



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: ZON-26-01
LPA Public Hearing: March 11, 2026
Applicant: Louiskhoa Dan
Representative: Same as Above
Subject Property: Approximately 0.45 acres located at 5301 55th Street North in Lealman.
Parcel ID(s): 04-31-16-01296-000-0071



REQUEST:

A Zoning Atlas amendment from R-R, Rural Residential, to R-4, One, Two, and Three-Family Residential.

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 6-0, 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 February 9, 2026. The Staff summary discussion and analysis follows:

The subject property consists of a residential lot improved with a single-family home. The lot is approximately 0.45 acres and has frontage along 55th Street North. An unimproved alley runs directly along the property's northern boundary. The property is also within the limits of the Lealman Community Redevelopment Area (CRA).

The current zoning designation of this property is Rural Residential (R-R). The R-R zoning district is characterized by medium to large lot, low density residential communities. This zoning district provides a transition between the more rural and suburban neighborhoods within Pinellas County. The property is further designated as Residential Low (RL) on the Future Land Use Map (FLUM) which allows 5 residential units per acre.

The applicant would like to split the residential lot to allow for the construction of an additional single-family home. In the current R-R zoning district, the minimum development standards specify that lots must be at least 16,000 square feet in area, with a minimum width of 90 feet and a minimum depth of 100 feet. A rezoning from the current R-R zone would be necessary to meet the minimum development standards for the construction of a new single-family home. Therefore, the applicant is requesting a zoning atlas amendment to R-4, One, Two, and Three Family Residential. The R-4 zoning district is intended for urbanized areas that offer access to a range of transportation options and urban services. In the R-4 zone, for a detached single-family home, the minimum development standards specify that lots must be at least 5,000 square feet in area, with a minimum width of 50', and a minimum depth of 80'. The current RL FLUM designation would allow for the construction of one additional single-family home, based on the current lot acreage. Therefore, a FLUM amendment is not necessary for this application.

Compatibility with Surrounding Uses and Zoning Designations

The subject property is in a predominantly low-density, single-family residential area with comparable future land use map and zoning classifications. Adjacent properties to the north, south, east, and west are also developed with detached single-family homes.

Flood Risk

The subject property has a low flood risk. The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The subject property lies within Flood Zone X.

Conclusion

Staff are of the opinion that the proposed Zoning Atlas amendment to R-4 is appropriate for the subject property. The request demonstrates general compatibility with both the neighboring residential density and the established development pattern. Additionally, the proposal would not have any impact on infrastructure, including utilities and traffic. Lastly, the proposal is consistent with the Pinellas County Comprehensive Plan (see specifically cited goals, objectives, policies, and strategies listed below).

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	RL	R-R, Rural Residential	Single Family Residence
Adjacent Properties:			
North	RL	R-4, One, Two, and Three Family Residential	Single-Family Residence
South	RL	R-4, One, Two, and Three Family Residential	Single-Family Residence
East	RL	R-R, Rural Residential	Single-Family Residence
West	RL	R-3, Single-Family Residential	Single-Family Residence

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: April 21, 2026, at 6:00 p.m.

CORRESPONDENCE RECEIVED TO DATE: None.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: One person appeared with no opposition but concerns about a nearby ditch.

ATTACHMENTS: Maps, Application