



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #121 - CARILLON CITY OF ST. PETERSBURG RY 2005-06

On December 10, 1985, Pinellas County granted a Development Order (Resolution No. 85-748) to the Wilson Company for a 180-acre development located in the “Gateway” sector of east central Pinellas County, occupying the western third of a triangle formed by Ulmerton Road, Roosevelt Boulevard and I-275.

On May 22, 1986, the City of St. Petersburg annexed the Carillon development into the City, as reflected in the adoption of Ordinance No. 929-F by the City Council on September 4, 1986.

The Development Order has been amended a total of four times, the latest amendment was approved on June 16, 2005 (Ordinance No. 735-G). The amendments have cumulatively: extended project buildout by 11 years and the Development Order expiration date by nine years, 11 months and six days to December 31, 2005; exchanged 450 hotel rooms for an additional allotment of 210,000 sq. ft. of office space; added 65,000 sq. ft. of Office; and changed the name of the developer to “Carillon Land Development LLC.”

PROJECT STATUS

The following represents the extent of approved development:

PROJECT BUILDOUT	“OFFICE/BUSINESS PARK” (Sq. Ft.)	HOTEL (Rooms)
December 31, 2005	2,675,000	300

* NOTE: The “Office/Business Park” designation permits office, research and development, light industrial and/or “ancillary retail” uses.

Development this Reporting Year: construction of a 125,000 sq. ft. office building (Echelon Pointe) commenced and a 227-room hotel (Hilton) was completed.

Cumulative Development: Inclusive of the aforementioned, a total of 2,201,545 sq. ft. of office/business/ ancillary retail space and 227 hotel rooms have been constructed to date.

Projected Development: the developer anticipates completing the above-referenced office development during the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- The developer has previously submitted the following: *Stormwater Management/Drainage Plan* (Condition IV.B.1.f.); *Hurricane Evacuation Plan* (Condition IV.J.); payment of \$23,000, representing the developer’s fair share of the Metropolitan Planning Organization’s *Areawide Transportation Study* (Condition IV.M.1.); and *Transportation Systems Management Plan* (Condition IV.M.2.). The developer has additionally provided the annual status update of the stormwater system maintenance and operation.

2. Consistent with Condition IV.M.2., the developer has acknowledged that the Pinellas Suncoast Transit Authority (PSTA) serves the site and the developer has continued to coordinate with Bay Area Commuter Services about ways to reduce peak hour vehicle trips. The developer reported that PSTA Routes 52, 58, 59, 96 and 98 all traverse the Carillon site.
3. The developer has provided traffic count information to verify that the number of project-related vehicles currently experienced during the p.m. peak hour (12.8 percent of total daily trips) was less than projected (18.7 percent of total daily trips). The developer has further attributed some of the p.m. peak hour traffic to the utilization of the project's internal streets by non-project, "through" traffic, whereby the development's internal roadway network may serve as a "shortcut" between Roosevelt Boulevard and Ulmerton Road. The developer anticipates an even greater volume of through traffic as the area south of Roosevelt Blvd., in the vicinity of 28th Street, continues to develop.
4. The developer has completed the required intersection improvements (28th Street/Roosevelt Boulevard, Feather Sound/Ulmerton Road and Egret Boulevard/Ulmerton Road) in accordance with Condition IV.M.4.a. The following link improvements have additionally been completed: Roosevelt Boulevard widening between 28th Street [Condition IV.M.4.b.]; and I-275 and Ulmerton Road widening between Roosevelt Boulevard and Feather Sound Drive [Condition IV.M.4.c.].
5. The project buildout date lapsed on December 31, 2005. In accordance with the Florida Statutes, approval of a Notice of Proposed Change application (with corresponding transportation analysis) will be a prerequisite to any further building approval. It is requested that the developer contact TBRPC staff to schedule a transportation methodology meeting in order to initiate this process. Based on the extent of development reported in current Annual Report, it appears that 82.3% of the approved Office and 75.7% of the approved Hotel rooms have been completed or are currently under construction.

DEVELOPER OF RECORD

Carillon Land Development LLC, 235 3rd Street South, Suite 300, St. Petersburg, FL 33701 is the firm 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. However, as identified under *Summary of Development Order Condition #5*, above, the project buildout date has lapsed and the Development Order must be amended prior to the issuance of any further development/building approval(s). The City of St. Petersburg is responsible for ensuring compliance with the terms and conditions of the Development Order.