

**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., 1<sup>st</sup> Floor Conference Room

LPA HEARING: December 10, 2025, at 9:00 a.m., 315 Court St., 5<sup>th</sup> 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

LEGAL DESCRIPTION:

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 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 MAP DATED AUGUST 19, 2020, SURVEY FILE NO.: 2011\_00012.

LEGEND

± MORE OR LESS  
A/C AIR CONDITIONING UNIT  
ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING  
A.K.A. ALSO KNOWN AS  
ALTA AMERICAN LAND TITLE ASSOCIATION  
CCR CERTIFIED CORNER RECORD  
CONC CONCRETE  
EL ELEVATION  
FD FOUND  
LB LICENSED BUSINESS  
NO. NUMBER  
ID IDENTIFICATION  
ORB OFFICIAL RECORDS BOOK  
PID# TAX PARCEL IDENTIFICATION NUMBER  
PG PAGE  
PB PLAT BOOK  
L LENGTH  
R RADIUS  
Δ CENTRAL ANGLE (DELTA)  
CH CHORD LENGTH  
CB CHORD BEARING  
POB POINT OF BEGINNING  
POC POINT ON CURVE (NON-TANGENT)  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
PRC POINT OF REVERSE CURVATURE  
PCC POINT OF COMPOUND CURVATURE  
PNT POINT OF NON-TANGENCY  
NAVD NORTH AMERICAN VERTICAL DATUM  
NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS  
(C) CALCULATED MEASUREMENT  
(M) FIELD MEASUREMENT  
(P) PLAT MEASUREMENT  
(D) DEED MEASUREMENT  
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION  
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY  
ECP ELLIPTICAL CONCRETE PIPE  
BWF BARBED WIRE FENCE  
CLF CHAIN LINK FENCE  
WPF WOOD PRIVACY FENCE  
WRF WOOD RAIL FENCE  
OH OVERHEAD UTILITIES  
C/L CENTERLINE  
CM CONCRETE MONUMENT  
IP IRON PIPE  
IR IRON ROD  
IRC IRON ROD AND CAP  
NOID NO IDENTIFICATION  
W/ WITH

NLY, ELY, SLY, & WLY GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)

FOUND CONCRETE MONUMENT (AS NOTED)  
FOUND NAIL (AS NOTED)  
FOUND NAIL & DISK (AS NOTED)  
FOUND 5/8" IRON ROD & CAP (AS NOTED)  
FOUND IRON PIPE (AS NOTED)  
FOUND IRON ROD (AS NOTED)  
SET NAIL & DISK (LB 8498)  
SET 5/8" IRON ROD AND CAP (LB 8498)  
SET CONCRETE MONUMENT (LB 8498)  
SANITARY MANHOLE  
SEWER VALVE  
STORM MANHOLE  
CATCH BASIN  
TELEPHONE MANHOLE  
WELL (SIZE NOTED)  
IRRIGATION CONTROL VALVE  
WATER METER  
WATER VALVE  
BACKFLOW PREVENTOR  
FIRE HYDRANT  
WATER SPOUT  
CONCRETE UTILITY POLE  
METAL UTILITY POLE  
WOOD UTILITY POLE  
GUY ANCHOR  
LIGHT POLE  
SIGN  
BOLLARD  
ELECTRIC RISER  
ELECTRIC TRANSFORMER  
ELECTRIC METER  
CABLE TELEVISION RISER  
PULLBOX (ELECTRIC)  
PULLBOX (FIBER)  
PULLBOX (TELEPHONE)  
PULLBOX (TRAFFIC)  
PULLBOX (TELEVISION)  
TELEVISION RISER  
UNDERGROUND FIBER OPTIC CABLE MARKER  
UNDERGROUND GAS MARKER  
UNDERGROUND CABLE TELEVISION MARKER  
UNDERGROUND ELECTRIC MARKER  
UNDERGROUND TELEPHONE MARKER  
UNDERGROUND WATER LINE MARKER  
UNDERGROUND RECLAIM WATER LINE MARKER  
FLAG POLE  
MAILBOX  
GATE POST

x FENCE  
OH OVERHEAD UTILITY LINE  
TB TOP OF BANK  
TS TOE OF SLOPE  
--- EXISTING CONTOUR  
--- CONCRETE AREA  
--- ASPHALT AREA  
--- LINE BREAK  
x 10.00 SPOT ELEVATION (HARD SURFACE)  
x 10.0 SPOT ELEVATION (GROUND)

