



CITY OF PINELLAS PARK

Staff Report

Community Development Department Planning & Development Services Division

I. APPLICATION DATA

A. **Case Number:** Not applicable

B. **Location:**

1. **Address:** 3201 Gateway Centre Parkway

2. **Parcel Number:** 22-30-16-30374-000-0207

C. **Request:** Project 2020-1, a hi-tech logistics center, and is considering relocation to Pinellas Park at the property identified as 3201 Gateway Centre Parkway. The total estimated economic impact of this business relocation is a positive Twenty Two Million Dollars (\$22,000,000) on the local economy. This is achieved through expenditures related to the property purchase, design and construction of the proposed building, equipment purchases and the creation of 250 new jobs. The project will not only add to Pinellas Park's economic vitality, but will provide value-added employment to the citizens of Pinellas Park. To ease the financial burden of their relocation, Project 2020-1 has requested a partial waiver of their land development fees.

D. **Applicant:** Project 2020-1

E. **Agent:** Skipper Peek

F. **Legal Ad Text:** Not applicable

G. **Public Hearings:**

Board of Adjustment Hearing Date: Not applicable

Planning and Zoning Commission Hearing Date: Not applicable

City Council Hearing Date(s): 11/24/2020

Deadline to send public hearing notices: Not applicable

Advertising deadline: Not applicable

II. BACKGROUND INFORMATION

A. **Site Area:** 12.46 acres

B. **Essential Services:**

1. **Staff Analysis:** The proposed resolution would not cause any undue strain on City resources.

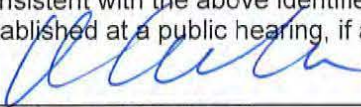
III. SUMMARY

A. **Findings**

Based on the information contained in this report, staff finds that the City would approve of the fee waiver extension as noted in C. above.

B. Staff Recommendation

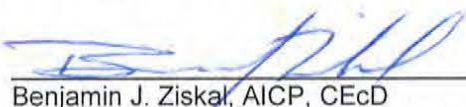
Consistent with the above identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **approval** of this Resolution.



Nick A. Colonna, AICP
Planning & Development Services Director

11-9-2020

Date



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator

11/10/2020

Date

IV. ACTION:

CITY COUNCIL – MOVE TO:

- 1: APPROVE
- 2: APPROVE WITH THE FOLLOWING CONDITIONS:
- 3: DENY

V. ATTACHMENTS:

Resolution

Exhibit B: Aerial Map

Exhibit C: Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM Map

Exhibit F: Site Photographs

Exhibit G: Attorney Letter

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF PINELLAS PARK, FLORIDA, PROVIDING FOR A WAIVER OF CERTAIN FEES AS OUTLINED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, FOR ECONOMIC DEVELOPMENT ACTIVITIES ASSOCIATED WITH THE EXPANSION AND RELOCATION OF PROJECT 2020-1, AND THE DEVELOPMENT OF THE PROPERTY LOCATED AT 3201 GATEWAY CENTRE PARKWAY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, competition from other communities, counties, states and countries for attracting and retaining private enterprises is great; and

WHEREAS, the State of Florida encourages the expansion of the state's economic base; and

WHEREAS, Project 2020-1 is a hi-tech logistics center considering expansion and relocation to Pinellas Park, and the project is supported by local government; and

WHEREAS, the project will provide above average and average wage jobs and value-added employment to the citizens of Pinellas Park and Pinellas County; and

WHEREAS, the City seeks to attract and retain above average and average-wage jobs; and

WHEREAS, the Mayor and City Council of the City of Pinellas Park, Pinellas County, Florida, recognize that the expenditure of public funds to support economic development activities that create jobs is vital to the public purpose of employing citizens of Pinellas Park and ensuring the City's economic vitality;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the fees contained in Exhibit "A", "Schedule of Fee Waivers" which is attached hereto and made a part hereof, be waived for Project 2020-1, a hi-tech logistics center who is considering expansion and relocation to the property identified as 3201 Gateway Centre Parkway. A portion of the City's Land Development Fees, and the Business Tax Receipt Fees shall be

waived for a period of Two (2) years from the effective date of this Resolution. This recommendation is based upon construction and land costs, and the creation of 250 jobs in Pinellas Park. The overall economic impact is estimated to be Twenty Two Million Dollars \$22,000,000.00.

