

Local Planning Agency
Pinellas County
February 11, 2026 Meeting Minutes

The Pinellas County Local Planning Agency (LPA) met in regular session (pursuant to Section 134-12 of the Pinellas County Land Development Code, as amended) at 9:00 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Mattaniah Jahn, Chairman
Lari Johnson, Vice-Chairman
Carlos Brito
Stanley Cataldo
Hoyt Hamilton
John Hendricks
Joseph Oliveri

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management
Scott Swearingen, Planning Section Manager
Derrill McAteer, Senior Assistant County Attorney
Ashley Pabilonia, Board Reporter, Deputy Clerk
Other interested individuals

CALL TO ORDER

Chairman Jahn called the meeting to order and reviewed the procedure for public hearings, indicating that today's cases will be heard by the Board of County Commissioners (BCC) on March 24, 2026; and that any documents needing to be reviewed by the BCC should be submitted to the Zoning Section seven days prior to the BCC meeting.

QUASI-JUDICIAL STATEMENT

Attorney McAteer noted that the following hearings are quasi-judicial; and that only competent, substantial, fact-based testimony or evidence may be considered in the decisions made by the Board; whereupon, he provided information regarding the types of evidence that are considered as such.

Additionally, Attorney McAteer requested that the members disclose if they have visited the subject property as each case is introduced.

MINUTES OF THE JANUARY 14, 2026 MEETING

Mr. Hamilton made a motion to approve the minutes, as submitted. The motion was seconded by Ms. Johnson and carried unanimously.

PUBLIC HEARING ITEMS

Legal notice having been published for the items on the agenda, as evidenced by affidavit of publication filed with the Clerk, a public hearing was held for the following items. All correspondence provided to the Clerk's Office has been filed and made a part of the record. All persons planning to give testimony were duly sworn by a Deputy Clerk.

PROPOSED ORDINANCE AMENDING THE FUTURE LAND USE MAP AND PROPOSED RESOLUTION AMENDING THE ZONING ATLAS

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

APPLICATIONS OF VASANTHA, LLC AND GREEN ENERGY TRANSPORT, LLC, THROUGH CRAIG TARASZKI AND GEORGE PAPPAS, REPRESENTATIVES, FOR THE FOLLOWING:

- (FLU-25-06) FUTURE LAND USE MAP (FLUM) AMENDMENT FROM COMMERCIAL NEIGHBORHOOD (CN) AND EMPLOYMENT (E) TO COMMERCIAL GENERAL (CG) AND INDUSTRIAL GENERAL (IG)

and

- (ZON-25-04) ZONING ATLAS AMENDMENT FROM NEIGHBORHOOD COMMERCIAL (C-1) AND EMPLOYMENT 1 (E-1) TO EMPLOYMENT 2 (E-2) AND HEAVY INDUSTRY (I), WITH A DEVELOPMENT AGREEMENT

A public hearing was held for the above applications regarding approximately 1.87 acres located at 6201 150th Avenue North and 15097 63rd Street North in unincorporated Largo. No correspondence has been received.

In response to a query by Chairman Jahn, Mr. Schoderbock confirmed that Case Nos. FLU-25-06 and ZON-25-04 will be presented together; whereupon, Messrs. Hendricks and Hamilton disclosed that they visited the subject property.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Swarengen indicated that both cases involve a 1.18-acre parcel to the southeast and an adjacent 0.69-acre parcel to the northwest; and that the proposed use is a transfer station with accessory outdoor sales; whereupon, he noted that a development agreement included with the zoning request would impose the following restrictions:

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

Mr. Swarengen also pointed out the location of the subject property and provided information pertaining to its current and proposed FLUM and zoning categories, surrounding land uses and zoning classifications, potential traffic impacts, and the low flood risk on the subject property.

Thereupon, Mr. Swarengen indicated that staff finds that the proposed land use and zoning amendments, including the development agreement, are appropriate, especially when considering the subject property's long-term use; that the amendments and development agreement would allow the site to be redeveloped to meet the County's development regulations in a more appropriate manner; that staff finds the applicant's proposal is consistent with the Comprehensive Plan and is compatible with the area's industrial, heavy commercial, and industrial mixed-use character; and that staff recommends approval.

