



ARS

Annual Report Summary

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DRI #221 - PINELLAS CO. CRIMINAL COURTS COMPLEX/JAIL FACILITY FQD PINELLAS COUNTY RY 2011-12

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 International 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 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
1	1992-1995	352,877	236,000	768
2	1996-2000	0	477,000	1,728
3*	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: No specific development activities or initiatives were identified.

Cumulative Development: Completed the following construction activities: south parking lot (December, 1993); new courthouse (July, 1996); existing courthouse renovation (April, 1998); the intake/release facility with 820 beds (October, 1999); relocated food service & laundry facilities (March, 2007); a 432-bed health care facility (June, 2007); renovated the former Juvenile Detention Center into a Sheriff Administration Support facility (August 2007); and selection of consultant for Jail Complex Master Plan update (“Late 2008”). All Phase I related entitlements have been completed.

Projected Development: No specific development activity was identified. However, the Developer previously recognized that the County was nearing completion of the Jail Master Plan update designed “to

keep pace with the growth in inmate population.” The update would include construction of new jail facilities to meet the projected bed demand, including provisions for the corresponding additional ancillary facilities (i.e. kitchen, laundry and parking) which would be necessary. It is expected that the outdated facilities not meeting the current Florida Model Jail Standards (i.e. A, B & C Barracks) will be demolished in favor of new development. It was announced that the Jail Master Plan update, once finalized, will be addressed in a future Notice of Proposed Change application.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Pinellas County previously acquired an adjacent 8.2-acre parcel from the Pinellas Suncoast Transit Authority in December 2005 for intended future incorporation into the DRI. The Developer had indicated that this expansion would be addressed in 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 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 a monitoring event conducted on October 2-3, 2012 revealed that the project is currently generating an average of 732 total p.m. peak hour trips (167 Inbound/565 Outbound), approximately 87.35 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 (aka Bryan Dairy Road) 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 remains under construction.
6. Condition 4.14.3. identifies the required Phase II improvements. Pinellas County has identified that expansions of S.R. 686 (aka Roosevelt Blvd.) & S.R. 688 (aka Ulmerton Road) to six-lane divided arterials between U.S. 19 and 49th Street have been completed. The Developer has additionally indicated that “*FDOT has scheduled this segment [i.e. Ulmerton Road: 49th Street to 38th Street North] for construction in FY 2015-16*” and that “*reconstruction (including adding lanes) on S.R. 688 from 38th Street to I-275 commenced in FY 2012-13.*”
7. Stipulation 3.11. of the Development Order requires the developer(s) to submit Annual Reports “*on the anniversary of the effective date of this Development Order [i.e. November 9th] until termination of development activity.*” It is hereby acknowledged that the RY 2011-12 Annual Report, which was due on November 9, 2012, was not provided until September 19, 2013.

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 with the exception of Summary of Development Order Condition #7, above. Although the buildout date appears to have been surpassed, the nature of the project lends itself to the necessity for frequent modification(s) to meet the anticipated, futuristic demands/needs. It is expected that, if applicable, a future Notice of Proposed Change application will, among other objectives, extend the buildout and Development Order expiration dates. Pinellas County (as local government) is responsible for ensuring compliance with the terms and conditions of the Development Order.