TREE LEGEND

BAY  
CAMPHOR  
CEDAR  
CHERRY  
CHINABERRY  
CITRUS  
CYPRESS  
DOGWOOD  
ELM  
GUM  
HACKBERRY  
HICKORY  
HOLLY  
LAUREL OAK  
LIVE OAK  
MAGNOLIA  
MAPLE  
MIMOSA  
MISCELLANEOUS  
OAK  
TURKEY OAK  
PALM  
PECAN  
PINE  
SYCAMORE  
WATER OAK

ALTA/NSPS LAND TITLE SURVEY

-FOR-

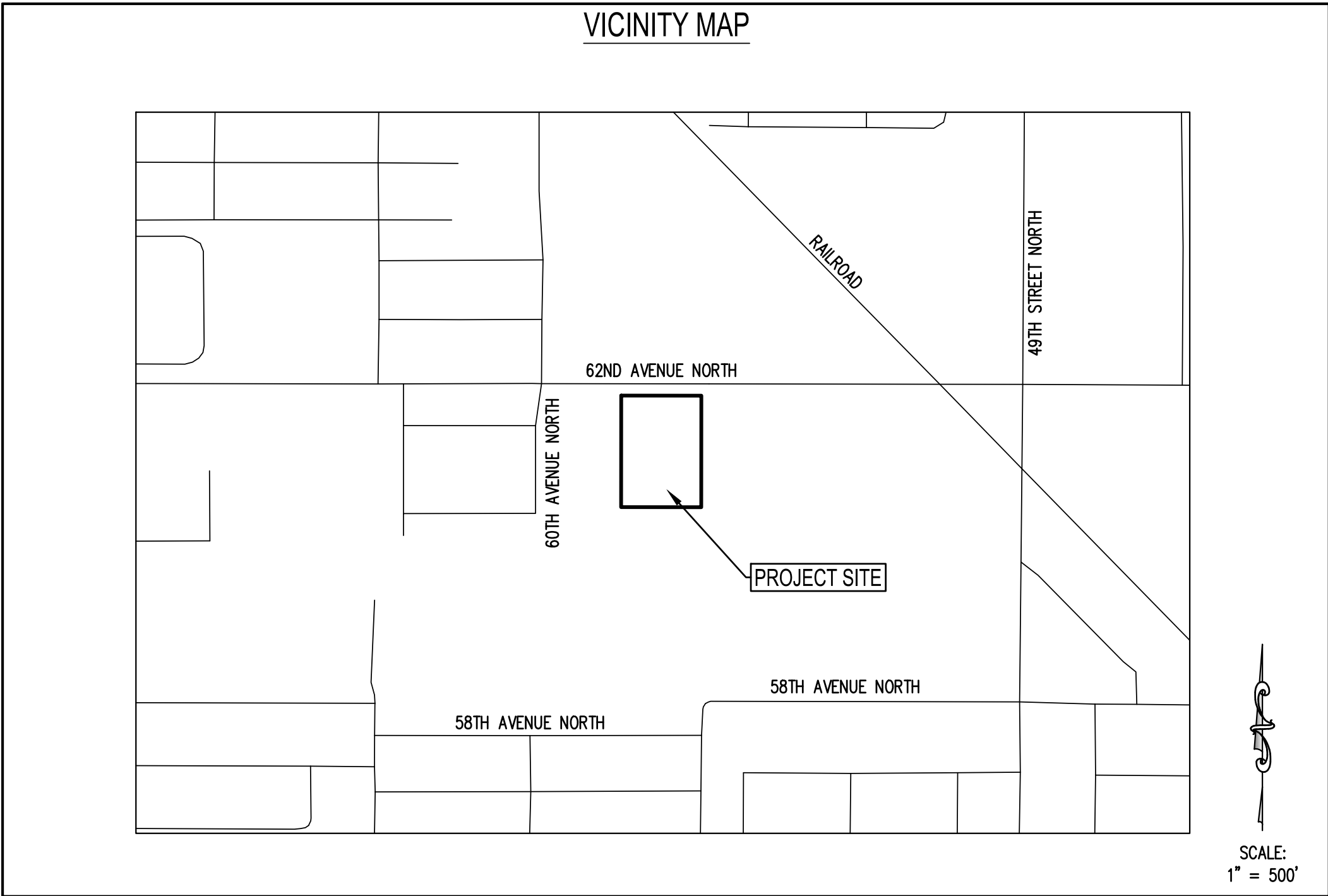
BELLEAIR DEVELOPMENT, LLC

5200 62ND AVE

SECTION 33, TOWNSHIP 30 SOUTH, RANGE 16 EAST

PINELLAS COUNTY, FLORIDA

VICINITY MAP



SCHEDULE B, SECTION II EXCEPTIONS:  
(SEE SURVEY NOTE #5)

ITEMS 1-9: NOT ADDRESSED (STANDARD EXCEPTIONS)

ITEM 10: MATTERS SHOWN ON THE PLAT OF PINELLAS FARMS SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART. (SEE MAP OF SURVEY)

