



ARS

Annual Report Summary

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DRI #221 - PINELLAS CO. CRIMINAL COURTS COMPLEX/JAIL FACILITY FQD PINELLAS COUNTY RY 2008-09

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 (GSE)	JAIL FACILITY	
			GSE	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: it appears that development activities were limited to the retrofitting of a former PSTA garage facility to accommodate 256 “minimum security (trustee)” inmates. Pinellas County stated that the analysis and planning reports associated with the Jail Complex Master Plan update were completed in “early 2009” in an effort to meet Florida Model Jail Standards. Pinellas County has continued to indicate that a Notice of Proposed Change application will be filed to address the corresponding updates as may be appropriate.

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); a 432-bed health care facility (June, 2007); and renovated the former Juvenile Detention Center into a Sheriff Administration Support facility (August 2007). All Phase I related entitlements have been completed.

Projected Development: No specific development activity has been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Pinellas County acquired an adjacent 8.2-acre parcel from the Pinellas Suncoast Transit Authority in December 2005 for inclusion within the DRI. The Developer has indicated that this expansion will be recognized and included within the upcoming Notice of Proposed Change application to be submitted in conjunction with facilitating the “Jail Complex Master Plan update.”
2. The developer has confirmed that maintenance inspections of the surface water management system continue in accordance with Condition 4.6.3. and the SWFWMD permits.
3. The developer has previously submitted the following: a *Wetland Mitigation Plan* (Condition 4.5.4.); 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 results of annual p.m. peak hour traffic counts conducted at all site accesses. The results of the September 29-30, 2009 monitoring event revealed that the project is currently generating 787 total p.m. peak hour trips (155 Inbound/632 Outbound), approximately 93.91 percent of the 838 external p.m. peak hour trips (202 Inbound/636 Outbound) approved for the project.
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 currently under construction.
6. Condition 4.14.3. identifies the required Phase II improvements. Pinellas County has identified that expansions of S.R. 686 (Roosevelt Blvd.) & S.R. 688 (Ulmerton Road) to six-lane divided arterials between U.S. 19 and 49th Street have been completed. 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.”

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.