



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** FLU-25-06

**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:**

Future Land Use Map (FLUM) amendment from Commercial Neighborhood (CN) (1.18 acres) and Employment (E) (0.69 acre) to Commercial General (CG) (1.18 acres) and Industrial General (IG) (0.69 acre). Also proposed on the subject property is a companion Zoning Atlas amendment (Case No. ZON-25-04) along with a Development Agreement (DA) limiting the uses on the parcels to Solid Waste Transfer Station and Outdoor Sales and Parking.

### **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 5-2, 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.
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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 to 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 this application on October 13, 2025. The DRC Staff summary discussion and analysis follow:

The subject property consists of three parcels totaling approximately 1.87 acres. The 0.69-acre northwestern portion of the property contains a solid waste transfer facility, while the 1.18-acre southeastern portion is vacant. The property is located within an unincorporated enclave of the City of Largo at the northwest corner of 62nd Street N and 150th Avenue N. 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 a convenience store/market and automobile sales/service. To the north of the property 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 (PTEC).

The applicant wishes to expand the existing transfer facility on the 0.69-acre portion of the property and develop an outdoor sales business on the 1.18-acre portion. The property is designated Commercial Neighborhood (CN) (1.18 acres) and Employment (E) (0.69 acre) on the Future Land Use Map (FLUM). The applicant is requesting a FLUM amendment to Commercial General (CG) (1.18 acres) and Industrial General (IG) (0.69 acre). While the CN category is aimed at more neighborhood-scale retail commercial, office, and personal service-type uses, the CG category allows for more heavier commercial/business service uses. Likewise, while the E category allows for light and medium manufacturing uses, the IG category allows heavier manufacturing as well as solid waste disposal-type uses.

The subject property 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, it does not allow manufacturing heavy or for the intended use a solid waste transfer station or outdoor sales. The companion Zoning Atlas amendment case (ZON-25-04) is a request to change the current zoning designations to E-2, Employment 2 (1.18 acres) and I, Heavy Industry (0.69 acre) to allow the property to be redeveloped with the intended uses.

As part of the Zoning Atlas amendment case, the applicant has submitted a Development Agreement (DA) to limit the types of uses on the subject property. The DA 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 has a low flood risk. It 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 area's industrial, heavy commercial, and mixed-use character, staff is of the opinion that the proposed FLUM categories will both recognize the long-term uses of the subject property and allow the site to be redeveloped in an appropriate manner. Additionally, when evaluating the overall compatibility of the request with the surrounding area, staff believes the proposed change 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.

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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) and Residential Urban (RU)	RM and E-1	Recycling site, residence
<b>South</b>	Commercial General (CG) and Commercial Neighborhood (CN)	C-1 and 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	Tow 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, policies, and strategies 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 meeting 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 Meeting, 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, Impact Assessment, Traffic Analysis