



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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**DRI #221 - PINELLAS CO. CRIMINAL COURTS COMPLEX/JAIL FACILITY FQD  
 PINELLAS COUNTY  
 RY 2001-02**

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 dependent on further transportation analyses.

The Development Order has been amended only once, on March 21, 1994, to alter Condition 4.5.1. and the associated Conceptual Master Site Plan. The revision identified the method by which to protect the on-site wetlands. The Development Order expires on December 31, 2015. The anniversary date for the Annual Report is November 22<sup>nd</sup>.

**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*
<b>TOTAL</b>		<b>500,000</b>	<b>2,061,000*/4,811*</b>

\* - NOTE: Phase III has been conceptually approved. Specific Phase III approval will only be granted upon submittal of revised transportation analyses. In addition, the removal of 202 beds (Barracks A & B) is currently proposed to occur during Phase III, thus reducing the cumulative bed count to 4,609.

**Development this Reporting Year:** the developer commenced the design of the 428-bed health care facility within the jail.

**Cumulative Development:** completed the following construction: south parking lot (December, 1993); new courthouse (July, 1996); courthouse renovation (April, 1998); and the intake/release facility (October, 1999). All Phase I related entitlements have been completed.

**Projected Development:** the developer anticipates: continuing development of the 428-bed health care facility (scheduled for completion in March, 2005); commence design and construction of the maintenance facility in January, 2003 (scheduled for completion in June, 2003); and commence remodeling of the existing food service and laundry facilities in September, 2003 (scheduled for completion in January, 2005).

**SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Following the demonstration of successful wetland mitigation monitoring, the Florida Department of Environmental Protection and the Southwest Florida Water Management District have 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. Averages from the results of the September 24-25, 2002 monitoring event indicated 869 total p.m. peak hour trips (735 Outbound/134 Inbound). As identified, monitoring activities have revealed an increase of 99 p.m. peak hour external trips and a decrease of 68 p.m. internal peak hour trips over that which was forecasted for Phase I (838 total p.m. peak hour trips - 636 Outbound/202 Inbound). This results in an overall net increase of 31 p.m. peak hour trips, constituting 3.7% of the anticipated Phase I trips.
5. Pinellas County has completed the final segment of C.R. 296 between 72<sup>nd</sup> Street North and U.S. 19 as a six-lane divided urban arterial facility. The roadway now operates as a six-lane divided facility from 72<sup>nd</sup> Street North to 28<sup>th</sup> Street north with traffic signals at U.S. 19, 49<sup>th</sup> Street and 28<sup>th</sup> Street. Pinellas County has identified that further six-laning of the C.R. 296 west of 72<sup>nd</sup> Street to Starkey Road is budgeted to begin in FY 2005-06.
6. The developer has identified the anticipated scheduling of Phase II roadway improvements: commence the construction of Ulmerton Road (S.R. 688) as six-lane divided arterial between U.S. 19 and 49<sup>th</sup> Street during FY 2004-05. Future expansion of the S.R. 688 as a six-lane between 49<sup>th</sup> Street and 34<sup>th</sup> Street will be combined with the planned extension of Roosevelt Boulevard with C.R. 296 and the I-275.

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

### **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.