

LOCAL PLANNING AGENCY

AGENDA

January 14, 2026 - 9:00 a.m.

The Pinellas County Local Planning Agency (LPA) public hearing on proposed amendments to the Pinellas County Zoning Atlas and Future Land Use Map, will be held on **Wednesday, January 14, 2026, at 9:00 a.m.** in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. At this hearing, the LPA will make recommendations regarding the proposals, which will be presented to the Board of County Commissioners at subsequent public hearings, to be separately noticed.

I. CALL TO ORDER

II. QUASI-JUDICIAL STATEMENT – Pinellas County Attorney

III. APPROVAL OF MINUTES FOR THE DECEMBER 10, 2025, LPA HEARING

IV. PUBLIC HEARING ITEMS – ACTION BY THE LPA REGARDING THE FOLLOWING ITEMS:

A. PROPOSED RESOLUTIONS AMENDING THE ZONING ATLAS AND PROPOSED ORDINANCE AMENDING THE FUTURE LAND USE MAP

1. ZON-25-06 (Mabani, LLC)

A Resolution changing the Zoning classification of approximately 0.5-acre portion of a 2.56-acre parcel located at 620 County Road 1 in Palm Harbor; located in Section 12, Township 28 South, Range 15 East; from R-A, Residential Agriculture, to R-2, Single-Family Residential; and providing an effective date; upon application of Mabani, LLC, Applicant, through Housh Ghovaee of Northside Engineering, Inc., Representative. (Quasi-Judicial)

2. FLU-25-06 (Vasantha, LLC and Green Energy Transport, LLC)

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 1.87 acres located at 6201 150th Avenue North and 15097 63rd Street North in unincorporated Largo; located in Section 32, Township 29 South, Range 16 East; from CN, Commercial Neighborhood (1.18 acres) and E, Employment (0.69 acre), to CG, Commercial General (1.18 acres) and IG, Industrial General (0.69 acre); and providing an effective date; upon application of Green Energy Transport, LLC, and Vasantha, LLC, Applicants, through Craig Taraszki of Johnson, Pope, Bokor, Ruppel & Burns, LLP and George Pappas of Pappas Law & Title, Representatives. (Legislative)

3. ZON-25-04 (Vasantha, LLC and Green Energy Transport, LLC)

A Resolution changing the Zoning classification of approximately 1.87 acres located at 6201 150th Avenue North and 15097 63rd Street North in unincorporated Largo; located in Section 32, Township 29 South, Range 16 East; 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 to a Solid Waste Transfer Station and Outdoor Sales; and providing an effective date; upon application of Green Energy Transport, LLC, and Vasantha, LLC, Applicants, through Craig Taraszki of Johnson, Pope, Bokor, Ruppel & Burns, LLP and George Pappas of Pappas Law & Title, Representatives. (Quasi-Judicial)

SPECIAL ACCOMMODATIONS

Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing such requests to accommodations@pinellas.gov at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.

NOTICE: The zoning matters heard by the Local Planning Agency are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the board in deciding the matters before it. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the board. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. The county attorney's office represents and advises the board and county staff but cannot give legal advice to the applicant or other interested parties.

Written correspondence may be directed to the Pinellas County Building & Development Review Services Department, Zoning Section, 440 Court Street, 4th Floor, Clearwater, Florida 33756, or you may email us at zoning@pinellas.gov no later

than one week prior to the scheduled hearing; any applicant, proponent or opponent may submit any written arguments, evidence, explanations, studies, reports, petitions, or other documentation for consideration by the hearing body in support or in opposition of the application. Failure by the applicant or an authorized representative of the applicant to appear at the scheduled public hearings may result in an automatic denial of the request.