SECTION TWO: That fee waivers shall only be granted for Project 2020-1, and redevelopment associated with the property located at 3201 Gateway Centre Parkway.

SECTION THREE: That this Resolution shall be in full force and effect immediately upon its adoption and approval in the manner provided by law.

ADOPTED THIS _____ DAY OF _____, 2020.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2020.

ATTEST:

Sandra L. Bradbury, MAYOR

Diane M. Corna, MMC, CITY CLERK

EXHIBIT "A"
Schedule of Fee Waiver

Land development fees for this project were estimated at approximately Sixty Five Thousand Dollars (\$65,000.00), using: One Hundred Thousand (100,000) square feet of building area; an estimated building construction cost of Eight Million Dollars (\$8,000,000); and the appropriate fee calculation per the Administrative Fee Schedule for the City. These estimates were based upon the maximum possible square footage of the project. In no event will the waiver of fees exceed the sum of Fifty Two Thousand Dollars (\$52,000.00), or the term of Two (2) years for the Land Development Fees and Two (2) years for the Business Tax Receipt Fees.

<u>Permit Fees Waived</u>	<u>Value</u>
Land development (2 yrs.)	\$50,000.00
Business Tax Receipts (2 yrs.)	\$2,000.00
Total - Not to Exceed	\$52,000.00

