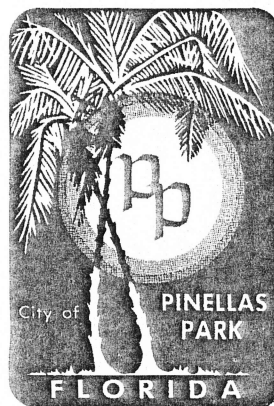


City of
PINELLAS PARK

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



FLORIDA

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

November 15, 2016

Huntley Properties, LLC
7801 Park Boulevard
Pinellas Park, FL 33781

CASE NO.: MS 2016-27

REQUEST: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, RESCINDING ORDINANCE NUMBER 1617, AS AMENDED AND COMMONLY REFERRED TO AS THE GATEWAY CENTRE DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

LOCATION: Generally located between US 19 and 28th Street and 102nd Avenue extended to Gandy Boulevard.

To whom it may concern:

This is to inform you that the above referenced case was considered by City Council on November 10, 2016 and was APPROVED.

If you have further questions about your application, please do not hesitate to contact this office at (727) 369-5663.

Sincerely,

Dean R. Neal, AICP
Zoning Division Director

C: Dawn Huntley Mattox
2033 West McDermott Drive
Suite 320-228
Allen, TX 75013

Building Division

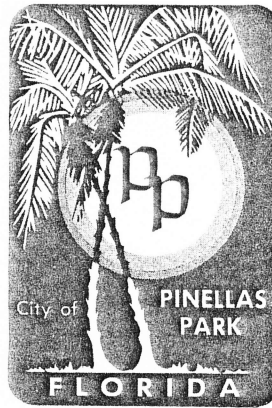


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STATE OF FLORIDA)
COUNTY OF PINELLAS) SS
CITY OF PINELLAS PARK)

I, Nichole Strickland, the duly qualified Deputy City Clerk of the CITY OF PINELLAS PARK, COUNTY OF PINELLAS, STATE OF FLORIDA, do hereby certify that the foregoing and hereto attached contains a full, true and correct copy of Ordinance No. 3997 adopted by the City Council of the City of Pinellas Park, Florida, on November 10, 2016, as the same appears of Record and in the files in my office.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the corporate seal of the said CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, this 14th day of November, 2016.

Nichole Strickland, MMC
Deputy City Clerk
City of Pinellas Park



PRINTED ON RECYCLED PAPER

ORDINANCE NO. 3997

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, RESCINDING ORDINANCE NUMBER 1617, AS AMENDED AND COMMONLY REFERRED TO AS THE GATEWAY CENTRE DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of Pinellas Park, Florida, approved Ordinance Number 1617 adopting a Development of Regional Impact (DRI) development order for the Gateway Centre DRI on July 23, 1986; and

WHEREAS, the development order was comprised of two phases with Phase I being specifically approved and Phase II being conceptually approved; and

WHEREAS, the DRI development order has been amended seven (7) times by Ordinance Numbers 1662, 2109, 2217, 2230, 2450, 2885, and 3402; and

WHEREAS, Phase I of the DRI consisted of 998,232 square feet of Office development, 1,487,425 square feet of Light Industrial Development, 150,000 square feet of Commercial development, 300 Hotel rooms, 900 Multi-family Residential dwelling units and 14,652 square feet of Museum development; or any combination of the above that would produce 3,418 p.m. peak hour external vehicle trips; and

WHEREAS, existing development consists of 289,695 square feet of Office, 965,973 square feet of Light Industrial, 732 Multi-

family Residential dwelling units (620 constructed), 58,788 square feet of Commercial and 14,652 square feet of Museum; and

WHEREAS, the above existing development is less than the amount of development approved for Phase I of the DRI; and

WHEREAS, the developer/owner asserts and the City of Pinellas Park concurs that all mitigation required for Phase I of the DRI has been completed; and

WHEREAS, the Property received a final local development order and has commenced and is proceeding in good faith; and

WHEREAS, Chapter 380.115(1)(b), Florida Statutes requires a local government to rescind a DRI development order upon application by the developer/owner provided that all impacts resulting from existing development have been mitigated consistent with the development order; and

WHEREAS, upon rescission of the DRI Development Order all future development shall be permitted in accordance with the Land Development Code and Comprehensive Plan of the City of Pinellas Park in force at the time of such development.

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

SECTION ONE: That Ordinance Number 1617, as amended and constituting the development order for Gateway Centre DRI (DRI Number 132, the Property) is hereby rescinded and considered null and void.

SECTION TWO: That the City Council does hereby certify that this Ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Community Planning Act.

SECTION THREE: That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are, and they are hereby repealed insofar as the same may affect this Ordinance.

SECTION FOUR: That this Ordinance shall become effective 45 days after adoption, or, if appealed, upon a determination by the Florida Land and Water Adjudicatory Commission upholding the validity of this Ordinance.

PUBLISHED THE 28th DAY OF October, 2016.

FIRST READING 27th DAY OF October, 2016.

PUBLIC HEARING THE 10th DAY OF November, 2016.

ADOPTED THIS 10th DAY OF November, 2016.

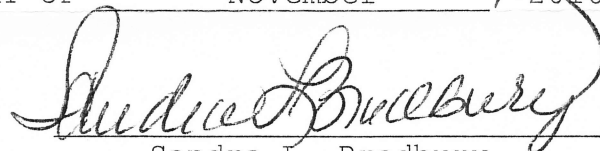
AYES: (5) Council Members; Butler, Johnson, Mullins, Taylor, Mayor Bradbury

NAYES: (0)

ABSENT: (0)

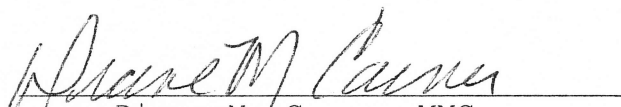
ABSTAIN: (0)

APPROVED THIS 10th DAY OF November, 2016.



Sandra L. Bradbury
MAYOR

ATTEST:



Diane M. Corna, MMC
CITY CLERK