



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #221 - PINELLAS CO. CRIMINAL COURTS COMPLEX/JAIL FACILITY FQD PINELLAS COUNTY RY 2004-05

On October 28, 1992, the Florida Department of Community Affairs (DCA) adopted a Development Order designating the project as a Florida Quality Development (FQD). The project is located west of 49th Street and north of 140th Avenue North, one-half mile to the west of the St. Petersburg-Clearwater Airport in central Pinellas County. The Development Order specifically authorizes Phases I and II. Specific Phase III approval is contingent upon further transportation analyses. The Development Order expires on December 31, 2015. The anniversary date for the Annual Report is November 22<sup>nd</sup>.

The Development Order has been amended twice, the latest occurring on September 8, 2003. The amendments have: designated all on-site wetlands and water bodies as "Preservation" on the project's *Master Site Plan* (and *Pinellas County Future Land Use Map*); removed a 12.0-acre parcel from the DRI (for Bayside High School); and corresponding Master Development Plan modifications.

#### **PROJECT STATUS**

The approved phasing schedule and development parameters are as follows:

PHASE	BUILDOUT	COURTS COMPLEX (GSF)	JAIL FACILITY	
			GSF	BEDS
EXISTING	(Prior to DRI)	147,123	424,000	1,675
I	1992-1995	352,877	236,000	768
II	1996-2000	0	477,000	1,728
III*	2001-2010	0	924,000*	640*
<b>TOTAL</b>		<b>500,000</b>	<b>2,061,000*</b>	<b>4,811*</b>

\* - Specific approval of Phase III is contingent upon further transportation analyses. It is anticipated that 202 beds (Barracks A & B) will be removed in association with Phase III, thus reducing the cumulative bed count to 4,609.

**Development this Reporting Year:** the developer continued construction of a 432-bed health care facility at the jail. The developer commenced construction of a new inmate dining room and kitchen remodel.

**Cumulative Development:** completed the following construction: south parking lot (December, 1993); new courthouse (July, 1996); courthouse renovation (April, 1998); and the intake/release facility (October, 1999). All Phase I related entitlements have been completed.

**Projected Development:** the developer anticipates completion of the above-referenced health care facility on August 2006 and completion of the food service facility remodeling in January 2006.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Following the demonstration of successful wetland mitigation monitoring, the Florida Department of Environmental Protection and the SWFWMD have previously accepted the revised wetland mitigation plan in accordance with Condition 4.5.4.
2. The developer has confirmed that maintenance inspections of the surface water management system have been conducted in accordance with Condition 4.6.3. and the SWFWMD permits.
3. The developer has previously submitted: a *Hurricane Evacuation and Recovery Plan* (Condition 4.8.3); documentation of affordable housing measures (Condition 4.15.1.B.); and the *Transportation Systems Management Plan* (Condition 4.15.2.A.).
4. Consistent with Condition 4.14.1., the developer has provided the annual p.m. peak hour traffic counts at all site accesses. The results of the September 27-28, 2005 monitoring event indicated that a total of 789 total p.m. peak hour trips (80 Inbound/710 Outbound) are being generated. This is currently 33.76% of the approved internal p.m. peak hour trips for Phases I & II combined (i.e. 237 trips) and 95.56% of the approved 743 external p.m. peak hour trips.
5. Pinellas County has six-laned the C.R. 296 segment between 72<sup>nd</sup> Street North and 28<sup>th</sup> Street North in accordance with Condition 4.14.2. Traffic signals have been installed at C.R. 296 intersections with U.S. 19, 49<sup>th</sup> Street and 28<sup>th</sup> Street. A traffic signal has also been installed at the 49<sup>th</sup> Street North/140<sup>th</sup> Avenue intersection. Pinellas County has identified that further six-laning of the C.R. 296 west of 72<sup>nd</sup> Street to Starkey Road is budgeted to begin in FY 2008 and completed during FY 2010.
6. Condition 4.14.3. states the required Phase II improvements. Pinellas County has identified that expansion of Ulmerton Road (S.R. 688) to a six-lane divided arterial between U.S. 19 and 49<sup>th</sup> Street North “is expected to commence in the Spring of 2006.” The latter segment of the Ulmerton Road expansion (i.e. 49<sup>th</sup> Street to 38<sup>th</sup> Street North), “which includes a new interchange at the west flyover at Roosevelt Blvd., is still planned for the Year 2025.” The Roosevelt Boulevard (S.R. 686) expansion from U.S. 19 to 49<sup>th</sup> Street North has already been completed.

## **DEVELOPER OF RECORD**

Pinellas County Government (as applicant), 315 Court Street, Clearwater, FL 33756 is responsible for adhering to the conditions of the Development Order.

## **DEVELOPMENT ORDER COMPLIANCE**

The project appears to be proceeding in a manner consistent with the Development Order. Pinellas County (as local government) is responsible for ensuring compliance with the terms and conditions of the Development Order.