



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** ZON-25-04

**LPA Public Hearing:** November 12, 2025  
January 14, 2026  
February 11, 2026

**Applicant:** Vasantha, LLC

**Representative:** Craig Taraszki, Johnson,  
Pope, Bokor, Ruppel &  
Burns, LLP

George Pappas, Pappas  
Law & Title



**Subject Property:** 1.87 acres located at 6201 150th Avenue North and 15097 63rd Street North in unincorporated Largo

**Parcel ID(s):** 32-29-16-70362-300-1417, 32-29-16-70362-300-1416 and a portion of 32-29-16-70362-300-1420

### **REQUEST:**

Zoning Atlas amendment from C-1, Neighborhood Commercial (1.18 acres) and E-1, Employment 1 (0.69 acre) to E-2, Employment 2 (1.18 acres) and I, Heavy Industry (0.69 acre) with a Development Agreement limiting the uses on the properties to Solid Waste Transfer Station and Outdoor Sales and Parking. A companion Future Land Use Map (FLUM) amendment (Case No. FLU-25-06) 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 5-2, in favor)

### **Development Review Committee (DRC) RECOMMENDATION:**

- **Staff recommends** that the LPA find the proposed Zoning Atlas amendment with the associated Development Agreement **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 with the associated Development Agreement to the Pinellas County Board of County Commissioners.
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## SUMMARY REPORT

### UPDATE – JANUARY 14, 2026

The LPA originally heard this case on November 12, 2025. At that hearing the applicant requested a continuance of this item until January 14, 2026, to amend their request and provide additional information that was discussed at the hearing. The applicant has provided an updated Development Agreement which adds language addressing the control of pollutants from leaving the site.

### ORIGINAL STAFF REPORT

The Development Review Committee (DRC) reviewed and this application on October 13, 2025. The staff summary discussion and analysis follow:

The subject property consists of 3 parcels totaling approximately 1.87 acres in size. The 0.69-acre northwestern portion of the subject site contains a solid waste transfer facility, while the 1.18-acre southeastern portion is vacant. The subject site is zoned both C-1, Neighborhood Commercial (1.18 acres) and E-1, Employment 1 (0.69 acres). The current zoning allows for a variety of uses such as limited retail sales, restaurants, general office, contractors yard, and manufacturing light, processing and assembly, however, does not allow manufacturing heavy or for the intended use a solid waste transfer station or outdoor sales. The property is designated CN, Commercial Neighborhood (1.18 acres) and E, Employment (0.69 acre) on the Future Land Use Map. The applicant wishes to expand the existing transfer facility on the 0.69-acre portion and develop an outdoor sales business on the 1.18-acre portion. The proposed rezoning to E-2, Employment 2 (1.18 acres) and I, Heavy Industry (0.69 acre) zoning districts will allow the property to be redeveloped with the intended uses. The applicant is also requesting a Future Land Use Map (FLUM) amendment to CG, Commercial General (1.18 acres) and IG, Industrial General (0.69 acre) via companion case FLU-25-06.

The applicant has submitted a Development Agreement to limit the types of uses on the site. The development agreement contains the following development 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; and (3) all associated truck queuing will take place on the site.

The subject property is located within an unincorporated enclave of the City of Largo at the northwest corner of 62nd Street North and 150th Ave North. The surrounding area contains a mix of heavy industrial uses such as solid waste transfer stations and metal recycling centers

and commercial uses such as convenience store/market and automobile sales/service. To the north of the site is a recycling center and a nonconforming single-family home, to the south is an auto/marine repair shop and a convenience store, to the west is a towing company and a truck weigh station, and to the east across 62nd Street North is Pinellas Technical College.

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.

Given the areas industrial, heavy commercial, and mix-use character, staff is of the opinion that the proposed Zoning Atlas amendment with the associated Development Agreement will recognize the long-term use of the property 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 industrial and mix-use area, the proposed use is compatible with the neighboring uses. Lastly, the proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location and based on the findings of this report subject to the approval of the companion FLUM amendment case FLU-25-06.

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#### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Commercial Neighborhood (CN) and Employment (E)	C-1 and E-1	Transfer Station
<b>Adjacent Properties:</b>			
<b>North</b>	Employment (E)	E-1	Recycling site, Single-Family
<b>South</b>	Commercial General (CG)	C-2	Auto/Marine Repair Shop
<b>East</b>	Employment (E) and Commercial Neighborhood (CN)	C-1 and E-1	PTEC, Duke Energy Power Line, gas station / convenience store
<b>West</b>	Commercial Neighborhood (CN) and Employment (E)	C-1 and E-1	Towing Yard, Truck scale, market

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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, and policies of the Pinellas County Comprehensive Plan:

#### **FUTURE LAND USE ELEMENT**

Goal One: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.

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.

## **SOLID WASTE ELEMENT**

Objective 1.2: Minimize the generation of solid waste to conserve natural resources, recover resources which have the potential for further usefulness, and to extend the life of the landfill.

Strategy 1.2.1.1: Provide for the separation and removal of recyclables from the solid waste stream.

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## **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:** March 24, 2026, at 6:00 p.m.

**CORRESPONDENCE RECEIVED TO DATE:** Exhibit photos provided in opposition at previous LPA Hearings

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** At the November 12, 2025, LPA Hearing, two persons spoke in favor of the project, noting that the proposed changes will improve the property; and three persons spoke in opposition to the project, primarily noting concerns with air quality. At the January 14, 2026, LPA Hearing, two persons spoke in opposition to the project, primarily noting concerns with air quality and flooding. At the February 11, 2026, LPA Hearing, one person spoke in favor of the project who previously appeared in opposition, noting recent mitigation of air quality concerns.

**ATTACHMENTS:** Maps, Development Agreement, Application