

RESOLUTION NO. 26-22

A RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.87 ACRES LOCATED AT 6201 150TH AVENUE NORTH AND 15097 63RD STREET NORTH; PAGE 708 OF THE ZONING ATLAS, AS BEING IN SECTION 32, TOWNSHIP 29, RANGE 16; FROM C-1, NEIGHBORHOOD COMMERCIAL AND E-1, EMPLOYMENT-1 TO E-2, EMPLOYMENT-2 AND I, HEAVY INDUSTRY AND AN ASSOCIATED DEVELOPMENT AGREEMENT LIMITING THE USES ON THE PROPERTIES TO SOLID WASTE TRANSFER STATION, OUTDOOR SALES, AND PARKING; UPON APPLICATION OF GREEN ENERGY TRANSPORT, LLC AND VASANTHA, LLC, ZON-25-04

WHEREAS, Green Energy Transport, LLC, and Vasantha, LLC, owners of the properties hereinafter described, have petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from C-1, Neighborhood Commercial and E-1, Employment-1 to E-2, Employment-2 and I, Heavy Industry and an associated Development Agreement limiting the uses on the properties to Solid Waste Transfer Station, Outdoor Sales, and Parking; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of ruled promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 24<sup>th</sup> day of March 2026, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

**See Attached Exhibit "A", Exhibit "B", and Exhibit "C"**

be, and the same is hereby changed from C-1, Neighborhood Commercial and E-1, Employment-1 to E-2, Employment-2 and I, Heavy Industry and an associated Development Agreement limiting the uses on the properties to Solid Waste Transfer Station, Outdoor Sales, and Parking, subject to an amendment to the Pinellas County Future Land Use Map from Commercial Neighborhood and Employment to Commercial General and Industrial General, Case Number FLU-25-06.

Commissioner Peters offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Nowicki upon the roll call the vote was:

Ayes: Eggers, Latvala, Flowers, Nowicki, Peters, Scherer, and Scott.

Nays: None.

Absent and not voting: None.

**APPROVED AS TO FORM**  
By: Derrill McAteer  
Office of the County Attorney

Exhibit "A"  
GREEN ENERGY TRANSPORT, LLC PROPERTY LEGAL DESCRIPTION

PARCEL ONE

BEGIN AT THE NW CORNER OF LOT 14 IN THE SW 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THENCE RUN EAST ALONG THE NORTH LINE THEREOF, 260 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF, 300 FEET FOR A POINT OF BEGINNING THUS ESTABLISHED, RUN SOUTH PARALLEL WITH SAID WEST LINE OF SAID LOT, 100 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 100 FEET; THENCE NORTH 100 FEET; THENCE WEST 100 FEET TO POINT OF BEGINNING,

AND

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE NW CORNER OF LOT 14, IN THE SW 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE NORTH LINE THEREOF 160 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF, 300 FEET, FOR A POINT OF BEGINNING THUS ESTABLISHED, RUN SOUTH PARALLEL WITH SAID WEST LINE OF LOT 14, 200 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 100 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID LOT, 200.0 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.46 ACRES MORE-OR-LESS

PARCEL TWO

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE NW CORNER OF LOT 14, IN THE SW 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE NORTH LINE THEREOF 160 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF, 300 FEET, FOR A POINT OF BEGINNING THUS ESTABLISHED, RUN SOUTH PARALLEL WITH SAID WEST LINE OF LOT 14, 200 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 100 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID LOT, 200.0 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRES MORE-OR-LESS

Exhibit "B"  
VASANTHA, LLC PROPERTY LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF LOT 4, PINELLAS GROVES, INC. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT LYING ON THE EAST BOUNDARY LINE OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA: GO THENCE ALONG SAID EAST BOUNDARY LINE S02°32'15"E, A DISTANCE OF 401.55 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE N89°19'30"W, A DISTANCE OF 50.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 62nd STREET NORTH AS IT CURRENTLY EXISTS; CONTINUE THENCE N89°19'39"W, A DISTANCE OF 134.52 FEET TO THE POINT OF BEGINNING; THENCE S00°38'19"W, A DISTANCE OF 121.66 FEET; THENCE N89°21'41"W, A DISTANCE OF 6.07 FEET; THENCE S00°38'19"W, A DISTANCE OF 119.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 150th AVENUE NORTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°16'13"W, A DISTANCE OF 204.63 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N02°25'52"W, A DISTANCE OF 142.13 FEET; THENCE N02°24'36"W, A DISTANCE OF 99.76 FEET; THENCE S88°58'59"E, A DISTANCE OF 100.08 FEET; THENCE S89°19'30"E, A DISTANCE OF 123.54 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHEAST CORNER OF LOT 4, PINELLAS GROVES, INC. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT LYING ON THE EAST BOUNDARY LINE OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA: GO THENCE ALONG SAID EAST BOUNDARY LINE S02°32'15"E, A DISTANCE OF 401.55 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE N89°19'30"W, A DISTANCE OF 50.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 62nd STREET NORTH AS IT CURRENTLY EXISTS, SAID POINT ALSO BEING THE POINT OF BEGINNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S02°35'57"E, A DISTANCE OF 241.68 FEET TO A POINT INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF 150th AVENUE NORTH; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE N89°16'13"W, A DISTANCE OF 154.24 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N00°38'19"E, A DISTANCE OF 119.47 FEET; THENCE S89°21'41"E, A DISTANCE OF 6.07 FEET; THENCE N00°38'19"E, A DISTANCE OF 121.66 FEET; THENCE S89°19'30"E, A DISTANCE OF 134.52 FEET TO THE POINT OF BEGINNING.

Exhibit "C"

GREEN ENERGY TRANSPORT, LLC LEASEHOLD LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF LOT 4, PINELLAS GROVES, INC. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT LYING ON THE EAST BOUNDARY LINE OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA: GO THENCE ALONG SAID EAST BOUNDARY LINE S02°32'15"E, A DISTANCE OF 401.55 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE N89°19'30"W, A DISTANCE OF 50.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 62nd STREET NORTH AS IT CURRENTLY EXISTS; CONTINUE THENCE N89°19'39"W, A DISTANCE OF 134.52 FEET TO THE POINT OF BEGINNING; THENCE S00°38'19"W, A DISTANCE OF 121.66 FEET; THENCE N89°21'41"W, A DISTANCE OF 6.07 FEET; THENCE S00°38'19"W, A DISTANCE OF 119.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 150th AVENUE NORTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°16'13"W, A DISTANCE OF 204.63 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N02°25'52"W, A DISTANCE OF 142.13 FEET; THENCE N02°24'36"W, A DISTANCE OF 99.76 FEET; THENCE S88°58'59"E, A DISTANCE OF 100.08 FEET; THENCE S89°19'30"E, A DISTANCE OF 123.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.18 ACRES MORE-OR-LESS