ITEM 11:EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN DEED BOOK 1086, PAGE 494; AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN BOOK 173, PAGE 430 OFFICIAL RECORDS. (EASEMENT APPEARS TO BE BLANKET OVER THE SUBJECT PROPERTY)

ITEM 12: TERMS AND CONDITIONS OF THE PINELLAS COUNTY GENERAL UTILITY EASEMENT AGREEMENT BETWEEN J.W. KAUFMAN AND EFFIE S. KAUFMAN AND PINELLAS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN BOOK 14218, PAGE 597 OF OFFICIAL RECORDS. (EASEMENT LIES WITHIN THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON)

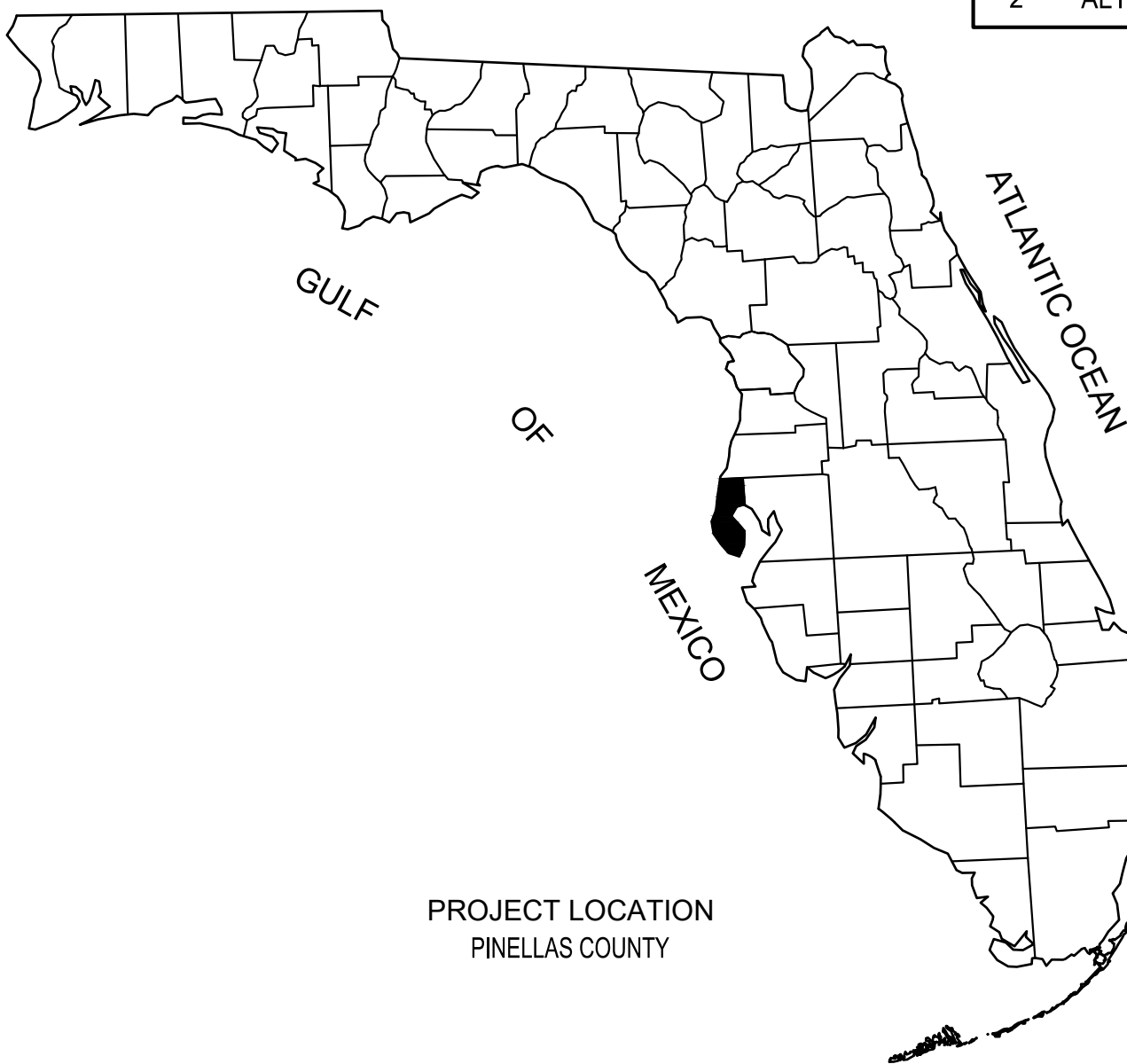
ITEM 13: THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 3005, RECORDED IN BOOK 21180, PAGE 1241 OF OFFICIAL RECORDS. (NO DESCRIBED FIGURES LIE WITHIN OR ABOUT THE SUBJECT PROPERTY)