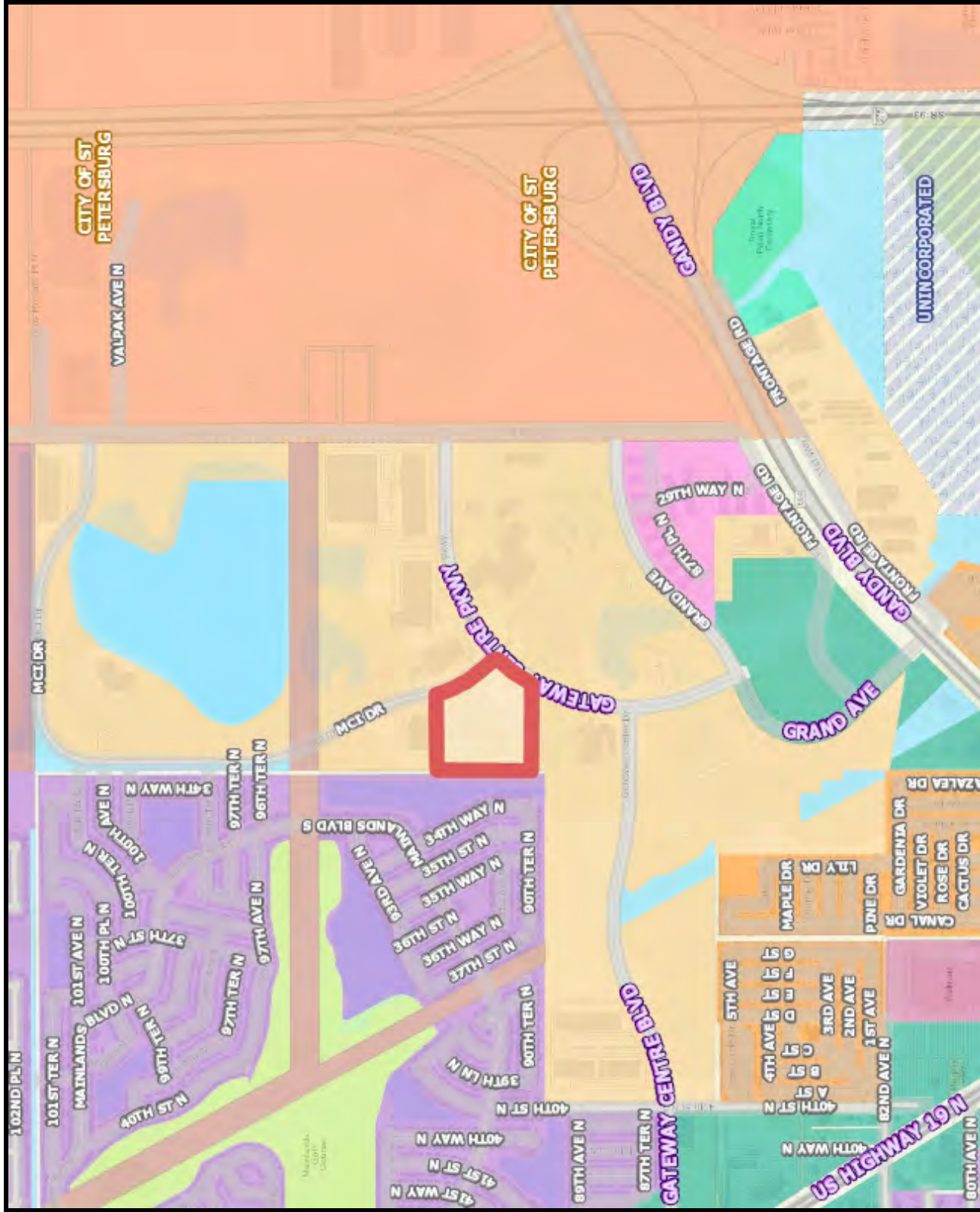


Project 2020-1 Land Use

Legend

- Centerlines
- Rights of Way
- Land Use Fill
 - Commercial General - CG
 - Commercial General (Residential Medium) - CG(R)
 - Commercial Neighborhood - CN
 - Commercial Recreation - CR
 - Community Redevelopment District - CRD
 - Industrial General - IG
 - Industrial Limited - IL
 - Institutional - INS
 - Preservation - P
 - Residential/Office/Retail - R/O/R
 - Residential/Office General - R/OG
 - Recreation/Open Space - R/OS
 - Residential Facilities High - RFH
 - Residential Low - RL
 - Residential Low Medium - RLM
 - Residential Medium - RM
 - Residential Suburban - RS
 - Residential Urban - RU
 - Residential Urban (Commercial General) - RU(CG)
 - Residential Urban (Residential Low) - RU(RL)
 - Transportation/Utility - T/U
- Neighboring Cities
 - Town of Kenneth City
 - City of Largo
 - City of Seminole
 - City of St. Petersburg
- Unincorporated

Exhibit "C"
Land Use Map



Notes:

1: 15,352

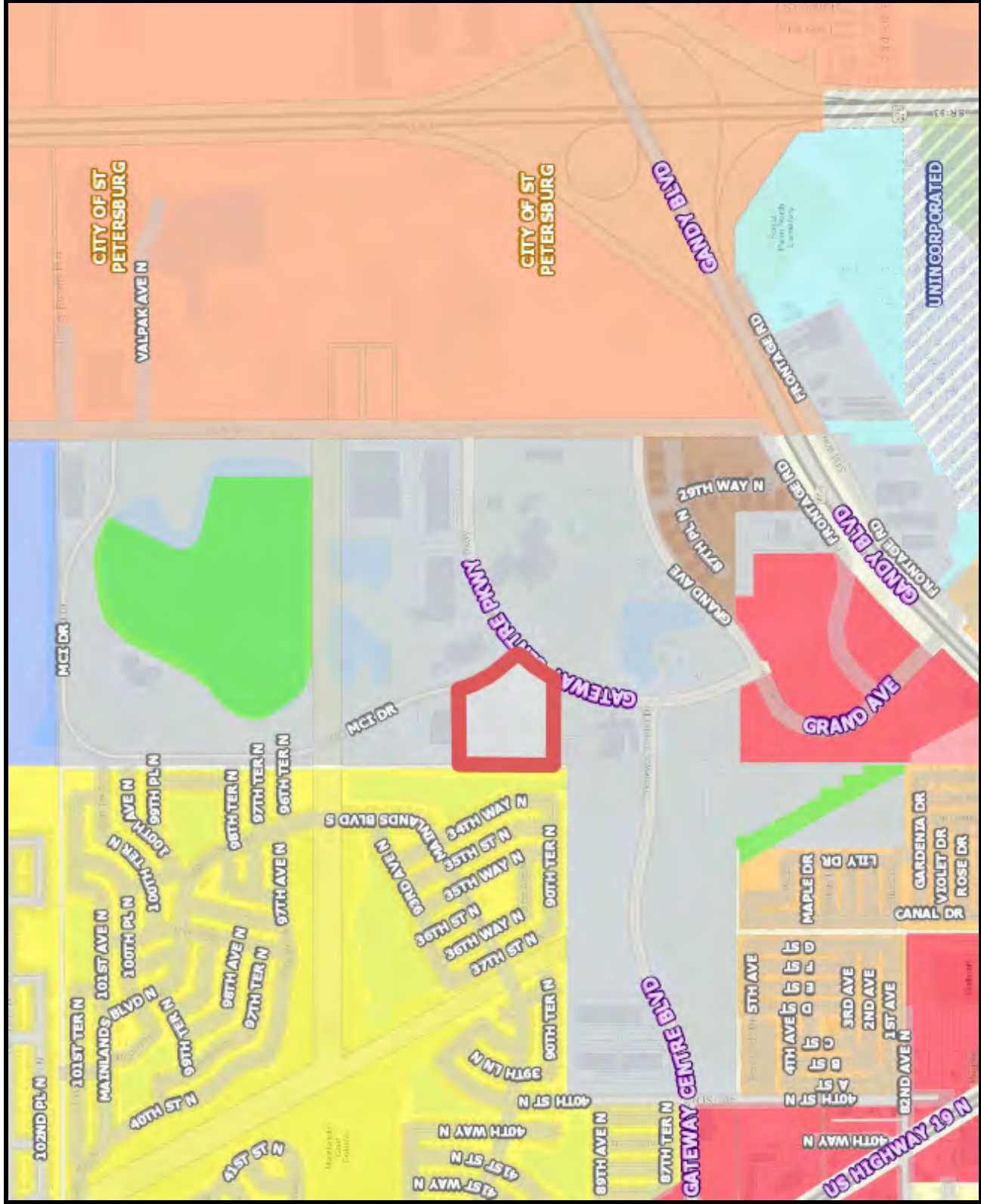
1,279.3 0 639.67 1,279.3 Feet



Project 2020-1 Zoning

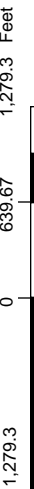
Legend

- Centerlines
- Rights of Way
- Zoning Fill
 - General Commercial - B-1
 - Heavy Commercial - CH
 - Commercial Neighborhood - CN
 - Commercial Planned Unit Development - CPUD
 - Farm - F
 - General Office - GO
 - Heavy Industrial - IH
 - Industrial Planned Unit Development - IPUD
 - Light Industrial - M-1
 - Residential / Office / Retail - ROR
 - Mixed Use Development - MXD
 - Mixed Use Development - MXD-2
 - Open Space - O/S
 - Public - P
 - Preservation - PRES.
 - Single Family Residential - R-1
 - Single Family Residential - R-2
 - Single Family Residential - R-3
 - Duplex Residential - R-4
 - Multifamily Residential - R-5
 - Multifamily Residential/Commercial - R-6
 - Single Family Residential Estate - R-E
 - Residential Planned Unit Development - RPUD
 - Rural Residential - RR
 - Mobile Home Subdivision - T-1
 - Mobile Home Park - T-2
 - Town Center - TC
- Neighboring Cities
 - Town of Kenneth City
 - City of Largo
 - City of Seminole
 - City of St. Petersburg
 - Unincorporated



Notes:

