	> 11 total T ●...

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





ZON-2...	STATUS	LOCATION	CONTACT	WORKFLOW
ZON-25-09 The subject...	> In Revi...	> 5200 6...	> Suzann...	> 11 total T ●...

ZON-25-00010 - ZON-25-09

Save Reset Synchronize Address Locator Cancel Help

Street #

5200

Street Name

62ND

Dir

--Select--

Street Type

AVE

Unit Type

--Select--

Unit #

Primary

Yes

City

PINELLAS PARK

State

FL

Zip Code

33781

Location Description

5200 62ND AVE N

Legacy Fields

Street Address

5200 62ND AVE N

Address Line 1

5200 62ND AVE N

Address Line 2



Record



FLU-25
-00011



ZON-25
-00010