

Board of County Commissioners

Case Nos. FLU-25-06, ZON-25-04

March 24, 2026



Our Vision:
To Be the Standard for
Public Service in America.

Request – Future Land Use and Zoning



Subject Property

Approximately 1.87 acres located at 6201 150th Avenue N and 15097 63rd Street N in unincorporated Largo

Future Land Use Amendment

Southeast 1.18-acre parcel

from Commercial Neighborhood (CN) to Commercial General (CG)

Northwest 0.69-acre parcel

from Employment (E) to Industrial General (IG)

Zoning Atlas Amendment

Southeast 1.18-acre parcel

from Neighborhood Commercial (C-1) to Employment 2 (E-2)

Northwest 0.69-acre parcel

from Employment 1 (E-1) to Heavy Industry (I)

Proposed Use

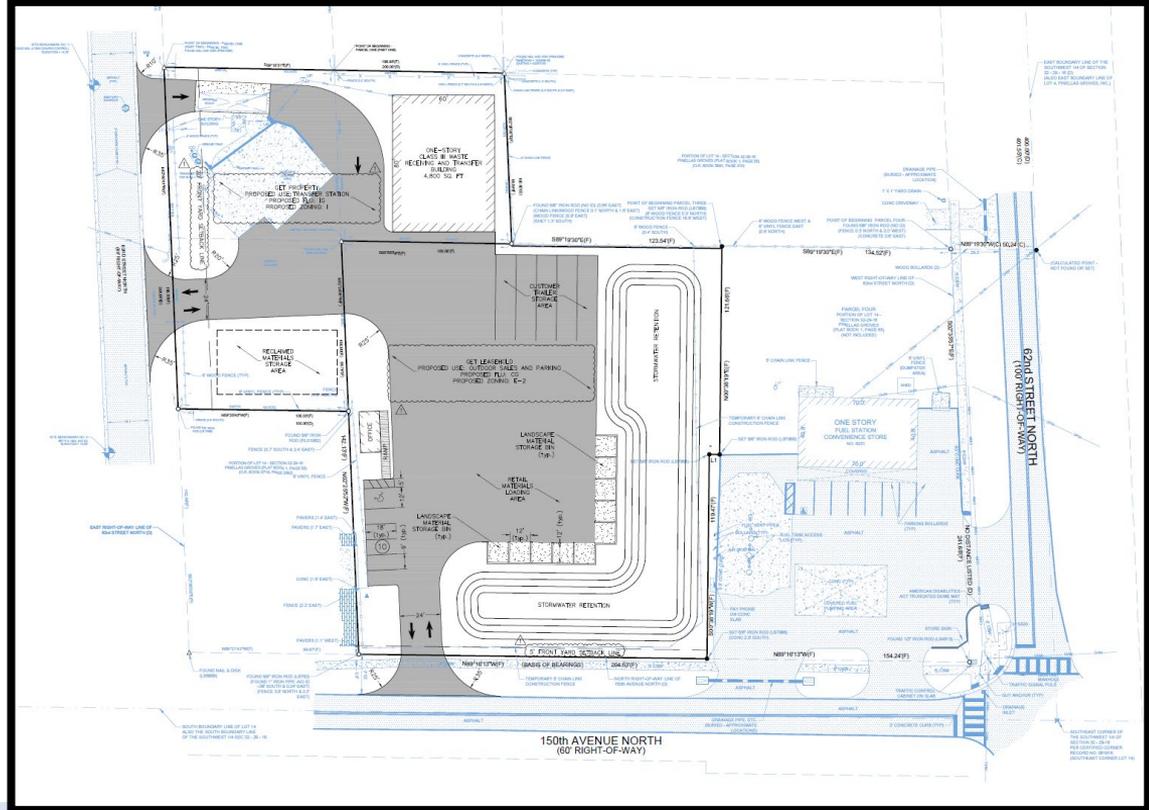
Transfer Station and Outdoor Sales



Request – Development Agreement

Development Agreement – containing the following restrictions

- 1) The property shall be developed substantially in conformance with the Conceptual Site Plan;
- 2) The property shall be limited to a solid waste transfer station and outdoor sales and parking;
- 3) The operation shall include asbestos prevention and particulate matter controls; and
- 4) All associated truck queuing will take place on the site.