1: 15,352



WGS_1984_Web_Mercator_Auxiliary_Sphere

Project 2020-1 FIRM

- Legend

Centerlines

Rights of Way

Neighboring Cities

Town of Kenneth City

City of Largo

City of Seminole

City of St. Petersburg

Unincorporated

Floodplain Delineations

Minimal Flood Hazard

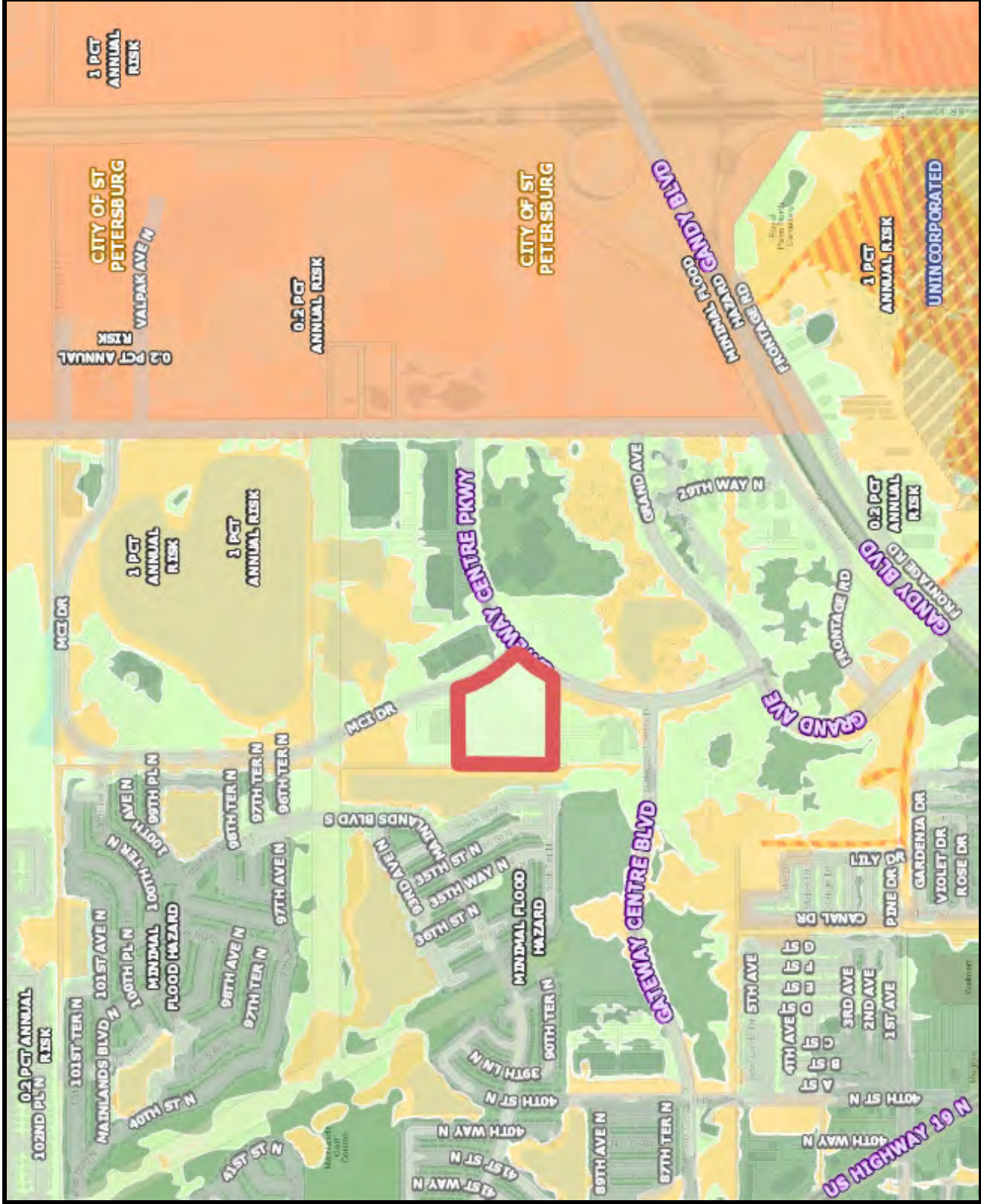
500 Year Floodplain (0.2% Annual Risk)

100 Year Floodplain (1% Annual Risk)

Floodway

Coastal High Hazard Area

Exhibit "E" FIRM Map



Notes:



1: 15,352

1: 1279.3 0 639.67 1,279.3 Feet

Exhibit "F"
Site Photographs



City of
PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

James W. Denhardt, City Attorney
Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

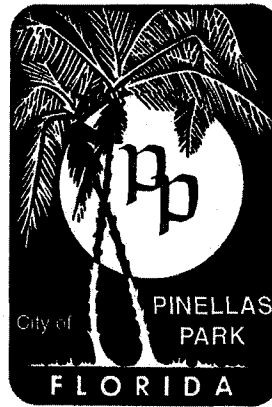


Exhibit "G"
Attorney Letter
FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

October 29, 2020

Ms. Shannon Coughlin
Economic Development Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #20-313
Resolution Waiving Land Development Fees

Dear Ms. Coughlin:

I have received and reviewed the above-mentioned Resolution. I would approve of the Resolution as to form and correctness.

Very truly yours,

James W. Denhardt
City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Patrick Murphy, Deputy City Manager
Benjamin Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

LCR/cb

20-313.10292020.LSC.Resolution Waiving Land Development Fees.wpd



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