



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-25-05

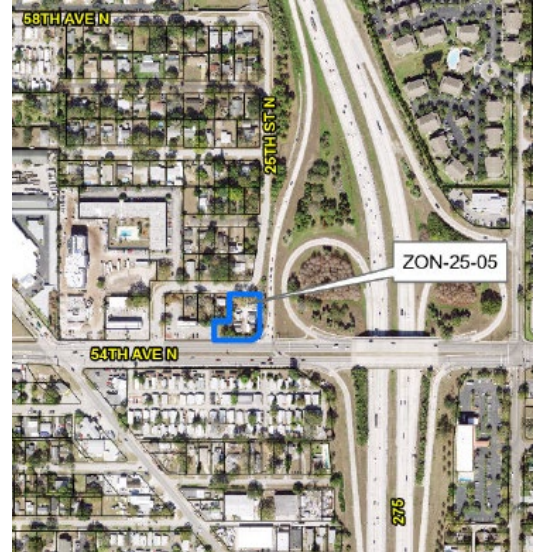
LPA Public Hearing: September 10, 2025

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:

A Zoning Atlas amendment from L-FBC, Lealman Form Based Code to C-2, General Commercial and Services. A companion Future Land Use Map amendment (Case No. FLU-25-07) is also proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Zoning Atlas 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 Zoning Atlas amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
 - **Staff further recommends** that the LPA recommend **approval** of the proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

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

Background

On June 11th, 2024, the Board of County Commissioners approved (vote 6-0) an amendment to the Future Land Use and Zoning Atlas Map, along with a lot size variance on the adjacent property to the immediate west (case nos. ZON-24-01 and FLU-24-01). The adjacent property is under the same ownership as the subject property and is located at 2520 55th Avenue North in Lealman. The property was previously designated Residential Low (RL) on the Future Land Use Map (FLUM), and it is zoned R-4, One, Two, & Three Family Residential and is developed with a single-family home. At the time, the applicant sought to convert the existing single-family residence into an office to support the vehicle towing business on the adjacent property to the east. However, the R-4 zoning district did not permit office use as a primary use. Therefore, a zoning amendment to C-2 was requested and approved. This zoning change made the single-family home a nonconforming use under the new C-2 zoning, but the residence may continue to be used as a home until it is either abandoned or the property is redeveloped for office purposes.

It is important to note that on May 2, 2024, the subject property—along with many other properties in Lealman adjacent to primary corridors like 54th Avenue North—was rezoned under the Lealman Form-Based Code (L-FBC). As a result of this rezoning, the vehicle towing business operation became an invalid use, since it is not permitted under the L-FBC regulations.

Description of the Current Request

The property is designated as Mixed-Use Corridor-Primary-Commerce, MUC-PC on the Future Land Use Map (FLUM). The site is zoned L-FBC, Lealman Form Based Code which allows for a broad range of retail and commercial/business service uses.

The applicant wishes to redevelop this site and the adjacent site together as a vehicle towing business. A rezoning to the C-2 zoning district is proposed as the current L-FBC zoning district does not allow for the proposed development. The subject site consists of five platted lots of record, encompassing a total area of approximately 0.60 acres, located at 2500 55th Avenue North in Lealman. The property is currently being used to store towed vehicles; however, there is no approved site plan on file authorizing this use.

Compatibility with Surrounding Uses and Zoning Designations

The subject property is located approximately 650 feet away from Haines Road and is adjacent to 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. Across 54th Avenue to the south of the subject parcel is a mobile home park, along with retail commercial and the 54th Avenue westbound contains a mix of commercial, office, and residential uses along the corridor. To the west of the subject property is a single-family residence that is considered nonconforming within the C-2 commercial zoning district. However, the applicant intends to convert the residence into an office space to be used in conjunction with the vehicle towing business operations.

Single-family homes are also to the north of the subject property.

While the subject property is located along the boundary of an established single-family neighborhood directly to the north, the subject property is within a block of C-2 and L-FBC zoned commercial parcels that are located on 55th and 54th Avenue North. The proposed C-2 zoning can be considered an appropriate transition especially when considering its limited access and adjacency to I-275.

Flood Risk

The subject property is not within the Coastal Storm Area and has a low flood risk.

Conclusion

Staff is of the opinion that the proposed Zoning Atlas amendment is appropriate and will allow for the site to be redeveloped to the County's development regulations in a more appropriate manner. Additionally, when evaluating the overall compatibility of the request with the surrounding area, especially when considering the site's frontage along 54th Ave North and adjacency to I-275, the proposed use is compatible with the neighboring commercial uses and will allow for the property owner to expand their business operations. Lastly, staff also finds the amendment consistent with the Pinellas County Comprehensive Plan (see specifically cited goal, objectives, policies, and strategies listed below), subject to the approval of the companion FLUM amendment (case no. FLU-25-07).

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Mixed Use Corridor- Primary-Commerce (MUC-P-C)	L-FBC	Commercial Towing
Adjacent Properties:			
North	Residential Low (RL)	R-4	Single-Family Residence
South	Residential Medium (RM)	RMH	Mobile Home Park
East	N/A	N/A	I-275
West	Commercial General (CG) and MUC-P-C	C-2 and L-FBC	Single-Family Home Restaurant

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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 in opposition.

ATTACHMENTS: Maps, Application