ITEM 14: TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN PINELLAS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ACTING BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS AND THE CITY OF PINELLAS PARK, FLORIDA, A MUNICIPAL CORPORATION RECORDED IN BOOK 22813, PAGE 1273 OF OFFICIAL RECORDS; AS AFFECTED BY FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT RECORDED IN BOOK 23148, PAGE 2273 OF OFFICIAL RECORDS. (NOT A MATTER OF SURVEY)

ITEM 15: TERMS AND CONDITIONS OF THE SIGN EASEMENT AGREEMENT BETWEEN NORTHSIDE PROFESSIONAL COMPLEX, A FLORIDA GENERAL PARTNERSHIP F/K/A PROFESSIONAL COMPLEX, A FLORIDA GENERAL PARTNERSHIP AND GALENCARE, INC., A FLORIDA CORPORATION RECORDED IN BOOK 23108, PAGE 523 OF OFFICIAL RECORDS. (SAID EASEMENT DOES NOT APPEAR TO LIE WITHIN OR ABOUT THE SUBJECT PROPERTY)

ITEM 16: TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN PINELLAS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THE CITY OF PINELLAS PARK, FLORIDA, A MUNICIPAL CORPORATION RECORDED IN BOOK 23166, PAGE 1728 OF OFFICIAL RECORDS. (NOT A MATTER OF SURVEY)

INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	ALTA SURVEY



SURVEY NOTES:

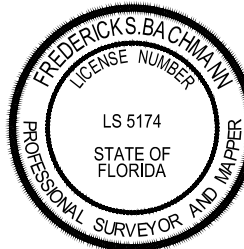
- THIS IS AN ALTA/NSPS LAND TITLE SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE EAST-WEST CENTERLINE OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 16 EAST HAS A BEARING OF SOUTH 89°57'05" EAST.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0204H, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATE OF 8/18/2009, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "X", "X-0.2%", AND "AE" WITH A BASE FLOOD ELEVATION BETWEEN 18 FEET AND 19 FEET (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988). FLOOD ZONES HAVE BEEN SCALED AND DEPICTED HEREON.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-1274497-NAS, EFFECTIVE AUGUST 12, 2025 AT 7:30 A.M. THE DESCRIPTION OF THE LAND DEPICTED CONTAINED IN THIS BOUNDARY SURVEY IS PER SAID COMMITMENT.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
- THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF PINELLAS COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK # AG7072, SAID POINT HAVING AN ELEVATION OF 15.77 FEET.
- DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
- SUBJECT PARCEL CONTAINS: ±3.49 ACRES
- WHILE CONDUCTING RESEARCH ON THE SUBJECT PARCEL, NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND BY THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PARCEL.