Upon the Chairman's call for the applicant, Craig Taraszki, St. Petersburg, appeared. Referring to the Conceptual Site Plan for the subject property and various other documents, Mr. Taraszki provided additional background information regarding the cases before the Board and indicated that the purpose of the amendments is to accommodate the proposed redevelopment of the southeast parcel into an outdoor sales facility; whereupon, he provided brief clarifying details regarding operation of the facility.

Mr. Taraszki related that, based on feedback received at prior public hearings, the applicant amended the development agreement to add more mitigating measures, including controls to prevent asbestos from entering the waste stream; and that another mitigating measure is that the parcel containing the solid waste transfer station will be

required to comply with requirements associated with State regulations which apply to solid waste facilities.

Mr. Taraszki described precautions that the applicant is proposing to incorporate or is already implementing to mitigate unconfined particulate matter emissions, including paving of all vehicular areas and spray downs of various areas; whereupon, John King, Clearwater, indicated he is with the applicant and provided details related to the sprinkler system and water usage which will be utilized for on-site dust control. For the record, Mr. Taraszki also presented several water bills for the period between December 2024 and April 2025 and noted that they demonstrate a significant increase in water usage due to spray downs.

Thereupon, Mr. Taraszki addressed concerns related to negative perceptions of the transfer station due to its waste handling functions and provided information regarding operational controls and restrictions for managing dust and asbestos which have been proposed in the development agreement. He also briefly discussed standards, Code provisions, and State permit requirements that transfer stations generally must abide by and related that the development agreement allows for the County to take additional enforcement measures against the applicant if they are found in violation of State regulations associated with prohibition of emissions.

Mr. Taraszki noted that staff finds the applicant's request is consistent with the Comprehensive Plan. He also cited Future Land Use Strategies within the Comprehensive Plan, emphasized the transfer station's decades-long operation, and provided details regarding the proposed paving of roads on the subject property and roadway conditions of neighboring heavy industrial facilities; whereupon, Mr. Taraszki related that, with the Board's approval, the site would be brought into compliance with current County requirements, including those related to water quality and surface water controls, which do not exist at some other heavy industrial properties.

Responding to a comment by Mr. Hendricks, Mr. Taraszki related that he does not recall a decision to include mitigation of lead-based paint in the proposed development agreement. Mr. Hendricks expressed concern regarding dust in washdown areas, which may contain a significant amount of lead-based paint; whereupon, Attorney McAteer clarified that, during the previous LPA meeting, no motion or vote was made to amend the development agreement; and that the applicant was not instructed by the Board, staff, or legal counsel to make such an amendment.

In response to an additional query by Mr. Hendricks, Mr. Taraszki noted that routing of water runoff would be addressed during the site plan process, per the Code.

Responding to a query by Chairman Jahn, Mr. King, with input from Mr. Taraszki, indicated that the applicant has reached out to neighbors and has committed to the increased use of sprinklers and additional equipment, as well as to potentially conduct additional spray downs. In response to further queries by the Chairman, Mr. Taraszki confirmed that use of the subject property is currently legal and non-conforming; and that approval of the amendments and development agreement would ensure that use of the subject property is conforming.

Upon Chairman Jahn's request, Mr. Taraszki, with input from Mr. King, reviewed the applicant's water bills from August 2024 through April 2025 and provided brief comments regarding the increased level of water usage; whereupon, following the Chairman's call for proponents, Steve Kawohl, Clearwater, appeared and expressed his support of the amendments.

No one appeared following Chairman Jahn's call for opponents; whereupon, in rebuttal, Mr. Taraszki related that Mr. Kawohl's comments in support, as the owner of a property to the south of the subject property, demonstrates the applicant's efforts to improve dust mitigation.

Upon the Chairman's call for a motion regarding Case No. FLU-25-06, Mr. Brito made a motion to approve, which was seconded by Mr. Oliveri; whereupon, Mr. Schoderbock clarified that the motion is for the future land use case; and that a separate motion will be needed for the zoning case. Upon the Chairman's call for the vote, the motion carried by a vote of 5 to 2, with Messrs. Hendricks and Cataldo dissenting.

Upon the Chairman's call for a motion regarding Case No. ZON-25-04, Mr. Hamilton made a motion to approve. The motion was seconded by Mr. Brito and carried by a vote of 5 to 2, with Messrs. Hendricks and Cataldo dissenting.

ADJOURNMENT

Upon the Chairman's call for a motion to adjourn, Ms. Johnson made a motion, which was seconded by Mr. Hamilton and carried unanimously; whereupon, the meeting was adjourned at 9:37 AM.