



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-25-11

LPA Public Hearing: December 10, 2025

Applicant: Galencare, Inc.

Representative: Suzanne Walker and Kevin Reali, Stearns Weaver Miller

Subject Property: Approximately 3.49 acres located at 5200 62nd Avenue North in Lealman.

Parcel ID(s): 33-30-16-69948-300-3701

REQUEST:



Future Land Use Map (FLUM) amendment from Residential Low (RL) to Employment (E). A companion Zoning Atlas amendment (Case No. ZON-25-09) is also proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Future Land Use Map 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 Future Land Use Map amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Future Land Use Map amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on November 10, 2025. The DRC Staff summary discussion and analysis follows:

The subject property is approximately 3.49 acres located south of 62nd Avenue North, approximately 0.25 of a mile west of 49th Street North, in the Lealman Community Redevelopment Area (CRA). The property is currently vacant. The applicant has not identified an intended end use for the subject property.

Description of the Current Request

The property is currently designated as Residential Low (RL) on the Future Land Use Map (FLUM) which allows for residential, ancillary residential, institutional, transportation/utility, and recreation or open space type uses. The applicant wishes to change the current land use designation to Employment (E). The "E" future land use category allows for non-residential uses such as, research/development-based uses, manufacturing, warehouse, storage type uses and personal service/office support. This category does not permit residential development.

The applicant is also pursuing a companion zoning amendment request (Case no. ZON-25-09) for the subject property. The property is zoned Residential Agriculture (R-A), and the applicant is requesting a zoning amendment to Employment-1 (E-1) to accommodate future nonresidential development.

Surrounding Uses

The subject property is located on the south side of 62nd Avenue North and has direct access to a minor arterial roadway that is within a mixed industrial/commercial area. The area to the north, across 62nd Avenue North is a mix of industrial and utility uses, including a plumbing supply warehouse and a Duke Energy Power utility substation/storage yard. Adjacent to the property on the west and south, is a 15+ acre cemetery/crematorium and to the east is a small vacant parcel, medical office, and the HCA Florida Northside Hospital. Adjacent uses such as the cemetery and substation are uses that have a low probability of change. In addition, the other surrounding properties are either vacant or predominantly non-residential in nature and therefore the proposed FLUM category "E", is compatible with the surrounding uses and appears to be an appropriate fit for the subject property.

FLUM designations adjacent to the property include RL directly to the south and west; Residential Low Medium (RLM) and Institutional (I) towards the east. Parcels north of the subject property across 62nd Avenue North, fall within the City of Pinellas Park and are designated as Transportation/Utility (T/U) and Industrial Limited (IL) on the City's FLUM.

Traffic

The subject property is located along and has sole access to 62nd Avenue North, which currently operates at a Level of Service (LOS) "C" and has a Volume-to-Capacity Ratio (V/CR) of 0.44 (44%). While a change in land use as proposed could generate an additional 485 Average Annual Daily Trips (AADT), it would not be enough to impact the LOS rating of "C". Therefore, no significant impacts to traffic are anticipated.

Flood Risk

A portion of the subject property is located within the Flood Hazard Zone AE with a 1% annual flood hazard risk. The proposed FLUM amendment would remove the potential of residential development from the floodplain, as the "E" category does not permit residential. However, the subject property will be required to comply with floodplain management regulations of the Land Development Code. The subject property is not within the Coastal High Hazard Area (CHHA) or the Coastal Storm Area (CSA). It is in evacuation zone D.

Conclusion

Based on the evaluation of the subject property and surrounding area, staff believes the proposed amendment is compatible with the neighboring uses. The proposed FLUM category of Employment is appropriate for the subject property considering its frontage on 62nd Avenue North and the surrounding non-residential development pattern. The amendment would remove the ability to introduce residential development in a flood hazard area. In addition, staff finds the proposal consistent with the Pinellas County Comprehensive Plan and the Lealman Community Redevelopment Area Plan. Associated goals, objectives, and policies that support this, are listed below.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low (RL)	R-A	Vacant
Adjacent Properties:			
North	City of Pinellas Park	City of Pinellas Park	Duke Energy Plant
South	Residential Low (RL)	R-A	Cemetery
East	Residential Low Medium (RLM)	R-A & GI	Vacant/Medical Office
West	Residential Low (RL)	R-A	Cemetery

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 AND QUALITY COMMUNITIES 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.

LEALMAN COMMUNITY REDEVELOPMENT AREA PLAN

Objective 1 Economic Development and Innovation

Strategy Maintain inventory and knowledge of vacant lands and buildings to encourage new investment and accommodate future development in the Area.

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: January 20, 2025, at 9:30 a.m.

CORRESPONDENCE RECEIVED TO DATE: No correspondence was received by the Zoning Division.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one from the public appeared in favor or opposition of the request.

ATTACHMENTS: Maps, Impact Assessment and Traffic Analysis