



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Blvd., Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #221 - PINELLAS CO. CRIMINAL COURTS COMPLEX/JAIL FACILITY FQD PINELLAS COUNTY RY 2006-07

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 22nd.

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*
TOTAL		500,000	2,061,000*	4,811*

* - 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: received a Certificate of Occupancy for a 432-bed health care facility at the jail (June 2007). In addition, the County remodeled the existing food service and dining facilities (March 2007) and completed renovation of the former Juvenile Detention Center to serve as a Sheriff Administration Support facility (August 2007). The County has also initiated the planning process associated with updating the Jail Complex Master Plan.

Cumulative Development: completed the following construction: south parking lot (December, 1993); new courthouse (July, 1996); existing courthouse renovation (April, 1998); the intake/release facility with 820 beds (October, 1999); and a 432-bed health care facility (December 2006). All Phase I related entitlements have been completed.

Projected Development: the developer anticipates converting a former garage facility on the site to accommodate 288 minimum-security (trustees) inmates. No other development activity is anticipated.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Based on the past demonstration of a successful wetland mitigation monitoring program, the Florida Department of Environmental Protection and the SWFWMD 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 October 2-4, 2007 monitoring event indicated that a total of 820 total p.m. peak hour trips (200 Inbound/620 Outbound) are being generated. This is currently 84.39% of the approved internal p.m. peak hour trips for Phases I & II combined (i.e. 237 trips) and 83.45% of the approved 743 external p.m. peak hour trips.
5. Pinellas County has six-laned the C.R. 296 segment between 72nd Street North and 28th Street North in accordance with Condition 4.14.2. Traffic signals have been installed at C.R. 296 intersections with U.S. 19, 49th Street and 28th Street as well as the 49th Street North/140th Avenue intersection. Pinellas County has identified that further six-laning of the C.R. 296 west of 72nd Street to Starkey Road is budgeted to begin in FY 2008 and completed during FY 2010.
6. Condition 4.14.3. identifies 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 49th Street North has commenced and “is scheduled to be completed in Fall 2008.” The latter segment of the Ulmerton Road expansion (i.e. 49th Street to 34th Street North) “will be part of a project to extend Roosevelt Blvd. to C.R. 296 and the Interstate for which a PD&E is underway.” The Roosevelt Boulevard (S.R. 686) expansion from U.S. 19 to 49th 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.