SURVEYOR'S CERTIFICATE:

TO BELLEAIR DEVELOPMENT, LLC; GALENCARE, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY:

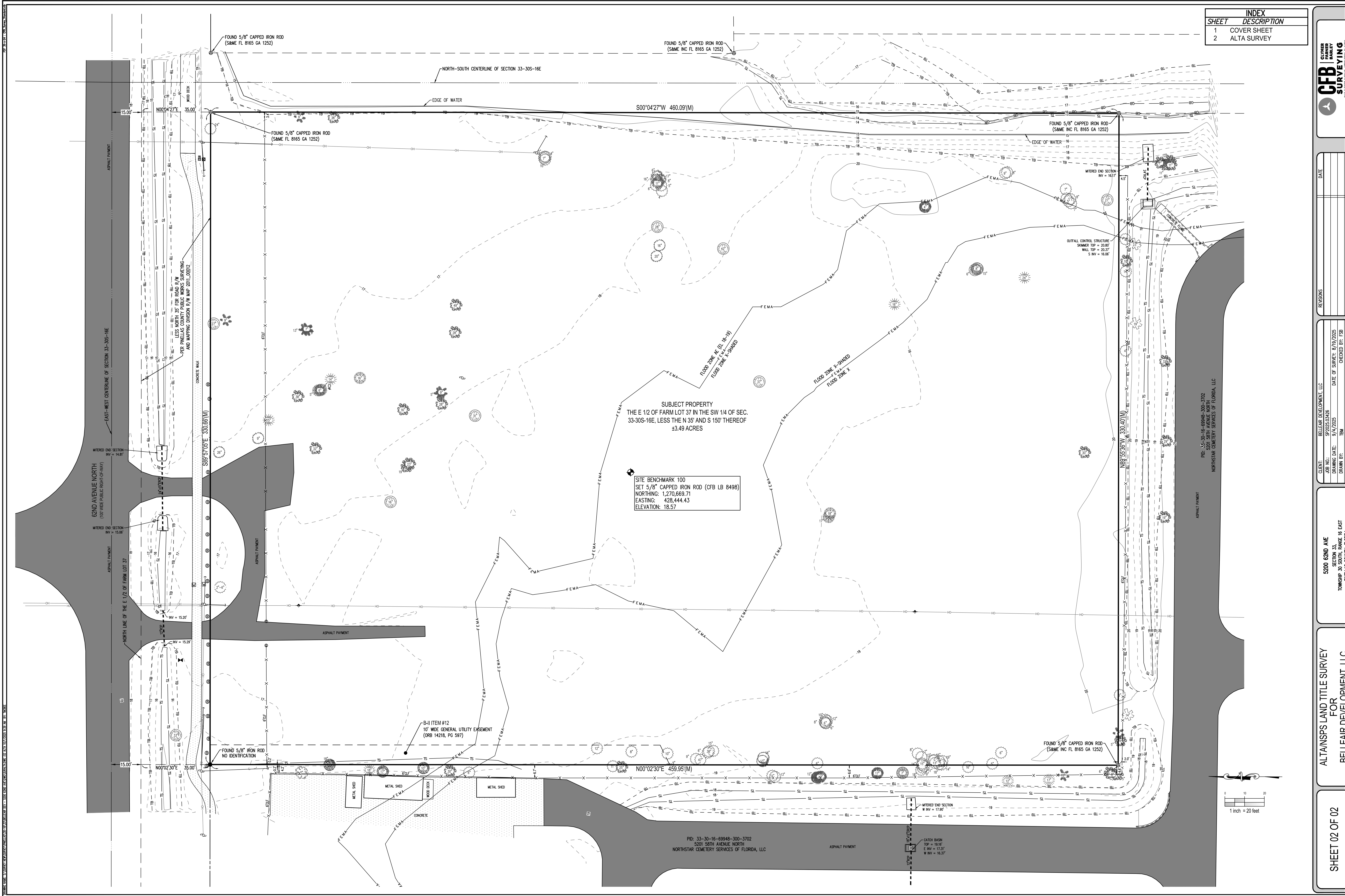
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13, 17, 18, 19 (1M/2M), & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/19/2025.  
DATE OF PLAT OR MAP: 9/4/2025

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.



