



# ARS

## Annual Report Summary

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### DRI #121 - CARILLON CITY OF ST. PETERSBURG RY 2007-08

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 four times, most recently 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 (each 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 was completed for two-story, 25,000± Raymond James Financial banking facility in April 2008.

**Cumulative Development:** Inclusive of the aforementioned, a total of 2,226,545 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 Raymond James Financial expansion “prior to December 1, 2008.”

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. 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. In accordance with Condition IV.M.2., the developer has acknowledged that the Pinellas Suncoast Transit Authority (PSTA) continues to serve the site with Routes 11, 58, 59, 97 and 98. Contrary to prior annual reports, continued coordination with Bay Area Commuter Services about ways to reduce peak hour vehicle trips was not documented or confirmed in the current Annual Report. However, the Developer has alleged that the current traffic monitoring results are “substantially below the ADA/DRI estimates.”
3. The Developer is required to conduct annual traffic counts in order to determine the p.m. peak hour traffic volume as a percentage of the overall daily trips associated with the project. Such monitoring conducted for the reporting period has revealed that the number of p.m. peak hour project-related vehicles is 11.3 percent of total daily trips, as compared to the 18.7 percent approved and in which mitigation was based. The Developer continues to note that some of the p.m. peak hour traffic is attributable to 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/ 28<sup>th</sup> Street and Ulmerton Road. The Developer previously speculated that “*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 identified completion of the following required roadway improvements: 28th Street/ Roosevelt Boulevard, Feather Sound/Ulmerton Road and Egret Boulevard/Ulmerton Road intersections (Condition IV.M.4.a.), Roosevelt Boulevard widening between 28<sup>th</sup> Street and I-275 (Condition IV.M.4.b.) and Ulmerton Road widening between Roosevelt Boulevard and Feather Sound Drive (Condition IV.M.4.c.).
5. It is hereby stated that the buildout date has expired. Even if the project were to qualify for the additional three-year extension granted by the legislature in 2007 through modification to Subsection 380.06(19)(c), F.S., a Notice of Proposed Change application must be submitted and approved prior to initiating additional development.

#### **DEVELOPER OF RECORD**

Carillon Land Development LLC, 235 3<sup>rd</sup> 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.