Tampa Bay Regional Planning Council

# ARS

**Annual Report Summary**
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## DRI #121 - CARILLON
## CITY OF ST. PETERSBURG
## RY 2001-02

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 three times, the latest amendment was approved on March 1, 2001 (Ordinance No. 466-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; and exchanged 450 hotel rooms for an additional allotment of 210,000 sq. ft. of office space.

## PROJECT STATUS

The following represents the extent of approved development:

| PROJECT BUILDOUT | "OFFICE/BUSINESS PARK" (Sq. Ft.) | HOTEL (Rooms) |
|---|---|---|
| December 31, 2005 | 2,610,000 | 300 |

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

***Development this Reporting Year:*** a 300,000 sq. ft. Raymond James Financial Tower was completed during the reporting year.

***Cumulative Development:*** A total of 1,735,545 sq. ft. of office/business/ancillary retail space has been constructed to date.

***Projected Development:*** the developer anticipates commencing development of a medical office building, two other general office buildings and/or a hotel during the next reporting year.

## 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.); and payment of $23,000, representing the developer's fair share of the Metropolitan Planning Organization's Areawide Transportation Study (Condition IV.M.1.). The developer has additionally provided the annual status update of the stormwater system maintenance and operation, as required.

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, 96, 98 and 99 all traverse the Carillon DRI site and that 15 riders utilized the mass transit service during the p.m. peak hour on the particular day of monitoring.

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 (17.8 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) and link improvement (Roosevelt Boulevard widening between 28th Street and I-275) in accordance with Conditions IV.M.4.a. and IV.M.4.b. respectively.

5. The developer provided funding for the widening of Ulmerton Road (to six lanes) from Roosevelt Boulevard to Feather Sound Drive in accordance with Condition IV.M.4.c. This improvement was completed in 1998. This improvement was formerly required prior to the issuance of Certificates of Occupancy for 1,800,000 sq. ft. of office space.

The project appears to be in compliance with all other conditions at this time.

## DEVELOPER OF RECORD

Echelon Commercial LLC, 450 Carillon Parkway, Suite 200, St. Petersburg, FL 33716 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. The City of St. Petersburg is responsible for ensuring compliance with the terms and conditions of the Development Order.