FREDERICK S. BACHMANN, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 5174

DATE





**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 62<sup>nd</sup> 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](mailto:sfelts@firstam.com).

Sincerely,

*Susan Felts*

Title: Sales and Relationship Manager

cc: Belleair Development, LLC



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

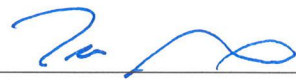
To Whom it May Concern:

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

# 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 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: [FLU-25-11](#)

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
	<a href="#">Suzanne J. Walker</a>	<a href="#">Stearns Weaver ...</a>	Agent		Active
	<a href="#">Kevin Reali</a>	<a href="#">Stearns Weaver ...</a>	Agent		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$2,050.00](#)

Total Fee Invoiced: [\\$2,050.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Future Land Use Change**

Current Zoning	<a href="#">R-A</a>	Contract for Sale	<a href="#">Yes</a>	DRC Meeting Date	<a href="#">11/10/2025</a>
		Contract Status	<a href="#">Conditional</a>	LPA Hearing Date	<a href="#">12/10/2025</a>
Current Land Use	<a href="#">RL</a>	Option to Purchase	<a href="#">No</a>	BOCC Hearing Date	<a href="#">01/20/2026</a>
		Has there been a previous application made before?	<a href="#">No</a>	PAC Meeting Date	<a href="#">---</a>
Proposed Land Use	<a href="#">E</a>			PPC Hearing Date	<a href="#">---</a>
		Does applicant own any property contiguous to subject property?	<a href="#">No</a>	CPA Hearing Date	<a href="#">---</a>
Current Structures	<a href="#">Vacant</a>			Final Approval Date	<a href="#">---</a>
		Date subject property acquired	<a href="#">07/12/2018</a>		
Proposed structures and improvements	<a href="#">The end user has not been identified yet.</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)
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**Workflow Status: Task**

[Completeness Review](#)  
[Zoning Manager Review](#)  
[Admin Support Review](#)  
DRC Meeting  
Staff Report and Recom...  
Case Noticing  
Planning Director Review  
LPA Packet Prep and Di...  
LPA Public Hearing  
BOCC  
Countywide Process  
State Transmittal  
Case Consolidation  
BOCC Adoption  
State Adoption  
Final Action

**Assigned To**

Michael Schoder...  
Jennifer Admire

**Status**

Deemed Complete  
Complete

**Status Date**

10/23/2025  
10/24/2025

**Action By**

Molly Cord  
Michael Schoder...

Preparing

**Condition Status: Name****Short Comments****Status****Apply Date****Severity****Action By****Documents: File Name****Document Group****Category****Description****Type****Docum**

[Belleair - 5200 62nd A...](#)  
[Belleair - 5200 62nd A...](#)  
[Belleair - 5200 62nd A...](#)  
[Case Maps](#)  
[Sunbiz Document](#)  
[Show all](#)

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Letter of Autho...  
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Other

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Uploac  
Uploac  
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Uploac

**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

&gt; In Revi...

&gt; 5200 6...

&gt; Suzann...

&gt; 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(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

FLU-25-00011

ZON-25-00010

FLU-2...

STATUS

LOCATION

CONTACT

WORKFLOW

FLU-25-11

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&gt; Suzann...

&gt; 16 total T

The subjec...

10/23/2...

PINELL...

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## 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



Record



FLU-25-00011



ZON-25-00010

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 i 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 wil 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: 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>
Has there been a previous application made before?		
<a href="#">No</a>		
Does applicant own any property contiguous to subject property?		
<a href="#">No</a>		
Current Structures		
<a href="#">vacant</a>		
Date subject property acquired		
<a href="#">07/12/2018</a>		
Proposed structures and improvements		
<a href="#">The end user and development has not yet been identified.</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

&gt; In Revi...

&gt; 5200 6...

&gt; Suzann...

&gt; 11 total T

The subjec...

10/23/2...

PINELL...

...

## 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