



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 2002-03

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 altered Condition 4.5.1. and removed a 12.0-acre parcel from the DRI 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
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*

* - 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 continued the design and construction of a 432-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 continued construction of the 432-bed health care facility (scheduled for completion in August, 2005); and commencing the remodeling of the existing food service and laundry facility (scheduled for completion in January, 2005) and the expansion of the existing maintenance facility (scheduled for completion in June, 2004).

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Following the demonstration of successful wetland mitigation monitoring, the Florida Department of Environmental Protection and the SWFWMD have previously 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 October 1-2, 2003 monitoring event indicated 852 total p.m. peak hour trips (721 Outbound/132 Inbound). It is noted that the monitoring event revealed an increase of 85 external p.m. peak hour trips and a decrease of 70 internal p.m. peak hour trips over that which was forecasted for Phase I (838 total p.m. peak hour trips - 636 Outbound/202 Inbound). Overall this constitutes a net increase of 15 p.m. peak hour trips (approximately 1.8%) over the number of trips anticipated for Phase I..
5. Pinellas County has completed the six-laning of C.R. 296 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. A traffic signal has also been installed at the 49th Street North/140th Avenue intersection. Pinellas County has previously identified that further six-laning of the C.R. 296 west of 72nd Street to Starkey Road is budgeted to begin in FY 2005-06.
6. Condition 4.14.3. identified the required Phase II improvements. Pinellas County has identified that expansion of Ulmerton Road (S.R. 688) to a six-lane divided arterial between U.S. 19 and 49th Street North will commence in FY 2004/05. The latter segment of the Ulmerton Road expansion (i.e. 49th Street to 34th Street North) will be combined with the Roosevelt Boulevard extension to C.R. 296 and the Interstate for which planning and engineering is already underway. The Roosevelt Boulevard (S.R. 686) expansion from U.S. 19 to 49th Street North has already been completed.

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.