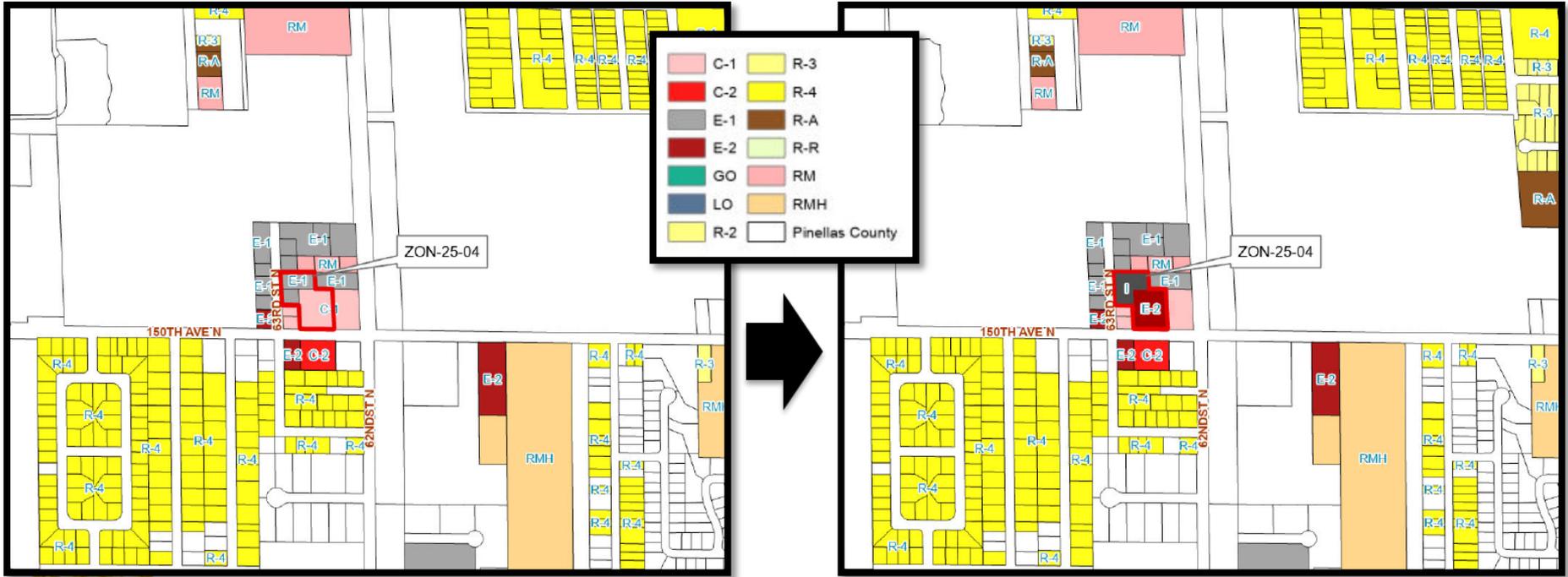
Location



Future Land Use



Zoning



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Site Photos



**Facing north from
subject property,
along 150th Avenue
North**

Site Photos

Facing west from subject
property, along 150th
Avenue North



Site Photos

Surrounding
heavy
industrial uses



Site Photos

Facing east
toward Pinellas
Technical
College, across
62nd Street
North



Future Land Use – summary

Commercial Neighborhood (CN) to Commercial General (CG)

- **Southeast parcel (1.18 acres)**
- **From neighborhood-scale to general-scale development**
- **Mostly the same types of allowable uses**
- **Would allow residential uses – up to 24 dwelling units per acre**
- **Increase in nonresidential FAR from 0.3 to 0.55**

Future Land Use – summary

Employment (E) to Industrial General (IG)

- **Northwest parcel (0.69 acres)**
- **Change would allow more industrial-type uses, including a transfer station and recycling facility**
- **Residential uses not permitted in either category**
- **Increase in nonresidential FAR from 0.65 to 0.75**

Zoning – summary

Neighborhood Commercial (C-1) to Employment 2 (E-2)

- **Southeast parcel (1.18 acres)**
- **Change from neighborhood-scaled retail and services to light industrial and warehousing-type uses**
- **Limited residential permitted in C-1, not permitted in E-2**
- **Increase in building height from 45 feet to 60 feet**



Zoning – summary

Employment 1 (E-1) to Heavy Industrial (I)

- **Northwest parcel (0.69 acres)**
- **Change would allow a wider variety of industrial-type uses with less restrictions**
- **Residential generally not permitted in either district**
- **Same building height limitation of 60 feet**
 - 45 feet within 50 feet of residentially zoned property

Potential Traffic Impacts

- **Change in land use could generate an additional 12 vehicular trips, per PM Peak Hour calculation rates**
- **47% vehicle to capacity ratio (V/CR) along Roosevelt Road**
- **95% vehicle to capacity ratio (V/CR) along Ulmerton Road**

Flood Risk

- **Property is neither within the Coastal Storm Area nor the Coastal High Hazard Area**
- **Property lies within Flood Zone X**



Recommendation

Proposed Land Use and Zoning amendments, and Development Agreement

- **Staff finds the proposed amendments with the associated Development Agreement appropriate, especially when considering the site's long-term use**
- **Amendments will allow for the site to be redeveloped to the County's development regulations in a more appropriate manner**
- **Consistent and compatible with the area's industrial, heavy commercial, and mix-use character**
- **Consistent with the Comprehensive Plan**

Staff recommends Approval

Local Planning Agency recommends Approval

Land Use Change – Vote 5-2

Zoning Change – Vote 5-2

